

#### HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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#### TECHNICAL STAFF REPORT

#### Planning Board Meeting of September 20, 2018

#### Case No./Petitioner: SDP-18-005, The Howard Research and Development Company

Project:

Downtown Columbia, Crescent Neighborhood Phase 1, Area 3 - Phase 2

Planner:

Jill Manion-Farrar, Planning Supervisor, Division of Land Development

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Request:

For the Planning Board to approve a Site Development Plan for Downtown Revitalization, Downtown Columbia, Crescent Neighborhood, Phase 1, Area 3-Phase 2, Parcel D-1, Parcels D-7 through D-9 and Parcels D-11 through D-13 (per F-17-059). Development consists of a multi-use apartment building with ground floor retail, a free-standing retail building, surface parking lots, and associated private road connections. The project totals 45,520 SF of retail and restaurant use and 423 residential units (312 studio and 1 bedroom units, and 111 2+ bedroom units). In accordance with Sections 125.0.G. of the Howard County Zoning Regulations, the Planning Board shall evaluate and approve, approve with conditions, or disapprove the Site Development Plan at a Public Meeting.

Location:

The subject parcels are identified as a portion of Tax Map 36, Parcel 527, Parcel D, located on the south side of Merriweather Drive, southeast of Hickory Ridge Road and south of the Merriweather Post Pavilion property/Symphony Woods. The site is zoned New Town (NT) and designated as Downtown Mixed-Use Area on FDP-DC-Crescent-1A. Tax Map, Parcel 527, Parcel D was resubdivided into individual lots with F-17-059 and is identified as Area 3. This SDP shows the proposed improvements on the south and west portions of Area 3.

Recommendation: Approval, subject to complying with remaining Subdivision Review Committee (SRC) technical comments and any conditions by the Planning Board.

> In addition, the Department of Planning and Zoning recommends Approval of the proposed Alternative Compliance for CEPPA #17 to the 1,650th residential unit, as set forth in Section III.A. of this Technical Staff Report.

Vicinal

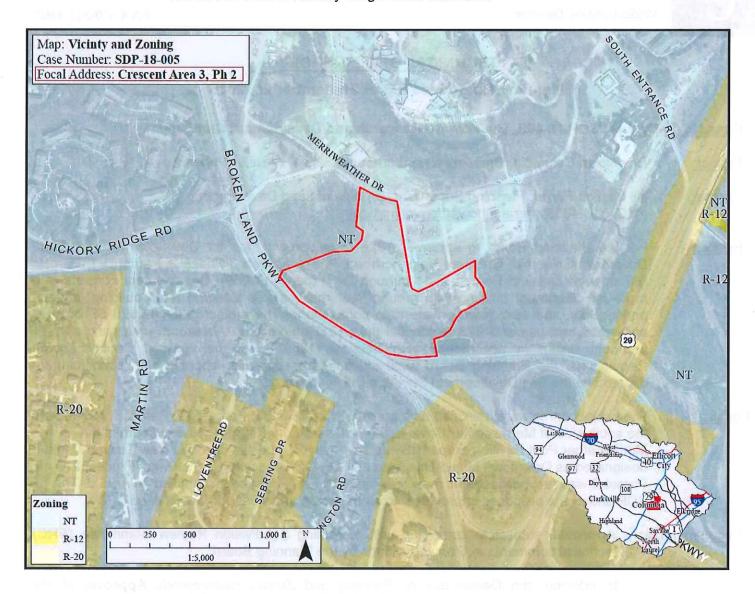
Properties: Surrounding properties are zoned NT. They include:

> North: Merriweather Drive and to the north of the right-of-way is Symphony Woods and Merriweather Post Pavilion. Within Area 3, South Crescent Park and residential and retail properties are to the north of Parcels D-7 and D-8.

> South: Broken Land Parkway is immediately south of the subject properties and on the opposite side is residential land, in the Village of Hickory Ridge.

> East: Crescent Area 3 Downtown Mixed Use Area residential, retail and office properties, shown on SDP-17-027 and NT Open Space Lot 11.

West: Immediately west is Downtown Parkland, identified as Crescent Neighborhood Lot 3, and farther west is Hickory Ridge Road extended.



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

#### I. General Information:

Site History:

Parcel D-1, Parcels D-7 through D-9 and Parcels D-11 through D-13 are part of Crescent Neighborhood Area 3, as shown on Crescent Neighborhood Phase 1 Final Development Plan (FDP-DC-Crescent-1A) for Downtown Revitalization. The complete recent file history is as follows:

■ FDP-DC-Crescent-1 encompasses most of the land within the Crescent Neighborhood and includes four designated development areas (including "Area 3"), a network of roads that expands the overall Downtown road network, and land designated for environmental restoration and Downtown Parkland. The Crescent Neighborhood Concept Plan, the Crescent Neighborhood Design Guidelines, and the Crescent Neighborhood

Implementation Plan were included as part of the FDP package. The FDP was approved by the Planning Board on March 19, 2015, the Decision and Order signed April 16, 2015, and the plans and documents were recorded July 2, 2015.

- FDP-DC-Crescent-1A is an amendment to the previously approved FDP for Phase 1 of the Crescent Neighborhood, which identifies the street and block structure of Crescent Neighborhood Area 3. It was approved by Planning Board on September 15, 2016, the Decision and Order was signed October 14, 2016, and the amended FDP was recorded in the Land Records on February 24, 2017, as Plat #24102-24110.
- F-15-106 was submitted July 2, 2015, to subdivide Parcel 527 into buildable parcels and open space lots, and to construct a portion of the future Merriweather Drive and the future extended Hickory Ridge Road. Environmental restoration plans are also part of the road construction plans. The plan was deemed technically complete on March 23, 2016, and the road construction drawings received signature approval on August 3, 2016. The plat was recorded on December 16, 2016, as Plat #23991-#24012.
- An Environmental Concept Plan (ECP-16-042) for Area 3 of the Crescent Neighborhood was approved on July 1, 2016.
- SDP-16-075 is a Site Development Plan approved by Planning Board on December 1, 2016, to allow mass grading of the Crescent Area 3 developable area and was signed by the Planning Director on February 13, 2017.
- **SP-16-009** is a Preliminary Equivalent Sketch Plan that provides initial information on the road network, utilities, and future proposed uses for the Crescent Area 3 development area. It was signed by the Planning Director on May 9, 2017.
- F-17-059 is a Final Plan and plat for Area 3 that divided Parcel D into development blocks and established public roads (a portion of Valencia Lane, Mango Tree Road and Sky Ribbon Road) within this section of the Crescent Neighborhood. It was approved on January 19, 2018, and the plat was recorded May 11, 2018.
- WP-18-020, WP-18-021, WP-17-115, and WP-17-010 are approved alternative compliance requests to extend submission deadlines so that information responding to SRC comments at different points in the planning process for Crescent Neighborhood Area 3 could be provided.
- WP-16-100 was approved on March 17, 2016, to update phasing of residential allocations for the Crescent Neighborhood, to better match the timing of initial plans with residential units.
- WP-17-052 is an alternative compliance approved January 31, 2017, allowing enhanced urban design features on public and private streets, and residential apartments on private roads.
- SDP-17-027 is a Site Development Plan for Area 3, approved on June 15, 2018, which originally included the improvements proposed with this SDP. While SDP-17-027 was being processed, the petitioner elected to separate the subject property from the application allowing them to proceed with portions of the development in a timelier manner. This was done because several roads proposed in Area 3 were being redesignated as public roads. SDP-17-027 includes the first mixed use residential-retail building in Area 3 with 382 apartment units, an office tower, two free-standing restaurants, a free-standing parking garage with a Quick Response Fire and Rescue Station, and South Crescent Park. The SDP was approved by the Planning Board on November 16, 2017, and signed June 15, 2018.
- F-18-017 is a final road construction plan and plat for the public segments of Dove Sail Lane, Valencia Lane, and Sky Ribbon Road in Crescent Neighborhood Area 3. The road

construction drawings were signed July 2, 2018, and the Developers Agreement was executed July 24, 2018. DPZ is waiting to receive the final plat originals for review, signature, and recordation.

- WP-18-090, approved on April 16, 2018, includes a boardwalk to and pathway through Open Space Lot 3, from the intersection of Hickory Ridge Road and Broken Lane Parkway to Parcels D-1 and D-9 within Crescent Neighborhood Area 3. The pathway and boardwalk are not part of this Site Development Plan.
- WP-18-105 is an alternative compliance dealing with a retaining wall in Area 3, along the western property boundary of Parcels D-1 and D-9, which requires a maintenance easement on Open Space Lot 3. The lot is owned by the Columbia Association. A small portion of this easement will extend into a wetland buffer. Approval was granted on the following conditions: the encroachment would not extend beyond the impacted 195 SF area, as shown on the alternative compliance exhibit; any disturbance would be limited to wall access and maintenance, and that any environmental restoration plantings that are destroyed or removed must be replanted. A plat was also required to show the delineation of this private easement.

Regulatory Compliance: Site Development Plans for Downtown Revitalization are subject to the following items:

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

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

- (6) A Pre-Submission Community Meeting was held September 13, 2016, in accordance with Section 125.0.H.1.a. of the Zoning Regulations and Section 16.128(b)-(g), of the Subdivision and Land Development Regulations.
- (7) The Design Advisory Panel (DAP) reviewed the building and site design concepts for Crescent Area 3, based on the approved Neighborhood Specific Design Guidelines, on September 14, 2016, in accordance with Section 125.0.H.1.b. of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. Per Section 16.1504(f) of the Howard County Code, the Planning Board may consider the DAP's recommendations when making a final decision for Site Development Plan approval for Downtown Revitalization. See Attachment B for a summary of recommendations and the applicant's response for the recommendations.

#### Definitions:

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

**Crescent Neighborhood Definitions**: See also Section 7.0 ("Definitions") of The Crescent Neighborhood Design Guidelines.

#### II. <u>Description of the Site Development Plan Proposal:</u>

<u>Proposed Site Improvements</u>: Parcel D is approximately 21.39 acres and this proposal is about 13.71 acres. The Site Development Plan proposes multiple buildings and associated infrastructure as part of a mixed-use development. Buildings include:

- Building C: 423 Dwelling Units and 36,100 SF of retail and 6,260 SF of restaurant space
- Building E-1: 18,190 SF of retail space

In all, 54,290 SF of retail, 38,678 SF of standard restaurant, 6,260 SF of fast food restaurant, and 423 dwelling units (with 312 units as studio or 1 bedroom units and 111 units as 2 or more bedrooms) are proposed with this plan.

Roads: Most of this development will be served by public roads, including the future Dove Sail Lane, Mango Tree Road, and Valencia Road, to be recorded on F-17-059 and F-18-017. Small segments of these roads will be privately owned, as shown on this SDP. This includes the southernmost private sections of Dove Sail Lane, Valencia Road and Sky Ribbon Road. The first private road segment on this SDP is the cul-de-sac for Dove Sail Lane, located west of Building C. It will have a landscaped island at the center of the cul-de-sac. The other two street sections are to the west south and east sides of Building E-1, which were not designed to full public standards for curb radii.

<u>Pedestrian and Bicycle Connectivity</u>: In accordance with the Crescent Neighborhood Design Guidelines, the development of Crescent Neighborhood Area 3 will have extensive streetscape enhancements. Typical sections include a 15'-25' wide area that accommodates a minimum 6' wide sidewalk, plus additional room for street tree and micro-bioretention plantings, street furniture and outdoor dining, or other storefront amenities. Because the streets are short, with low travel speeds, bicycles will be accommodated in shared traveled lanes. Crescent Area 3 will be connected to other areas of the neighborhood by a sidewalk and multi-use pathway on Merriweather Drive, and by a future pathway/boardwalk through the environmental area on the open space lot between Hickory Ridge Road and Area 3.

<u>Downtown Community Commons</u>: Downtown Community Commons are not proposed with this Site Development Plan. All Downtown Community Commons for Area 3 were designated with SDP-17-027.

Parking: A Parking Needs Analysis utilizing the Downtown Revitalization Trip Reduction, per Section 133.0.E.3 of the Zoning Regulations, indicates that 1844 parking spaces are required for commercial uses in all of Area 3 and 1,134 parking spaces for all residential uses. 2,005 commercial parking spaces are proposed and 1,143 residential parking spaces are proposed for both Phase 1 and Phase 2 of Area 3. There are 170 parking spaces more than the minimum required at build-out. Parking is provided in a 1,349 free-standing parking garage, in garages located within Building B and C, temporary surface lots located off Valencia Road, Mango Tree Road, and Dove Sail Lane, and limited on-street parking (not included in the parking totals).

This SDP displaces approximately 1,919 parking spaces used by the Merriweather Post Pavilion. The loss will be mitigated by 1,372 spaces in Area 3 and by other parking provided outside the area in accordance with a Permanent Parking Agreement.

<u>Building Height</u>: Building C will be 7 stories and a maximum height of 84.34 feet, while the free-standing retail building E-1 will be 30'.

<u>Setback Requirements</u>: While setback requirements do not apply, the Crescent Neighborhood Design Guidelines recommend a 15-25' setback from a public or private right of way to allow adequate room for the desired streetscape. The proposed buildings on SDP-18-005 follow these guidelines.

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<u>Landscaping</u>: Landscaping is proposed throughout the site in microbioretention planters and street tree and other planting areas, in accordance with the Crescent Neighborhood Design Guidelines. Street furniture and hardscape materials are coordinated throughout the site.

<u>Stormwater Management</u>: Stormwater management calculations are based on a combination of redevelopment and new development requirements. For redevelopment, water quality is provided using Stormceptors, which is a type of stormwater quality improvement device. The remainder of the site will use structural and non-structural micro-bioretention facilities (M-6) for water quality, along with Stormfilters, which is another type of stormwater treatment. Channel protection will be provided in underground structural facilities throughout the site. All Stormceptors will be privately owned, but publicly maintained. All others will be privately owned and privately maintained.

Environmental Considerations: This previously graded site has been a gravel parking area used for the Merriweather Post Pavilion and it does not contain any environmental features. A retaining wall is proposed along the western boundary of Parcels D-1 and D-9, which requires a maintenance easement on Open Space Lot 3; owned by the Columbia Association. A small portion (195 SF) of the maintenance easement encroaches into a wetland buffer, which was approved with WP-18-105. Approval was based on the fact that disturbance would be occasional, during wall maintenance and would not require major vegetation disturbance. Conditions of approval were issued to further minimize disturbance, as described above, in the site history.

<u>Forest Conservation</u>: The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation because it is zoned NT and received preliminary plan approval prior to December 31, 1992, per Section 16.1202(b)(1)(iv).

#### III. Planning Board Criteria:

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

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

Conformance is specifically interpreted in Section 125.0.A.2.b of the Zoning Regulations:

"When a provision in this section requires that an action "will conform", "conform with", "conforms with" or "conforms to", the Downtown Columbia Plan or any part of the plan, the action being taken shall further, and not be contrary to, the following items in the Downtown Columbia Plan:

- (1) Policies;
- (2) Timing and implementation of the plan;
- (3) Timing of development;
- (4) Development patterns
- (5) Land uses; and
- (6) Densities and intensities."

The Downtown Columbia Plan envisioned the Crescent Neighborhood as a mixed-use, livework neighborhood and employment center. It was to be densely built and located adjacent to environmentally sensitive areas. The proposal for Area 3 fulfills this vision and this first site development plan for the area proposes office, residential and retail, to provide a well-rounded neighborhood with amenities for all users.

<u>Downtown Phasing</u> - This proposal falls within Phase I of the Downtown Revitalization Phasing Plan. It states that Downtown Columbia cannot proceed to Phase II until there are between 656-2,296 new residential units, between 100-640 new hotel rooms, between 1 million to 1.5 million sf of new office and conference space and between 300,000-676,466 sf of new retail space. (See chart below)

With this Site Development Plan, a cumulative 1,622 residential units (not including those proposed with the New Cultural Center) and 660,966 SF of office and 241,380 SF of retail (including restaurants) uses would be approved for development under Downtown Revitalization provisions and/or that have been already constructed. To date, a hotel has not been approved under the Downtown Revitalization provisions.

The existing approved development in Downtown to date does not exceed the maximum limits for any use categories for Phase 1.

				DOWNT	OWN REVIT	ALIZAT	ION PHAS	SING PR	OGRESSIO	ON			
		PHASE I				PHASE	II CUMMULA	TIVE		PHASE III	PHASE III COMPLETION		
Use Type	Min		77 1	Max	Use Type		Min	1	Max	Use Type	Up To		
	Units	SF	Units	SF	in levels	Units	SF	Units	SF		Units	SF	
Retail		300,000		676,446	Retail		429,270	, Ju	1,100,000	Retail		820,730	1,250,000
Office/ Conf*		1,000,000		1,513,991	Office/ Conf*		1,868,956		2,756,375	Office/ Conf*		2,431,044	4,300,000
Hotel Rms**	100		640		Hotel Rms**	200***		540***		Hotel Rms**	440		640
Residential**	656		2,296		Residential**	1,442		4,700		Residential**	4,058		5,500

(\*, \*\*, \*\*\*: See Page 73 of Downtown Columbia Plan for Chart and Notes)

The proposed development meets the Downtown Columbia Plan when considering the conformance criteria, should the Planning Board approve the alternative timing requested for CEPPA #17, which is discussed further in the section below.

<u>CEPPAs</u>: The Department of Planning and Zoning has also evaluated the SDP for conformance with all applicable Community Enhancements, Program and Public Amenities (CEPPA) Requirements. See the attached CEPPA Conformance Chart (Attachment C). <u>This SDP triggers CEPPA #17</u>, which requires the developer to, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.

3-11-2016 O.S. (2-3-2-2-11-11-1-1-1-1-1-1-1-1-1-1-1-1-1-	CEPPA Track	ing*	And Marketing Control of the Control
	Parcel/Project	Block	Square Footage
Project Approved - Iss	ued Building Permits	NI 3	W 1
SDP-13-007	Parcel D/Metropolitan	W-1	454,328 SF
SDP-13-016	Mall	M-1	33,289 SF
SDP-14-024	Parcel C-2/Warfield	W-2	247,903 SF
SDP-14-024	Parcel C-1/Warfield	W-5	188,765 SF
SDP-15-068	Parcel A-	C-1.1	217,223 SF
	1/Crescent/Bldg A		() 11
SDP-15-068	Parcel A-	C-1.1	129,585 SF
	1/Crescent/Bldg B		v
SDP-17-027	Crescent Area 3/Parcel	C-3.2	438,619 SF
	D/Building B	11	
	Crescent Area 3/Parcel	C-3.3	344,748 SF
	D/Building A-1	0	

		SUBTOTAL	2,054,460 SF
<b>Project Approved</b>	- Pending Building Perm	its	
None			0 SF
	•	SUBTOTAL	0 SF
<b>Projects Approve</b>	d - No Pending Permits		
SDP-17-027	Building E-2	C-3.6	16,040 SF
	Building E-3	C-3.10	1,850 SF
		SUBTOTAL	17,890 SF
New Projects			
SDP-18-005	Building B	C-3.8	468,937 SF
	Building E-1	C-3.7	1,850
		SUBTOTAL	470,787 SF
CUMULA	TIVE TOTAL – INCLUDIN	IG SDP-18-005 proposed improvements	2,543,137 SF**

<sup>\*</sup> Only tracks projects not exempt from CEPPA requirements

#### Request for Alternative Compliance for CEPPA #17

CEPPA #17 requires that prior to approval of the Site Development Plan for the 1,375<sup>th</sup> new residential unit, the developer shall, *if deemed necessary by the Board of Education*, (emphasis added), reserve an adequate school or provide an equivalent location within Downtown Columbia. This requirement is initially discussed within the text of the Downtown Columbia Plan, where it states:

"When 10 percent of the new residential units planned for Downtown Columbia are built and occupied, the HCPSS will consider updated student enrollments and subject to Board of Education approval, select the most appropriate pupil yield ratio and associated option outlined in the Columbia Schools Analysis for implementation. Prior to the Site Development Plan Approval of 25% of the new residential units in Downtown, the County will request the Board of Education to review their earlier identification of the best education al facility option to accommodate student population growth based on the observed and project pupil yield ratio. Following on this review, GGP will work with HCPSS to identify and provide, if necessary, an adequate school site or equivalent location within the downtown, subject to Board approval."

The Howard Hughes Corporation (HHC), the parent company of Howard Research and Development (HRD) reports that more than 10% of the original 5,500 new residential units planned for Downtown Columba have been built and occupied, as of August 2018. The Planning Board has approved SDPs for 1,199 residential units to date. Per the original Downtown Revitalization Phasing Chart, the 25% occupancy rate occurs at 1,375<sup>th</sup> unit. The approval of SDP-18-005 would exceed that threshold, bringing the total number of units approved to 1,622 units.

As outlined in the August 31, 2018, letter from the HHC/HRD (see Attachment E, which provides a complete history of the efforts to complete CEPPA #17), the developer began negotiations with the Howard County Public School System (HCPSS) in January 2017, resulting in an offer by HRD to dedicate to the HCPSS for zero dollars consideration, and in satisfaction of CEPPA 17, property it owns, known as the Clary's Forest Open Space site. It is identified on FDP Phase 181 (approved in 1986) and FDP 181-A-Part V (approved in 1989), as open space to be used for a public school. This offer was made at the specific request of HCPSS due to a 2015 Columbia

<sup>\*\*</sup> Building permit SF is estimated except for issued building permits; square footage may change prior to issuance.

Schools Analysis undertaken by HCPSS, which stated that the school district should obtain the site for a future Columbia school.

The HCPSS evaluated the site for its appropriateness for a new elementary school. After the evaluation was complete, it provided its findings to the Howard County Board of Education (BOE), along with an illustrative concept plan for the school site. After the January 25, 2018, HCPSS presentation, the BOE voted 5-0 to approve the site for a future Columbia school, and directed HCPSS to acquire the site. However, its decision was reversed on February 8, 2018, and upon reconsideration, postponed a future vote on the property indefinitely.

Following these events, and knowing that SDP-18-005 would trigger the CEPPA #17 requirement, DPZ sent a letter to the BOE on May 4, 2018, requesting that the BOE review its identification of the best educational facility option outlined on Pages 25-26 of the Downtown Columbia Plan. DPZ did not receive a response from the BOE. DPZ then sent a second letter to the BOE in August 2018 once alerted that the 10% occupancy threshold had been met. HCPSS responded through its staff that they would be consider the downtown school issue after their initial 2018 pupil count. HRD asserts that the Faulkner Ridge school site was the school that was identified in the analysis, and so the Clary's Forest site would have provided additional capacity, above that believed by HCPSS to be needed.

After considering these events, DPZ finds that BOE's failure to take final action regarding HRD's offer to dedicate a new school site falls within the parameters to consider alternative compliance to meet CEPPA requirements. Specifically, it meets the following parameter identified in the Downtown Columbia Plan and Section 125.0.A.9.h(3) of the Zoning Regulations:

"If a specific CEPPA identified in the Downtown CEPPA Implementation chart cannot be provided because: (ii) all necessary permits or approvals cannot reasonably be obtained from applicable governmental authorities; or (iii) factors exist that are beyond the reasonable control of the petitioner"

Beyond the delay of the vote, the BOE has declined to communicate with DPZ on the status of their analysis, or how they intend to uphold their own requirements for analysis, as dictated in Downtown Columbia Plan. The developer has attempted to address CEPPA #17, but there has been no clear path on how they are to proceed, should BOE not accept the offered dedication of land for a public school. Based on these facts, DPZ believes an alternative compliance is warranted. DPZ suggests that of the options for alternative compliance offered in the Downtown Columbia Plan, the Planning Board approve alternative CEPPA timing. DPZ agrees with HHC/HRD's request in their attached letter to increase the threshold for CEPPA #17 to the approval of the 1,650th residential unit.

The Downtown Columbia Plan states that to approve alternative CEPPA timing, the Planning Board must conclude that the alternative CEPPA timing:

- i) does not result in piecemeal development inconsistent with the Plan;
- ii) advances the public interest; and
- iii) conforms to the goals of the Downtown Plan.

DPZ believes these three parameters are met with this request. In consideration of the first parameter, it must be noted that the allocations have already been granted for this development with the approval of FDP for the Crescent Neighborhood and these units have already passed the adequate schools tests, as outlined in the Adequate Public Facilities Ordinance (APFO). The additional threshold requested would permit another new residential building to be built, until the school question can be finally addressed by the BOE. As these units were already planned for and

allocated, the alternative timing would not result in piecemeal development. A small cushion of 28 units would be provided to allow minor flexibility should program changes result in revised architectural plans and added units. Any further changes, beyond that number, would need to be reevaluated by Planning Board.

Allowing this proposed development to proceed would also advance the public interest by allowing 28 affordable housing units to be constructed in Downtown. Further, it would allow adequate time for HCPSS to conduct their analysis, now that the 10% occupancy threshold had been met, in order to make the final projections on what pupil yield is to be expected for Downtown residential development and if/how that might impact school capacity over time.

The request also conforms to the goals of the Downtown Plan by providing HCPSS and BOE more time to identify long-term capacity needs and continues to limit residential development until the school yield and capacity issues can be finalized. It further allows limited increased density and fulfills other goals of the Downtown Columbia Plan, such as promoting walkability, enhanced transit options, and more affordable housing.

For these reasons, DPZ recommends approval of the alternative timing request for CEPPA #17 to the 1650<sup>th</sup> unit.

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

The Amended FDP envisioned Crescent Area 3 to include all primary uses identified in the Downtown Columbia Plan – office, residential, retail and hotel, which ensures street level activity throughout the day every month of the year. The SDP proposes a second mixed use area.

PAR	u.		Resul/		Cultural/		- Uses	A 100	Inches	Total Co		
Parco	Acta (NE)	Acon (Acre)			Centinunus (EP)	240000000000000000000000000000000000000	6500ACSEK9800	こうし ひかんかん	The second secon	Company of the second	CONTRACTOR OF STREET	CONTRACTOR OF THE PERSON
A-1, A-2, A-3 & B (Area 1) (Blocks C 1.1 & C 1.2)	264,875	6.08	49,772	ā22,036	25,000	o	٥	350	413,000	- Q	808,608	809,808
C (Area 2) (Blocks C 2.1 & C 2.2)	282,584	6.49	40,907	-, 0	50,000	0	0	888	1,047,840	O	1,138,747	1,138,747
D-1 thru D-11 (Area 3) (Blocks C 3.1 thru C 3.11)	904,475	20.76	185,321	1,152,964	150,000	250	150,000	<b>582</b>	1,040,760	0	2,679,045	2,679,045
E (Area 4) (Block C 4)	90,012	. 2.07	37,500	0	0	ò	0	180	212,400	0	249,900	249,900
Crescent Total This FDP	1,541,946	35,40	- 319,500	1,475,000	225,000	250	150,000	2,100	2,714,000	0	4,877,500	4,877,500

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

The block and road network is in conformance with the amended FDP. The development is organized around a park that will be anchored by retail/residential buildings to the north and south, and with restaurants to the east and west. The short blocks and the connectivity of the Downtown Community Commons enhances the pedestrian experience. Surface parking will provide additional parking on nights and weekends for events at Merriweather Post Pavilion and Symphony Woods.

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

No Downtown Community Commons are proposed with this Site Development Plan

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

Building heights as tall as 15 stories or 170 feet on Parcel D-8 and 20 stories or 250 feet on Parcel D-7 are permitted in this area of the Crescent Neighborhood, per the Downtown Columbia Plan and the Final Development Plan and Crescent Neighborhood Concept Plan. Building C has 7 stories and a maximum height of 84.34 feet. The free-standing retail building E-1 is proposed at 30'. Every building is well below the maximum height permitted for this area on both the Downtown Columbia Plan and the FDP.

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

Several locations for public art are identified on this SDP to satisfy the 1% requirement. Per Policy, the initial details for public art will be submitted with, or prior to the submission of the building permit.

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

This SDP is subject to the Development Rights and Responsibilities Agreement recorded among the Howard County Land Records, Book 17457, Page 265. Building B will have 13 Very Low-Income units and 13 Middle Income Units in accordance with this agreement. A note addressing this is provided on the SDP cover sheet.

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

<u>SCHOOLS</u>: The proposed development is within the parameters of the tentative allocations approved for the Crescent Neighborhood with the FDP.

ROADS: The development was tested for adequate transportation facilities, in accordance with the Adequate Public Facilities Ordinance (Title 16, Subtitle 11 of the Howard County Code). The transportation improvements are coordinated with the construction of both public and private roads, as described in the Traffic Study. With the proposed network in place (Dove Sail Lane, Mango Tree Road, Valencia Road and Sky Ribbon Road) and in the context of the existing road network, the Traffic Study submitted with this SDP found the proposed development to be in compliance with the Downtown Columbia provisions of the Adequate Public Facility Ordinance. The SRC concurred with this finding.

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

Easements and Maintenance Agreements are required for areas intended for common or quasipublic use with the approval of this SDP. Technical Staff Report – SDP-18-005 Planning Board September 20, 2018 Page 12

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

Payments for inclusion in the Downtown Partnership will be paid in accordance with CEPPAs #25 and #27.

SRC Action:

The Subdivision Review Committee has recommended approval, subject to the technical comments issued in the letter dated August 9, 2018. Additional drafting comments may be generated in the review of paper copies ahead of the mylar original submission, or with the review of the original mylars.

Recommendation: Approval, subject to compliance with remaining Subdivision Review Committee (SRC) technical comments, and any conditions by the Planning Board.

In addition, the Department of Planning and Zoning recommends **Approval** of the proposed **Alternative Compliance for CEPPA #17 to the 1,650**<sup>th</sup> **residential unit,** as set forth in Section III.A. of this Technical Staff Report.

Valdis Lazdins, Director

Department of Planning & Zoning

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

VL/KS: jam(jmf)

T:\DLD- Division of Land Development\Subdivision and Development Plan Review Records\Site Development Plan (SDP)\SDP-18-005 Downtown Columbia - Crescent Neighborhood\SDP-18-005.doc



### **Current Project - Project Markups Listing**

#### SDP-18-005

File Name	Markup Name	Markup Text	Markup Date	Created by
SDP 18-005 Sht. 28.dwf	ce	Directional traffic signs for both public and private roads appear to be lacking thorughout the project.      This word and forwarding data and lead itself to a confidence of the state of the sta	08/27/2018	Chad Edmondson
		2. This road configuration does not lend itself to a safe circulation. Cars entering or exiting either the parking garage or the parking lot will not utilize the circle in a counter clockwise manner.		
		3.Under the current configuaration, if a car leaves the garage and the parking lot at the same time, who has the right of way?		
SDP 18-005 Sht. 28.dwf	ce	Grass	08/27/2018	Chad Edmondson
SDP 18-005 Sht. 57.dwf	DLD_Jill	Please indicate on the plans how the trees are being differentiated for surety vs. microbioretention.	08/09/2018	Jill Manion-Farrar
		Thank you for providing the exisiting labeling on the plan sheets. To further help the inspectors and to ensure that the surety matches up, it may be helpful to add a chart per sheet of the bonded landscape trees and shrub quantities.		
SDP 18-005 Sht. 43.dwf	DLD_Jill	Please ensure this certification is on all landscape sheets.	08/08/2018	Jill Manion-Farrar
SDP 18-005 Sht. 43.dwf	DLD_Jill	Does this include the surface lot on Parcel D-4 as well?	08/08/2018	Jill Manion-Farrar
SDP 18-005 Sht. 09.dwf	DLD_Jill	(All plan sheets) Please ensure easements are labeled to match the plat.Plat references should be included	08/03/2018	Jill Manion-Farrar
SDP 18-005 Sht. 02.dwf	DLD_Jill	Note #54 should be removed and the rest of the notes renumbered.	08/03/2018	Jill Manion-Farrar
SDP 18-005 Sht. 04.dwf	DLD_Jill	Will there be a door at this location or do pedestrians need to take the long service corridors?	08/03/2018	Jill Manion-Farrar
SDP 18-005 Sht. 04.dwf	DLD_Jill	Add a note regarding the protocol for how the resident's visitors will access the restricted portions of the garage without impeding traffic flow.	08/03/2018	Jill Manion-Farrar



### **Current Project - Project Markups Listing**

SDP 18-005 Sht. 13.dwf	DLD_Jill	Please provide permission for off-site grading. Also, how is grading being coordinated with environmental restoration to ensure it doesn't impact proposed planting at this location (for grading within the ERB)?	08/03/2018	Jill Manion-Farrar
SDP 18-005 Sht. 16.dwf	DLD_Jill	If this is under CA ownership, offsite grading permission is required. Also, provide an explanation of how grading within ERB will be coordinated so as to not disturb new planting.	08/03/2018	Jill Manion-Farrar
SDP 18-005 Sht. 08.dwf	DLD_Jill	Identify the ownership of adjacent open space parcels.	08/03/2018	Jill Manion-Farrar
SDP 18-005 Sht. 11.dwf	DLD_Jill	There is a 7 SF disrepancy between the square footage added out here and what is identified on the chart in sheet 2. Please coordinate and correct as needed.	08/03/2018	Jill Manion-Farrar
SDP 18-005 Sht. 01.dwf	DLD_Jill	Please fill in the F-18-017 plat number.	07/30/2018	Jill Manion-Farrar
SDP 18-005 Sht. 01.dwf	DLD_Jill	Note 21 should be updated to reflect the Area 3 part 1 area of development approved in the first sentence.  Please contact DLD if you need the square footage approved.	07/30/2018	Jill Manion-Farrar
SDP 18-005 Sht. 01.dwf	DLD_Jill	CEPPA #16 is not satisfied at this time. Please correct to reflect the need for the alternative compliance in light of BOE's decision reversal.	07/30/2018	Jill Manion-Farrar
SDP 18-005 Sht. 01.dwf	DLD_Jill	Please update to reflect WP-18-105 here and in the general notes, as this WP was needed for the retaining wall built with this SDP. Please add a general note regarding the approval of WP-18-105 for the encraochment of a wall maintenance easement into the wetland buffer is provided with any conditions of approval. Make sure the wetland buffer and the easement are shown on all applicable sheets and	07/30/2018	Jill Manion-Farrar
SDP 18-005 Sht. 01.dwf	DLD_Jill	To ensure DILP sees the reference to sheet 2, please add an asterisk to this table's title, and an asterisk to the note.	07/30/2018	Jill Manion-Farrar
SDP 18-005 Sht. 01.dwf	DLD_Jill	Please reference WP-18-089 here and in the site analysis and provide a general note explaining the purpose, date of approval and conditions of approval.	07/30/2018	Jill Manion-Farrar



### **Current Project - Project Markups Listing**

SDP 18-005 Sht. 09.dwf	DED-HEATHER	AS PREVIOUSLY REQUESTED, PLEASE LABEL ALL	07/18/2018	Heather
		EASEMENTS AND PRIVATE STORMWATER		Pandullo
		MANAGEMENT EASEMENT AREAS AS LABELED ON F-		
		18-017 AND INCLUDE THE PLAT REFERENCES. IT IS		
		SUGGESTED TO PROVIDE AN EASEMENT SHEET		
		SHOWING ALL EASEMENTS WITH PLAT REFERENCES	-	
		IN ONE PLACE. PLEASE SUBMIT PAPER COPIES OF		
		THE SHEETS PRIOR TO THE SUBMISSION OF THE		
		MVI AD ODICINALS		
SDP 18-005 Sht. 08.dwf	DED-HEATHER	THE ACCESSIBLE ROUTE IS NOT SHOWN ON THE	07/17/2018	Heather
		ELECTRONIC FILE, PLEASE SHOW.		Pandullo

# ATTACHMENT B DAP RECOMMENDATIONS

#### Crescent Neighborhood Area 3 – Phase 1 Design Advisory Panel 2016-09-14 Review (16-13) V /D-4-/L

Ref#	Design Advisory Panel Recommendation – Verbatim Motion	Response by Applicant – 10/3/16	DPZ Director's Endorsement
1.	"I recommend that you think very seriously about the exterior of the parking garages and that includes the exposure to Broken Land Parkway."  Vote: 5-0	The applicant intends to screen the parking garages with an appropriate façade treatment to the extent that they are visible. Initial garage elevations and views will be provided for the county's review with the SDP submission.	✓ Accept DAP Recommendation ✓ Accept Architect's Response
2.	"I recommend that the graphics and signage be coordinated with Crescent Neighborhood Design Guidelines." Vote: 5-0	The applicant has engaged the graphics design firm of Redmond / Schwartz to further refine the signage in alignment with the guidelines, as well as to coordinate signage design across the Crescent neighborhood areas 1 through 4.	✓ Accept DAP Recommendation ✓ Accept Architect's Response
3.	"When you do your final master plan, you show something over there (the area across Merriweather Drive) that accomplishes bringing that area into the longer term plan for this development."  Vote: 5-0	The area to the north of Merriweather Drive is not part of the subject parcel, and is not included in this submission. The applicant will be providing a hardscape and landscape solution for the opposite of Merriweather Drive and its multiuse path as part of a later, separate submission.	☐ Accept DAP Recommendation  ✓ Accept Architect's Response
4.	"I recommend adding trees and plantings to soften the surface parking lots." Vote: 5-0	The applicant has re-designed the temporary parking fields and has added additional trees as part of that re-design.	Accept DAP Recommendation  Accept Architect's Response
5.	"Recommend applicant to add more trees on Prism Way." Vote: 5-0	The applicant has re-designed the pedestrian area along Prism Way to address both recommendations above. A small amount of parking has been eliminated and additional landscape is proposed.	X Accept DAP Recommendation X Accept Architect's Response
6.	"Recommends applicant study Prism Way to make it more of a pedestrian access	*See applicant response in box above.	

#### Crescent Neighborhood Area 3 – Phase 1 Design Advisory Panel 2016-09-14 Review (16-13)



	and give it some importance and make it feel walkable. Look at eliminating some spaces in parking lot so that you can provide plantings and benches for places to sit."  Vote: 5-0		
7.	"Applicant should go back and study how the retail in particular integrates with the rest of the façade on Merriweather."  Vote: 5-0	*No applicant response provided	X Accept DAP Recommendation  Accept Architect's Response

# ATTACHMENT C CEPPA STATUS

#### Attachment C CEPPA Status Summary SDP-17-027, Downtown Columbia, Crescent Neighborhood, Area 3 - Phase 1

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

13	HHC will enter into and record in the land records of Howard County, Maryland, a declaration of restrictive covenants that shall prohibit the demolition or major exterior alteration of the former Rouse Company Headquarters building.	Complete
PRIOR 1	O ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000th SF OF DEVELOPMENT	
14	HHC in cooperation with Howard Transit shall identify a location in Downtown Columbia for a new Howard County Transit Center and shall provide a location either by fee transfer at no cost or a long-term lease for a nominal sum subject to all applicable laws and regulations.	Alternative Compliance approved with SDP-17- 027. See report
15	HHC will complete environmental restoration projects in the Merriweather-Symphony Woods and Crescent areas.	PENDING – Revised timing approved with FDP-DC-Crescent- 1A to time completion of sections of environmental restoration with grading of development areas in the Crescent. Neighborhood.
16	HHC will complete Phase I of the Merriweather Post Pavilion redevelopment program.	Complete
PRIOR T	O APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375 <sup>th</sup> NEW RESIDENTIAL	. UNIT
17	HHC shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.	Alternative Compliance requested with this SDP
PRIOR T	O ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000 <sup>th</sup> SF OF DEVELOPMENT	
18	HHC will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway.	PENDING
19	HHC will construct at its expense the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade.	PENDING
20	HHC will complete Phase II of Merriweather Post Pavilion redevelopment program.	Complete – Altemative Compliance 11/3/16
PRIOR T	O ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000th SF OF DEVELOPMENT	
21	HHC will complete Phase III of Merriweather Post Pavilion redevelopment program.	PENDING – Alternative Compliance 11/3/16
22	At least one Downtown Neighborhood Square shall be completed and deeded to Howard County for public land.	PENDING
PRIOR T	O ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000 <sup>th</sup> SF OF DEVELOPMENT	
23	HHC will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.	PENDING
24	Transfer of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero-dollar consideration.	Complete
PRIOR T	O THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN	
25	Each owner of property developed with commercial uses shall pay an annual fee of twenty-five cents (\$0.25) per square foot of Gross Leasable Area for office and retail uses and twenty-five cents (\$0.25) per square foot of net floor area for hotels to the Downtown Columbia Partnership.	On-going
UPON IS	SUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS	<b>;</b>
26	To fulfill an affordable housing obligation, each developer will pay a per unit fee to the DCCHF in the following amounts: \$2,000/unit for each unit up to and including the 1,500th unit; \$7,000/unit for each unit between the 1,501th unit up to and including the 3,500th unit; \$9,000/unit for each unit between the 3,501st unit up to and including the 5,500th unit.	N/A – REPLACED WITH AFFORDABLE HOUSING REQUIREMENTS IN DRRA
ADDITIO	NAL 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 payment will be made annually by the property owner, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the property. The amount of the charge will be subject to annual adjustment based on a builder's index, land value, or other index provided in the implementing legislation.	On-going

# ATTACHMENT D DOWNTOWN COLUMBIA DEFINITIONS

## Attachment 'D' Relevant Definitions Relating to Downtown Columbia Revitalization For SDP-17-027

#### Site Development Plans for Downtown Columbia Revitalization

(Excerpted from Section 103.0.A. of the Zoning Regulations)

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

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

<u>Downtown Arts and Entertainment Park:</u> A contiguous area including a large outdoor amphitheater which may be surrounded by a variety of smaller indoor or outdoor artistic and performance spaces, museums, galleries and similar cultural or educational uses in a park-like setting. Ancillary uses such as food vendors, gift shops, small restaurants and supporting infrastructure such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking are also permitted. <u>Downtown CEPPA Implementation Chart:</u> The chart and associated text and flexibility provisions contained in the Downtown Columbia Plan which identify the phasing for Downtown Community Enhancements, Programs and Public Amenities.

<u>Downtown Columbia</u>: The following recorded Final Development Plan Phases: Phase 4, Phase 4-A-5, Phase 21, Phase 47-A-7, Phase 52, Phase 62-A-1, Phase 95, Phase 101-A, Phase 105, Phase111-A-1, Phase 115, Phase 121, Phase 122-A, Phase 139-A-3, Phase 140-A-1, Phase 192-A, Phase 211, Phase 217-A-1, Phase 219, Phase 234, and the area within the described limits included in exhibit A of the Appendix in these regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# ATTACHMENT E CEPPA #17 Alternative Compliance Request



Phil Engelke, Chair and Members of the Howard County Planning Board 3430 Court House Drive Ellicott City, Maryland 21043Name



August 31, 2018

Re: SDP 18-005 (Crescent Area 3, Phase 2) Request for Alternative Timing for CEPPA 17

Dear Mr. Engelke and Members of the Planning Board,

On behalf of The Howard Research And Development Corporation (HRD), this letter requests alternative timing for CEPPA 17. This request is made in connection with the Planning Board's review of SDP 18-005 and pursuant to Section 125.0.A.9.h(3) of the Howard County Zoning Regulations. HRD requests the timing for CEPPA 17 be modified to coincide with approval of an SDP for the 1,650th residential unit Downtown.

#### Background

CEPPA 17 provides that prior to approval of the site development plan for the 1,375th new residential unit, GGP [now HRD] shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia. CEPPA 17 is predicated on two related analyses that are required by the Downtown Columbia Plan. First, when 10% of the new residential units are built and occupied, HCPSS is required to consider updated student enrollments and, subject to Board of Education approval, select the most appropriate pupil yield ratio and associated option outlined in the Downtown Columbia Plan for implementation. Second, prior to site plan approval of 25% of the new residential units, the County will request BOE to review BOE's earlier (i.e., at 10% occupancy) education facility option based the observed and projected student yield ratio.

As of today, more than 10% of the original 5,500 new residential units planned for Downtown have been built and occupied. The Planning Board has approved SDP's for 1,199 residential units.

#### **Timeline**

Eighteen (18) months ago in January 2017 following extensive discussions with HCPSS staff, HRD offered to dedicate to BOE for zero dollars consideration and in satisfaction of CEPPA 17, property it owns that is known as the Clary's Forest Open Space Site ("Site"). The Site is identified on FDP Phase 181 (approved in 1986) and 181-A (approved in 1989), Part V as open space to be used for a public school. The Site contains 9.758 acres. HRD's offer to dedicate the Site was in response to a specific HCPSS' request in October 2016 to do so. HCPSS' request was in response to a 2014 Columbia Schools Analysis undertaken by HCPSS which recommended obtaining the Site for a future Columbia school.

Columbia Regional Office
The Howard Research And Development Corporation
10480 Little Patuxent Parkway, Suite 400
Columbia, MD 21044

Between January 2017 and July 2017, HCPSS undertook its Policy 6000 School Site Acquisition and Selection review process to determine if the Site was appropriate for a new elementary school. In connection therewith, HRD granted HCPSS a right of entry to the Site for purposes of conducting an environmental assessment of the property.

On December 19, 2017 HCPSS provided BOE with an initial report on the proposed Site, and a BOE public hearing was held on January 11, 2018. On January 25, 2018, HCPSS presented BOE with its detailed report and recommended that BOE designate the Site as a land bank site for a future Columbia school and direct staff to acquire the Site. Significantly, HCPSS noted CEPPA 17 required the developer to reserve a school site if deemed necessary by BOE, not to dedicate a school site. Property placed in reservation must be purchased for its fair market value, while property that is dedicated typically does not require compensation.

HCPSS found the Site "includes sufficient acreage to contain a school that meets the education specifications for an elementary school, including parking, playing fields, and accommodations for community use." HCPSS prepared and presented an illustrative concept plan for the Site (Attachment 1) demonstrating its appropriateness for an elementary school. In its verbal comments to BOE, HCPSS indicated it had been looking at the Site as a future school site for over twenty years, and that the Site would serve HCPSS "very well."

At the conclusion of the January 25, 2018 HCPSS presentation, BOE voted 5-0 to approve the Site for a future Columbia school. BOE also directed HCPSS to acquire the Site. However, on February 8, 2018, BOE voted without meaningful explanation or discussion to reconsider its prior vote and upon reconsideration postponed a vote on the Site indefinitely.

By letter dated May 4, 2018, DPZ requested that BOE review its identification of the best educational facility option in accordance with the Downtown Columbia Plan. This request coincided with pending SDP 18-005 which will include the 1,375th residential unit (i.e., 25% of the original 5,500 units). We understand that to date BOE has not responded to this request. DPZ sent a second letter to BOE dated August 13, 2018.

We understand BOE is in the process of retaining an outside consultant to examine the history of the Site and to determine if there might be an existing obligation to dedicate the Site. As noted above, HRD has already offered to dedicate the Site for zero dollars consideration. BOE's inquiry will result in significant additional delay (beyond the 18 months already spent on this matter), is unnecessary, and is completely unrelated to BOE's charge under CEPPA 17 to deem whether an additional school site is even necessary.

In this latter regard, in 2015 the County conducted a Schools Feasibility Study Update for Downtown Columbia. The Study Update concluded ONE new elementary school would be sufficient to accommodate ALL of the students generated by the original 5,500 residential units Downtown. The Update further indicated a second school site might not be needed (to accommodate the 744 additional residential units approved in the 2016 Downtown Columbia Plan Amendment — 6,244 total units) and that the present Schools' capital plan and feasible redistricting would likely serve the impact of even these 744 units (above the original 5,500 units).

number of approved units, the associated school needs have already been taken into account as noted above. These affordable units have already passed the APF schools test.

In light of the foregoing, the alternative timing will not result in piecemeal development inconsistent with the Downtown Columbia Plan. The development will be subject to FDP and SDP approval, will continue the critical infusion of residential uses Downtown, and will be subject to all implementation phasing requirements specified in the Plan.

The alternative CEPPA timing will advance the public interest by allowing additional units to move forward consistent with the Downtown Plan, including additional affordable units, and without negative impact on school capacity or needs as related to CEPPA 17. In this regard, if it ultimately is determined a second new school is needed, that school will serve students generated in excess of those that will be generated by the additional units accommodated by the alternative CEPPA timing requested.

Lastly, the alternative CEPPA timing will advance the goals of the Downtown Plan by facilitating the construction of additional residential units (identified as a major Plan objective); by promoting affordable housing and the construction of additional affordable units; and by recognizing, as the Plan does, that factors beyond the reasonable control of the petitioner justify reasonable alternatives. The alternative timing will further and not be contrary to the Plan's policies, timing and implementation, timing of development, development patterns, land uses and densities and intensities.

Thank you for your consideration.

Sincerely

Gred Fitchitt Vice President

Attachment

Importantly, the ONE new school site referred to above is the Faulkner Ridge School Site (New Elementary School #44). The 2014 Schools Analysis recommended retaining the Faulkner Ridge Site as "a primary option for construction of a future elementary school." The 2019 capital budget identifies long range funds for development of the Faulkner Ridge School Site to serve Downtown Columbia. Furthermore, the 2014 Schools Analysis also identifies the approximate 10 acre Sunny Spring (Hawthorn) site, already owned by HCPSS, as a potential school site should an additional elementary school be needed.

#### **Alternative CEPPA Timing**

Pursuant to Section 125.0.A.9.h.(3) if a specific CEPPA cannot be provided because all necessary permits or approvals cannot reasonably be obtained from applicable governmental authorities or factors exist that are beyond the reasonable control of the petitioner, the Planning Board may approve alternative timing for the CEPPA. In approving alternative timing, the Planning Board must conclude the alternate timing (i) does not result in piecemeal development inconsistent with the plan; (ii) advances the public interest; and (iii) conforms with the goals of the Downtown Plan.

In this instance, BOE's failure after 18 months to take final action regarding HRD' offer, and HCPSS' recommendation, to dedicate the Site for zero dollars consideration demonstrates BOE's approval in this matter cannot reasonably be obtained. This fact is exacerbated by BOE's failure pursuant to CEPPA 17 to determine whether reservation of a (second) school site (in addition to the Faulkner Ridge site) is even necessary. Combined with BOE's failure after more than 3 months to provide even a cursory response to DPZ's request for BOE to review its earlier identified options for school needs (as required by the Downtown Columbia Plan), the foregoing justify an adjustment to the CEPPA timing.

HRD requests an adjustment to the CEPPA 17 timing so that CEPPA 17 will be satisfied prior to approval of an SDP for the 1,650th residential unit. This adjustment will accommodate pending SDP 18-005 (423 units) and a limited number (28) of additional residential units. Based on the 2015 Schools Feasibility Update, Faulkner Ridge (#44) will accommodate all elementary school students generated by 5,500 new residential units. The adjusted CEPPA timing will allow SDP approval of only 1,650 total units Downtown. This represents just 30% of the 5,500 total units that can be accommodated by Faulkner Ridge per the School Analysis Update. Accordingly, BOE's eventual determination as to the need for what would be a second school site will be completely unrelated to any school need associated with the 1,650 units and alternative CEPPA timing here requested.

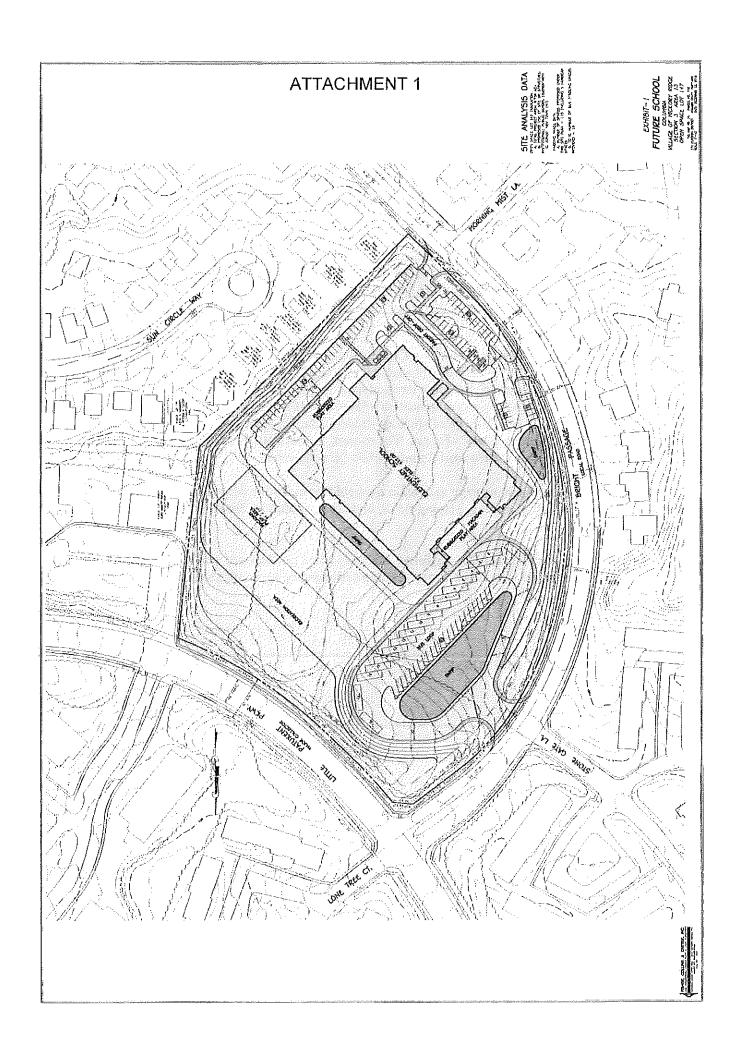
We also note the 1,650 residential units accommodated by the alternative CEPPA timing have already passed the adequate public facilities schools test. The school needs associated with these units have already been taken into consideration in school planning. In fact, 3,626 total units have passed the APF schools test, yet we are seeking alternative timing for only 1,650 units.

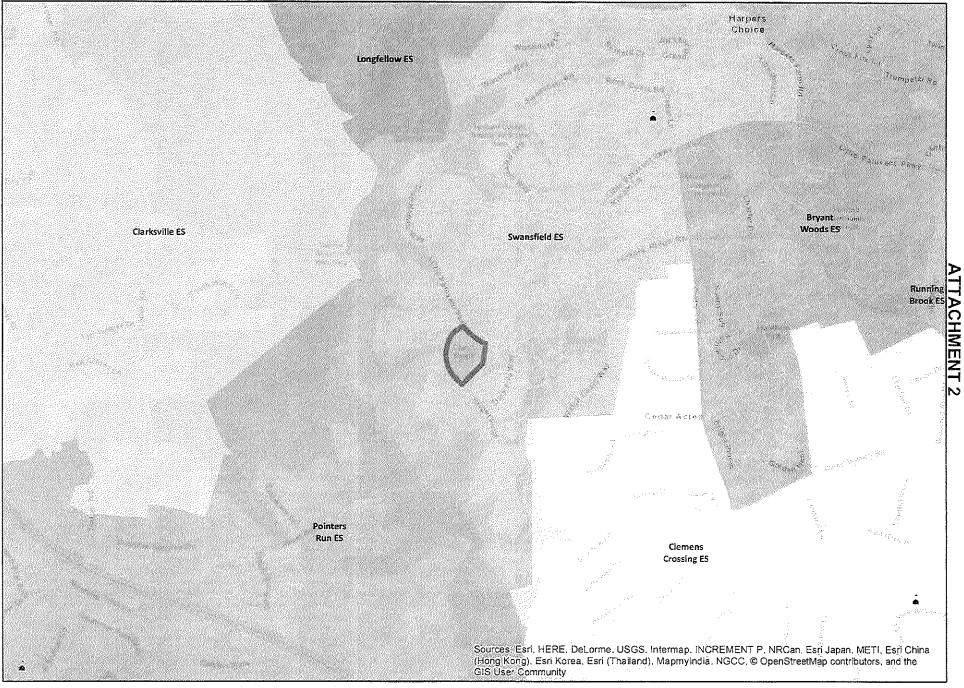
Lastly, it is important to note that granting alternative CEPPA timing will promote and facilitate the construction of additional affordable housing Downtown. A total of approximately 18 additional affordable units will be provided among the units authorized by the alternative timing. Furthermore, because the 423 units in SDP 18-005 could not proceed without the alternative timing, as many as 28 total affordable units could be facilitated by this request. Moreover, since these units are included among the total



#### BOARD OF EDUCATION OF HOWARD COUNTY MEETING AGENDA ITEM

TITLE: Lan	d Bank Site for New Columbi		DATE:	January 25, 2018	
PRESENTER(S):	Renée M. Kamen, Mana Bruce Gist, Executive Di	ger, School Planning rector, Capital Planning and Ope	erations		
Overview;		***************************************	<u> </u>		
been documented the developer to a Public School Sy property is descri size and is comm	ture elementary school within I since the 2015 Feasibility Stureserve a future school site if distern staff has requested dedicibed as Lot 416, Village of Hiconly known as Clary's Forest, at no cost to the Howard Cour	idy. Present requirements of I eemed necessary by the Board ation of land from the Howard kory Ridge Section 3, Area 1, The owners, Howard Hughes	Downtown C I of Educatio I Hughes Cor is approxim	olumbia call for n. Howard County poration. The ately 10 acres in	
	udes sufficient acreage to con ol, including parking, playing f				
	ustrative Concept Plan depicti eographical location of site wi				
RECOMMENDATION Staff recommend	ON/FUTURE DIRECTION: s approval.				
SUBMITTED BY:		APPROVAL/CONCURRENCE:			
	Bruce Gist Executive Director Capital Planning and Operations		Michael J. Martirano, Ed.D. Superintendent		
	Renée M. Kamen Manager School Planning			rner-Little uperintendent strative Affairs	
			Anissa Bro Chief Oper	wn Dennis ating Officer	









#### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:

LOCATION: TAX MAP 36
ZONING: PROPERTY IS ZONED "NEW TOWN" PER THE 2013 COMPREHENSIVE ZONING PLAN AND IS DESIGNATED AS DOWNTOWN MIXED USE AREA. ADDITIONALLY, THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE NOVEMBER 9.2016.

- SITE AREA FALLS WITHIN HOWARD COUNTY SCD SOIL MAP #18.
- THERE ARE HIGHLY ERODIBLE SOILS ON SITE. MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED. SOIL TABLE PROVIDED ON SHEET 62.
- SPOT FLEVATIONS SHOWN FOR CURR ARE BOTTOM OF CURR UNLESS OTHERWISE NOTED
- THERE ARE NO KNOWN GRAVE SITES, CEMETERIES, FLOODPLAINS OR WETLANDS ON SITE. WETLANDS AND FLOODPLAIN ARE PRESENT ADJACENT TO THIS SITE, BUT ARE NOT BEING DISTURBED UNDER THIS PLAN.
- . THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE SECTION 16.1202(BXIXIV) (PUD WITH A PDP APPROVED PRIOR TO 12/31/92).
- . THE CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES AT LEAST (5) DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE BRAWINGS AND NOTIFY THE ENGINEER IMMEDIATELY IF THE LOCATION IS DIFFERENT THAN SHOWN.
- SERVICES, AND MAINTAIN UNINTERRUPTED SERVICES AND MAINTAIN UNINTERRUPTED SERVICES, AND MAINTAIN UNINTERRUPTED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. ALL EXTEROR LIGHTS TO BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON SITE AND AWAY FROM ALL ADJOINING PUBLIC ROADS AND IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND PANACIAL SURFEY SHALL BE PAID WITH THE DPW, DEVELOPERS AGREEMENT IN THE AMOUNTS OF SEALD FOR THE 90 SHADE TREES (\$300 EA. AND 1882 TO RITH THE 90 SHADE TREES (\$300 EA. AND 1882 TO RITH THE SHIBUS \$301. LANDSCAPING WITHIN THE MICROSORTENTION FACILITIES WILL BE ASSESSED AS PART OF THE DEPARTMENT OF FURLEY WORNS BIO-RETINION SURFEY.
- THIS PROPERTY IS SUBJECT TO THE CRESCENT NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES (NSDG), RECORDED IN L. 16305, F. 415, THE CRESCENT NEIGHBORHOOD SPECIFIC NEIGHBORHOOD SPECIFIC MEDICAL PROPERTION FOR THE STATE OF T
- DEVELOPMENT PLANT (PUP-LUC-LINSCLENT-IA), RECURRED AS PLAT NOS. 24/102 THEIR 24/10.

  PROD SERVICE ESTABLISHMENTS MUST BE PROUDED WITH A GREASE INTERCEPTOR. WASTEWATER
  DRAINS CONTAINING CONCENTRATIONS OF FATS, CILS AND GREASES MUST BE SOLATED FROM
  DRIED THE STATE OF THE STATE OF
- HEALTH LEFARTINENT APPROVAL OF THIS SITE DEVELOPMENT PLAY (DDP). DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS, ASSOCIATED WITH THE FLAY, FROM FLAYE, FO CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SID WILL REQUIRE REVEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT ATS SLL PREPARED OR PACKAGED POOLS, OR THAT ATM HAVE EQUIPMENT THAT EMITS RADIATION.
- AT THE TIME OF SDP APPROVAL, THE SITE IS UNDER PHASE 1 OF THE DOWNTOWN REVITALIZATION PHASING PROGRESSION.
- CUMULATIVE AMOUNT OF AREA 3 PART I DEVELOPMENT APPROVED AT THE TIME OF THIS SOP APPROVAL IS 1,271,093 SF (EST), SEE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY. AS PESCETION 1250, Ho. OF THE ZONING REGULATIONS, CUMULATIVE AMOUNT OF DOWNTOWN REVITALIZATION DEVELOPMENT APPROVED AND BUILT IS APPROXIMATELY 1,271,093 SF, THIS CUMULATIVE AMOUNT OF DEVELOPMENT DOES NOT INCLUDE DEVELOPMENT TO RECEIVE BUILDING FREMITS WITH THIS SOP.
- THE PUBLIC ART REQUIREMENT WILL BE SATISFIED BY INCORPORATING ART INTO THE DEVELOPMENT EQUIRALENT IN VALUE TO 1½ OF THE BUILDING CONSTRUCTION COST AND MAY INCLUDE SCLUPTURAL OR OTHER REFESTANDING ART ELEMENTS. THE PUBLIC ART ELEMENTS WILL HELP STABLISH PARTICULAR AREAS AS GATHERING PALES, ADD COLOR, TEXTURE, AND VARIETY TO THE BUILT ENVIRONMENT, AND ENHANCE THE OVERALL EXPERIENCE OF THE PROJECT. PER SECTION 125.04.9; 16), ART MAY BE PROVIDED IN COMBINATION WITH OTHER DOWN/OWN REVITALIZATION DEVELOPMENTS. SEE
- A MINIMUM OF 5 000 PARKING SPACES WILL BE PROVIDED WITHIN EXISTING OR PROPOSE ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY

PRIOR TO DEVELOPMENT WITHIN THE CRESCENT NEIGHBORHOOD, THE EXISTING BASELINE OF AVAILABLE SURFACE PARKING IS AS FOLLOWS:

VIPP UN-SITE	350 PARKING SPACES
CRESCENT AREA 1	500 PARKING SPACES
AREA 2	730 PARKING SPACES
AREA 3	2,100 PARKING SPACES
CRESCENT SUBTOTAL	3,330 PARKING SPACES
TOTAL CRESCENT AND MPP ON-SITE	3,680 PARKING SPACES
OTHER DOWNTOWN PROPERTIES	1,320 PARKING SPACES
	5,000 TOTAL PARKING SPACES

THE TEMPORARY EASEMENT RECORDED IN THE LAND RECORDS FOR HOWARD COUNTY SO AS TO

HOWARD COUNTY DEPT. OF PLANNING (	& ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR, DIVISION OF LAND DEVELOPMENT	DATE

MAINTAIN THE MINIMUM 5,000 TOTAL REQUIRED SPACES, SPECIFICALLY, FOR EACH SDP OR FINA ROAD PLAN PROPOSING DISPLACEMENT OR DEMOLITION OF EXISTING MPP PARKING SPACES IN THE CRESCENT NEIGHBORHOOD. THE PETITIONER MUST SUBMIT A PARKING ANALYSIS IN

AS PUBLIC AND PRIVATE PARKING SPACES ARE MADE AVAILABLE WITHIN THE CRESCENT NEGHEROHOOD TO SEVEN MPP EVENTS. THE NUMBER OF PARKING SPACES THAT WERE TEMPORARILY REQUIRED IN OTHER OWNITOWIN PROPERIES IN ORDER TO PROVIDE THE TOTAL REQUIRED. CALCULATED IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY, SHALL BE CORRESPONDINGLY REDUCED. IN ADDITION PETITIONER MAY RECORD A CORRESPONDING RELEASE OF THE TEMPORARY EASEMENT FROM ONE OR MORE OF SUCH OTHER DOWNTOWN PROPERTIES THAT ARE NO LONGER NECESSARY TO PROVIDE THE REQUIRED TOTAL

TO SERVE MERRIWEATHER POST PAVILION EVENTS, CALCULATED IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY, PETITIONER MAY RECORD A FULL RELEASE OF THE TEMPORARY EASEMENT FROM ALL OF THE OTHER DOWNTOWN PROPERTIES

AS WITH PAST PRACTICES, THE MPP OPERATOR SHALL SECURE ADDITIONAL PARKING SPACES LOCATED BOTH WITHIN AND OUTSIDE THE DOWNTOWN AREA FOR ANY EVENTS REQUIRING MORE THAN SOOD PARKING SPACES. ANY REQUERMENT FOR SUCH ADDITIONAL PARKING SPACES SHALL BE DETERMINED ON A CASE-BY-CASE BASIS PRIOR TO ISSUANCE OF AN EVENT PERMIT BY THE CHIATY.

25. THE MERRIWEATHER POST PAVILION PARKING DISPLACEMENT SOLUTION

AREA 3 MERRIWEATHER PARKING ANALYSIS		Phase 2
	2018	SDP Buildout
Existing Spaces		
Area 3 Existing Number of Spaces (baseline)	2,100	
Area 3 Existing Number of Spaces Lost to Construction	1,919	
Available Spaces		
Parcel D-4 Parking Garage	-	1,349
Parcel D-1 Surface	-	154
Parcel D-9 Surface	-	243
Parcel D-5 Surface	-	81
Parcel D-4 Surface	-	30
Net Spaces Available for Merriweather Events	181	1,372 <sup>G</sup>
Spaces to be Provided Outside Area 3 SDP (SDP-18-005)	4,819	3,628
Total Spaces Provided to MPP	5,000	5,000

- See Sheet 2 for detailed information on required and provided parking. Parking
- See Sheet 2 for detailed information on required and provided parking. Parking
  calculations may be updated based on specific tenancies.
   Net spaces available for Merriweasher Livenits exclude (i) 479 spaces located within the
  parking garage (Fureil D-4) to serve other uses based on shared parking methodology; and (ii)
  12 EMT spaces (Parcel D-4). Also excluded are 142 commercial parking spaces located
  12 EMT spaces (Parcel D-4). Also excluded are 142 commercial parking spaces located
  13 3,028 spaces (to bindiduct of SSP) = 5005) mass be provided oxiside the limits of SDP-18005 to statin the 5,000 total parking spaces required for Merriweather Post Pavilion events
  (5000 1372).

See Permanent Parking Easement*;	Up To:
Merriweather Post Pavilion Property	350 spaces
Crescent Area 1 Deck	805 spaces
Crescent Area 1 - Parcel B	181 spaces
Crescent Area 4	162 spaces
Crescent Area 2 (reduced by SWM pond)	300 spaces
See Temporary Parking Easement <sup>a</sup> :	
40-70 Corporate Center	1,400 spaces
Lakefront North	1,090 spaces
30CCC	555 spaces
Total Available	4,843 spaces

See Howard County Land Records Book 17281, page 131, as may be amended from time to

- THE TIMING FOR CONSTRUCTION OF THE FUTURE SYMPHONY WOODS ROAD WILL BE DETERMINED BY FUTURE PLAN APPROVALS AND CONDITIONS, INCLUDING TRAFFIC IMPACT ANALYSES AT 1HE TIME OF THE SITE DEVELOPMENT PLAN PHASE, BASED UPON FINAL USES AND TRIP GENERATION.
- . VOLUME II DESIGN MANUAL WAVER
  ON DECEMBER 30, 2016, THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS GRANTED A
  DESIGN MANUAL WAVER TO SETTIONS 3.3.8.2.C. 4.3.8.2.D AND 5.4.8.1 OF THE HOWARD COUNTY
  BENEFIT OF THE HOWARD COUNTY
  SHOULD CIRCUMSTANCES CHANGE AS THE DESIGN PROCEEDS FORWARD, AND THESE MINIMUM
- Clearances between: A. Water and sewer of No Less than 10 feet Horizontally [center-to-center] or; B. No Less than 6 foot vertical clearance of Water above sewer when Necessary

8. VOLUME II DESIGN MANUAL WADVER
ON OCTORER 26, 2017, THE HOWARD COUNTY DEPARTMENT OF FUBILIC WORKS GRANTED A
DESIGN MANUAL WADVER TO SECTION SA 84 OF THE HOWARD COUNTY DESIGN MANUAL VOL. II,
ALLOWING THE MINIMUM CLEARANCE BETWEEN WATER/SEWER AND OTHER UTILITIES FROM S
FEET TO 3 SET. THE WADVER CAME WITH THE FOLLOWING UNDESTADDINGTHE CONDITIONED
APPROVAL PROVIDED HEREIN IS APPLICABLE TO THE "TRICK" POINTS DESCRIBED AND SHOWN ON
THE ACCOMPANYING EPHIBEIT ONLY EVAILED "TWAS SUBMITTED AS PART OF THE DESIGN ON
MANUAL WADVER REQUEST). THE CONDITIONED APPROVAL SHALL NOT BE CONSIDERED A
WADVER TO THE REQUIEMENTS OF DESIGN MANUAL VOLUME I — WATER AND SEWER, SECTION
SA 84 FOR THE "ENTIRE" LIMITS OF THE SUBJECT CONTRACT PLANS.

5.48.4 FOR THE "ENTIRE" LIMITS OF THE SUBJECT CONTRACT PLANS.

A "PINCH POINTS" EXCEPT 24 AND 25

THE WANYER REQUEST FOR THESE INSTANCES, THE REQUESTED REDUCTION IN CLEARANC
REQUIREMENTS IS FROM PROPOSED WATER MAINS, WHICH ARE SHALLOWER AND
THEREFORE MORE READILY ACCESSED THAN SUFFE. IF ANY CASE THE STORM
SEWER IS LESS THAN 12" BELOW THE WATER MAIN, WATERTIGHT STORM DERANGE
PIPING AND CONNECTIONS SHALL BE PROVIDED AND SPECIFIED ON THE PLANS.

H POINTS: 24 AND 25

THE WANDER REQUEST FOR "PINCH POINTS" 24 AND 25 IS DENIED. WHEN SCALED TRUE SIZE. THE 48" STORM DEARN FROM THE STORMWATER MANAGEMENT VAULT HAS LESS THAN 4" HORSONTAL CLEARANCE FROM THE LONGITUDINAL LIGHMENT OF THE ADJACENT WATER/SEWER MAINS. ADDITIONALLY, THE 48" STORM DRAIN IS BETWEEN THE WATER AND SEWER MAINS. CONSTRICTIONS CUTURE ACCESS, PARTICULARLY THE SEWER MAIN, WHICH CROSSES THE STORM DRAIN TWO TIMES. IN CONSIDERATION OF THESE CONSTRAINTS, IT IS RECOMMENDED THAT THE STORM DRAIN BE REDESIGNED WITH ITS NEW LOCATION EAST OF THE WATER MAIN AND PLACING A SHORT SECTION OF STORM DRAIN UNDER THE SEDEWARK.

- 29. VOLUME III DESIGN MANUAL WAIVER
  ON JANUARY 19, 2017 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, ALONG
  WITH THE DEPARTMENT OF PUBLIC WORKS ISSUED ITS CONCLUSION ON A DESIGN MANUAL
  WAIVER TO THE FOLLOWING SECTIONS OF THE HOWARD COUNTY DESIGN MANUAL, VOL. III:
  A. SECTION 2.5.84 TREDUEL THE CURB FILLET RADIUS OF A NON-RESIDENTIAL AREA
  B. HOWARD COUNTY ASKED THAT 35 'R BE PROVIDED FOR ALL DIRBUC ROAD FILLETS AND
  WOULD BE SUBBECT TO APPROVAL OF A TURNING ANALYSIS. THIS ANALYSIS WOULD HAVE TO
  TAKE LANDSCAPPING AND DEPROCEPACY DEFINED OF WELLOW THE OF SECTION OF THE CONTROLLED OF THE CONTROLLED OF THE OFFICE OVERHAND INTO CONSIDERATION. ALSO
  REQUESTED WAS THE USE OF REINFORCED TURN DOWN CURBS WHERE EMERGENCY VEHICLES
  B. SECTION 24 M. TUITED YEAR CALLEDS.
- B. SECTION 2.4.K "UTILITY LOCATIONS"
- B. SECTION 2.4.K. "UTILITY LOCATIONS"
  HOWARD COUNTY ASKED THAT THE DESIGN BE PROVIDED IN ACCORDANCE WITH THE
  DECEMBER 30, 2016 APPROVAL OF A WAWER REQUEST TO DESIGN MANUAL WAVER VOL. II.
  C. SECTION 2.5.B. "YMINIMUM INTERESECTION SPACING"
  HOWARD COUNTY HAD NO OBJECTION TO REDUCING THE SPACE FROM 500" TO 400" AS LONG
  AS THE PEAK HOUR TRAFFIC TO DEVIEWAY # 15. MAINTAINED TO 200 VPH OR LESS. D. SECTION 2.6.D "INTERSECTION SPACING AND CORNER CLEARANCE"
- SECTION ZODGE MACKNOWLEDGE THAT THE COUNTY ARCEL OF A IS STILL BEING DESIGNED AND COULD BE SOME TIME UNTIL THE COUNTY HEREOFIE, THE MEDICAL PROPERTY AND FINAL PLAN STAGE. SECTION 2.8 "THE USE OF PRIVATE ROADS
- SECTION 28 "THE USE OF PRIVATE ROADS".

  THE COUNTY CONCLUEDE THAT ALL OF THE ROADS CAN BE PRIVATE WITH THE EXCEPTION OF VALENCIA LANE, FROM MERRIWASHER DRIVE DOWN TO MANNOO TREE ROAD, AND MANSO TREE ROAD, FROM VALENCIA LAVE TO SYMPHONY WOODS ROAD.

  SECTION 2, APPENDIX A "PUBLIC ROADWAY DESION CRITERIA"

  THE COUNTY CONCLUEDE THE POSTED SPEED COULD BE 25 MPH.

- OLUME III DESIGN MARQUAL WAVEK.
  ON NOVEMBER 06, 2017, THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
  GRANTED A DESIGN MANUAL WAVER TO DETAIL R-6.09-COMMERCIAL-INDUSTRIAL-APARTMENT
  ENTRANCE ON A CLOSED SECTION ROADWAY OF THE HOWARD COUNTY DESIGN MANUAL
  VOLUME IV TO ALLOW A 15' CURB RADII IN LIEU 25' CURB RADII.
- 31. VOLUME IV DESIGN MANUAL WAIVER
  ON NOVEMBER 15, 2017, THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
  GRANTED A DESIGN MANUAL WAIVER TO SECTION 29 AND APPENDIX G OF THE HOWARD
  COUNTY DESIGN MANUAL VOLUME IIT O ALLOW 70 DEGREE ANGLE PARKING SPACES IN THE
  PARKING GRANGE LOCATED ON PARCEL D-4.

### SITE DEVELOPMENT PLAN DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE 1 AREA 3, PHASE 2

PARCELS D-1, D-7, D-8, D-9, D-11, D-12 AND D-13 MIXED USE GREEN OFFICE, RESIDENTIAL, RETAIL, RESTAURANT BUILDING

HOWARD COUNTY MARYLAND KEY MAP

32. VOLUME IV DESIGN MANUAL WAIVER

- VOLUME IV DESIGN MANUAL WAIVEN
  ON JANUARY 3, 2017 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING GRANTE
  THE USE OF THE STORM DRAIN STRUCTURES SHOWN AS DETAIL D4.32 AND D4.35 IN THE
  HOWARD COUNTY DESIGN MANUAL, VOL IV FOR THE CRESCENT NEIGHBORHOOD, AREA 3, AND
- A. ONLY USE THE GRATE INLETS WHEN THE TYPICAL TYPE 'A' INLET CANNOT BE USED DUE TO
- SPACE CONSTRAINTS.

  B. WHEN A GRATE INLET IS USED, A CONCRETE COLLAR IS TO BE PROVIDED TO REDUCE THE CHANCE OF FAILURE DUE TO SETTLEMENT. C. IT IS STILL THE COUNTY'S PREFERENCE TO USE THE TYPICAL TYPE 'A' INLET IN THE PUBLIC

PARCEL 527

- A. SECTION 16.144 (d)(2) AND SECTION 16.144 (r)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO ALLOW AN EXTENSION OF 45 DAYS TO THE DEADLINE FOR ADDITIONAL INFORMATION.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

  i. THE PRELIMINARY EQUIVALENT SKETCH PLAN MUST BE SUBMITTED ON OR BEFORE
- 34. ON DECEMBER 9, 2016 WP 17-049 WAS GRANTED FOR THE FOLLOWING:
- ADDITIONAL INFORMATION.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

i. THE PLAT ORIGINALS FOR F 16-107 MUST BE SUBMITTED ON OR BEFORE NOVEMBER 5,

- 35 ON MAY 19 2017 WP 17-115 WAS GRANTED FOR THE FOLLOWING
- A. SECTION 16.144 (d)(2) AND SECTION 16.144 (r)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO ALLOW AN EXTENSION OF 45 DAYS TO THE DEADLINE FOR ADDITIONAL INFORMATION.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: i. F 17-059 MUST BE SUBMITTED ON OR BEFORE MAY 22, 2017.
- 36. ON SEPTEMBER 8, 2017 WP 18-020 WAS GRANTED FOR THE FOLLOWING: A. SECTION 16.144 (d)(2) AND SECTION 16.144 (r)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: i. F 17-059 MUST BE SUBMITTED ON OR BEFORE OCTOBER 2, 2017.
- 37. ON SEPTEMBER 11, 2017 WP 18-021 WAS GRANTED FOR THE FOLLOWING:
- A. SECTION 16.144 (d)(2) AND SECTION 16.144 (r)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  $\tau$  SDP 17-027 MUST BE SUBMITTED ON OR BEFORE OCTOBER 2, 2017
- 38. ON JANUARY 31, 2017 WP 17-052 WAS GRANTED FOR THE FOLLOWING:
- A. SECTION 16.119(e)(5) TO ALLOW PUBLIC RIGHT-OF-WAY LINES ON CORNER LOTS AT INTERSECTIONS TO BE TRUNCATED BY STRAIGHT LINES JOINING POINTS 25 FEET BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT (A WAIVER FROM SECTION 16.119(e)(5)).
- THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

  i. A SIGHT DISTANCE ANALYSIS MUST BE SUBMITTED FOR ALL SITE DEVELOPMENT P. PROPOSED AT PUBLIC AND PRIVATE STREET INTERSECTIONS IN DOWNTOWN COLI (ALL SIX NEIGHBORHOODS).
- B. SECTION 16.120(c)(1) WHICH REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS TO HAVE A MINIMUM PROMTAGE OF 60 FEET ON AN APPROVED PUBLIC ROAD WHICH PROVIDES ACCESS TO THE PROPERTY. LOTS FOR INSUPPOLIA EDISSESSES WITHIN A NO PARKING MAY SEA PREOVED BY THE DEPARTMENT OF PLANNING AND ZONING WITHOUT PUBLIC ROAD FRONTAGE.
- IR APPROVAL IS SUBJECT TO THE POLLOWING CONDITIONS

  ALTERNATIVE COMPILANCE OF SECTION 16.120(c)(1) IS APPROVED ONLY FOR CRESCEN

  NEIGHBORHOOD PARCEIS D-8 THROUGH PARCEIS D-9 AS SHOWN ON THE ASSOCIATE

  PLAN EXHIBIT IF THE DEPARTMENT OF PUBLIC WORKS REQUIRES ALL ROADS PROVIDIN

  FRONTIAGE TO THESE PROPERTIES BE PROVAIT DUE TO ENHANCED DESIGN FEATURES A

Communi	ty Enhancem	ents, Programs and Public Amenities (CEPPAs) Tracking Table		
Downtow	r Columbia F	fan		
Satisfied	Satisfied			
Œ	PPA	Trigger	Notes	
	1	Prior to Submission of First FDP	Satisfied	
	2	Prior to Submission of First FDP	Satisfied	
	3	Prior to Submission of First FDP	Scrisfied	
	4	Prior to Approved of First FDP	Satisfied	
	5	Prior to Approval of First FDP	Satisfied	
	6	Prior to Approval of First FDP	Satisfied	
	7	Prior to Approval of First FDP	Satisfied	
	В	Prior to Approval of First FDP	Satisfied	
9	9	Prior to Isavence of the First Building Permit	Satisfied, See February 3, 2017 DRRA with Howard County (17467/265) and November 9, 2017 MOU with Howard County.	
	0	Upon Issuance of the First Building Permit	Satisfied	
1	.1	Upon Issuance of the First Building Permit for the 400° Residential Unit	Satisfied	
1	2	Prior to Issuance of a Building Permit for the 500,000th SF of Development (Pathway SDP only)	Satisfied. Pathway construction completed, Alternative compliance approved August 20, 2015.	
	3	Prior to Issuance of a Building Pennit for the 500,000th SF of Development	Satisfied	
Future CEI	PPAs			
14	14 Prior to Tassance of a Building Pents it for the 1,300,000th SF of Development		See November 9, 2016 MCU with Howard County, See alternative compliance approved November 16, 2017	
15	Prior to Ess	iance of a Building Permit for the 1,300,000th SF of Development	In progress, See Alternative Campliance approved December 2, 2016	
16	Prior to Tea	rance of a Building Permittor the 1,300,000th SF of Development	Pending. Awaiting alternate compliance in light of Boa's decision reversal	
17	Prior to App	proval of the Site Development Plan for the 1,375th New Residential Unit	Pending	
18	Prior to Ess	uance of a Building Permit for the 2,600,000th SF of Development	Pending	
19	Prior to Iss	rance of a Building Permittor the 2,600,000th SF of Development	Pending, Alternative cepps timing has been requested in FDP-DC-L-1	
20	Prior to Issuance of a Building Permit for the 2,600,000th SF of Development		Responsibility far improvements transferred to DCACC, See Alternative Compliance approved November 4, 2016. Work is angoing	
21	Prior to Issuance of a Building Permit for the 3,900,000th SF of Development		Responsibility for improvements transferred to DCACC, See Alternative Compliance approved November 4, 2016. Work is orgaing	
22	Prior to Essuance of a Building Permit for the 3,900,000th SF of Development		Pending, Alternative cappa timing has been requested in FDP-DC-L-1	
23	Prior to Issuance of a Building Permit for the 5,000,000th SF of Development		Pending	
24	Prior to Essuance of a Building Permit for the 5,000,000th SF of Development		Satisfied	
25*			On-Soing	
26	Upon Issuance of any Building for a Building Containing Dwelling Units		Removed by passage of CB 52-2016	
27**	Additional o	EPPA Contribution	On-Gaing	
*Actual a	mount is esc	slated with the Consumer Price Index for All Urban Consumers (CPI-U) for the Washingtor-Baltimore An	rea, published by Bureau of Labor Statistics , Department of Labor, beginning April 6, 2011 and	

SDP-18-005

RECIPROCAL EASEMENT AGREEMENT MUST BE RECORDED FOR ALL PARCELS IN CRESCENT NEIGHBORHOOD AREA 3 TO OUTLINE THE OPERATION OF THE PRIVATE ROADWAYS FOR SAFE AND EFFICIENT ACCESS TO EACH INDIVIDUAL PARCEL AND PARINING AREA. THIS AGREEMENT MUST INCLUDE MAINTENANCE FOR STORM DRAINAGE, STORMWATER MANAGEMENT FACILITIES, SEWER SYSTEMS, SNOW REMOVAL, STREET LIGHTING, AND ANY OTHER TPIECAL ROADWAY MAINTENANCE AND OPERATIONAL SSUES.

- UNIMPEDED PUBLIC ACCESS FOR CRESCENT NEIGHBORHOOD PARCELS D-8 THROUGH D-9 MUST BE PROVIDED AT ALL TIMES FOR EMERGENCY PURPOSES, INCLUDING WHEN STREET FESTIVALS MAY CLOSE SECTIONS OF THE PRIVATE ROAD.
- PAYMENTS REQUIRED BY CEPPAS #25 AND #27 ARE TO BE MADE UNDER THIS SDP. CHARGES WII BE CALCULATED IN ACCORDANCE WITH SECTIONS 28.115.(E) AND (G) OF THE HOWARD COUNTY CODE, RESPECTIVELY.
- STAFF APPROVED REVISIONS TO BUILDING 'A-1' ARE AUTHORIZED PROVIDED SUCH REVISIONS, IF ANY, SUBSTANTIALLY CONFORM TO THE DESIGN INTENT APPROVED BY THE PLANNING BOARD FOR BULLDING 'A-1', AND THE ADJACENT SPACES. ITOWN COMMUNITY COMMONS TO BE PROVIDED WITH THIS SDP SHALL BE IN LIANCE WITH AGREED UPON PARAMETERS SET FORTH BY HOWARD COUNTY AND HOWARD
- HUGHES RESEARCH & DEVELOPMENT CORPORATION. 42. THE PROPOSED BUILDINGS WILL HAVE AN AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM.
- 43. THE SCHEMATIC BUILDING ELEVATIONS ARE FOR ARCHITECTURAL INTENT ONLY, FINAL ARCHITECTURAL DESIGN WILL BE REVIEWED WITH THE BUILDING PERMIT PLAN SET FOR COMPLIANCE WITH THE NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES.
- 44. TRASH SERVICE WILL BE PRIVATE, TRASH STORAGE FOR EACH BUILDING WILL BE WITHIN THE

PPROVED: FOR PUBLIC WATER AND SEWERAGE SYS GENERAL NOTES CONTINUED ON SHEET 2

Land Use & Density Summary*				
Land Use Type	Phase 1 T	otal	Phase 2 Total	
Retail	29,289	S.F.	83,579	S.F.
Restaurant - Standard	38,678	S.F.	44,938	S.F.
Restaurant - Fast Food	12,360	S.F.	12,360	S.F.
Office	338,930	S.F.	338,930	S.F.
Residential	382	D.U.	805	D.U.
Residential Space (S.F. Building B)	357,328	S.F.	357,328	S.F.
Residential Space (S.F. Building C)	0	Ş.F.	452,897	\$.F.

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SEDIMENT AND ENOSION CONTROL SPECIFICATIONS
LANDSCAPING & HARDSCAPE KEY SHEET
HARDSCAPE MATERIALS SCHEDULE & NOTES
HARDSCAPE PLAN
HARDSCAPE PLAN
HARDSCAPE PLAN

PER BUILDING

	*NOTE: SEE SITE ANALYSIS DATA CHART (NOTE 2) OF	N SHEET	T 2 FOR ALLOWABLE SQUARE FOOTAGE OF USE PE		
SHEET INDEX			SHEET INDEX		
HEET	Sheet Title	SHEET NUMBER	Sheet Title		
1	COVER SHEET	57	LANDSCAPE PLANT SCHEDULE & NOTES		
2	GENERAL NOTES	58	LANDSCAPE PLANTING PLAN		
3	BUILDING C - ELEVATIONS	59	LANDSCAPE PLANTING PLAN		
4	BUILDING C - 1 <sup>st</sup> FLOOR PLAN & GARAGE PLANS	60	LANDSCAPE PLANTING PLAN		
5	BUILDING C - GARAGE PLANS	61	LANDSCAPE PLANTING PLAN		
6	BUILDING E-1 ELEVATION	62	LANDSCAPE PLANTING DETAILS		
7	BOUNDARY & KEY PLAN	63	IRRIGATION PLAN		
8	ACCESSIBLE ROUTE PLAN	64	STRUCTURAL PLAN & DETAILS		
9	SITE PLAN, SECTION 1	65	STRUCTURAL PLAN & DETAILS		
10	SITE PLAN, SECTION 2	65A	S-2 ESD STRUCTURES		
11	SITE PLAN, SECTION 3	66	SITE SIGNAGE SHEET A		
12	SITE PLAN, SECTION 4	67	SITE SIGNAGE SHEET C		
13	GRADING PLAN, SECTION 1	68	SITE SIGNAGE SHEET D		
14	GRADING PLAN, SECTION 2	69	SITE SIGNAGE SHEET E		
15	GRADING PLAN, SECTION 3	70	GRAPHIC SIGN TYPES		
16	GRADING PLAN, SECTION 4	71	SITE LIGHTING SHEET A		
17	PAVING PLAN AND DETAIL	72	SITE LIGHTING SHEET C		
18	ROAD PLAN/PROFILE (DOVE SAIL LN)	73	SITE LIGHTING SHEET D		
19	ROAD PLAN/PROFILE (VALENCIA AND SKY RIBBON RD)	74	SITE LIGHTING SHEET E		
20	STORM DRAIN DRAINAGE AREA MAP	75	SITE LIGHTING FIXTURE SCHEDULE		
21	STORM DRAIN PLAN	76	SITE LIGHTING GENERAL NOTES		
22	STORM DRAIN PLAN				
23	STORM DRAIN PROFILES	1			
24	PRIVATE UTILITY PROFILES				
25	(CPv) STORMWATER MANAGEMENT KEY SHEET/DRAINAGE AREA MAP				
26	(WQv) STORMWATER MANAGEMENT DRAINAGE AREA MAP/O&M				
27	(M-6) WQv STORMWATER MANAGEMANT PLAN				
28	(M-6) WQv STORMWATER MANAGEMENT PLAN	1			
29	(M-6) WQv STORMWATER MANAGEMENT PLAN	I			
30	(M-6) WQv STORMWATER MANAGEMENT PLAN	l			
31	(M-6) WQv STORMWATER MANAGEMENT PLAN				
32	STORMWATER MANAGEMENT STORMCEPTOR WQV PLAN				

HOWARD COUNTY GEODETIC COORDINATES

TENTATIVE ALLOCATIONS*			
Annual Phase	No. Tentative Allocations	Allocation Year	SDP Submission Due Date
1	300	2018	Between 7/1/2015 and 7/30/2016
2	300	2019	Between 7/1/2016 and 4/1/2017
3	300	2020	Between 7/1/2017 and 4/1/2018
4	300	2021	Between 7/1/2018 and 4/1/2019
5	300	2022	Between 7/1/2019 and 4/1/2020
6	300	2023	Between 7/1/2020 and 4/1/2021
7	300	2024	Between 7/1/2021 and 4/1/2022
8	200	2025	Between 7/1/2022 and 4/1/2023
*The eight annual phases will be developed as Crescent Neighborhood Phase 1			

BY LETTER DATED SEPTEMBER 16 2016, THE DEPARTMENT OF PLANNING AND ZONIN

#### AFFORDABLE HOUSING NOTE

 DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT RECORDED AMONG THE HOWARD COUNTY LAND RECORDS IN BOOK 17457 AT PAGE 265 ("DRRA"). AFFORDABLE UNITS, AS DEFINED IN THE DRRA, WILL BE PROVIDED AS FOLLOWS: BUILDING C : 13 VERY LOW INCOME UNITS AND 13 MIDDLE INCOME UNITS

FILE NUMBERS: F 15-106, F 16-107, F 17-059, F-18-017, SDP-16-075, SDP-18-005, WP-17-010, WP-17-049, WP-17-052, WP-17-115 , WP-18-020, WP-18-021, SP-16-009, WP-16-100,FDP-DC-CRESCENT-1, FDP-DC-CRESENT-1A, SDP 17-027, F 17-057, F18-017, WP-18-089, WP-18-105. CONTRACT NUMBERS:

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT I HESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO 26569 , EXPIRATION DATE: 07/18/



ROFESSIONAL FNGR NO 26569 PLANNING BOARD OF HOWARD COUNTY

COVER SHEET

Des. By GDT/DM SCALE AS SHOWN Proj. No. 04038.B0

Approved MCR

01 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 2128 : 410 296 3333 F: 410 296 4705 WWW.DMW.COM

Revision Descriptio

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD

PARCELS D-1, D-7, D-8, D-9,
D-11, D-12 AND D-13
MIXED USE GREEN OFFICE, RESIDENTIAL, RETAUL RESTAURANT BUILDING

OWNER / DEVELOPER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA REGIONAL OFFICE

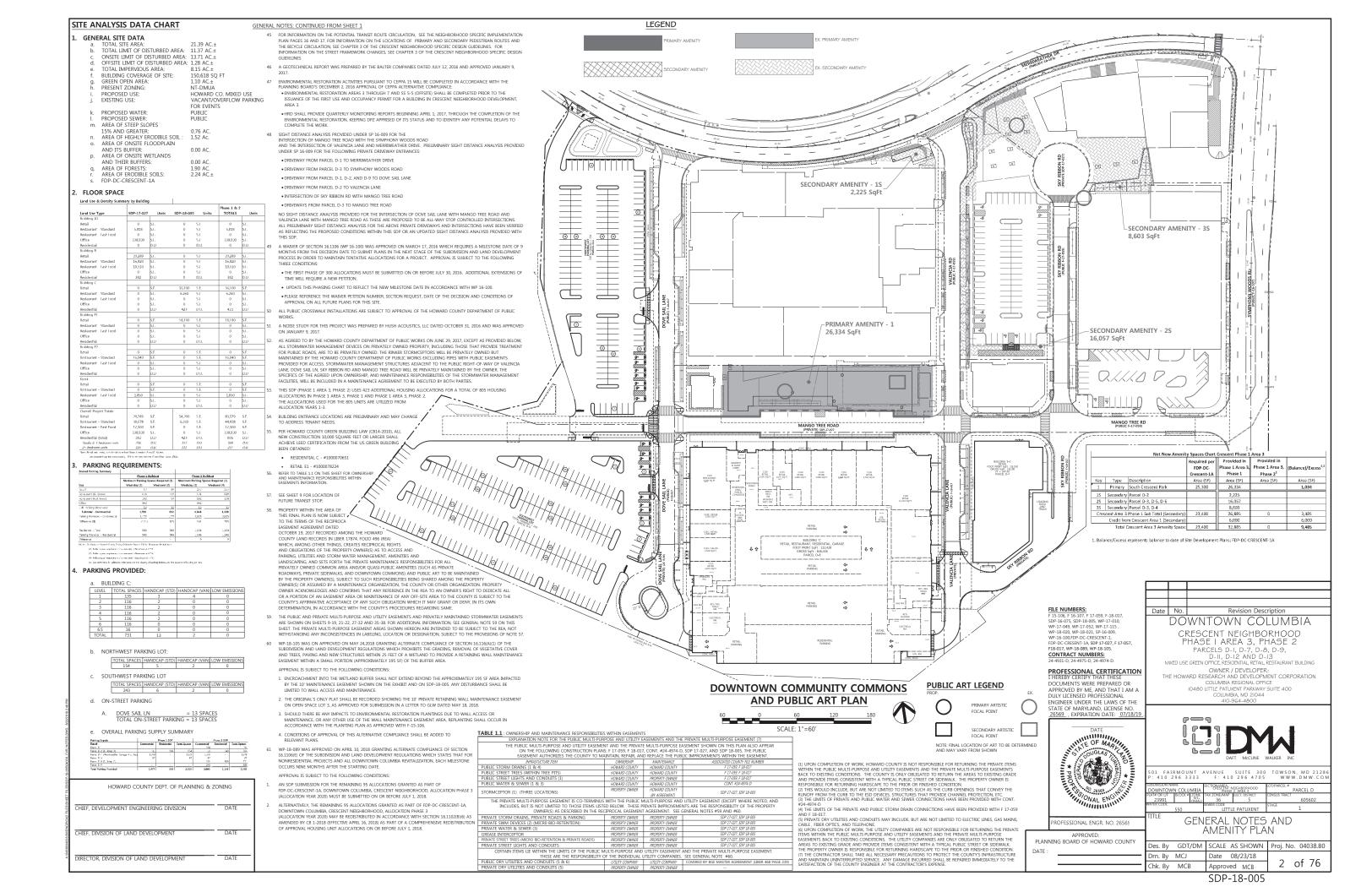
10480 LITTLE PATUXENT PARKWAY SUITE 400

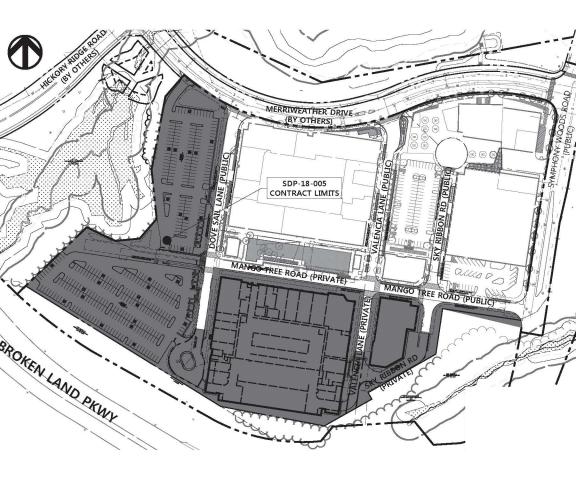
COLUMBIA, MD 21044 410-964-4800

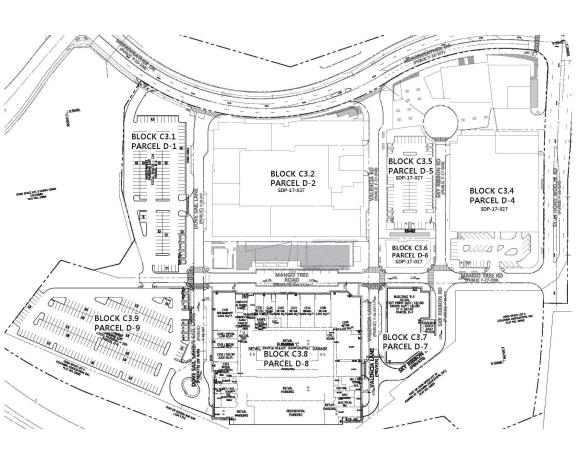
605602

Drn. By MCJ Date 08/23/18 1 of 76 Chk. By MCB

SDP-18-005









Kurt J. Fischer

T 410.494.62353 F 410.821.0147 kjfischer@venable.com

November 8, 2018

#### VIA ELECTRONIC & U.S. MAIL DELIVERY

Howard County Department of Planning and Zoning Attn: Valdis Lazdins, Executive Secretary 3430 Court House Drive Ellicott City, Maryland 21043 vlazdins@howardcountymd.gov

Re:

November 8, 2018 Planning Board Meeting Agenda Item - CEPPA Alternative Compliance (SDP-18-005)

Dear Mr. Lazdins:

We represent the Howard County Board of Education ("BOE") in connection with this Agenda Item. The BOE very much appreciated the Planning Board's decision on September 20, 2018 to postpone the meeting on the Agenda Item. The BOE utilized this time to meet with representatives of the Howard Research and Development Corporation ("HRD") and reach an agreement regarding the need for educational facilities to serve Downtown Columbia. Pursuant to this agreement, the BOE withdraws its opposition to SDP-18-005 and respectfully requests the Planning Board to determine that CEPPA #17 has been fully satisfied by HRD.

Under the agreement, executed on November 8, 2018, HRD agreed to dedicate three school sites shown on final development plans ("FDPs") for the New Town: (1) Clary's Forest which is shown as Open Space Lot 147 on the amended FDP for the Village of Hickory Ridge, 181-A-Part V, composed of 9.758 acres; (2) Dickinson Park which is shown on the amended FDP for the Village of Kings Contrivance, FDP Phase 178-A-III Part II, Subdivided as Lot 293, Village of Kings Contrivance Section 2, Area 3 Phase 2 as shown on Plat N9. 4951-4953, composed of 10.708 acres; and (3) Huntington Park which is shown on FDP Phase 169-A-IV Part I, subdivided as Lot 310, Village of Kings Contrivance Section 3 Area 1 as shown on Plat No. 5563, composed of approximately 11 acres. Further, pursuant to the agreement, the BOE determined that, as a result of the agreement to dedicate the sites, the reservation of land pursuant to CEPPA #17 is not necessary.

Additionally, under the agreement, HRD agreed to withdraw affidavits filed with this Board on October 29, 2018, and the BOE agreed to withdraw any opposition to HRD's site



Howard County Department of Planning and Zoning November 8, 2018 Page 2

development plan 18-005 and to cease performance of the calculations to assess educational needs of Downtown Columbia that are set forth on pages 24 and 25 of the Downtown Columbia Plan.

Finally, the BOE agreed that HRD's commitments will completely satisfy and forever discharge all past, present and future obligations HRD may have to reserve, dedicate or otherwise provide any school site or equivalent location in Downtown Columbia or at any other location in connection with the development of Downtown Columbia with up to 6,244 net new dwelling units.

The BOE submits that the agreement with HRD is in the public interest and assures the availability of educational facility sites serving Downtown Columbia to meet the needs of the school system and children in the future.

As required by rule, I certify that all persons known to the BOE to have an interest in the case are electronically copied below.

Very truly yours

KJF:keh

cc: Lisa Kenney (Recording Secretary Planning Board) <u>lkenney@howardcountymd.gov</u>
Todd Brown (attorney for Howard Hughes) <u>TBrown@shulmanrogers.com</u>
Greg Fitchitt (Howard Hughes) Greg.Fitchitt@howardhughes.com