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MERRIWEATHER PARK AT SYMPHONY WOODS



October, 2015 Chrysalis Development Report

In October 2015, the Inner Arbor Trust, Inc. (the "Trust") achieved significant milestones in the development of Merriweather Park at Symphony Woods, as the Park's first structure, the Chrysalis, is under construction.

Grading Permit and Site Construction

Howard County issued the Trust a Grading Permit, under which the Trust's General Contractor, Whiting Turner, commenced construction. The first task was the care of trees, with the area surrounding future excavation areas being root pruned, and the placement of mats to protect specific critical root zones. Additionally, Super Silt fencing was placed around the construction area, so as to limit runoff and debris from entering the nearby stream buffer areas.

Next, was the construction of a new 8" waterline to the Chrysalis site and the Chrysalis access road. The source of the water for the new waterline emanates from a water main in South Entrance Road and passes through Symphony Woods Road, which is a private road owned by the Howard Hughes Corporation (HHC). HHC has provided the Trust an easement to make such a connection under a Reciprocal Easement Agreement between the parties (recorded in Howard County at Liber 16235, Folio 245). This waterline will serve fire suppression sprinklers in the Chrysalis, potable water for general purposes in and around the Chrysalis, supply two new fire hydrants along the Chrysalis access road, and provide water to subsequent phases of Merriweather Park at Symphony Woods.

Additionally, the large underground cistern was released for fabrication. When the Chrysalis construction is completed, the underground cistern will receive stormwater piped to it from the Chrysalis canopy (roof) and surface flow from the site, and then retain the water so as to even-out the flow of water into the nearby stream, serving to reduce the negative effects of uncontrolled stormwater quantity runoff and stream bank scouring in Symphony Stream and the Little Patuxent watershed. The cistern is scheduled for delivery and underground installation in the third week of November 2015. After the cistern is installed and buried, the mass excavation of the Chrysalis foundation and basement is scheduled for the last week of November 2015.

Foundation Permit

Howard County reviewed and approved the architectural and engineering drawings for the Chrysalis foundation, and issued a permit to the Trust for the foundation's construction. The Trust then authorized Whiting Turner to release the preparation of shop drawings for the reinforcing steel to be embedded in the cast in place concrete.

Building Plans Submitted

The Trust submitted Building Plans (structural steel, electrical, plumbing, etc.) to Howard County and received back a short list of questions and comments.

Approved Park Design of Joint SDP Application

The Inner Arbor Trust Board of Directors conditionally approved the specific design for the proposed joint Site Development Plan (SDP) application of the Merriweather Post Business Trust (a subsidiary of HHC) and the Inner Arbor Trust, to the Howard County Department of Planning and Zoning and the Howard County Planning Board. The SDP follows the joint Final Development Plan (FDP-DC-MSW-1A), which was approved by the Howard County Planning Board on September 3, 2015. The approved SDP application addresses the redevelopment of Merriweather Post Pavilion and shared use improvements in the Park that serve both the Park and the operations of Merriweather Post Pavilion, including handicapped parking, restrooms, paths, stairs, and landscaping. The Trust Board's specific stipulated conditions pertain to the minimum size of the trees, to be planted by HHC's subsidiary in the Park, and the extent of the pathway improvements to be paid for by the redevelopment of Merriweather Post Pavilion, so as to connect the shared use restrooms with the shared use Chrysalis stage.

Handicapped Parking Access

As the new Final Development Plan FDP-DC-MSW-1A (FDP) addresses a greater part of the Park property than the original 2012 FDP for the Merriweather-Symphony Woods Neighborhood; and, as Howard County requested, the Trust reexamined the ADA (American Disabilities Act) compliant pedestrian access to the Chrysalis from accessible parking, the Trust developed a new ADA access plan, not possible within the previous constrained context of the Trust's Site Development Plan (SDP 14-073). The new Chrysalis ADA Parking and Pedestrian Access results in a design which is far superior, serving to not only connect to the Chrysalis but, in the future, to also connect to the shared use restrooms and Merriweather Post Pavilion. This revised and refined design was preliminarily approved by Howard County staff, and will be formalized in a "redline" modification to SDP 14-073, which will be submitted to Howard County in mid-November.

Chrysalis Canopy Full Scale Mockup Review

The Trust's development team met in Kansas City with A. Zahner Company, the fabricator and installer of the Chrysalis canopy, to review a full scale mockup of a portion of the canopy assembly. The mockup included components of the structural steel tubes, ZEPPS trusses (Zahner Engineered Profiled Panel Systems), and the multi-colored shingle skin system. The potential lighting of the architectural interior of the Chrysalis canopy was also tested, using lighting instruments from two competitive manufacturers, under the direction of the Trust's lighting designers. In addition, the team held a two-day working session with Zahner engineering and design staff to refine many details.