



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of May 16, 2019

Case No./Petitioner: ABC Parking Business Trust, c/o Howard Research and Development Corporation

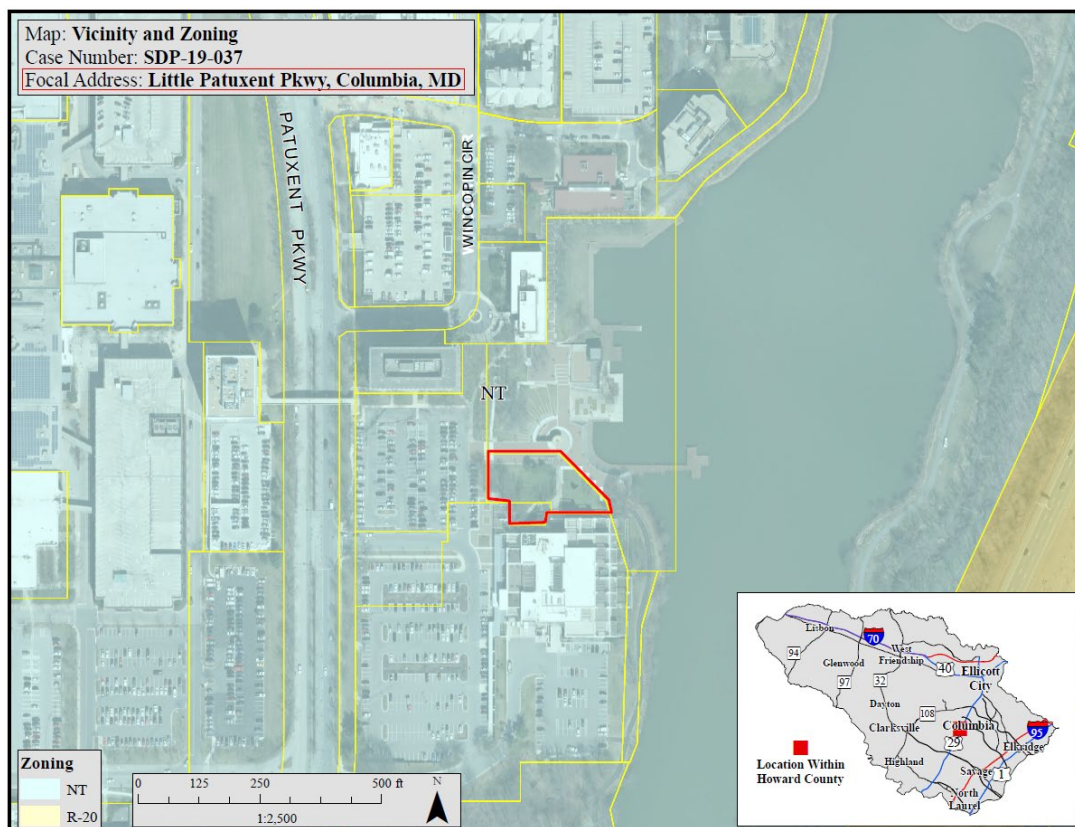
Project Name: Downtown Columbia, Lakefront Core, Parcel D, Downtown Public Neighborhood Square

DPZ Planner: Jill Manion, Planning Supervisor

Request: The applicant seeks Site Development Plan approval for a Downtown Neighborhood Square. The square is in the Lakefront Core Neighborhood of Downtown Columbia, Tax Map 36, Parcel 321, Non-buildable Bulk Parcels A and B and will consist of a playground, pavilion, veteran's monument and associated improvements. Once constructed, the neighborhood square will be deeded to Howard County for public use in accordance with CEPPA #22 of the Downtown Columbia Plan.

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

Location: The site is in Downtown Columbia in the Lakefront Core Neighborhood, on Tax Map 36 Parcel 321, Parcel D, in proximity to Lake Kittamaqundi. The site is zoned New Town (NT) and was identified as Downtown Community Commons on FDP-DC-L-1.



Vicinal

Properties: The vicinal properties are zoned NT and all are within the Downtown boundaries. They include:

North: A brick promenade and staircase leading to an amphitheater and the Lakefront pathway and dock, owned by Columbia Association. The land is designated as Downtown Community Commons in the Downtown Columbia Plan.

East: The Lakefront Pathway bounds the subject property immediately east; also designated as Downtown Community Commons and is owned by the Columbia Association. Lake Kittamaqundi lies to the east of the pathway.

South: The Rouse Building, occupied by Whole Foods and Haven on the Lake, bounds the subject property to the south. It is owned by HRD and designated as Downtown Mixed-Use Area in the Downtown Columbia Plan.

West: Surface parking, owned by HRD, is west of the subject property. It is designated DMUA on the Downtown Columbia plan and FDP-DC-L-1, which identifies future redevelopment in this area with mixed-uses and an extended Wincopin Circle, which will directly abut the Neighborhood Square.

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

I. General Information:

Site History:

- **FDP-DC-L-1**, Downtown Columbia, Lakefront Core Neighborhood identifies the subject property as Downtown Community Commons. It was recorded as Plat Nos 24772 through 24778.
- **F-18-062** created the subject parcel and was recorded as Plat #24707 on July 17, 2018.
- An Environmental Concept Plan (**ECP-19-014**) for the Downtown Public Neighborhood Square was approved December 13, 2018.

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

- (1) **The Downtown Columbia Plan:** 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) **The Zoning Regulations:** including sections enacted as part of an amendment to the Zoning Regulations as Council Bill No. 59-2009 (ZRA 113).
- (3) **Downtown-Wide Design Guidelines** passed as Council Resolution 138-2010.
- (4) **The Adequate Public Facilities Act** amended for Downtown Columbia as Council Bill 47-2010.
- (5) **The Sign Ordinance** amended for Downtown Columbia as Council Bill 56-2010.

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

- (6) A Pre-Submission Community Meeting was held October 23, 2018, 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 October 24, 2018, 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. Description of the Site Development Plan Proposal:

Proposed Site Improvements: Parcel D is approximately 0.6 acres and will accommodate a public neighborhood square that will be deeded to the County. It includes a veteran's monument, a playground, and a pavilion.

Roads: The site is accessed via a private drive. Ultimately, Wincopin Circle will be extended and the site will directly abut the road. Recorded easements will ensure public access.

Pedestrian and Bicycle Connectivity: ADA accessible path and ramps are included. Bicycles and pedestrians will be able to access the site through the sidewalk, the abutting plaza, owned by Columbia Association, and the adjoining Lakefront pathway.

Parking: While there is no dedicated parking, handicap spaces are being re-stripped in the adjoining parking lot to serve this site. Public parking will be available in the existing surface lots and garages in the Lakefront Core Neighborhood. Upon redevelopment of the Neighborhood, parking will be available in parking garages open to the public.

Setback Requirements: There are no setback requirements.

Landscaping: Landscaping is proposed in microbioretention planters and planting beds to compliment park layout and design. Street furniture and hardscape materials are also coordinated and meet Lakefront Core Neighborhood Design Guidelines.

Stormwater Management: Stormwater management is provided via micro-bioretenion facilities and an underground Stormceptor.

Environmental Considerations: The site has been previously graded and is currently lawn, except on the northern edge where there is an existing stair case, ramp and paving. To implement the new square some trees will be removed, but they will be replaced. While a small floodplain extends over the existing paved area at the northeast corner of the site it will not be disturbed as part of this effort.

Forest Conservation: 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:

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 extensive open space at the Lakefront. The proposed Neighborhood Square abuts the existing Lakefront Plaza and the Lakefront Pathway thereby enlarging and activating existing open space. CEPPA #22 requires at least one Downtown Neighborhood Square to be deeded to the County. Once constructed, the applicant intends to transfer the park to the Department of Recreation and Parks.

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 site is proposed as a Downtown Neighborhood Square in accordance with the approved Final Development Plan. The boundaries and size match the FDP.

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 Downtown Public Neighborhood Square is located adjacent to existing open space, thereby enhancing Lakefront amenities. The locations of the Veteran’s Monument, playground and pavilion are well organized and take advantage of topography.

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

The proposed Downtown Public Neighborhood Square will be directly adjacent to existing open space at the Lakefront and improvements will help to activate the lakefront.

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

The 14 foot tall pavilion is below the four-story height limit.

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 the SDP. The 1% public art requirement will be satisfied and the initial details 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.

Not applicable

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

SCHOOLS: Not applicable.

ROADS: No improvements are required to the street network for this project.

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

The Neighborhood Square will be owned by the County and the Columbia Association will maintain the site under an agreement with Howard County.

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

Not applicable.

SRC Action: The SRC has recommended approval, subject to the technical comments issued in the letter dated April 17, 2019.

Recommendation: **Approval**, subject to complying with remaining SRC comments, and any conditions by the Planning Board.


Valdis Lazdins, Director
Department of Planning & Zoning

05/01/2019
Date

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

SECTION I
PLAT 13186
USE: EMPLOYMENT CENTER COMMERCIAL

COLUMBIA TOWN CENTER
LOT 21

SECTION I
PLAT 13186
USE: EMPLOYMENT CENTER COMMERCIAL

COLUMBIA TOWN CENTER
LOT 5
SECTION I
PLAT BOOK 12 PAGE 62
USE: EMPLOYMENT CENTER COMMERCIAL

COLUMBIA TOWN CENTER
LOT 13
SECTION I
PLAT BOOK 13 PAGE 13
USE: EMPLOYMENT CENTER COMMERCIAL

MALL
NEIGHBORHOOD

SITE

LAKEFRONT
NEIGHBORHOOD

COLUMBIA TOWN CENTER
LOT 27
SECTION I
PLAT 24707
USE: EMPLOYMENT CENTER COMMERCIAL

COLUMBIA TOWN CENTER
LOT 26
SECTION I
PLAT 24707
USE: EMPLOYMENT CENTER COMMERCIAL

SYMPHONY
OVERLOOK
NEIGHBORHOOD

EXIST.
BLDG.

EXIST.
DECK

LAKEFRONT
NEIGHBORHOOD

LAKE
KITAMAQUONDI

WINCOPIN

EXIST.
BLDG.

EXIST.
BLDG.

EXIST.
BLDG.

COLUMBIA TOWN CENTER
LOT 1-A
SECTION I
PLAT No. 4293
USE: EMPLOYMENT CENTER - COMMERCIAL

COLUMBIA TOWN CENTER
LOT 2
SECTION I
PLAT BOOK 12 PAGE 62
USE: EMPLOYMENT CENTER - COMMERCIAL

COLUMBIA TOWN CENTER
LOT 3
SECTION I
PLAT BOOK 12 PAGE 62
USE: EMPLOYMENT CENTER - COMMERCIAL

COLUMBIA TOWN CENTER
LOT 7
SECTION I
PLAT BOOK 12 PAGE 62
USE: OPEN SPACE

COLUMBIA TOWN CENTER
BULK PARCEL B
PLAT 24707
USE: EMPLOYMENT CENTER COMMERCIAL

COLUMBIA TOWN CENTER
BULK PARCEL A
PLAT 24707
USE: EMPLOYMENT CENTER COMMERCIAL

COLUMBIA TOWN CENTER
LOT 25
SECTION I
PLAT 24707
USE: OPEN SPACE

LAKE
KITAMAQUONDI

PARKWAY

CIRCLE

LITTLE PATUXENT

DOWNTOWN COLUMBIA

LIMIT

EXIST.
BLDG.

EXIST.
DECK

1801
BDY. PNT

EXIST.
BLDG.

1001
BDY. PNT

1004
BDY. PNT

1006
BDY. PNT

1005
BDY. PNT

1007
BDY. PNT

1000
BDY. PNT

LAKEFRONT
NEIGHBORHOOD

COLUMBIA TOWN CENTER
LOT 24
SECTION I
PLAT 24707
USE: EMPLOYMENT CENTER COMMERCIAL

KEY MAP

SCALE: 1" = 200'

