



**DEPARTMENT OF PLANNING AND ZONING**  
**VALDIS LAZDINS, DIRECTOR**

**TECHNICAL STAFF REPORT**

**Planning Board Meeting of March 1, 2018**

**Case No./Petitioner: SDP-17-043, Toby's General Partnership**

**Project:** Downtown Columbia, Crescent Neighborhood Phase II, The New Cultural Center

**Planner:** Jill Manion-Farrar, Planning Supervisor, Division of Land Development  
(410) 414-4338, [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov)

**Request:** For the Planning Board to approve a Site Development Plan for Downtown Revitalization, The New Cultural Center, Downtown Columbia, Crescent Neighborhood Phase 2, Parcels R-1 and S. The SDP includes a 115,692 SF cultural arts center that will include a dinner theater, black box theater, studios, classrooms, gallery space and associated lobby, reception and office area. The SDP also includes 192 apartments, with approximately 50% affordable dwelling units in accordance with the Downtown Developer's Rights and Responsibilities Agreement. The project will be served by a 733-space on-site parking garage.

**Location:** The subject parcels are identified as Tax Map 36, Parcel 307, Lot 1, and Tax Map 36, Parcel 399, Parcels G, H, and R, located on Symphony Woods Road and zoned NT and designated Downtown Mixed-Use Area (DMUA).

**Recommendation:** **Approval**, subject to addressing remaining SRC comments.

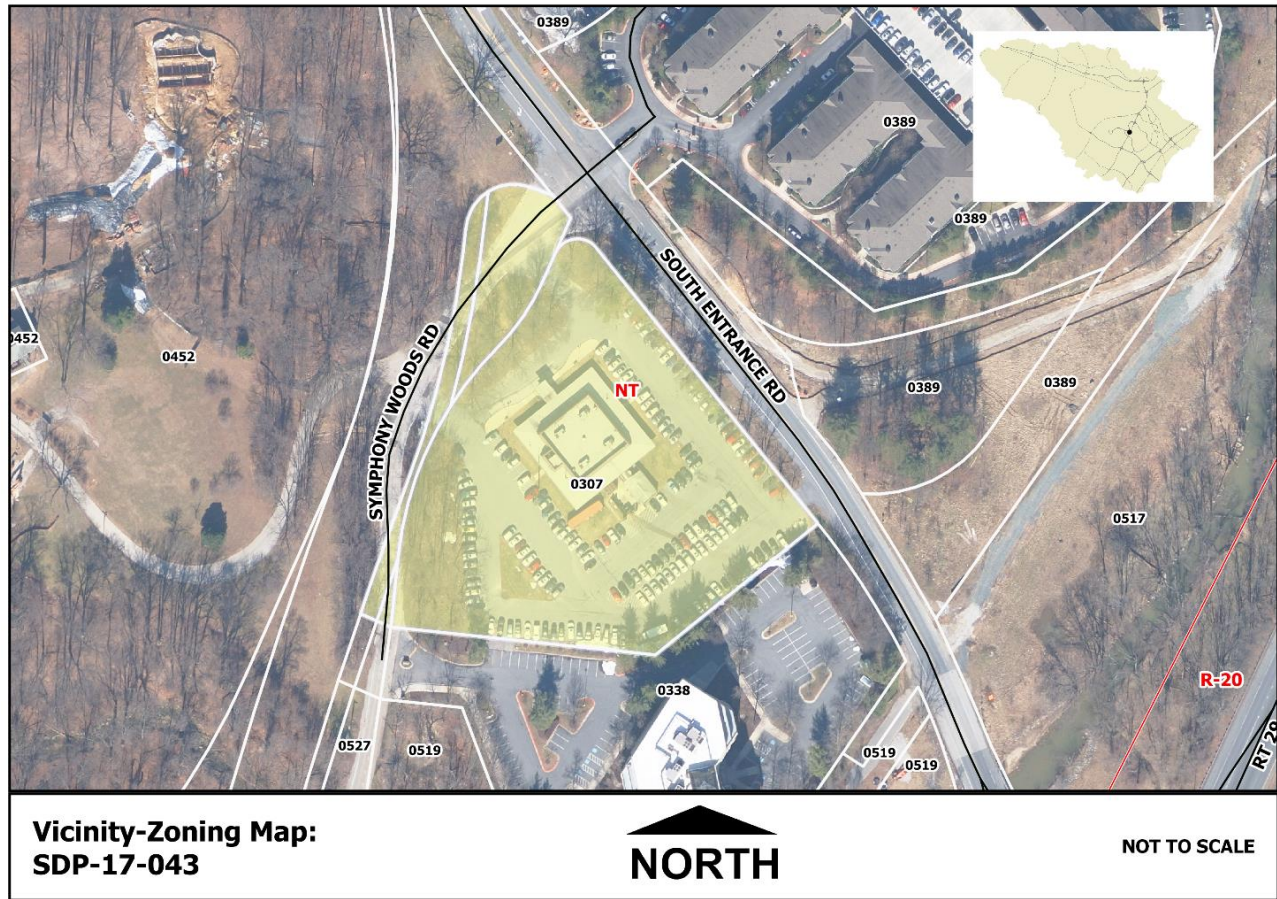
**Vicinal Properties:** Surrounding properties are zoned NT and include:

**North:** The intersection of Symphony Woods Road and South Entrance Road and the Howard County Library.

**South:** Symphony Woods Office Building.

**East:** South Entrance Road and east of the right-of-way is an age-restricted apartment building.

**West:** Symphony Woods Road and across the road are Symphony Woods and Merriweather Post Pavilion; including the VIP entrance and the Chrysalis Amphitheater.



Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements.

**I. General Information:**

**A. Relevant Site History:** The subject project is the site of the existing Toby's Dinner Theater and is being redeveloped under Downtown Revitalization provisions. The recent file history is as follows:

- FDP-DC-Crescent-2 is a final development plan for Downtown Revitalization that permits the site to be redeveloped with a maximum of 202 residential units and 112,345 SF of Cultural Community Use and an additional 18,465 SF of service area. It was approved by Planning Board on January 19, 2017. The Decision and Order was signed February 22, 2017. The FDP and Neighborhood Documents were recorded in the Land Records of Howard County on April 28, 2017.
- F-16-114 is the Final Road Construction Drawings for Symphony Woods Road between Little Patuxent Parkway and Merriweather Drive. This road provides public road frontage to the site. A technically complete letter was issued on November 29, 2017, and is proceeding through the final approval process. The drawings must be approved and the plat recorded prior to signature approval of SDP-17-043.
- ECP-17-024 is the Environmental Concept Plan for the subject property on February 10, 2017.
- F-17-080 is a final plat associated with this SDP to resubdivide the property in its final lot configuration, abandon existing public and private easements, and to create a new public sewer and utility easement, private common access easement and a floodplain easement. A technically complete letter was issued on January 12, 2018. The plat must be recorded prior to final signature approval of SDP-17-043.

## B. Regulatory Compliance:

Site Development Plans are subject to the following items:

- (1) The Downtown Columbia Plan: Council Bill No. 58-2009, amended the Howard County General Plan, which was further amended November 9, 2016, with CB 52-2016.
- (2) The Zoning Regulations: including sections enacted as part of an amendment to the Zoning Regulations as Council Bill No. 59-2009 (ZRA 113).
- (3) Downtown-Wide Design Guidelines passed as Council Resolution 138-2010.
- (4) The Adequate Public Facilities Act amended for Downtown Columbia as Council Bill 47-2010.
- (5) The Sign Ordinance amended for Downtown Columbia as Council Bill 56-2010.

***In addition, the petitioner met the following pre-submission requirements:***

- (6) A Pre-Submission Community Meeting was held February 16, 2017, in accordance with Section 125.0.H.1.a. of the Zoning Regulations and Section 16.128(b)-(g), of the Subdivision and Land Development Regulations.
- (7) The Design Advisory Panel (DAP) review of the Site Development Plan, based on the approved Neighborhood Specific Design Guidelines, was held February 22, 2017, in accordance with Section 125.0.H.1.b. of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. Per Section 16.1504(f) of the Howard County Code, the Planning Board may consider the DAP's recommendations when making a final decision for Site Development Plan approval for Downtown Revitalization. **See Attachment B for a summary of recommendations, the applicant's response for the recommendations, and additional staff input.**

## C. Definitions:

**Downtown Columbia Definitions:** Please refer to the attached definitions (**Attachment 'C'**) of terms relating to Downtown Columbia revitalization as excerpted from Section 103.0.A.38-60 of the Zoning Regulations as needed.

**Crescent Neighborhood Definitions:** See also Section 7.0 ("Definitions") of The Crescent Neighborhood Design Guidelines; prepared for Orchard Development and recorded in the Land Records of Howard County as Liber 17559, Folio 202-453.

## II. Description of the Site Development Plan Proposal

**Proposed Site Improvements:** The SDP proposes a mixed-use, cultural arts and residential building, including a parking garage. The Cultural Arts Center will be 115,692 SF and include a dinner theater, black box theater, studio space, gallery space, classrooms, and associated offices, lobby and reception areas. Above the New Cultural Center will be 192 residential units, of which, 40 to 50 percent will be low income units, developed using low income housing tax credits. This is in accordance with the Downtown Rights and Responsibilities Agreement, recorded in the Land Records of Howard County, Book 17457, Page 265.

**Roads:** There are no new public roads proposed on the site and it will be served by South Entrance Road and the newly constructed Symphony Woods Road. There will be a new driveway along the southern boundary that will primarily be used by buses. They will unload patrons at the front of the building and then park on-site until after a show. Buses will use the public right of way to access the driveway from the drop-off location at the marquee entry by turning from Symphony Woods Road to South Entrance Road and then onto the driveway to park. The driveway will be gated to deter cut-through traffic between South Entrance Road and Symphony Woods Road.

**Pedestrian and Bicycle Connectivity:** A multiuse pathway along Symphony Woods Road will continue through the site, but it will be designed with special paving along the front of the building. While the pavers for the multiuse path will be coordinated with the design of the building entrance plaza, they will contrast to alert pathway users that as it passes by the plaza there is a potential for high pedestrian traffic. A multiuse pathway is also proposed on the east side of the property, at the request of the Office of Transportation. It provides future connections to trails along the Route 29 corridor. Crosswalks at the Symphony Woods Road/South Entrance Road intersection will connect the multiuse path network on this site to the Downtown Columbia Pathway on the east side of South Entrance Road.

**Downtown Community Commons:** The site includes 8,082 SF of new Downtown Community Commons, consisting of the New Cultural Center at the Symphony Woods Road marquee plaza entrance. An additional 2,877 SF of Downtown Community Commons is credited for enhanced landscaping and the pathway area, designed in accordance with DAP recommendations. It is located at the terminated vista at the Symphony Woods Road and South Entrance Road intersection.

**Parking:** All parking will be provided on-site within a multi-level parking garage, located at the south side of the building. Total parking required is 615 spaces, in accordance with a parking study dated March 10, 2017, and included in the project file. 733 total spaces will be provided, including 16 handicap accessible spaces in accordance with ADA requirements. 192 spaces will be reserved for residential use (one space per unit). The remaining spaces will be shared among the proposed uses on site, including residential guest parking. The main entrance to the parking garage will be from South Entrance Road. However, there is an exit only access on the south end of the garage that will only be used after theater performances.

**Building Height:** Per FDP-DC-Crescent-1, the maximum allowable building height for the subject property is 15 stories, or 170 feet, as identified on the Downtown Columbia Plan, Crescent Phase II Neighborhood Concept Plan and the Final Development Plan (FDP-DC-Crescent-2). The building is 7 stories and 80 feet tall, as measured from the finished floor elevation.

**Setback Requirements:** There are no setback requirements, however, the Crescent Neighborhood Design Guidelines do recommend a 15'-25' setback from a public or private right of way to allow adequate room for the desired streetscape. The proposed buildings follow these guidelines.

**Landscaping and Hardscaping:** Landscaping and the layout of paved areas and materials meet the Crescent Neighborhood Design Guidelines. The entry plaza will have special pavers, as will the vehicle drop-off where lighted bollards will define vehicle and pedestrian zones. Contrasting paver colors and layout will help clearly define the pathway from the larger plaza. Extensive landscaping and seating are proposed at the ground level and the second-floor terrace facing the Symphony Woods Road/South Entrance Road intersection. The south façade of the parking garage will have a vegetated screen to mitigate views from the adjoining property.

**Stormwater Management:** Stormwater management will meet the Stormwater Management Act of 2009 and provide environmental site design (ESD) to the maximum extent practicable (MEP). The site qualifies for redevelopment, as it is currently more than 40% impervious. SWM will treat 50% of the existing impervious areas for water quality and any net increase for full SWM requirements. Stormwater runoff generated by the development will be treated via a combination of on-site ESD practices; specifically, a green roof (A-1), micro-bioretenion facilities (M-6), and a Stormceptor.

**Environmental Concerns:** A buffer associated with a stream that is currently piped in a culvert is located at the southwest corner of the property. WP-17-104 was approved to pipe a portion of that stream within the site and just to the south. This was done because road construction will require culverts, leaving only 54' of stream in an open condition. Since the environmental benefits to keep that amount open are negligible, the stream will be piped, eliminating the stream buffer, and the outfall will be farther downstream. WP-17-104 also permitted disturbing a small section of the 100-year floodplain. As determined by a FEMA-LOMA review (an official modification by FEMA of a floodplain boundary), and as approved by MDE, that section did not have typical floodplain characteristics. Therefore, construction within the floodplain will be permitted.

**Forest Conservation:** The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and received preliminary plan approval prior to 12/31/92, per Section 16.1202(b)(1)(iv).

III. **Planning Board Review and Approval Criteria:** According to Section 125.0.H.3. of the Howard County Zoning Regulations, the Planning Board is to evaluate and approve, approve with conditions, or deny a Site Development Plan that proposes Downtown Revitalization, based on whether the petition satisfies the following:

**A. The development conforms with the adopted Downtown Columbia Plan.**

Providing a cultural arts center and keeping Toby's Dinner Theater downtown both conform with Downtown Columbia Plan goals, which have arts and cultural resources as integral components of Downtown Revitalization. Site design, building height, and circulation also conform with the plan.

CEPPA requirements are not triggered by the Downtown Arts, Cultural or Community Uses, in accordance with Section 125.0.A.9(h)(2)(a), or by residential developments that include at least 40% affordable units. The residential units are counted toward revitalization phasing and the cumulative amount of proposed residential units within Downtown Columbia are still within Phase I of the Downtown Columbia Revitalization Phasing Progression Chart.

**B. The development implements and conforms to the approved Final Development Plan or Final Development Plan Amendment including all applicable Final Development Plan approval criteria and conditions.**

The SDP proposes 115,692 SF of cultural art use and 192 residential units. FDP-DC-Crescent-2 allows 112,346 SF of net new cultural arts space and an 11,000 SF demolition credit for the existing Toby's Dinner Theater building. Therefore, a maximum 123,346 SF are permitted for cultural art uses on the site and up to 202 residential units.

**C. The development is well-organized in terms of location of buildings and structures, downtown community commons, landscaping, pedestrian and vehicular circulation systems and other Downtown Revitalization features.**

The triangular, 3.04-acre parcel is surrounded by public right-of-way on the west, north and east. Despite significant site constraints, the proposed building is designed to use the land as efficiently as possible, it extensively incorporates pedestrian circulation to on-site and off-site destinations, and incorporates appropriate architectural, landscape and hardscape design features that are visible from major approaches to the site. Loading will be handled within the parking garage, which accommodates trash trucks and most box trucks. Larger delivery or moving trucks can do short term loading from the gated driveway. The parking garage is at the rear of the building to minimize views from the right-of-way and a green screen mitigates views of the garage from the south.

To accommodate a future need for pedestrian and/or bicycle circulation between South Entrance Road and Symphony Woods Road at the southern boundary, a 2' common access easement is provided, but constructing a future pathway is not the responsibility of the New Cultural Center.

**D. If the development provides Downtown Community Commons and/or Downtown Parkland, they are reasonable and appropriate given the location, scale and anticipated intensity of adjacent uses in accordance with the Downtown Columbia Plan.**

The Downtown Community Commons provided is reasonable and appropriate given the location, scale and anticipated intensity of development. The parcel is relatively isolated, surrounded on three sides by public right-of-way and it shares only one boundary with an adjacent developable parcel. The site currently contains a dinner theater and will continue to do so, and a cultural art center will be provided for the community. Locating a plaza at the main building entrance is in keeping with good urban design

practices and the increased intensity of the proposed uses. The plaza will be a logical gathering place for both patrons and residents, throughout the day. In addition, a seating area will be provided along the proposed pathway at the north corner of the site. This area will be densely landscaped and provide an additional gathering space. Other outdoor gathering spaces internal to the site are not counted toward the Downtown Community Commons requirement, as they may not be generally accessible to the public.

**E. The maximum permitted building heights will conform to the Final Development Plan.**

The proposed building height is 7 stories and 80 feet, well below the maximum 15 stories and 170 feet, permitted on the Downtown Columbia Plan and FDP-DC-Crescent-2.

**F. The development satisfies the Downtown Public Art Program approved with the Final Development Plan or Final Development Plan Amendment approval.**

Most of the development is exempt from the 1% public art requirement in Section 125.0.A.9.f(2) of the Zoning Regulations. This is because it contains a Cultural and Community Use and 40-50% of the residential units are affordable. Even as a cultural arts center, it is anticipated that public art will be incorporated into the site. As stipulated in General Note #41 on Sheet 1, art will be provided for the applicable portions of the site, or a fee-in-lieu will be paid. Potential locations for public art are identified on the public terrace as a decorative screen wall or trellis.

**G. The Site Development Plan satisfies the affordable housing requirements in accordance with the Final Development Plan.**

40 to 50 percent of the 192 residential units will be developed using low income housing tax credits in accordance with the Downtown Rights and Responsibilities Agreement, recorded in the Land Records of Howard County, Book 17457, Page 265.

**H. The development satisfies the Adequate Public Facilities Ordinance, if applicable.**

**Schools:** 202 tentative housing allocations were granted for this property with the initial submission of FDP-DC-Crescent-2 and the project passed the open/closed schools test at that time. 192 residential units are proposed.

**Roads:** The development was tested for adequate transportation facilities in accordance with the Adequate Public Facilities Ordinance. Transportation improvements are proposed with F-16-114, which constructs the new Symphony Woods Road and improves the intersection with South Entrance Road. The road construction drawings must be signed and the plat associated with F-16-114 must be recorded prior to the signature approval of this SDP.

**I. The development indicates the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned and maintained in perpetuity for the indicated purposes.**

Land intended for common or quasi-public use will be held and maintained by the property owner and its use for Downtown Community Commons is identified on the SDP.

**J. The petition is accompanied by documentation demonstrating membership in the Downtown Columbia Partnership including the required annual charges.**

There are no commercial uses on this site to trigger payments to the Downtown Partnership.

SRC Action: The Subdivision Review Committee has recommended approval subject to the technical comments issued in the letter dated January 19, 2018.

Recommendation: **Approval**, subject to addressing remaining SRC comments.

 2/15/2018  
Valdis Lazdins, Director Date  
Department of Planning and Zoning

Staff Report Prepared by: Jill Manion-Farrar

**Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.**

# ATTACHMENT A

**SDP-17-043**  
**Downtown Columbia, Crescent Neighborhood Phase 2**  
**New Cultural Center**

**SRC COMMENTS SENT 1/19/2018**

<b>File Name</b>	<b>Markup Name</b>	<b>Markup Text</b>	<b>Markup Date</b>	<b>Created by</b>
Sheet 02.dwf	DED W&S	24-5011-D will be revised.	12/28/2017	Maury Gogolski
Sheet 01.dwf	DED-HEATHER	PLEASE ADD A NOTE REGARDING THE DMW FOR DM VOL.III, SEC. 2.5.b.9 ALONG WITH ITS CONDITIONS OF APPROVAL.  PLEASE ADD A NOTE REGARDING THE DMW FOR DM VOL III SEC.2.6.D AND ITS CONDITIONS OF APPROVAL.	12/28/2017	Heather Pandullo
Sheet 02.dwf	DED-HEATHER	PLEASE UPDATE THE UTILITIES TO BE CONSISTENT WITH THE APPROVED F-16-114 PLANS.	12/28/2017	Heather Pandullo
Sheet 02.dwf	DED-HEATHER	SHOULD THE TRUNCATED DOMES ON ALL OF THE RAMPS BE LOCATED AT THE LOWEST POINT OF THE RAMP. IT APPEARS ON THESE PLANS THAT THEY ARE NOT LOCATED AT ALONG THE EDGE OF THE PAVEMENT.	12/28/2017	Heather Pandullo
Sheet 02.dwf	bdoonrev001	Please explain what this is? Is this a curb ramp? If so the design appears to be diagonal and truncated domes (it is assumed they are depicted) are not depicted consistent with Design Manual Standard Specification R-4.05	12/19/2017	Brian Muldoon
Sheet 02.dwf	Traffic - Parris	Need conduit connecting these three (3) locations with the one not being relocated. You show one 4" conduit that connects the existing pole (#1) to the first one to the southeast (#2), but there is no conduit that connects location #2 to #3 to #4. Need hand boxes shown also.  Refer to scanned plan uploaded in Reviewer Correspondence that shows what is needed. Please investigate whether these proposed conduit and hand box locations are possible.	12/12/2017	Parris Zirkenbach
Sheet 01.dwf	DLD_Jill	Complete all plat numbers.	01/18/2018	Jill Manion-Farrar
Sheet 01.dwf	DLD_Jill	Planning Board approval is required.	01/18/2018	Jill Manion-Farrar
Sheet 02.dwf	DLD_Jill	Add a plat number for these easements.	01/11/2018	Jill Manion-Farrar
Sheet 02.dwf	DLD_Jill	Complete plat number once known.	01/11/2018	Jill Manion-Farrar



Sheet 02.dwf	DLD_Jill	Why is a future access easement shown? Why is it not recorded now?	01/11/2018	Jill Manion-Farrar
Sheet 02.dwf	DLD_Jill	Provide any applicable notes regarding the Design Manual Waiver.	01/11/2018	Jill Manion-Farrar
Sheet 04.pdf	DLD_Jill	Add a note stating how the compact spaces will be marked and that they provided beyond the minimum number of spaces required.	01/11/2018	Jill Manion-Farrar
Sheet 04.pdf	DLD_Jill	Indicate how residential parking will be reserved (signed permit only, etc...)	01/11/2018	Jill Manion-Farrar
Sheet 05.dwf	DLD_Jill	Provide a detail elevation of the brick wall along the service drive.	01/11/2018	Jill Manion-Farrar
Sheet 06.dwf	DED-HEATHER	PLEASE COORDINATE ALL FEATURES WITH THE APPROVED F-16-114 PLANS INCLUDING BUT NOT LIMITED TO THE WATER.	01/08/2018	Heather Pandullo
Sheet 03.dwf	DED-HEATHER	SHOULD THE TRUNCATED DOMES BE LOCATED ALONG THE CURB LINE? IF SO PLEASE CORRECT THESE DETAILS.	01/04/2018	Heather Pandullo
Sheet 04.pdf	DED-HEATHER	PLEASE PROVIDE A NOTE THAT STATES THAT ALL LOADING AND UNLOADING SHALL BE DONE WITHIN THE GARAGE.	01/04/2018	Heather Pandullo

# ATTACHMENT B

**SDP-17-043**  
**Downtown Columbia, Crescent Neighborhood Phase 2**  
**New Cultural Center**

## DAP RECOMMENDATIONS

**New Cultural Center**  
**Design Advisory Panel**  
**2017-2-22 Review (17-04)**



Ref #	Design Advisory Panel Recommendation	Response by Applicant 2017-3-17	DPZ Director's Endorsement
1.	The applicant continue to refine the design of the third floor public terrace and consider additional landscaping, as well as a trellis to better define and add scale.  Vote: 4-0 (approved)	The intent of the third floor space is to create a scalable space that can function for different types of events. The team will explore solutions incorporating a trellis and additional planting while maintaining that open flexibility.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Architect's Response
2.	The applicant study the north end of the site and create more of a park like setting with seating and artwork to add interest and to take better advantage of the greenspace.  Vote: 4-0 (approved)	Additional seating has been included in the referenced area to address the comment. The seating will be subject to removal when Symphony Woods Road is realigned."	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Architect's Response
3.	The applicant pay particular attention to the design of the parking garage façade along the southern portion of the site.  Vote: 4-0 (approved)	Per the Neighborhood Design Guidelines, the building design incorporates screening on the garage to the private drive to the south. Further screening will be provided by proposed vine plantings to create a vegetated screen.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Architect's Response
4.	The applicant rethink the design of the cultural arts center to differentiate it from the residential portion of the building  Vote: 1-2 (not approved -one member abstained)	Motion did not pass. No response provided.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input type="checkbox"/> Accept Architect's Response

**Attachment 'C'**  
**Relevant Definitions Relating to Downtown Columbia Revitalization**  
**For SDP-17-043**  
**Site Development Plans for Downtown Columbia Revitalization**  
**(Excerpted from Section 103.0.A. of the Zoning Regulations)**

*[Council Bill 59-2009 (ZRA-113) Effective April 6, 2010]*

Downtown Arts, Cultural and Community Use: Land areas, uses and facilities established for cultural, civic, recreation, educational, environmental, entertainment or community use or benefit, whether or not enclosed and whether publicly or privately owned or operated for profit, including, but not limited to, libraries, fire stations, schools, museums, galleries, artistic work, and transit facilities. Eating, seating and gathering areas that are accessory to these uses are permitted.

Downtown Arts and Entertainment Park: A contiguous area including a large outdoor amphitheater which may be surrounded by a variety of smaller indoor or outdoor artistic and performance spaces, museums, galleries and similar cultural or educational uses in a park-like setting. Ancillary uses such as food vendors, gift shops, small restaurants and supporting infrastructure such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking are also permitted.

Downtown CEPPA Implementation Chart: The chart and associated text and flexibility provisions contained in the Downtown Columbia Plan which identify the phasing for Downtown Community Enhancements, Programs and Public Amenities.

Downtown Columbia: The following recorded Final Development Plan Phases: Phase 4, Phase 4-A-5, Phase 21, Phase 47-A-7, Phase 52, Phase 62-A-1, Phase 95, Phase 101-A, Phase 105, Phase 111-A-1, Phase 115, Phase 121, Phase 122-A, Phase 139-A-3, Phase 140-A-1, Phase 192-A, Phase 211, Phase 217-A-1, Phase 219, Phase 234, and the area within the described limits included in exhibit A of the Appendix in these regulations.

Downtown Columbia Plan: The General Plan Amendment for Downtown Columbia approved by County Council Bill No. 58-2009.

Downtown Community Commons: Amenity spaces such as plazas, promenades, greens, gardens, squares and other pedestrian-oriented areas, whether publicly or privately owned, that are intended for community interaction and may include spaces for seating, walking, eating, gathering, fountains, public art, way-finding signage, kiosks, or other similar public amenities. Downtown Community Commons can also include walkways that are designed to enhance and be an integral part of the adjacent amenity space, but shall not include any drive lane for vehicular traffic such as private streets, alleys and public roadways for automotive use. Downtown Community Commons must be generally accessible by the public without charge. Included in this category are Downtown Neighborhood Squares. Downtown Community Commons may be integrated into or developed as a part of other uses and may include underground parking, utilities and other infrastructure supporting downtown revitalization.

Downtown Community Enhancements, Programs and Public Amenities (CEPPA): The specific feasibility studies, improvement and management organizations, environmental enhancement programs, and physical improvements identified in the Downtown CEPPA implementation chart contained in the Downtown Columbia Plan.

Downtown Environmental Restoration: Projects within Downtown Columbia that are identified in Columbia Towncenter Merriweather and Crescent Environmental Enhancements Study or Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds involving forest restoration and enhancement, reforestation and afforestation, wetland enhancement, and stream restoration activities.

Downtown Environmentally Sensitive Land Area: An area within Downtown Columbia meeting the definition in the Howard County Land Development Regulations of either a floodplain, steep slope, stream or wetland buffers.

Downtown Maximum Building Height Plan: The plan which graphically represents the maximum building height requirements for all Downtown revitalization, as depicted in the Downtown Columbia Plan.

Downtown Mixed-Use: A land-use designation that permits any use or combination of uses permitted under Section 125.A.9.B., including supporting infrastructure, such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking.

Downtown Neighborhood Concept Plan: A concept plan showing an individual neighborhood identified in the Downtown Columbia Plan that depicts a general layout for proposed public and private streets, block sizes and configurations, maximum building heights and proposed Downtown Community Commons as context for the evaluation of the Final Development Plans.

Downtown Neighborhood Design Guidelines: Urban design guidelines for an individual neighborhood identified in the Downtown Columbia Plan.

Downtown Neighborhood Square: An outdoor amenity space comprised of not less than 25,000 contiguous square feet, exclusive of bike paths and required sidewalks that might be located along its perimeter. A Downtown Neighborhood Square may be covered or partially covered.

Downtown Net New: As applicable, the number of dwellings, hotel and motel rooms, and the amount of gross floor area of commercial office and commercial retail uses that are permitted under the Downtown Revitalization Approval Process after April 6, 2010 in excess of the number of dwellings, hotel and motel rooms, and gross floor area of commercial office and commercial retail uses that are shown on a Site Development Plan for property located within Downtown Columbia that was approved prior to April 6, 2010.

Downtown Open Space Preservation Plan: A plan included in the Downtown Columbia Plan delineating all land in Downtown Columbia designated as open space on a Final Development Plan recorded prior to April 6, 2010 that is required to retain its existing character as: Downtown Environmentally Sensitive Land; Downtown Parkland; Downtown Community Commons; or a Downtown Arts and Entertainment park, as specified in Section 125.A.9.H.

Downtown Parkland: An area generally accessible by the public without charge for active and/or passive recreation purposes which consists primarily of vegetated areas with a natural character, more formal lawns, gardens and walks, pedestrian connections, minor active structured recreation uses such as urban playgrounds, public art, fountains and minimal structures such as cafes and outdoor dining areas, gazebos, pavilions, outdoor stages, and kiosks.

Downtown Primary Amenity Space Framework Diagram: A plan and associated text included in the Downtown Columbia Plan depicting existing and proposed primary amenity and natural spaces in Downtown Columbia.

Downtown Public Art: Original outdoor artwork which is accessible to the public.

Downtown Revitalization: A form of development required in Downtown Columbia after April 6, 2010 in compliance with the applicable provisions of Section 125 that must conform with the recommendations of the Downtown Columbia Plan.

Downtown Revitalization Phasing Plan: A phasing plan included in the Downtown Columbia Plan identifying additional development rights by phase for Downtown Revitalization.

Downtown Signature Building: An existing or proposed structure which requires premiere attention to its architectural design because of its cultural significance or prominent location in relationship to the public realm, such as its position on a street or open space, or as the terminus of a vista.

Downtown-wide Design Guidelines: General urban design guidelines for Downtown Revitalization adopted by the Howard County Council.

***Additional definitions pertinent to The Crescent Neighborhood can be found on pages 173-178 (Chapter 7) of The Crescent Neighborhood Design Guidelines.***