



**TECHNICAL STAFF REPORT**

**Planning Board Hearing January 19, 2017**

Julia Boone, Staff Planner | Phone: (410) 313-4342 | Email: jboone@howardcountymd.gov

**Case No./Petitioner:** PB 427 – Downtown Columbia, Crescent Neighborhood, Phase 2 – New Cultural Center (FDP-DC-Crescent-2)  
Harold Orenstein, Toby’s General Partnership

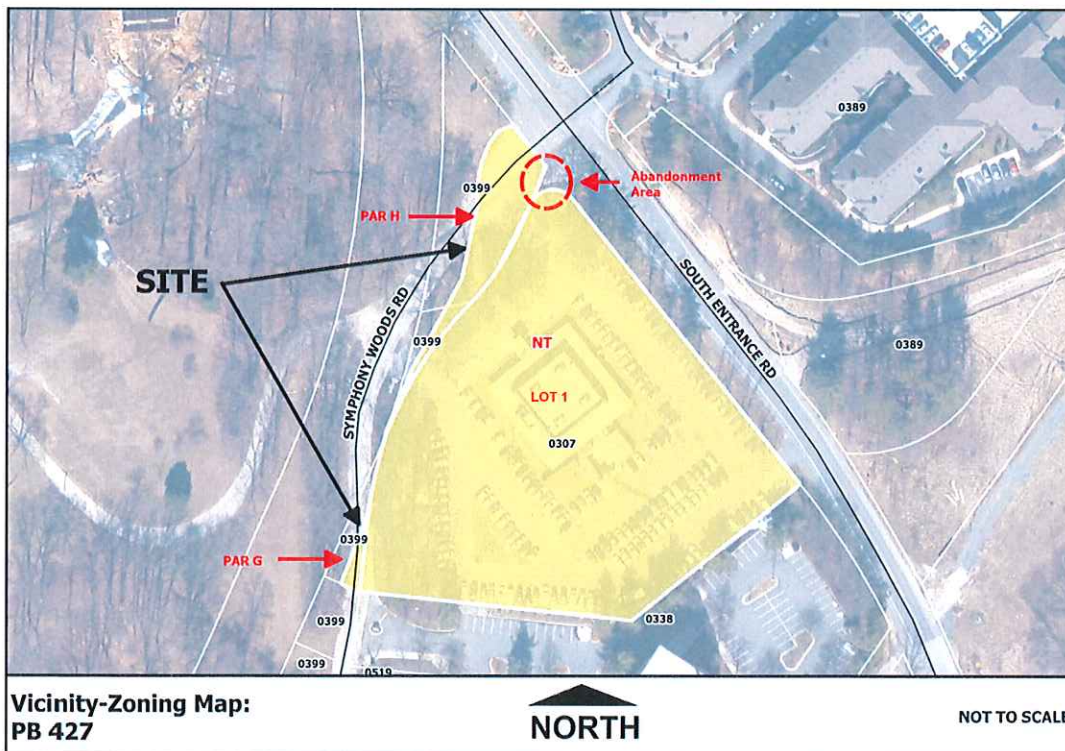
**Request:** For the Planning Board to approve the Final Development Plan (FDP), Neighborhood Concept Plan, Neighborhood Design Guidelines, and Neighborhood Implementation Plan for Crescent 2. The 2.89 acre Downtown Mixed Use Area proposes 202 residences and 112,346 SF of Cultural and Community Uses.

**Location:** Properties are at the intersection of South Entrance Road and Symphony Woods Road.

- Columbia Town Center, Section 5, Area 1, Lot 1 (Tax Map 36, Grid 1, Parcel 307), New Town – Employment Center Commercial Use, FDP-52.
- Downtown Columbia, Crescent Neighborhood, Parcels G & H (Tax Map 36, Grid 1, Parcel 399), Downtown Mixed Use Area, FDP-DC-Crescent-1A.
- South Entrance Road right-of-way to be acquired.

**Recommendation:** The Department of Planning and Zoning recommends approving:

- A. Crescent Neighborhood Concept Plan submitted with FDP-DC-Crescent-2;
- B. Crescent Neighborhood Specific Design Guidelines submitted with FDP-DC-Crescent-2;
- C. Crescent Neighborhood Specific Implementation Plan submitted with FDP-DC-Crescent-2; and
- D. Final Development Plan, FDP-DC-Crescent-2, Crescent Phase 2.





**Vicinal Properties:** The property is surrounded by the following:

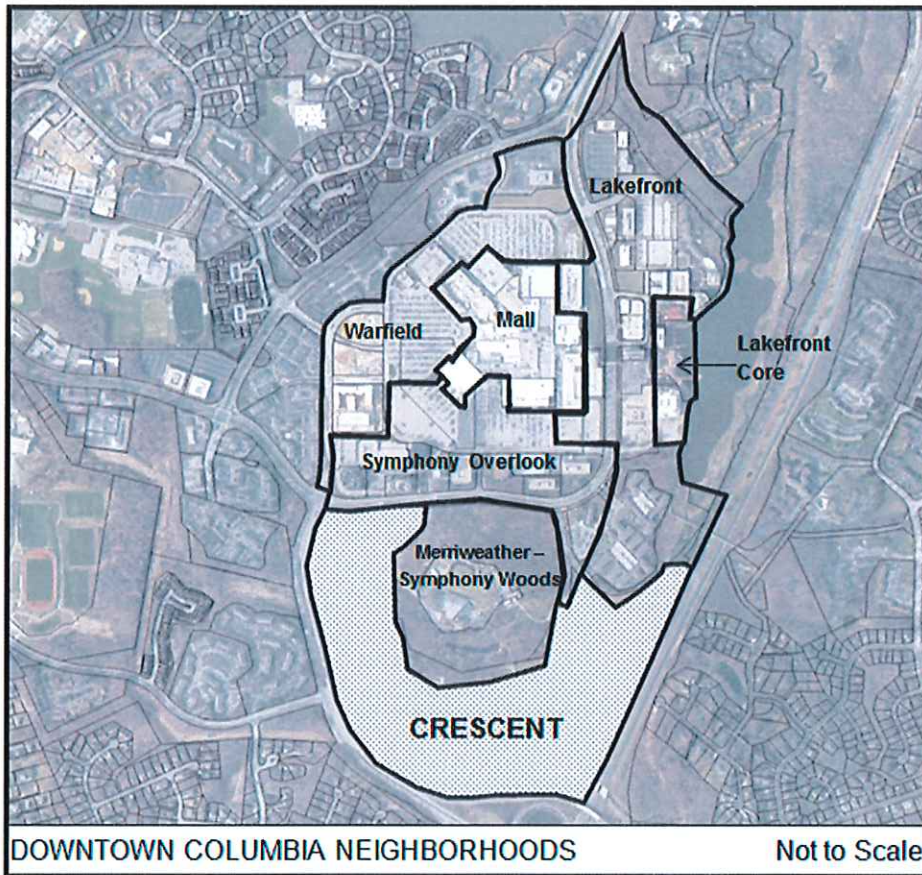
**North** – Intersection of South Entrance Road and Symphony Woods Road (Central Branch Library north of intersection).

**East** – South Entrance Road (Gables Residential Apartments at Columbia Town Center across South Entrance Road).

**South** – Symphony Woods Office Center.

**West** – Symphony Woods Road (private road). Merriweather Post Pavilion and Merriweather Park at Symphony Woods are across Symphony Woods Road.

**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. The Crescent Neighborhood surrounds Merriweather Post Pavilion and Symphony Woods on the east, west and south sides.



I. **General Comments**

A. **Relevant Site History**

FDP Parcel S includes previously recorded Parcels G & H (Plat #24004), 2.559 acres of Lot 1 (Tax Map 36, Parcel 307) and the right of way (ROW) abandonment area identified on Page 1. FDP Parcel T is 0.03 acres of Lot 1 (Tax Map 36, Parcel 307) slated for future road improvements and frontage.

Existing uses of the subject properties are:

- Lot 1, Columbia Town Center, Section 5, Area 1 (Tax Map 36, Parcel 307); 2.589 acres – Toby's Dinner Theatre and surface parking.
- Parcels G & H, Downtown Columbia, Crescent Neighborhood, Phase 1/1A; 0.288 acres – A portion of Symphony Woods Road to be abandoned. Access will be provided by the future North-South Connector (Road D) as depicted on FDP-DC-Crescent-1A. Parcels G & H will be merged with Lot 1.
- South Entrance Road ROW abandonment area; 376 SF – will be acquired by Petitioner from County.

**B. Legal Notice** – The property was properly posted and advertised, as verified by DPZ.

**C. Regulatory Compliance** – FDPs for Downtown Revitalization are subject to the following and are incorporated into the record:

- (1) Downtown Columbia Plan, Council Bill No. 58-2009, approved amendment to the Howard County General Plan.
- (2) Zoning Regulations, Council Bill No. 59-2009, approved amendment to the Zoning Regulations.
- (3) Downtown-Wide Design Guidelines, Council Resolution No. 138-2010.
- (4) Adequate Public Facilities Act, Council Bill No. 47-2010, approved amendment for Downtown Columbia.
- (5) Sign Ordinance, Council Bill No. 56-2010, approved amendment for Downtown Columbia.
- (6) Affordable Housing, Council Bill No. 52-2016, approved amendment for Downtown Columbia.
- (7) Petitioner met pre-submission requirements:
  - i. A Pre-Submission Community Meeting was held on March 26, 2016.
  - ii. The Neighborhood Specific Design Guidelines were reviewed by Design Advisory Panel (DAP) on June 22, 2016. The Planning Board may consider DAP's recommendation in making a final decision on Neighborhood Design Guidelines. See Attachment C for DAP recommendation.

#### **D. Definitions**

- (1) **Downtown Columbia Definitions:** See Attachment A for Downtown Columbia revitalization definitions as excerpted from Section 103.A.38-60 of the Zoning Regulations.
- (2) **Neighborhood Documents:** The Neighborhood Concept Plan, Neighborhood Specific Design Guidelines and Neighborhood Specific Implementation Plan may be referred collectively as "Neighborhood Documents" in this report.
- (3) **Exhibits:** Street and Block, Neighborhoods, Maximum Building Heights, Open Space Preservation, and Bicycle and Pedestrian Plans and Primary Amenity Space, and Street Framework Diagrams may be referred collectively as "Exhibits" in this report.
- (4) **Petition Purpose:** An FDP identifies:
  - i. Existing conditions;
  - ii. Proposed land uses;
  - iii. Downtown Community Commons location;
  - iv. Other information on how the development complies with Downtown Revitalization.

**II. FDP Proposal and Neighborhood Documents Description-** FDP's require Neighborhood Documents to evaluate the initial FDP and provide guidance for future FDP petitions. They are only binding on properties included in the FDP.

- A. **Neighborhood Concept Plan** – Includes the entire Crescent Neighborhood and layout for public and private streets, blocks, maximum building heights, and Downtown Community Commons. The Concept Plan largely mimics the previously approved Crescent Neighborhood Concept Plan (Plat Nos. 23397-23402). Modifications include adding Area C7.1 and C7.2, South Entrance Road, and revising secondary amenity space.
- B. **FDP** -- Proposes demolition of the existing Toby's Dinner Theatre and construction of a new 342,402 SF signature building. New improvements include 112,346 SF Cultural and Community Use space for performance (two black box theaters and dinner theater), visual arts, studio, gallery and classroom uses, 202 residences including approximately 100 affordable units, and structured parking. No new public roads are proposed.

DEVELOPMENT CHART												
PARCEL			Uses									
			Retail/ Restaurant (SF)	Office (SF)	Cultural/ Community (SF)	Hotel		Residential		Total Development (GFA In SF)		
Parcel	Area (SF)	Area (Acre)				Rooms	GFA (SF)	DU	GFA (SF)	Demolition <sup>3</sup>	New <sup>5</sup>	Net New <sup>5</sup>
S <sup>1</sup>	124,365	2.86	0	0	112,346	0	0	202	211,591	11,000	342,402	331,402
T <sup>2</sup>	1,255	0.03	0	0	0	0	0	0	0	0	0	0
<b>Crescent PHASE 2 Total<sup>4</sup> This FDP</b>	<b>125,620</b>	<b>2.89</b>	<b>0</b>	<b>0</b>	<b>112,346</b>	<b>0</b>	<b>0</b>	<b>202</b>	<b>211,591</b>	<b>11,000</b>	<b>342,402</b>	<b>331,402</b>

(1) INCLUDES 376 SF "ABANDONMENT AREA" WHICH WILL REQUIRE A FORMAL ABANDONMENT PROCESS THROUGH HOWARD COUNTY DPW.  
 (2) NO USES ARE ANTICIPATED FOR PARCEL T. THIS PARCEL IS ANTICIPATED TO PROVIDE POSSIBLE FUTURE ROAD IMPROVEMENTS AND TO POSSIBLY PROVIDE FUTURE ROAD FRONTAGE FOR EXISTING PARCELS.  
 (3) SEE DEMOLITION CHART FOR USE BREAKDOWN.  
 (4) SEE NOTE #9 ON SHEET 3 FOR SECONDARY AMENITY OPEN SPACE REQUIREMENTS.  
 (5) INCLUDES 18,465 SF OF SERVICE AREA IN PARCEL S

5% of the FDP area or 5,653 SF Downtown Community Commons is required. Secondary Amenity Space is provided by a 5,846 SF Shared Use Path (SUP) along South Entrance Road and FDP Parcel T. Potential indoor and rooftop amenity spaces may be provided. The final location, configuration, size, design and character of amenity spaces will be shown on the future Site Development Plan (SDP).

POTENTIAL NEW SECONDARY AMENITY SPACES CHART **		
KEY	AMENITY DESCRIPTION	AREA
a.	APPROX. SHARED USE PATH (PAR. T)	940 SF
b.	APPROX. SHARED USE PATH (PAR. S)	4,906 SF

A Common Access Easement (CAE) located along the southern property boundary is for future construction and maintenance of a pedestrian/bicycle path.

- C. **Crescent Neighborhood Specific Design Guidelines** –The Guidelines largely mimic the previously approved Crescent Neighborhood Design Guidelines (Liber 16305 Folio 415 thru Liber 16306 Folio 150). See Attachment D for modifications.
- D. **Crescent Neighborhood Specific Implementation Plan** – An implementation schedule for the improvements proposed with this FDP and how the Neighborhood *may* build out in future phases. It must conform to the Downtown Revitalization Phasing Plan and the Public Amenities Implementation Chart of the Downtown Columbia Plan, and address the balance of uses in each implementation phase, phasing of Downtown Mixed-Use Development, the phasing of the required Downtown Community Commons Spaces, and the phasing of infrastructure improvements for transportation and circulation, public water, and sewer. The Plan also addresses how the proposal will meet any required Community Enhancements, Programs and Public Amenities (CEPPA) requirements. When evaluating the balance of uses, the existing surrounding uses and the goals for the neighborhood as outlined in the Downtown Columbia Plan are taken into account. This implementation plan largely mimics the previously approved Crescent Neighborhood Implementation Plan (Liber 16306 Folio 151-192). See Attachment E for modifications.



**E. Conformance Summary** – FDP and Neighborhood Documents conform to the Downtown Columbia Plan, Section 125.A.2 of the Howard County Zoning Regulations.

Conformance with the Downtown Columbia Plan	Neighborhood Concept Plan	Neighborhood Specific Design Guidelines	Neighborhood Implementation Document	Final Development Plan
Policies;	X	X	X	X
Timing and implementation of the plan;	X	NA	X	X
Timing of development;	NA	NA	X	X
Development patterns;	X	X	X	X
Land uses; and	X	X	X	X
Densities and intensities	X	X	X	X

**III. Planning Board Criteria** – FDP and Neighborhood Documents comply with 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 changes 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, maximum building heights for Downtown Revitalization shall not exceed twenty stories;**

The proposed Neighborhood Documents conform to the approved Crescent Neighborhood Documents, which conform to the Downtown Columbia Plan, its Exhibits, and Downtown-Wide Design Guidelines. Modifications are not contrary to the policies, timing and implementation of the plan, timing of development, development patterns, land uses or densities and intensities, as described in the Downtown Columbia Plan. Modifications are listed below:

**Modifications to the Neighborhood Concept Plan:**

- Street and Block Plan (Exhibit C) and Street Framework Plan (Exhibit H): South Entrance Road is designated as a local road (Street Type 3) and will comply with the Crescent Design Guidelines for streetscape and pedestrian connection.

**Modifications to the Crescent Neighborhood Design Guidelines:**

- Add the South Entrance Road as a local street (Street Type 3), and
- Define indoor and rooftop spaces as potential amenity areas.

The proposed changes discussed above are not detrimental to overall design concept and phasing for Downtown Revitalization and do not cause non-conformance with the required documents. The detail provided in the Crescent Specific Design Guidelines further the goals of the Downtown Columbia Plan and Downtown-Wide Design Guidelines.

**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;**

FDP-DC-Crescent-1 established Neighborhood Design Guidelines for urban design, street design and framework, Downtown Community Commons and Downtown parkland, architectural design, green building and site design, pedestrian and bicycle circulation, and signage. This FDP proposes minor

revisions to the approved Crescent Neighborhood Design Guidelines. See Attachment D for modifications.

The Planning Board may consider the DAP recommendation when evaluating the Design Guidelines. See Attachment C. *\*Note – The DAP endorsed Exhibits have been revised to show the SUP along South Entrance Road and the CAE along the southern property boundary, as requested by the Subdivision Review Committee. DPZ determined further review by DAP was not required. Final modifications must be approved by the Planning Board.*

- 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 changes 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, maximum building heights for Downtown Revitalization shall not exceed twenty stories;**

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

The FDP and Neighborhood Documents (as described in Criterion A. above) generally provide the same land use, pedestrian and bicycle circulation, block and street design, right-of-way types, and building heights in conformance with the Downtown-wide Design Guidelines and the Downtown Columbia General Plan. Development details will be further evaluated at SDP.

**2) Revitalization Phasing Plan:**

The single-block development in this FDP will likely occur in Phase 1 of the Downtown Revitalization Phasing Progression. Since phasing is based on the issuance of building permits, conformance with the Revitalization Plan will be tracked with the SDP.

**3) CEPPA Implementation Chart:**

CEPPAs cannot be triggered by the development of Downtown Arts, Cultural and Community Uses or residential developments with at least 40% affordable housing units. See Attachment B for CEPPA status.

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

This is a single-phase development that provides a mix of cultural and community uses and residences.

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

Approximately 100 affordable housing units will be provided in accordance with CB52-2016.

- 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;**

A Shared Use Path (SUP) along the North-South Connector and South Entrance Road will connect to Crescent West, Merriweather-Symphony Woods, the Downtown Columbia SUP, and the Patuxent Branch Trail. The CAE located along the southern property boundary will provide future construction and

maintenance of a pedestrian/bicycle path, if needed.

- 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;**

A stream and 100-year floodplain are located along the western edge of the existing development. A new culvert, designed to accommodate a 100-year storm, will divert the stream and floodplain off-site. The Little Patuxent River floodplain, located on the southeast corner of the site, will be filled and realigned off-site. These features are already disturbed by existing site improvements; continued disturbance requires Alternative Compliance to the Subdivision and Land Development Regulations and permits from Maryland Department of the Environment (MDE) and US Army Corps of Engineers prior to SDP approval. SUP's provide connection to open space in Crescent West, Merriweather-Symphony Woods, and the Lakefront.

- 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;**

The Downtown Community Common requirement for Parcels G & H has been satisfied with FDP-DC-Crescent-1. The 5% requirement for Lot 1 and the abandonment area is satisfied with this FDP by providing a 5,846 SF SUP on FDP Parcel T and along South Entrance Road. Potential indoor and rooftop amenity space may also be provided. The final location, configuration, size, design and character of the secondary amenity space will be determined at SDP. No primary amenity space is provided.

- 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:**
- i. 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;**
  - ii. The size of buildings along the edges of the plan area through limits on building height or other requirements;**
  - iii. The use and design of nearby properties and**
  - iv. The adopted Downtown Columbia Plan recommendations for height, building massing and scale, and neighborhood connectivity;**

The site will remain as a cultural and community use and will now include residential dwellings. The development remains in harmony with the existing Merriweather-Symphony Woods, Symphony Woods Office Park, Town Center Apartments, and Central Library.

Limited landscaping features exist. The majority of the site is impervious. Building heights, massing and scale, and neighborhood connectivity conforms to the Downtown Columbia Plan.

- J. The development proposed by Final Development Plan is served by adequate public facilities, including any proposed mitigation or development staging in accordance with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code).**

Housing and Schools – 209 tentative housing allocations are granted for Allocation Year 2019 and schools have passed in the Columbia West School Region (Running Brook Elementary and Wilde Lake Middle). \*Note – The FDP originally proposed 209 residential units. The 7 surplus units will be forfeited upon recordation of the FDP.

Transportation – No new roads will be constructed with the FDP. The North-South Connector from the South Entrance Road to Merriweather Drive will be constructed with F-16-114, which will be approved prior to approval of New Cultural Center SDP. South Entrance Road exists, but is now established as Street Type 3 in the Neighborhood Street Framework Plan. The Traffic Study met APFO requirements as part of the FDP review and will be further reviewed with the SDP.



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

Redevelopment of the site and construction of the North-South Connector will impact the environmental features that have been previously disturbed by existing development. The North-South Connector was approved with FDP-DC-Crescent-1/1A and will be constructed with F-16-114. Environmental restoration has been approved with FDP-DC-Crescent-1/1A. Approvals will be obtained by MDE.

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

Although no historic or culturally significant uses or structures exist, the Downtown Columbia Plan recognizes Toby's Dinner Theatre as a performing arts center that provides cultural history to Columbia. The New Cultural Center will replace and enhance the cultural and community uses for Downtown Columbia.

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

Art will be provided equivalent to 1% of the construction cost of the residences only, or a fee-in-lieu will be paid. New cultural facilities are not subject to the requirement.

**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.**

Common or quasi-public amenity use will be held, owned, and maintained by the property owner, except a separate maintenance agreement may be entered into for the SUP that traverses the property.

**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.**

CEPPA payments are not required for Downtown Arts, Cultural and Community Uses and CEPPA #26 was removed by passage of CB-52-2016. The petitioner intends to participate with the Downtown Partnership to provide input for cultural opportunities Downtown.

**SRC Action:** The Subdivision Review Committee determined the plan and documents can be approved.

**Recommendation:** DPZ recommends approving the FDP and Neighborhood Documents for FDP-DC-Crescent-2.

  
\_\_\_\_\_  
Valdis Lazdins, Director  
Department of Planning and Zoning

1-5-17  
Date

The 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**  
**Downtown Columbia Revitalization Definitions**  
**(Excerpted from Section 103.0.A. of the Zoning Regulations)**

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 Zoning 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 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 125.0.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 125.0.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 125.0 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 Specific Design Guidelines.**



**ATTACHMENT B  
CEPPA Status Summary  
FDP-DC-Crescent-2**

<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 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</b> – <i>no site identified to date</i>
15	HHC will complete environmental restoration projects in the Merriweather-Symphony Woods and Crescent areas.	<b>PENDING</b> – <i>Restoration work in Restoration Areas 1 &amp; 2 is complete. Invasive species removal is ongoing. Restoration work in Restoration Areas 3-7 and SS-S5 (off-site) to be complete prior to issuance of the 1<sup>st</sup> U&amp;O permit for Crescent Area 3. Quarterly monitoring and reporting required beginning 4/1/17.</i>
16	HHC will complete Phase I of the Merriweather Post Pavilion redevelopment program.	Complete
<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</b> – <i>under construction</i>
<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.	Complete
<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.	<b>Removed</b> – <i>Refer to CB-52-2016</i>
<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

ATTACHMENT C  
Design Advisory Panel Meeting Summary



Meeting Summary  
June 22, 2016

**Attendance**

Panel Members: Hank Alinger, Chair  
Don Taylor, Vice Chair  
Bob Gorman  
Sujit Mishra  
Julie Wilson

DPZ Staff: Randy Clay, Yvette Zhou

**Downtown Columbia Cultural Arts Center & Crescent Neighborhood Design Guidelines – #16-11**

Owner/Developer: Orchard Development Corporation

Architect & Planner: Design Collective, Inc.

1. **Call to Order** – DAP Chair Hank Alinger opened the meeting at 7:30 pm, calling for introductions of the panel, staff and project team.
2. **Review Downtown Columbia Cultural Arts Center & Crescent Neighborhood Design Guidelines- Plan #16-11**

The Downtown Columbia Revitalization process requires submitting proposed Neighborhood Specific Design Guidelines (NSDG) for review by the Design Advisory Panel (DAP) based on the Downtown-Wide Design Guidelines (DWDG). The Crescent Neighborhood Design Guidelines (CNDG) were first reviewed by the DAP in May 2014 and approved by the Planning Board in April 2015. The CNDG build upon the DWDG and further develop standards for the Crescent Neighborhood; including criteria for Urban Design, Street Design, Amenity Space, Architecture and Signage. When adopted, the CNDG fully replaced the DWDG. Although they apply to all development within the Crescent Neighborhood boundaries, the CNDG are now being modified in response to the development of a proposed cultural arts center in the Crescent's Area 7.

Mr. Scott Armiger, President of Orchard Development, stated the project's goal is to redevelop Toby's Dinner Theatre into an expanded cultural arts center on approximately 2.8 acres at the corner of Symphony Woods Road and the future North/South Connector. The project includes minor revisions to the approved CNDG for the Crescent's Area 7.

Mr. Carl Gutschick, Principal of Gutschick, Little & Weber, PA, provided an overview of the zoning process and the DAP's role. When the Crescent Neighborhood's Final Development Plan (FDP) was approved, the Toby's parcel and the neighboring office site were not included but are now. Both parcels are subject to the CNDG. Mr. Gutschick reiterated this step in the zoning process for Downtown is not for the Site Development Plan, which will come to the DAP after the FDP has been approved. The applicant will return



to the DAP for its review as required by the Site Development Plan process. The meeting is to focus on modifications to the CDNG.

Ms. Cecily Bedwell, Principal of Design Collective, presented an overview of the guidelines and modifications to the Crescent's Area 7. The CNDG include urban design, street design, amenity space, architecture and signage with an appendix on sustainability and on road/off road bicycle facilities. The northern portion of the Crescent's Area 7 is identified as a Signature Building location. Further study will be given to the area's terminating vistas and gateway thresholds in response to staff comments. The applicant is also looking into including additional requirements for rooftop amenity and interior gallery space.

DAP member Julie Wilson asked Ms. Bedwell to clarify between what the proposed changes are and what was approved. Ms. Bedwell stated the only revisions proposed are for the Crescent's Area 7 and the cultural arts center. Ms. Bedwell concluded with describing signage considerations for the area. The goal of the guidelines is to create a family of identification signs for downtown that also promote its destinations and businesses. The exact location of all signs will be determined at the SDP stage.

Mr. Alinger directed staff to present its comments. Mr. Randy Clay, DPZ, requested the DAP discuss and consider further modifications to the designation and treatment of South Entrance Road, gateways and vistas for the Crescent's Area 7 along South Entrance Road and the N/S Connector and additional criteria for building architecture given the unique program for the cultural arts center.

Mr. Alinger asked about the project's timeline. Mr. Gutschick stated the applicant desires to break ground by summer 2017 once all necessary approvals have been obtained. As for the North/South Connector, plans are being developed using the existing South Entrance Road right-of-way since the library will not be relocated in the project's projected timeframe. Ultimately, the plans call for the road to be straightened.

DAP member Bob Gorman asked if there will be modifications needed to the connector adjacent to the Toby's parcel in the future? Mr. Gutschick stated it would likely need to be modified by a few feet.

Mr. Alinger asked about the timeline for the SDP process in terms of the building? Mr. Gutschick said the SDP will need to be submitted in the fall to accommodate all the appropriate county review stages.

Ms. Wilson stated that when the building is built, it will be necessary to think about how to slow down traffic coming off Route 29 and onto South Road and into Downtown. Mr. Armiger stated a traffic study is being done to further determine designs. Mr. Gutschick added the alignment of South Entrance Road will be modified when the North/South Connector is built such that it will be interrupted so vehicles would have to stop, or at least slow down, in order to negotiate the road's on-ramp.

Mr. Gorman asked about the project's total square footage. Mr. Armiger said there will be 209 apartments, a parking garage of 650 spaces to accommodate all uses and approximately 100,000 square feet of performing and visual art space for a total of over 300,000 square feet for the project.

The DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Planning Board.

DAP member Don Taylor made the following motion:

1. "Since the proposal is minor adjustments to the Crescent Guidelines, I move that the Panel support what has been presented and accept it." Seconded by DAP member Bob Gorman

Vote: 5-0 to approve

\* *The CNDG change sheets are submitted as attachment.*

### 3. Call to Adjourn

DAP Chair Mr. Hank Alinger adjourned the meeting at 8:14 pm.

**ATTACHMENT D\***  
**Crescent Neighborhood Design Guidelines**

**\* Attachment D shall be used as a guide only. Please refer to the complete Crescent Neighborhood Design Guidelines for the official document.**

*The following are pages that have been revised from the previously recorded Guidelines (Liber 16305 Folio 415 thru Liber 16306 Folio 150) for this FDP (revisions noted in red).*



## 1.3 The Vision for Crescent

### Overview:

Located east of Broken Land Parkway, south of Little Patuxent Parkway, and west of Route 29/Columbia Pike, the Crescent Neighborhood wraps Merriweather-Symphony Woods. A primary goal for Crescent is to create a sustainable, urban live/work neighborhood overlooking Merriweather-Symphony Woods. This neighborhood will be unique to Downtown Columbia, with office, residential, and civic/cultural buildings set on the periphery within new development parcels on the high ground between lower, environmentally-sensitive areas. One of the neighborhood's greatest assets is its natural setting with preserved and enhanced woodlands and tributaries to Symphony Stream and Little Patuxent River. And, while the developed areas will be fairly dense, the park setting, the curvilinear roads, and the rolling topography will set Crescent apart from the other Downtown neighborhoods. While distinct in character compared to the other neighborhoods of Downtown, it is important that Crescent is connected to them. Building a network of new streets within Crescent utilizing Complete Street principles to promote shared use, supplementing with pedestrian and bicycle trails and paths, and incorporating appropriate signage and wayfinding is essential to strengthen connections between the Crescent development parcels and Merriweather-Symphony Woods, the Lakefront, and the other Downtown destinations. (See 3.0 Street Design and 6.0 Signage for additional information.)

A sustainable built environment will be created through the creation of mixed-use development with amenity spaces that allow residents to socialize, work, shop and play; the design of complete streets where residents can walk or bike to destinations or public transit; the design of buildings that are healthy and use natural resources more efficiently; and the creation of a healthy environment with clean water, clean air, and increased connections to the natural environment.

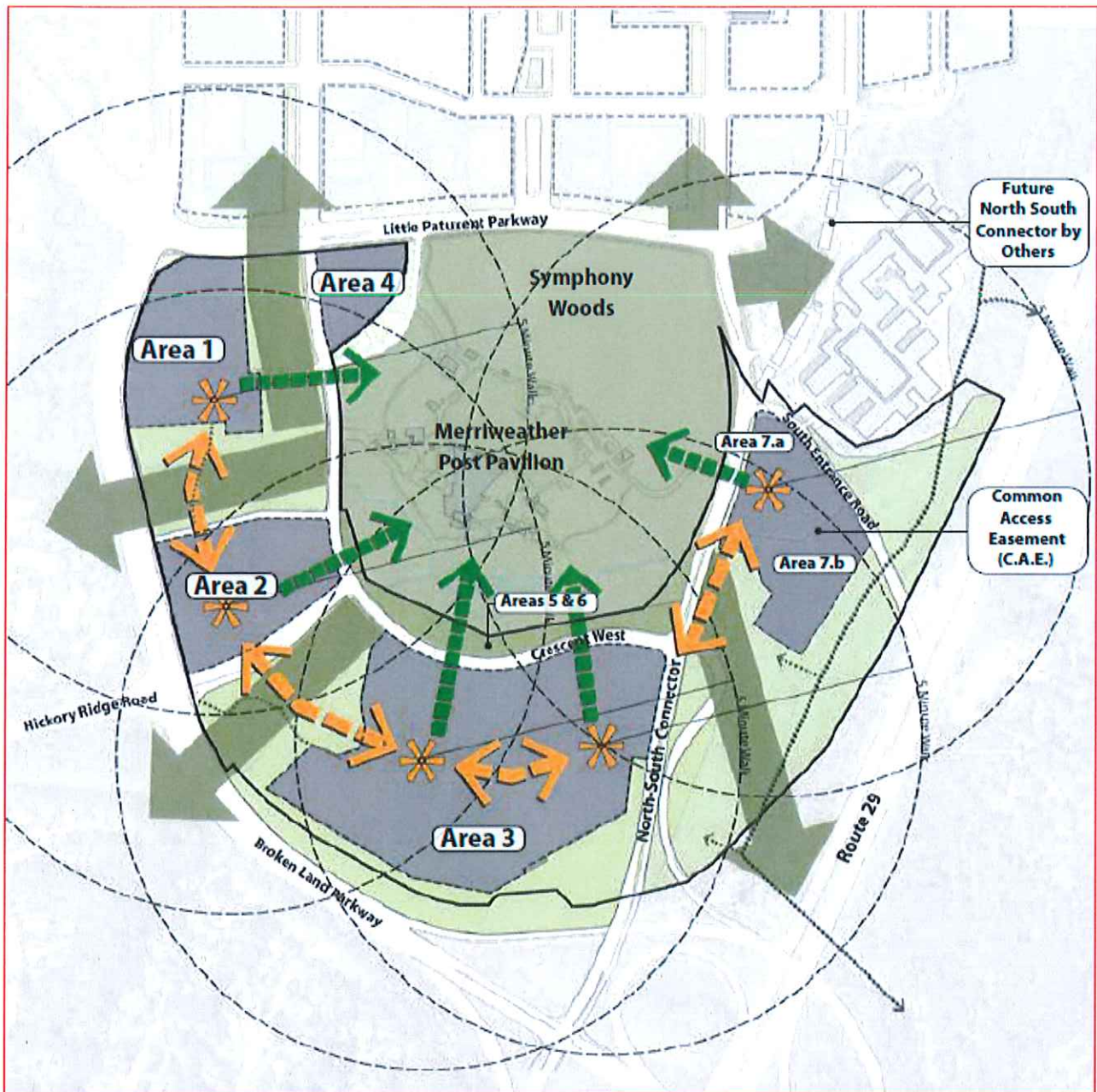
As can be seen in the Crescent Neighborhood Concept Plan on the following page, five buildable areas are formed, segmented from one another by the environmentally sensitive areas. Within each of these five areas, the creation of urban blocks will be balanced with the preservation of views to adjacent open spaces, protection of natural areas, and circulation to and from events at Merriweather-Symphony Woods.

Beyond the existing, surrounding roadways including Broken Land Parkway to the west and Little Patuxent Parkway and South Entrance Drive to the north, two new through streets will be built in Crescent. The proposed Crescent West (also known as Merriweather Drive) will run along the edge of Merriweather-Symphony Woods; the proposed North-South Connector will run from Route 29 and Broken Land Parkway in the south to Little Patuxent Parkway in the north. Both of these new streets are categorized as avenues with four lanes, shared-use paths, and sidewalks (with the exception of the lower portion of the North-South Connector leading to Route 29) which will connect to a shared-use path along Little Patuxent Parkway as well as to trails leading to Lakefront amenities and other Downtown destinations. An additional avenue with two-lanes and on-street bike lanes, Hickory Ridge Road, will extend from Broken Land Parkway to Crescent West. Hickory Ridge Road will provide pedestrian and bicycle connections from Broken Land Parkway to Merriweather-Symphony Woods. Other internal streets will be incorporated into some of the developable areas as two-lane streets. These additional streets will create a variety of pedestrian-scaled blocks to encourage development of a mix of building forms and densities, and residential, commercial, hotel, and other uses. (See 3.0 Street Design for additional information.)

The primary amenity spaces within the Crescent Neighborhood are South Crescent Park and South Crescent Promenade. As the *Downtown Columbia Plan* and the *Downtown-wide Design Guidelines* suggest, South Crescent Park is envisioned as a largely passive recreation space with a connection leading to the wooded south edge of Merriweather-Symphony Woods. The park, as a central organizing space for the southern area of the neighborhood, should provide an attractive and well-landscaped setting for residential and office mixed-use buildings ranging in height up to 20 stories.

South Crescent Promenade is envisioned as a gracious pedestrian way between urban blocks, providing a visual and





Crescent Neighborhood Concept Diagram

physical connection between the Crescent trail system and South Crescent Park. The wide pedestrian path with generous shaded sidewalks and a mix of hardscape and landscape features is intended to accommodate pedestrian movements, as well as planned commercial and civic events. The Promenade will accommodate pedestrian movement from the trail, reinforcing connectivity between the Crescent development parcels. If appropriate to the development plan, the promenade may be extended to a focal point on the east side on Area 3 (as can be seen in the diagram above).

As the main amenity spaces in the neighborhood, South Crescent Park and South Crescent Promenade offer opportunities to express the identity of the neighborhood. Differentiated from the standard street furnishings and lighting, the amenity



spaces may have unique selections that highlight the character of these spaces. Walking along and engaging in these places, the resident, office worker, or visitor will remember these distinctive features, referencing them in memory and in conversation. In a true urban sense, the amenity spaces portray the essence of the neighborhood and, along with the streets, provide the framework from which the place evolves. (See **4.0 Amenity Space for additional information.**)

Given the vision for Crescent, with physical and visual connectivity to adjacent neighborhoods and Downtown destinations via streets, pedestrian and bicycle trails and paths, view corridors, and open spaces, it is important to support the notion of Crescent being linked to a broader community. Design features, from streetscape to signage, should advance the vision of Crescent as a walkable, mixed-use neighborhood with distinct areas of urbanism surrounded by natural areas, physically and visually connected to its context, civic uses, services, and amenity destinations.

#### Diagram A

Diagram A depicts the natural and environmentally sensitive areas segmenting the buildable areas within the Crescent Neighborhood. The natural areas in and surrounding Crescent provide one of the neighborhood's greatest asset and its distinction from the remaining neighborhoods in Downtown.

#### Diagram B

Diagram B illustrates the trail system between the buildable areas. This spine builds a needed connection, tying the otherwise disparate blocks of the Crescent Neighborhood together. This trail and street spine will connect the required primary amenity spaces, the South Crescent Park and South Crescent Promenade, in the southern area to additional potential secondary amenity spaces to the northwest and northeast. (See the **Block Plan on page 13 and Section 4.3 Amenity Space: Material and Element Standards on page 81 for additional information.**)

#### Diagram C

From the urban blocks within the buildable areas of Crescent, it will be important to connect back to Merriweather-Symphony Woods, both physically and visually. Diagram C illustrates potential connections from amenity spaces and/or along streets to Merriweather-Symphony Woods. (See the **Bicycle Circulation Plan on page 39 and Section 4.2 Amenity Space Types on pages 75-76 for additional information.**)

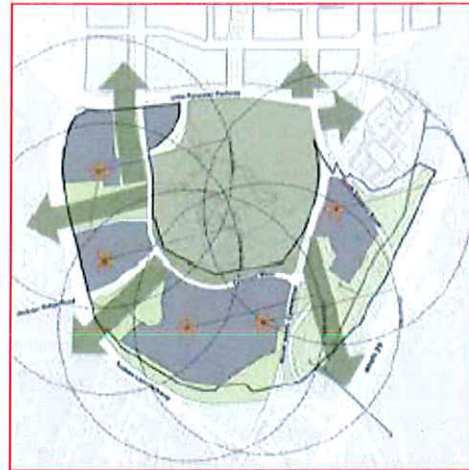


Diagram A

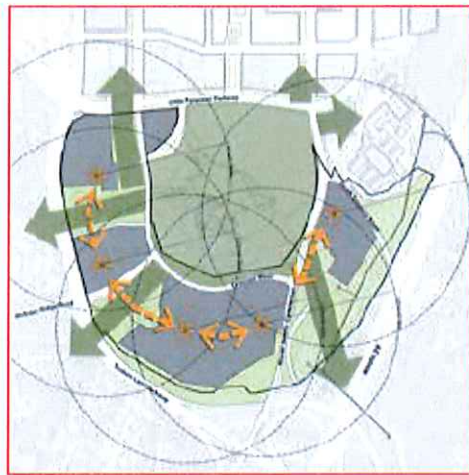


Diagram B

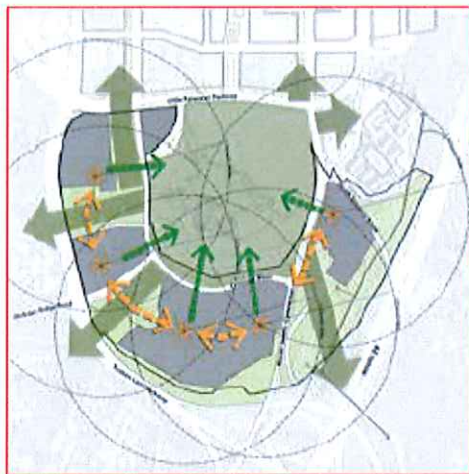
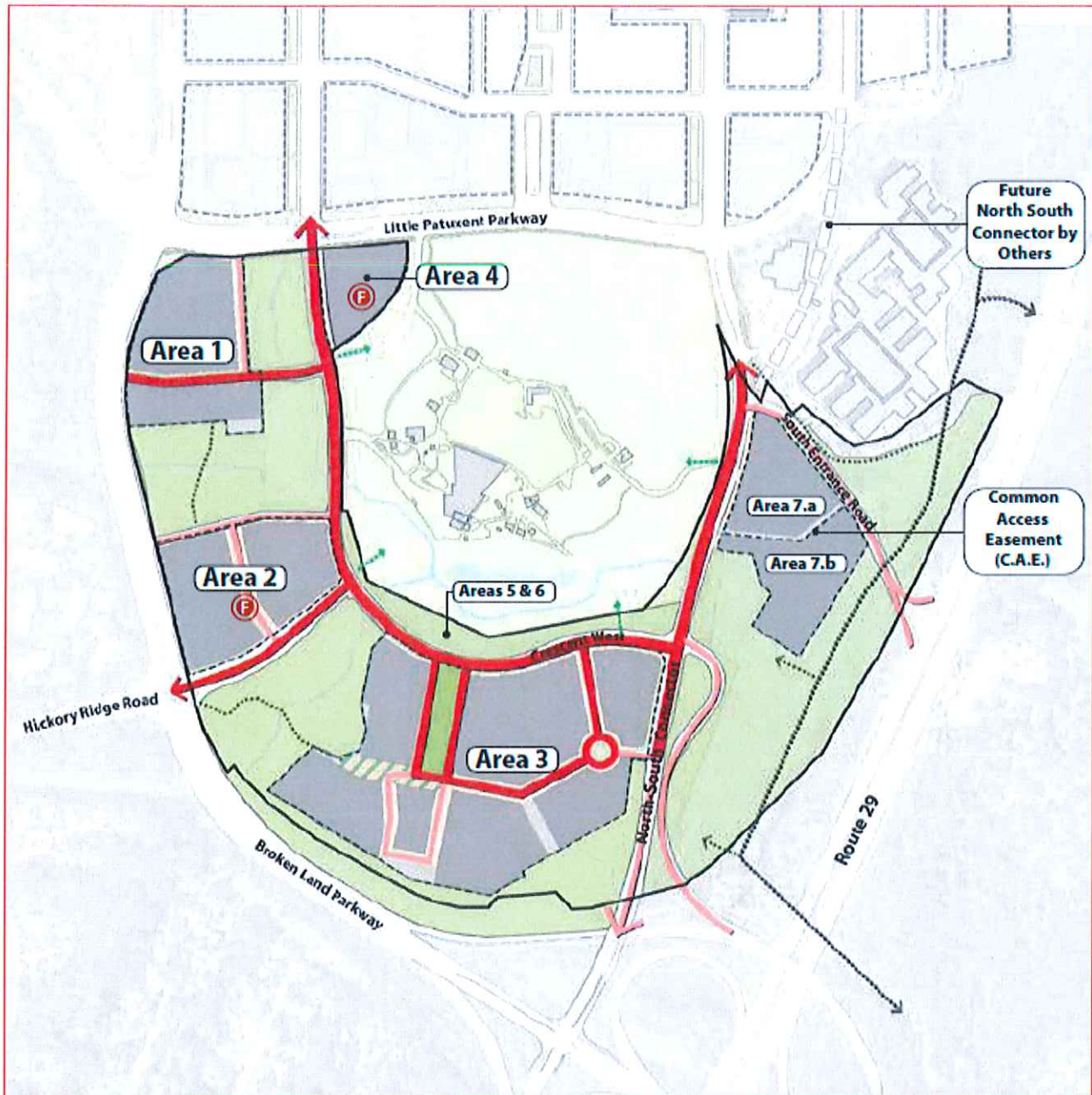


Diagram C











Urban Design Introduction



Crescent Neighborhood Regulating Plan

KEY

- |   |   |   |   |
|---|---|---|---|
|  | PRIMARY STREETS   |  | PROPOSED NEIGHBORHOOD BLOCKS            |
|  | SECONDARY STREETS   |  | NATURAL AREAS                           |
|  | POTENTIAL FIRE STATION LOCATIONS<br>A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9 |  | AMENITY SPACES                          |
|   |   |  | PROPOSED TRAIL/PATHWAY                  |
|   |   |  | MERRIWEATHER-SYMPHONY WOODS CONNECTIONS |

\* See Street Design for further criteria on Street Types, pages 29 and 34-37.

Urban Design Introduction



Crescent Neighborhood Block Plan

KEY

- |   |                           |   |   |
|---|---------------------------|---|---|
|  | Crescent BLOCKS           |  | NEIGHBORHOOD BOUNDARY   |
|  | OTHER NEIGHBORHOOD BLOCKS |  | PROPOSED TRAIL/PATHWAY  |
|  | EXISTING BUILDINGS        |  | MERRIWEATHER-SYMPHONY WOODS CONNECTIONS   |
|  | NATURAL AREAS             |  | POTENTIAL FIRE STATION LOCATIONS  |
|  | AMENITY SPACES            |   | A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9 |



Block Standards

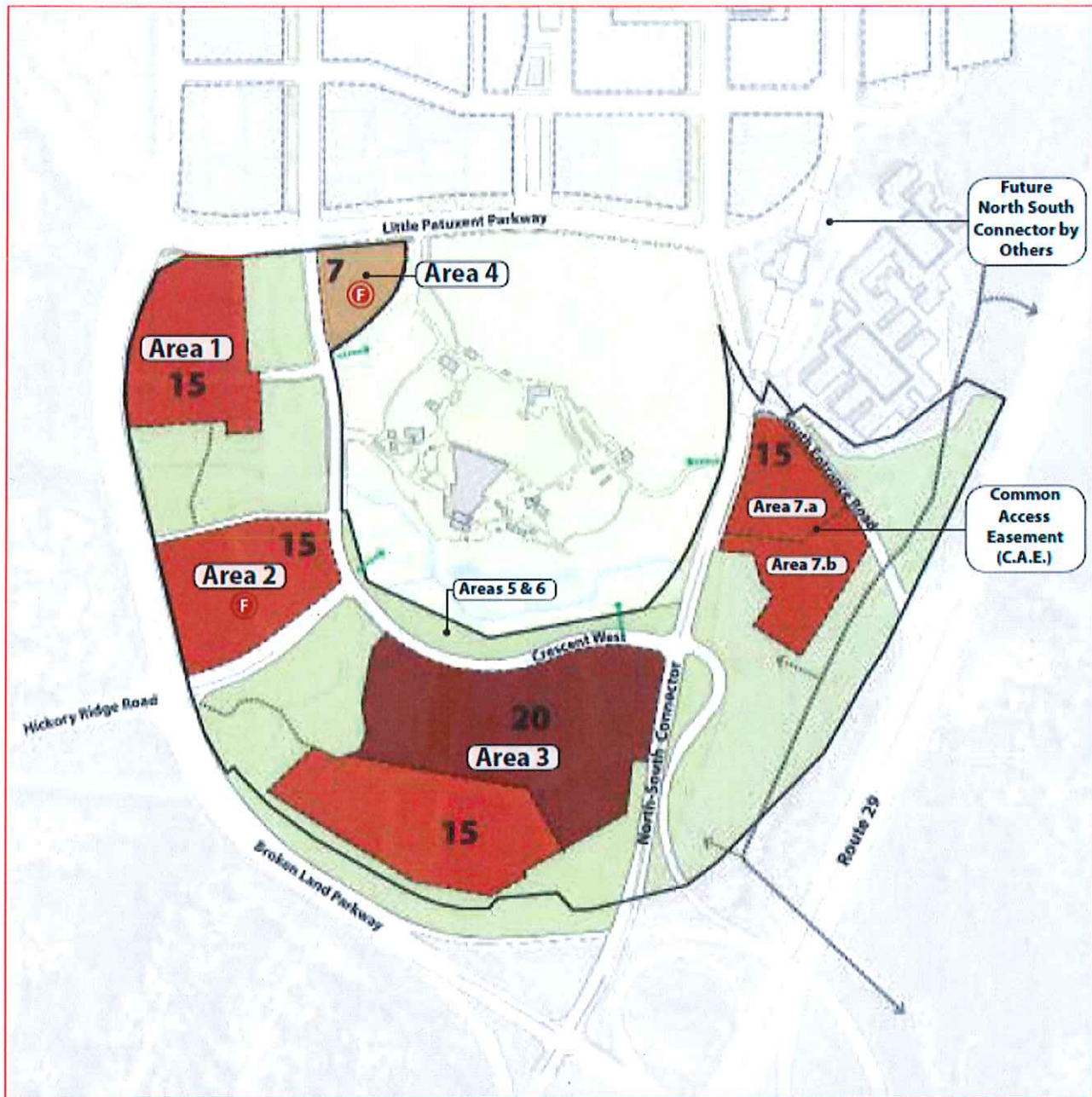


Crescent Neighborhood Gateways and Vistas Diagram

KEY

-  TERMINATED VISTA
-  "GATEWAY" THRESHOLD
-  IMPORTANT AXIS
-  SIGNATURE BUILDING  
(See Section 5.0 Architecture, p. 100-101 for additional criteria.)
-  POTENTIAL FIRE STATION LOCATIONS  
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9
-  PROPOSED TRAIL/PATHWAY
-  MERRIWEATHER-SYMPHONY WOODS CONNECTIONS

Building Form



Crescent Neighborhood Building Height Plan

KEY

- MAX. 7 STORIES (NOT TO EXCEED 100')
- MAX. 15 STORIES (NOT TO EXCEED 170')
- MAX. 20 STORIES (NOT TO EXCEED 250')



**POTENTIAL FIRE STATION LOCATIONS**  
 A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9



PROPOSED TRAIL/PATHWAY



MERRIWEATHER-SYMPHONY WOODS CONNECTIONS



## Street Design Introduction

Primary sustainability measures for streets include:

- Promote walkable neighborhoods for healthy lifestyles. The design of streets should include street trees, appropriate landscaping, and furnishings. Street trees should be planted at a maximum of 40 foot intervals or to shade at least 40% of the sidewalk within 10 years.
- To improve stormwater runoff quality and groundwater recharge, consider using rainwater tree pits, rainwater planters, porous pavement, and vegetated buffer areas.
- Design to accommodate a connected and diverse network of transportation options to reduce vehicle miles traveled per individual in single-occupancy vehicles.
- To facilitate and encourage cycling as transportation, designate on-street bike lanes or shared-use paths on appropriate streets and connect them to all major parks and amenity spaces, residential neighborhoods, and commercial centers.
- Provide open bicycle parking within 100 feet of a building's main entrance. Where appropriate to the building use and users, provide covered and secured bicycle parking (i.e., garage spaces, bike rooms, cages, and/or lockers) with access to the building or within 100 feet of a building entrance.
- Reduce vehicular trips through "park once" design scenarios and alternative transportation measures and limit surface parking areas by accommodating 80% or more of required parking with on-street parking and parking structures, where feasible and approved by the County.
- Reduce heat island effect from paving by using lightly colored or high albedo materials for paved surfaces, where feasible and approved by the County.

**For reference, the Downtown Columbia Sustainability Program, as developed for the Downtown-wide Design Guidelines, can be found in Appendix A1.**

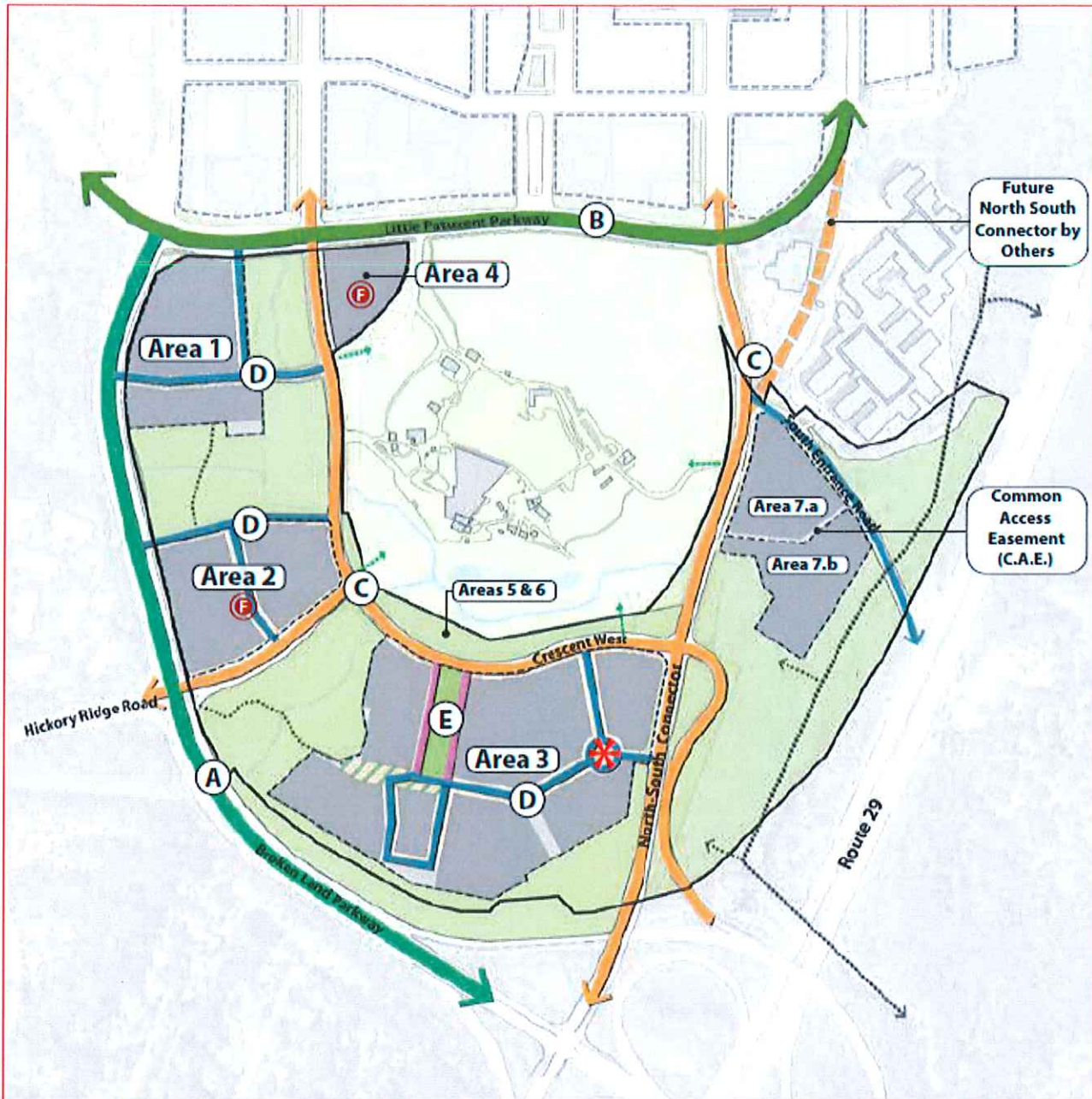
## Street Framework Plan

Changes to the Crescent Neighborhood Block Plan (see Urban Design, page 13), based on the vision for Crescent, created variations in the configuration from the *Downtown Columbia Plan, General Plan Amendment - Street Framework Plan*, shown on the following page. These variations include:

- a. **Street Network Changes.** The street network was extended through Areas 1 and 2 providing additional connectivity from Broken Land Parkway and Little Patuxent Parkway. The additional streets in these areas create a variety of more pedestrian-scaled blocks to encourage development of a mix of building forms, densities, and uses including residential, commercial, hotel, and civic. In Area 3, the internal streets have been reconfigured to promote a visual connection between the primary amenity space of South Crescent Park and the Merriweather Post Pavilion.
- b. The new street labeled "Crescent West" between Crescent and Merriweather-Symphony Woods has been adjusted to minimize impact on the new environmental buffers surrounding the Little Patuxent tributaries, and, to provide proper access to the service and loading area of Merriweather Post Pavilion.
- c. South Entrance Road was categorized as a Street Type 3 for reasons of access to the New Cultural Center on Area 7.a
- d. The ultimate right-of-way alignment for the North-South Connector is depicted as shown (by a dashed line) on the Downtown Columbia Plan. Interim alignments may occur in the field until the ultimate right-of-way is constructed.



Street Design Introduction



Crescent Neighborhood Street Framework Plan

KEY

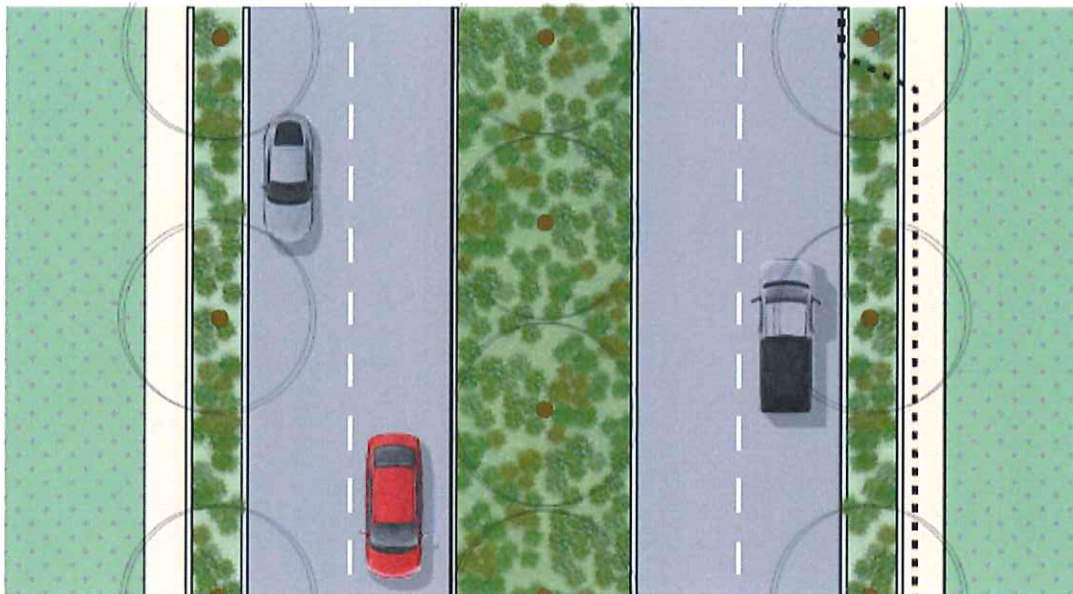
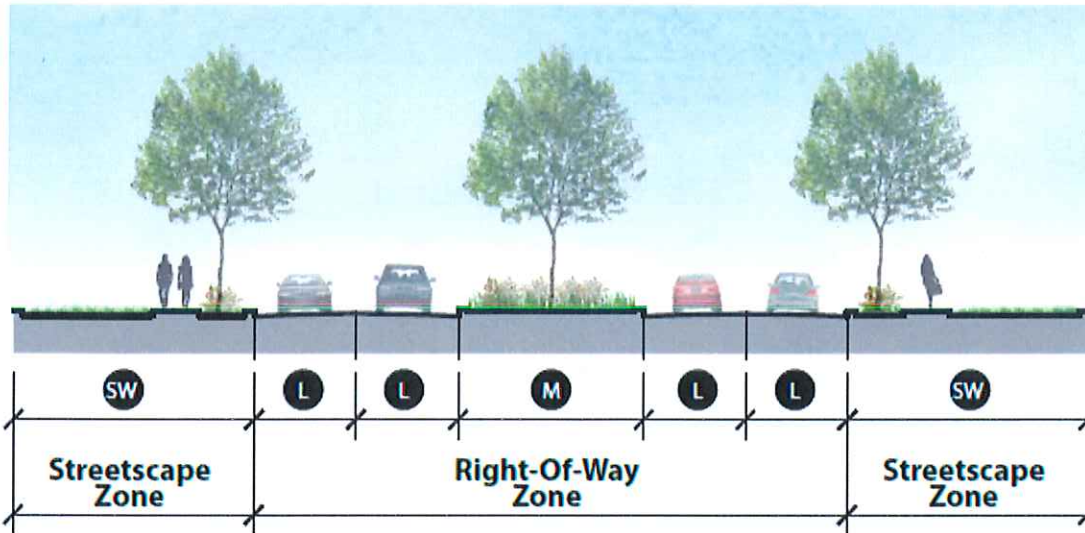
- (A)** PARKWAY- Intermediate Arterial/Minor Arterial (4 LANES W/ MEDIAN\*)
- (B)** BOULEVARD - Minor Arterial/ Major Collector (4 LANES W/ MEDIAN\*)
- (C)** AVENUE TYPE 3 - Major Collector/ Minor Collector/ Local Street (4 LANES, \* PARALLEL PARKING (Optional), DEDICATED BIKE LANES/SHARED-USE PATH)
- (D)** STREET TYPE 3 - Minor Collector/ Local Street (2 LANES\*, PARALLEL PARKING (Optional))
- (E)** STREET TYPE 4 - Minor Collector/ Local Street (1 LANE\*, PARALLEL PARKING (Optional))


- (F)** POTENTIAL FIRE STATION LOCATIONS  
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9
- MERRIWEATHER-SYMPHONY WOODS CONNECTIONS
- .....** PROPOSED TRAIL/PATHWAY
- \*** PROPOSED FOCAL POINT

\* Additional lanes may be added to accommodate traffic volume and turning movements, as determined by a traffic study at the SDP phase.  
 \*\*Alleys, Common Access Easements (CAE), or private streets may be placed within blocks for internal circulation, servicing, and parking. Final locations of these roadways will be proposed at the SDP phase.

See Urban Design for further criteria on alleys, pages 15 and 23.

Right-Of-Way Zone: Parkway and Boulevard




 PARKWAY (4 LANES\* WITH MEDIAN) - Typical\*

 BOULEVARD (4 LANES\* WITH MEDIAN) - Typical\*

 20' Median - Typical

 11' Travel Lane - Typical

 Streetscape Zone\*\* - reference Street Design:

 8' Parallel Parking may be available/provided on Boulevards (Parallel Parking is prohibited on Parkways)

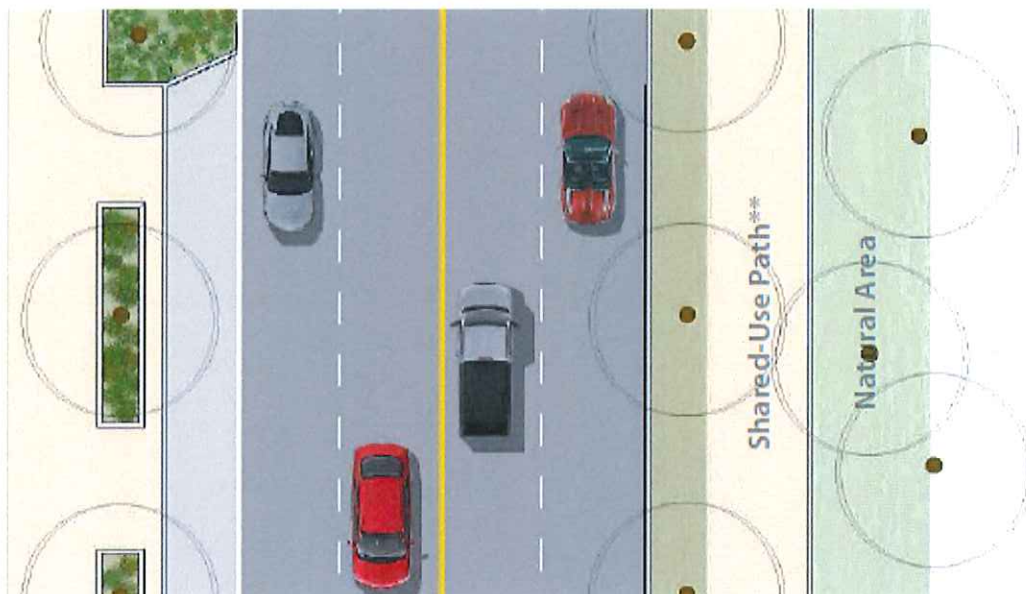
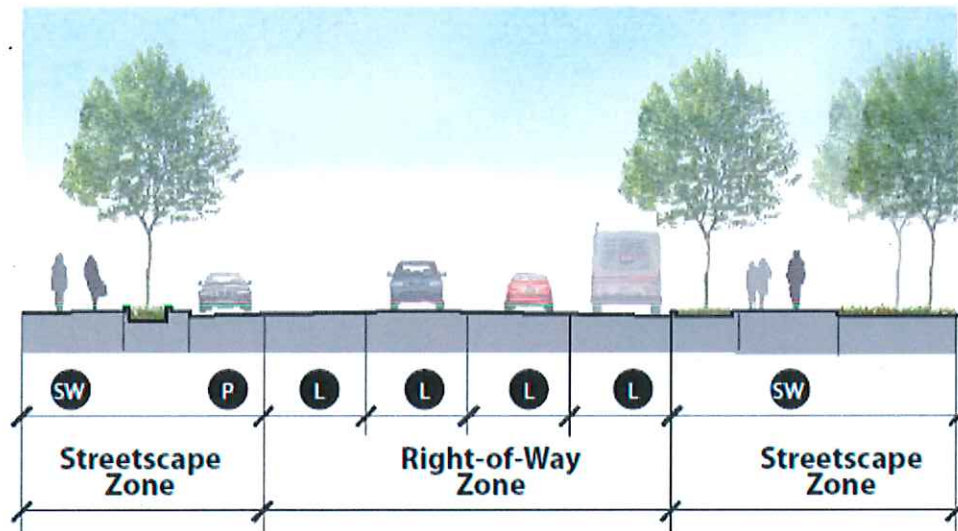
\* The street section and plan shown above are typical of the street type; additional lanes may exist to accommodate traffic volume and turning movements.

\*\* A Shared-Use Path may be included within the Sidewalk Zone, see *Street Design: Streetscape Zone* for additional details.

For Street Tree criteria, see page 52.



Right-Of-Way Zone: Avenue Type 3

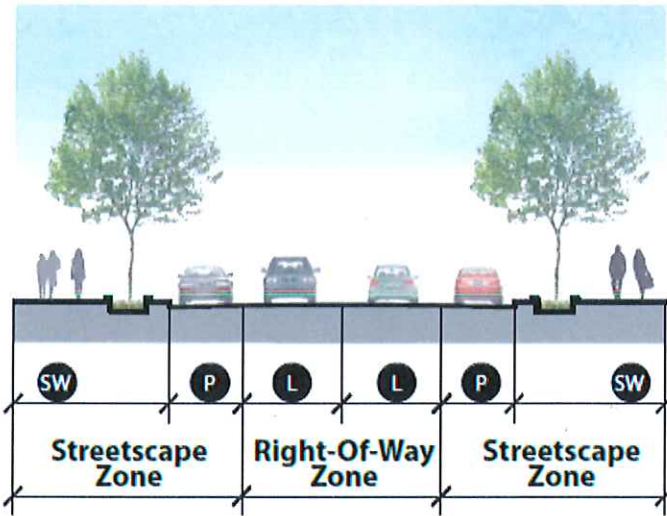


**AVENUE TYPE 3 ( 4 LANES\*, DEDICATED BIKE LANES OR SHARED-USE PATH\*\*, PARALLEL PARKING ) - Typical\***

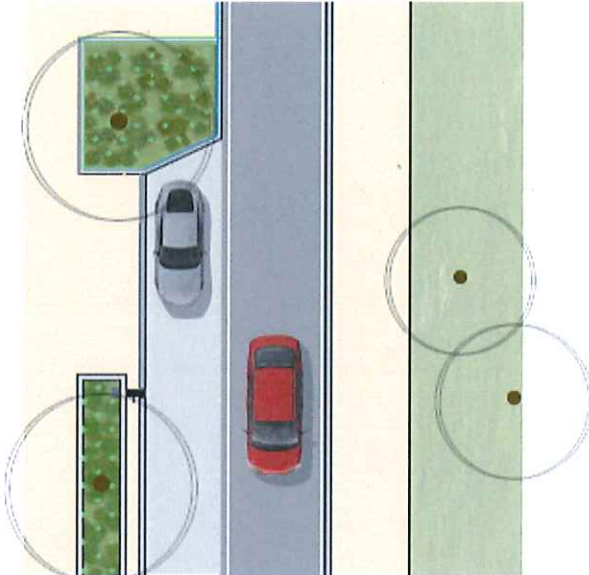
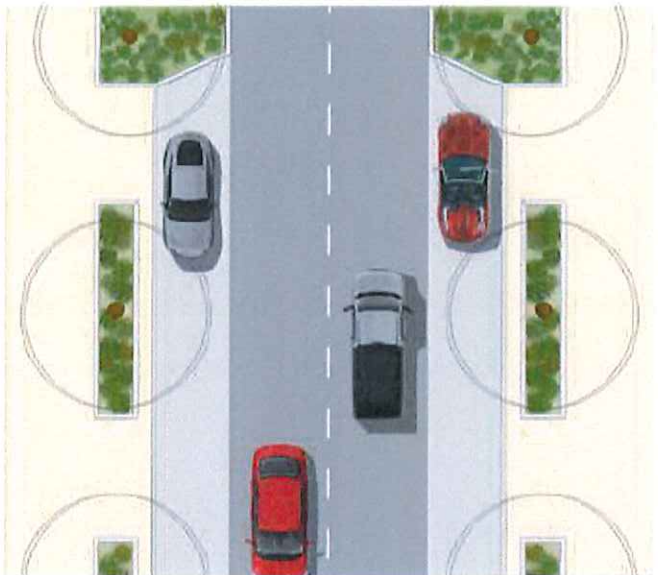
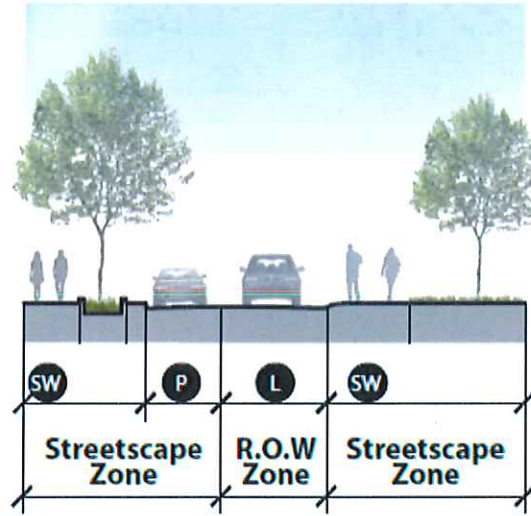
- L** 11' Travel Lane inside and adjacent to bike lane; 12' Travel Lane adjacent to curb or parking lane
- P** 8' Parallel Parking (Optional) \*\*\* - reference Street Design: Streetscape
- SW** Streetscape Zone\* - reference Street Design: Streetscape

- \* The street section and plan shown above are typical of the street type; additional lanes may be added to accommodate traffic volume and turning movements, as determined by a traffic study at the SDP phase.
- \*\* In the Crescent Neighborhood, a Shared-Use Path may be used in place of a Dedicated Bike Lane, where an Avenue Type 3 is adjacent to a natural area. No bicycle facilities will connect to Route 29. See Appendix A.3 for more information regarding off-road bicycle facilities.
- \*\*\* In the Downtown-Wide Design Guidelines, Avenue Type 3 does not allow for parallel parking. In the Crescent Neighborhood, optional parallel parking is allowed and encouraged along the development side of the street only to accommodate parking for ground-level uses and/or drop-offs.

Right-Of-Way Zone: Street Type 3



Right-Of-Way Zone: Street Type 4



**STREET TYPE 3 (2 LANES\*, PARALLEL PARKING\*\*\*) - Typical\***

- L** 12' Travel Lane\*\* (11' Travel Lane inside)
- P** 8' Parallel Parking (Optional)\*\*\*  
reference Street Design: Streetscape
- SW** Streetscape Zone\*\*\*\*  
reference Street Design: Streetscape

**STREET TYPE 4 (1 LANE,\* PARALLEL PARKING\*\*\*) - Typical\***

- L** 12' Travel Lane\*\* (11' Travel Lane inside)
- P** 8' Parallel Parking (Optional)\*\*\*  
reference Street Design: Streetscape
- SW** Streetscape Zone  
reference Street Design: Streetscape

\* The street sections and plans shown above are typical of the street types; additional travel, turning, or bicycle lanes may be added to accommodate traffic volume and turning movements, as determined by a traffic study at the SDP phase.

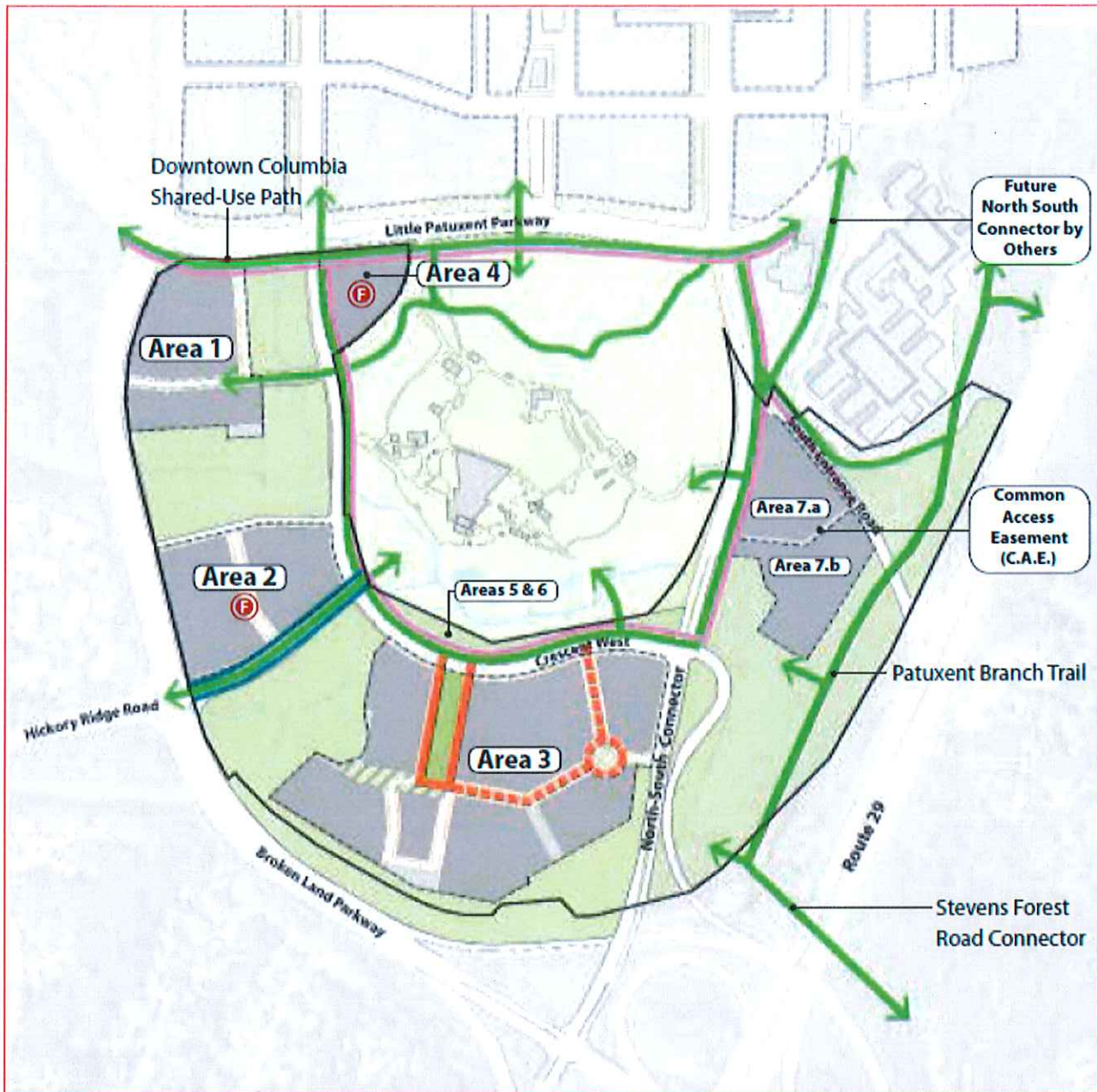
\*\* Crescent Street Types 3 and 4 are envisioned to have a maximum posted speed of 25 mph (15 mph is preferred) and are intended have shared lanes that accommodate both motor vehicles and bicycles. (See General Provisions, Item 7, page 32, for additional information.)

\*\*\* In the Crescent Neighborhood, where possible, parallel parking is encouraged on all Street Type 3 and 4 sections to accommodate parking for ground-level uses and/or drop-offs.

\*\*\*\* Where a Street Type 3 is adjacent to a natural area, the Streetscape Zone may be omitted, if determined by DPZ.



## Pedestrian and Bicycle Circulation



Crescent Neighborhood Bicycle and Pedestrian Circulation Plan

### KEY

**PRIMARY BICYCLE ROUTES AND PEDESTRIAN ROUTES\***

\* Primary pedestrian routes and bicycle routes are a combination of sidewalks, shared-use paths, bike lanes, and trails that provide safe movement through Crescent and to adjacent neighborhoods

### PEDESTRIAN/BICYCLE FACILITY TYPES\*\*\*

- SHARED-USE PATH
- ON-STREET BIKE LANES
- PROPOSED TRAIL/PATHWAY

**PRIMARY PEDESTRIAN STREETS\*\***

**POTENTIAL PRIMARY PEDESTRIAN STREETS\*\***

\*\* A Primary Pedestrian Street is intended to be the focus of pedestrian activity. Primary Pedestrian Streets typically have wide sidewalks with amenity spaces, or other pedestrian features.

**POTENTIAL FIRE STATION LOCATIONS**

A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9

\*\*\* See General Provisions, pages 32-33, for additional bicycle facility criteria.

See Appendix A.2 for more information regarding on-road bicycle facilities.



## General Provisions

The following general provisions apply to all external amenity spaces.

1. Sustainability shall be a primary criteria in the design and maintenance of all amenity spaces.
2. Stormwater will be treated using Environmental Site Design Practices (ESD) to the Maximum Extent Practical (MEP). In general, the landscape as a whole will be employed as a means of reducing stormwater volumes, filtering runoff and recharging groundwater through infiltration practices where possible. If inadequate area is available within the landscape for meeting the ESD volume, rainwater harvesting represent an possible alternative for capturing the difference to meet the MEP. Water stored within cisterns will be managed in accordance with MDE criteria. Elaborating on the proportion of water being used or required is best left for Site Development Plan when footprints and water demands are better known, computations can be presented and ESD concepts developed.
3. Amenity spaces should be open and visible, designed to invite people of various ages and mobility.
4. Amenity spaces should not be overly designed with structures and landscaping that block visibility to storefronts, public art, or important vistas.
5. Amenity spaces should be designed with consideration for adjacent building heights and sun angles during different seasons of the year; plant species should be selected based on site-specific sun exposure.
6. Amenity spaces should be designed for their intended function, i.e., plazas should be designed with adequate amounts of hardscape to accommodate large groups of people, and, large greens/parks should not include excessive amounts of hardscape areas that will generally appear unoccupied and uninviting.
7. Amenity spaces should provide for a variety of seating locations, orientations, and arrangements, including secondary seating in the form of steps, planters, and walls.
8. Place seating where sitters can watch passersby.
9. Seating walls should be approximately 16-18 inches in height.
10. Paving materials and installation methods should take accessibility needs into consideration.
11. Frame views from amenity spaces, where appropriate, to visually link to other areas of Downtown.
12. Amenity spaces shall be maintained by the property owner, excepting the Community Commons which is to be deeded to the County.



## 4.2 Amenity Space Types

The primary amenity space types in **Downtown Columbia** include:

**Green:** By definition of type, South Crescent Park is a Green, as described below. Greens are small spaces available for public use and enjoyment and are typically, but not required to be, defined by building frontages and/or streets. Greens typically consist of more planted landscape areas rather than paved hardscape areas but include paths or sidewalks for pedestrian crossings. Greens are typically informal in their design and help create an identity for areas of the neighborhood outside the core.

**Promenade:** A promenade, such the South Crescent Promenade, is an extended and celebrated walkway typically providing a formal connection between important destinations, used for spontaneous and active recreation. Promenades often align edges of streets, lawn areas, and/or lakes and watercourses and may include gathering areas (plazas along the promenade), small structures, rails (at edges of water), benches, public art, lighting, and decorative paving and stairs. Promenades may be designed to facilitate small outdoor events such as festivals, seasonal markets and vendors, and street performers as well as outdoor dining. Provisions for lighting, sound, and similar infrastructure needs should be considered.

**Plazas:** Plazas are public amenity spaces, typically located at important intersections, trailheads, between buildings along a street or sidewalk, and/or adjacent to important commercial or civic buildings, set aside for civic purpose and intense human activity. Generally, plazas are circumscribed on all sides by building frontages and/or streets. Plazas may contain large areas of durable pavement, as well as, furniture, public art, fountains, and trees, all formally arranged. Located at the core of the neighborhood and intended for large gatherings and events, provisions within plazas for lighting, sound, and similar infrastructure needs should be considered.

**Mews:** Mews are linear green spaces that typically make a pedestrian connection along a tree-lined walk. Mews may be either formal or informal in their design and help create an identity for areas of the neighborhood outside the core.

**Natural Areas:** Natural areas are reserved for the protection and enhancement of environmental resources including lakes, streams, wetlands, buffers, woodlands, steep slopes, floodplain, and similar environmentally-sensitive areas that often will connect to Amenity Spaces. The largest and most significant natural areas in Downtown Columbia include the Little Patuxent River and Lake Kittamaqundi. Certain areas may be conducive to recreation including hiking, jogging, and biking and may help to link to the Downtown amenity space network. Additionally, trails and shared-use paths within the Crescent Neighborhood will help to connect the various development parcels separated by natural areas.

**See Appendix A.4 Downtown Community Commons Policy, pages 245-249, for additional Secondary Amenity Space requirements.**

Per Exhibit G, Primary Amenity Space Framework Diagram, from the Downtown Plan, the following amenity spaces are required in the Crescent Neighborhood.\* \*\* Amenity Space square foot (sf) area is calculated from face of curb to face of building and includes walkways, fountains, public art, and similar elements, but excludes any drive lanes intended for vehicular use.

• South Crescent Park	25,300 sf	(.58 acres)
• South Crescent Promenade	11,000 sf	(.25 acres)

\* One Amenity Space shall be designated as a 25,000 sf community commons for the neighborhood, as required by Section 125.A.9.g.4(c) of the Howard County Zoning Ordinance.

\*\* A minimum of 5% Net New Downtown Community Commons shall be provided, per Section 125.A.9.g.4 of the Howard County Zoning Ordinance. The 5% Community Commons may be a combination of both Primary and Secondary Amenity Spaces. Final locations and configuration will be determined at the Site Development (SDP) phase.



### Amenity Space Types



**Crescent Neighborhood Amenity Space Plan**  
**PRIMARY AMENITY SPACE\***

- (A)** SOUTH CRESCENT PARK
- (B)** SOUTH CRESCENT PROMENADE
- Existing/Proposed Trail/Pathway within Crescent
- Existing/Proposed Trail/Pathway outside of Crescent
- Merriweather-Symphony Woods Connections
- (F)** Potential Fire Station Locations  
 A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9

REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS  
 Less Proposed Primary Amenity Spaces  
 Required Secondary Amenity Spaces

161,349 sf  
 (36,300 sf)  
 125,049 sf

**POTENTIAL SECONDARY AMENITY SPACE LOCATIONS\***

Approx. Area 1 Amenity Space	14,000 sf	<b>(3)</b> Approx. Trail	3,700 sf
Approx. Area 2 Amenity Space	14,000 sf	<b>(6)</b> Approx. Trail	4,000 sf
Approx. Area 3 Amenity Space	23,400 sf	<b>(5)</b> Approx. Shared-Use Path	6,500 sf
Approx. Area 4 Amenity Space	6,000 sf	<b>(4)</b> Approx. Shared-Use Path	28,800 sf
Approx. Area 7.a Amenity Space	5,653 sf	<b>(2)</b> Approx. Shared-Use Path	13,209 sf
Approx. Area 7.b Amenity Space	7,393 sf		
	70,446 sf		56,209 sf
Approximate Proposed Secondary Amenity Spaces			126,655 sf

\*Secondary amenity space of 125,049 sf is required, subject to potential credit per Section 125.0(A.9.G(4)(g)). The secondary amenity spaces shown hereon are for illustrative purposes only. The final location, configuration, size, design and character of all secondary amenity spaces will be shown on the applicable site development plan(s) and will vary from what is shown hereon. Secondary amenity spaces should support the vision for the Crescent Neighborhood established in Section 1.3 The Vision for Crescent.

\*\*The Area 7 recorded plats comprise 260,924 sf and each area is required to provide minimum amount shown of secondary amenity space to meet the 5% minimum net new Downtown Community Commons requirement.



## 4.3 Amenity Space: Material and Element Standards

### Overview:

The purpose of the Amenity Space Material and Element Standards is to ensure and maintain a consistent, high-quality built environment in the Crescent Neighborhood as a new mixed-use neighborhood which supports the vision for the redevelopment of Downtown Columbia and exemplifies the character and experiences of the best urban spaces.

The criteria on pages 80-92 apply to all planned Amenity Spaces including Primary and Secondary Amenity Spaces.

The Material and Element Standards include criteria for the following components of amenity spaces:

- Hardscape
- Landscape
- Site Furnishings
- Lighting

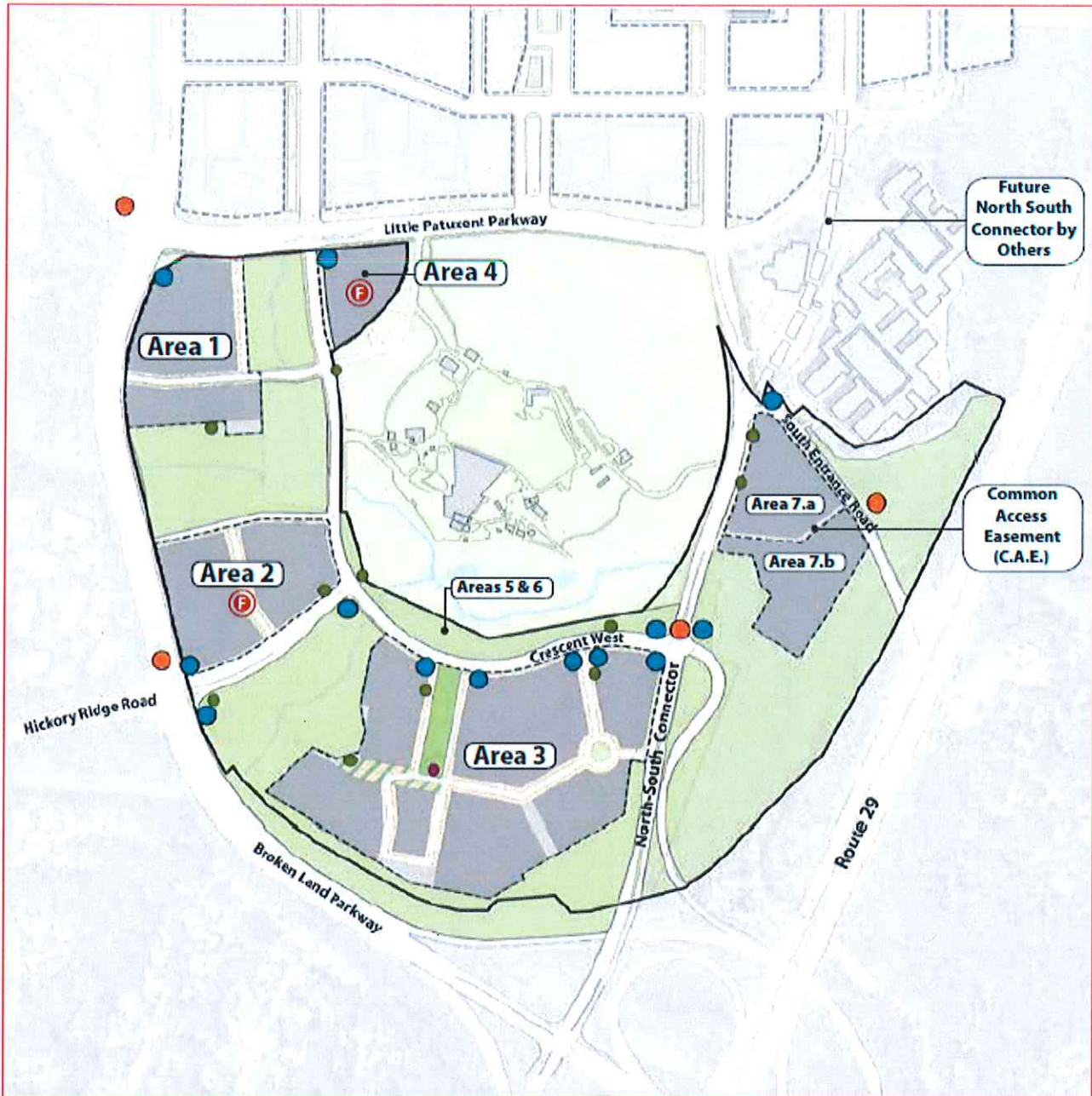
**Internal or Rooftop Amenity Space:** In accordance with the Downtown Community Commons Policy (See Appendix A.4 for the full policy), permanent internal or rooftop space that is available for public use and which support community interaction and public gathering, performance, viewing, spontaneous and planned use, pause, rest, or play may be considered on a case-by-case basis for credit towards Downtown Community Commons requirements. Such space may be publicly or privately owned and must be accessible to all segments of the public without charge. Although such space must be permanently available as an amenity to the community, specific uses, artistic displays, performances and similar elements may vary over time, provided the space is available to the public without charge and is intended to support community interaction and gathering. Internal and rooftop amenity spaces must be open during normal business hours except for temporary closures for exhibit rotation, special events, and similar activities. Appropriate directional signage must advise the public of the presence of the community amenity space and its location. **See Appendix A.4 Downtown Community Commons Policy, pages 245-249, for additional Secondary Amenity Space requirements.**

All applicable building codes, laws, Acts, life safety codes, ADA, environmental regulations, development approval processes, Howard County, State, and Federal regulations and permitting processes, and similar regulations must be adhered to and are not superseded by the *Crescent Neighborhood Design Guidelines*.

Developers shall follow the alternative compliance procedures found in the Howard County Landscape Manual and submit landscape plans prepared by a registered landscape architect certifying that the landscape plans meet the design intent specified in these guidelines, including plant species selection or comparable alternative.

Throughout the *Guidelines*, the use of the word "shall" identifies mandated criteria. "Must," "required," and "mandated" are additional words with the same meaning. The use of the word "encouraged," "should," or "recommended" identify criteria which are desired. In some instances, words such as "discouraged," "avoid," and "not permitted" identify practices, materials, or systems which are not allowed in the Crescent Neighborhood redevelopment.

## Signage Introduction



Crescent Neighborhood Signage Framework Plan\*

### KEY

- PERMANENT ID SIGNAGE
- VEHICULAR DIRECTIONAL SIGNAGE
- PEDESTRIAN DIRECTIONAL SIGNAGE
- DIRECTORY SIGNAGE

- F POTENTIAL FIRE STATION LOCATION  
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9

\* Final sign location to be determined during Site Development Plan (SDP) phase.



## 7.0 DEFINITIONS

The definitions in Section 103.A of the Howard County Zoning Regulations are to be applied to the terms used in the Crescent Neighborhood Design Guidelines. The following definitions explain terms used in the Crescent Neighborhood Design Guidelines that are either not defined in the Zoning Regulations or have a different meaning in the Guidelines.

**Alley:** A street that typically has one or two lanes and is designed to provide access to parking garages and service areas.

**Amenity Space:** A separate lot or indoor or outdoor area designated for plazas, promenades, greens, gardens, parks, and other spaces intended to support community interaction and gatherings, including rooftop and indoor gallery or performance space, pedestrian and bicycle circulation systems, enhanced streetscapes, and Downtown Arts, Cultural and Community uses.

**Arcade:** A continuous walkway or passageway adjacent to a building, which runs parallel to and opens to a street or Amenity Space, or a passageway within a building open to public use, usually covered by a canopy or permanent roofing.

**Avenue:** A street that typically has 2 to 4 lanes, intended to provide access to or links between Downtown neighborhoods.

**Bioswale:** Landscape element designed to remove silt and pollutants from surface runoff water in open areas. Swales are typically lined with stone and are planted with wet/dry tolerant vegetation in order to filter and infiltrate rainwater, allowing for improvements in water quality and reduction in volume before discharge to water bodies.

**Block:** An increment of urban land, typically circumscribed by thoroughfares and/or streets.

**Boulevard:** A divided street that typically has 4 lanes and a center median.

**Build-To-Line:** A line established on a parcel to indicate the placement of the principal structure upon the parcel, parallel to the frontage and/or right-of-way, facing a street or Amenity Space. The intent of the build-to-line is to align structures framing a street or Amenity Space.

**Civic Building:** A structure whose principal purpose is a public or civic use, such as government offices, school, post office, Columbia Association headquarters, meeting house or community center.

**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, transit facilities and eating, seating and gathering areas.

**Downtown Building Frontage:** Means each linear segment of a building perimeter located within Downtown Columbia which adjoins a private street, public right-of-way, Downtown Community Commons, or Downtown Parkland.

**Downtown Columbia:** Means that area defined as "Downtown Columbia", in the Howard County Zoning Regulations

**Downtown Columbia Illustrative Master Plan:** The Downtown Columbia Illustrative Master Plan identifies possible locations and configurations of uses, the potential layout and dimension of streets, blocks, and amenity spaces, within the six distinctive neighborhoods.

**ATTACHMENT E\***  
**Crescent Implementation Plan**

**\* Attachment E shall be used as a guide only. Please refer to the complete Crescent Implementation Plan for the official document.**

*The following are pages that have been revised from the previously recorded Implementation Plan (Liber 16306 Folio 151-192) for this FDP (pages that have been changed are blocked in pink).*



## A. Balance of Uses Within Each Implementation Phase

Under the Downtown Revitalization Phasing Progression in the Downtown Columbia Plan, Phase 1 requires certain minimum/maximum levels of development. Development within Phase 1 may (and is likely to) take place in more than one Downtown Columbia Neighborhood. Therefore, it is likely that the mix and balance of uses identified for Phase 1 in the Downtown Revitalization Phasing Progression will be achieved in areas outside the Crescent Neighborhood.

The development within all blocks of the Crescent Neighborhood will be market-driven. Accordingly, development within the Crescent Neighborhood is anticipated to occur over time and may occur in any sequence on blocks within Areas 1, 2, 3, 4 or 7.a as shown on the Crescent Neighborhood Phasing Diagram Plan on page 4. No development program is planned for Crescent Areas 5 or 6. Crescent development may also occur in Phases 1, 2 and/or 3 of the overall Downtown Revitalization Phasing Progression.

The table on the facing page reflects the estimated Area subtotals as well as the total development for the entirety of the Crescent Neighborhood, along with estimated retail, office, hotel, cultural, and residential development amounts. Market conditions, planning metrics, and design factors will determine the final development yields and uses within each block, which may vary from the land uses and amounts shown and estimated in the table on the facing page.

With respect to Phase 1 of the Downtown Revitalization Phasing Progression, the following minimum/maximum development levels are identified:

Retail: 300,000 sf/676,446 sf

Office/Conference: 1,000,000 sf/1,513,991 sf

Hotel: 100 rooms/640 rooms

Residential: 656 dus/2,296 dus

Development of individual use types may not exceed the maximum levels of development allowed in Phase I of the Downtown Revitalization Phasing Progression shown above until building permits have been approved for at least the minimum levels of development specified for each use type within Phase I (see Zoning Regulations for specific provisions).

Development within the Crescent Neighborhood will be market-driven and implemented over time. The chart on the following page identifies potential development density and phasing. Although market conditions and future site development plans will determine the location, density, and timing of construction for specific uses within the Crescent, all development must comply with the Downtown Revitalization Phasing Progression to assure an acceptable balance of uses throughout Downtown; further, the total amount of development shown for the entire Crescent may not be exceeded. As shown on the attached chart, the applicable developer will also make an effort to provide hotel and/or residential uses in Areas 1 and 2 as market conditions allow.

The estimated development levels in the Crescent Neighborhood are shown in the table on the facing page (Areas 1-4: 313,500 sf retail, 1,475,000 sf office, 225,000 Cultural/Community, 250 hotel rooms, and 2,300 dus; Area 7.a: 112,346 sf Cultural/Community and 202 dus). However, as noted above, the timing and location of future development activity will be market-driven and therefore development within Phase 1 and Phase 2 of the Downtown Revitalization Phasing Progression may occur both within and outside the Crescent Neighborhood and must be factored into future phasing calculations.

Within Phase 1 of the Downtown Revitalization Phasing Progression, housing allocations have been granted for the 817 residential units proposed for Warfield Blocks W-1, W-2, and W-5. Additional residential development within the Crescent Neighborhood will be evaluated for available housing allocations when future final development plans are submitted. Currently, a total of 2,300 residential units are proposed for Areas 1-4 of Crescent and 202 dus for Area 7.a.



**Crescent Areas 1-4 and 7.a: Anticipated Program Yield Per Area (1)\*\*\***

Totals (Areas 1-4) Parcels	Phase 1-2017									Phase 2-2020 (Additional)								
						Cultural/Community Use <sup>(2)</sup>									Cultural/Community Use <sup>(2)</sup>			
	Retail (S.F.)	Restaurant (S.F.)	General Office (S.F.)	Hotel (Rooms)	Residential (DU)	Aquatic Center (S.F.)	Concert HALL (S.F.)	Library (S.F.)	Cultural Center (S.F.)	Retail (S.F.)	Restaurant (S.F.)	General Office (S.F.)	Hotel (Rooms)	Residential (DU)	Aquatic Center (S.F.)	Concert HALL (S.F.)	Library (S.F.)	Cultural Center (S.F.)
Area 1	5,093	19,679	322,036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 3	52,000	27,000	190,000	0	330	0	0	0	53,000	19,321	510,000	0	435	0	0	0	75,000	0
Area 4	0	0	0	0	0	0	0	0	0	0	0	0	90	0	0	0	0	0
Area 1-4	57,093	46,679	512,036	0	330	0	0	0	53,000	19,321	510,000	0	525	0	0	0	75,000	0
Area 7.a	0	0	0	0	202	0	0	0	114,970	0	0	0	0	0	0	0	0	0
Area 1-4+7.a	57,093	46,679	512,036	0	532	0	0	0	114,970	53,000	19,321	510,000	0	525	0	0	75,000	0

Totals (Areas 1-4) Parcels	Phase 1-2024 (Additional)									Phase 1-3 (Totals)									Totals (Areas 1-4+7.a) Parcels
						Cultural/Community Use <sup>(2)</sup>									Cultural/Community Use <sup>(2)</sup>				
	Retail (S.F.)	Restaurant (S.F.)	General Office (S.F.)	Hotel (Rooms)	Residential (DU)	Aquatic Center (S.F.)	Concert HALL (S.F.)	Library (S.F.)	Cultural Center (S.F.)	Retail (S.F.)	Restaurant (S.F.)	General Office (S.F.)	Hotel (Rooms)	Residential (DU)	Aquatic Center (S.F.)	Concert HALL (S.F.)	Library (S.F.)	Cultural Center (S.F.)	
Area 1	25,000	0	0	0	350	0	25,000	0	30,093	19,679	322,036	0	350	0	25,000	0	0	0	Area 1
Area 2	40,907	0	0	0	888	50,000	0	0	40,907	0	0	0	888	50,000	0	0	0	0	Area 2
Area 3	28,000	0	452,964	250	117	0	0	75,000	129,000	46,321	1,152,964	250	882	0	0	150,000	0	0	Area 3
Area 4	37,500	0	0	0	90	0	0	0	37,500	0	0	0	180	0	0	0	0	0	Area 4
Area 1-4	131,407	0	452,964	250	1,445	50,000	25,000	75,000	247,500	66,000	1,475,000	250	2,300	50,000	25,000	150,000	0	0	(Areas 1-4)
Area 7.a	0	0	0	0	0	0	0	0	0	0	0	0	202	0	0	0	114,970	0	Area 7.a
Area 1-4+7.a	131,407	0	452,964	250	1,445	50,000	25,000	75,000	247,500	66,000	1,475,000	250	2,502	50,000	25,000	150,000	114,970	0	(Areas 1-4+7.a)

(1) Densities provided by Design Collective, Inc., Howard Hughes Corporation, and Orchard Development Corporation.

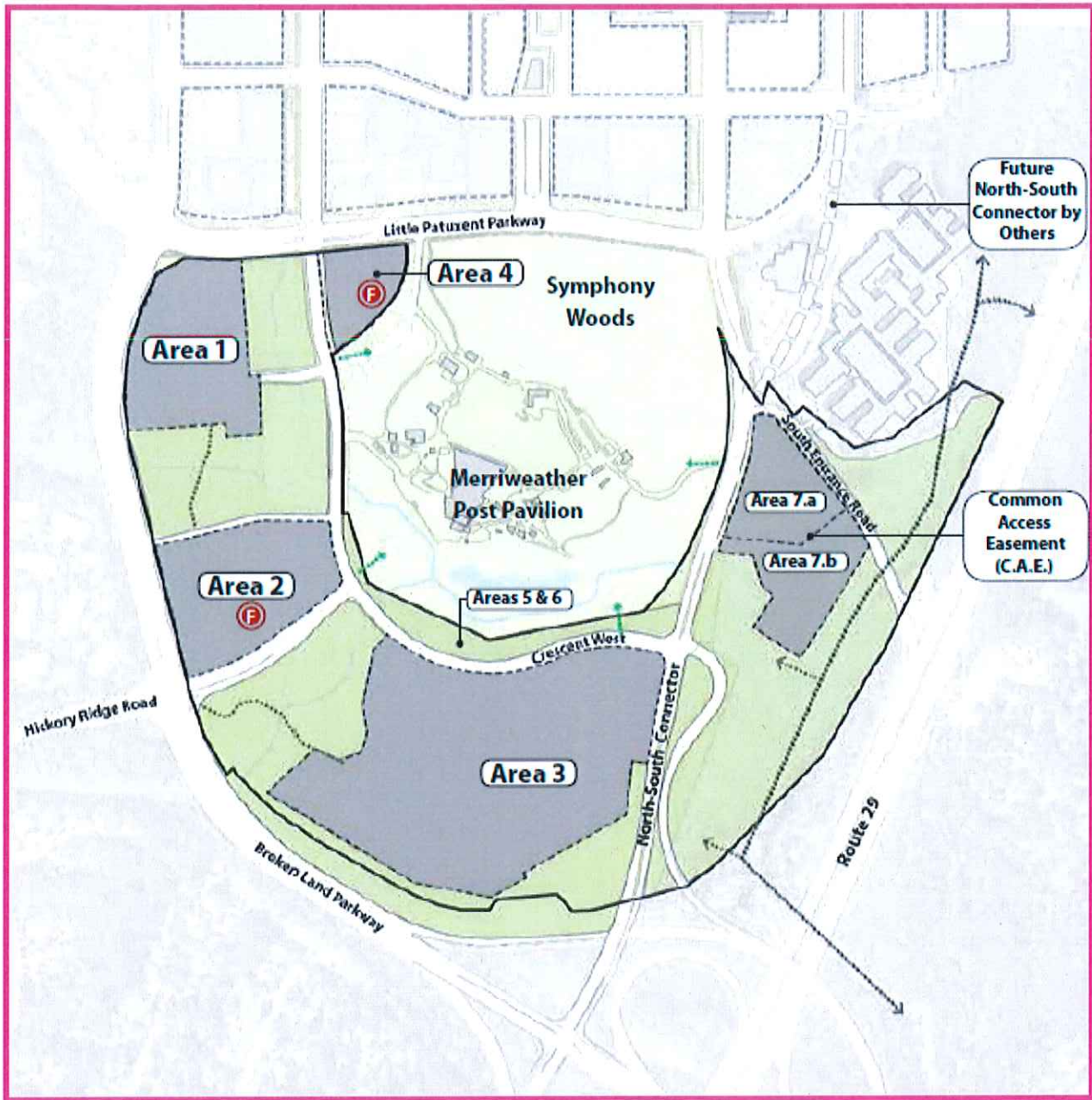
(2) The previous FDP submission identified 225,000 sf of "Cultural/Community Uses." The previous accompanying Traffic Impact Statement (TIS) identified a library (assumed at 68 employees), aquatic center (assumed at 50,000 sf), and concert hall (assumed at 2,000 seats) as specific examples for these other "Cultural/Community Uses" so that associated traffic impacts could be evaluated in the TIS. The decision to include such use(s), or similar uses that would generate similar traffic impacts, as part of a future SDP or SDPs will be made by the applicable Petitioner at a future date as these uses may require complex development agreements with the County for co-development with a future library of fire station. No conclusion should be reached regarding the inclusion and/or funding of such potential future uses simply from their inclusion in the TIS as a model for potential traffic generation. **A separate TIS has been prepared for Area 7.a including the Cultural Center at 112,346 sf.**

\* Demolition, when included in a FDP, will be broken out by use types on the FDP Context Plan Block Development Chart. In this FDP submission, 11,000 sf of demolition is noted.

\*\* Development within the Crescent Neighborhood may occur in any sequence in Areas 1, 2, 3, 4, and/or 7.a and will be market driven. Land uses and amounts are estimated and may occur in different Crescent Areas and amounts than shown in the table, provided the cumulative amount of development identified for Areas 1-4 for each land use within the Phase 1-3 (Totals) for the entire Crescent Neighborhood is not exceeded for Areas 1-4. Development in Area 7.a is anticipated as indicated.

\*\*\* No development program is planned for Crescent Areas 5 or 6.









Crescent Neighborhood Phasing Diagram Plan

**KEY**

-  OTHER NEIGHBORHOOD BLOCKS
-  CRESCENT NEIGHBORHOOD AREAS
-  NATURAL AREAS

-  NEIGHBORHOOD BOUNDARY
-  POTENTIAL FIRE STATION LOCATIONS  
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9
-  PROPOSED TRAIL/PATHWAY
-  MERRIWEATHER-SYMPHONY CONNECTIONS

\* Development within the Crescent Neighborhood may occur in any sequence in Areas 1, 2, 3, 4, and/or 7.a and will be market driven. Land uses and amounts are estimated and may occur in different Crescent Areas and amounts than shown in the table on the previous page, provided the cumulative amount of development identified for Areas 1-4 for each land use within the Phase 1-3 (Totals) for the entire Crescent Neighborhood is not exceeded in Areas 1-4. No development program is planned for Crescent Areas 5 or 6. Development in Area 7.a is anticipated as indicated.



## B. Phasing of Downtown Mixed-Use Development

### Status of Approved and Constructed Downtown Revitalization

<i>Use Type</i>	<i>SDP Approved</i>	<i>Building Permits Approved<sup>1</sup></i>
<i>Residential (DUS)</i>	817	817
<i>Retail/Restaurant (SF)</i>	102,977	102,997
<i>Hotel (Rooms)</i>	0	0
<i>Office (SF)</i>	322,036	322,036

<sup>1</sup> Square footage based on approved SDPs. Constructed square footage may vary.

As shown above, the Howard County Planning Board has approved site development plans for Downtown Revitalization comprising 817 total net new dwelling units and 102,997 total square feet of net new retail/restaurant uses. Based on the approved site development plans, a total of 380 net new dwelling units and 51,200 net new square feet of retail/restaurant space have been constructed to date (The Metropolitan Downtown Columbia apartments and associated retail space and the expansion of The Mall in Columbia). Additional construction includes the One Merriweather and Two Merriweather office buildings and associated retail/restaurant spaces comprising approximately 322,036 square feet of office and 24,772 square feet of retail/restaurant uses. As noted on each FDP and SDP, the County maintains a Downtown database with the final numbers in this regard.

The cumulative amount of development for which building permits have been approved (including the above amounts) is factored into the Downtown Revitalization Phasing Progression to guide development within the Crescent Neighborhood and other areas in Downtown. For example, under Phase I of the Downtown Revitalization Phasing Progression, building permits for not more than 1,916 total additional net new dwelling units (2,296dus – 380dus) may be approved until building permits for at least 1,000,000 square feet of net new office space, 248,800 square feet of net new retail (300,000sf – 51,200sf) and 100 net new hotel rooms have been approved in Downtown. Because the Downtown Revitalization Phasing Progression factors in net new development throughout Downtown Columbia, the rate of development in the Crescent Neighborhood will be influenced by development outside Crescent. Development in Crescent will also be subject to the Howard County Adequate Public Facilities Act, and, a traffic impact analysis is required with each future site development plan.”

Tentative allocations granted for the Crescent development currently allow a maximum of 300 housing units per allocation, but the allocations may be rephased in the future without amending this Neighborhood Implementation Plan to reflect a change in school capacity, if market conditions change, or if the APFO or other applicable law or requirement is amended.

The above figures do not reflect SDP approval or building permit issuance for the New Cultural Center



## C. Phasing of Downtown Community Commons Spaces

Per Exhibit G. Primary Amenity Space Framework Diagram in the Downtown Columbia Plan, the following Primary Amenity Spaces are required in the Crescent Neighborhood.\* Amenity Space square foot (sf) area is calculated from face of curb to face of building and includes walkways, fountains, public art, and similar elements, but excludes any drive lanes intended for vehicular use.

South Crescent Park	25,300 sf	(.58 acres)
South Crescent Promenade	11,000 sf	(.25 acres)
Crescent Primary Amenity Space Minimum	36,300 sf	(.83 acres)

\* One Amenity Space shall be designated as a 25,000 sf Neighborhood Square for the neighborhood, as required by Section 125.0.A.9.g.4(d) of the Howard County Zoning Ordinance.

As noted in previous sections, development within all blocks of the Crescent Neighborhood will be market-driven. Accordingly, development within the Crescent Neighborhood is anticipated to occur over time and may occur in any sequence in Areas 1, 2, 3, 4 and/or 7.a as shown on the Crescent Neighborhoods Phasing Diagram Plan on page 4. No development program is planned for Crescent Areas 5 or 6. It is anticipated that in addition to the South Crescent Park and South Crescent Promenade, the Crescent Neighborhood will also contain secondary amenity space as Downtown Community Commons that will be designed in conjunction with the buildings within each development area and identified on Site Development Plan (SDP) submissions. In accordance with the adopted policy for Downtown Community Commons (Section 125.0.A.9.g of the Howard County Zoning Regulations) areas such as indoor spaces, rooftop spaces, or similar spaces that are accessible to the public without charge may be considered on a case-by-case basis during DPZ review.

The Primary Amenity Spaces within the Crescent Neighborhood are anticipated to be developed in conjunction with the private development of Area 3. The timing and location of this development will be market-driven. However, each Downtown Community Commons will be constructed prior to occupancy of more than 50% of all proposed buildings having a façade adjacent to the space unless alternative phasing is approved as part of a Final Development Plan (FDP).

Additionally, in total, a minimum of 5% Net New Downtown Community Commons shall be provided. These commons shall consist of both the required Primary Amenity Spaces (e.g., for Crescent, these are the Primary Amenity Spaces indicated above) and Secondary Amenity Spaces that shall be located on the development blocks and indicated at the SDP phase. The 5% net new Downtown Community Commons shall be in accordance with section 125.0.A.9.g.4(G) of the Howard County Zoning Ordinance. Within Crescent, Secondary Amenity Space of at least 125,049 sf will be located within the limits of Areas 1-7. Final locations and configuration will be determined at the SDP phase, but are planned to include portions of the shared-use paths along the Crescent West and the North-South Connector; connections to the shared-use path along Little Patuxent Parkway (see the Crescent Neighborhood Bicycle and Pedestrian Circulation Plan on page 12) and the trails planned between Areas 1, 2, and 3; as well as a variety of neighborhood plazas and greens located throughout the Crescent development parcels, and may include indoor gallery, rooftop, or other spaces within the New Cultural Center in Area 7.a that meet the community function and design intent for Downtown Community Commons.





**Crescent Neighborhood Amenity Space Plan**  
**PRIMARY AMENITY SPACE\***

- (A)** SOUTH CRESCENT PARK
- (B)** SOUTH CRESCENT PROMENADE
- Existing/Proposed Trail/Pathway within Crescent
- Existing/Proposed Trail/Pathway outside of Crescent
- Merriweather-Symphony Woods Connections
- (F)** Potential Fire Station Locations  
 A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9

**REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS**  
 Less Proposed Primary Amenity Spaces 161,349 sf  
 Required Secondary Amenity Spaces 125,049 sf

**POTENTIAL SECONDARY AMENITY SPACE LOCATIONS\***

Approx. Area 1 Amenity Space	14,000 sf	1 Approx. Trail	3,700 sf
Approx. Area 2 Amenity Space	14,000 sf	2 Approx. Trail	4,000 sf
Approx. Area 3 Amenity Space	23,400 sf	3 Approx. Shared-Use Path	6,500 sf
Approx. Area 4 Amenity Space	6,000 sf	4 Approx. Shared-Use Path	28,800 sf
Approx. Area 7.a Amenity Space	5,653 sf	5 Approx. Shared-Use Path	13,209 sf
Approx. Area 7.b Amenity Space	7,393 sf		
	70,446 sf		56,209 sf
<b>Approximate Proposed Secondary Amenity Spaces</b>			<b>126,655 sf</b>

\*Secondary amenity space of 125,049 sf is required, subject to potential credit per Section 125.0.A.9.G(4)(g). The secondary amenity spaces shown herein are for illustrative purposes only. The final location, configuration, size, design and character of all secondary amenity spaces will be shown on the applicable site development plan(s) and will vary from what is shown herein. Secondary amenity spaces should support the vision for the Crescent Neighborhood established in Section 1.3 The Vision for Crescent.

Reference: *Downtown-wide Columbia Design Guidelines, Primary Amenity Space Framework Diagram*, on page 10.



## D. Phasing of the Transportation and Circulation Facilities

The street network serving the Crescent Neighborhood will be constructed consummate with the development of each parcel. Crescent West (also known as Merriweather Drive) will be constructed as an Avenue Type 3 street section that provides four (4) lanes and parallel parking on one side where appropriate. This facility would be constructed from Little Patuxent Parkway south to Hickory Ridge Road Extended, then to the east connecting with the planned North-South Connector. (Note that Crescent West is planned to ultimately be extended by others north of Little Patuxent Parkway in future development phases of the Symphony Overlook Neighborhood, consistent with the Downtown-wide Design Guidelines.)

Hickory Ridge Road Extended, connecting Broken Land Parkway to Crescent West, will be constructed as an Avenue Type 3 with four (4) lanes and auxiliary turn lanes approaching the Broken Land Parkway intersection as well as dedicated bike lanes.

The new North-South Connector is planned as an Avenue Type 3, typically providing four (4) travel lanes. This facility will be built along the existing South Entrance Road alignment from just south of Little Patuxent Parkway and ultimately connecting to Broken Land Parkway. The existing US Route 29 interchange northbound to westbound off-ramp would be modified to provide a northbound off-ramp connecting directly to the North-South Connector. Southbound US Route 29 traffic would continue to use the South Entrance Road ramp or the new connection of the North-South Connector at Broken Land Parkway. A full-movement, signalized intersection is planned at Crescent West that provides for indirect left turns via a jughandle design. Further, the existing access to the South Entrance Road connection to US Route 29 would be relocated south of its present location. South Entrance Road has been categorized a Street Type 3 and improvements to this roadway will follow the Street Type 3 requirements. Separate left turn lanes with a median are planned along the North-South Connector in areas where these lanes are needed for capacity and access management purposes.

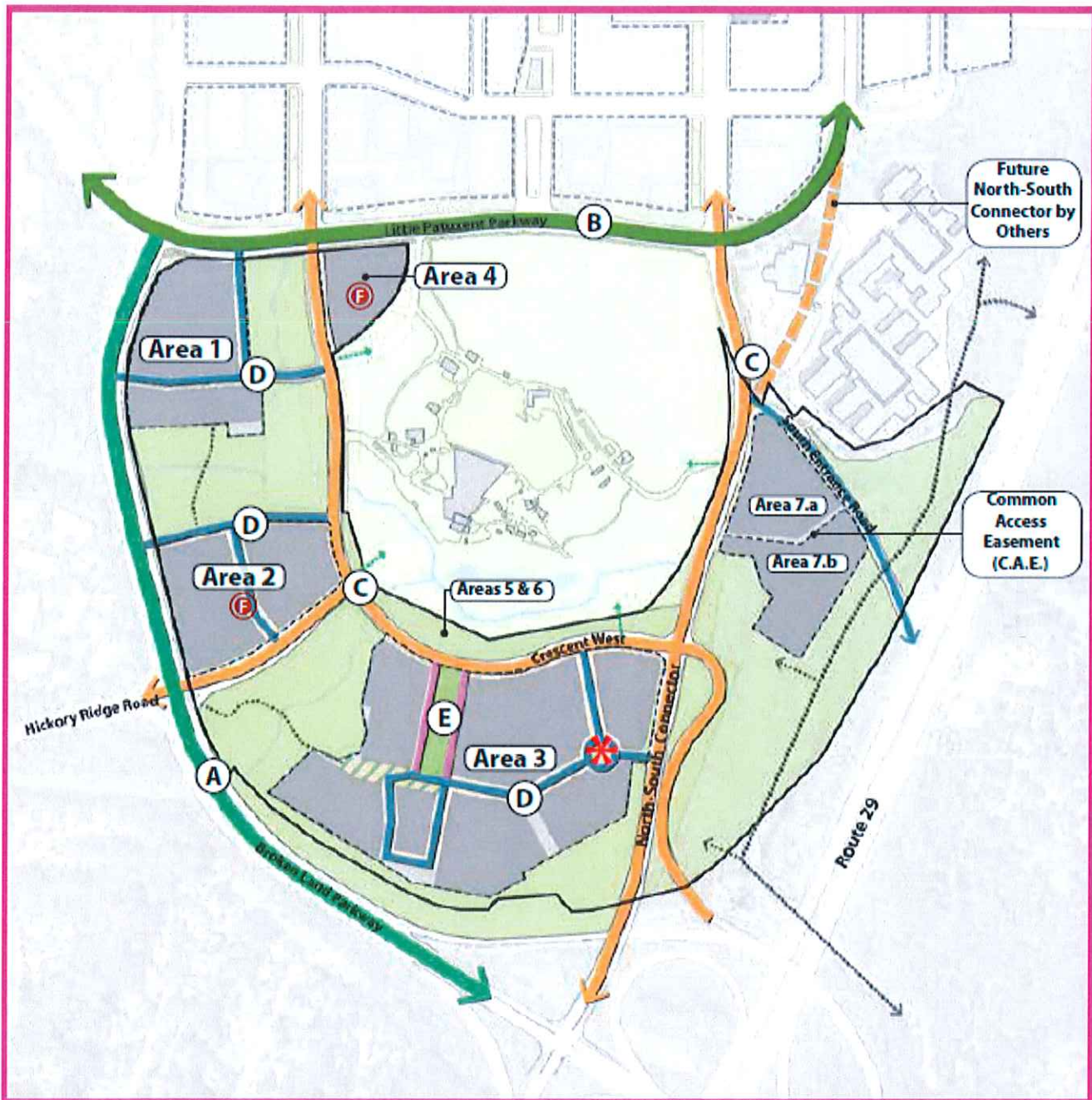
Additional connections between and within land parcels to Broken Land Parkway, Crescent West, and the North-South Connector are proposed at various locations and will be constructed as Street Type 3 sections, providing two (2) lanes with optional curb parking. On these internal, low-speed neighborhood streets, bicycles will share the travel lanes with vehicles. Some of these connections would operate under right-in/right-out control. Full-movement site driveways on Crescent West, the North-South Connector Road, and South Entrance Road would generally operate under stop sign control for side-street movements.

It is anticipated that a new traffic signal would be necessary at the Crescent West/Little Patuxent Parkway intersection with the construction of Crescent West and in conjunction with Crescent Neighborhood development. Signalization as a potential mitigation measure at this location (or others if needed) will be installed if warrants for signalization are met as a result of the traffic generated by specific SDP development and in accordance with Howard County standards. If warranted and installed, new traffic signals will include pedestrian phases and will be coordinated with adjacent traffic signals as appropriate. Major site driveways would be signalized, if required.

The extension of the Downtown Columbia connected pedestrian and bicycle network will be created with the development of the Crescent Neighborhood. Sidewalks will be provided within Areas 1 and 2 that connect to existing facilities on Broken Land Parkway, Little Patuxent Parkway, and Hickory Ridge Road. A shared-use path will be provided on the east side of Crescent West, connecting Little Patuxent Parkway, Hickory Ridge Road Extended, and the North-South Connector for use by both pedestrians and bicyclists. This shared-use path would continue along the east side of the North-South Connector, connecting the Crescent Neighborhood to the other sections of Downtown Columbia.

It is anticipated that the remaining streets identified in the Downtown-wide Design Guidelines and any associated pedestrian and bicycle facilities within the Crescent Neighborhood will be constructed by others in conjunction with the development of each of the adjacent blocks within the neighborhood. Depending on the location of the proposed new development, additional street, sidewalk, or bicycle facility construction consistent with the following Street, Pedestrian, and Bicycle Circulation Plans may also be desirable or necessary to facilitate important connections.





Crescent Neighborhood Street Framework Plan

**KEY**

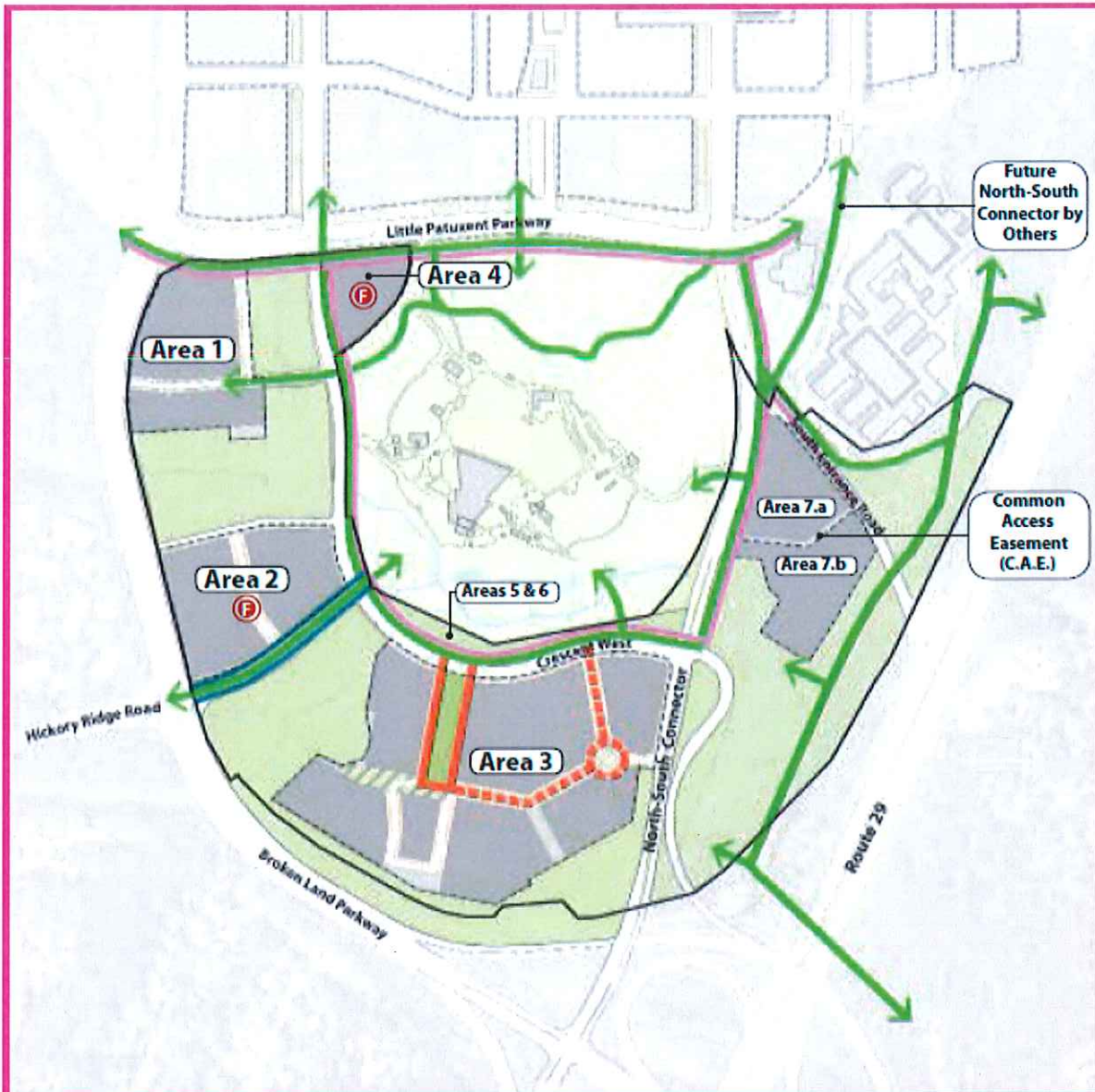
- (A)** PARKWAY - Intermediate Arterial/Minor Arterial (4 LANES W/ MEDIUM\*\*\*) - Broken Land Parkway
- (B)** BOULEVARD - Minor Arterial/ Major Collector (4 LANES W/ MEDIUM\*\*\*) - Little Patuxent Parkway
- (C)** AVENUE TYPE 3 - Major Collector/ Minor Collector/ Local Street (4 LANES\*\*, PARALLEL PARKING (Optional), DEDICATED BIKE LANES/SHARED-USE PATH)
- (D)** STREET TYPE 3 - Minor Collector/ Local Street (2 LANES\*\*, PARALLEL PARKING (Optional))
- (E)** STREET TYPE 4 - Minor Collector/ Local Street (1 LANE\*\*, PARALLEL PARKING (Optional))

- (F)** POTENTIAL FIRE STATION LOCATIONS  
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9
- MERRIMACK-SYMPHONY WOODS CONNECTIONS
- .....** PROPOSED TRAIL/PATHWAY
- \*** PROPOSED FOCAL POINT

\*Alleys, Common Access Easements (CAE), or private streets may be placed within blocks for internal circulation, servicing, and parking. Final locations of these roadways will be proposed at the SDP phase.

\*\* Additional lanes may be added to accommodate traffic volume and turning movements, as determined by a traffic study at the SDP phase.





Crescent Neighborhood Bicycle and Pedestrian Circulation Plan  
**KEY**

**PRIMARY BICYCLE ROUTES AND PEDESTRIAN ROUTES\***

\* Primary pedestrian routes and bicycle routes are a combination of sidewalks, shared-use paths, bike lanes, and trails that provide safe movement through Crescent and to adjacent neighborhoods

**PEDESTRIAN/BICYCLE FACILITY TYPES\*\*\***

- SHARED-USE PATH
- ON-STREET BIKE LANES
- PROPOSED TRAIL/PATHWAY

**PRIMARY PEDESTRIAN STREETS\*\***

**POTENTIAL PRIMARY PEDESTRIAN STREETS\*\***

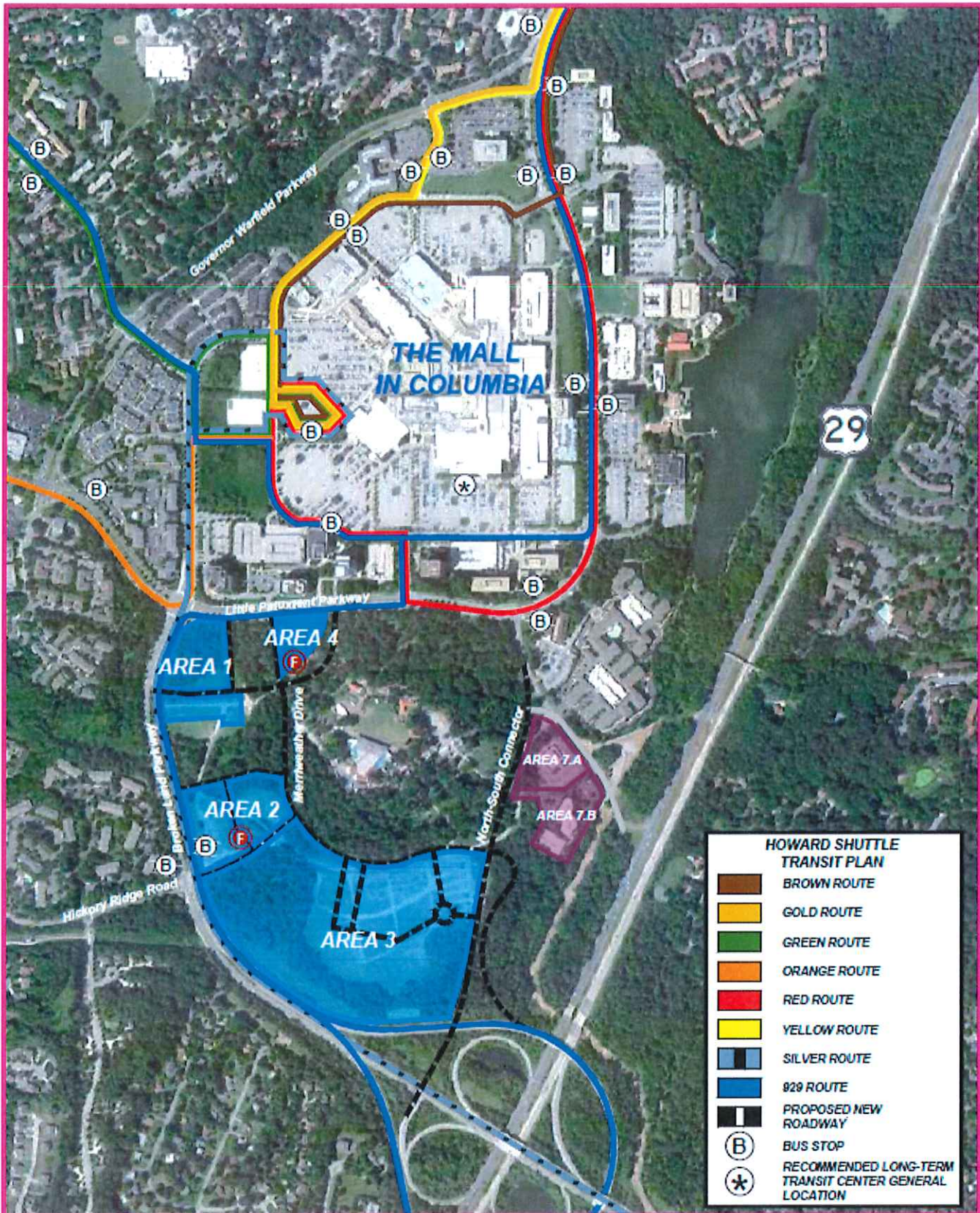
\*\* A Primary Pedestrian Street is intended to be the focus of pedestrian activity. Primary Pedestrian Streets typically have wide sidewalks with amenity spaces, or other pedestrian features.

**POTENTIAL FIRE STATION LOCATIONS**

A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9

Reference Downtown Columbia Plan - General Plan Amendment; Bicycle and Pedestrian Circulation Plan, on page 13.





Howard Shuttle Transit Plan - Existing Routes and Stops

**(F)** POTENTIAL FIRE STATION LOCATIONS  
 A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9



## E. Phasing of Required Infrastructure - Including Public Water and Sewer

The construction of the utility infrastructure is dependent on the allocation phasing of the neighborhood and the transportation and circulation facilities for each allocation phase. There are existing water main facilities in Little Patuxent Parkway and a water main that traverses the site following an old unused alignment of Broken Land Parkway. Sewer service is existing in the main stream valleys that will serve development within Crescent as well as continuing to serve as an outfall for areas of Columbia that are west and north of the site.

Storm drainage infrastructure is anticipated to originate from each Crescent development parcel through an underground storm drain system and connect to the street network storm drain system and ultimately outfall downstream of a street crossing. Multiple street stream crossings are anticipated for the neighborhood. The stream crossings may consist of bottomless precast arch spans or bridges, or traditional culverts depending on regulatory requirements.

Water and sewer extensions will be required to provide service to each of the development areas. A water realignment of the existing water main that crosses the site, described above, and a new main in Crescent West will be required to allow full development potential of Areas 1 through 4. The following is an outline of the extensions required for each Area:

**Area 1:** This area will require relocation of an existing water main that runs parallel to the eastern border of Area 1 and then crosses the site. A portion of the existing main is to remain to provide service to the Area. The relocated existing main is anticipated to run in the proposed road bed of Crescent West and Hickory Ridge Road from Little Patuxent Parkway to Broken Land Parkway and will require extensions to the Area to provide additional water service connections. Small sewer extensions from the existing sewer main that runs north-south adjacent to the east border of Area 1 will be required to serve the site.

**Area 2:** This area will require relocation of the existing water main that cuts across the northwest corner of Area 2 as described for Area 1. The relocated water main will be required to drop off connections to the Area to provide water service. The existing sewer main located south of Area 2 will be required to be relocated to allow room for the proposed street crossing structure just south of the intersection of Hickory Ridge Road and Crescent West. Sewer extensions from the relocated sewer main in and along the street network will be required to serve the site.

**Area 3:** This area will be served by a portion of the relocated existing water main as described for Areas 1 and 2 and will be extended in the proposed road bed to connect to the existing main in the South Entrance Road. The sewer relocation as described for Area 2 and another extension from the east within the proposed road bed are required for service for this Area.

**Area 4:** This area will be served by a portion of the relocated existing water main as described for Areas 1 and 2. A sewer extension from the existing sewer main that runs in the stream valley south of Area 1 in and along the street network will be required to serve the site.

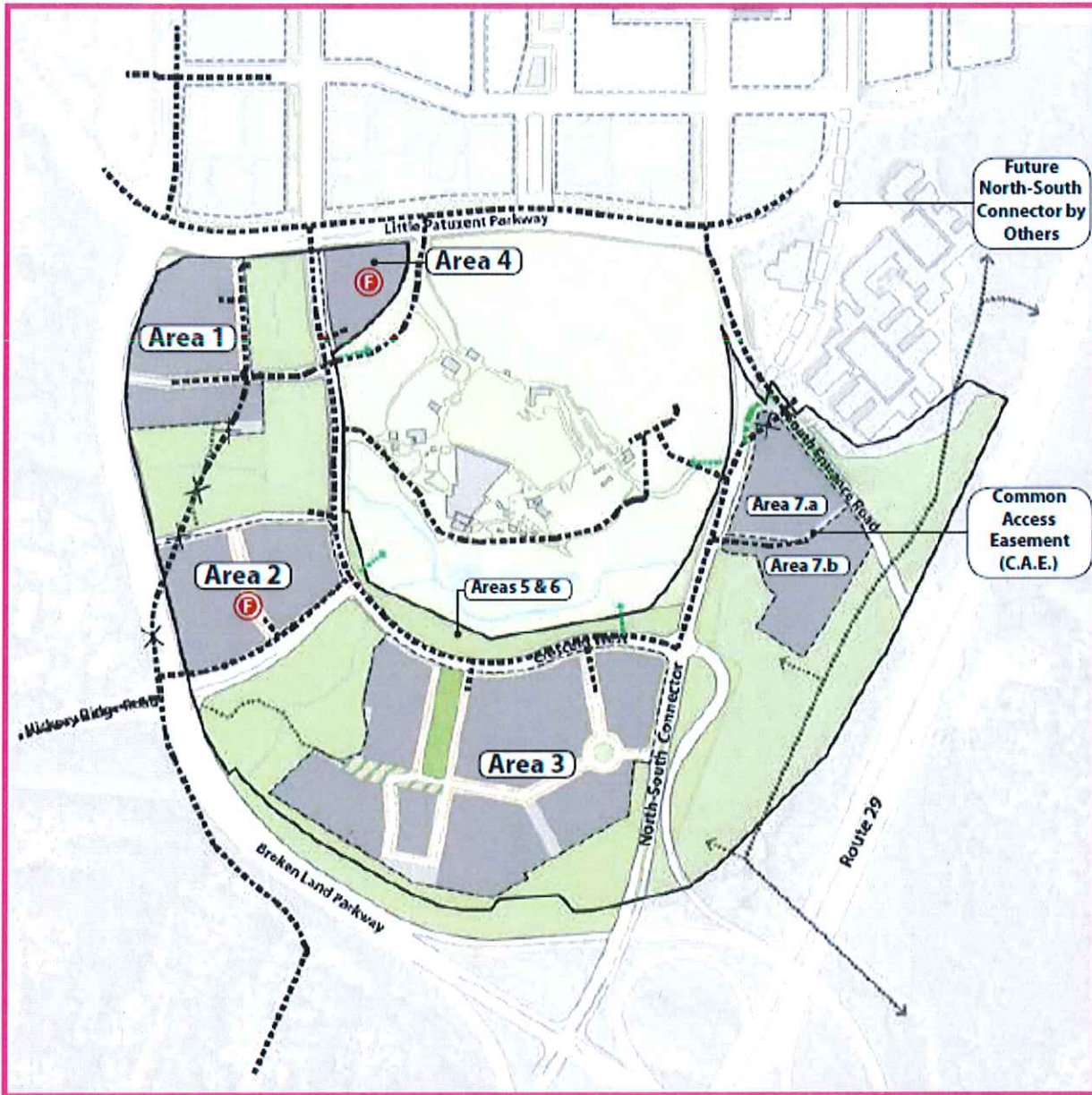
**Areas 5 and 6:** No development program is planned for Crescent Areas 5 or 6.

**Area 7.a:** This area will require relocation of the existing 8" water main that runs under Symphony Woods Road in the northern part of the site. The relocated water main will run in the future right of way for Road D and connect to the existing 8" water main in South Entrance Road. The existing 8" water main in South Entrance Road will be extended to the South to provide a new building connection. There is an existing sewer manhole that serves Area 7.a in the Southeast corner of the site. This manhole will be relocated 15' to the south to be outside of the building footprint.


**Area 7.b:** There is an existing office building located in this area with water and sewer connections. At this time, no changes are proposed to this area.

**Existing Developed Areas:** Water and sewer extensions may be required adjacent to existing developed or potential redevelopment areas and may require upgrading of existing mains and/or connections to existing or potential redevelopment areas.





Public Water Plan - Existing and Proposed

- |   |                                  |   |  |
|---|----------------------------------|---|--|
|  | PROPOSED WATER LINE IMPROVEMENTS |  | NATURAL AREAS  |
|  | EXISTING WATER LINE              |  | AMENITY SPACES   |
|  | OTHER NEIGHBORHOOD BLOCKS        |  | NEIGHBORHOOD BOUNDARY  |
|  | CRESCENT NEIGHBORHOOD BLOCKS     |  | PROPOSED FIRE STATION LOCATIONS<br>A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9 |
|   |                                  |  | PROPOSED TRAIL/PATHWAY   |
|   |                                  |  | MERRIWEATHER-SYMPHONY CONNECTIONS  |





Public Sewer Plan - Existing and Proposed

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>■ ■ ■ ■ EXISTING SEWER LINE</li> <li>▨ OTHER NEIGHBORHOOD BLOCKS</li> <li>■ CRESCENT NEIGHBORHOOD BLOCKS</li> </ul> | <ul style="list-style-type: none"> <li>■ NATURAL AREAS</li> <li>■ AMENITY SPACES</li> <li>■ NEIGHBORHOOD BOUNDARY</li> <li>Ⓡ PROPOSED FIRE STATION LOCATION<br/>A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9</li> <li>..... PROPOSED TRAIL/PATHWAY</li> <li>➔ MERRIWEATHER-SYMPHONY CONNECTIONS</li> </ul> |
|--|---|

### Roadway Improvements by Development Phase

Phase (Development Year)	Phase 1 (2017) FDP - Amendment	Phase 2 (2020) FDP - Amendment	Phase 3 (2024-Buildout) FDP - Amendment
Peak Hour Trip Generation (Net New Internal AM Peak Hour and PM Peak Hour Trips) (3)	1,540 Net New AM Peak Hour Trips and 922 Net New PM Peak Hour Trips	1,901 Net New AM Peak Hour Trips and 2,500 Net New PM Peak Hour Trips	2,182 Net New AM Peak Hour Trips and 2,784 Net New PM Peak Hour Trips
<u>Road Network Improvements</u>	Construct Hickory Ridge Road Extended from Broken Land Parkway to Crescent West.	Build North South Connector from Little Patuxent Parkway to Connect to Crescent West (Area 2)	Extend North South Connector between Crescent West and Broken Land Parkway. Modify U.S. Route 29 WB Ramps to connect to N-S Connector and build jog-handle at Crescent West
	Construct Merrivether Drive to Area 2 Site Drivers.	Extend Merrivether Drive to North South Connector Road	No Additional Improvements
	Construct Roads B & C from Broken Land Parkway to Merrivether Drive	No Additional Improvements	No Additional Improvements
	Provide Bike Lanes Along Hickory Ridge Road Extended Between Broken Land Parkway and Merrivether Drive	No Additional Improvements	No Additional Improvements
	Construct Shared Use Path Along the East and North Sides of Merrivether Drive between Little Patuxent Parkway and Area 2.	Extend Shared Use Path from Area 2 to North South Connector. Build new Shared Use Path on east side of N-S Connector	Add a Shared Use Path Along the East Side of North South Connector between Crescent West and Little Patuxent Parkway
	Provide a Sidewalk Along the West and South Sides of Merrivether Drive between Little Patuxent Parkway and Area 2.	Extend Sidewalk from Area 2 to North South Connector.	Add a Sidewalk Along the West Side of North South Connector between Crescent West and Little Patuxent Parkway
	Build 250 feet of SB Left Turn Lane at Hickory Ridge Road & Broken Land Parkway.	No Additional Improvements	No Additional Improvements
	Extend NBL Broken Land Parkway Storage to from 450 to 700 feet.	No Additional Improvements	No Additional Improvements
<u>Intersection Improvements</u>	Phase 1 (2017)	Phase 2 (2020)	Phase 3 (2024-Buildout)
9: Governor Warfield Parkway & Twin Rivers Road	Extend NBL on GWP to 500 feet and extend SBL to 190 feet.	No Additional Improvements	No Additional Improvements
8: Hickory Ridge Road & Broken Land Parkway	<u>Westbound Hickory Ridge Road Site</u> Provide Dual Lefts, a Shared Left-Through and a Right Turn lane. <u>Southbound Improvements</u> : Construct New SBL Turn Lane and Convert SBL to SBTR Lane.	No Additional Improvements	No Additional Improvements
10: Little Patuxent Parkway & South Entrance Road	Future Improvement	Install 2nd WB Turn Lane	Install 2nd NB Turn Lane
11: Little Patuxent Parkway & Moore Road	Extend NBL to 170 feet	No Additional Improvements	No Additional Improvements
12: Broken Land Parkway & Twin Rivers Road	Extend NBL to 190 feet	No Additional Improvements	No Additional Improvements
22: Merrivether Drive & Little Patuxent Parkway	Construct WB left turn lane on LPP. Signal for limited movements (left-in, right-in/right-out)	No Additional Improvements	No Additional Improvements
23: Area 1 East Driveway & Little Patuxent Parkway	Construct driveway for inbound access only	No Additional Improvements	No Additional Improvements
23: Broken Land Parkway & Area 1 South Driveway (Divided 2x Lane)	Construct driveway for inbound access only	No Additional Improvements	No Additional Improvements
27: Merrivether Drive & Hickory Ridge Road Extended	Install New Traffic Signal (if warranted)	No Additional Improvements	No Additional Improvements
28: Merrivether Drive & Area 1 South Driveway (Divided 2x Lane)	Construct driveway	No Additional Improvements	Install New Traffic Signal (if warranted)
29: U.S. 29 SB Ramps (N-S Connector) & Broken Land Parkway	Future Improvement	Future Improvement	Convert free-flow EBR to standard right turn lane. Construct SBL, NBT, and WBR.
31: North-South Connector & Area 2 South Driveway # 1	Construct driveway	No Additional Improvements	Convert driveway to Right-in/Right-Out Only
32: North-South Connector & Merrivether Drive	Future Improvement	Install New Traffic Signal (if warranted)	Build jog-handle intersection. Install new traffic signal (if warranted).
33: US Route 29 SB Ramps (North-South Connector) & South Entrance Road	Future Improvement	Install New Traffic Signal (if warranted)	No Additional Improvements
34: Merrivether Drive & Area 2 East Driveway	Construct driveway	No Additional Improvements	Install New Traffic Signal (if warranted)
35: Merrivether Drive & Area 2 West Driveway	Construct driveway	Install New Traffic Signal (if warranted)	No Additional Improvements
37: Area 4 Road & Area 1 (Area 4 Driveway)	Future Improvement	Future Improvement	Construct driveway
40: North-South Connector & Area 2 South Driveway # 2	Construct driveway	No Additional Improvements	Convert driveway to Right-in/Right-Out Only
41: Merrivether Drive & Area 2 Right-in/Right-out Driveway	Construct Right-in/Right-Out Only	No Additional Improvements	No Additional Improvements

Notes: (1) Based on development phasing schedule shown in Section A, Balance of Use within Each Implementation Phase. Actual phasing will be determined by market demand and will be included at Site Development Plan (SDP) stage.

Final road improvements will be determined at SDP stage.

(2) Additional traffic studies submitted during each SDP stage will be used to verify the adequacy of the proposed roadway improvements. Depending on the SDP, additional improvements might be required.

(3) See Table 2 of the TIA.



## H. Benchmarks for Downtown Arts, Cultural and Community Uses

Downtown Arts, Cultural and Community Uses include land areas, uses and facilities established for cultural, civic, recreation, educational, environmental, entertainment or community use or benefit.

The Crescent Neighborhood includes two Primary Amenity Spaces (Downtown Community Commons) designed for community use and benefit. As noted previously, the construction of these Primary Amenity Spaces, as well as other Downtown Community Commons, must be constructed prior to occupancy of more than 50% of all existing and proposed buildings having a façade adjacent to the space or in accordance with alternative phasing approved as part of a final development plan.

Downtown Arts, Cultural and Community Uses also include artistic works. Within the Crescent Neighborhood, Downtown Revitalization must provide for art in the community that is equivalent in value to 1% of the building construction cost in accordance with the Zoning Regulations. The art must either be provided on each particular development site or on other property located within Downtown Revitalization development. Alternatively, each petitioner may pay a fee in-lieu of providing art on-site that is equivalent in value to 1% of the building construction cost. If the fee-in-lieu option is selected, the fee must be paid prior to issuance of a use and occupancy permit for the first building in the project that generates the requirement, and all fees collected must be used to provide art on property within Downtown Revitalization developments.

The complete requirements for art in community are set forth in the Zoning Regulations.

In addition, CEPPA 8 required establishment of a Downtown Arts and Cultural Commission to support the development of Downtown Columbia as an artistic and cultural center. The establishment of the Commission has been completed. Moreover, a New Cultural Center is proposed in Area 7.a to include performance spaces, gallery space, visual arts space, a renovated dinner theatre and related uses. Also proposed are 202 housing units, including approximately 100 affordable housing units. The New Cultural Center will further strengthen and emphasize the vital role public art and cultural activities play in Columbia's story.

Further, civic uses such as libraries, performance venues, recreational/athletic facilities, museums or other similar uses are potential and desirable components in mixed use areas such as the Crescent Neighborhood. Planning and development efforts moving forward will continue pursuing such opportunities and evaluating how such civic uses can be incorporated into the Crescent Neighborhood. The impacts of any specific proposed civic use, similar to any private development opportunities would be evaluated during the SDP process and Traffic Impact Study (TIS) update that would include such uses. The decision to include such use(s), or similar uses that would generate similar traffic impacts, as part of a future SDP or SDPs will be made by Petitioner at a future date as these uses may require complex development agreements with the County for co-development with a future library or fire station. No conclusion should be reached regarding the inclusion and/or funding of such potential future uses simply from their inclusion in the TIS as a model for potential traffic generation.



**I. Other**

**DOWNTOWN COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES (CEPPAS) IMPLEMENTATION CHART**

The Downtown CEPPA Implementation Chart identifies the timing and implementation of the various specific CEPPAs to be provided. The Downtown Columbia Plan anticipates that the Howard Hughes Corporation (a successor to GGP), as the principal property owner, will undertake many of the CEPPAs. However, the responsibility lies with all property owners undertaking development or redevelopment in Downtown Columbia. Moreover, in the event of any future fragmentation of ownership of GGP's holdings, the CEPPAs must still be provided in accordance with the benchmarks established in this chart. Under such circumstances, the required CEPPAs could be funded by the developer(s) of individual parcels, a cooperative of developers or otherwise. In no case shall the obligation to provide a CEPPA to be triggered: (i) by the development or construction of downtown arts, cultural and community uses, downtown community commons, or downtown parkland; (ii) residential development including at least 40% affordable housing (see CB 52-2016); or (iii) when the development of an individual parcel of land shown on a plat or deed recorded among the County Land Records as of April 6, 2010 consists only of up to a total of 10,000 square feet of commercial floor area and no other development. The timing and implementation of other amenities discussed in this Plan or shown in concept on the exhibits to this Plan will be governed by the zoning regulation recommended by this Plan.

If a specific CEPPA identified in the Downtown CEPPA Implementation chart cannot be provided because: (i) the consent of the owner of the land on which the CEPPA is to be located or from whom access is required cannot reasonably be obtained; (ii) all necessary permits or approvals cannot reasonably be obtained from applicable governmental authorities; or (iii) factors exist that are beyond the reasonable control of the petitioner, then the Planning Board shall: (i) require the petitioner to post security with the County in an amount sufficient to cover the cost of the original CEPPA; or (ii) approve an alternate CEPPA comparable to the original and appropriate timing for such alternate CEPPA or alternative timing for the original CEPPA. In approving an alternate comparable CEPPA or timing, the Planning Board must conclude the alternate comparable CEPPA and/or timing: (i) does not result in piecemeal development inconsistent with the Plan; (ii) advances the public interest; and (iii) conforms to the goals of the Downtown Plan.

Additionally, because development phasing is inextricably linked to market forces and third party approvals, it will be important for the zoning to provide sufficient flexibility to consider a Final Development Plan which takes advantage of major or unique employment, economic development or evolving land use concepts or opportunities, and to consider a Final Development Plan amendment that adjusts the location, timing or schedule of CEPPAs and/or the residential and commercial phasing balance to take advantage of these opportunities.

**PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN**

1	HHC completed at its expense an environmental assessment of the three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaquondi 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



## PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000th SF OF DEVELOPMENT

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.	Completed by Bond per Alternative Compliance approved on 8/20/15; pathway construction in progress.
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

## PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000th SF OF DEVELOPMENT

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.	PENDING - likely location within Symphony Overlook Neighborhood.
15	HHC will complete environmental restoration projects in the Merriweather-Symphony Woods and Crescent areas.	Restoration work in Restoration Areas 1 and 2 is complete. Invasive species removal is ongoing. Restoration work in Restoration Areas 3-7 and SS-S5 (off-site) to be completed prior to issuance of the first U&O permit for a building in Crescent Neighborhood development Area 3. Quarterly monitoring and reporting required beginning April 1, 2017.
16	DCACC will complete Phase I of the Merriweather Post Pavilion redevelopment program.*	Complete

## PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375th NEW

17	HHC shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.	PENDING
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\* Per alternative CEPPA compliance approved by the Planning Board November 4, 2016.

## PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000th SF OF DEVELOPMENT

18	HCC will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway.	PENDING
19	HCC will construct at its expense the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade.	PENDING
20	DCACC will complete Phase II of Merriweather Post Pavilion redevelopment program.	Pending - under construction

## PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000th SF OF DEVELOPMENT

21	DCACC will complete Phase III of Merriweather Post Pavilion redevelopment program.	PENDING
22	At least one Downtown Neighborhood Square shall be completed and deeded to Howard County for public land.	PENDING

## PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000th SF OF DEVELOPMENT

23	HHC will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.	PENDING
24	Transfer of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero dollar consideration.	COMPLETE

## PRIOR TO THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN

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
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## UPON ISSUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS

26	CEPPA 26 was removed by passage of CB 52-2016.	REMOVED
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## ADDITIONAL CEPPA CONTRIBUTION UNITS

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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