



**DEPARTMENT OF PLANNING AND ZONING**

**VALDIS LAZDINS, DIRECTOR**

**TECHNICAL STAFF REPORT**

**Downtown Columbia, Crescent Neighborhood Phase 1  
Development Areas 1- 4**

**Planning Board Hearing of September 15, 2016**

**Case No./Petitioner: PB 422, The Howard Hughes Corporation**

**Project Name: Amendment to Final Development Plan for Downtown Columbia, Crescent Neighborhood, Phase 1 (FDP-DC-Crescent-1A)**

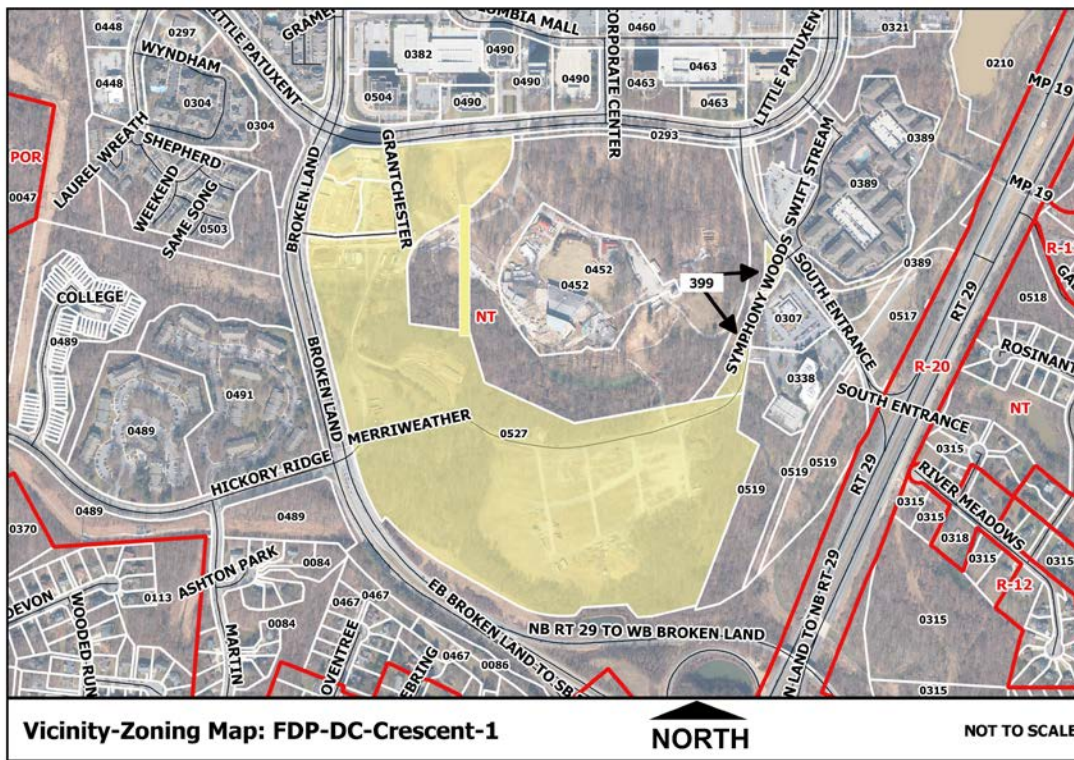
**DPZ Planner: Jill Manion-Farrar, Planning Supervisor**

**(410) 313-4338, [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov)**

**Request:** For the Planning Board to approve an amendment to the recorded Final Development Plan (FDP-DC-Crescent-1). Additional information for the street and block layout in Development Area 3 is provided and the Development Chart has been updated to reflect current assumptions regarding the location of proposed uses. The previously approved mixed-use development remains unchanged and there are no changes to the Neighborhood documents approved with the original FDP.

**Location:** The subject parcels are located south of Little Patuxent Parkway, between Broken Land Parkway, Route 29, and Symphony Woods Drive/South Entrance. They surround the Merriweather Post Pavilion and Symphony Woods to the west, south and east, resembling a crescent. The 68.23 acre site is zoned NT (New Town) and currently designated as Downtown Mixed Use Area in the Downtown Columbia Plan. The properties are identified as Tax Map 36, Grid 1, Parcel 527, and Tax Map 36, Grid 1, Parcels 452 (Lot 23) & 399 (Lots 11C-11G).

**Recommendation:** The Department of Planning and Zoning recommends approval of the Final Development Plan, FDP-DC-Crescent-1A, Crescent Phase 1, subject to addressing all remaining Subdivision Review Committee comments in the letter dated August 24, 2016 (see Attachment A). Neither the recorded Crescent Neighborhood Concept Plan, Crescent Neighborhood Design Guidelines, nor the Crescent Neighborhood Implementation Plan are being amended.



**Vicinal Properties:**

North: Little Patuxent Parkway, (office buildings across the street), the Merriweather Post Pavilion, and Symphony Woods.

South: Broken Land Parkway and the Route 29 interchange.

East: Vacant land (part of Environmental Restoration Phase 2), Toby’s Dinner Theater, Symphony Woods office building, and Route 29 farther to the east.

West: Broken Land Parkway, with residential (single family detached and multi-family) across the street.

Neighborhood: The Crescent Neighborhood, described in the Downtown Columbia Plan as “a mixed-use neighborhood with residences, offices, shops, restaurants and other uses”, is located south of Little Patuxent Parkway and east and north of Broken Land Parkway. It surrounds the Merriweather Post Pavilion and Symphony Woods on the east, west, and south. Currently, gravel parking lots and drives serve the Merriweather Post Pavilion. Prior to Downtown Revitalization, development sites within the neighborhood were vacant, interspersed with wooded streams and wetlands.

**I. General Comments**

**A. Relevant Site History**

The original Downtown Revitalization FDP-DC-Crescent-1 was approved by the Planning Board on March 19, 2015. As part of that approval, the Planning Board determined the FDP would have to be amended to identify the location of public roads and the block layout. This amendment fulfills that requirement and also updates the Development Chart - modifying the location of uses to reflect changing development assumptions. However, the total amount of development, for any use, has not changed.

## **B. Legal Notice**

- (1) The site was posted with three Planning Board hearing notices on August 16, 2016. The sign locations (Little Patuxent Parkway, Broken Land Parkway and Symphony Woods Road where it intersects with the site driveway, and South Entrance Road) were verified by County staff.
- (2) Legal advertisements appeared in the Baltimore Sun and the Washington Post on August 16, 2016 and certifications are in the case file.

## **C. Regulatory Compliance** - Final Development Plans for Downtown Revitalization are subject to the following, which are incorporated by reference into the record:

- (1) The Downtown Columbia Plan, Council Bill No. 58-2009, which approved an amendment to the Howard County General Plan.
- (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.
- (6) The petitioner met the following pre-submission requirements:
  - (i) A Pre-submission Community Meeting was held on March 31, 2014 in accordance with Section 125.0.E.2 of the Zoning Regulations and Section 16.128(b)-(g) of the Subdivision and Land Development Regulations.
  - (ii) The Design Advisory Panel (DAP) reviewed the Neighborhood Specific Design Guidelines on May 4, 2014 in accordance with Section 125.0.E.2 of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. Since no changes were made to the Neighborhood Design Guidelines, no additional review by the DAP is required.

## **D. Definitions:**

- (1) Downtown Columbia Definitions: See attached definitions of terms (Attachment C) relating to Downtown Columbia revitalization, as excerpted from Section 103.0.A of the Zoning Regulations.
- (2) Neighborhood Documents: The Neighborhood Concept Plan, Neighborhood Specific Design Guidelines, and the Neighborhood Specific Implementation Plan are at times referred to collectively as the "Neighborhood Documents" in this technical staff report.
- (3) Purpose of Petition - The purpose of the Final Development Plan (FDP) is to identify:
  - (i) Existing conditions for the subject area;
  - (ii) The proposed land uses;
  - (iii) The location of required Downtown Community Commons; and
  - (iv) Any other information related to how the proposed development complies with the Downtown Revitalization requirements.

A Final Development Plan requires petitioners to propose a Neighborhood Concept Plan,

Neighborhood Specific Design Guidelines, and a Neighborhood Implementation Plan. These provide context to evaluate the initial Final Development Plan and provide guidance for future Final Development Plan petitions. They are only binding on properties included in the FDP. This amendment does not change previously approved neighborhood documents.

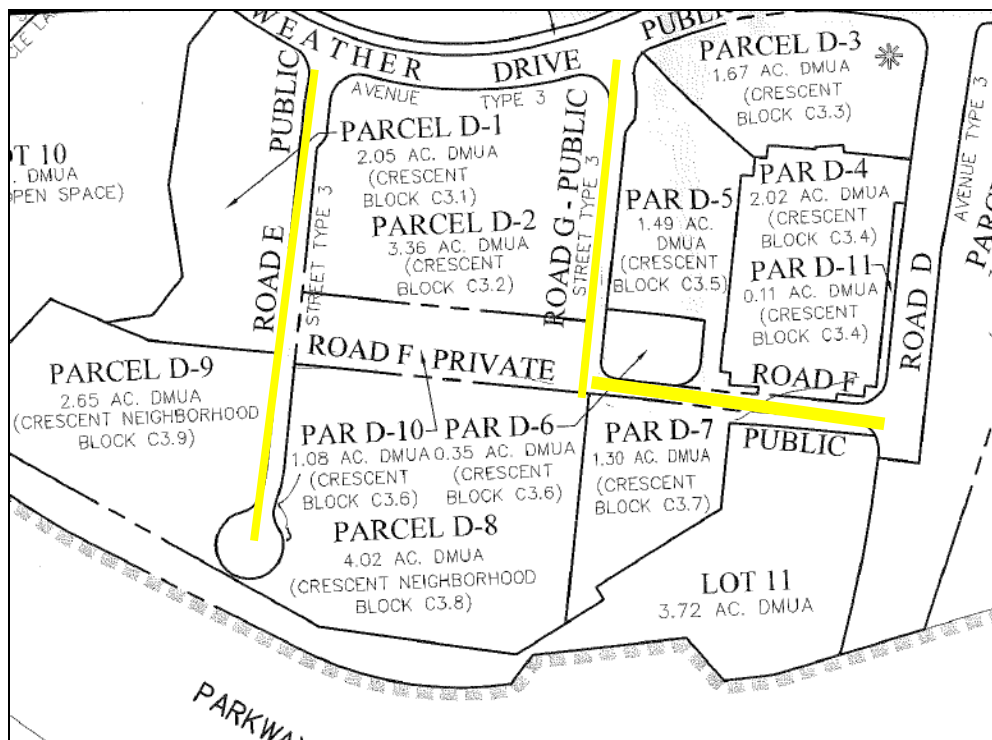
## II. Description of the Amended Final Development Plan

**A. Proposed Amended Final Development Plan** – This Amended Final Development Plan (FDP) shows the proposed street and block layout in Area 3. The layout is slightly different than that shown on the Crescent Neighborhood Concept Plan (NCP), but it maintains and improves the grid of north-south streets and one east-west street. Overall, it conforms to the traffic circulation and block pattern proposed on the NCP.

### (1) Roads- Area 3

Three public roads are proposed in Area 3, identified as Road E, a portion of Road F, and Road G (see below illustration). Road E and Road G will be connected by a private road, constructed in coordination with a future, adjacent park. This will require higher quality materials and finishes than typical and, therefore, enhanced maintenance will be required. Road F will extend from the southeast corner of the future park to the future north-south connector road and terminate in a cul-de-sac. The cul-de-sac accommodates a turn-around for road maintenance and other vehicles and affords opportunities for future improvements to reflect a more urban character. These would be located on private property, outside the public right-of-way, and reflected on future site development plans. It also provides public road frontage for the southern-most blocks and a future public parking garage.

There are no changes proposed to the major neighborhood roads (Merriweather Drive, Hickory Ridge Road or North-South Connector/Symphony Woods Drive).



Location of Future Public Roads in Area 3



(2) Development Chart

The proposed location and amount of each land use for Development Areas 1-4 have been adjusted on the Development Chart. However, the cumulative land use totals shown on the approved Final Development Plan (FDP-DC-Crescent-1) have not changed. They remain: 2,300 residential units, 313,500 sf of retail/restaurant, 1,475,000 sf of office, 250 hotel rooms, and 225,000 sf of cultural and community uses (see following original and updated Development Charts).

**FDP-DC-Crescent-1 Development Chart - 2015**

| PARCEL                                      |                  |              | Uses            |                  |                |            |                |              |                  |                               |                  |                  |
|---|------------------|--------------|-----------------|------------------|----------------|------------|----------------|--------------|------------------|-------------------------------|------------------|------------------|
| Parcel                                      | Area (SF)        | Area (Acre)  | Retail/         | Office           | Cultural/      | Hotel      |                | Residential* |                  | Total Development (GFA in SF) |                  |                  |
|   |                  |              | Restaurant (SF) | (SF)             | Community (SF) | Rooms      | GFA (SF)       | DU           | GFA (SF)         | Demolition                    | New              | Net New          |
| A & B<br>(Area 1)<br>(Blocks C 1.1 & C 1.2) | 264,874          | 6.08         | 25,000          | 600,000          | 0              | 250        | 150,000        | 0            | 0                | 0                             | 775,000          | <b>775,000</b>   |
| C<br>(Area 2)<br>(Blocks C 2.1 & C 2.2)     | 187,056          | 4.29         | 30,000          | 300,000          | 0              | 0          | 0              | 500          | 590,000          | 0                             | 920,000          | <b>920,000</b>   |
| D<br>(Area 3)<br>(Blocks C 3.1 thru C 3.7)  | 930,880          | 21.37        | 252,000         | 400,000          | 225,000        | 0          | 0              | 1,800        | 2,124,000        | 0                             | 3,001,000        | <b>3,001,000</b> |
| E<br>(Area 4)<br>(Block C 4)                | 97,197           | 2.23         | 6,500           | 175,000          | 0              | 0          | 0              | 0            | 0                | 0                             | 181,500          | <b>181,500</b>   |
| <b>Crescent Total<br/>This FDP</b>          | <b>1,480,007</b> | <b>33.98</b> | <b>313,500</b>  | <b>1,475,000</b> | <b>225,000</b> | <b>250</b> | <b>150,000</b> | <b>2,300</b> | <b>2,714,000</b> | <b>0</b>                      | <b>4,877,500</b> | <b>4,877,500</b> |

**FDP-DC-Crescent-1A Development Chart - 2016**

| Area Number  | Land Area        |              | Retail         | Office           | Cultural/ Civic | Hotel      |                | Residential  |                  | Total Development (GFA) |                  |                  |
|--------------|------------------|--------------|----------------|------------------|-----------------|------------|----------------|--------------|------------------|-------------------------|------------------|------------------|
|              | SF               | Acre         | (GFA)          | (GFA)            | (GFA)           | (Rooms)    | (GFA)          | (Units)      | (GFA)            | Demolition              | New              | Incremental      |
| Area 1       | 264,874          | 6.08         | 49,772         | 322,036          | 25,000          | 0          | 0              | 350          | 413,000          | 0                       | 809,808          | 809,808          |
| Area 2       | 187,056          | 4.29         | 40,907         | 0                | 50,000          | 0          | 0              | 888          | 1,047,840        | 0                       | 1,138,747        | 1,138,747        |
| Area 3       | 930,880          | 21.37        | 185,321        | 1,152,964        | 150,000         | 250        | 150,000        | 882          | 1,040,760        | 0                       | 2,679,045        | 2,679,045        |
| Area 4       | 97,197           | 2.23         | 37,500         | 0                | 0               | 0          | 0              | 180          | 212,400          | 0                       | 249,900          | 249,900          |
| <b>Total</b> | <b>1,480,007</b> | <b>33.98</b> | <b>313,500</b> | <b>1,475,000</b> | <b>225,000</b>  | <b>250</b> | <b>150,000</b> | <b>2,300</b> | <b>2,714,000</b> | <b>0</b>                | <b>4,877,500</b> | <b>4,877,500</b> |

(3) Downtown Community Commons

An FDP requires 5% of the land area within the Final Development Plan area to be dedicated as Downtown Community Commons. This FDP requires 149,909 square feet, or 3.44 acres. The Primary Amenity Spaces, Crescent Park and Crescent Promenade (see the Downtown Community Commons Tabulation below) provide 36,300 square feet (.83 acres). There are no changes proposed to the Downtown Community Commons.

**Downtown Community Commons**

|   |               |
|---|---------------|
| TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:       |               |
| AREA OF FDP:  | 2,998,185 SF. |
| REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS: | 149,909 SF    |
| PROPOSED AREA OF NEW DOWNTOWN COMMUNITY COMMONS:        | 149,909 SF    |
| PROPOSED AS PRIMARY AMENITY SPACE (17 & 18):            | 36,300 SF*    |
| PROPOSED AS SECONDARY AMENITY SPACE:                    | 113,609 SF**  |
| SURPLUS AREA PROVIDED BY THIS FDP                       | 0 SF          |

| POTENTIAL NEW SECONDARY AMENITY SPACES CHART* |           |
|---|-----------|
| APPROXIMATE AREA 1 AMENITY SPACE              | 14,000 SF |
| APPROXIMATE AREA 2 AMENITY SPACE              | 14,000 SF |
| APPROXIMATE AREA 3 AMENITY SPACE              | 22,000 SF |
| APPROXIMATE AREA 4 AMENITY SPACE              | 6,000 SF  |
| <u>KEY AMENITY DESCRIPTION</u>                |           |
| a APPROXIMATE TRAIL                           | 3,700 SF  |
| b APPROXIMATE TRAIL                           | 5,400 SF  |
| c APPROXIMATE SHARED-USE PATH                 | 6,500 SF  |
| d APPROXIMATE SHARED-USE PATH                 | 28,800 SF |
| e APPROXIMATE SHARED-USE PATH                 | 13,209 SF |
| TOTAL MINIMUM NET NEW AREA: .....113,609 SF   |           |

**B. Conformance Summary** – Using the criteria listed in Section 125.0.A.2 of the Howard County Zoning Regulations, the Final Development Plan conforms to the Downtown Columbia Plan as follows:

| Conformance with the Downtown Columbia Plan | Final Development Plan |
|---|------------------------|
| Policies;                                   | X                      |
| Timing and implementation of the plan;      | X                      |
| Timing of development;                      | X                      |
| Development patterns;                       | X                      |
| Land uses; and                              | X                      |
| Densities and intensities                   | X                      |

This FDP amendment is also evaluated for conformance with the previously approved Neighborhood Documents, recorded in the land records as follows:

- Crescent Neighborhood Concept Plan – Plat 23397-23402
- Crescent Neighborhood Design Guidelines – Liber 16305 Folio 415 thru Liber 16306 Folio150
- Crescent Neighborhood Implementation Plan – Liber 16306 Folio151-192

Conformance with these documents is discussed below.

**III. Planning Board Criteria**

In accordance with Section 125.0.E.4 of the Howard County Zoning Regulations, the Planning Board must evaluate and approve, approve with conditions, or deny the petition based on whether the Final Development Plan and associated Neighborhood Documents satisfy the following criteria:

**A. The Downtown Neighborhood Concept Plan, the Neighborhood Specific Design Guidelines, and the Neighborhood Specific Implementation Plan conform with the Downtown-Wide Design Guidelines; the Downtown Columbia Plan (including the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan). Any proposed change(s) will not be detrimental to the overall design concept and phasing for Downtown Revitalization. Limited change in building heights may be approved based on compatibility, character and height of nearby existing and planned development**

**and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories.**

- No changes to the Crescent Neighborhood Documents are proposed. FDP-DC-Crescent-1A references the existing approved and recorded neighborhood documents (see references above).

**B. The Neighborhood Design Guidelines submitted with the Final Development Plan offer sufficient detail to guide the appearance of the neighborhood over time, and promote design features that are achievable and appropriate for Downtown Revitalization in accordance with the Design Guidelines and the Downtown Columbia Plan.**

- No changes to the Crescent Neighborhood Design Guidelines are proposed. FDP-DC-Crescent-1A references the existing, approved Crescent Neighborhood Design Guidelines recorded in the Howard County Land Records as Liber 16305, Folio 415 thru Liber 16306, Folio 150.

**C. The Final Development Plan conforms with the Neighborhood Documents; the Revitalization Phasing Plan, the Downtown Community Enhancements, Programs, and Public Amenities (CEPPA) Implementation Chart and Flexibility Provisions; the Downtown-wide Design Guidelines; the Downtown Columbia Plan, (including the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan). Limited change in building heights may be approved based on compatibility, character, and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories.**

**1) Neighborhood Documents, Downtown-wide Design Guidelines, Downtown Columbia Plan and Exhibits**

This FDP Amendment does not substantially alter the street and block layout for Area 3. The Neighborhood Concept Plan shows two north-south streets and one east-west street and that configuration has been altered slightly to accommodate a better block and street arrangement. In addition, the Crescent Park Downtown Community Commons has been adjusted to be more centrally located and reoriented on an east-west axis. This differs somewhat from the Neighborhood Concept Plan, but is still consistent with the orientation shown on the Downtown Columbia Plan. Overall, the layout of streets, blocks, and downtown community commons conform to the overarching tenets of the approved Neighborhood Concept Plan. Similarly, the changes are in conformance with the principles of the Crescent Neighborhood Design Guidelines and the Crescent Neighborhood Implementation Plan.

**2) Revitalization Phasing Plan**

The development of blocks in this FDP will likely occur in all three phases of the Downtown Revitalization Phasing Progression. Since Downtown Phasing is governed by building permits and the proposed multi-year implementation of improvements, vested with this Final Development Plan, it is likely that building permits would be simultaneously applied for in multiple neighborhoods. Conformance with the Revitalization Phasing Plan will be tracked as part of the Site Development Plan Process, since the Downtown Columbia Plan triggers phasing based on building permits. Permits are released after Site Development Plan approval; therefore, phasing will be further evaluated at the Site Development Plan for each block or development area.

**3) CEPPA Implementation Chart**

All required CEPPAs have been previously satisfied (see Exhibit B) and any CEPPAs triggered by this development will be evaluated with future Site Development Plans.

**D. The Final Development Plan, when considered in the context of surrounding planned or existing development, provides a balanced mix of housing, employment, commercial, arts, and cultural uses in each phase.**

The Final Development Plan provides a mix of office, retail, cultural, civic, hotel, and multi-family residential uses. The current proposal is largely unchanged from the approved Final Development Plan (FDP-DC-Crescent-1) for Downtown Revitalization. The locations for each type of land use, by development area, have changed slightly, but do not impact the overall balance of development. A flexibility clause, included as a footnote in the Development Chart, allows the final location and density of specific uses to be driven by market conditions and evaluated along with future Site Development Plans. DPZ has evaluated the configuration, as proposed on the chart, and determined it to be feasible. It further provides the necessary balance within the neighborhood to achieve the objectives of the Downtown Columbia Plan.

**E. The Final Development Plan satisfies the affordable housing requirement.**

The petitioner has included a note stating that affordable housing will be met either by making all requisite CEPPA payments, or by complying with an approved Development Rights and Responsibility Act (DRRA).

**F. The bicycle, pedestrian, and transit network creates convenient connections throughout the subject area and connect, wherever possible, to existing and planned sidewalks, path, and routes adjoining the development.**

The Final Development Plan shows a pedestrian and bicycle network for Area 3 that conforms to the Neighborhood Concept Plan and the Bicycle and Pedestrian Circulation Plan in the Downtown Columbia Plan. It also provides the necessary components for a downtown-wide transportation network. The proposed network of streets and pedestrian and bicycle routes connect with other multi-modal facilities along major streets and result in a continuous pedestrian and bicycle system throughout Area 3. Trails through natural areas enhance those connections. Streets are to be shared by vehicles and bicycles and narrowed to enhance safe pedestrian crossings at intersections. Connections to transit will be evaluated with future Site Development Plans, in consultation with the Office of Transportation.

**G. The Final Development Plan protects land covered by lakes, streams or rivers, flood plains and steep slopes, and provides connections, where possible to existing and planned open space within the neighborhood and in surrounding area.**

The Downtown Columbia Plan states that the Crescent Neighborhood's greatest asset will be a thriving urban framework, nestled amidst preserved and enhanced woodlands and tributaries to Symphony Stream and Little Patuxent River. The FDP supports this by protecting and enhancing sensitive areas through stream restoration, reforestation, the creation of wetlands and enhancements, and forest restoration. It also creates approximately 15 acres of additional Downtown Parkland. Open Space in Lot 4 and reforestation areas have seen minor boundary changes to accommodate an improved street arrangement. However, there are no changes to the restoration of streams or wetlands, or to protected, environmentally sensitive lands. Additional open space will be proposed on future site development plans, in accordance with Downtown Community Commons requirements.

**H. The Final Development Plan provides the location of Downtown Community Commons required under Section 125.A.9.h as indicated in the Neighborhood Concept Plan.**

Downtown Community Commons have not been changed with this amendment. Downtown Community Commons, identified as Primary Amenity Spaces (Crescent Park and Crescent



Promenade) and shown on the Downtown Columbia Plan, are indicated on the Neighborhood Concept Plan and the Final Development Plan for Area 3/ Parcel D. A chart, provided on the FDP and NCP, shows how the remaining 5% Downtown Community Commons requirement will be met. It identifies the approximate square footage by development area and the proposed multi-use path and trail network to be provided as development progresses in the Crescent Neighborhood. The final determination of the configuration, size, location, and character of both primary and secondary amenity spaces will be determined at the Site Development Plan stage for each development area. These will be evaluated based on the chart and diagram when site plans are processed. DPZ will require future amendment(s) to the Final Development Plan to show these refined locations, once a more precise development program had been finalized.

- I. The Final Development Plan is in harmony with existing and planned vicinal land uses. In making this determination, the Planning Board shall consider, if appropriate:**
- 1) Landscape features on the boundary of the plan area, which may include protection of existing vegetation or grade changes that provide a natural separation, or landscape planting;**
  - 2) The size of buildings along the edges of the plan area through limits on building height or other requirements;**
  - 3) The use and design of nearby properties and**
  - 4) The adopted Downtown Columbia Plan recommendations for height, building massing and scale, and neighborhood connectivity.**

Adjacent land uses include the Merriweather Post Pavilion, Symphony Woods, Toby's Dinner Theater, and the Symphony Woods Office Center. Uses that are near, front onto, or are across adjacent streets from the FDP area include the Columbia Town Center Apartments (across South Entrance Drive), several office buildings (across Little Patuxent Parkway), and residential uses (across Broken Land Parkway).

This amendment does not alter the configuration of proposed mixed-use development. It also does not alter the protections afforded to natural areas, or the creation of new Downtown Parkland, as originally identified on FDP-DC-Crescent-1. It does provide added details of the street and block structure in Area 3 to establish patterns that are consistent with the intent of the currently approved FDP. The proposed network affirms connections within the neighborhood and to Merriweather Post Pavilion. There are no proposed changes to previously approved building heights.

The Final Development Plan updates a previous requirement regarding the replacement of any Merriweather Post Pavilion parking lost due to this development. The note on the plan reflects an agreement between the Howard Hughes Corporation and the future owner of the Merriweather Post Pavilion (Downtown Columbia Cultural Arts Commission), which will be enacted with the transfer of the property. It requires the petitioner to provide at least 5,000 parking spaces for the Merriweather Post Pavilion; available during each operating season. Eventually, these spaces would be available in future garages in the Crescent Neighborhood. Until such time, temporary, recorded parking agreements are required for certain properties within Downtown. For any event requiring more than 5,000 parking spaces, the Merriweather Post Pavilion operator is responsible for securing additional off-site parking agreements.

- J. The development, as proposed by this Final Development Plan, is adequately served by public facilities; including any proposed mitigation or development staging. It further complies with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code) for both schools and roads.**
- 1) Housing Allocations/Schools Test: No changes to the number of allocations or phasing per allocation year are proposed at this time.

| TENTATIVE ALLOCATIONS* |                           |                 |                               |
|------------------------|---------------------------|-----------------|-------------------------------|
| Annual Phase           | No. Tentative Allocations | Allocation Year | SDP Submission Due Date       |
| 1                      | 300                       | 2018            | Between 7/1/2015 and 4/1/2016 |
| 2                      | 300                       | 2019            | Between 7/1/2016 and 4/1/2017 |
| 3                      | 300                       | 2020            | Between 7/1/2017 and 4/1/2018 |
| 4                      | 300                       | 2021            | Between 7/1/2018 and 4/1/2019 |
| 5                      | 300                       | 2022            | Between 7/1/2019 and 4/1/2020 |
| 6                      | 300                       | 2023            | Between 7/1/2020 and 4/1/2021 |
| 7                      | 300                       | 2024            | Between 7/1/2021 and 4/1/2022 |
| 8                      | 200                       | 2025            | Between 7/1/2022 and 4/1/2023 |

\*The eight annual phases will be developed as Crescent Neighborhood Phase 1

- 2) Transportation: The proposed development was tested for adequate transportation facilities, in accordance with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code). There are no changes to the major road network from the original approved FDP (FDP-DC-Crescent-1). Improvements to the existing and new street network will be phased according to number of vehicle trips identified with future SDPs. There are three phases and associated improvements to be triggered to keep traffic within APFO standards. When tested, the traffic analysis accounted for traffic/intersection improvements and reconfigured land uses. Transportation improvements will also be coordinated with the phasing of construction. A traffic study prepared by Wells & Associates indicates that transportation facilities will be adequate.

**K. The Final Development Plan protects environmentally sensitive features and provides environmental restoration in accordance with the Downtown Columbia Plan.**

The majority of land encumbered with steep slopes, floodplains, streams, wetlands, and associated buffers will be protected and remain undisturbed by development. This will be accomplished by designating those lands as Downtown Parkland. In limited circumstances, proposed roads (portions of Merriweather Drive and Divided Sky Lane, and the future north-south connector, as well as a small portion of Road C) do encroach into environmental areas. Where possible, the proposed road alignments follow existing gravel drives to minimize impacts and other techniques, including bottomless arch culverts and bridges will be employed. The developer has also been working with the Maryland Department of the Environment to identify ways to further limit impacts. Essential disturbances, which allow reasonable access to accommodate development, were previously approved with FDP-DC-Crescent-1. No changes are proposed to the major neighborhood road network.

Some changes to Environmental Restoration, approved with FDP-DC-Crescent-1, are proposed. These include a modification to Open Space Lot 4 and the associated reforestation to accommodate a better street configuration. There are modifications to other restoration areas as well, which are summarized in Attachment D. The phasing of environmental restoration, as approved with the original FDP for alternative timing to CEPPA Compliance to complete environmental restoration, is provided on a chart on Sheet 2 of FDP-DC-Crescent-1A. The changes shift the location of forest restoration or reforestation, but do not impact the environmental restoration requirements identified in the Downtown Columbia Plan.

**L. The Final Development Plan protects any historic or culturally significant existing sites, buildings or structures, and public art.**

There are no existing historic or culturally significant sites, buildings or structures or public art within the boundaries of the Final Development Plan.

**M. The Final Development Plan proposes any appropriate plan to satisfy the requirement for art in the community.**

The petitioner will either incorporate art equivalent in value to 1% of the building construction costs, or will pay a fee-in-lieu, as required in Section 125.0.A.9.f.2 of the Zoning Regulations. This will be further determined during the Site Development Plan process and is noted on the Final Development Plan.

**N. The Final Development Plan provides a plan to hold, own, and maintain in perpetuity land intended for common, quasi-public amenity use and public art that is not publically owned, including, without limitation, any Downtown Community Commons, Downtown Parkland, Downtown Arts, Cultural and Community Use, and Downtown Neighborhood Square shown on the Final Development Plan.**

Property within the FDP area intended for common, quasi-public amenity use will be held, owned, and maintained by the property owner; subject to maintenance responsibilities potentially shared among property owners, or assumed by a maintenance organization, or other organization. Specific mechanisms will be further established on future Site Development Plans.

**O. To better ensure conformance with the Community Enhancements, Programs and Public Amenities provisions, the Final Development Plan provides for a plan to establish membership in the Downtown Columbia Partnership and payment of the annual charges. Each Final Development Plan shall show a consistent means of calculating and providing the required annual charges.**

A note has been added on the FDP regarding Downtown Partnership membership and the formula to calculate the payment of annual changes in a consistent manner.

**SRC Action:** The Subdivision Review committee has recommended approval, subject to the technical comments issued in a letter dated August 24, 2016.

**Recommendation:** The Department of Planning and Zoning recommends approval of the Final Development Plan, FDP-DC-Crescent-1A, Crescent Phase 1, subject to adequately addressing all remaining technical comments provided by the Subdivision Review Committee in the letter dated August 24, 2016.

*This file is available for public review 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 from 8:00 a.m. to 3:00 p.m.*

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Valdis Lazdins, Director  
Department of Planning and Zoning

Staff Report prepared by: Jill Manion-Farrar  
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**Attachment A**  
**SRC AGENCY COMMENTS – FDP-DC-Crescent-1A**

**DEPARTMENT OF PLANNING AND ZONING**  
**DIVISION OF LAND DEVELOPMENT**  
**COMMENTS – 3<sup>RD</sup> SUBMISSION**  
**August 19, 2016**

**RE: FDP-DC-Crescent-1A, Amended Crescent Neighborhood Phase 1, 3<sup>rd</sup> submission comments**

**Traffic study:** Approval of this Amendment of the Final Development Plan is based on the Traffic Study submitted August 10, 2016.

**DETAILED PLAN COMMENTS**

**SHEET 1**

1. Please update the Development Chart to reflect the latest proposed land use mix as shown on the chart emailed to DLD on August 4, 2016.
2. REPEAT ADVISORY -General Note #7 (Fire Station/CEPPA #9): The Fire Station location requires coordination with Department of Fire and Rescue Services and Department of Public Works. Please continue to update this note to reflect any decisions as needed.
3. Note #12 – Please ensure the numbers shown within this note regarding SDP-15-068 reflect the latest proposed (and soon to be approved) square footages for uses on Parcel A.
4. In Note #15, insert “including sustainability criteria” within the text of this note.
5. Cumulative Development – The Department of Planning and Zoning estimates that with the Planning Board’s approval of the redline revision to SDP-15-068, total cumulative development approved by Planning Board will be 1,271,093 SF. A building permit for Building B is anticipated to be issued shortly after Planning Board review and approval. Therefore, please update this figure accordingly, and specify that it is Planning Board Approved and Building Permit issuance. If there is a delay in this permit that extends beyond this amended FDP being approved and recorded, please specify that 1,141,508 SF has been issued building permits. If there is a difference between the SDP square footage and building permit square footage, the difference should also be noted.
6. The language added to note #9 is adequate, except it would be helpful to add “sidewalks” as most in Downtown are outside the right-of-way. Please be advised the internal discussions between DPZ and the Office of Law have led to the consideration of showing extents Downtown Community Commons on future plats with a note referring to the Downtown Community Commons definition in the Zoning Regulations. A similar note should be placed on the SDP. In addition, a statement that private roads and sidewalks that are integral to overall circulation and operate in a quasi-public manner be specified on the site development plans as such.

## **Sheet 2**

7. Add the Downtown Community Commons recently approved in Area 1 with a total amount of 20,000 SF (SDP-15-068).

### **Plan sheets (Sheets 3-7)**

8. **North-South Connector/Jug handle:** It is understood the final alignment of the connection of the North-South Connector with Broken Land Parkway and the associated jug-handle requires additional coordination with MDSHA and the County. To our understanding, this coordination has not yet commenced. It is requested that an approximate configuration be shown on the FDP at this time. An amendment to this FDP will be required to show the final design extents at a future date.
9. **OOT – Comments:** Please refer to earlier comments sent by the Office of Transportation on May 6, 2016 regarding the accommodation/reservation for BRT routes along the North-South Connector. It is strongly encouraged that some or accommodations be provided at this time if possible to avoid future amendments to the FDP. If can't be shown know, a note on the plan sheets must be added stating that future BRT reservation areas are to be considered with future FDP amendments and/or final plans.
10. REPEAT ADVISORY - Please continue to coordinate with the County Administration, DPZ, DPW and the library system regarding the proposed location and parcel size for a future new library. Be advised that if the size or shape of a parcel changes to meet a revised location and parameters of a library, then an amendment to the FDP will likely be required if parcel lines or R-O-W lines significantly change.
11. Please add the Environmental Restoration Boundary line to the legend for Sheets 5-9 where the boundaries in accordance with F-15-106 are delineated.
12. Begin Note 11 on Sheet 4 with the following phrase, "To address Affordable Housing...". Update the note so that the DRRA will govern affordable housing should it be approved. As currently written, it could be understood that there is an option to use the existing CEPPAs or the DRRA.

JMF

**DEPARTMENT OF PLANNING AND ZONING  
DEVELOPMENT ENGINEERING DIVISION**

**August 22, 2016**

**TO: Kent Sheubrooks, Chief  
Division of Land Development**

**FROM: Chad Edmondson, Chief  
Development Engineering Division**

**Project Engineer \_\_\_\_\_ Heather Pandullo**

**RE: Comments File no. \_\_\_\_\_ FDP-DC-CRESCENT-1A**

**\_\_\_\_\_ CRESCENT NEIGHBORHOOD PHASE I  
\_\_\_\_\_**

**Approved** subject to the following comments:

**DED Comments: See Below**

**Traffic Comments: See Below**

**DED Comments:**

**Final Development Plan:**

1. Sheet 1 – Please revise the development chart per the August 9, 2016 email from Ruth Hoang of Howard Hughes.
2. Sheet 6 - As discussed please provide the ROW for the North/South Connector dashed in for conceptual purposes along with the following notes:
  - a. Right of way for the north/south connector is shown for illustrative purposes and is conceptual. Ultimate right of way and road design shall require an amended FDP prior to being shown on the final road plans and be subject to agreement with the State Highway Administration.
  - b. The timing for construction of the north/south connector will be determined by future plan approvals and conditions including future traffic impact analyses at the time of Site Development Plan based upon final uses and trip generation.

**Traffic Engineering Comments:**

**Traffic Engineering and DED forwarded comments regarding the Traffic Study on August 16, 2016 to Wells and Associates. Wells and Associates responded via email on August 18, 2016. At this time we are satisfied with the responses to the comments. Please be advised that further traffic studies will be reviewed with all future Site Development Plans.**

**Final Development Plan**

- Please include a note that the developer is responsible for costs associated with the design, land acquisition and construction of all roadway improvements including traffic signalization improvements.
- Please show the future ROW for the North-South Connector and associated jug handle based on the 2011 feasibility study conducted by Howard Hughes, even if it to be built as part of Phase 3.



**Attachment B  
CEPPA Status Summary  
FDP-DC-Crescent-1A**

| <b>PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN</b>                               |  |  |
|--|--|--|
| 1  | HHC completed at its expense an environmental assessment of the three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaqundi located upstream of the Merriweather & Crescent Environmental Enhancements Study area.   | Complete   |
| 2  | HHC will commission at HHC's expense (i) the preparation of the Land Framework component of the Downtown Columbia Sustainability Program and (ii) a detailed outline for the Community Framework component of the Sustainability Program.  | Complete   |
| 3  | HHC will commission at HHC's expense in consultation with Howard County a study evaluating a new Downtown Columbia Route 29 interchange between Route 175 and Broken Land Parkway and options for a connection over Route 29 connecting Downtown Columbia to Oakland Mills, including potential bicycle, transit and multimodal improvements.  | Complete   |
| 4  | HHC will prepare at its expense Downtown-wide Design Guidelines.   | Complete   |
| <b>PRIOR TO APPROVAL OF THE FIRST FINAL DEVELOPMENT PLAN</b>                                 |  |  |
| 5  | HHC will commission at HHC's expense and in consultation with Howard County one or more feasibility studies for the following: (i) a new Broken Land Parkway/Route 29 north/south collector road connection to Little Patuxent Parkway and (ii) a new Downtown transit center and Downtown Circulator Shuttle.   | Complete   |
| 6  | HHC and Howard County will jointly determine the functions, organizational structure, implementation phasing schedule consistent with the redevelopment phasing schedule, potential funding sources and projected funding needs of the Downtown Columbia Partnership, prior to HHC's establishment of this Partnership. As such, at least fifty percent (50%) of the revenue collected pursuant to CEPPA No. 25 shall be utilized for the implementation of transportation initiatives in the shuttle feasibility study or other direct transit services downtown. | Complete   |
| <b>PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN</b>                                  |  |  |
| 7  | HHC will submit a phasing schedule for implementation of the restoration work on HHC's property and a Site Development Plan for the first phase of the environmental restoration work as described in CEPPA No. 15.  | Complete   |
| 8  | HHC, in collaboration with the County, will establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion's revitalization in accordance with this Plan and the development of Downtown Columbia as an artistic and cultural center.  | Complete   |
| <b>PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT</b>  |  |  |
| 9  | To facilitate the renovation of the Banneker Fire Station, HHC and the County shall cooperate to identify a site for the development of a temporary fire station while the Banneker Fire station is being renovated.   | Complete   |
| <b>UPON ISSUANCE OF THE FIRST BUILDING PERMIT</b>  |  |  |
| 10   | HHC shall contribute \$1.5 million in initial funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.   | Complete   |
| <b>UPON ISSUANCE OF THE BUILDING PERMIT FOR THE 400<sup>th</sup> RESIDENTIAL UNIT</b>        |  |  |
| 11   | HHC shall contribute \$1.5 million in additional funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.  | Complete   |
| <b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000<sup>th</sup> SF OF DEVELOPMENT</b> |  |  |
| 12   | HHC will complete at its expense the pedestrian and bicycle pathway from the Howard County General Hospital to Blandair Park. In addition, HHC along with the County and community will develop a scope of work for renovation of the existing Route 29 pedestrian bridge. HHC will contribute up to \$500,000 towards the implementation of the selected improvements.  | <b>Completed by Bond per Alternative Compliance approved on 8/20/15; pathway</b> |

|   |  |  |
|---|--|--|
|   |  | <b>construction in progress</b>  |
| 13  | HHC will enter into and record in the land records of Howard County, Maryland, a declaration of restrictive covenants that shall prohibit the demolition or major exterior alteration of the former Rouse Company Headquarters building.   | Complete   |
| <b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000<sup>th</sup> SF OF DEVELOPMENT</b>        |  |  |
| 14  | HHC in cooperation with Howard Transit shall identify a location in Downtown Columbia for a new Howard County Transit Center and shall provide a location either by fee transfer at no cost or a long-term lease for a nominal sum subject to all applicable laws and regulations.   | <b>PENDING – no site identified to date</b>  |
| 15  | HHC will complete environmental restoration projects in the Merriweather-Symphony Woods and Crescent areas.  | <b>PENDING – Revised timing approved with FDP-DC-Crescent-1 to time completion of sections of environmental restoration with grading of development areas in the Crescent. Neighborhood. Restoration Plans have been approved with F-15-106.</b> |
| 16  | HHC will complete Phase I of the Merriweather Post Pavilion redevelopment program.   | <b>Complete</b>  |
| <b>PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375<sup>th</sup> NEW RESIDENTIAL UNIT</b> |  |  |
| 17  | HHC shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.  | <b>PENDING</b>   |
| <b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000<sup>th</sup> SF OF DEVELOPMENT</b>        |  |  |
| 18  | HHC will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway.   | <b>PENDING</b>   |
| 19  | HHC will construct at its expense the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade.  | <b>PENDING</b>   |
| 20  | HHC will complete Phase II of Merriweather Post Pavilion redevelopment program.  | <b>PENDING – under construction</b>  |
| <b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000<sup>th</sup> SF OF DEVELOPMENT</b>        |  |  |
| 21  | HHC will complete Phase III of Merriweather Post Pavilion redevelopment program.   | <b>PENDING</b>   |
| 22  | At least one Downtown Neighborhood Square shall be completed and deeded to Howard County for public land.  | <b>PENDING</b>   |
| <b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000<sup>th</sup> SF OF DEVELOPMENT</b>        |  |  |
| 23  | HHC will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.   | <b>PENDING</b>   |
| 24  | Transfer of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero dollar consideration.  | <b>PENDING</b>   |
| <b>PRIOR TO THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN</b>   |  |  |
| 25  | Each owner of property developed with commercial uses shall pay an annual fee of twenty-five cents (\$0.25) per square foot of Gross Leasable Area for office and retail uses and twenty-five cents (\$0.25) per square foot of net floor area for hotels to the Downtown Columbia Partnership.  | On-going   |
| <b>UPON ISSUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS</b>                  |  |  |
| 26  | To fulfill an affordable housing obligation, each developer will pay a per unit fee to the DCCHF in the following amounts: \$2,000/unit for each unit up to and including the 1,500th unit; \$7,000/unit for each unit between the 1,501th unit up to and including the 3,500th unit; \$9,000/unit for each unit between the 3,501st unit up to and including the 5,500th unit.  | On-going   |
| <b>ADDITIONAL CEPPA CONTRIBUTION</b>  |  |  |
| 27  | Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall provide an annual payment to the DCCHF in the amount of five cents (\$0.05) per square foot of Gross Leasable Area for office and retail uses, and five cents (\$0.05) per square foot of net floor area for hotels. The payment will be made annually by the property owner, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the property. The amount of the charge will be subject to annual adjustment based on a builder's index, land value, or other index provided in the implementing legislation. | On-going   |

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**Attachment 'C'**  
**Relevant Definitions Relating to Downtown Columbia Revitalization**  
**For FDP-DC-Crescent-1A**  
**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.***

The Stables Building  
 2081 Clipper Park Road  
 Baltimore, MD 21211  
 410.554.0156  
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Date: March 15, 2016 (Revised July 29, 2016)

To: Valdis Lazdins, Director, Howard County Department of Planning and Zoning

From: Jennifer Zielinski Missett, PE

**Re: Downtown Columbia – The Crescent Environmental Restoration Status**

This memorandum provides an update on environmental restoration status and phasing in the Crescent in Downtown Columbia since 2015. The *Downtown Columbia Environmental Restoration Phasing 2015 & 2016 Comparison* (Attachment A) provides a visual comparison of the 2015 submission to the current (2016) restoration plans.

Modifications since 2015 include shifts in the type of restoration proposed in sites 3, 5, 6 and 7; an increase in restoration proposed in site 4; and the addition of restoration proposed for Symphony Stream Site 5 (SS-S5). A summary of status and any changes in restoration for each site is provided in Table 1. Table 2 summarizes the total restoration area for Sites 1 through 7, plus SS-S5, based on 2016 information.

**Table 1. Restoration Site Status and Phasing Schedule**

| Area  | Changes from 2015  | Status  | Trigger*  |
|---|--|---|---|
| 1   | None.  | Complete.   |   |
| 2   | None.  | Complete.   |   |
| 3   | Reduction in reforestation (-0.8 acres) and increase in forest restoration (+0.8 acres) due to refinements during the design process.              | Under final review by County agencies.  | Prior to issuance of use and occupancy certificate for building in Area 3       |
| 4   | Increase in reforestation (+0.2 acres) due to modifications to the development area 3 boundary.  | Planning/design TBD.  | Prior to issuance of use and occupancy certificate for building in Area 3       |
| 5   | Increase in reforestation (+0.2 acres) and reduction in forest restoration (-0.1 acres) due to refinements during the design process.              | Under final review by County agencies.  | Prior to issuance of use and occupancy certificate for building in Area 1 and 2 |
| 6   | Increase in reforestation (+0.8 acres) and reduction in forest restoration (-0.8 acres) due to refinements during the design process.              | Under final review by County agencies.  | Prior to issuance of use and occupancy certificate for building in Area 1 and 2 |
| 7   | Increase in reforestation (+1.0 acres) and reduction in forest restoration (-1.0 acres) due to modifications to development limits of disturbance. | Planning/design TBD.  | Prior to issuance of use and occupancy certificate for building in Area 3       |
| SS-S5   | Stream restoration and forest restoration added.   | Submitted for federal and state agencies review in March 2016. SDP to be submitted to Howard County in fall 2016. | Prior to issuance of use and occupancy certificate for building in Area 3       |
| *See Neighborhood Implementation Plan for the location of development areas 1, 2 and 3. |  |   |   |

**Table 2. Total Downtown Columbia 2016 Restoration Areas**

| <b>Sites 1 through 7</b> | <b>Total Area (acres)</b> | <b>Total Length (feet)</b> |
|--------------------------|---------------------------|----------------------------|
| Reforestation            | 10.3                      |                            |
| Forest Restoration       | 18.7                      |                            |
| Wetland Enhancement      | 4.0                       |                            |
| Wetland Creation         | 1.4                       |                            |
| Stream Restoration       |                           | 3,590                      |

| <b>SS-S5<br/>Sites 1 through 7</b> | <b>Total Area (acres)</b> | <b>Total Length (feet)</b> |
|------------------------------------|---------------------------|----------------------------|
| Reforestation                      | 10.3                      |                            |
| Forest Restoration                 | 18.7                      |                            |
| Wetland Enhancement                | 4.0                       |                            |
| Wetland Creation                   | 1.4                       |                            |



**Attachment A. Downtown Columbia Environmental Restoration  
Phasing 2015 & 2016 Comparison  
(Biohabitats memo attachment)**



**LEGEND**

- EXISTING BASE
- RESTORATION SITES 2015
- RESTORATION SITES 2016
- WATER
- REFORESTATION REMOVAL
- REFORESTATION ADDITION
- FOREST RESTORATION
- REFORESTATION
- WETLAND CREATION
- EXISTING WETLAND ENHANCEMENT

**DOWNTOWN COLUMBIA**

DATE:  
07/29/16

*Howard Hughes*  
THE HOWARD HUGHES CORPORATION  
10480 LITTLE PATUCKENT PARKWAY, SUITE 400  
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*Restores the Earth • Inspires Ecological Sensibility*

**DOWNTOWN COLUMBIA ENVIRONMENTAL RESTORATION PHASING 2015 & 2016 COMPARISON**

| RESTORATION SITE                   | REFORESTATION |             | FOREST RESTORATION |              | WETLAND ENHANCEMENT |            | WETLAND CREATION |            | RESTORATION TOTAL |             |
|------------------------------------|---------------|-------------|--------------------|--------------|---------------------|------------|------------------|------------|-------------------|-------------|
|                                    | 2015          | 2016        | 2015               | 2016         | 2015                | 2016       | 2015             | 2016       | 2015              | 2016        |
| Site #1                            | 0.5           | 0.5         | 7.4                | 7.4          | -                   | -          | -                | -          | 8.0               | 8.0         |
| Site #2                            | 3.9           | 3.9         | 5.6                | 5.6          | 0.8                 | 0.8        | -                | -          | 10.3              | 10.3        |
| Site #3                            | 0.8           | -           | 2.9                | 3.6          | 1.9                 | 2.0        | 0.3              | 0.3        | 5.9               | 5.9         |
| Site #4                            | 1.0           | 1.2         | 1.0                | 1.0          | -                   | -          | -                | -          | 2.1               | 2.3         |
| Site #5                            | 1.3           | 1.5         | 0.5                | 0.4          | 1.0                 | 1.0        | 1.0              | 1.0        | 3.9               | 3.9         |
| Site #6                            | 0.4           | 1.1         | 1.4                | 0.6          | 0.3                 | 0.3        | 0.0              | 0.0        | 2.1               | 2.1         |
| Site #7                            | 1.0           | 2.0         | 1.0                | -            | -                   | -          | 0.0              | 0.0        | 2.1               | 2.1         |
| <b>Sub-total</b>                   | <b>8.9</b>    | <b>10.3</b> | <b>19.9</b>        | <b>18.7</b>  | <b>4.0</b>          | <b>4.0</b> | <b>1.4</b>       | <b>1.4</b> | <b>34.2</b>       | <b>34.5</b> |
| <b>DIFFERENCE (Current - 2015)</b> |               | <b>1.4</b>  |                    | <b>(1.2)</b> |                     | <b>0.1</b> |                  | <b>-</b>   |                   | <b>0.3</b>  |
| SS-SS                              | -             | -           | -                  | 2.4          | -                   | -          | -                | -          | -                 | -           |

PROJECT NO.: 13020.07    SCALE: 1 in = 400 ft

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