

DOWNTOWN

COLUMBIA

REDEVELOPMENT MONITORING REPORT



Howard County
Department of Planning and Zoning

September 2018



A Message from Howard County Executive Allan H. Kittleman

Growing up, I had a front row seat to the birth of Columbia. I count myself fortunate to having been a witness to the progress that's been made throughout the town's 51 years. Jim Rouse's vision for Columbia was bold and innovative, both socially and architecturally. This commitment to build a better place lives on today.

No community, not even Columbia, can rest on its accomplishments. We are moving the downtown forward, renewing it to meet our current needs and the needs of generations to come. Eight years ago, Howard County took initial steps to reimagine Downtown Columbia when it adopted the Downtown Columbia Plan. The plan was the culmination of five years of conversations with residents, business leaders and other community stakeholders.

Already, tremendous improvements are taking place. From the Crescent and Merriweather to the Mall and Little Patuxent Square, to Howard Community College and Howard County General Hospital, we're building a walkable community where you can work, live, learn and play. To that end, we've been focusing on multi-purpose, mixed-use development, arts and culture, respecting the environment, affordable housing and providing an assortment of transportation options.

One thing that won't be changing is the spirit and values on which Columbia was built.

This Downtown Columbia Monitoring Report takes a close look at the great progress we have made and underscores the work that is yet to come. We continue to look for your feedback as we work toward this new vision.



Allan H. Kittleman
Howard County Executive



About the Downtown Columbia Redevelopment Monitoring Report



The Howard County Department of Planning and Zoning is proud to present the first Downtown Columbia Redevelopment Monitoring Report. This report marks an initial and comprehensive look at the progress made since the adoption of the Downtown Columbia Plan in 2010.

In 1967, Columbia's founder, James Rouse, set out to design and build a city. A conscious, planned approach, this novel endeavor resulted in one of the most talked about New Towns of mid-20th century America, an inspiration for planned communities across the country. Fifty years later, Columbia is a thriving unincorporated city with more than 100,000 residents living in heart of Howard County. Columbia's downtown, however, has yet to reach its potential. The 2010 Plan established guidelines and requirements for the further development and redevelopment of downtown, while adhering to the same goal of Columbia's founding—to profitably build a complete and balanced city while respecting the land and providing for the growth of people.

Much progress has been made since the adoption of the 2010 Plan. Environmental restoration projects have been completed, new pathways constructed, and roads improved. New apartments, office and retail spaces have been built. Merriweather Post Pavilion has been revitalized and is now owned by the Downtown Columbia Arts and Cultural Commission. The Inner Arbor Trust has begun the redevelopment of Merriweather Park, the Downtown Columbia Partnership is helping to guide the future of downtown, and the Columbia Downtown Housing Corporation is ensuring that full-spectrum affordable housing will be built. All these new non-profit partners, as called for in the Plan, are working closely with Howard County, the Howard Hughes Corporation, other downtown developers, and the Columbia Association to bring the Plan to fruition as envisioned.

The vision remains strong. James Rouse once said, "We must believe, because it is true, that people are affected by their environment. . . by space and scale, by color and texture, by nature and beauty, that they can be uplifted, made comfortable, made important." Howard County has a lot to be proud of. The diversity of its people and social institutions, the respect for nature, and the development of a vibrant economy have been, in large part, born out of this unique New Town in its center. Columbia consistently ranks on lists of the best places to live in America. This is not by accident. It is by conscious design and community effort.

County leaders and residents crafted the 2010 Plan out of the ethos of Columbia. This report signals great progress toward realizing the continuation of this ethos. I invite you to learn more about the progress made over the last eight years and the potential still to come.

A handwritten signature in black ink that reads "Valdis Lazdins". The signature is fluid and cursive, with a long horizontal line extending from the end.

Valdis Lazdins

Director, Department of Planning and Zoning

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- Columbia Association
- Downtown Columbia Arts and Culture Commission
- Downtown Columbia Partnership
- General Growth Properties
- Howard Hughes Corporation
- Inner Arbor Trust

1. Introduction and Purpose



Two Merriweather, in Crescent Area 1

In 2010, Howard County adopted the Downtown Columbia Plan (Plan) following five years of debate, discussion, and dialogue with a wide array of stakeholders. The Plan's goal is to revitalize downtown, creating a diverse, mixed-use, physically distinctive and human-scaled place with a rich variety of housing choices, business opportunities, and recreational, civic, cultural and educational amenities.¹

The Plan established a detailed policy framework for implementation and called for regular monitoring and evaluation.² Today, eight years after Plan adoption, the purpose of this Downtown Columbia Monitoring Report (Report) is to report back to the community, assessing progress on implementation—essentially, to answer the question, How are we doing?



Concerts, events, and festivals bring vitality and excitement to Downtown Columbia

-
1. Downtown Columbia Plan, Amended (Downtown Columbia Plan), November 9, 2016, page 5
 2. Downtown Columbia Plan, page 81



In this Report, we answer the question by reviewing implementation progress on the following Plan elements:

- Residential and commercial development
- Transportation and transit
- Arts and culture
- The environment and sustainability

For each element, we revisit what the Plan recommends, and then report on and assess what has been accomplished, including the status of relevant Community Enhancements, Programs and Public Amenities (CEPPAS) that the Plan requires at particular development milestones.

The redevelopment of Downtown Columbia is a complex process involving many public, private, and non-profit sector entities, as well as the general public. We also use this Report to explain how these entities interact within the Plan's policy, legal, and organizational framework.

2. Residential and Commercial Development

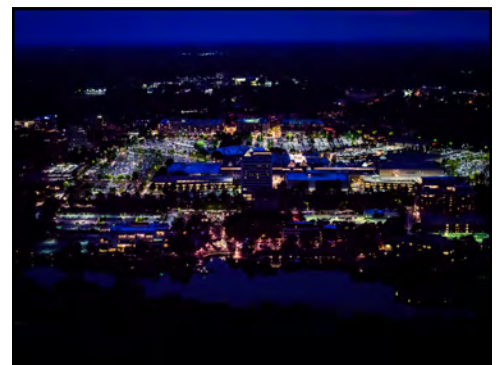


The Metropolitan under construction in Warfield

When Howard County adopted the Downtown Columbia Plan in 2010, there were approximately 1.4 million square feet of retail space, 1.6 million square feet of office space, 290 hotel rooms, and 1,340 residential units in the approximately 364 acres that comprise Downtown Columbia (Figure 1). The Plan, as amended in 2016, allows for an additional 5.55 million square feet of commercial development (4.3 million square feet of office and 1.25 million square feet of retail), 6,244 housing units, and 640 hotel rooms (Table 1).³

The Plan proposed that development be phased so as to ensure a balance of land uses as development occurs (see Table 2). Development is not to proceed to a subsequent phase unless building permits have been approved for at least the minimum levels for each use type indicated in the preceding phase.

3. The Plan adopted in 2010 allowed for all of the commercial development and up to 5,500 housing units in three phases. An amendment to the Plan, adopted in November 2016, added 744 units in a fourth phase as part of a legislative package designed to increase the amount of affordable housing in Downtown. (See the discussion of affordable housing on page 14.)



Bright nighttime lights illustrate the evening liveliness of Downtown Columbia.

Figure 1: The Neighborhoods of Downtown Columbia

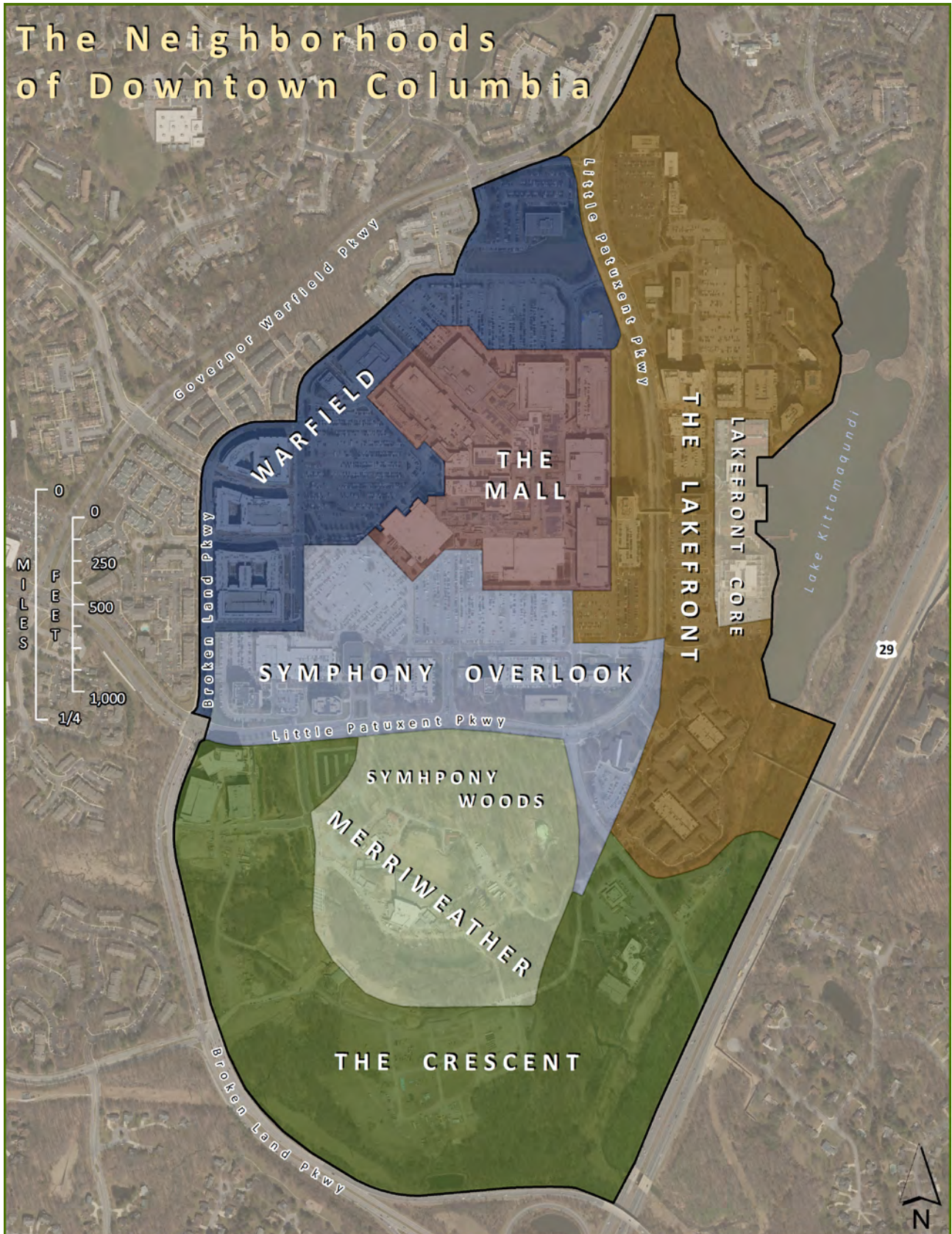


Table 1: Downtown Revitalization Phasing Progression

Use Type	Phase 1		Phase II Cumulative		Phase III Cumulative		Phase IV Completion	Overall Max
	Min	Max	Min	Max	Min	Max	Up To	
Retail (SF)	300,000	676,446	429,270	1,100,000	558,540	1,250,000	691,460	1,250,000
Office/Conference (SF)*	1,000,000	1,531,991	1,868,956	2,756,375	2,737,912	4,300,000	1,562,088	4,300,000
Hotel Rooms**	100	640	200	540	300	640	340	640
Residential Units**	656	2,296	1,442	4,700	2,228	5,500	4,016	6,244

* Office/conference includes hotel conference/banquet space greater than 20 SF per hotel room.

** For zoning and phasing purposes, hotel rooms and residential development are tracked by unit. At least 5% of the residential units in Phase I, 12% of the residential units in Phase II, and 12% of the residential units in Phase III must be affordable units before moving onto the subsequent phase.

This table is summary of the official phasing chart Plan that is used for regulatory purposes. Source: Downtown Columbia Plan, Amended November 9, 2016 (p. 75)

Table 2: Building Permits Issued Through August 2018

Use Type	Issued	Plan Total	Percent of Plan
Retail (SF)	181,116	1,250,000	14%
Office/ Conference (SF)*	660,966	4,300,000	15%
Hotel Rooms**	0	640	0%
Residential Units**	1,199	6,244	19%

The Downtown Columbia Plan consists of six neighborhoods – the Mall, Warfield, Merriweather-Symphony Woods, the Crescent, Lakefront and Lakefront Core, and Symphony Overlook (Figure 1). As of August 2018, the County had issued building permits for new development associated with the Plan in four neighborhoods—the Mall, Warfield, the Crescent, and Merriweather-Symphony Woods.⁴ The development related to these building permits totals approximately 181,000 square feet of retail, 661,000 square feet of office, and 1,200 housing units.⁵ This represents approximately 14% of the retail, 15% of the office, and 19% of the residential units allowed under the Plan (Table 2).^{6,7}



One Merriweather, the first building in The Crescent



Open-air shopping at The Mall

4. For marketing and branding purposes developers in Downtown may depart from the names in the Downtown Plan. For example, land in the Crescent may be branded as part of the Merriweather District. This Report uses the neighborhood names in the Downtown Plan.
5. Building permits have also been issued for the renovation of Merriweather Post Pavilion in the Merriweather-Symphony Woods neighborhood. This is considered cultural/community construction, and the minor net increase in square footage is not included in tracking against the phasing progression chart.
6. There has been additional development in Downtown since 2010 that is not specifically part of the Plan. Little Patuxent Square in the Lakefront Neighborhood is the most significant example. It is a mixed-use development with 160 residential units, 119,000 square feet of office, and 9,000 square feet of retail. This building was planned prior to the adoption of the Downtown Plan in 2010, and is therefore not included in the Plan square feet totals. Some minor building renovation projects have occurred since 2010 but have not added net new square feet. They are discussed in this Report under the individual neighborhood sections below.
7. The office and retail/restuarant building permit square footages shown in this report may be adjusted for CEPPA tracking purposes based on final tenant fit-out values. Also, if initial shell building permit data did not distinguish between retail and office space, then values from site development plans were used.



The LifeStyle Center at the Mall is a new outdoor retail and restaurant plaza.

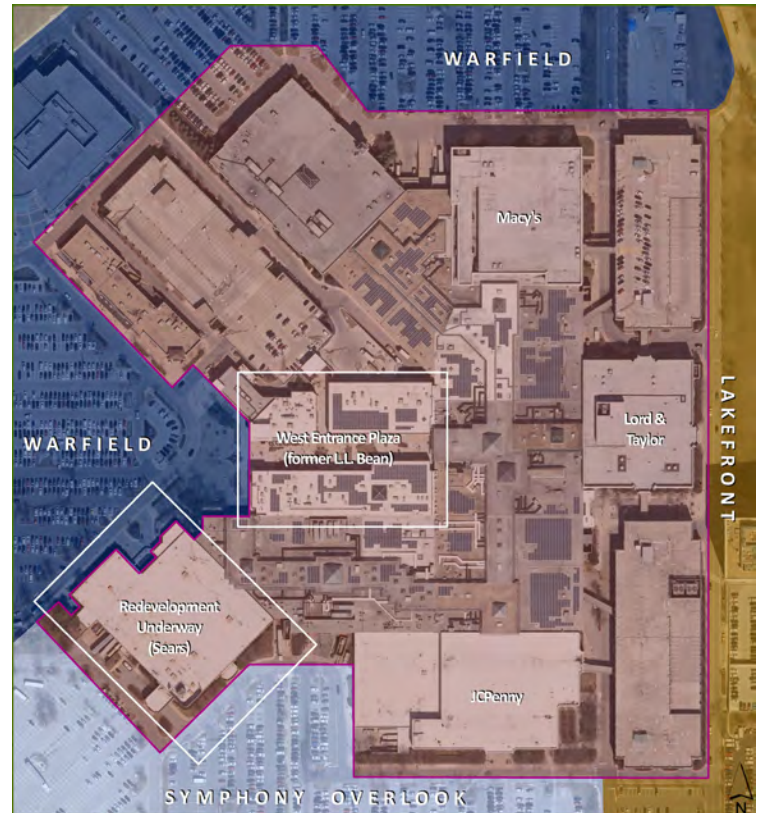


Redevelopment underway (above) and complete (below) at the former upper level of Sears, now a bowling alley and arcade



The LifeStyle Center has become a vibrant outdoor pedestrian environment.

Figure 2: The Mall Neighborhood



The Mall

The Mall neighborhood consists of the footprint of The Mall in Columbia (Figures 1 and 2). The Mall first opened in 1971 and continues to be a regional draw. The Plan envisions the Mall as the place where the community gathers to shop, eat, and be entertained.⁸

The western portion of the Mall was redeveloped in 2013 in the first construction project under the Downtown Plan. A former L.L. Bean retail store and surface parking were converted into an open-air market with restaurants and boutique shops surrounding a landscaped plaza with art. The retail/restaurant space is approximately 74,000 square feet, a net addition of approximately 38,000 square feet (Table 3).

In 2017 the County issued permits for the redevelopment of the Sears department store into a mixture of retail and entertainment, with a smaller Sears, bowling alley and arcade, and additional retail occupying the same footprint. This project, completed in 2018, resulted in no change to the Mall's net square footage.

8. Downtown Columbia Plan, page 15.

Table 3: The Mall; Building Permits Issued through August 2018

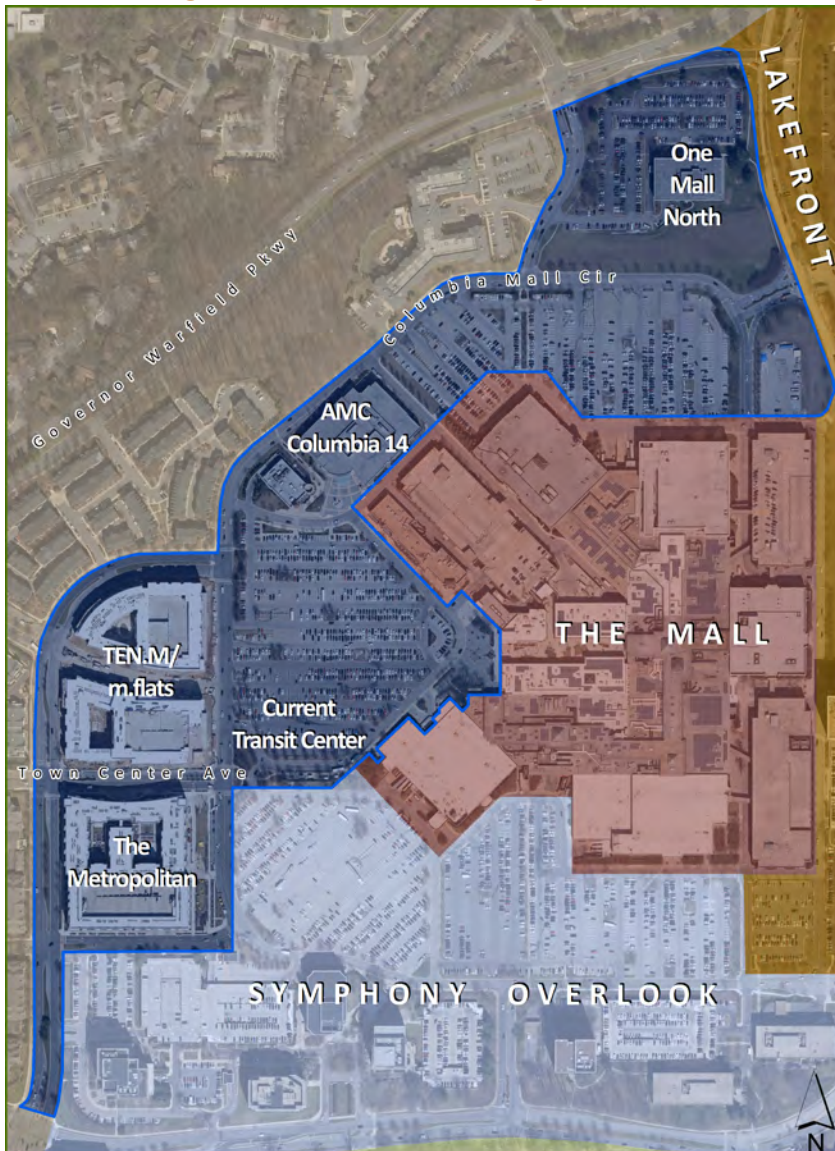
Project	Use Type	Square Feet	Building Permit Issue Date
Mall Expansion	Retail/Restaurant	73,924	April 2013
	Demolished	36,349	
Net Total	Net Retail/Restaurant	37,575	

Warfield

The Warfield neighborhood is located east of Governor Warfield Parkway and north and west of the Mall (Figures 1 and 3). The Downtown Plan envisions Warfield as a traditional mixed-use neighborhood for families.⁹ It is the first neighborhood with new residential development built under the Plan: the Metropolitan, TEN.M, and m.flats. Combined, these developments total 817 rental units situated above approximately 38,000 square feet of street level retail and restaurant space (Table 4). The residential buildings wrap around internal parking garages. A kinetic sculpture garden was installed in front of the Metropolitan under the Plan’s public art program. The Metropolitan was completed in 2014 and is fully occupied. As of mid 2018, TEN.M and m.flats have been completed, and full occupancy is expected in 2019.

9. Downtown Columbia Plan, Page 7

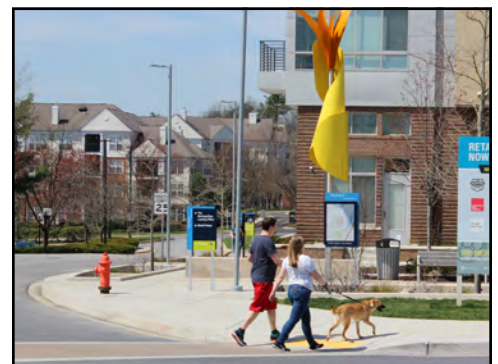
Figure 3: The Warfield Neighborhood



Street-level retail and restaurants in the Warfield neighborhood encourage pedestrian activity.



The Metropolitan (left), TEN.M (center), and m.flats (right)



The Plan envisions Warfield as a mixed-use neighborhood for families.



Main entrance to TEN.M in Warfield

Table 4: Warfield; Building Permits Issued through August 2018

Project	Use Type	Units	Square Feet	Building Permit Issue Date
The Metropolitan	Retail/Restaurant		13,764	March 2014
	Residential	380		
TEN.M and m.flats	Retail/Restaurant		24,678	March 2016
	Residential	437		
Total	Retail/Restaurant		38,442	
	Residential	817		

Merriweather-Symphony Woods

The Merriweather-Symphony Woods neighborhood is located south of Little Patuxent Parkway between the Crescent and Symphony Overlook (Figures 1 and 4). The Plan envisions Merriweather-Symphony Woods as a strengthened tradition in a new kind of cultural park.¹⁰ The centerpiece of this neighborhood is Merriweather Post Pavilion (MPP), an open-air concert venue designed by Frank Gehry and built in 1967. MPP draws many

10. Downtown Columbia Plan, page 13.

Figure 4: The Merriweather/Symphony Woods Neighborhood



The MPP renovations include a new, higher roof (shown above) and new office and backstage areas.



Every year, Symphony Woods is home to the Wine in the Woods wine festival.

thousands of concert goers to downtown annually. It is surrounded by Symphony Woods, the home to a new amphitheater called the Chrysalis and acres of shaded parkland that provide space for festivals and community events.

In 2016, Howard Hughes transferred ownership of MPP to the nonprofit Downtown Columbia Arts and Culture Commission (DCACC).¹¹ Prior to this transfer, MPP had begun its first full renovation since its construction in 1967. The renovation includes improvements to the stage house, back stage facilities, seating, restrooms, concessions, and box offices (Table 5). While the original roof was slated to be preserved, it collapsed in January of 2018 while in the process of being raised; the roof was subsequently rebuilt according to its original design and with much of its original wood facade re-used.

MPP lies in the center of the 51-acre Symphony Woods, the largest open space area in Downtown Columbia. Symphony Woods is owned by Columbia Association and managed by the nonprofit Inner Arbor Trust, under a perpetual easement granted by Columbia Association in 2014.

This easement requires that the Trust develop the a portion of the Woods into a destination arts and culture park in accordance with the 2013 Inner Arbor concept plan. The first major element of the concept plan, the Chrysalis, a high-performance stage, park pavilion, and sculpture, opened in April 2017 (see photo p. 29).



New Restrooms at Merriweather Post Pavilion



Performance at the Chrysalis, located within Symphony Woods

11. This transfer was required under CEPPA 24.

Table 5: Merriweather Post Pavilion Renovation through August 2018

Project	Use Type	Square Feet	Building Permit Issue Date
New Construction	Box Office	1,293	March 2015
	Concessions	2,773	
	Bathrooms and Utilities	2,585	
	Concessions	5,700	
	Stage House and Supports	13,927	December 2015
	Backstage/Offices	24,380	April 2016
Total Constructed		50,658	
Demolition	Concession	9,033	
	Retail	1,131	
	Restrooms	1,436	
	Box Office	642	
	Storage	864	
	Office	1,957	
	Stage Support	264	
Total Demolished		15,327	
Net Total		35,331	



Renovations at Merriweather Post Pavilion



The Crescent as previously used for event parking



Crescent Area 1 is served by new roads, including Merriweather Drive and Divided Sky lane (shown here).

The Crescent

The Crescent neighborhood is located east of Broken Land Parkway and south of the Merriweather-Symphony Woods neighborhood and South Entrance Road (Figures 1 and 5). The Crescent – approximately 103 acres – was the largest undeveloped area of downtown. After 1967, much of it was undeveloped land used as parking for Merriweather Post Pavilion and for other downtown events. The Plan envisions the Crescent as a place where new urban settings face an extensive wooded park.¹²

The final development plan (FDP) for the Crescent approved in 2017 allows for up to approximately 1.5 million square feet of office, 0.3 million square feet of retail and 2,300 residential units in Areas 1 through 4.¹³ The first completed development is in Area 1: two office buildings, One Merriweather (Medstar building) and Two Merriweather (Pearson building), and a parking garage. A restaurant (Cured Table & Tap) and a bar (18th & 21st) opened on the ground floor of One Merriweather in 2018. Building permits have more recently been issued for development in the first phase of Area 3. This includes 382 residential apartment units along with additional office and retail space. (Table 6).

A site development plan is under review for phase 2 of Area 3 that includes an additional 423 residential units along with additional retail space. A site plan is also under review for the Downtown Cultural Center in Area 7. The

12. Downtown Columbia Plan, Page 12.

13. Areas 5 and 6 are open space areas.

Figure 5: The Crescent Neighborhood



proposed 116,000 square foot cultural arts center along with a 192 Low Income Housing Tax Credit apartment unit project will replace the existing Toby’s Dinner Theater. The cultural center will include performance stages and a children’s theater, office and makerspace for local arts organizations, gallery and exhibition space, and will also be the new home for Toby’s Dinner Theater (Table 7).

Table 6: The Crescent; Building Permits Issued through August 2018

Project	Use Type	Units	Square Feet	Building Permit Issue Date
One Merriweather	Retail/Restaurant		9,316	February 2016
	Office		207,907	
Two Merriweather	Retail/Restaurant		15,456	October 2016
	Office		114,129	
Area 3 Phase 1	Retail/Restaurant		80,327	August 2018
	Office		338,930	
	Residential	382		July 2018
Total	Retail/Restaurant		105,099	
	Office		660,966	
	Residential	382		

Table 7: The Crescent; Future Development Proposed in Site Development Plans (SDPs)

Project	Development Type	Units	Square Feet	SDP Submit Date
Area 3 Phase 2	Retail/Restaurant		60,550	November 2017
	Residential	423		
Area 7 - Downtown Cultural Center	Cultural/Community		115,692	July 2017
	Residential	192		
Total	Retail/Restaurant		60,550	
	Cultural/Community		115,692	
	Residential	615		



Groundbreaking for Area 3 of the Crescent Neighborhood included Maryland Governor Larry Hogan, County Executive Allan H. Kittleman, members of the Howard County delegation, and other elected officials and business leaders.



Rendering of Future Development in Crescent Area 3

Figure 6: The Lakefront and Lakefront Core Neighborhood



The Lakefront and Lakefront Core

The Lakefront neighborhood runs along Lake Kittamaqundi to the east and borders Little Patuxent Parkway to the west (Figures 1 and 6). The Downtown Plan envisions Lakefront as bringing community life and activity back to the water's edge.¹⁴ The Lakefront currently has a mix of residential, office, and retail uses, and the Plan calls for further development while encouraging more connectivity to Lake Kittamaqundi and adjacent public spaces, and to other parts of Downtown.

An early and key revitalization effort in downtown was the adaptive reuse of the Frank Gehry-designed former Rouse Company headquarters into a Whole Foods grocery store and the Haven on the Lake mind body wellness retreat. Howard Hughes offices remain within the building as well. The renovation was completed in 2014. Other interior renovations projects since 2010 include the Teachers Building, Clyde's restaurant, and the Merrill Lynch building, all in 2013, and the Petit Louis Bistro restaurant in 2014 (which has since been replaced by another restaurant).

Little Patuxent Square is an 11-story mixed use building completed in 2017. It has 160 residential units, 119,000 square feet of office space, close to 9,000 square feet of retail space, and a 750-space underground parking garage. This building was planned prior to the adoption of the Downtown Plan in 2010, and is therefore not included in the Plan's monitoring metrics.

Columbia Association (CA) owns and manages the existing common open space at the Lakefront. CA has made many improvements since 2010 to continue to improve the lakefront's attractiveness and functionality. It has completed the Lake Kittamaqundi pathway around the entire lake, reinstalled the carillon bells in a new Bell Tree at the Lakefront Plaza, refurbished the iconic poster artwork at the Kennedy Gardens, opened Haven on the Lake, dredged Lake Kittamaqundi, and made associated stormwater and water quality improvements. Columbia Association intends to develop a design and management plan for the lakefront within the next three to five years.

The County approved a Final Development Plan for the Lakefront Core in spring 2018. The plan includes residential units, retail, and office space (Table 8).

14. Downtown Columbia Plan, Page 10



Clyde's at the Lakefront, renovated in 2013



The Lakefront Core in 2017



Rendering of proposed Lakefront development

Table 8: The Lakefront; Future Development Proposed in Final Development Plan (FDP)

Project	Use Type	Units	Square Feet	FDP Status
Lakefront Core Neighborhood Phase I	Restaurant/Retail		72,400	Approved by Planning Board on April 19, 2018
	Office		242,000	
	Residential	509		
	Demolished Restaurant/Retail		18,156	
	Demolished Office		128,598	
	Net New Restaurant/Retail		54,244	
	Net New Office		113,402	
	Net New Residential	509		

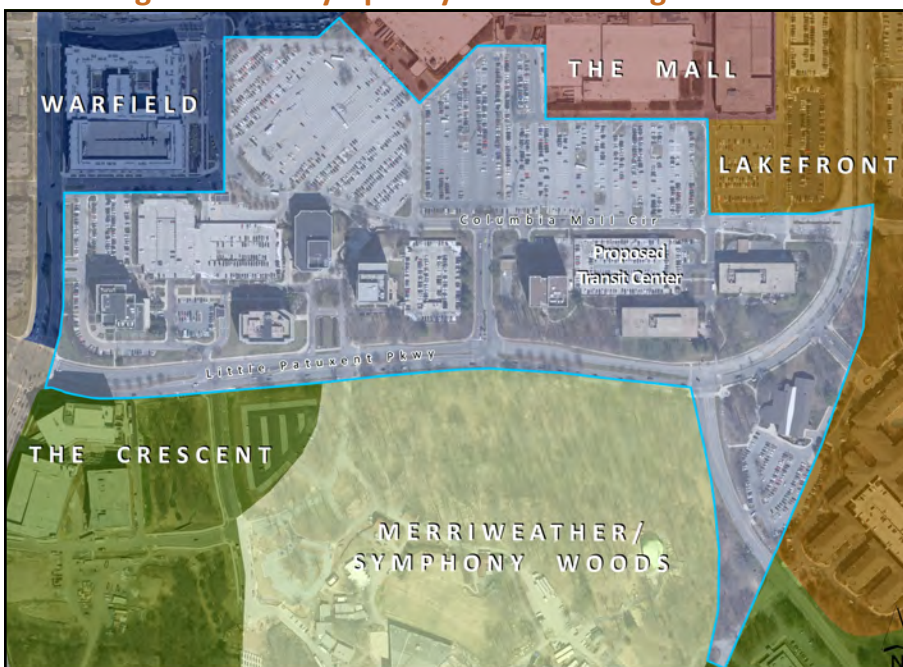
Symphony Overlook

The Symphony Overlook neighborhood is located north of Little Patuxent Parkway and south of The Mall. The Downtown Plan envisions Symphony Overlook as the place where new downtown meets culture in the park.¹⁵ As of mid 2018 no development has been proposed in this neighborhood. In 2017 the Planning Board received a study stating that Symphony Overlook is the agreed location for a site to be developed by the Howard County Housing Commission as a transit center and a mixed-use, mixed-income residential project.¹⁶

15. Downtown Columbia Plan, Page 14

16. Downtown Columbia Transit Center – Location and Site Analysis Study, October 2017

Figure 7: The Symphony Overlook Neighborhood



70 Corporate Center, at the west end of Symphony Overlook

2016 Development Rights and Responsibility Agreement for Affordable Housing

- 200 very low-income units and 200 middle income units will be built in future rental apartment buildings developed by Howard Hughes. These buildings will include between 3% and 7% of both very low income and middle income units. Note that there are no affordable units as part of the 817 units in the Metropolitan and TEN.M apartment complexes as these projects were already built or under construction prior to the adoption of the 2016 Plan amendment.
- 417 low income units will be included in five specific LIHTC projects: 1) the new Banneker Fire Station, 2) the New Cultural Center (former Toby's), 3) the existing library site, 4) the new library site in the Crescent Neighborhood, and 5) the transit center site in Symphony Overlook. The New Cultural Center, in the planning stage as of early 2018, will include 192 apartment units on the upper floors, about half of which will be for lower income residents. These five LIHTC projects are to be facilitated by land dedication from Howard Hughes and other means, depending on the specific project. The Howard County Housing Commission will participate in the development of all five LIHTC projects. Howard Hughes will also provide \$3.2 million in gap financing to the CDHC.
- The 83 live-where-you-work units will be partially financed by Howard Hughes by payments made to the CDHC for each new rental and owner-occupied unit built.
- The amended Plan maintains the annual payments required from commercial property owners at the rate of five cents (\$0.05) per square foot of gross leasable area. These payments to CDHC will support the organization and help provide innovative affordable housing opportunities to residents in downtown as called for in the Plan.

Affordable Housing

Providing affordable housing in Downtown Columbia is an important priority of the Downtown Plan. The 2010 Plan called for the establishment of a Downtown Columbia Community Housing Foundation (DCCHF)¹⁷ to manage a full spectrum affordable housing program. Such a program aspires to make new housing in downtown affordable to individuals earning across all income levels. The Columbia Downtown Housing Corporation (CDHC) was formed in 2014 through County Council legislative action and determined that the affordable housing program, as called for in the 2010 Plan, would not be sufficient to provide ample affordable housing opportunities. The 2010 Plan called for an initial developer contribution of \$3 million to kick-start the program, followed by one-time developer contributions for each new housing unit built and ongoing annual payments from new commercial development. The CDHC determined that this revenue stream would not be sufficient to build a satisfactory number of affordable housing units. As a result, the Plan was amended in 2016.

The amended Plan now specifically calls for a minimum of 12% to 15% of all residential dwelling units, depending on the number of stories in the building, to be Moderate Income Housing Units (MIHU) as defined by Howard County's MIHU program. As an alternative to this provision, the amended Plan allows an option for developers to propose an innovative approach to exceeding the affordability requirement through a Development Rights and Responsibility Agreement (DRRA). Howard Hughes and Howard County entered into a DRRA in 2016 that will create 900 affordable units in downtown at full buildout. These include 200 very low income units, 200 middle income units, 417 low income units as part of Low Income Housing Tax Credit (LIHTC) projects, and 83 affordable live-where-you-work units (see Sidebar).

As of mid 2018 no affordable units have been built in downtown. However, with the 2016 Plan amendment and the DRRA between Howard Hughes and Howard County, new full spectrum, affordable housing units will be forthcoming. The first of these units will be built in the Crescent neighborhood as part of new rental apartment buildings and at the New Cultural Arts Center.

17. Under Council Resolution 154-2012 adopted in November 2012, the Columbia Downtown Housing Corporation (CDHC) was recognized as the Downtown Columbia Community Housing Foundation (DCCHF).



The New Cultural Center will contain affordable apartment units (rendering).

Urban Design, Architecture

The Downtown Plan promotes innovative urban design and quality architecture. The design of buildings, open spaces and landscapes establishes the physical character of a place, creating memorable places that people want to use and return to. Such places have lasting aesthetic and civic value.¹⁸

The Plan calls for downtown-wide as well as neighborhood-specific design guidelines. These guidelines address purpose and character, site design, street design, building design, signature buildings, and amenity space. The Plan also envisions that review of development proposals by County staff and the Planning Board may be augmented by the County’s Design Advisory Panel.

These recommendations have been followed. Since 2010, in addition to Downtown-Wide Design Guidelines, neighborhood design guidelines have been prepared for the Warfield, Mall, Merriweather-Symphony Woods, Crescent, and Lakefront Core neighborhoods.¹⁹ The Design Advisory Panel has reviewed and made recommendations on the guidelines documents as well as on all final and site development plans.

18. Downtown Columbia Plan, Page 29.

19. These may be viewed at <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Community-Plans>



Architecturally distinctive, the Chrysalis has become an icon in Downtown Columbia.



The Downtown-Wide and Neighborhood Design Guidelines lead to attractive urban streetscapes.



Public art installations throughout Downtown Columbia add aesthetic interest and civic value to the area.



Renderings of future development in the Crescent show aesthetic and human-scale design.



The Neighborhood Design Guidelines include details such as neighborhood wayfinding signs.



The historic Rouse Building, now home to Whole Foods, is an example of a signature building.

Signature buildings

The Downtown Plan calls for preserving existing and adding new signature buildings – those that provide distinct and memorable architecture for Downtown Columbia, especially at prominent locations. The Frank Ghery-designed former Rouse Company headquarters building on Lake Kittamaquundi is a key example, preserved and transformed under the Downtown Plan into a Whole Foods grocery store, the Haven on the Lake, and office and conference space.

Design guideline documents specify locations for new signature buildings. One Merriweather (Medstar Building), at the corner of Broken Land Parkway and Little Patuxent Parkway, opened in 2017. A nine-story mixed-use office-retail signature building at the future intersection of Merriweather Drive and Symphony Woods Road in Crescent Area 3 is permitted for construction, and the New Cultural Center—also a signature building—is in the review process. The Final Development Plan for the Lakefront Core, approved in spring 2018, identifies locations for signature buildings in that neighborhood as well.



Solar panels on the roof of The Mall

Sustainability

The Downtown Plan (Chapter 3) sets out a Sustainability Program addressing public spaces and amenities, mobility, buildings, and the natural environment. Buildings approved under the Downtown Plan meet the Howard County building code's Green Building Standards, addressing elements such as energy efficiency, water use, indoor air quality, materials, waste management, and use of recycled materials. Several downtown buildings have applied for certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards. The Metropolitan has received a LEED Silver certification, while the TEN.M, Merriweather Post Pavilion, and One and Two Merriweather certifications are pending. Examples of green technologies incorporated into Downtown Columbia buildings include use of sustainable construction materials, water-conserving fixtures, and permeable surfaces for the new structures at Merriweather Post Pavilion, as well as energy-efficient windows and lighting at The Metropolitan. See Section 5 for a further discussion of sustainable site design.

The Next Five Years

Development priorities for the next five years, until the next monitoring report, include:

- Continued development of the Crescent and Lakefront neighborhoods.
- A design and management plan for the lakefront spearheaded by Columbia Association.
- Completion of the New Cultural Center (former Toby's).
- Affordable housing units in the Crescent neighborhood as part of new rental apartment buildings and at the New Cultural Arts Center.
- Revised regulations to simplify and consolidate the review and approval process for development in Downtown Columbia.²⁰



Crescent Area 1 features a large rain garden adjacent to Two Merriweather.

20. Consistent with the Howard County Development Regulations Assessment & Annotated Outline, January 2018, prepared for Howard County by Clarion.

3. Transportation and Transit

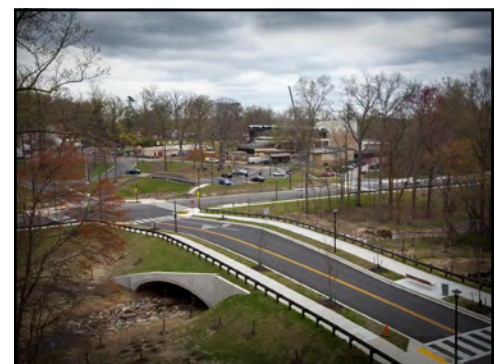


Electric buses operating RTA Route 401 recharge wirelessly at the Mall in Columbia.

The Downtown Columbia Plan envisions a multi-modal transportation system for Downtown Columbia to provide enough (road) capacity to meet user demand during all phases of development, and to allow people to move throughout the community without depending on automobiles. To further these goals the Plan calls for the following:

- Roads: build new roads to create a more connected street network. Create a grid road pattern that distributes traffic onto multiple roads rather than concentrating traffic onto fewer roads.
- Intersections: Improve Broken Land Parkway at Hickory Ridge Road, Little Patuxent Parkway at Broken Land Parkway, Little Patuxent Parkway at Symphony Promenade,²¹ Little Patuxent Parkway at Governor Warfield Parkway, and Columbia Mall Circle at Town Center Avenue.
- Interchanges: improve the interchange at US 29 and Broken Land Parkway and build a new interchange on US 29 between MD 175 and Broken Land Parkway.

21. By Symphony Woods



New roads and shared-use pathway in the Crescent have contributed to a better-connected, more multimodal transportation network in Downtown.



Improved intersection of Hickory Ridge Road and Broken Land Parkway



Development in the Warfield neighborhood has created a new, denser road network.



A third left turn lane was added to Governor Warfield Parkway at Little Patuxent Parkway.

- Road design: create a hierarchy of roads including parkways, boulevards, avenues and streets; establish different design criteria for each type such as number of lanes, lane widths, pedestrian and bicycle accommodations.
- Complete streets: design streets attractively for all users—motorists, transit riders, bicyclists and pedestrians, including on-road improvements, such as sidewalks, pedestrian crossings, and streetscape amenities, and off-road improvements, such as paths, trails, and bicycle parking. Include bicycle and pedestrian connections to neighborhoods near downtown.
- Transit: implement improved regional bus service, construct a transit center, and provide a circulator shuttle to serve Downtown.
- Parking: provide increased parking sufficient to meet development needs; incorporate shared parking designs with strong pedestrian and bicycle connections that encourage a park once approach.
- Transportation Demand Management: implement strategies to manage the demand for travel and reduce trips by motor vehicles.
- Regulations: revise regulations to help achieve the aforementioned improvements.

Roads

New roads and connections have begun to create more route choices and disperse traffic over a more connected network.

In the Warfield neighborhood Twin Rivers Road was extended east of Broken Land Parkway to Columbia Mall Circle. Broken Land Parkway and Columbia Mall Circle have been connected via Grammercy Place. Together with the pre-existing Town Center Avenue these roads provide more access to Columbia Mall Circle from the west. Columbia Mall Circle within Warfield has been widened to include wider pavement widths and a sidewalk for pedestrian mobility (see Figure 8).

In the Crescent neighborhood new roads include Merriweather Drive south from Little Patuxent Parkway to Hickory Ridge extended, Grantchester Way, and Divided Sky Lane—which provides access to the Crescent from Broken Land Parkway.

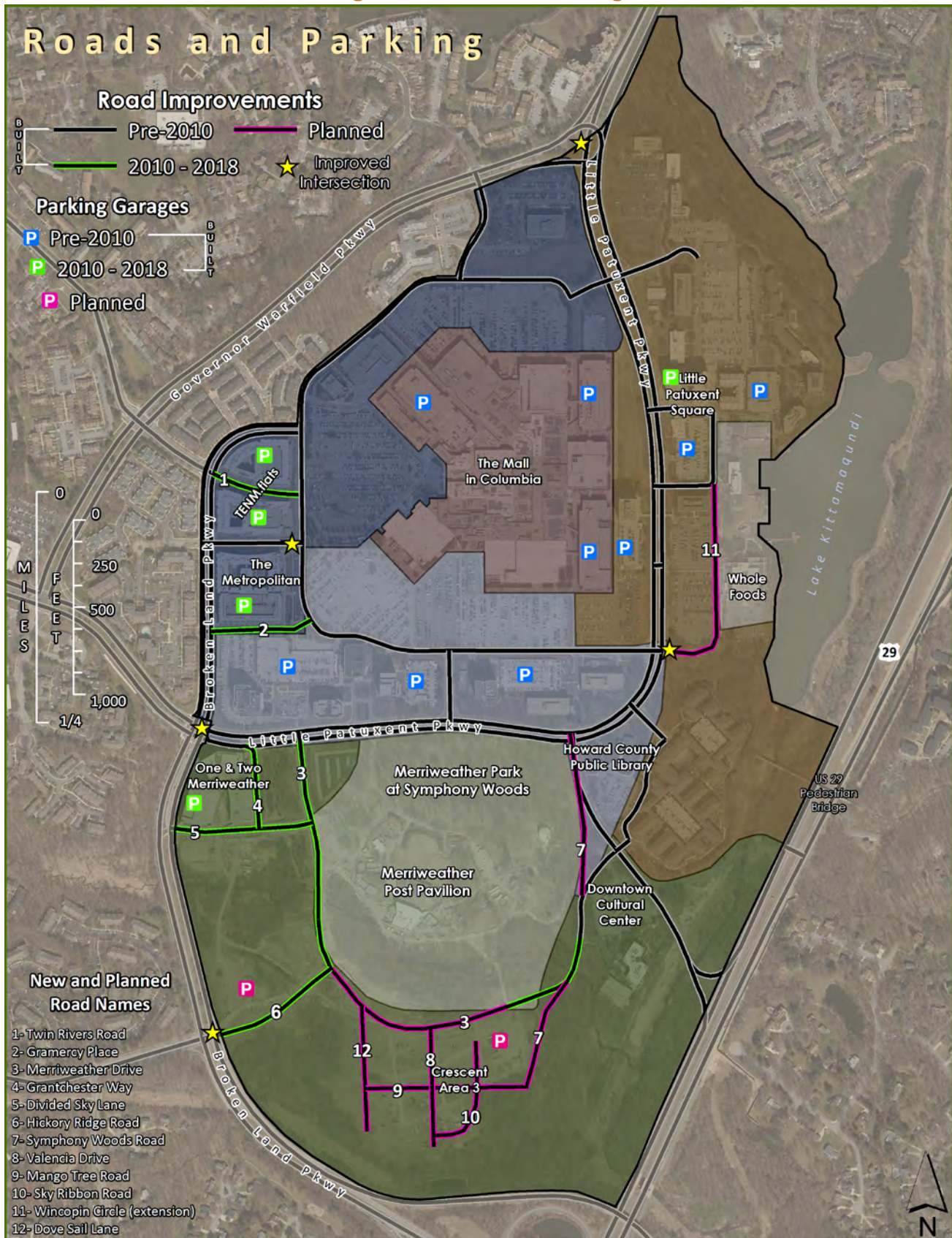
Many new roads are in different stages of planning and development. These include: Merriweather Drive east of Hickory Ridge Road, under construction as of mid 2018; Symphony Woods Road which will connect Merriweather Drive north to Little Patuxent Parkway serving the Crescent neighborhood and the New Cultural Center; an internal street grid comprising Mango Tree Road, Sky Ribbon Road, Valencia Road, and Dove Sail Lane that will serve Area 3 of the Crescent neighborhood; Symphony Woods Road south from Merriweather Drive to Broken Land Parkway, and, in the Lakefront neighborhood, a new road extending southward from Wincopin Circle.

Intersection Improvements

The following intersections have been improved:

- Little Patuxent Parkway and Governor Warfield Parkway; eastbound turn lane added in 2017.
- Broken Land Parkway at Hickory Ridge Road; lanes or turn lanes added to all intersection legs in 2017.

Figure 8: Roads and Parking





The US 29/Broken Land Parkway interchange will be expanded to directly access Downtown Columbia.

- Little Patuxent Parkway at Broken Land Parkway; 2nd westbound turn lane added, pedestrian crossing signals, in 2017.
- Little Patuxent Parkway at Columbia Mall Circle.
- Town Center Avenue at Columbia Mall Circle; lanes added along Columbia Mall Circle.

Interchange Improvements

Ongoing development in the Crescent and Lakefront neighborhoods will trigger modifications to the US 29/Broken Land Parkway interchange. Howard Hughes completed a feasibility study in 2011²² and design is in progress.

Howard Hughes completed a feasibility study for the 3rd interchange on US 29 between MD 175 and Broken Land Parkway in 2012.²³ The traffic study that accompanied the Downtown Plan concluded that the interchange would be needed at Plan buildout.

Road Design and Complete Streets

The Downtown Plan establishes the downtown street framework of street types (see Plan, Exhibit H), as well as broad policy goals such as complete streets. As discussed in Section 2 of this Report, design guidelines add detail to the Plan’s framework and apply them to the Plan’s neighborhoods. The Neighborhood Design Guidelines documents prepared to date include detailed street design chapters that address elements such as right-of-way, lane widths, pedestrian/bicycle provisions, stormwater management, street furniture and landscaping. Designers and engineers use the guidelines when preparing final road plans and site development plans.



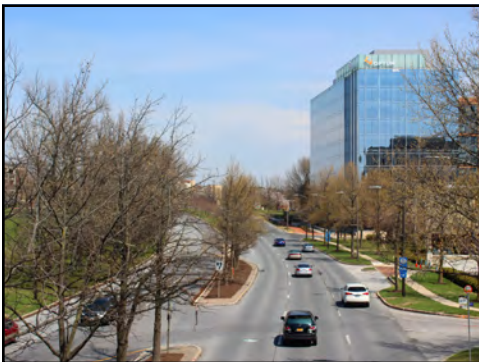
Sharrows on Grammercy Place are an example of a Complete Streets provision.

Motor Vehicle Traffic

For most people, driving is the main way to get in and out of Downtown Columbia. Currently, Downtown Columbia is very driveable. Except for special events, such as July 4th fireworks, Columbia Festival for the Arts, peak shopping days, and events at Merriweather, most trips to and from downtown can be made easily by car without experiencing significant congestion.

The Downtown Columbia Plan envisions multimodal alternatives, but for the near future, i.e., five to 15 years, the future role of autonomous vehicles and other innovations being uncertain, driving will remain the most important means to get in and out of Downtown Columbia. The county monitors the functioning of the road network on an ongoing basis with each new development proposed in downtown. In addition, more comprehensive cordon line studies are conducted approximately every five years.

Howard County’s Adequate Public Facilities (APF) requirements serve an important role in ensuring that public facilities keep pace with growth. Special APF requirements for roads were adopted into Section 16.11 of the County Code with the adoption of the Plan in 2010. Under APF proposed developments must include a traffic impact study (TIS). For downtown,



Little Patuxent Parkway is a primary conduit for motor vehicle traffic in Downtown Columbia.

22. Feasibility Study for Downtown Columbia Transportation Improvements, Broken Land Parkway / US Route 29 North-South Connector Road, December 2011.
23. Feasibility Study for Downtown Columbia Transportation Improvements, Little Patuxent Parkway US 29 Interchange, January 2012.

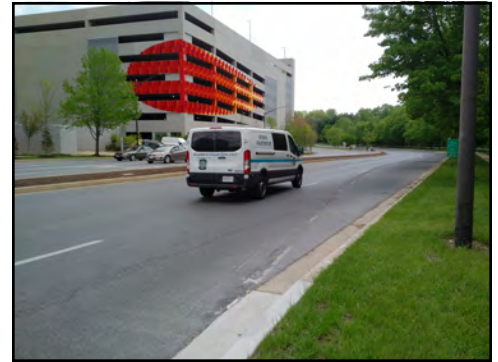
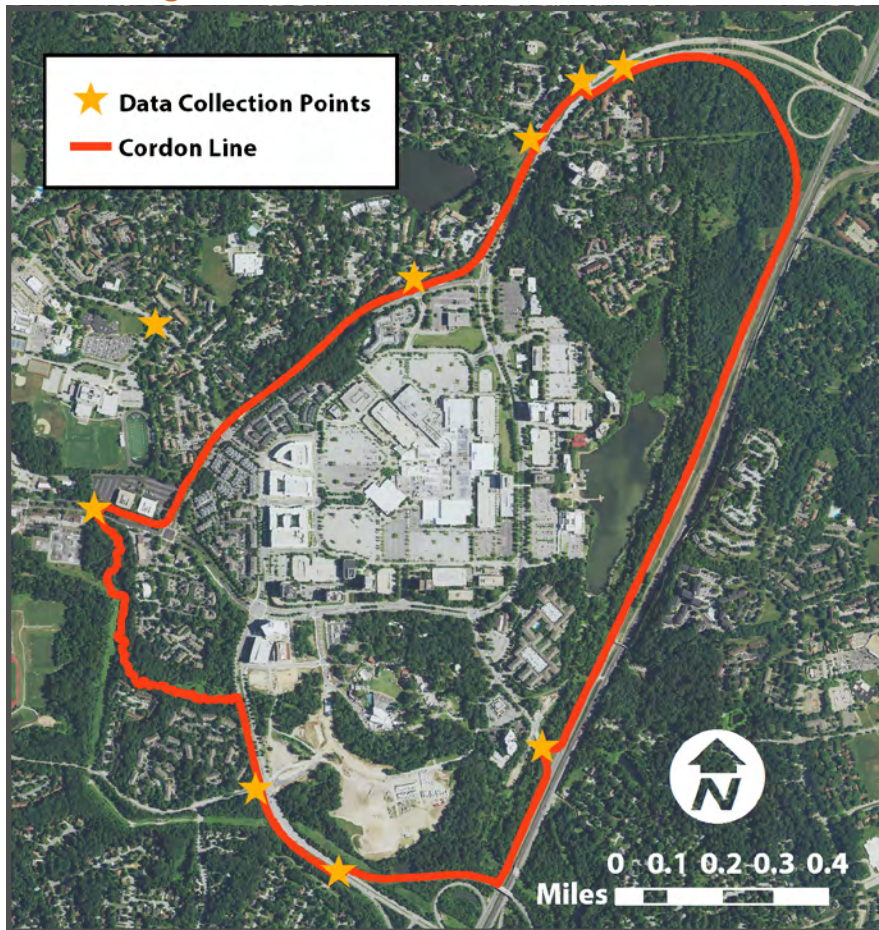
the TIS must identify the motor vehicle impact of the development on the road network, consider the pedestrian and bicycle network, and include a transportation demand management statement. If the TIS finds that the proposed traffic generated by the development will not meet the downtown APF standards then mitigation is required. Most of the road and intersection improvements described in the preceding section were required as mitigation under APF.

Cordon line

Mode share (or split) refers to the different types of transportation, such as private car, bus, cab, bicycle or walking, that people use to make trips to and from or within a place. Generally, the higher the share by non-single occupancy vehicles the more trips a transportation network can carry.

The cordon study records traffic counts and measures mode share at a cordon line defined by a series of 9 locations where all traffic enters and leaves downtown (Figure 9). Monitoring this traffic over time allows the County to manage continually vehicle traffic and evaluate whether its traffic and transportation policies are effectively achieving the Downtown Columbia Plan’s objective of increasing the use of transit, walking, bicycling and ride-sharing.

Figure 9: Downtown Columbia Cordon Line



A third lane added to Broken Land Parkway via restriping was an APF requirement.



The cordon study examines all modes of transportation.

Cordon Line

- The cordon line is a line of points and intersections that encircle Downtown Columbia through which all vehicular traffic entering or exiting downtown must pass.
- Howard County conducts a cordon line study approximately every five years for Downtown Columbia to assess traffic trends and recalibrate the projections made in traffic studies.



Downtown Columbia now has over 18,000 parking spaces.

The County conducted the first cordon study in 2011. A second study was conducted in 2017. The studies capture a large amount of data including total in/out traffic, directional split, vehicle classification and occupancy, transit ridership, and pedestrian and bicycle counts. The 2011 study preceded downtown revitalization development and, therefore, serves as a pre-Downtown Plan baseline against which to compare development that happens under the Plan.

Major changes did not occur between 2011 and 2017. Vehicle trips across the cordon line increased by approximately six percent (from 180,000 to 192,000), and trips by other modes were not significantly different (4 percent versus 5 percent). The next cordon line study will be in 2022.

Parking

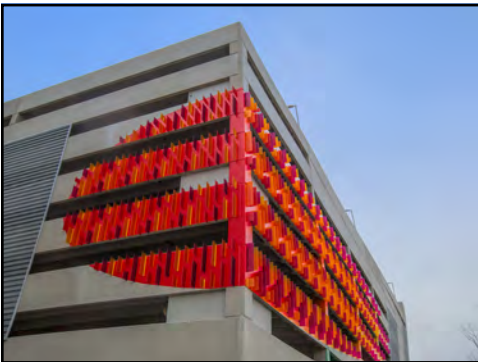
Parking is widely available in Downtown Columbia, but is not as plentiful as in other suburban areas overparked with seas of surface asphalt parking that are aesthetically and environmentally undesirable and that detract from an attractive, walkable, downtown environment.

Since driving will continue to be a key means to get into and out of Downtown Columbia, parking will continue to be an important planning consideration. The County carefully monitors the amount and location of parking for each new development in Downtown.

In 2010 there were approximately 16,100 parking spaces in Downtown Columbia, including approximately 3,600 spaces associated with Merriweather Post Pavilion.²⁴ As of mid 2018 there were approximately 18,100 spaces, an increase of approximately 2,000 spaces (Table 9).

All parking in Downtown Columbia is privately owned; there is no government-owned public parking. This arrangement has worked well thus far. For example, the new parking garage south of the One Merriweather (Medstar) building provides parking for Merriweather Post Pavilion events, and has also had a beneficial effect on traffic by dispersing trips.

The Lakefront is a popular destination for visitors, generating parking demand on its own. With increased development and future events attracting more visitors to the Lakefront, public parking may be needed there. A future study may be necessary to determine the quantity and location of parking needed, and if the need might be met through parking agreements with Howard Hughes or other property owners, or through public parking.



Crescent Area 1 Garage. The sunrise art installation is part of the Downtown Plan's public art requirements.



Parking open to the public in m.flats and TEN.M is denoted by colorful murals.

24. Downtown Columbia Parking Evaluation, Desman Associates, April 2015

Table 9: Downtown Columbia Parking Change, 2011 - 2018

Neighborhood	Spaces in 2011	Spaces in 2018	Notes
The Mall	1,840	1,771	Loss from LifeStyle Center construction
Warfield	2,388	3,960	Metropolitan, TEN.M and m.flats
Merriweather-Symphony Woods	225	254	Merriweather Park
Crescent	3,847	4,353	One and Two Merriweather
Lakefront & Lakefront Core	3,811	3,811	No change
Symphony Overlook	3,997	3,997	No change
Total	16,108	18,146	Increase of 2,038 spaces

Walking

Conditions for walking in Downtown Columbia have improved, especially since 2015, though there is still much to do; many trips that should be quick and easy on foot have challenges that lead people travel by car instead. Sidewalks exist along most of the major public roads, but gaps in the sidewalk network remain, and important connections are lacking, such as between the Mall and the Lakefront. Even where sidewalks exist, they are often narrow (typically four feet wide), and several have obstructions such as light poles, utility cabinets, or uneven concrete joints.

Improvements and additions to the pedestrian network completed under the Plan include the east-west Downtown Columbia Trail alongside Little Patuxent Parkway (photo on Page 22),²⁵ aesthetic improvements to Bridge Columbia (the bicycle and pedestrian bridge over US 29), and the completion of the Lake Kittamaqundi Loop pathway. These improvements have added to the high-quality pedestrian environment at the Lakefront.

New sidewalks have been added to portions of Twin Rivers Road, Grammercy Place, Hickory Ridge Road, and Columbia Mall Circle, and sidewalks along portions of Broken Land Parkway and Columbia Mall Circle have been widened. Three intersections—Little Patuxent Parkway at Banneker Road, the southeast entrance to the Mall, and the entrance to Whole Foods—have been upgraded to include pedestrian signals. In addition, the intersections of Little Patuxent Parkway with Banneker Road, Broken Land Parkway, and South Entrance Road have been upgraded to include pedestrian crosswalks across all intersection approaches. Mall owner General Growth Properties (GGP) has also made spot improvements along Columbia Mall Circle to improve pedestrian access and accessibility.

Ongoing work to improve pedestrian accommodations in Downtown Columbia include an effort by the Office of Transportation, Department of Public Works Traffic Engineering Division, the Downtown Columbia Partnership, and Downtown Village Center Community Association to identify solutions to walkability challenges at spot locations throughout downtown.

Columbia Association has made signage and wayfinding enhancements on the pathways and at the Lakefront, while elsewhere in Downtown, neighborhood design guidelines include wayfinding specifications.

25. Also referred to as the Multi-Use Pathway



New Sidewalk at The Metropolitan



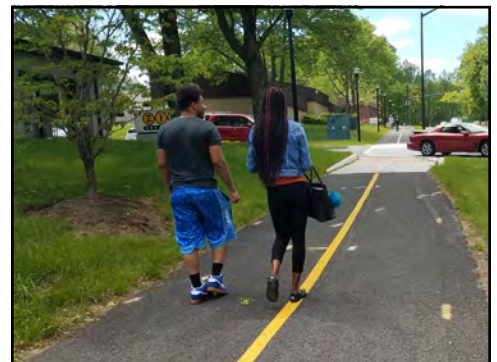
The Lakefront features a high-quality pedestrian environment.



The wide sidewalks in newly-developed areas of Downtown Columbia are conducive to walking.

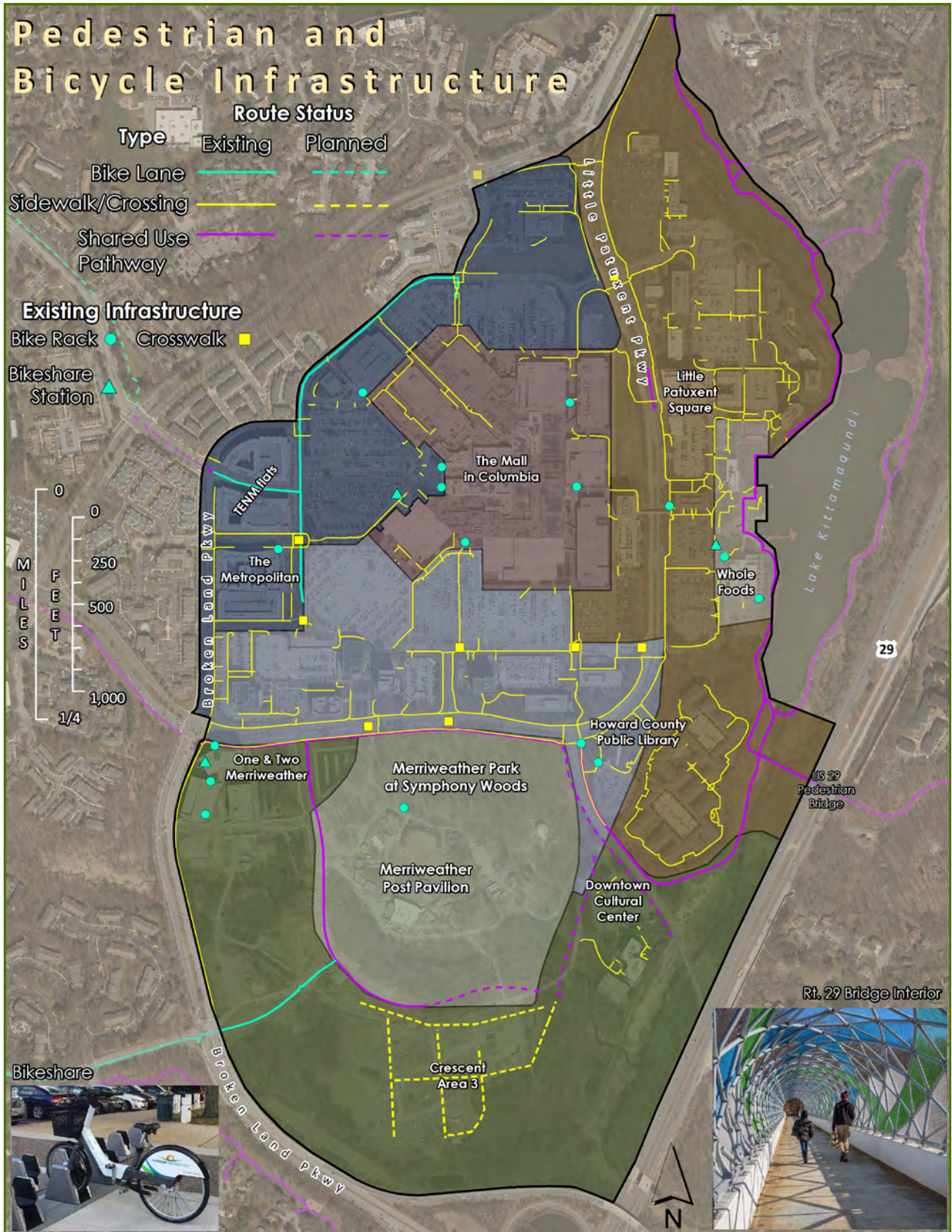


Columbia Association pathway wayfinding signs



The Downtown Columbia Trail has become an important east-west pedestrian connection in the vicinity of Downtown Columbia.

Figure 10: Pedestrian and Bicycle Infrastructure



Bicycling

Conditions for cycling in downtown are fair, and have improved significantly since 2010. Entering Downtown Columbia, people on bicycles can avoid the major vehicular roads by using pathways and low-traffic roads, including West Running Brook Road from the north, the Downtown Columbia Trail from the east and west, and Martin Road/Hickory Ridge Road from the south.

Within Downtown Columbia, bicycle lanes or shared-lane markings (sharrows) have been added since 2016 on a portion of Broken Land Parkway, Twin Rivers Road extended, Town Center Avenue, Grammercy Place, and Columbia Mall Circle. Development of the Crescent added bike lanes to Hickory Ridge Road and a shared-use path alongside Merriweather Drive. The Downtown Columbia Trail provides for east-west bicycle travel within downtown, and connects to the Merriweather Drive shared-use path as well as to the Lake Kittamaqundi loop.

There are approximately 200 public bicycle parking spaces in Downtown Columbia, including bicycle racks at each entrance to the Mall in Columbia as well as in the Lakefront, Crescent, and Warfield neighborhoods. Downtown developments have over 300 indoor spaces in bicycle storage rooms.

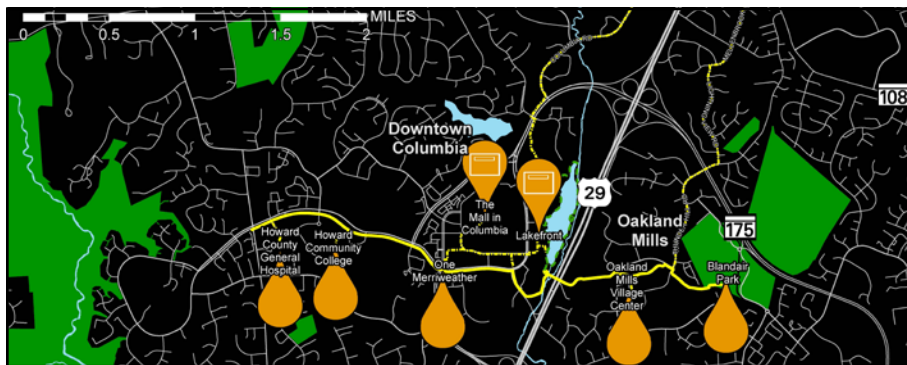
Howard County launched a pilot bikeshare program in mid-2017 with 70 bicycles—including 30 electric-assist bicycles—at seven stations in and near Downtown Columbia. More than 1,200 users took nearly 2,200 trips during the system’s first four months of operation.



Racks provide secure short-term storage for bicycles.



Bike racks at Two Merriweather



Bikeshare stations in the Vicinity of Downtown Columbia



The Downtown Columbia Trail paralleling Little Patuxent Parkway



Bikeshare station at the Mall



Bikeshare station at the Lakefront

Transit



RTA passengers at The Mall

Downtown Columbia is Howard County’s main transit hub. The Regional Transportation Agency (RTA)²⁶ and the Maryland Transit Administration (MTA) both have transit centers at the Mall. Since 2010 several initiatives have been undertaken to build on and improve existing transit services.

In 2011 Howard Hughes completed a Circulator Shuttle Feasibility Study.²⁷ It concluded that a circulator should begin operations when there are enough new residents in downtown to warrant such service. Nationwide, changes in transportation modes just since 2011 including ride-hailing, ride-sharing,²⁸ bikeshare, and driverless cars suggest that alternatives to the shuttle, as envisioned in the Downtown Plan, should also be considered.

In October 2017, the County completed a location study for a downtown transit center to serve local and regional transit.²⁹ The preferred site is the block at the east end of Columbia Mall Circle north and west of Little Patuxent Parkway, as shown in Figure 11.³⁰

Howard Hughes will convey the site to the Howard County who in turn will transfer ownership to the Housing Commission to develop the site as a state-of-the art, mixed-use development including affordable housing, the



MTA Commuter Bus service links Downtown Columbia to regional employment centers during peak hours.

26. Howard County contracts with the RTA to provide transit services.
27. Downtown Columbia Downtown Transit Center and Circulator Shuttle Feasibility Study: Part 1 - Downtown Transit Center & Downtown Circulator Shuttle, December 2011.
28. Ridesharing is a ride-matching service, versus ride hailing which is the official name for services provided by companies such as Uber or Lyft.
29. Downtown Columbia Transit Center – Location and Site Analysis Study October 2017 Prepared by Howard County Office of Transportation.
30. Concept drawing prepared by Whitman, Requardt and Associates, LLP for the Downtown Columbia Downtown Transit Center and Circulator Shuttle Feasibility Study:

Figure 11: Transit Center Preferred Site with Concept Layout



transit center, and, potentially, other uses. Planning the transit center will take several years with opening anticipated in the 2025/2026 timeframe.

In May 2018, the Office of Transportation completed a Transit Development Plan (TDP) with a focus to implement short term transit objectives in portions of Howard, Anne Arundel, and Prince George’s Counties. A key objective is to reconfigure Howard County’s routes to make them more direct, efficient, and reliable. Implementation is targeted for 2019 following route testing and public hearings. The TDP recommends, in the long term, a high-frequency east-west transit route between Downtown Columbia and Gateway, potentially via a new transit connection across US 29 between downtown and Oakland Mills.

In spring 2018, the Office of Transportation initiated a feasibility study for Bus Rapid Transit (BRT) on US 29 to Silver Spring, via Burtonsville, in coordination with Montgomery County.

Transportation Demand Management

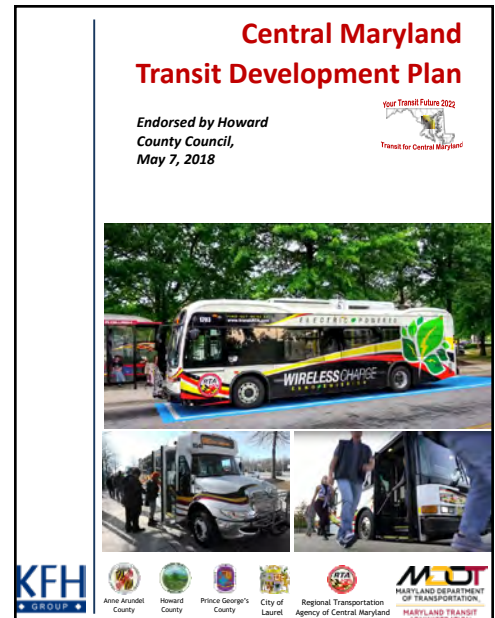
Transportation Demand Management (TDM) refers to a toolbox of strategies used to manage the demand for motor vehicle travel. TDM strategies encourage people to take transit, rideshare, walk, bike, and telework, thereby reducing the number of motor vehicles using the road network. Effective TDM can reduce the need for new road infrastructure such as additional lanes, intersection widenings, and interchanges, which are costly and make a place less walkable. The Downtown Plan assumed that, with TDM and with internal trips by walking and biking, at buildout the number of peak hour vehicle trips would be reduced by 15 percent compared to typical suburban development.

In July 2018 the Office of Transportation, in coordination with the Downtown Columbia Partnership, completed a Downtown Columbia Transportation Demand Management Plan (TDMP), as recommended in Section 2.4 of the Downtown Plan. The TDMP recommendations include site-specific TDM strategies and monitoring. They also include ongoing, supportive, public sector actions and activities such as improvements to walking and biking infrastructure, transit, and ridesharing and ride-matching services and programs.

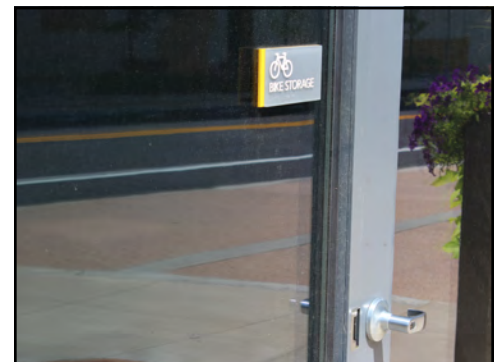
The Next Five Years

Priorities for the next five years, until the next monitoring report, include:

- Increasing the connectivity of the street network. The emphasis is expected to be the east side of Downtown and the Lakefront core, including Symphony Woods Road south from Merriweather Drive to Broken Land Parkway (the North South connector), Merriweather Drive, and a new road in Lakefront.
- Fixing gaps in the existing pedestrian network.
- Completing a shared-use path from Downtown to Stevens Forest Road, under US 29 and Broken Land Parkway.
- Enhancing local and regional transit service to and from Downtown, including continued planning for a Downtown Transit Center.
- A stronger wayfinding program.
- Establishing a TDM planning, implementation, and monitoring program.
- Exploring the need for public parking near the Lakefront.



Transit Development Plan



TDM measures such as the provision of indoor bike storage, as shown here at TEN.M, can help reduce single-occupancy vehicle trips.



Bicycling is an enjoyable, healthy, and energizing way to travel around Downtown Columbia.



4. Arts and Culture



The Downtown Columbia plan acknowledges the vital role public art and cultural activities in shaping the cultural history of Columbia and envisioned a dynamic and continuously increasing role for visual and performing arts.³¹ To achieve this vision the Plan called for:

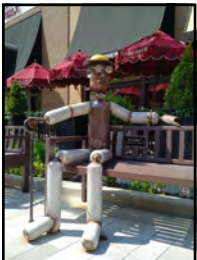
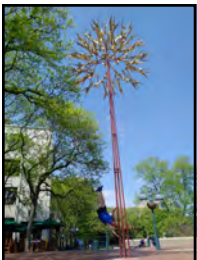
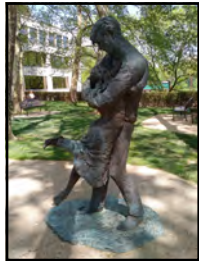
The Chrysalis was a key venue at the inaugural Books in Bloom festival held in Symphony Woods in June 2017.

- Formation of a Downtown Arts and Culture Commission, an independent non-profit organization to oversee the planning, coordination and implementation of artistic and cultural activities, opportunities, events and works. The Plan also suggested potential roles for existing institutions and organizations outside downtown in advancing arts and culture, such as the hospital, community college, Columbia Association's Columbia Archives, and the Howard County Arts Council
- Completion of a Cultural Master Plan for arts and cultural priorities addressing the roles of Merriweather Post Pavilion, the



Festive Fridays attract families to the Lakefront during the holiday season.

31. Recommendations were drawn in part from a 2011 study, the Downtown Columbia Cultural Master Plan, by Lord Cultural Resources.



Abundant public art adorns Downtown Columbia, including new pieces and those that predate the Downtown Plan.

- Howard County Central Library, Howard Community College, and other existing and new performing arts facilities and spaces.
- Renovation of Merriweather Post Pavilion
 - Exploration of a new and improved Toby’s Dinner Theatre including the possibility of a new children’s theatre.
 - Creation of new amenity spaces appropriate for public discourse, performance and arts-related activities. The Plan envisioned many of these spaces – natural and planned – would be in the Merriweather- Symphony Woods neighborhood.
 - Art in public spaces to continue building a memorable place filled with life and character that reflects the complexity and diversity of Columbia
 - Including art in private development.
 - An Art in the Community program supported by a percentage of the cost of construction of development projects in the Downtown. Property owners would either provide art as an integral part of their development projects or apply the funds towards a more significant Art in the Community contribution.

Organization and Planning

The following five organizations lead arts and cultural activities in Downtown Columbia:

The Downtown Columbia Arts and Culture Commission (DCACC) began in 2013 with a two-fold mission to assume ownership of Merriweather Post Pavilion (MPP) and to expand artistic and cultural activities in Downtown Columbia.³² The DCACC is a nonprofit organization with MPP as its primary revenue source.³³ The DCACC is leading the renovations at MPP using a mix of state, county, and private investment. The DCACC has begun groundwork for the downtown-wide Cultural Master Plan envisioned in the Downtown Plan.

Columbia Association (CA) is the nonprofit community services corporation that manages Columbia. CA is a key participant in most arts and cultural activities downtown. It owns and manages the Lake Kittamaquindi lakefront where it sponsors a host of arts, cultural, and recreational activities year-round. It also owns and maintains many of the pathways that lead people to the lakefront.

The Inner Arbor Trust (IAT) is a nonprofit organization created by CA to oversee and manage the planning and transformation of Symphony Woods into Merriweather Park at Symphony Woods, envisioned as a destination urban cultural and recreational park that also preserves its natural areas. The IAT collaborates closely with the DCACC and others to reimagine the woods filled with year-round art, activities, and events.

The Downtown Columbia Partnership (DTCP) was established in 2015. It has three key purposes; promotion, marketing, and providing security, maintenance and amenities in Downtown Columbia. DTCP has broad membership across business, government, and community organizations and has been promoting cultural activities among its broader promotion and marketing efforts.

32. In 2016 Howard Hughes transferred ownership of MPP to the DCACC, as required under CEPPA #24.

33. The DCACC contracts with I.M.P., an independent concert promotion and production company, to lease and operate Merriweather Post Pavilion.

The Howard County Arts Council (HCAC) has served as an incubator, supporter, and advocate of arts in Howard County since 1980. HCAC works with the DCACC and the IAT. The HCAC plans to relocate its headquarters from Ellicott City to the New Cultural Center.

Key Venues

Merriweather Post Pavilion (MPP)

MPP is an outdoor amphitheater of national acclaim, a key cultural attraction and economic driver. Built in 1967 and originally envisioned as the summer home for the National Symphony Orchestra, the venue has evolved over the decades into a premier concert venue for a variety of musical genres and performances. Currently underway is the first major renovation in MPP’s fifty-year history. This nearly \$60 million effort includes:

- An upgraded sound system acoustically tuned to maximize sound clarity and volume for the audience while dampening the impact of noise from concerts on the surrounding community.
- Doubling the height of stage housing and implementing new infrastructure within to support larger performances, set pieces, and equipment and provide a safer environment for stage hands and technicians.
- A rotating stage to decrease time between sets.
- A larger and modern backstage area.
- New office space, restrooms, concessions and merchandise stands, and box office designed to fit the Merriweather aesthetic. Full replacement of the iconic pavilion roof and audience seating.



Merriweather Post Pavilion pre-renovation



Merriweather under renovation in 2018



Illustration from the 2013 Inner Arbor Concept Plan that serves as guidance for The Inner Arbor Trust’s development program



The Chrysalis during Opus 1 in Fall 2017

Merriweather Park at Symphony Woods

Development at Merriweather Park is following a 2013 Inner Arbor concept plan and a Site Development Plan approved in 2016 which spreads the future major installations over seven development phases.

The Chrysalis, the first installation, opened in 2017. It is a biologically-inspired amphitheater which can host events for up to 15,000 attendees including 600 within the bandshell itself. The Chrysalis has already seen extensive use for a variety of performances including plays, ballet, foreign language films and the Columbia Symphony Orchestra. The Chrysalis also served as one of the venues for Opus 1, an electronic art experience which attracted close to 16,000 attendees in Fall 2017.

The next key building at Merriweather Park will be the Butterfly, a geothermally powered, multi-purpose, glass building that will contain multiple spaces for art galleries and performance spaces, as well as a café for park visitors and concert goers. Also in planning is a restroom building to serve patrons of both the park and MPP, and a paved pathway from Little Patuxent Parkway to the Chrysalis.

Merriweather Park is evolving from the passive, more contemplative, Symphony Woods into a more active urban park with many more visitors and large events. Heavy use can severely impact the woods' natural environment. The park needs careful management to maintain the health of the trees and the environmental quality and beauty. Columbia Association has conducted a detailed tree inventory and plans to develop a natural and environmental management plan by 2020; see Section 5 of this report.



"Bell Tree" with the reinstalled carillon bells

Lakefront

Columbia Association has made many development-related improvements since 2010 to improve the Lakefront's attractiveness, as described in Section 2.

Concert at the Lakefront



Among the arts-and-culture related improvements, CA reinstalled the carillon bells in a new Bell Tree at the Lakefront Plaza and refurbished and installed the iconic Gail Holliday poster artwork at the Kennedy Gardens. Columbia Association plans to complete a Lakefront master plan by 2021.

New Cultural Center

Groundbreaking for the New Cultural Arts Center is expected in 2018. Located in The Crescent neighborhood at the current Toby’s Dinner Theater location, this 116,000-square foot facility will provide performance and gallery spaces, and office space for community and arts organizations. The Center will also be home to Toby’s dinner theater, a staple of the Columbia arts scene since 1980. The cultural center site will also include 192 housing units, about half of which will be designated as affordable housing.

Public and Private Spaces

The inclusion of art as part of community and open spaces has long been a mainstay in Columbia. Throughout downtown are areas with public art and where future art installations will be located. The most notable space is the promenade along the lakefront of Lake Kittamaqundi.

Including art as part of private development was codified as an Art in the Community Program when the Downtown Plan was adopted.³⁴ Art must be provided equivalent to at least one percent of the building costs for each development. Art installed under the program since Plan adoption includes art at the Lifestyle Center, a kinetic sculpture garden by the Metropolitan,



Knetic sculpture garden at the Metropolitan

34. Zoning Regulations Section 125. Downtown Revitalization

Refurbished Poster Art at Kennedy Gardens



and the Rainbow Sunset installation on the façade of the parking garage south of One Merriweather.

The Next Five Years

Priorities for the next five years, until the next monitoring report, include:

- Ongoing improvements and upgrades at Merriweather Post Pavilion
- Butterfly building, restrooms building and pathway at Merriweather Park
- Veterans Plaza
- Completion of the following plans:
 - Downtown-wide Cultural Master Plan
 - Lakefront Master Plan
- Completion of the New Cultural Center
- Performance stage in Crescent Area 3
- Ongoing planning for the new library site in the south part of Crescent.
- Review of the Art in the Community Program to ensure continued quality and maintenance of the installations



Renderings of the future Butterfly building



5. The Environment and Sustainability



Respect the land and allow the land to impose itself as a discipline on the form of the community was one of Jim Rouse's strategic goals for Columbia.³⁵ Downtown Columbia's development pattern follows this goal; development is organized around and takes advantage of natural features including streams, wetlands, floodplains, wooded areas and steep slopes. Sustaining the environment is a guiding objective of the Downtown Columbia Plan: Downtown Columbia's natural resources will be protected

35. Downtown Plan p.5



The new Lake Kittamaqundi Loop pathway crosses a wetland on an elevated boardwalk.



Primary Amenity Spaces identified in the Downtown Plan

and enhanced; a network of public spaces will provide places for individual contemplation and social gathering.³⁶

To further this objective the Plan called for a Sustainability Program, with a land framework and a community framework, including:

- Public spaces and amenities where residents can socialize, work, shop and play;
- A healthy environment with clean water, clean air and increased connections to the natural environments;
- An increased ease in mobility, where residents can walk to destinations or access public transit more readily; and
- Buildings that are energy-efficient.

Sustainability Program

The Downtown Plan described the sustainability program in some detail, but, as called for in the Plan, the program was further refined the 2010 Downtown-Wide Design Guidelines³⁷ under six element areas: livability, water, transportation, energy, ecology, and materials. These guidelines are also incorporated into each neighborhood’s design guidelines documents. See Section 2 of this Monitoring Report for discussion of sustainability in relation to buildings built under the Plan.

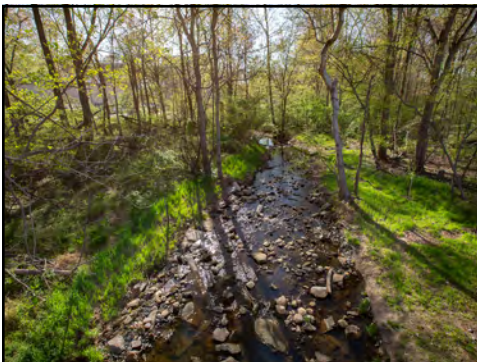
Public Spaces

Downtown Columbia’s key natural public space is Symphony Woods, approximately 37 acres surrounding Merriweather Post Pavilion. The Downtown Plan calls Symphony Woods Columbia’s Central Park. Symphony Woods has a cultural park component, Merriweather Park at Symphony Woods, which is discussed in section 3 of this Monitoring Report, and a more natural area in the Symphony Stream valley, south of Merriweather Post which is undergoing environmental restoration under the Downtown Plan.

Other natural spaces are on the east side of downtown in the Little Patuxent River corridor and the (unnamed) tributary stream that drains Wilde Lake and flows into Lake Kittamaqundi (Figure 12).

Most of open space in downtown is owned by Columbia Association. CA provides management of natural areas, gardens, and turf, as well as maintenance of amenities. Most of the open space is located within Symphony Woods and along the Lake Kittamaqundi lakefront. CA’s lakefront open space comprises a promenade for socializing and gatherings, gardens, and grass lawns. A recently-installed multi-use trail that rings the lake provides a one-and-a-half mile loop for people walking, jogging, and bicycling.

Since 2013 CA has installed trees, shrubs, grasses, and flowering plants throughout the lakefront. CA planted over 5,000 daffodil bulbs throughout downtown and commissioned planting three legacy Yoshino cherry trees in Kennedy Gardens. These trees are direct descendants of the historic cherry blossoms that line the waterfront in Washington D.C. While much of CA’s activity has been on beautifying downtown, CA has also worked to improve the health of the environment by reintroducing native species along



Symphony Stream



Lakefront Promenade

36. Downtown Plan p. 51

37. Downtown-Wide Design Guidelines, Section 8.

and within the downtown’s waterways. See additional discussion of the Lakefront in section 2 of this Report.

Healthy Environment

In 2008 GGP completed an environmental assessment of the Symphony Stream and Lake Kittamaqundi Watersheds³⁸. These two watersheds include all the land in Downtown Columbia, and are tributary watersheds of the Little Patuxent River (see Figure 12 for the watershed boundary). The assessment concluded that conditions in the watersheds are degraded primarily due to poorly managed stormwater runoff and encroachment by development into riparian corridors. Much of the stormwater network only diverts surface runoff and does not adequately filter pollutants and sediment before introduction into the local waterbodies. The assessment targeted stormwater retrofit and riparian corridor restoration opportunities in both watersheds.

Also in 2008 GGP completed a Natural Resource Assessment on a 150 acre portion of the downtown’s Merriweather and Crescent neighborhoods.³⁹ The study identified areas for potential stream restoration, wetland creation, and forest restoration and reforestation.

Since 2010 several environmental restoration projects have been completed or were under construction as of 2018. These include (see Figure 12):

- Stream bank restoration along Symphony Stream by Merriweather Drive and east of Crescent Area 3.
- Forest restoration and reforestation at several locations.
- Invasive species removal in the Little Patuxent River valley.
- Wetland creation and enhancement at several locations.

When these projects are complete, the Downtown Plan’s specific environmental restoration recommendations will have been satisfied.

Downtown Columbia is a development area, but the environmental impacts of development can be mitigated through environmentally sensitive and sustainable site design practices, particularly with respect to managing stormwater. All new development downtown complies with Chapter 5 (Environmental Site Design) of the Maryland Department of the Environment’s Stormwater Design Manual. Adherence to this manual ensures best management practices are implemented for managing the quantity and quality of stormwater at each new development. These practices reduce the volume of stormwater entering local waterways and the pollutants and sediment carried within it.

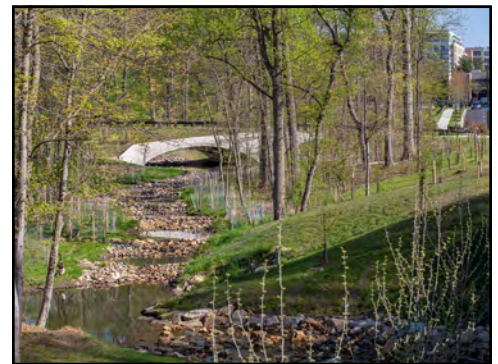
A combination of engineering, technology, and the natural landscape is being used in downtown to limit impervious surfaces, slow the speed of surface runoff, and to retain and filter stormwater. Permeable surfaces have been installed at Merriweather Post Pavilion and in Merriweather Park at Symphony Woods. These permeable walkways and parking surfaces allow rainwater to percolate directly into the underlying soil. Rain gardens have been incorporated into the landscaping at The Metropolitan, One Merriweather, and Merriweather Post Pavilion, reducing both soil erosion and transportation of surface pollutants into Symphony Stream and Lake



Storm clouds over Lake Kittamaqundi



Stream bank restoration along Symphony Stream



Restored Symphony Stream

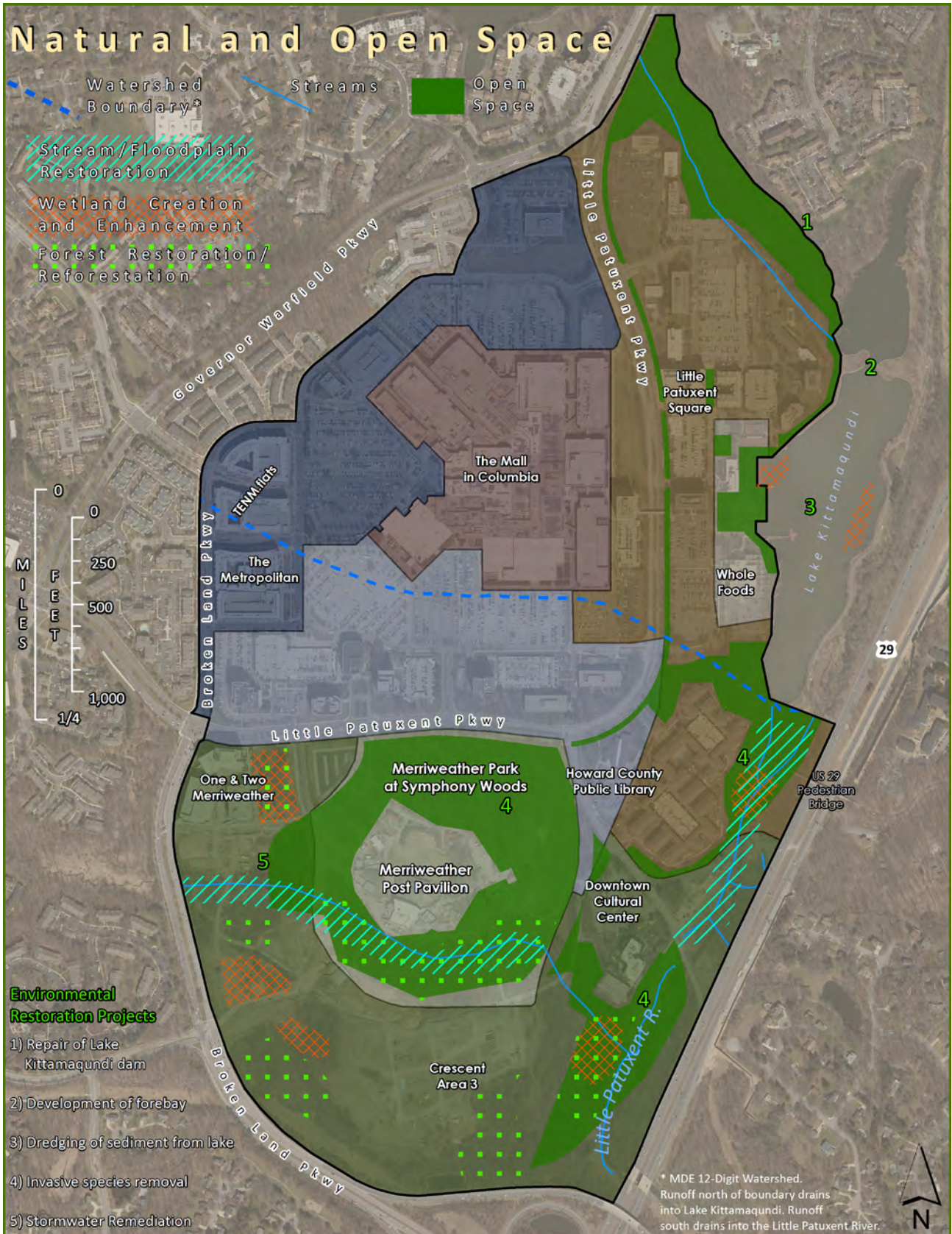


Bioretention planter at The Metropolitan

38. Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds, prepared by Biohabitats, 2008.

39. Merriweather & Crescent Environmental Enhancement Study, prepared by Biohabitats, 2008

Figure 12: Natural Features and Open Space



Kittamaqundi. The Site Development Plan for Area 3 of the Crescent features a network of underground vaults that will capture stormwater and slowly release it into the underlying soil.

The land between One Merriweather and Two Merriweather features a rain garden that has an environmental function, managing water runoff through infiltration, and also serves as an attractive and interesting walkway increasing connections to the natural environment.

Columbia Association has undertaken extensive efforts to slow the flow of stormwater, particularly into Lake Kittamaqundi. After 2010 CA repaired the lake’s dam, undertook dredging to remove built up sedimentation within the lake, and developed a new forebay. Combined with plantings of riparian buffers along the lakefront and frequent aquatic weed harvesting, these efforts have reduced the quantity and quality of stormwater entering Lake Kittamaqundi and improved its quality when it leaves.

Symphony Woods

The 2008 Merriweather & Crescent Environmental Enhancement Study identified many issues impacting Symphony Woods and the natural open space within the Crescent. The study determined that approximately 37 percent of the large trees (18-inch diameter or greater) throughout the park and surrounding woods either dead or in poor to fair health, and identified 16 non-native invasive plant species. Symphony Woods has a barren understory providing little to no vegetation other than turf grass beneath the trees of the park, which allows invasive species to take hold in the absence of robust native plants.

Envisioned as a space for nature, culture, and community, Merriweather Park at Symphony Woods comprises over 30 acres of forested open space. The Inner Arbor Trust (IAT) has been working closely with CA to improve the health of the park by enhancing its utility. By directing human traffic along pathways and to specific destinations, such as the Chrysalis, the community is able to experience and appreciate the park’s natural aspects while impacting only small areas, allowing the forest and its underfloor to improve in health and quality.

CA is currently undertaking a long-term management plan for Symphony Woods, including updated individual assessments for each tree contained within the woods and testing for soil quality throughout. This study will lead to a restoration plan which will support removing invasive species and replacing them with native plants, and improving overall health by diverting pedestrian traffic to pathways, thereby allowing the understory to develop. CA expects to complete the study by the end of 2019.



Rain garden between One and Two Merriweather



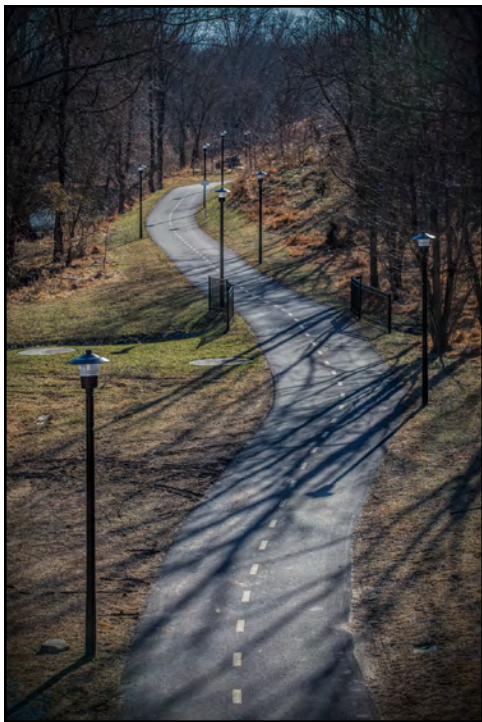
Symphony Woods



Forest stand quality as identified in the Merriweather & Crescent Environmental Enhancement Study



Environmental Restoration in Symphony Woods



The Downtown Columbia Trail uses permeable asphalt to allow stormwater to infiltrate.

Energy Efficient Buildings and Green Technologies

All development downtown complies with the Howard County building code’s green building standards and the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) standards. Under the downtown sustainability program, all development over 10,000 square feet must comply with LEED certification standards for energy efficiency and environmental sustainability ⁴⁰. See additional discussion of green buildings in section 1 of this monitoring report.

Columbia Association replaced incandescent lighting along the Lake Kittamaqundi lakefront with energy efficient LED lighting during 2018.

The Next Five years

Priorities for the next five years, until the next monitoring report, include:

- Completion of the ongoing CA Symphony Woods long-term management plan
- Ongoing management to mitigate the environmental impacts of development through sensitive and sustainable site design practices, particularly with respect to managing stormwater.

40. Outside Downtown Columbia the requirements apply to developments of over 50,000 square feet.

Native plantings along Lake Kittamaqundi stabilize the shoreline and reduce erosion.



6. Conclusion



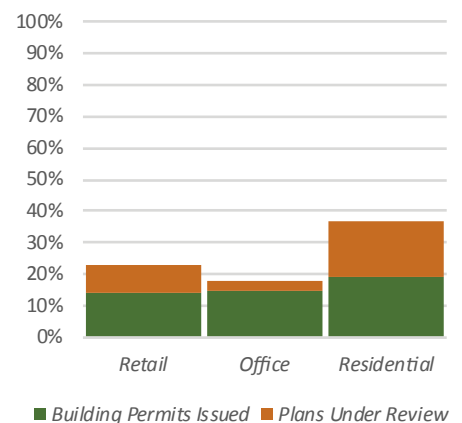
Above: plaza between One and Two Merriweather

The purpose of this Report is to review progress on implementing the Downtown Columbia Plan through four lenses: development, transportation, arts and culture, and open space and the natural environment.

With respect to development, building permits have been issued for approximately 14% of the Plan’s retail space, 15% of the office space, and 19% of the residential units. An additional 9% of retail, 3% of office, and 18% of residential units are currently proceeding through the plan review and approval process. While no affordable housing has been built to date, the first units will be built in the Crescent neighborhood. Development is following adopted design guidelines and a sustainability program that includes required LEED certification, signature buildings, and high-quality, pedestrian-oriented urban environments.

New roads and connections have begun to create more route choices, and disperse traffic over a more connected transportation network. Intersections are being improved concurrent with new development. Approximately 2,000 parking spaces have been added. Conditions for walking have

Development Status by Land Use
(Percent of Total Plan Completion)





improved, though there is still much to do to make Downtown fully and safely walkable. Conditions for cycling have improved significantly with new pathways, bicycle parking, and bikeshare. Planning to reduce transportation demand and for improved transit is ongoing.

Four organizations are actively advancing the Plan's goal of a continuously increasing role for arts and culture. The Downtown Columbia Arts and Culture Commission is leading the renovations at Merriweather Post Pavilion. Columbia Association continues to sponsor a host of arts, cultural, and recreational activities year-round. The Inner Arbor Trust is managing the transformation of part of Symphony Woods into Merriweather Park at Symphony Woods, including the iconic Chrysalis amphitheater. The Downtown Columbia Partnership promotes cultural activities among its broader promotion and marketing efforts. The Plan's Art in the Community Program has resulted in installations at the Mall, by the Metropolitan, and south of One Merriweather.

While Downtown has large open space and the natural environmental areas, environmental assessments completed in 2008 found existing degradation and identified areas for stream restoration, wetland creation, and forest restoration. Several restoration projects have been completed or are under construction. A combination of engineering, technology, and the natural landscape is being used to manage stormwater associated with new development. CA is working with the Inner Arbor Trust to improve the health of the Merriweather Park at Symphony Woods, downtown's signature public space.

This report posed the question: "How are we doing?" Our conclusion is that we are doing well. The 2010 Downtown Plan is proving to be a visionary document, providing a solid framework for the development that is transforming and revitalizing downtown into the diverse, mixed-use, physically distinctive and human-scaled place the Plan envisioned. The Plan is showing strong momentum.

No Plan is perfect. Amendments to the Downtown Plan in 2016 were necessary to ensure that affordable housing would be built and that funding would be available for the infrastructure necessary to support the Plan. A public planning process can be messy. As our report's Who's Who chart (Appendix A) shows, Downtown Columbia has a lot of stakeholders, and the chart does not list the sometimes hundreds of citizens who make time to give their views on matters before one or more of Downtown Columbia's decision-making bodies. And in Columbia, as we know, no matter is too small! Yes, the planning process is time-consuming and sometimes messy. Everyone does not get everything they want. But we can take pride in a unique, collective process that is transforming Downtown Columbia before our very eyes into a very, very special place for people to live, work and play.





Appendix A: Who's Who in Downtown Columbia

Sector	Organization/ Entity (arranged alphabetically)
Private	General Growth Properties (GGP)
	Howard Hughes Corporation
	Howard Research and Development Corporation (HRD)
	Rouse Company
Non-Profit	Columbia Association (CA)
	Columbia Downtown Housing Corporation (CDHC), Downtown Columbia Community Housing Foundation (DCCHF)
	Downtown Columbia Arts and Culture Commission (DCACC)
	Downtown Columbia Partnership (DTCP)
	Howard County Arts Council (HCAC)
	Inner Arbor Trust (IAT)
Howard County	County Council
	County Executive
	Design Advisory Panel (DAP)
	Howard County Housing Commission
	Planning Board
	Subdivision Review Committee

Description*	
	Founded in 1954, General Growth Properties purchased the Rouse Company in 2004, assuming ownership of Rouse's Columbia portfolio. Today, GGP maintains ownership of the Mall in Columbia as well as several office parcels in downtown.
	The master developer of Downtown Columbia. Founded in 1913 as an oil drilling venture, Howard Hughes evolved into a development and real estate management company. It was purchased by the Rouse Company in 1996 but was revived as a separate entity in 2010 when spun off from GGP.
	The entity within the Rouse Company that oversaw planning and development in Columbia. Howard Research and Development was/is a legal entity and the name appears on deeds, plats, and other legal documents.
	Responsible for the original plan, design, and development of Columbia. The Rouse Company was founded by James Rouse in 1939. The Rouse Company purchased the Howard Hughes Corporation in 1994. General Growth Properties purchased the Rouse Company in 2004.
	Columbia Association (CA) is a nonprofit community services corporation that manages Columbia. CA is the third-largest land owner in downtown, including the Lakefront and Symphony Woods which it maintains and helps program.
	Organization established to administer the Downtown Columbia Community Housing Fund to fulfill the vision of the Downtown Columbia Plan for a full-spectrum and diverse mix of housing ensuring that low-, moderate- and middle-income families have an opportunity to live in Downtown Columbia. In 2012 the CDHC was recognized by the County Council as the Downtown Columbia Community Housing Foundation which was the name of the entity in the 2010 Downtown Columbia Plan.
	Conceived in the Downtown Plan, the Commission was established in 2013 with a two-fold mission to assume ownership of Merriweather Post Pavilion and to expand artistic and cultural activities in Downtown Columbia.
	Conceived in the Downtown Plan and created in the County Code, the Partnership is a non-profit organization responsible for promotion, marketing; and providing security, maintenance, and amenities in Downtown.
	A public/private organization created by the Howard County Council in 1980 to coordinate and facilitate artistic endeavors throughout the county and to disperse publicly funded grants in support of the arts.
	Nonprofit organization responsible for the planning and implementation of Merriweather Park in Symphony Woods. The Trust manages the Park pursuant to a perpetual easement granted by Columbia Association in 2014 .
	Elected officials serving as Howard County's legislative branch. The County Council adopted the Downtown Columbia Plan in 2010 and adopted amendments to the Plan in 2016.
	Elected official who leads Howard County's executive branch. The County Executive provides policy direction to County departments.
	Entity established in the County Code to encourage excellence in project architecture and site design. The DAP makes recommendations on Final Development Plans and Site Development Plans in Downtown Columbia.
	Entity established in 1990 as Howard County's public housing authority. Under 2016 amendments to the Downtown Columbia Plan and a Development Rights and Responsibilities Agreement, the Commission will develop approximately 500 low income housing units downtown.
	Appointed body empowered in the County code to make certain decisions and recommendations on land use matters. The Planning Board approves Final Development Plans and Site Development Plans in Downtown Columbia.
	An advisory group of nine county and state agencies to the Department of Planning and Zoning. The group coordinates the subdivision and site development plan review process.
	* Note, the descriptions are intended for informational background and understanding. They are not intended to be legal definitions of the entities.

Appendix B: CEPPA Summary

No. Community Enhancements, Programs and Public Amenities*	
PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN	
1	Complete environmental assessments of the Symphony Stream, Wilde Lake and Lake Kittamaquondi sub-watersheds located upstream of the Merriweather & Crescent Environmental Enhancements Study Area.
2	Prepare (i) the Land Framework component of the Downtown Columbia Sustainability Program and (ii) a detailed outline for the Community Framework component of the Sustainability Program (Community Framework Outline).
3	Prepare a study evaluating a new Downtown Columbia Rt. 29 interchange between Rt. 175 and Broken Land Parkway and options for a connection over Rt. 29 connecting Downtown Columbia to Oakland Mills. Provide funding mechanism(s) for the potential implementation of recommendation(s) including enhancement of the existing pedestrian bridge or its alternative connection.
4	Prepare Downtown-Wide Design Guidelines inclusive of sustainability provisions from the Sustainability Program and a Comprehensive Signage Plan for Council approval.
PRIOR TO APPROVAL OF THE FIRST FINAL DEVELOPMENT PLAN	
5	Prepare 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.
6	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 APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN	
7	Submit a phasing schedule for implementation of the restoration work on Howard Hughes’s property and a Site Development Plan for the first phase of the environmental restoration work as described in CEPPA No. 15.
8	Establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion’s revitalization and development of Downtown Columbia as an artistic and cultural center.
PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT	
9	Facilitate the renovation of the Banneker Fire Station, identify a site for the development of a temporary fire station while the Banneker Fire station is being renovated. As an alternative, if the county determines a new permanent location for a fire station is desirable then Howard Hughes shall provide a site in the Crescent Neighborhood at no cost to the county.
UPON ISSUANCE OF THE FIRST BUILDING PERMIT	
10	Contribute \$1.5 million in initial funding for the Downtown Columbia Community Housing Fund.

Status	
Progress	Summary
Completed 9/2008	The environmental assessments were completed in 2008 by Biohabitats: 1) Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds, and 2) Columbia Town Center Merriweather & Crescent Environmental Enhancements Study. [†]
Completed 9/2008	Land and community components of the Sustainability Program were completed and reviewed by the Environmental Sustainability Board and by the Design Advisory Panel.
Completed 1/2012	These studies were completed: 1) Downtown Transit Center and Circulator Feasibility Study: Part 2 -- Downtown Columbia to Oakland Mills Multimodal Connection, prepared by Nelson Nygaard in October 2011, 2) Feasibility Study for Downtown Columbia Transportation Improvements, Little Patuxent Parkway US 29 Interchange, prepared by Wallace Montgomery in January 2012. [†]
Completed 3/2011	Howard Hughes prepared, and Council approved, design guidelines for coordinating development downtown, which include the Sustainability Program and Signage Plan. [†]
Progress	Summary
Completed 12/2011	These studies were completed: 1) Feasibility Study For Downtown Columbia Transportation Improvements, Broken Land Parkway / US Route 29 North-South Connector Road, prepared by Wallace Montgomery in December 2011, and 2) Downtown Transit Center and Circulator Shuttle Feasibility Study: Part 1 -- Downtown Transit Center & Downtown Circulator Shuttle, prepared by Nelson Nygaard in December 2011. [†]
Completed 9/2012	The Downtown Columbia Partnership (DCP), now known as the DTCP, was established on September 3, 2012 under Council Bill 24-2012. The DTCP website is: www.dtcpartnership.com .
Progress	Summary
Completed 5/2013	Howard Hughes submitted a schedule for environmental restoration projects to be performed on its properties as well as a plan (SDP-13-026) for the first phase to be performed.
Completed 2/2013	Howard Hughes and Howard County worked cooperatively to establish the 501(c)3 non-profit Downtown Columbia Arts and Culture Commission (DCACC) to oversee the renovation of Merriweather Post Pavilion and serve as an advocate for art and cultural projects and events downtown. The DCACC website is: www.dcacc.info .
Progress	Summary
Completed 6/2015	Howard Hughes identified a location for a temporary fire station on FDP-DC-Crescent-1A to allow for the renovation of the existing Banneker station. Since that time, however, the current thinking is to build a new fire station with a police station in north Columbia off Beaverkill Road. Once this new fire station is built, the renovation of the Banneker station can occur. It is envisioned that the new station in north Columbia will remain as a permanent station for supplemental fire service needs in that area. A quick response fire/emergency services station is being built in a garage in the Crescent Neighborhood by Symphony Woods Road, but this facility is unrelated to CEPPA 9.
Progress	Summary
Completed 8/2013	Howard Hughes paid \$1.5 million into the Downtown Columbia Community Housing Fund.

Continued Next Page

No. Community Enhancements, Programs and Public Amenities*	
UPON ISSUANCE OF THE BUILDING PERMIT FOR THE 400th RESIDENTIAL UNIT	
11	Contribute \$1.5 million in additional funding for the Downtown Columbia Community Housing Fund.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000th SF OF DEVELOPMENT	
12	<p>Complete the pedestrian and bicycle pathway from (i) the existing Rt. 29 pedestrian bridge to Oakland Mills Village Center and to Blandair Park; (ii) the existing Rt. 29 pedestrian bridge to the Crescent and Merriweather-Symphony Woods neighborhoods; and (iii) the Crescent and Merriweather-Symphony Woods neighborhoods to Howard Community College and Howard County General Hospital.</p> <p>Develop maintenance standards for the improvements and a scope of work for renovation of the existing Rt. 29 pedestrian bridge. Contribute up to \$500,000 towards the implementation of the selected improvements.</p>
13	Enter into and record in the land records of Howard County, Maryland, a declaration of restrictive covenants for the former Rouse Company Headquarters building that shall (1) prohibit its demolition, and (2) prohibit the exterior alteration, except as provided for in the Downtown-wide Design Guidelines.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000th SF OF DEVELOPMENT	
14	Identify a location in Downtown Columbia for a new Howard County Transit Center consistent with the recommendation(s) of the feasibility study (See CEPPA No. 5).
15	Complete environmental restoration projects, including stormwater management retrofit, stream corridor restoration, wetland enhancement, reforestation and forest restoration on Howard Hughes property and as identified in the Land Framework of the Sustainability Program.
16	Howard Hughes to complete Phase I of the Merriweather Post Pavilion redevelopment program based on the 3-phased redevelopment program as outlined in the October 2004 Ziger/Sneed (sic) LLP Merriweather Post Pavilion Study included in the 2004 Merriweather Citizens Advisory Panel report to Howard County.
PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375th NEW RESIDENTIAL UNIT	
17	If deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000th SF OF DEVELOPMENT	
18	Construct the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway.
19	Construct the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade connecting the Symphony Overlook Neighborhood to the Lakefront and Lakefront pathway.

Status	
Progress	Summary
Completed 2/2016	Howard Hughes provided a second \$1.5 million into the Downtown Columbia Community Housing Fund.
Progress	Summary
Alternative Compliances ⁺ approved on 12/2012, 7/2013, 11/2014, 8/2015. CEPPA completed 10/2016.	The Planning Board approved several alternative compliances to address the timetable for the completion of this CEPPA given various issues that arose including delays such as acquiring necessary easements. The pathway is fully constructed and the required funds were contributed for the pedestrian bridge improvements. Howard County completed renovation of the pedestrian bridge in 2018.
Completed 4/2013	Howard Hughes submitted design guidelines pertaining to the former Rouse Company Headquarters on the Lakefront. These guidelines prohibit the demolition or any exterior alterations to the signature building. A declaration of restrictive covenants was recorded.
Progress	Summary
Alternative Compliance ⁺ approved on 11/2017. CEPPA pending completion.	The Planning Board approved an alternative compliance to adjust the timing of this CEPPA to be satisfied prior to the issuance of a building permit for the 3.2 millionth square foot of development. The preferred site is the block at the east end of Columbia Mall Circle north and west of Little Patuxent Parkway as described in the report: Downtown Columbia Transit Center – Location and Site Analysis Study, prepared by the Howard County Office of Transportation in October 2017.
Alternative Compliance ⁺ approved on 3/2015 and 12/2016. CEPPA pending completion.	Howard Hughes is to fund and complete environmental restoration projects resulting from earlier environmental studies required by CEPPA 1 and the Land Framework of the Sustainability Program required by CEPPA 2. The Planning Board has approved several alternative compliance agreements for this CEPPA delaying completion of all projects. Since most of the restoration areas are adjacent to, and impacted by, the initial construction of the Crescent Neighborhood, environmental restoration projects are to coincide with the phased construction in the Crescent. Howard Hughes shall provide quarterly monitoring reports to DPZ beginning April 1, 2017, through the completion of the entire environmental restoration program.
Completed 1/2015	Phase I of the Merriweather Post Pavilion (MPP) redevelopment has been completed. MPP is now under ownership of the Downtown Columbia Arts and Culture Commission (DCACC), which has completed Phase II (CEPPA 20) of the redevelopment and is currently working on Phase III (CEPPA 21). The transfer of ownership to DCACC as required under CEPPA 24 was completed early.
Progress	Summary
CEPPA Pending Completion	Howard Hughes, the Board of Education and DPZ are currently working on a solution to satisfy this CEPPA.
Progress	Summary
CEPPA Pending Completion	Howard Hughes will fund and develop a pedestrian and bicycle pathway connecting Wilde Lake to Downtown Columbia.
Alternative Compliance ⁺ approved on 4/2018. CEPPA pending completion.	The Planning Board approved an alternative compliance for completing CEPPA 19 and 22 by exchanging their timing with one another. The Neighborhood Square requirement will be fulfilled in the Lakefront Neighborhood. The Lakefront Terrace steps will be a future project.

Continued Next Page

No. Community Enhancements, Programs and Public Amenities*	
20	Howard Hughes to complete Phase II redevelopment of Merriweather Post Pavilion.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000th SF OF DEVELOPMENT	
21	Howard Hughes to complete Phase III redevelopment of Merriweather Post Pavilion.
22	At least one Downtown Neighborhood Square as defined in the Zoning Regulations shall be completed and deeded to Howard County for public land.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000th SF OF DEVELOPMENT	
23	Howard Hughes will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.
24	Transfer of ownership of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero dollar consideration.
PRIOR TO THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN	
25	Each owner of property developed with commercial uses shall provide an annual per-square-foot charge in an amount 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. Each recorded FDP shall indicate this requirement for the proposed development in the FDP.
UPON ISSUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS	
26	"To fulfill an affordable housing obligation, each developer will provide a one-time, per unit payment to the Downtown Columbia Community Housing Foundation (DCCHF) in the following amounts: 1). \$2,000/unit for each unit up to and including the 1,500th unit. 2). \$7,000/unit for each unit between the 1,501 th unit up to and including the 3,500th unit. 3). \$9,000/unit for each unit between the 3,501th unit up to and including the 5,500th unit. "
ADDITIONAL CEPPA CONTRIBUTION	
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 descriptions in this column are summaries. Please refer to the Downtown Columbia Plan, November 2016 for the full CEPPA wording.

† The studies cited here are available on the Howard County DPZ website: www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Community-Plans.

‡ Alternative compliance refers to approval by the Planning Board of compliance with a CEPPA that is consistent with but varies from the wording of the CEPPA in the Downtown Plan. Alternative compliance may be needed, for example, when the timing to implement a CEPPA envisioned in the Plan may not be possible due to circumstances beyond a developer’s control.

Status	
Alternative Compliance ⁺ approved 11/2016. CEPPA completed 11/2016.	The Planning Board approved an alternative compliance to amend CEPPAs 20, 21 and 24 to transfer the ownership of MPP early and to transfer the responsibility of the Phase II and III redevelopment to the Downtown Arts and Culture Commission. DCACC has completed Phase II.
Progress	Summary
Alternative Compliance ⁺ approved 11/2016. CEPPA completed 11/2016.	See #20. The Downtown Arts and Culture Commission is currently working on the Phase III redevelopment, expected to be complete in 2019
Alternative Compliance ⁺ approved 4/2018. CEPPA Pending completion.	See #19.
Progress	Summary
CEPPA Pending Completion	This funding is still to be provided.
Alternative Compliance ⁺ approved 11/2016. CEPPA Completed 11/2016.	The Planning Board approved an alternative compliance to amend CEPPAs 20, 21 and 24 to transfer the ownership of MPP early and to transfer the responsibility of the Phase II and III redevelopment to DCACC.
Progress	Summary
Ongoing	Annual revenues from this assessment in 2017 totalled \$63,235. As a result of CEPPA 6, at least 50% of the revenues collected is to be used for the implementation of transportation initiatives in the shuttle feasibility study or other direct transit services in downtown.
Progress	Summary
CEPPA removed by CB-52-2016 1/2017	This CEPPA was removed under Council Bill 52-2016, which revised the Downtown Columbia Affordable Housing Program. Refer to Page 14 of this report for further details on this revised program.
Progress	Summary
Ongoing	Commercially developed property owners provide an ongoing annual fee to the Downtown Columbia Community Housing Foundation to support affordable housing practices downtown. (Note that the Columbia Downtown Housing Corporation (CDHC) was recognized as the DCCHF under CR 154-2012.)





