



TECHNICAL STAFF REPORT

Downtown Columbia, Lakefront Neighborhood, Phase 1

Planning Board Hearing of November 7, 2019

Case No./Petitioner: PB 448, Howard Research and Development Corporation

Project Name: Final Development Plan for Downtown Columbia, Lakefront Neighborhood, Phase 1 (FDP-DC-L-2)

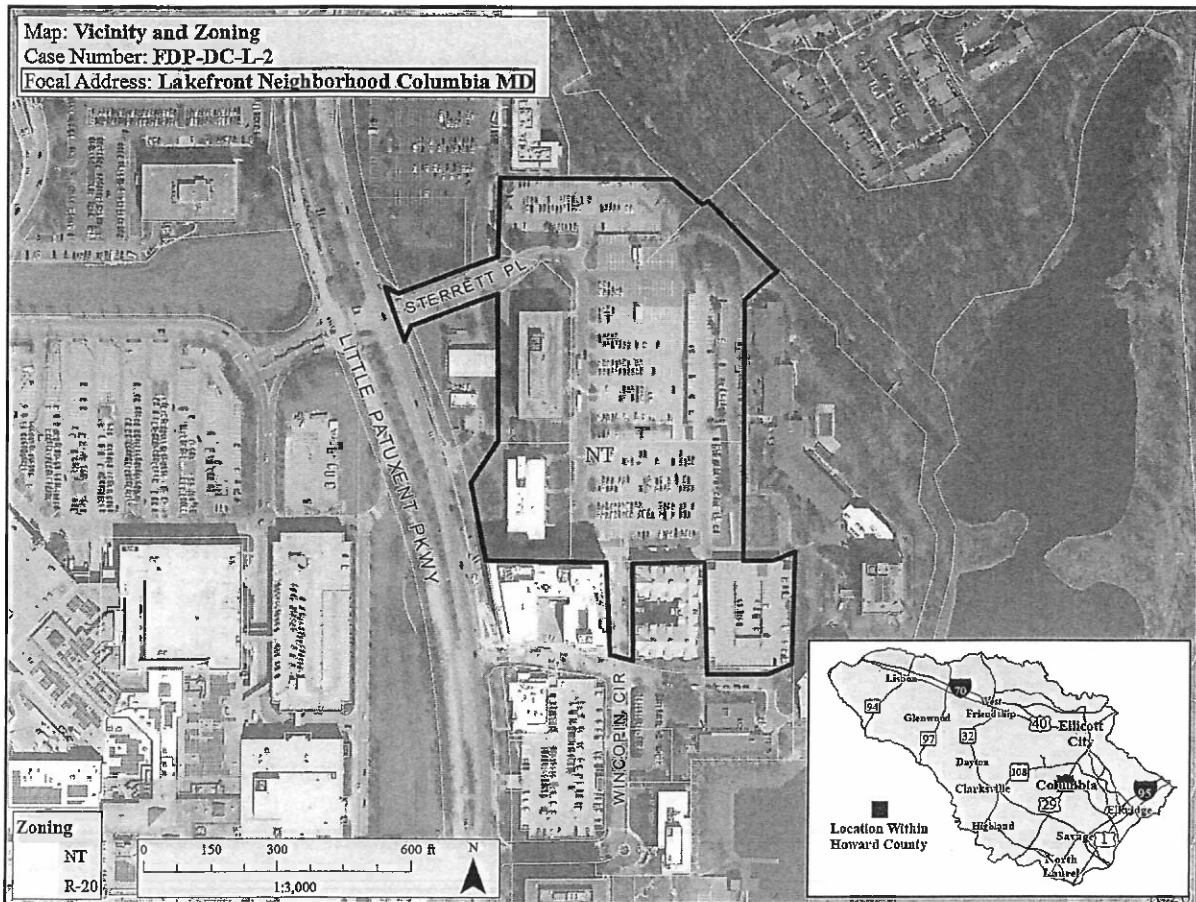
DPZ Planner: Jill Manion, Planning Supervisor,
(410) 313-4338, jmanion@howardcountymd.gov

Request: For the Planning Board to approve the Final Development Plan (FDP), Neighborhood Concept Plan (NCP), Neighborhood Design Guidelines (NDG), and Neighborhood Implementation Plan (NIP) for Phase 1 of the Lakefront Neighborhood. 775 Dwelling Units, 150,000 SF of net new retail, and 44,088 SF of net new office are proposed for this FDP (200,000 SF of office is proposed but offset by the demolition credit of 155,912 SF of existing office). This includes 1.05-acres of Downtown Community Commons, including the Lakefront portion of the Warfield Promenade; the Wincopin Green described on the Primary Amenity Space Plan in the Downtown Columbia Plan; secondary amenity spaces; and a network of private streets.

Location: The subject parcels are located between Little Patuxent Parkway and Lake Kittamuqundi and extend from the north leg of Wincopin Circle to Sterrett Place. The properties are identified as Tax Map 30, Parcel 373, Lots D-1 and H; Tax Map 30, Parcel 275, Lots A-1 and D-1; Tax Map 30, Parcel 290, Lots B, C-2 and G; and Tax Map 30, Parcel 269, Lot F-2.

Recommendation: The Department of Planning and Zoning recommends approving the following subject to addressing all remaining Subdivision Review Committee comments in the letter dated September 19, 2019 (see Attachment A):

- A. Lakefront Neighborhood Concept Plan submitted with FDP-DC-L-2;
- B. Lakefront Specific Design Guidelines submitted with FDP-DC-L-2;
- C. Lakefront Specific Implementation Plan submitted with FDP-DC-L-2; and
- D. Final Development Plan, FDP-DC-L-2, Lakefront Neighborhood, Phase 1,



Vicinal Properties:

North: Lakefront Neighborhood, including open space, existing office buildings and parking.

South: Lakefront Core Neighborhood, The Whole Foods Grocery Store parking lot and Howard Research and Development Company owned open space.

East: The Sheraton and Cross Keys Inn development, with Lake Kittamaqundi further east.

West: Little Patuxent Parkway, and the Mall in Columbia.

Neighborhood: The Lakefront Neighborhood, described in the Downtown Columbia Plan, should be designed to encourage access to Lake Kittamaqundi and the public spaces adjacent to the Lake. Design objectives include creating open space connections between the Mall and the Lakefront.

I. General Comments

A. Relevant Site History

The Lakefront Neighborhood is a developed area of Downtown Columbia. It included the Ridgely and adjacent office building (to be removed), an existing parking garage (to remain), and expansive surface parking lots.

This area was initially planned on FDP-111-A-1, FDP-62-A-1 and FDP-4-A-5, for New Town -

Commercial uses. The existing structures that were initially approved on SDP-73-014 and SDP-71-055 are to be removed. Only the existing parking structure on Lot F is to remain upon build-out of the neighborhood.

B. Legal Notice

- (1) The site was posted with two Planning Board hearing notices on October 4, 2019 and verified by County staff.
- (2) Legal advertisements appeared in the Baltimore Sun and the Howard County Times on October 3, 2019, and certifications are in the case file.

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

- (1) The Downtown Columbia Plan, Council Bill No. 58-2009, which approved an amendment to the Howard County General Plan, adopted February 1, 2010, and amended with Council Bill No. 52-2016 on November 9, 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) Subtitle 11 of the Subdivision and Land Development Regulations – Adequate Public Facilities.
- (5) The Sign Ordinance amended for Downtown Columbia as Council Bill 56-2010.
- (6) The petitioner met the following pre-submission requirements:
 - (i) A Pre-submission Community Meeting was held on November 13, 2018, in accordance with Section 125.0.E.2 of the Zoning Regulations and Section 16.128(b)-(g) of the Subdivision and Land Development Regulations.
 - (ii) The Design Advisory Panel (DAP) reviewed the Neighborhood Specific Design Guidelines on November 28, 2018, in accordance with Section 125.0.E.2 of the Zoning Regulations and Title 16, Subtitle 15 of the County Code.

D. Definitions:

- (1) Downtown Columbia Definitions: See attached definitions of terms (Attachment C) relating to Downtown Columbia revitalization, which are contained in Section 103.0.A of the Zoning Regulations.
- (2) Neighborhood Documents: For purposes of this report, the Neighborhood Concept Plan, Neighborhood Specific Design Guidelines, and the Neighborhood Specific Implementation Plan are referred to collectively as "Neighborhood Documents."

E. Purpose of Petition - The purpose of the Final Development Plan (FDP) is to identify:

- (i) Existing conditions for the subject area;
- (ii) The proposed land uses;
- (iii) The location of required Downtown Community Commons; and

- (iv) Any other information related to how the proposed development complies with the Downtown Revitalization requirements.

II. Proposed Final Development Plan (FDP) and Associated Neighborhood Documents

The Howard County Zoning Regulations require that a Petitioner for an FDP include the following neighborhood documents for the land covered by the FDP: a Neighborhood Concept Plan (NCP), Neighborhood Specific Design Guidelines (NDG), and a Neighborhood Implementation Plan (NIP). These provide context to evaluate the initial Final Development Plan and provide guidance for future Final Development Plan petitions. They are only binding on properties included in the FDP.

- A. Proposed Final Development Plan:** The FDP provides a table of existing and proposed land uses for the subject area and establishes criteria for its development (which are further described in the Neighborhood Design Guidelines) and identifies Downtown Community Commons. The existing office buildings within the FDP boundary will be demolished, and residential, retail and office uses are proposed for this area of the Lakefront Neighborhood. Below is a Development Chart detailing the proposed use of the 12.77 acres:

DEVELOPMENT CHART																					
PARCEL			Uses ¹																		
			Non-Residential (SF)																Residential (DU) ²		
			Existing				Demolition ⁶				Proposed				NET NEW ³				Existing	Proposed	Net
Parcel	Area (SF)	Area (Acre)	Retail/Rest	Office	Other	Total	Retail/Rest	Office	Other	Total	Retail/Rest	Office ⁵	Other	Total	Retail/Rest	Office ⁵	Other	Total			
A	67,629	1.55	0	0	0	0	0	0	0	0	115,000	200,000	0	315,000	115,000	200,000	0	315,000	0	0	0
B	78,366	1.80	0	0	0	0	0	0	0	0	35,000	0	0	35,000	35,000	0	0	35,000	0	400	400
C-2 ²	10,813	0.25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D	150,334	3.45	0	155,912 ⁴	0	155,912	0	155,912	0	155,912	0	0	0	0	0	-155,912	0	-155,912	0	125	125
E	55,229	1.27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	250
F-2 ²	49,444	1.13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G ²	48,886	1.12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H ²	82,148	1.89	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
I ²	13,466	0.31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakefront Total This FDP	556,316	12.77	0	155,912	0	155,912	0	155,912	0	155,912	150,000	200,000	0	350,000	150,000	44,088	0	194,088	0	775	775

TABULATION OF LAND USE		
	EX DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC.	1.05 AC.**
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.	0.00 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	12.77 AC.	11.72 AC.
TOTAL	12.77 AC.	12.77 AC.
* LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009		
** DOES NOT INCLUDE 2,981 SF OF DCC ADJACENT TO THE FDP AREA ON PARCEL E, SECTION 7 AREA 8. SEE SHEET 3 NOTE 9 FOR MORE INFORMATION.		

In summary, the proposed FDP contains 150,000 SF of retail, 200,000 SF of office (44,088 SF net office after demolition credits are applied), and 775 of residential units, some of which are anticipated to be age restricted. This FDP proposes to demolish 155,912 SF of office, which would create a demolition credit toward Downtown Revitalization Phasing and CEPPA requirements. The proposed net increase is 150,000 SF of retail, 44,088 SF of office, and 775 residential units. As identified in the tabulation of land uses, this FDP area consists of 11.72 acres of proposed Downtown Mixed-Use Area (DMUA) and 1.05 acres of Downtown Community Commons (DCC) at completion.

Downtown Community Commons are a significant component of this Final Development Plan and

an important goal of the Lakefront Neighborhood to provide meaningful connections between the Mall and the Lake, as identified in the Downtown Columbia Plan. This FDP establishes the east side of the Warfield Promenade, which connects the Lakefront with Little Patuxent Parkway and the Mall in Columbia. In addition, this FDP proposes a Downtown Neighborhood Square and Wincopin Green.

<u>NET NEW AMENITY SPACES CHART¹</u>				
<u>KEY</u>	<u>TYPE</u>	<u>AMENITY DESCRIPTION</u>	<u>MIN. AREA</u>	<u>AREA SHOWN</u>
2	PRIMARY	WARFIELD PROMENADE	N/A	9,729 SF ²
5	PRIMARY	WINCOPIN GREEN	4,100 SF	4,121 SF
ⓐ	SECONDARY	NEIGHBORHOOD SQUARE ⁴	13,966 SF ³	25,011 SF
ⓑ	SECONDARY	MEWS	N/A	6,777 SF
TOTAL:				45,638 SF

1. SEE SHEET 3 NOTE 9 FOR 5% NET NEW DOWNTOWN COMMUNITY COMMONS REQUIREMENT.
2. DOES NOT INCLUDE 2,981 SF OF DCC ADJACENT TO THE FDP AREA ON PARCEL E, SECTION 7 AREA 8. SEE SHEET 3 NOTE 9 FOR MORE INFORMATION.
3. MINIMUM SECONDARY AMENITY SPACE AREA BASED ON THE 5% REQUIREMENT IS 27,816 SF MINUS PRIMARY AMENITY AREA PROVIDED (13,850 SF) WHICH EQUALS 13,966 SF
4. IF PROVIDED, A DOWNTOWN NEIGHBORHOOD SQUARE MUST CONTAIN AT LEAST 25,000 SF PER SECTION 103 & SECTION 125.0.A.9.g(4)(d)

B. The Lakefront Neighborhood Concept Plan: The NCP proposes ultimate land uses, block and street configuration, building heights, pedestrian and bicycle circulation, and amenity framework for the Lakefront Neighborhood. The proposal is like the neighborhood characteristics shown in the Downtown Columbia Plan exhibits, with some modifications.

The maximum building height within the FDP boundary is 9 stories, which is consistent with the Downtown Columbia Plan. However, the Petitioner requests to increase the maximum building height from 120 feet to 145 feet to allow operation and design flexibility within the parameters of common architectural standards. This increase will specifically accommodate 22-foot ceilings on the first and second floors for medical office, retail/restaurant and health/fitness uses. A typical ceiling per floor height, used for office and residential uses, is 14-feet. However, using typical floor plates would also exceed the maximum 120-foot height limit and would constrain the ability to achieve 9 stories.

The street and block layout are also consistent with the Downtown Columbia Plan, with only some minor modifications. The alignment of the northern extension of Wincopin Circle is adjusted to better align with the constructed segment of Wincopin Circle based on existing conditions and the anticipated future alignment with the road as it proceeds south into the Lakefront Core. In addition, a minor local street connection between the extended Wincopin Connection and Little Patuxent Parkway was shifted south from the original location shown on the Downtown Columbia Plan so that the street network better serves the loading and parking access for the existing Little Patuxent Square development and the future buildings within the FDP area. Additionally, the Exxon Station will remain in place, which results in the need to move the connection. This street connection will be further evaluated on future plans to ensure that its ultimate design mitigates potential conflicts.

C. There were also some modifications to the layout of Downtown Community Commons. The Wincopin Green was shifted northwest to join the promenade and lakeside open space rather than face the Little Patuxent Square loading zone. Overall, the revised Downtown Community Commons layout offers more open space connections at the northern points of the neighborhood to connect to the primary amenity space network (as shown in the Downtown Columbia Plan) and better

responds to the built environment.

- D. **The Lakefront Neighborhood Design Guidelines:** The NDG provide a comprehensive guide for block, street, open space, and architectural design for the Lakefront Core neighborhood. The guidelines establish the overall vision for the area, block standards and form, and street design that encourages a balance of pedestrian, bicycle, transit and vehicular use. The NDG also includes standards for amenity spaces/downtown community commons, architectural components for building types and forms, and storefront standards and materials. Finally, the guidelines address signage, on- and off- road bicycle facilities, preservation of the Rouse Building (Whole Foods), and sustainability.
- E. **The Lakefront Neighborhood Implementation Plan.** The NIP estimates timing and provides benchmarks to complete the proposed development and the underlying infrastructure. It must be consistent with the Downtown Revitalization Phasing Plan and the CEEPA Implementation chart.

III. Planning Board Criteria

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

- A. **The Downtown Neighborhood Concept Plan, the Neighborhood Specific Design Guidelines, and the Neighborhood Specific Implementation Plan conform with the Downtown-Wide Design Guidelines; the Downtown Columbia Plan (including the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan). Any proposed change(s) will not be detrimental to the overall design concept and phasing for Downtown Revitalization. Limited change in building heights may be approved based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories.**

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

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

The proposed Final Development Plan is consistent with the exhibits shown in the Downtown Columbia Plan with only minor modifications to the street and block layout, as well as the layout of the Downtown Community Commons, as described above. These minor modifications conform to the Downtown Columbia Plan because they are designed to respond to the existing built environment

and will provide improved operational design. These modifications do not hamper or conflict with the stated goals of the Downtown Columbia Plan or for the Lakefront Neighborhood.

The petition also requests that the maximum height of a nine-story building be increased from 120' to 145'. The petitioner states this flexibility is needed to accommodate the standard floorplates and floor-to-ceiling uses of medical office, health and fitness and certain office uses. The petitioner also contends that the height limitation currently imposed by the plan makes it difficult to achieve the maximum allowable number of stories using standard floor plates and ceiling heights. DPZ supports the increase in height because it will still be compatible with surrounding building heights in the neighborhood and does not increase the density or intensity of uses as envisioned in the Downtown Columbia Plan. As there is no direct view of Lake Kittamaqundi from this area from Little Patuxent Parkway, there would be no adverse impacts to views to the lakefront area.

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

According to Section 125.0.E.3.a.2 of the Zoning Regulations, the Lakefront Core Neighborhood Design Guidelines address and provide sufficient guidance for development plans within the neighborhood and promote achievable and appropriate design features. The following design components are included to support this criterion:

- Urban design, including scale and massing, block configuration, parking and service functions, building entrances, and street lighting and furniture are primarily covered in Chapter 2, *Urban Design*. Street lighting and furniture are covered under Chapter 3 - *Street Design: Material and Elements Standards*.
- Street design and framework is covered in Chapter 3, *Street Design*
- Downtown Community Commons and Downtown Parkland is covered in Chapter 4, *Amenity Space*
- Architectural design is covered in Chapter 5, *Architecture*
- Green building and green site design are covered as a sub-section at the beginning of Chapters 2 through 5, titled *Sustainability Goals*, and describe green design considerations relative to each chapter. The NDG further encourages these principles through multiple references to the *Sustainability Guidelines* in the *Downtown-Wide Design Guidelines*, which are attached as an Appendix to the Crescent Neighborhood Design Guidelines.
- Pedestrian and bicycle circulation features are discussed in Chapter 3, *Street Design*. Routes are found on Page 41 and sidewalk characteristics are in the *Streetscape* section of the chapter. In addition, appendices have been included in the guidelines for *On-Road and Off-Road Bicycle Facilities*.
- Signage is covered in Chapter 6, *Signage*.

In addition, the Planning Board may consider the Design Advisory Panel's (DAP) recommendations, in accordance with Title 16, Subsection 1504(f) of the County Code. The DAP voted unanimously to approve the Lakefront Neighborhood Design Guidelines without any recommendations.

C. The Final Development Plan conforms with the Neighborhood Documents; the Revitalization Phasing Plan, the Downtown Community Enhancements, Programs, and Public Amenities (CEPPA) Implementation Chart and Flexibility Provisions; the Downtown-wide Design Guidelines; the Downtown Columbia Plan, (including the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the

Open Space Preservation Plan). Limited change in building heights may be approved based on compatibility, character, and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories.

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

As previously established, this FDP conforms with the Downtown Columbia Plan and exhibits, the Downtown-wide Design Guidelines and the Neighborhood Documents. Any departures are limited in nature and conform with the goals of the Downtown Columbia Plan and Downtown-wide Design Guidelines.

2) Revitalization Phasing Plan

The development of blocks in this FDP will likely occur over multiple phases of the Downtown Revitalization Phasing Progression as improvements occur and as development proceeds in other neighborhoods. Downtown Phasing is governed by building permits and conformance with the Revitalization Phasing Plan. This will be tracked as part of the Site Development Plan Process, since permits are released after Site Development Plan approval. At the time of this report, it is anticipated that this development will be within Phase 1 of Downtown Revitalization.

3) CEPPA Implementation Chart

All previously triggered CEPPAs have either been satisfied or approved for alternative timing (see Exhibit B). CEPPAs likely to be triggered by this development will be evaluated with future Site Development Plans.

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

The Final Development Plan provides a mix of office, retail, and multi-family residential uses. The FDP provides the necessary balance within the neighborhood to achieve the objectives of the Downtown Columbia Plan.

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

Affordable Housing for this FDP area will be met through the Council approved Development Rights and Responsibilities Agreement (DRRA) between the County and the Petitioner and recorded in the Howard County Land Records in Book 17457, Page 265. In addition, each owner of property developed with commercial uses must make an annual payment toward affordable housing, in accordance with CEPPA #27.

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

The Final Development Plan shows a pedestrian and bicycle network that conforms to the Neighborhood Concept Plan and the Bicycle and Pedestrian Circulation Plan in the Downtown Columbia Plan and connects with existing pedestrian and bicycle circulation systems. Streets are to be shared by vehicles and bicycles and there will be new multi-use pathways along Little Patuxent Parkway. Connections to transit will be evaluated with future Site Development Plans, in consultation with the Office of Transportation.

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

The plan area is not constrained by environmentally sensitive features.

The proposed FDP creates connections to existing open space by aligning new Downtown Community Commons with these spaces and with areas of future open space to the west, identified in the Downtown Columbia Plan. The plan follows the recommendations of the Downtown Columbia Plan by creating connections from the Mall to the Lakefront and the street and block design promote walkability in the area.

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

The FDP includes approximately 1.05 acres of new Downtown Community Commons. These spaces consist of a proportional share of the Warfield Promenade Primary Amenity Space, the Wincopin Green Primary Amenity Space and additional secondary amenity spaces, including a Downtown Neighborhood Square. The proposed Downtown Community Commons conform to the Lakefront Neighborhood Concept Plan and the Downtown Columbia Plan, with only minor modifications as described above for operational and aesthetic purposes.

I. The Final Development Plan is in harmony with existing and planned vicinal land uses. In making this determination, the Planning Board shall consider, if appropriate:

- 1) **Landscape features on the boundary of the plan area, which may include protection of existing vegetation or grade changes that provide a natural separation, or landscape planting;**
- 2) **The size of buildings along the edges of the plan area through limits on building height or other requirements;**
- 3) **The use and design of nearby properties and**
- 4) **The adopted Downtown Columbia Plan recommendations for height, building massing and scale, and neighborhood connectivity.**

The FDP includes a mix of uses consistent with the mixed-use character of this already developed area. Proposed building heights are consistent with the plan, although additional linear height is requested for nine-story buildings to accommodate architecture floor plate standards for different uses. Nearby developments include multiple story commercial and residential buildings, the Sheraton Hotel, and surface and structured parking. Proposed building massing, described in the Lakefront Neighborhood Design Guidelines, provides a transition in height and scale from Little Patuxent Parkway to the Lakefront. Connectivity within the neighborhood and to areas beyond the Lakefront Core is a central theme of this FDP and neighborhood documents.

J. The development, as proposed by this Final Development Plan, is adequately served by public facilities; including any proposed mitigation or development staging. It further complies with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code) for both schools and roads.

- 1) **Housing Allocations/Schools Test: The proposed FDP adds a total of 775 units with the following phasing:**

TENTATIVE ALLOCATIONS			
ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	NEXT PLAN SUBMISSION DUE DATE
1	525*	2023	
2	250	2025	

*400 NON-AGE RESTRICTED UNITS AND 125 AGE RESTRICTED UNITS

The tentative allocations were granted and the project failed the school capacity test on October 17, 2019. The site will be retested for school capacity on an annual basis. Non-residential development may proceed, as well as age-restricted units, that are not required to pass the school capacity test. The developer proposes up to 125 age restricted units.

- 2) Transportation: Proposed development was tested for adequate transportation facilities, in accordance with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code). A traffic study prepared by Wells & Associates, indicates that transportation facilities will be adequate by adopting the transitional Critical Lane Volume intersection standards permitted for Downtown Columbia. Any improvements to the existing and new street network will be phased according to number of vehicle trips identified with future SDPs, which will be evaluated with each SDP submission. Transportation improvements will also be coordinated with the phasing of construction.

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

There are no environmentally sensitive features within the FDP area.

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

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

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

The FDP requires the Petitioner to incorporate art at a value equivalent to 1% of the building construction cost. If it is not provided, a fee-in-lieu, as provided in Section 125.0.A9.f(2) of the Zoning Regulations, may be paid. As noted, existing public art in the Lakefront area will be relocated temporarily to protect it during construction. Art pieces may be placed in a new location within the Lakefront and not returned to their exact former locations.

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

Property within the FDP area intended for common, quasi-public amenity use will be held, owned, and maintained by the property owner; subject to a potential maintenance or reciprocal agreement among the property owners or assumed by a maintenance organization, or other organization. Specific mechanisms will be further established on future Site Development Plans and appropriate agreements for maintenance and access will be provided at that time.

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

A note has been added on the FDP regarding Downtown Partnership membership and the formula to calculate the payment of annual changes in a consistent manner, as established in CEPPA 25.

SRC Action: The Subdivision Review committee has recommended approval, subject to the technical comments issued in a letter dated September 9, 2019.

Recommendation: The Department of Planning and Zoning recommends approval of the Final Development Plan, FDP-DC-L-2, Lakefront Neighborhood Phase 1, including the Lakefront Final Development Plan Phase 1, the Lakefront Neighborhood Concept Plan, the Lakefront Neighborhood Design Guidelines, and the Lakefront Neighborhood Implementation Plan, subject to adequately addressing all remaining technical comments provided by the Subdivision Review Committee in the letter dated September 9, 2019.



Amy Gowan, Acting Director
Department of Planning and Zoning

10-24-19
Date

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

Staff Report prepared by: Jill Manion
JAM

T:\DLD- Division of Land Development\Subdivision and Development Plan Review Records\Downtown Columbia Plans (FDP-DC)\Lakefront Neighborhood (including Lakefront Core)\Downtown Final Development Plans (FDP-DC)\FDP-DC-L2\Lakefront North TSR.doc

ATTACHMENT A
SUBDIVISION REVIEW COMMITTEE COMMENTS

**Department of Planning and Zoning
Division of Land Development
Comments
August 29, 2019**

RE: FDP-DC-L-2 Lakefront Neighborhood (Lakefront North)

Neighborhood Design Guidelines:

1. On Page 34-35, address how loading should be situated on the block and street network, and preferred movements in and out of loading spaces that comply with Howard County requirements.

Final Development Plan:

Sheet 1:

1. FDP Criteria #7: Be advised that DPZ may update these numbers during the review phase that overall development numbers may be updated in the database.

Neighborhood Implementation Plan

1. In the first paragraph on Page 12 regarding the possible future additional connection between Sterrett and Wincopin, replace "right-in, right-out driveway" with "limited access driveway". Allowable movements at such a connection would be determined at the time of design.

For questions, contact Jill Manion at (410) 313-4338 or jmanion@howardcountymd.gov.

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

August 28, 2019

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Chad Edmondson, Chief CE
Development Engineering Division

Project Engineer Heather Pandullo

RE: Comments File no. FDP-DC-LAKEFRONT-2

Downtown Columbia – THE LAKEFRONT NEIGHBORHOOD

Approved subject to the following comments being satisfied:

DED Comments:
See Below

Traffic Comments:
See Below

Fire & Rescue Comments:
None

SHA Comments:
None

DED Comments:

Traffic Impact Study:

1. In Appendix L of the traffic report, Intersection 2, LPP/GWP and Intersection 3, LPP/Vantage Point, the calculations appear to be incorrect, please revise.
2. For the queuing, please include the allowable que length (80% or 90% of the distance to the adjacent intersection) for each case.
3. Multiple intersections do not meet the queuing criteria, please include options for mitigation.

Traffic Engineering Comments:

See Attached

T:\DED\Heather Pandullo\COMMENTS\FDP-PB\FDP-DC-LAKEFRONT-4.doc

LAKEFRONT NEIGHBORHOOD
FINAL DEVELOPMENT PLAN
(FDP-DC-L-2)

Original Response (February 8, 2019)

Follow-Up Response (May 31, 2019)

Follow-Up Response (August 8, 2019)

Dennis Fretz, Traffic Engineering Comments

Office Phone: (410) 313-5751

Adequacy Public Facility Ordinance

Proposed Development: Retail / Restaurant – 150,000 sf
 Office – 44,008 sf (reduction of 850,000 sf)
 Housing - 775 units

Traffic Study Comments

- Page 30 – If the queue lengths are, in fact, exceeded at several locations, how can we say that the intersection operates satisfactorily (Design Manual Page 4-10)? Please clarify. **(Original Question – February 8, 2019)**
 - Example – Little Patuxent Parkway and Governor Warfield Parkway (PM Peak Hour CLV) is **1478 LOS E**, however, the queue calculation (EBLR) shows a **330 FT** storage length deficit. Therefore, in a normal cycle length, are all cars being serviced or is a second cycle required to service the queue? Same for NBT (PM).
 - Example – Little Patuxent Parkway and Vantage Point Road (PM Peak Hour CLV) is **1264 LOS C**, however, the queue calculation (SBTR) shows a **915 FT** storage length deficit. Therefore, in a normal cycle length, are all cars being serviced or is a second cycle required to service the queue? Same for NBT (PM) and SBTR (AM).
 - Other intersections experiencing similar concerns (existing conditions) include the following: Little Patuxent Parkway and Sterrett Place; Little Patuxent Parkway and Mall Access Road (Moore Circle), and Little Patuxent Parkway and South Entrance Road.

GLW, Inc.'s Response (April 29, 2019) – "Queues that exceed the available storage and/or link distance at select locations were acknowledged in the traffic report under existing and future conditions. It is also acknowledged that future road connections may alleviate these queues in the future, and that each of these locations would be retested at the SPD stage for potential traffic signal timing adjustments and/or improvements."

May 31, 2019 – Traffic Response: Incomplete answer. The referenced queue failures are significant requiring additional review and discussion prior to Final Development Plan approval.

GLW, Inc.'s Response (July 25, 2019) – "An updated queuing analysis is provided in the revised traffic study. As identified in the study, there continue to be locations where existing and forecasted queues would exceed storage and/or link distances. This is expected primarily along Little Patuxent Parkway in the vicinity of the Governor Warfield (North), Vantage Point Road, and Columbia Road since through lane improvements are not proposed with this FDP."

August 8, 2019 – Traffic Response: It is acknowledged additional though lanes are needed to reduce queuing along Little Patuxent Parkway (LLP) which, in turn, is inconsistent with the Downtown Columbia Plan.

Understanding the above, I have several additional questions regarding the Traffic Impact Study (TIS) methodology as follows:

- Per the Design Manual (Page 4-10) – Did the TIS calculate queuing (left turns and through movements) based on the 80% and 90% intersection spacing rule (greater than 300 FT and less than 300 FT respectively)? If so, where is this shown?
- Little Patuxent Parkway @ Governor Warfield Parkway / Little Patuxent Parkway @ Vantage Point – The queuing analysis calculation is different than the other signalized intersections. Please explain.
- Where left turn queuing is substandard (i.e. Little Patuxent Parkway @ Whole Foods Drive (21); Little Patuxent Parkway @ Columbia Road (16); Little Patuxent Parkway @ South Entrance Road (newly named Symphony Woods Road) (10); Little Patuxent Parkway @ Mall Access Road (9); Little Patuxent Parkway @ Governor Warfield Parkway (Banneker Road) (6); and Governor Warfield Parkway @ Twin Rivers Road (5)) are there any improvements (lengthening, widening, etc.) which could be constructed to satisfy the Design Manual requirement?
- Page 56 – The diagram shows intersections, lane configurations, and various road improvements noted as follows: Improvement by Others; Proposed Improvements; and Potential Improvements. Who is responsible for the work identified as: "Improvement by Others?" Please clarify.

LAKEFRONT NEIGHBORHOOD

(FDP-DC-L-2)

August 8, 2019

Page 3

Conclusion

Since the referenced comments could be satisfactorily resolved with either a Final Development Plan (FDP) resubmittal, or individually, at the Standard Development Plan stage, Traffic will defer to the Development Engineering Division and Division of Land Development regarding whether or not to proceed with plan approval.

ATTACHMENT B
CEPPA STATUS

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

PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN		
1	HHC completed at its expense an environmental assessment of the three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaquondi located upstream of the Merriweather & Crescent Environmental Enhancements Study area.	Complete
2	HHC will commission at HHC's expense (i) the preparation of the Land Framework component of the Downtown Columbia Sustainability Program and (ii) a detailed outline for the Community Framework component of the Sustainability Program.	Complete
3	HHC will commission at HHC's expense in consultation with Howard County a study evaluating a new Downtown Columbia Route 29 interchange between Route 175 and Broken Land Parkway and options for a connection over Route 29 connecting Downtown Columbia to Oakland Mills, including potential bicycle, transit and multimodal improvements.	Complete
4	HHC will prepare at its expense Downtown-wide Design Guidelines.	Complete
PRIOR TO 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
PRIOR 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
PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT		
9	To facilitate the renovation of the Bancker Fire Station, HHC and the County shall cooperate to identify a site for the development of a temporary fire station while the Bancker Fire station is being renovated.	Complete
UPON 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
UPON ISSUANCE OF THE BUILDING PERMIT FOR THE 400th 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

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000th SF OF DEVELOPMENT		
12	HHC will complete at its expense the pedestrian and bicycle pathway from the Howard County General Hospital to Blandair Park. In addition, HHC along with the County and community will develop a scope of work for renovation of the existing Route 29 pedestrian bridge. HHC will contribute up to \$500,000 towards the implementation of the selected improvements.	Alternative Compliance approved on 8/20/15; pathway construction 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 TO ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000th SF OF DEVELOPMENT		
14	HHC in cooperation with Howard Transit shall identify a location in Downtown Columbia for a new Howard County Transit Center and shall provide a location either by fee transfer at no cost or a long-term lease for a nominal sum subject to all applicable laws and regulations.	PENDING - Potential site identified. Alternative timing compliance approved by Planning Board on Nov. 16, 2017 to complete transaction.
15	HHC will complete environmental restoration projects in the Merriweather-Symphony Woods and Crescent areas.	PENDING - Revised timing approved on December 1, 2016 to complete Areas 3-7 and SS-S5 (offsite) prior to first U&O for Crescent Area 3 and provide County quarterly monitoring reports.
16	HHC will complete Phase I of the Merriweather Post Pavilion redevelopment program.	Complete
PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375th NEW 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.	COMPLETE - BOE received 2 school sites through negotiation
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000th 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 - alternative timing to 3.9 MSF is proposed with this FDP.
20	HHC will complete Phase II of Merriweather Post Pavilion redevelopment program.	PENDING - alternative compliance approved November 4, 2016 so that no project will be held up due to Merriweather Post Pavilion redevelopment
PRIOR TO 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 approved November 4, 2016 so that no project will be held up due to Merriweather Post Pavilion redevelopment
22	At least one Downtown Neighborhood Square shall be completed and deeded to Howard County for public land.	PENDING - alternate timing to expedite timing proposed with this FDP. Construction ready to commence
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000th SF OF DEVELOPMENT		
23	HHC will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.	PENDING

24	Transfer of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero-dollar consideration.	COMPLETE
PRIOR TO THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN		
25	Each owner of property developed with commercial uses shall pay an annual fee of twenty-five cents (\$0.25) per square foot of Gross Leasable Area for office and retail uses and twenty-five cents (\$0.25) per square foot of net floor area for hotels to the Downtown Columbia Partnership.	On-going
UPON ISSUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS		
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.	REMOVED; CEPPA replaced with DRRA and MOU
ADDITIONAL CEPPA CONTRIBUTION		
27	Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall provide an annual payment to the DCCHF in the amount of five cents (\$0.05) per square foot of Gross Leasable Area for office and retail uses, and five cents (\$0.05) per square foot of net floor area for hotels. The payment will be made annually by the property owner, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the property. The amount of the charge will be subject to annual adjustment based on a builder's index, land value, or other index provided in the implementing legislation.	On-going

ATTACHMENT C
DOWNTOWN COLUMBIA DEFINITIONS

Attachment 'C'
Relevant Definitions Relating to Downtown Columbia Revitalization
(Excerpted from Section 103.0.A. of the Zoning Regulations)

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

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

Downtown Arts and Entertainment Park: A contiguous area including a large outdoor amphitheater which may be surrounded by a variety of smaller indoor or outdoor artistic and performance spaces, museums, galleries and similar cultural or educational uses in a park-like setting. Ancillary uses such as food vendors, gift shops, small restaurants and supporting infrastructure such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking are also permitted.

Downtown CEPPA Implementation Chart: The chart and associated text and flexibility provisions contained in the Downtown Columbia Plan which identify the phasing for Downtown Community Enhancements, Programs and Public Amenities.

Downtown Columbia: The following recorded Final Development Plan Phases: Phase 4, Phase 4-A-5, Phase 21, Phase 47-A-7, Phase 52, Phase 62-A-1, Phase 95, Phase 101-A, Phase 105, Phase 111-A-1, Phase 115, Phase 121, Phase 122-A, Phase 139-A-3, Phase 140-A-1, Phase 192-A, Phase 211, Phase 217-A-1, Phase 219, Phase 234, and the area within the described limits included in exhibit A of the Appendix in these regulations.

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

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

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

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

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

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

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

Downtown Neighborhood Concept Plan: A concept plan showing an individual neighborhood identified in the

Downtown Columbia Plan that depicts a general layout for proposed public and private streets, block sizes and configurations, maximum building heights and proposed Downtown Community Commons as context for the evaluation of the Final Development Plans.

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES

1. THE LAKEFRONT NEIGHBORHOOD BOUNDARY HAS BEEN TAKEN FROM THE DOWNTOWN COLUMBIA PLAN AND MODIFIED WHERE NECESSARY TO FOLLOW PREVIOUSLY APPROVED NEIGHBORHOOD CONCEPT PLANS. SEE FDP-DC-L-1 AND FDP-DC-THE MALL-1
2. THE STREET NETWORK SHOWN HAS BEEN MODIFIED FROM THE DOWNTOWN COLUMBIA PLAN. SEE CHAPTER 3 OF THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY AND PURPOSE OF THE CHANGES.
3. THE WINCOPIN GREEN PRIMARY AMENITY AREA SHOWN HAS BEEN MODIFIED FROM THE PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM. SEE CHAPTER 4 OF THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY AND PURPOSE OF THE CHANGES.
4. A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS MAY CONSIST OF BOTH PRIMARY AMENITY SPACES (MINIMUM NET NEW AREAS INDICATED ON THESE PLANS), AND POTENTIAL SECONDARY AMENITY SPACE LOCATIONS WHICH HAVE BEEN SHOWN ON THESE PLANS. SECONDARY AMENITY SPACE, IF PROVIDED, WILL BE LOCATED IN VARIOUS AREAS WITHIN THE LIMITS OF THE NEIGHBORHOOD. FINAL LOCATIONS, SIZE, CONFIGURATION, CHARACTERISTIC, AND DESIGN WILL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.

THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE IN ACCORDANCE WITH SECTIONS 103.0 AND 125.0.A.9.g.(4) OF THE HOWARD COUNTY ZONING ORDINANCE. PARTICULARLY, DOWNTOWN COMMUNITY COMMONS SHALL NOT INCLUDE AREA FROM ANY DRIVE LANE FOR VEHICULAR TRAFFIC. FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.g.(4).(g)
5. FOR THE LOCATION OF ROADS THAT WILL HAVE SHARED BICYCLE AND VEHICULAR TRAVEL LANES, SEE THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES, AND THE LAKEFRONT NEIGHBORHOOD IMPLEMENTATION PLAN CHAPTER D – PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
6. FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT STAGE.
7. THE SHARED USE PATHWAYS WILL BE BUILT AT THE TIME THE ADJACENT SITE DEVELOPMENT OR ROAD IMPROVEMENTS PLAN IS IMPLEMENTED.

NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I

LAKEFRONT NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION

AREA OF LAKEFRONT NEIGHBORHOOD:3,547,258 SF

AREA OF LAKEFRONT NEIGHBORHOOD THAT HAS BEEN DESIGNATED AS OPEN SPACE OR PUBLIC RIGHT OF WAY AS SHOWN ON THE DOWNTOWN OPEN SPACE PRESERVATION PLAN (EXHIBIT K):.....1,272,971 SF¹

NET AREA OF LAKEFRONT NEIGHBORHOOD2,274,287 SF

REQUIRED 5% MINIMUM DOWNTOWN COMMUNITY COMMONS:.....113,714 SF

SECONDARY AMENITY SPACE AREA THAT WOULD BE REQUIRED IF THE MINIMUM NET NEW PRIMARY AMENITY SPACE IS PROVIDED.....28,812 SF²

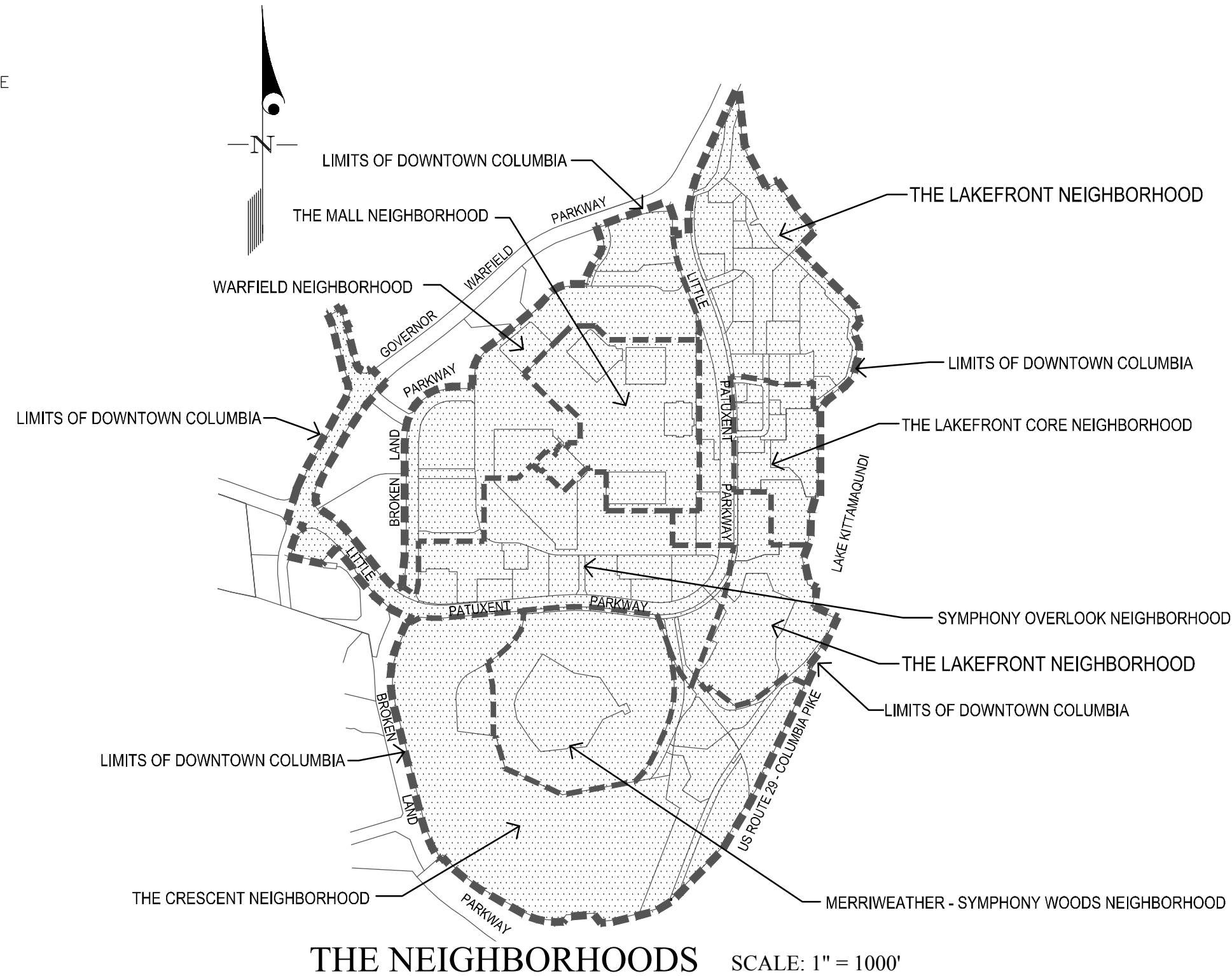
¹ PER SECTION 125.0.A.9.g.(4)(a).
² THE TOTAL REQUIRED AMOUNT OF SECONDARY AMENITY SPACE, IF ANY, IS DEPENDANT ON THE TOTAL PRIMARY AMENITY SPACE PROVIDED. SEE LAKEFRONT NEW PRIMARY AMENITY SPACE CHART.

NEW DOWNTOWN COMMUNITY COMMONS MUST BE CONSTRUCTED PRIOR TO OCCUPANCY OF MORE THAT 50% OF ALL EXISTING AND PROPOSED BUILDINGS HAVING A FACADE ADJACENT TO THE SPACE OR IN ACCORDANCE WITH A PHASING PLAN APPROVED AS A PART OF THE FDP (SECTION 125.0.A.9.g.(4)(f))

LAKEFRONT NEIGHBORHOOD NEW PRIMARY AMENITY SPACES CHART¹

No.	AMENITY NAME	MIN NET NEW SF ²
2.	WARFIELD PROMENADE	12,710 SF ³
5.	WINCOPIN GREEN	4,100 SF
6.	LAKEFRONT CONNECTION ⁴	24,592 SF ⁵
9.	LAKEFRONT TERRACE ^{4, 6}	43,500 SF
TOTAL MINIMUM AREA:		84,902 SF

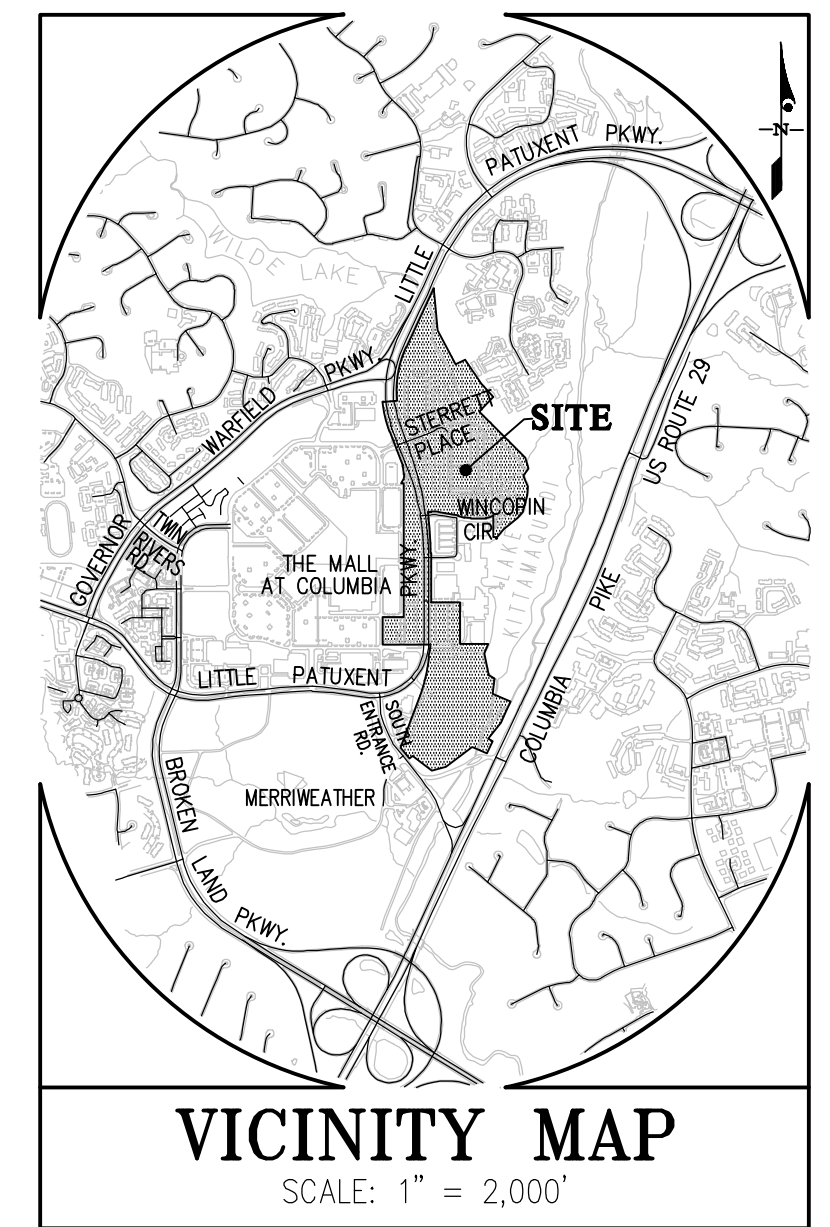
¹ SEE GENERAL NOTE 4 FOR ADDITIONAL INFORMATION.
² PER EXHIBIT G DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009.
³ EXHIBIT G LISTS THE MINIMUM AREA FOR THE WARFIELD PROMENADE AS (TBD). THE AREA LISTED IN THIS CHART IS THE AREA SHOWN ON THESE PLANS. THE FINAL AREA WILL BE DETERMINED AT THE TIME OF THE SDP(S) FOR THE PARCELS ADJACENT TO THE WARFIELD PROMENADE. THE AREA MAY BE MODIFIED PROVIDED THE 5% DOWNTOWN COMMUNITY COMMONS REQUIREMENT IS STILL MET FOR EACH APPLICABLE FDP, SUBJECT TO POTENTIAL CREDIT PER SECTION 125.A.9.G.(4).G.
⁴ THE PRIMARY AMENITY SPACES DEPICTED ON THIS PLAN OUTSIDE OF THE FINAL DEVELOPMENT PLAN (FILE NO. FDP-DC-L-2) LIMITS ARE ILLUSTRATIVE AND ARE NOT BINDING. THE SQUARE FOOTAGE SPECIFIED AND THE LOCATION AND AREA SHOWN FOR EACH PRIMARY AMENITY SPACE OUTSIDE THE LIMITS OF FINAL DEVELOPMENT PLAN ARE INTENDED TO PROVIDE GUIDANCE FOR FUTURE FINAL DEVELOPMENT PLAN PETITIONS. THE FINAL SQUARE FOOTAGE AND LOCATION OF EACH PRIMARY AMENITY SPACE WILL BE DETERMINED AS A PART OF THE FINAL DEVELOPMENT PLAN IN WHICH THE AMENITY AREA IS PROPOSED, AND THE SQUARE FOOTAGES AS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE.
⁵ THE 68,600 SF OF THE LAKEFRONT CONNECTION IDENTIFIED IN THE DOWNTOWN COLUMBIA PLAN IS PROPORTIONED BETWEEN THE LAKEFRONT CORE AND LAKEFRONT NEIGHBORHOODS. 44,008 SF IS REQUIRED IN THE LAKEFRONT CORE NEIGHBORHOOD AND 24,592 SF IS REQUIRED IN THE LAKEFRONT NEIGHBORHOOD. SEE NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
⁶ THE LAKEFRONT TERRACE, CEPPA #19, IS REQUIRED TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE 3.9 MILLIONTH SF PER THE CEPPA ALTERNATIVE COMPLIANCE APPROVED ON JUNE 22, 2018 WITH PB-435. A SIGNIFICANT PORTION OF THE LAKEFRONT TERRACE IS LOCATED WITHIN DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS (DES) AND ITS LOCATION MAY CONFLICT WITH THE POTENTIAL THIRD INTERCHANGE. ITS FINAL LOCATION AND / OR A DETERMINATION OF ITS CONSTRUCTABILITY WILL BE MADE AT THE TIME OF SDP REVIEW OR IN CONNECTION WITH A REQUEST FOR ALTERNATIVE CEPPA COMPLIANCE PRIOR TO A BUILDING PERMIT FOR THE 3.9 MILLIONTH SF.



POTENTIAL NEW SECONDARY AMENITY SPACES CHART¹

KEY	AMENITY DESCRIPTION	SQ. FT.
a	LAKEFRONT NEIGHBORHOOD SQUARE	25,011 SF
b	MEWS	6,777 SF
TOTAL POTENTIAL NET NEW SECONDARY AREA ² :		31,788 SF
TOTAL REQUIRED NET NEW SECONDARY AREA ³ :		28,812 SF

¹ SEE GENERAL NOTE 4 FOR ADDITIONAL INFORMATION.
² EACH FDP WITHIN THE LAKEFRONT NEIGHBORHOOD SHALL PROVE THE POTENTIAL OF A MINIMUM OF 5% DOWNTOWN COMMUNITY COMMONS WITHIN EACH FDP LIMIT. EXCESS CREDITED DCC MAY BE CREDITED TO A SUBSEQUENT FDP PER 125.0.A.g.(4)(g)
³ SEE LAKEFRONT NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION FOR MORE INFORMATION ON THE REQUIRED NET NEW AREA



- SHEET INDEX**
1. COVER SHEET
 2. NEIGHBORHOOD CONCEPT PLAN OVERVIEW
 3. NEIGHBORHOOD CONCEPT PLAN NORTH
 4. NEIGHBORHOOD CONCEPT PLAN MID NORTH
 5. NEIGHBORHOOD CONCEPT PLAN MID SOUTH
 6. NEIGHBORHOOD CONCEPT PLAN SOUTH

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. _____, EXPIRATION DATE: _____

OWNERS AND PETITIONERS

HRD PARKING DECK BUSINESS TRUST
STERRETT BUILDING HOLDINGS, LLC
TOWN CENTER EAST BUSINESS TRUST
TOWN CENTER EAST PARKING LOTS BUSINESS TRUST
10960 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MARYLAND 21044
ATTN: GABRIEL CHUNG
410-964-4800

**DOWNTOWN COLUMBIA
LAKEFRONT
NEIGHBORHOOD
PHASE I**

COLUMBIA TOWN CENTER
SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1
SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H

TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 6

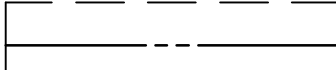

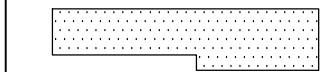
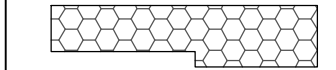
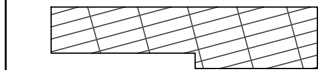
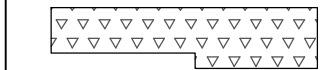
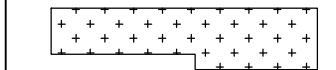
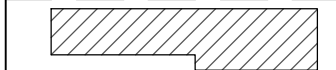


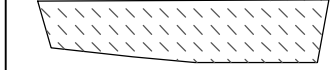


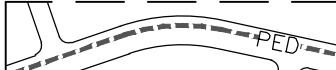
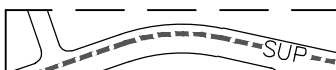
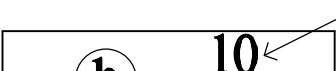

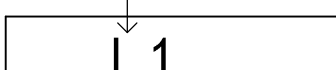

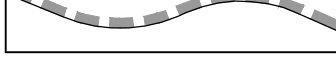
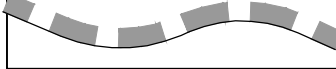
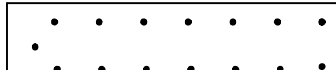
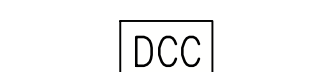


DATE: OCT., 2019
DRAWN BY: dds
CHECKED BY:

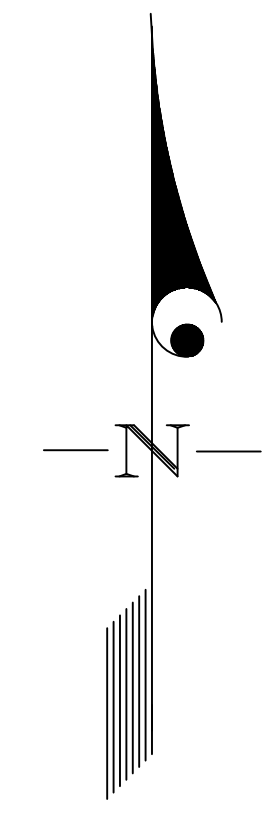
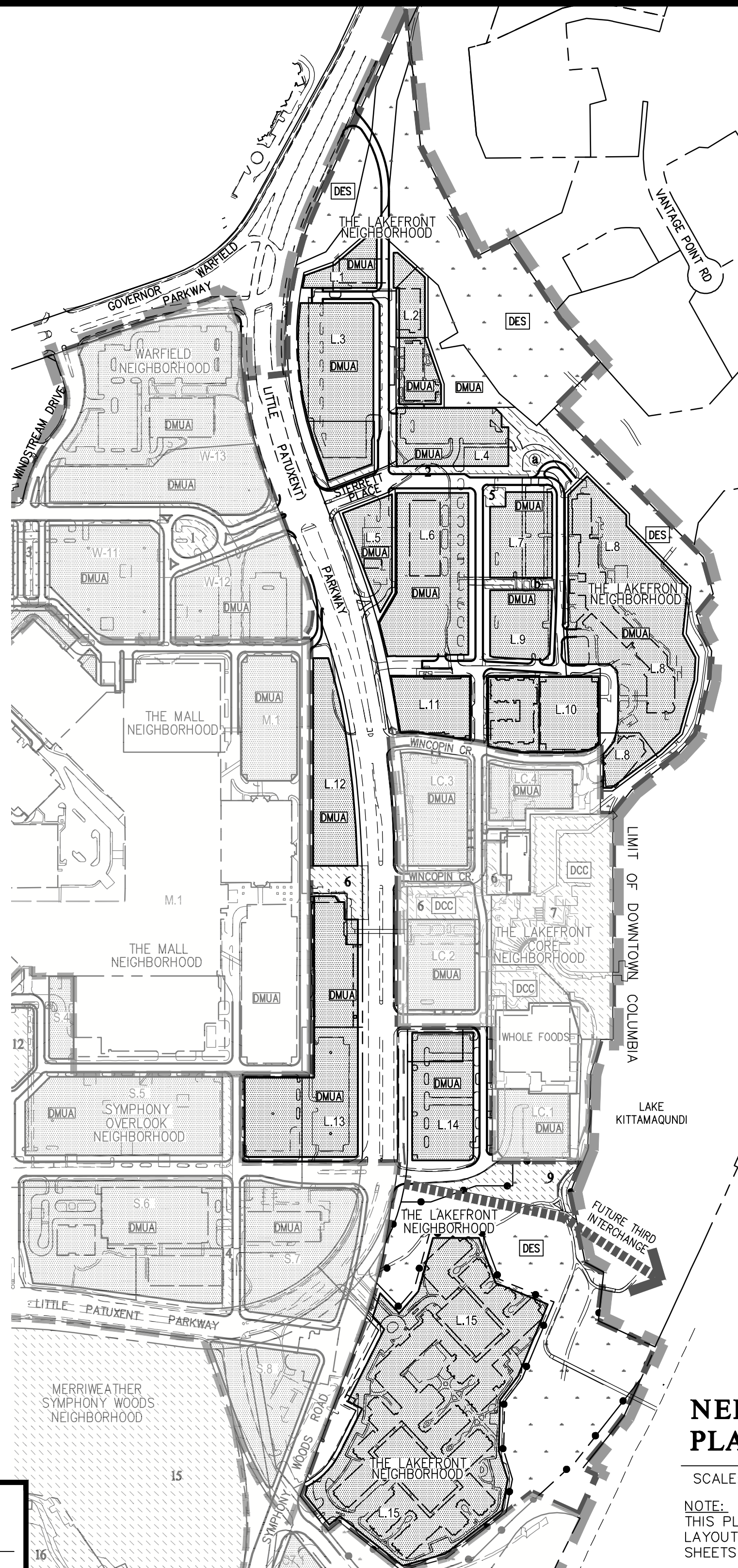
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
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HOWARD COUNTY PLANNING BOARD

HO.CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE

LEGEND (ALL SHEETS)

-  PROPERTY LINES
-  STREETS
-  BLOCKS
-  4 STORIES OR 60 FEET MAX BUILDING HEIGHT
-  7 STORIES OR 100 FEET MAX BUILDING HEIGHT
-  9 STORIES OR 120 FEET MAX BUILDING HEIGHT
-  9 STORIES OR 145 FEET MAX BUILDING HEIGHT
-  15 STORIES OR 170 FEET MAX BUILDING HEIGHT
-  20 STORIES OR 250 FEET MAX BUILDING HEIGHT
-  NATURAL AREAS
-  AMENITY AREAS
-  STREET TYPE
-  PRIMARY PEDESTRIAN ST. STREET
-  PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
-  SHARED-USE PATHWAY
-  PRIMARY AMENITY SPACE IDENTIFICATION
POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
-  NEIGHBORHOOD IDENTIFICATION (LAKEFRONT)
-  BLOCK IDENTIFICATION NUMBER
-  BLOCK IDENTIFICATION
-  NEIGHBORHOOD LIMITS
-  LIMITS OF DOWNTOWN COLUMBIA
-  ENVIRONMENTAL RESTORATION AREA (SDP 13-026)
-  DOWNTOWN COMMUNITY COMMONS
-  DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS
-  DOWNTOWN MIXED USE AREAS

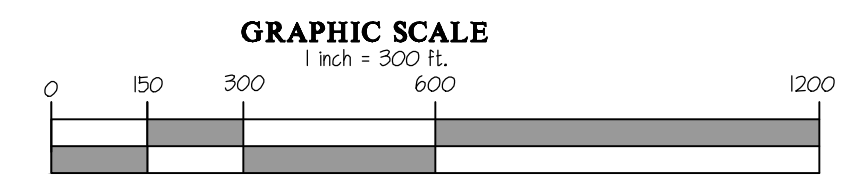


NOTE: ELEMENTS OUTSIDE OF THE FINAL DEVELOPMENT PLAN AREA (FILE NO. FDP-DC-L-2) ARE SHOWN FOR CONTINUITY PURPOSES ONLY. FEATURES, IF SHOWN, ARE BASED ON THE DOWNTOWN COLUMBIA GENERAL PLAN, PREVIOUSLY APPROVED DOWNTOWN COLUMBIA DEVELOPMENT PLANS, AND/OR OTHER INFORMATION AVAILABLE AND ARE GENERALLY CONSISTENT WITH THE EXHIBITS WITHIN THE HOWARD COUNTY COUNCIL BILL NUMBER 58-2009 (APPROVED FEBRUARY 3, 2010). THESE ELEMENTS ARE NON-BINDING ON PROPERTIES OUTSIDE OF THE FINAL DEVELOPMENT PLAN AREA, CONCEPTUAL, AND SUBJECT TO CHANGE IN FUTURE FDP SUBMISSIONS.

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: May 26, 2020.



OWNERS AND PETITIONERS
 HRD PARKING DECK BUSINESS TRUST
 STERRETT BUILDING HOLDINGS, LLC
 TOWN CENTER EAST BUSINESS TRUST
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST
 10960 GRANTCHESTER WAY, SUITE 110
 COLUMBIA, MARYLAND 21044
 ATTN: GABRIEL CHUNG
 410-964-4800

**DOWNTOWN COLUMBIA
 LAKEFRONT
 NEIGHBORHOOD
 PHASE I**

COLUMBIA TOWN CENTER
 SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1
 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H
 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=300' SHEET 2 OF 6

**NEIGHBORHOOD CONCEPT
 PLAN OVERVIEW**

SCALE: 1" = 300'

NOTE: THIS PLAN IS FOR GENERAL BLOCK AND STREET LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 3 THRU 6.

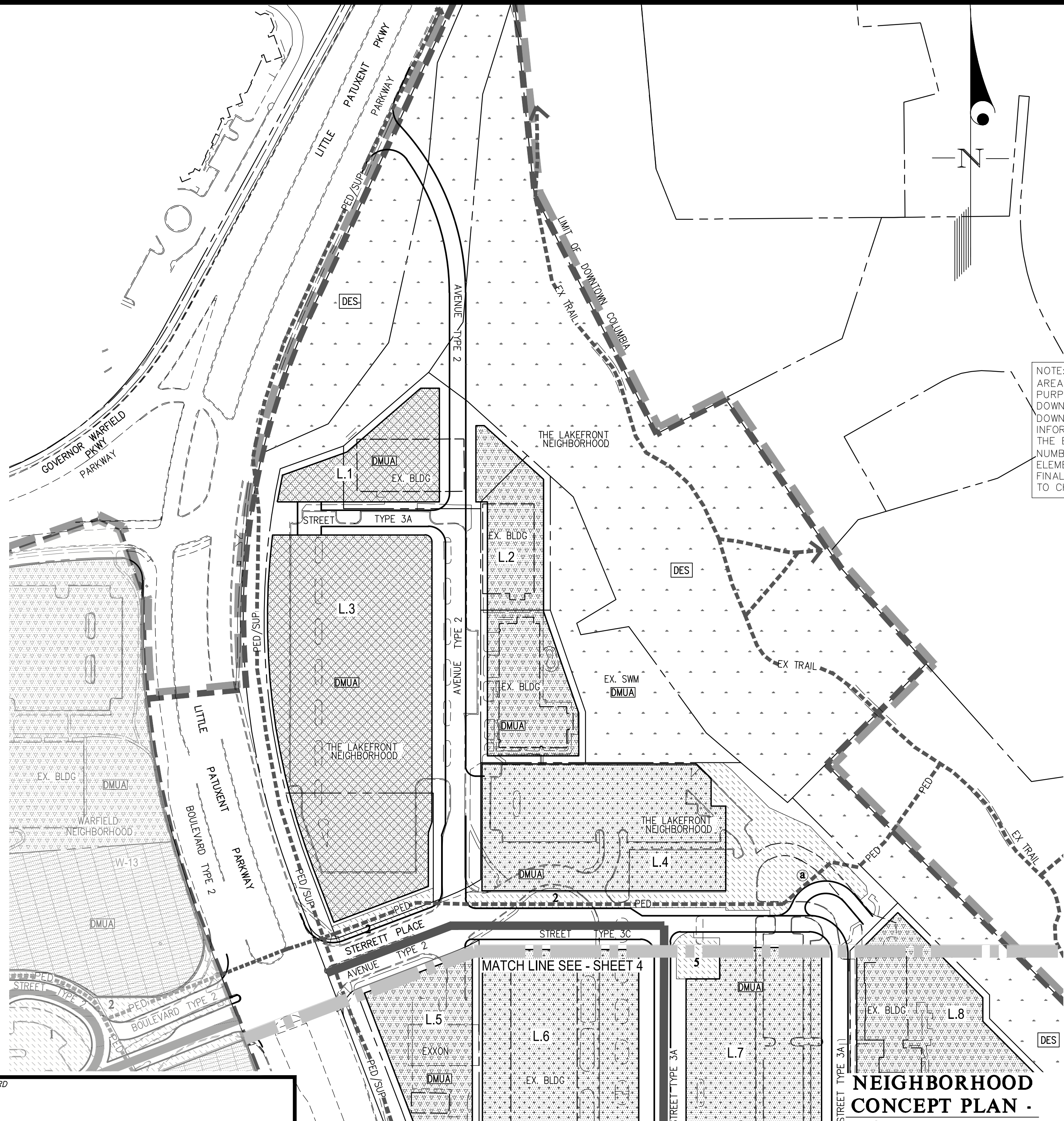
HOWARD COUNTY PLANNING BOARD			
HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE



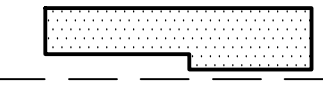
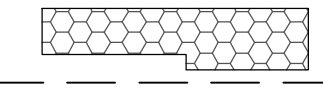
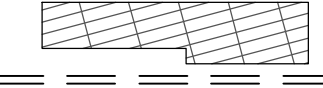
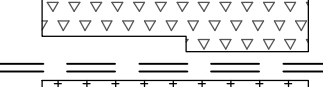
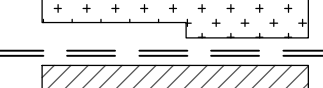

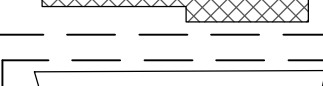
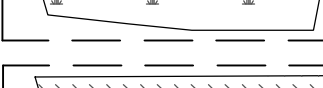

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DATE: **OCT, 2019**
 DRAWN BY: **dds**
 CHECKED BY:

L:\CADD\DRAWINGS\18029\PLANS BY CLIENT\FDP\DC\18029-1\DCP OVERVIEW.dwg, PLOTTED: 10/9/2019 11:45 AM, LAST SAVED: 7/18/2019 12:01 PM, PLOTTED BY: Don Sweeney



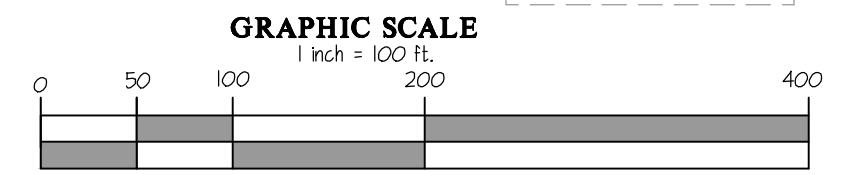
PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)

-  BLOCKS
-  4 STORIES OR 60 FEET MAX BUILDING HEIGHT
-  7 STORIES OR 100 FEET MAX BUILDING HEIGHT
-  9 STORIES OR 120 FEET MAX BUILDING HEIGHT
-  9 STORIES OR 145 FEET MAX BUILDING HEIGHT
-  15 STORIES OR 170 FEET MAX BUILDING HEIGHT
-  20 STORIES OR 250 FEET MAX BUILDING HEIGHT
-  NATURAL AREAS
-  AMENITY AREAS

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RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNERS AND PETITIONERS

HRD PARKING DECK BUSINESS TRUST
 STERRETT BUILDING HOLDINGS, LLC
 TOWN CENTER EAST BUSINESS TRUST
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST
 10960 GRANTCHESTER WAY, SUITE 110
 COLUMBIA, MARYLAND 21044
 ATTN: GABRIEL CHUNG
 410-964-4800

DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I

COLUMBIA TOWN CENTER
 SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1
 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H
 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 3 OF 6



DATE: OCT, 2019
 DRAWN BY: dds
 CHECKED BY:

HOWARD COUNTY PLANNING BOARD			
HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE

NEIGHBORHOOD CONCEPT PLAN - NORTH SCALE: 1" = 100'

L:\CADD\DRAWINGS\18028\PLANS BY CLW\FDP\DC\18028-NCP PLAN.dwg, PLOTTED: 07/29/2019 11:47 AM, LAST SAVED: 7/18/2019 12:03 PM, PLOTTED BY: Don Sweeney

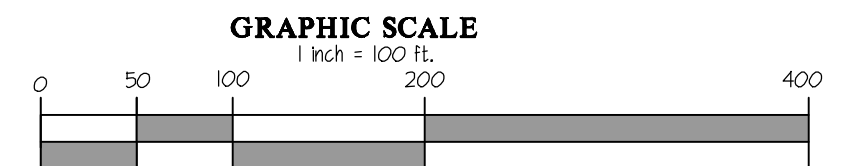
PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)

	BLOCKS
	4 STORIES OR 60 FEET MAX BUILDING HEIGHT
	7 STORIES OR 100 FEET MAX BUILDING HEIGHT
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	15 STORIES OR 170 FEET MAX BUILDING HEIGHT
	20 STORIES OR 250 FEET MAX BUILDING HEIGHT
	NATURAL AREAS
	AMENITY AREAS

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RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

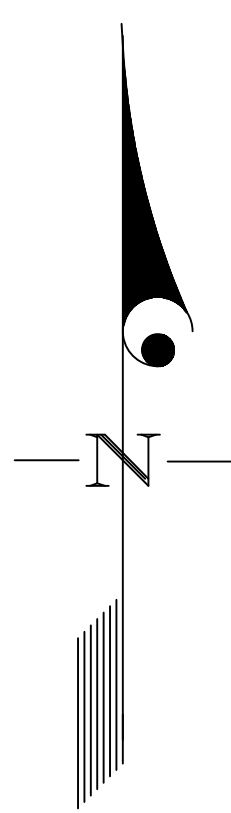
OWNERS AND PETITIONERS

HRD PARKING DECK BUSINESS TRUST
 STERRETT BUILDING HOLDINGS, LLC
 TOWN CENTER EAST BUSINESS TRUST
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST
 10960 GRANTCHESTER WAY, SUITE 110
 COLUMBIA, MARYLAND 21044
 ATTN: GABRIEL CHUNG
 410-964-4800

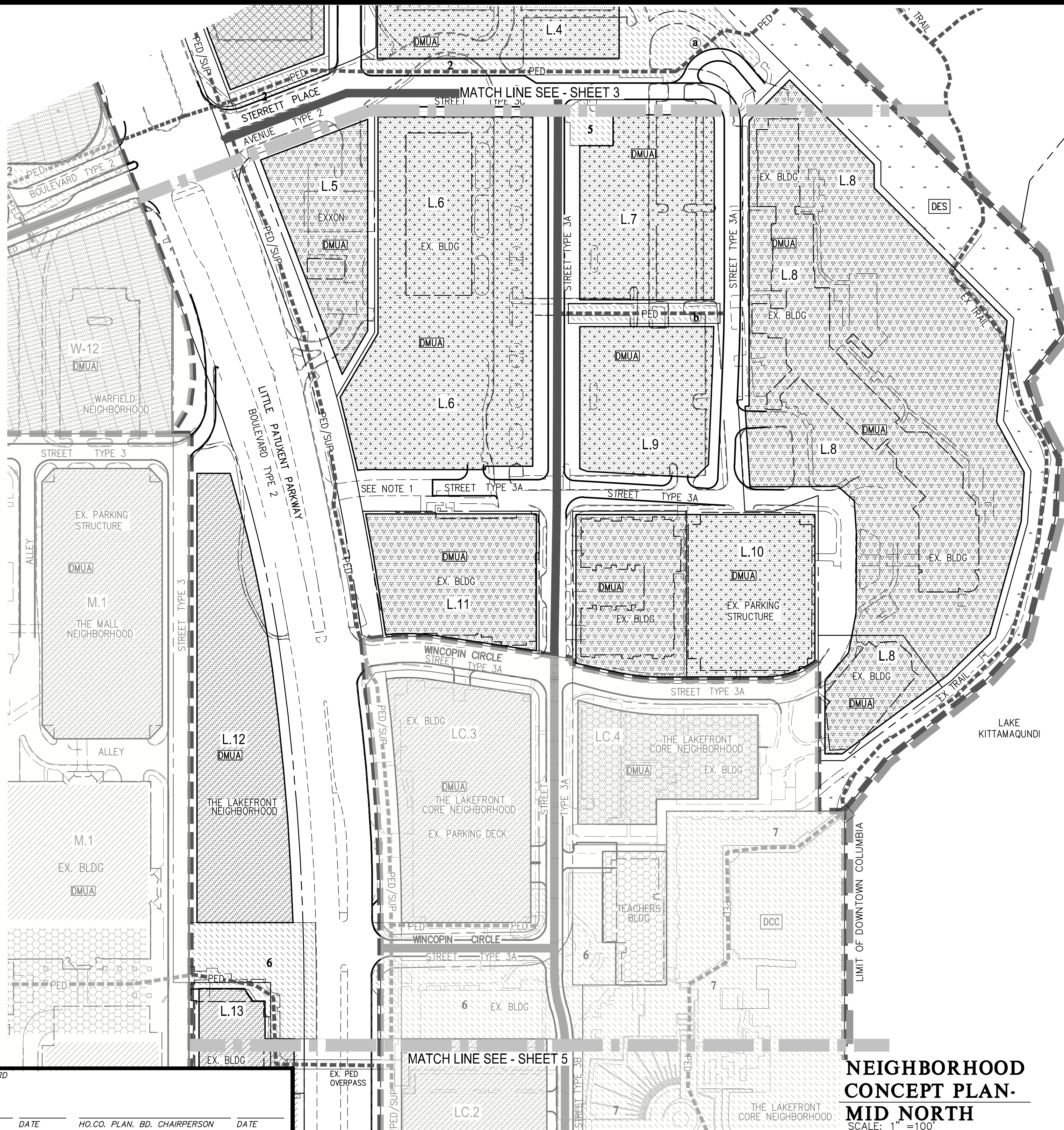
DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I

COLUMBIA TOWN CENTER
 SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1
 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H
 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 4 OF 6

DATE: **OCT, 2019**
 DRAWN BY: **dds**
 CHECKED BY: _____
GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186



NOTE 1: THE STREET TYPE 3A BETWEEN BLOCKS L.6 AND L.11 MAY NOT CONNECT TO LITTLE PATUXENT PARKWAY UNLESS A DESIGN MANUAL WAIVER FOR INTERSECTION SPACING IS APPROVED



HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE

NEIGHBORHOOD CONCEPT PLAN - MID NORTH
 SCALE: 1" = 100'

L:\CADD\DRAWINGS\18029\PLANS BY GUY\FDP-DC-L-2\18029-10CP-PLAN.dwg, PLOTTED: 07/29/2019 11:46 AM, LAST SAVED: 7/18/2019 12:03 PM, PLOTTED BY: Don Sweeney

PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)

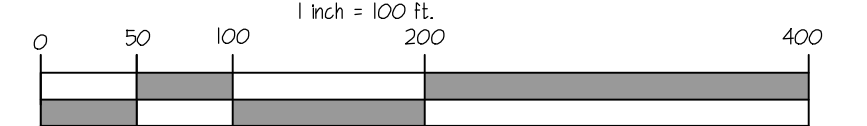
	BLOCKS
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GRAPHIC SCALE



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OWNERS AND PETITIONERS

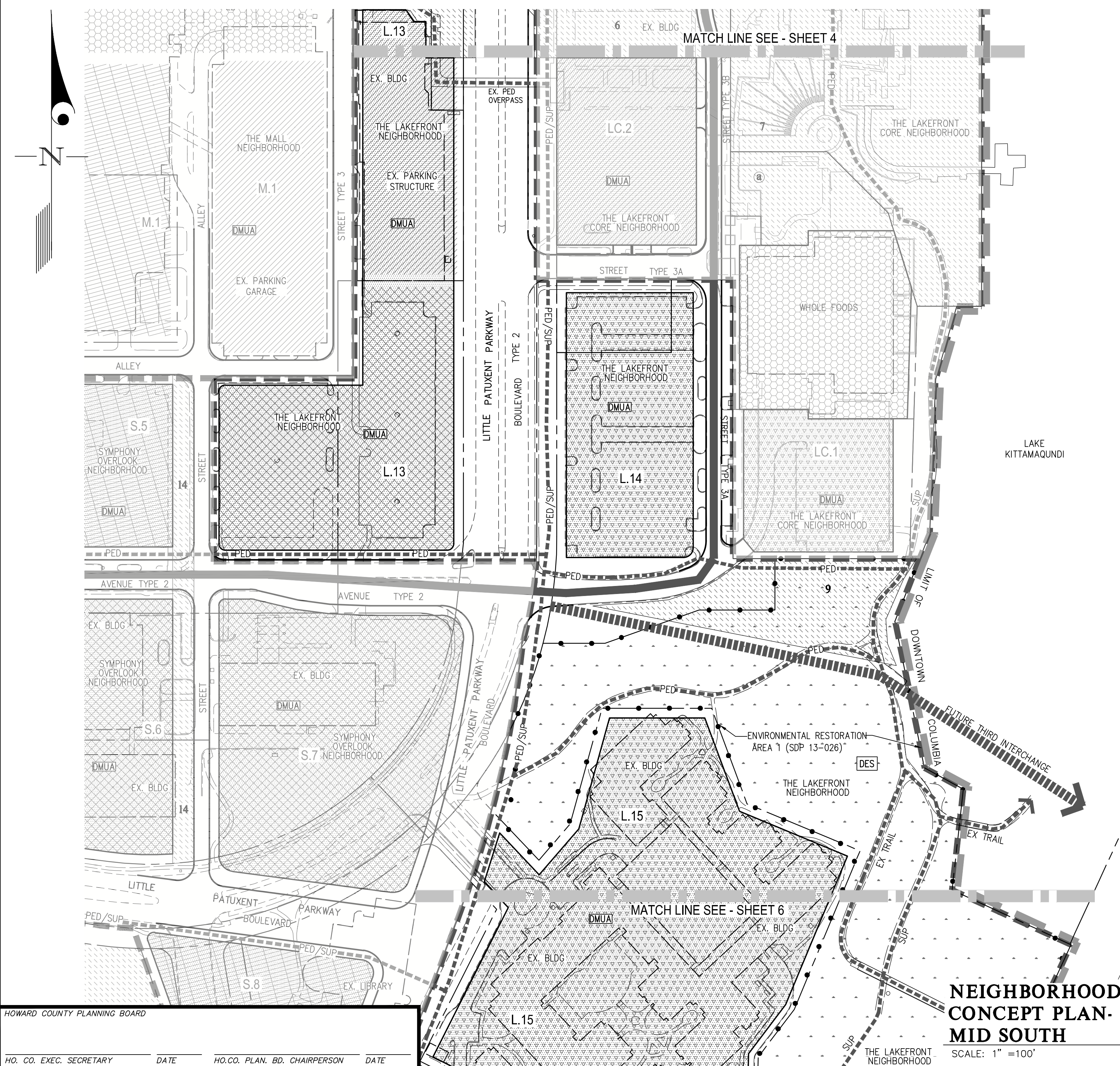
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 ATTN: GABRIEL CHUNG
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DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I

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 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H
 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 5 OF 6

DATE: **OCT, 2019**
 DRAWN BY: **dds**
 CHECKED BY: _____

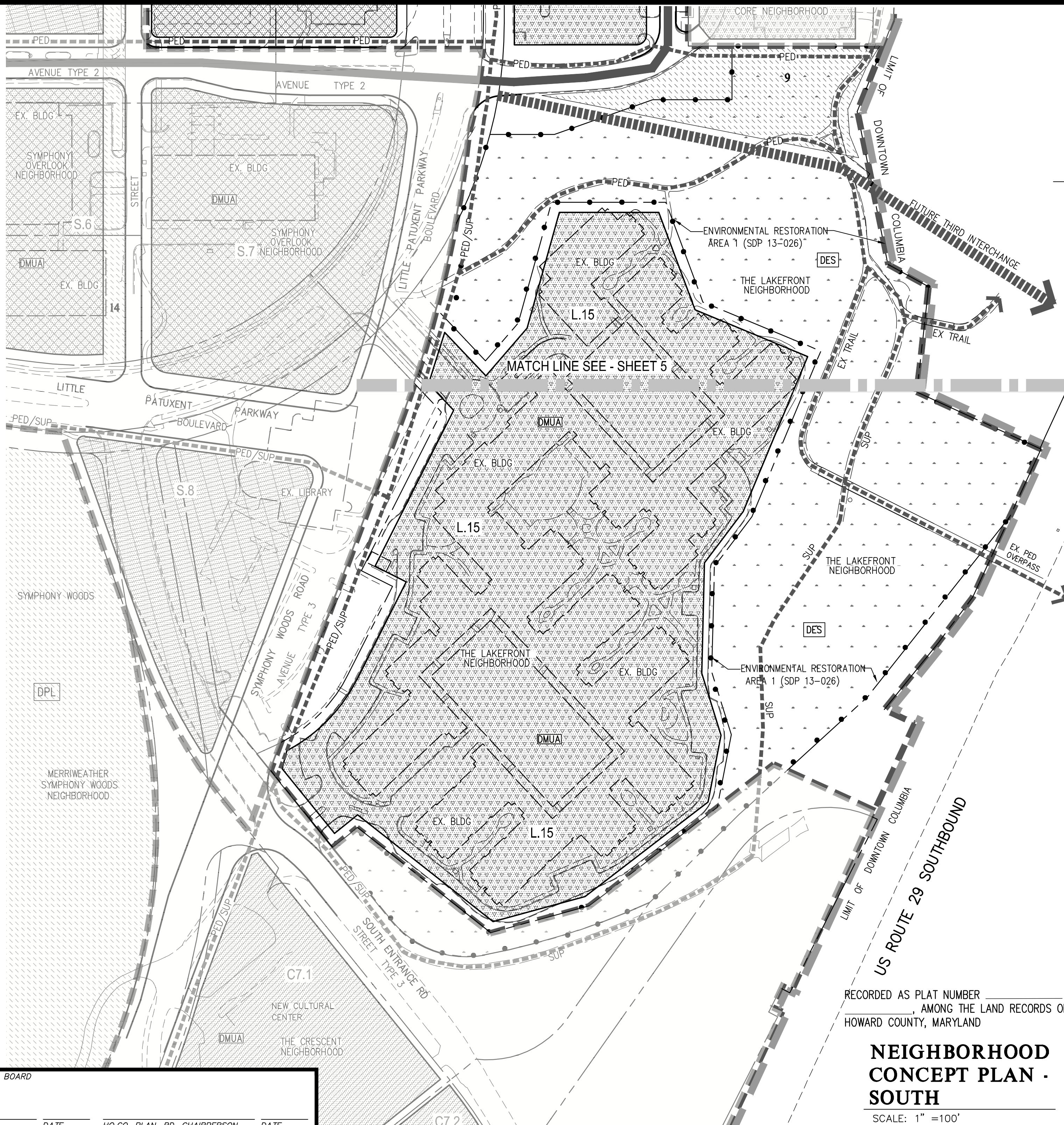
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
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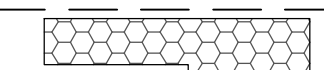
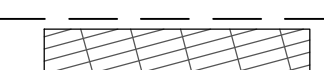

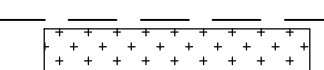


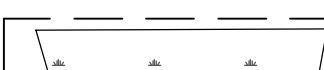
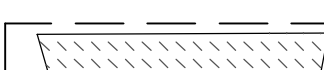
HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE
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L:\CADD\DRAWINGS\18028\PLANS BY CLIENT\FDP\DC\18028-1\DCP PLAN.dwg
 PLOTTED: 07/29/2019 11:48 AM, LAST SAVER: 7/18/2019 12:03 PM, PLOTTED BY: Don Sweeney
 © GLW 2018



PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)

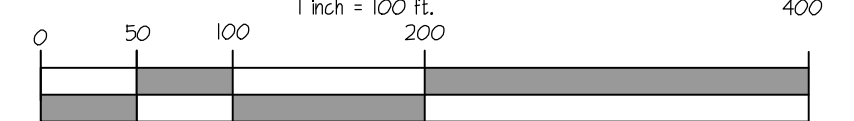
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GRAPHIC SCALE



OWNERS AND PETITIONERS

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 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 6 OF 6

RECORDED AS PLAT NUMBER _____ ON _____ ON
 _____, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

NEIGHBORHOOD CONCEPT PLAN - SOUTH

SCALE: 1" = 100'



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DATE: **OCT, 2019**

DRAWN BY: **dds**

CHECKED BY:

HOWARD COUNTY PLANNING BOARD			
HO. CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE

L:\CADD\DRAWINGS\18029\PLANS BY CLIENT\FDP\DC\18029-1\DCP_PLAN.dwg, PLOTTED: 09/29/2019 11:49 AM, LAST SAVED: 7/18/2019 12:03 PM, PLOTTED BY: Don Sweeney

GENERAL NOTES

- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.0.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
- THE NEIGHBORHOOD DESIGN GUIDELINES (NDG), NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE FDP PLAN.
- APPLICABLE DPZ FILE NUMBERS: FDP-4-A-V, FDP-62-A-1, FDP-111-A-1, PB-18-040, PB-26-23, F-71-052, F-79-174, F-06-222, SDP-71-055, SDP-73-014, SDP-79-044, SDP-79-156, SDP-03-136, WP-18-033
- THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF MICRO-BIORETENTION (M-6), GREEN ROOF (A-1), STORMCEPTORS, AND UNDERGROUND CPV STORAGE. ESD TO THE MEP MUST BE ACHIEVED PRIOR TO ANY UNDERGROUND CPV STORAGE FACILITIES BEING USED. ALL STORMWATER DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED. THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA.
- THE BEST MANAGEMENT PRACTICES FOR SYMPHONY STREAM AND LAKE KITTAMAQUOND WATERSHEDS (A SUPPLEMENTAL DOCUMENT TO THE GENERAL PLAN AMENDMENT) DATED SEPTEMBER 2008 IDENTIFIES TWO OPPORTUNITIES FOR RETROFIT, LK-R08 AND LK-R09, WITHIN THE FDP BOUNDARY. TO FULFILL THESE OPPORTUNITIES, STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE DEVELOPMENT AREA WITHIN THE FDP BOUNDARY AS STATED IN NOTE 4 AND THE TWO EXISTING STORM DRAIN OUTFALLS WITHIN THE FDP BOUNDARY WILL EITHER BE REMOVED OR UPGRADED TO MEET CURRENT STANDARDS.
- A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES DATED JANUARY 2019 AND REVISED JULY 2019 WAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT PLAN. FUTURE TRAFFIC STUDIES WILL SUBMITTED WITH ALL SITE DEVELOPMENT PLANS.
- FINAL LAND USE DENSITIES WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLANS AND IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
- REFER TO THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR THE CEPPA CHART.
- FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
- AFFORDABLE HOUSING WILL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT DATED FEBRUARY 3, 2017 AND RECORDED IN BOOK: 17457, PAGE: 265

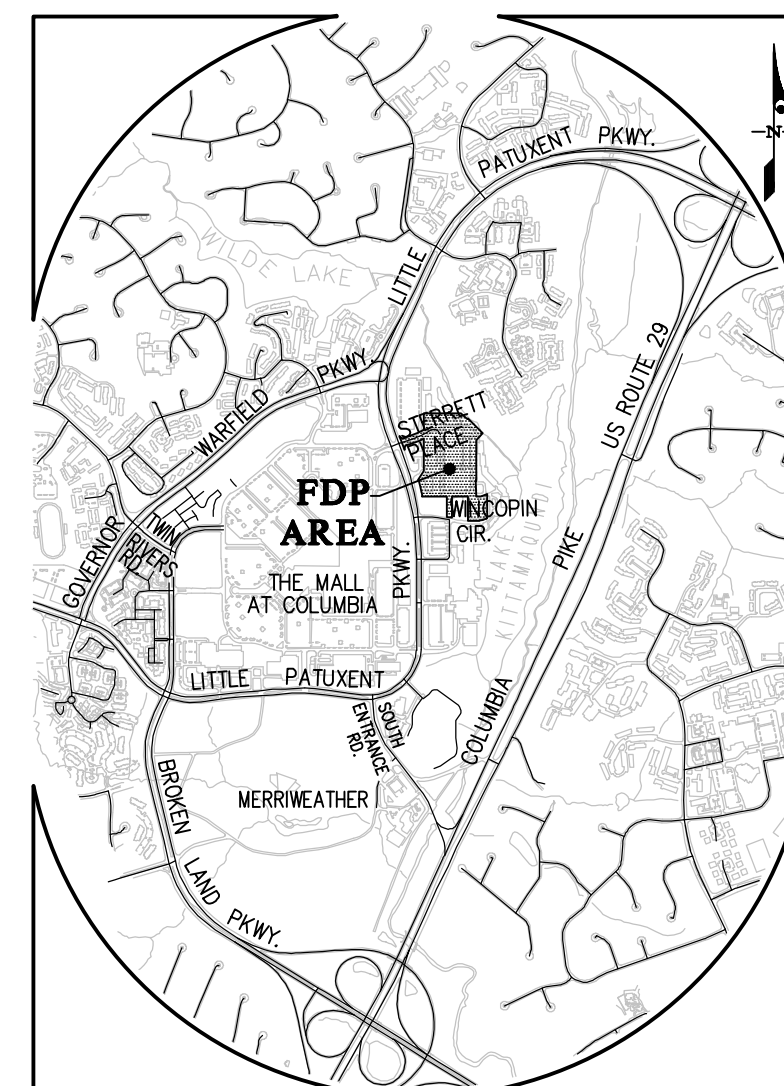
FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I

FINAL DEVELOPMENT PLAN CRITERIA

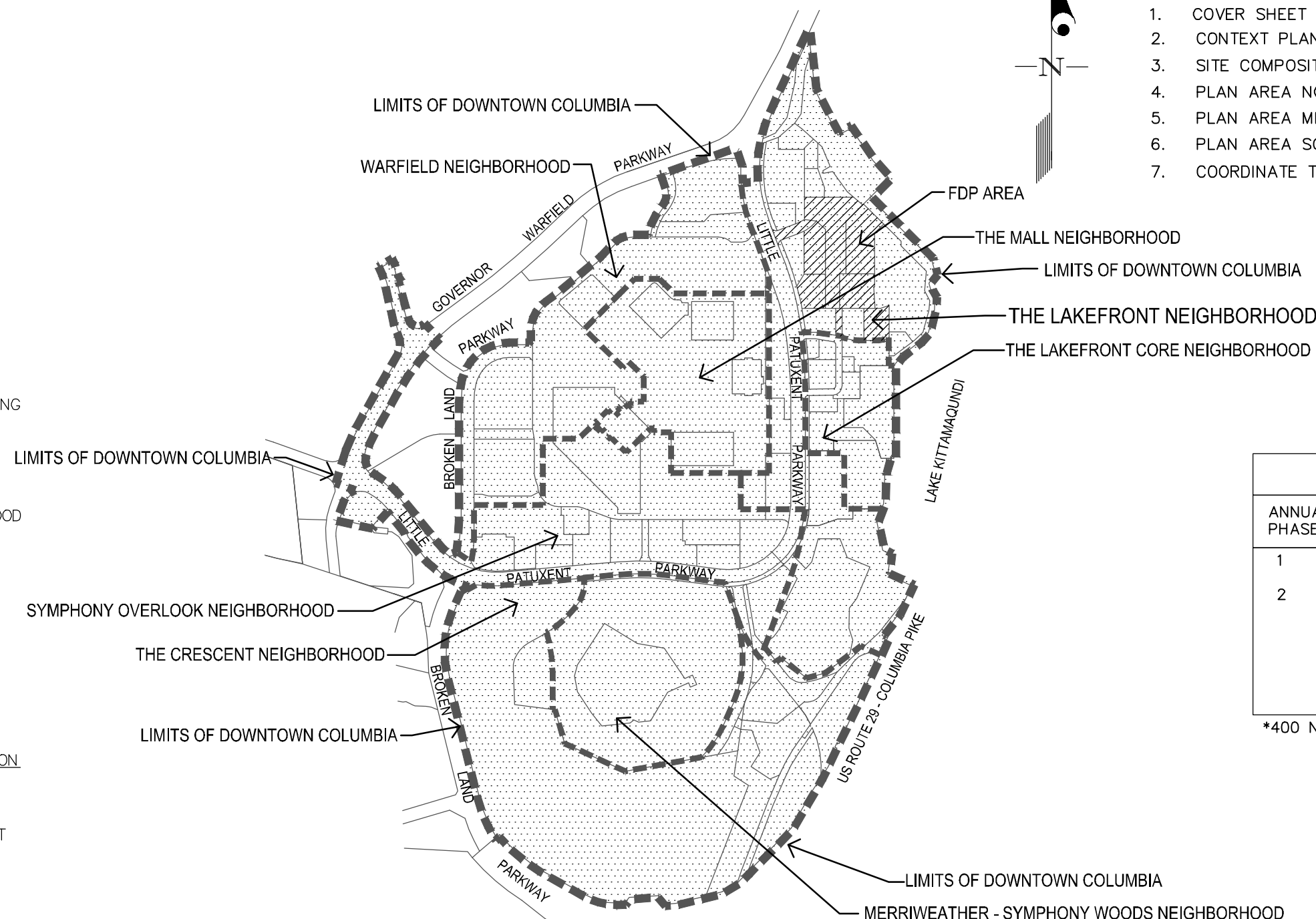
- MAXIMUM NUMBER OF UNITS:**
THE MAXIMUM NUMBER OF NET NEW MULTIFAMILY DWELLING UNITS IS 775 UNITS.
- MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:**
THE MAXIMUM GROSS FLOOR AREA OF NET NEW OFFICE USES IS 44,088 SF, INCLUDING GENERAL OFFICE AND MEDICAL OFFICE. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES IS 150,000 SF, INCLUDING RESTAURANT AND FITNESS USES.
- MAXIMUM NUMBER OF NET NEW HOTEL ROOMS (CONSIDERED NON-RESIDENTIAL GFA):**
THE MAXIMUM NET NEW NUMBER OF HOTEL ROOMS IS 0. THE MAXIMUM GROSS FLOOR AREA OF NET NEW HOTEL USES IS 0 SF.
- MAXIMUM BUILDING HEIGHTS:**
THE MAXIMUM BUILDING HEIGHT PERMITTED IS 9 STORIES NOT TO EXCEED 145 FEET AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.
- MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:**
THE MAXIMUM RETAIL-USE FOOTPRINT WILL NOT EXCEED 65,000 SF.
- A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:**
DOWNTOWN COMMUNITY COMMONS WILL INCLUDE BOTH PRIMARY AND SECONDARY AMENITY SPACE, INCLUDING THE WNCOPIN GREEN AND A PORTION OF THE WARFIELD PROMENADE PRIMARY AMENITY SPACES. SECONDARY AMENITY SPACES WILL INCLUDE A NEW DOWNTOWN NEIGHBORHOOD SQUARE (PARCEL G). FINAL DESIGN AND DELINEATION OF THE PRIMARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SDP(S), AND THE AREA OF WNCOPIN GREEN MUST INCLUDE AT LEAST 4,100 SF. THERE IS NO MINIMUM AREA FOR THE WARFIELD PROMENADE. THE FINAL CONFIGURATION, SIZE, LOCATION, CHARACTER AND DESIGN OF SECONDARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SDP(S). FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.G
- A STATEMENT IDENTIFYING THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.0.A.9 AND THE STATUS OF ANY CEPPA'S, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN:**
THE PLANNING BOARD HAS APPROVED 2,238,794 SF AND ISSUED BUILDING PERMITS FOR ABOUT 2,106,29 SF OF NET NEW DEVELOPMENT DOWNTOWN. FINAL SQUARE FOOTAGES WILL BE MAINTAINED IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY. SEE THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR A CEPPA UPDATE.
- PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:**
NO ENVIRONMENTAL RESTORATION PROPOSED WITH THIS FDP.
- PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART, BUT NOT PROPOSED TO BE IN PUBLIC OWNERSHIP:**
PROPERTY WITHIN THE FDP AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE WILL BE HELD, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) SUBJECT TO SUCH MAINTENANCE RESPONSIBILITIES POTENTIALLY BEING SHARED AMONG PROPERTY OWNERS OR ASSUMED BY A MAINTENANCE OR OTHER ORGANIZATION, OR IF AGREED TO, THE COUNTY. IT IS ANTICIPATED THAT THE DOWNTOWN COMMUNITY COMMONS WILL BE OWNED BY THE ADJACENT PROPERTY OWNER(S) AND THAT APPROPRIATE AGREEMENTS FOR MAINTENANCE AND ACCESS WILL BE PROVIDED, WHERE NECESSARY, TO ASSURE A MEANS OF ACCESS TO DOWNTOWN COMMUNITY COMMONS SPACE. EACH PRIVATE STREET WILL BE OWNED BY A SINGLE ENTITY WHICH MAY BE AN ADJACENT PROPERTY OWNER, THE PETITIONER, OR A SEPARATE ENTITY. APPROPRIATE AGREEMENT FOR MAINTENANCE AND ACCESS WILL BE PROVIDED.

SHEET INDEX

- COVER SHEET
- CONTEXT PLAN
- SITE COMPOSITE MAP
- PLAN AREA NORTH
- PLAN AREA MID
- PLAN AREA SOUTH
- COORDINATE TABLES



VICINITY MAP
SCALE: 1" = 2,000'



THE NEIGHBORHOODS
SCALE: 1" = 1000'

TENTATIVE ALLOCATIONS			
ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	NEXT PLAN SUBMISSION DUE DATE
1	525*	2023	
2	250	2025	

*400 NON-AGE RESTRICTED UNITS AND 125 AGE RESTRICTED UNITS

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2020.

OWNERS AND PETITIONERS

HRD PARKING DECK BUSINESS TRUST
STERRETT BUILDING HOLDINGS, LLC
TOWN CENTER EAST BUSINESS TRUST
TOWN CENTER EAST PARKING LOTS BUSINESS TRUST
10960 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MARYLAND 21044
ATTN: GABRIEL CHUNG
410-964-4800

**DOWNTOWN COLUMBIA
LAKEFRONT
NEIGHBORHOOD
PHASE I**

COLUMBIA TOWN CENTER
SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1
SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H
TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 7

DEVELOPMENT CHART

PARCEL	Uses ¹																				
	Non-Residential (SF)																		Residential (DU) ⁷		
	Existing				Demolition ⁶				Proposed				NET NEW ³				Existing	Proposed	Net		
Parcel	Area (SF)	Area (Acre)	Retail/Rest	Office	Other	Total	Retail/Rest	Office	Other	Total	Retail/Rest	Office ⁵	Other	Total	Retail/Rest	Office ⁵	Other	Total			
A	67,629	1.55	0	0	0	0	0	0	0	0	115,000	200,000	0	315,000	115,000	200,000	0	315,000	0	0	0
B	78,366	1.80	0	0	0	0	0	0	0	0	35,000	0	0	35,000	35,000	0	0	35,000	0	400	400
C-2 ²	10,813	0.25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D	150,334	3.45	0	155,912 ⁴	0	155,912 ⁴	0	155,912	0	155,912	0	0	0	0	-155,912	0	-155,912	0	125	125	
E	55,229	1.27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	250
F-2 ²	49,444	1.13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G ²	48,886	1.12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H ²	82,148	1.89	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
I ²	13,466	0.31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakefront Total This FDP	556,316	12.77	0	155,912	0	155,912	0	155,912	0	155,912	150,000	200,000	0	350,000	150,000	44,088	0	194,088	0	775	775

(1) THE NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA, THE NUMBER OF RESIDENTIAL UNITS AND/OR THE LAND USE APPROVED FOR AN INDIVIDUAL PARCEL MAY BE REALLOCATED AMONG OTHER PARCELS WITHIN THE FDP AREA AND/OR EXCEEDED ON A SUBSEQUENT SITE DEVELOPMENT PLAN WITHOUT AMENDING THIS FDP, PROVIDED THE TOTAL NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA AND THE TOTAL NUMBER OF RESIDENTIAL UNITS APPROVED FOR ALL PARCELS WITHIN THE FDP AREA IS NOT EXCEEDED. THE USES SHOWN ARE ONLY FOR THE LIMIT OF THIS SUBMISSION.

(2) PARCELS G, H, & I ARE ANTICIPATED TO PROVIDE DOWNTOWN COMMUNITY COMMONS (PRIMARY AND SECONDARY AMENITY SPACES), AND POSSIBLE FUTURE OR EXISTING ROAD IMPROVEMENTS. PARCEL C-2 IS AN EXISTING IMPROVED ROAD PARCEL AND PARCEL F-2 IS IMPROVED WITH AN EXISTING PARKING STRUCTURE.

(3) NET NEW AREA TO BE USED TO CALCULATE DOWNTOWN REVITALIZATION SQUARE FOOTAGE FOR PHASING AND CEPPA'S

(4) EXISTING OFFICE AREA INCLUDES 40,000 SF FOR THE FORMER RIDGELY BUILDING PER WP-18-033.

(5) INCLUDES GENERAL OFFICE AND MEDICAL OFFICE

(6) A DEMOLITION DEVELOPMENT CREDIT IS AVAILABLE PURSUANT TO SECTION 125.0.A.9.E.(2)

(7) 650 NON-AGE-RESTRICTED RESIDENTIAL UNITS AND 125 AGE-RESTRICTED RESIDENTIAL UNITS ARE ANTICIPATED. RESIDENTIAL UNITS MAY INCLUDE APARTMENTS AND/OR CONDOMINIUM UNITS. THE SHIFT OF APPROVED BUT UNUSED SCHOOL CAPACITY FROM ANOTHER DOWNTOWN NEIGHBORHOOD WILL REQUIRE AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN IN WHICH THE CAPACITY WAS APPROVED.

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

HOWARD COUNTY PLANNING BOARD

HO.CO. EXEC. SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____

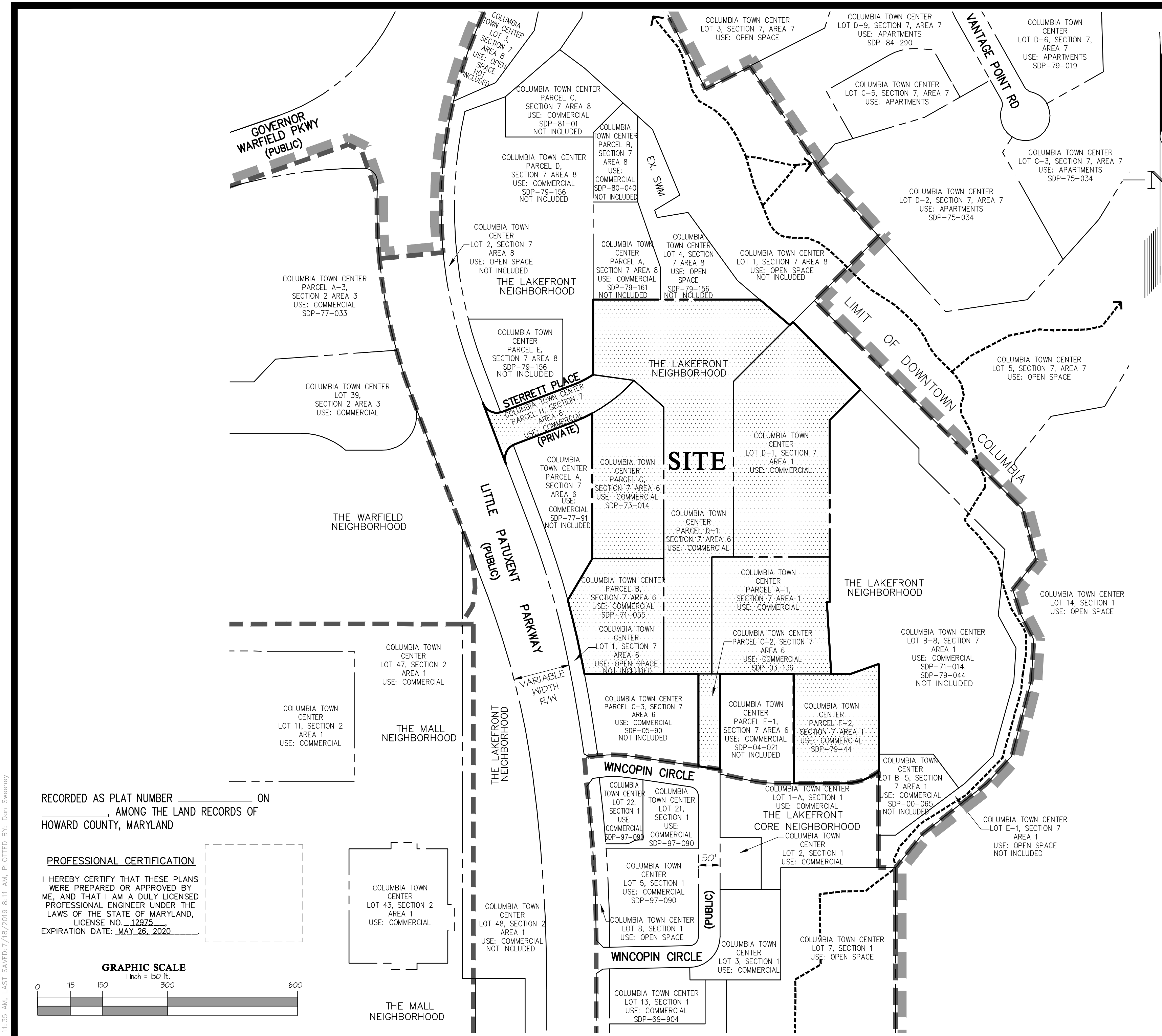


3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

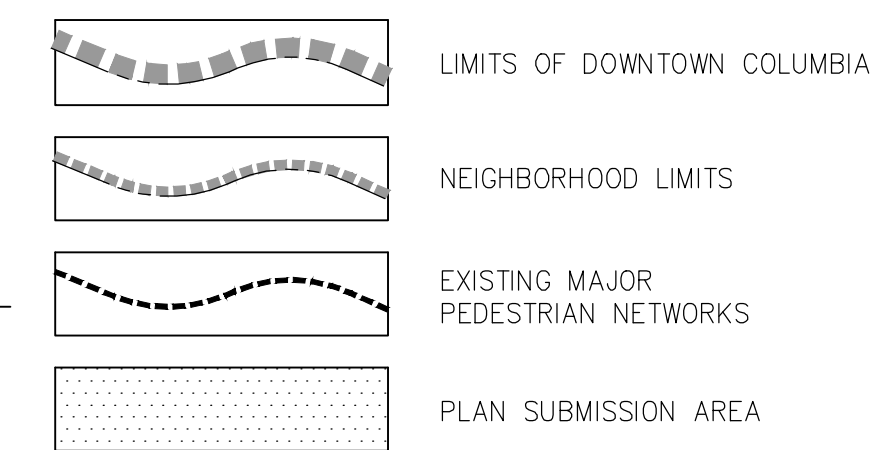
DATE: **OCT, 2019**

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LEGEND



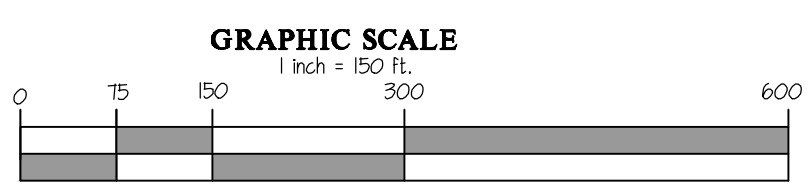
NOTES:

1. THERE IS AN EXISTING STORMWATER MANAGEMENT FACILITY ADJACENT TO THE SITE, LOCATED ON LOT 4, SECTION 7 AREA 8. NO PART OF THE FDP AREA DRAINS TO THIS FACILITY.

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2020



HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE
-------------------------	------	-------------------------------	------

OWNERS AND PETITIONERS
 HRD PARKING DECK BUSINESS TRUST
 STERRETT BUILDING HOLDINGS, LLC
 TOWN CENTER EAST BUSINESS TRUST
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST
 10960 GRANTCHESTER WAY, SUITE 110
 COLUMBIA, MARYLAND 21044
 ATTN: GABRIEL CHUNG
 410-964-4800

DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I

COLUMBIA TOWN CENTER SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H

TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=150' SHEET 2 OF 7



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CONTEXT PLAN
 SCALE: 1" = 150'

DATE: **OCT, 2019**
 DRAWN BY: **dds**
 CHECKED BY:

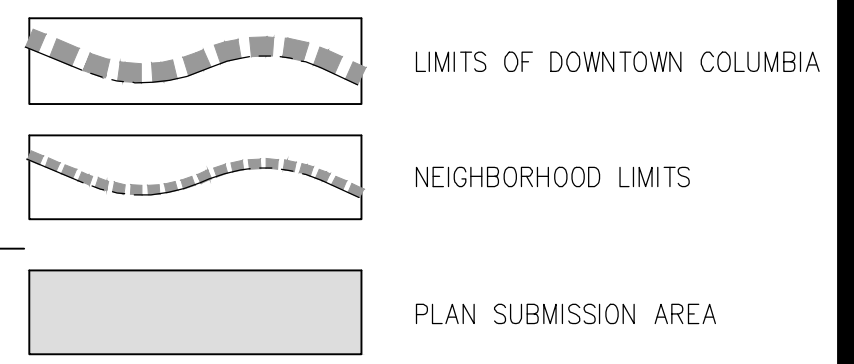
L:\CAD\DRAWINGS\18029\PLANS BY GLW\FDP\18029 - CONTEXT.dwg, PLOTTED: 10/9/2019 11:35 AM, LAST SAVED: 7/15/2019 8:11 AM, PLOTTED BY: Don Sweeney

NOTES

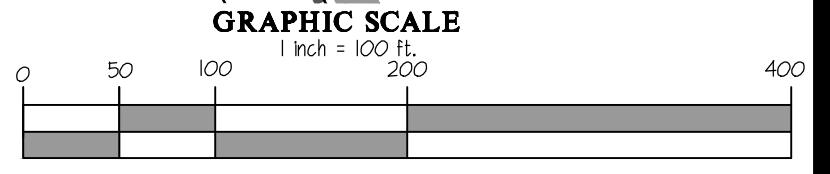
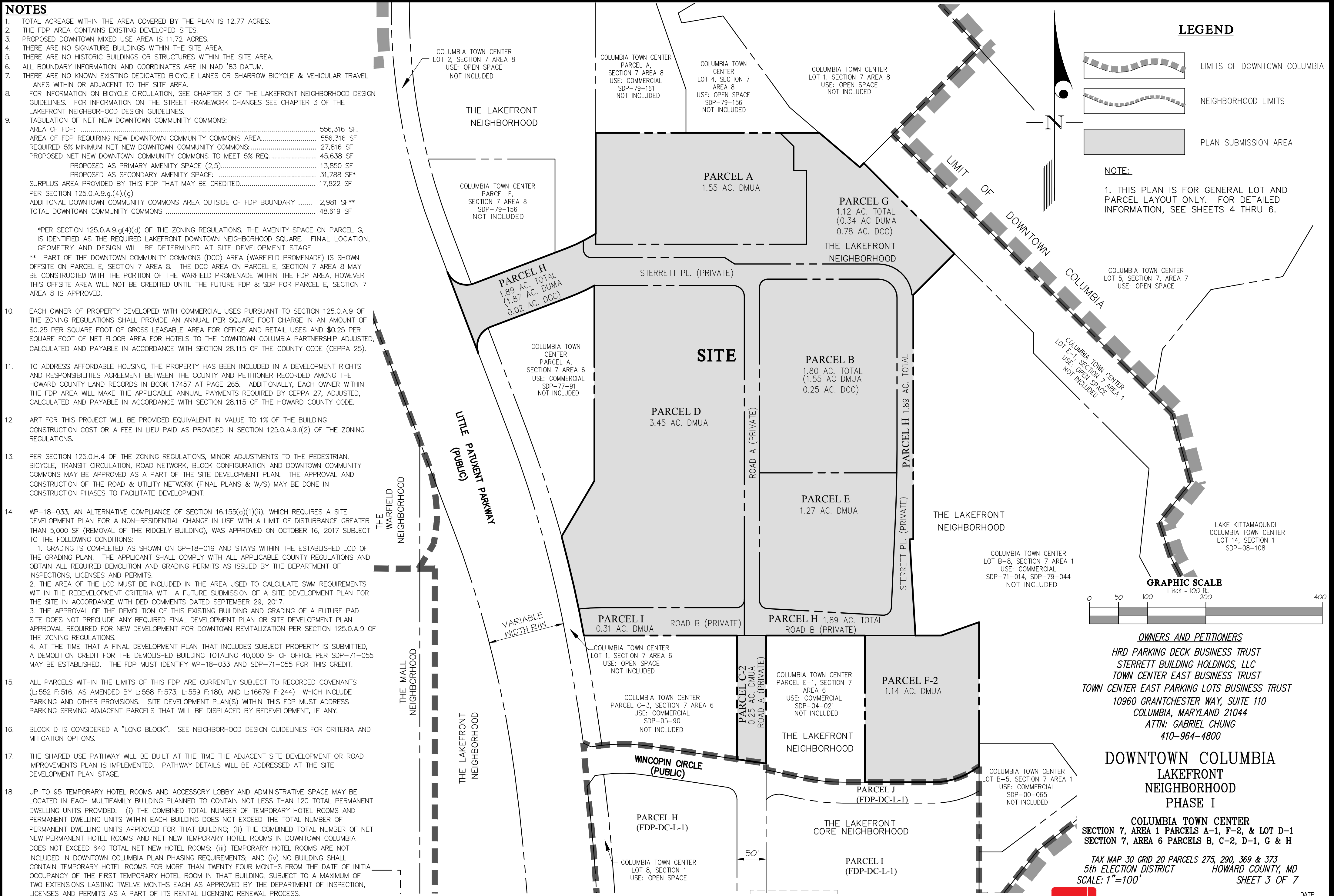
- TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 12.77 ACRES.
- THE FDP AREA CONTAINS EXISTING DEVELOPED SITES.
- PROPOSED DOWNTOWN MIXED USE AREA IS 11.72 ACRES.
- THERE ARE NO SIGNATURE BUILDINGS WITHIN THE SITE AREA.
- THERE ARE NO HISTORIC BUILDINGS OR STRUCTURES WITHIN THE SITE AREA.
- ALL BOUNDARY INFORMATION AND COORDINATES ARE IN NAD '83 DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES WITHIN OR ADJACENT TO THE SITE AREA.
- FOR INFORMATION ON BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES.
- TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:

AREA OF FDP:	556,316 SF.
AREA OF FDP REQUIRING NEW DOWNTOWN COMMUNITY COMMONS AREA:	556,316 SF
REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS:	27,816 SF
PROPOSED NET NEW DOWNTOWN COMMUNITY COMMONS TO MEET 5% REQ.:	45,638 SF
PROPOSED AS PRIMARY AMENITY SPACE (2,5):	13,850 SF
PROPOSED AS SECONDARY AMENITY SPACE:	31,788 SF*
SURPLUS AREA PROVIDED BY THIS FDP THAT MAY BE CREDITED:	17,822 SF
PER SECTION 125.0.A.9.g.(4).(g)	
ADDITIONAL DOWNTOWN COMMUNITY COMMONS AREA OUTSIDE OF FDP BOUNDARY	2,981 SF**
TOTAL DOWNTOWN COMMUNITY COMMONS	48,619 SF
- *PER SECTION 125.0.A.9.g.(4)(d) OF THE ZONING REGULATIONS, THE AMENITY SPACE ON PARCEL G, IS IDENTIFIED AS THE REQUIRED LAKEFRONT DOWNTOWN NEIGHBORHOOD SQUARE. FINAL LOCATION, GEOMETRY AND DESIGN WILL BE DETERMINED AT SITE DEVELOPMENT STAGE
- ** PART OF THE DOWNTOWN COMMUNITY COMMONS (DCC) AREA (WARFIELD PROMENADE) IS SHOWN OFFSITE ON PARCEL E, SECTION 7 AREA 8. THE DCC AREA ON PARCEL E, SECTION 7 AREA 8 MAY BE CONSTRUCTED WITH THE PORTION OF THE WARFIELD PROMENADE WITHIN THE FDP AREA, HOWEVER THIS OFFSITE AREA WILL NOT BE CREDITED UNTIL THE FUTURE FDP & SDP FOR PARCEL E, SECTION 7 AREA 8 IS APPROVED.
- EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.0.A.9 OF THE ZONING REGULATIONS SHALL PROVIDE AN ANNUAL PER SQUARE FOOT CHARGE IN AN AMOUNT OF \$0.25 PER SQUARE FOOT OF GROSS LEASABLE AREA FOR OFFICE AND RETAIL USES AND \$0.25 PER SQUARE FOOT OF NET FLOOR AREA FOR HOTELS TO THE DOWNTOWN COLUMBIA PARTNERSHIP ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE COUNTY CODE (CEPPA 25).
- TO ADDRESS AFFORDABLE HOUSING, THE PROPERTY HAS BEEN INCLUDED IN A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT BETWEEN THE COUNTY AND PETITIONER RECORDED AMONG THE HOWARD COUNTY LAND RECORDS IN BOOK 17457 AT PAGE 265. ADDITIONALLY, EACH OWNER WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ANNUAL PAYMENTS REQUIRED BY CEPPA 27, ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE HOWARD COUNTY CODE.
- ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU PAID AS PROVIDED IN SECTION 125.0.A.9.f(2) OF THE ZONING REGULATIONS.
- PER SECTION 125.0.H.4 OF THE ZONING REGULATIONS, MINOR ADJUSTMENTS TO THE PEDESTRIAN, BICYCLE, TRANSIT CIRCULATION, ROAD NETWORK, BLOCK CONFIGURATION AND DOWNTOWN COMMUNITY COMMONS MAY BE APPROVED AS A PART OF THE SITE DEVELOPMENT PLAN. THE APPROVAL AND CONSTRUCTION OF THE ROAD & UTILITY NETWORK (FINAL PLANS & W/S) MAY BE DONE IN CONSTRUCTION PHASES TO FACILITATE DEVELOPMENT.
- WP-18-033, AN ALTERNATIVE COMPLIANCE OF SECTION 16.155(a)(1)(ii), WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR A NON-RESIDENTIAL CHANGE IN USE WITH A LIMIT OF DISTURBANCE GREATER THAN 5,000 SF (REMOVAL OF THE RIDGELY BUILDING), WAS APPROVED ON OCTOBER 16, 2017 SUBJECT TO THE FOLLOWING CONDITIONS:
 - GRADING IS COMPLETED AS SHOWN ON GP-18-019 AND STAYS WITHIN THE ESTABLISHED LOD OF THE GRADING PLAN. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE COUNTY REGULATIONS AND OBTAIN ALL REQUIRED DEMOLITION AND GRADING PERMITS AS ISSUED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
 - THE AREA OF THE LOD MUST BE INCLUDED IN THE AREA USED TO CALCULATE SWM REQUIREMENTS WITHIN THE REDEVELOPMENT CRITERIA WITH A FUTURE SUBMISSION OF A SITE DEVELOPMENT PLAN FOR THE SITE IN ACCORDANCE WITH DED COMMENTS DATED SEPTEMBER 29, 2017.
 - THE APPROVAL OF THE DEMOLITION OF THIS EXISTING BUILDING AND GRADING OF A FUTURE PAD SITE DOES NOT PRECLUDE ANY REQUIRED FINAL DEVELOPMENT PLAN OR SITE DEVELOPMENT PLAN APPROVAL REQUIRED FOR NEW DEVELOPMENT FOR DOWNTOWN REVITALIZATION PER SECTION 125.0.A.9 OF THE ZONING REGULATIONS.
 - AT THE TIME THAT A FINAL DEVELOPMENT PLAN THAT INCLUDES SUBJECT PROPERTY IS SUBMITTED, A DEMOLITION CREDIT FOR THE DEMOLISHED BUILDING TOTALING 40,000 SF OF OFFICE PER SDP-71-055 MAY BE ESTABLISHED. THE FDP MUST IDENTIFY WP-18-033 AND SDP-71-055 FOR THIS CREDIT.
- ALL PARCELS WITHIN THE LIMITS OF THIS FDP ARE CURRENTLY SUBJECT TO RECORDED COVENANTS (L:552 F:516, AS AMENDED BY L:558 F:573, L:559 F:180, AND L:16679 F:244) WHICH INCLUDE PARKING AND OTHER PROVISIONS. SITE DEVELOPMENT PLAN(S) WITHIN THIS FDP MUST ADDRESS PARKING SERVING ADJACENT PARCELS THAT WILL BE DISPLACED BY REDEVELOPMENT, IF ANY.
- BLOCK D IS CONSIDERED A "LONG BLOCK". SEE NEIGHBORHOOD DESIGN GUIDELINES FOR CRITERIA AND MITIGATION OPTIONS.
- THE SHARED USE PATHWAY WILL BE BUILT AT THE TIME THE ADJACENT SITE DEVELOPMENT OR ROAD IMPROVEMENTS PLAN IS IMPLEMENTED. PATHWAY DETAILS WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE.
- UP TO 95 TEMPORARY HOTEL ROOMS AND ACCESSORY LOBBY AND ADMINISTRATIVE SPACE MAY BE LOCATED IN EACH MULTIFAMILY BUILDING PLANNED TO CONTAIN NOT LESS THAN 120 TOTAL PERMANENT DWELLING UNITS PROVIDED: (i) THE COMBINED TOTAL NUMBER OF TEMPORARY HOTEL ROOMS AND PERMANENT DWELLING UNITS WITHIN EACH BUILDING DOES NOT EXCEED THE TOTAL NUMBER OF PERMANENT DWELLING UNITS APPROVED FOR THAT BUILDING; (ii) THE COMBINED TOTAL NUMBER OF NET NEW PERMANENT HOTEL ROOMS AND NET NEW TEMPORARY HOTEL ROOMS IN DOWNTOWN COLUMBIA DOES NOT EXCEED 640 TOTAL NET NEW HOTEL ROOMS; (iii) TEMPORARY HOTEL ROOMS ARE NOT INCLUDED IN DOWNTOWN COLUMBIA PLAN PHASING REQUIREMENTS; AND (iv) NO BUILDING SHALL CONTAIN TEMPORARY HOTEL ROOMS FOR MORE THAN TWENTY FOUR MONTHS FROM THE DATE OF INITIAL OCCUPANCY OF THE FIRST TEMPORARY HOTEL ROOM IN THAT BUILDING, SUBJECT TO A MAXIMUM OF TWO EXTENSIONS LASTING TWELVE MONTHS EACH AS APPROVED BY THE DEPARTMENT OF INSPECTION, LICENSES AND PERMITS AS A PART OF ITS RENTAL LICENSING RENEWAL PROCESS.

LEGEND



NOTE:
1. THIS PLAN IS FOR GENERAL LOT AND PARCEL LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 4 THRU 6.



OWNERS AND PETITIONERS
 HRD PARKING DECK BUSINESS TRUST
 STERRETT BUILDING HOLDINGS, LLC
 TOWN CENTER EAST BUSINESS TRUST
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST
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**DOWNTOWN COLUMBIA
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NEIGHBORHOOD
PHASE I**

COLUMBIA TOWN CENTER
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 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 3 OF 7

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2020.

SITE COMPOSITE LOT AND PARCEL MAP

SCALE: 1" = 100'

HOWARD COUNTY PLANNING BOARD			
HO. CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

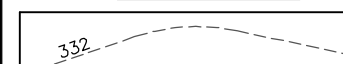
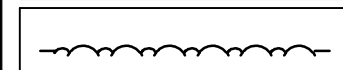

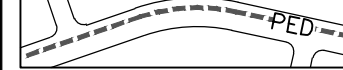

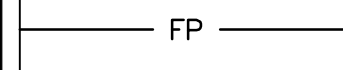
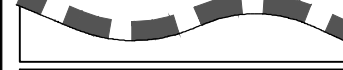
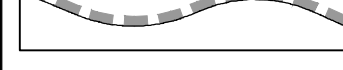

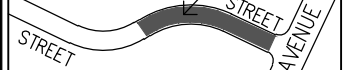





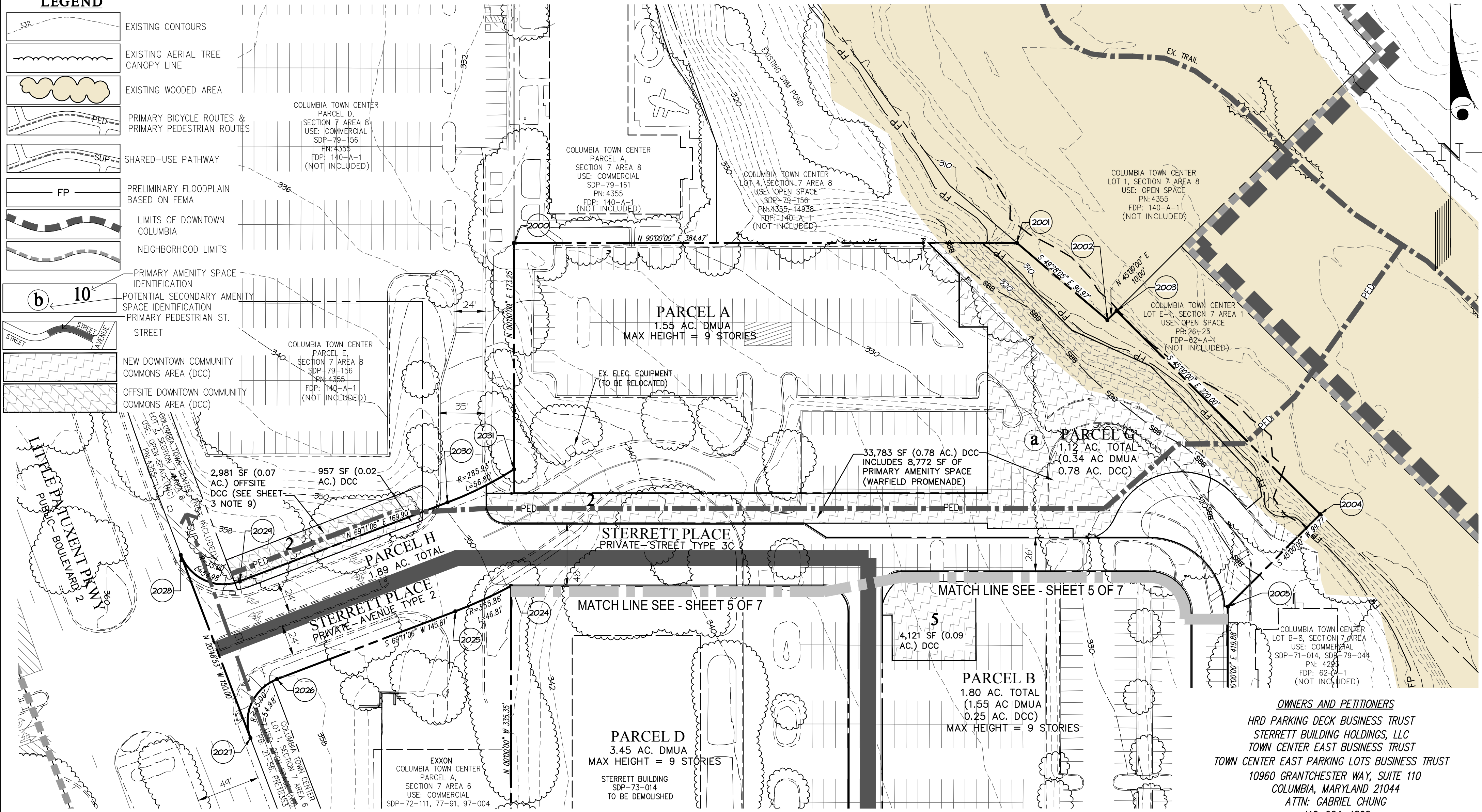
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DATE: **OCT, 2019**
 DRAWN BY: **dds**
 CHECKED BY:

L:\CADD\DRAWINGS\18029\PLANS BY GLW\FDP\18029 - OVERVIEW.dwg, PLOTTED: 10/9/2019 3:25 PM, LAST SAVED: 10/9/2019 3:25 PM, PLOTTED BY: Don Sweeney

LEGEND

-  EXISTING CONTOURS
-  EXISTING AERIAL TREE CANOPY LINE
-  EXISTING WOODED AREA
-  PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
-  SHARED-USE PATHWAY
-  PRELIMINARY FLOODPLAIN BASED ON FEMA
-  LIMITS OF DOWNTOWN COLUMBIA
-  NEIGHBORHOOD LIMITS
-  PRIMARY AMENITY SPACE IDENTIFICATION
-  POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
-  PRIMARY PEDESTRIAN ST. STREET
-  NEW DOWNTOWN COMMUNITY COMMONS AREA (DCC)
-  OFFSITE DOWNTOWN COMMUNITY COMMONS AREA (DCC)



TABULATION OF LAND USE

EX. DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC.
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	12.77 AC.
TOTAL	12.77 AC.

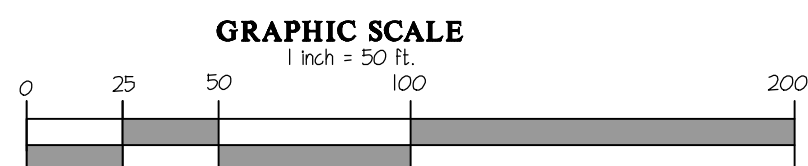
* LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009
 ** DOES NOT INCLUDE 2,981 SF OF DCC ADJACENT TO THE FDP AREA ON PARCEL E, SECTION 7 AREA 8. SEE SHEET 3 NOTE 9 FOR MORE INFORMATION.

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____

**PLAN AREA-NORTH
 PARCELS A, G, & part of PARCEL H**



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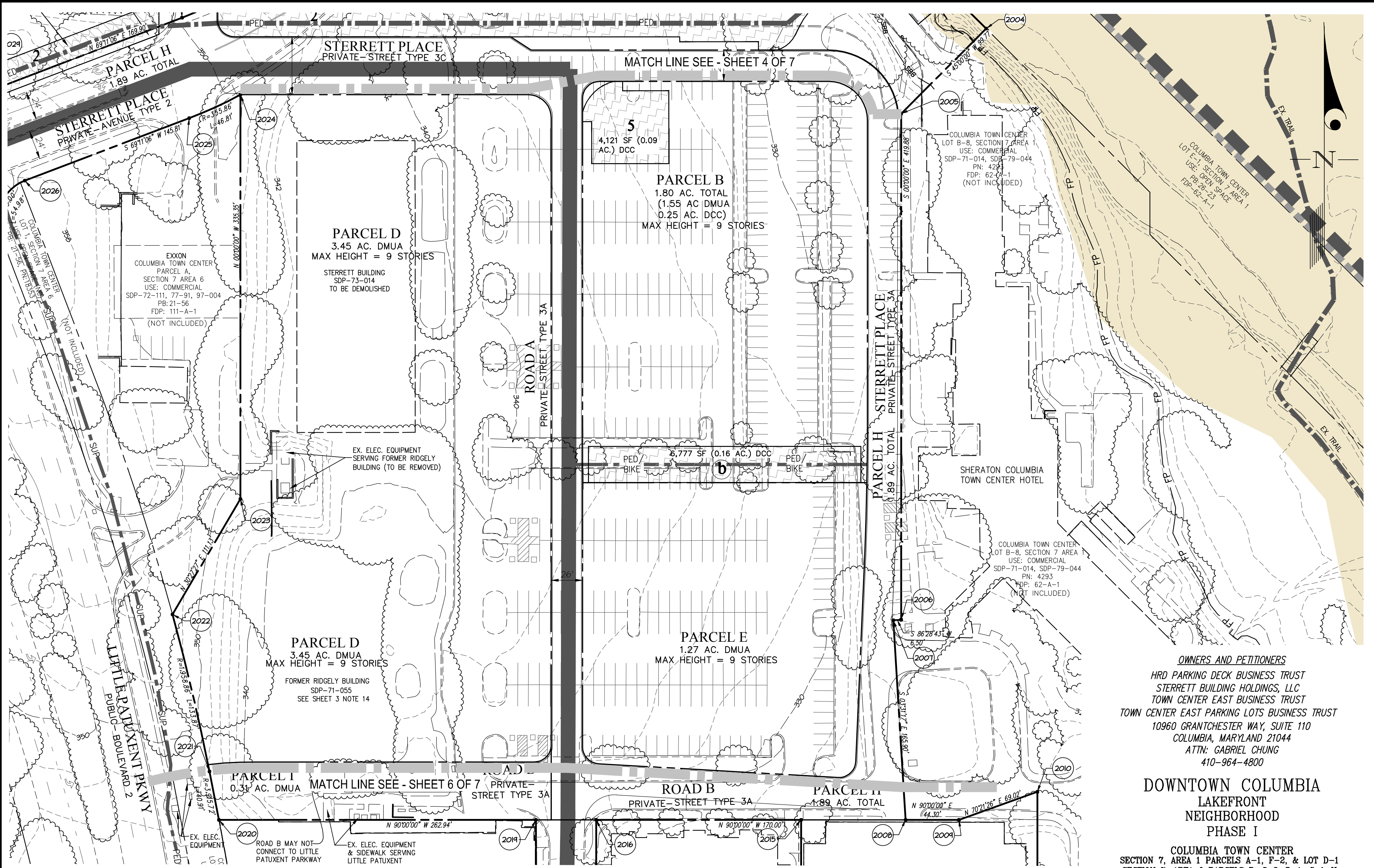
CHECKED BY:

OWNERS AND PETITIONERS
 HRD PARKING DECK BUSINESS TRUST
 STERRETT BUILDING HOLDINGS, LLC
 TOWN CENTER EAST BUSINESS TRUST
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST
 10960 GRANTCHESTER WAY, SUITE 110
 COLUMBIA, MARYLAND 21044
 ATTN: GABRIEL CHUNG
 410-964-4800

**DOWNTOWN COLUMBIA
 LAKEFRONT
 NEIGHBORHOOD
 PHASE I**

COLUMBIA TOWN CENTER
 SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1
 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H
 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=50' SHEET 4 OF 7

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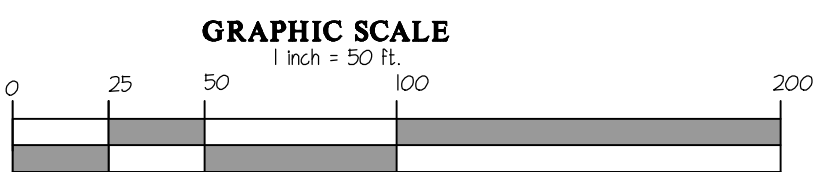


TABULATION OF LAND USE
SEE SHEET 4 OF 7

RECORDED AS PLAT NUMBER _____ ON _____
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PLAN AREA-MID
PARCELS B, D, E, & part of PARCEL H



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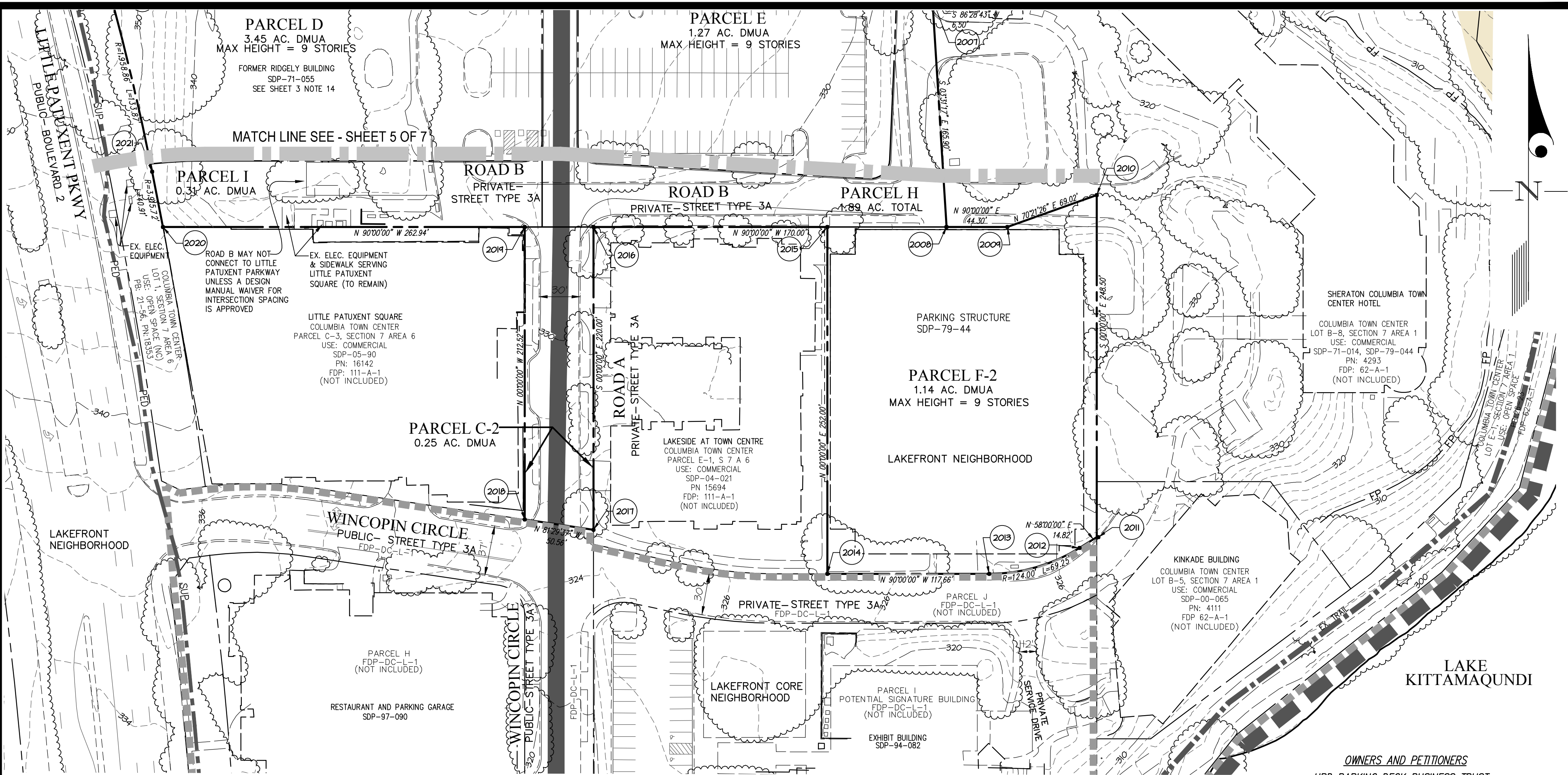
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5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=50' SHEET 5 OF 7

DATE:
OCT, 2019

DRAWN BY:
dds

CHECKED BY:

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**PLAN AREA-SOUTH
PARCELS C-2, F-2, I, & part of PARCEL H**

NET NEW AMENITY SPACES CHART¹

KEY	TYPE	AMENITY DESCRIPTION	MIN. AREA	AREA SHOWN
2	PRIMARY	WARFIELD PROMENADE	N/A	9,729 SF ²
5	PRIMARY	WINCOPIN GREEN	4,100 SF	4,121 SF
⊕	SECONDARY	NEIGHBORHOOD SQUARE ⁴	13,966 SF ³	25,011 SF
⊙	SECONDARY	MEWS	N/A	6,777 SF
TOTAL:				45,638 SF

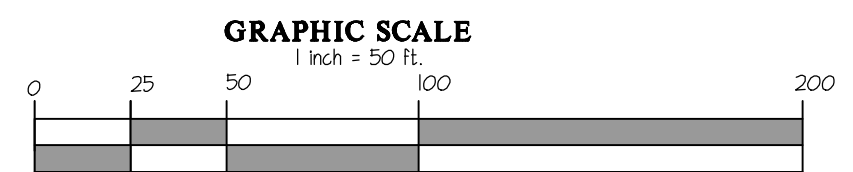
1. SEE SHEET 3 NOTE 9 FOR 5% NET NEW DOWNTOWN COMMUNITY COMMONS REQUIREMENT.
 2. DOES NOT INCLUDE 2,981 SF OF DCC ADJACENT TO THE FDP AREA ON PARCEL E, SECTION 7 AREA 8. SEE SHEET 3 NOTE 9 FOR MORE INFORMATION.
 3. MINIMUM SECONDARY AMENITY SPACE AREA BASED ON THE 5% REQUIREMENT IS 27,816 SF MINUS PRIMARY AMENITY AREA PROVIDED (13,850 SF) WHICH EQUALS 13,966 SF
 4. IF PROVIDED, A DOWNTOWN NEIGHBORHOOD SQUARE MUST CONTAIN AT LEAST 25,000 SF PER SECTION 103 & SECTION 125.0.A.9.g(4)(d)

TABULATION OF LAND USE
SEE SHEET 4 OF 7

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TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=50' SHEET 6 OF 7

DATE: **OCT, 2019**

DRAWN BY: **dds**

CHECKED BY:

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COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
2000	565589.3067	1352722.0411
2001	565589.3067	1353106.5103
2002	565530.1879	1353175.6513
2003	565537.2590	1353182.7224
2004	565381.6930	1353338.2884
2005	565311.1450	1353267.7404
2006	564891.2650	1353267.7404
2007	564890.8658	1353261.2526
2008	564725.2790	1353271.4424
2009	564725.2790	1353315.7424
2010	564748.4810	1353380.7475
2011	564499.9220	1353381.7660
2012	564492.1244	1353368.1822
2013	564473.2824	1353302.4722
2014	564473.2824	1353184.8124
2015	564725.2790	1353184.8124
2016	564725.2790	1353014.8124
2017	564505.2799	1353014.8124
2018	564512.7581	1352964.8124
2019	564725.2790	1352964.8124

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
2020	564725.2790	1352701.8703
2021	564765.4338	1352644.0705
2022	564895.7205	1352663.3984
2023	564991.5190	1352719.7324
2024	565326.8678	1352719.7324
2025	565307.4073	1352677.1946
2026	565255.5945	1352540.9038
2027	565210.4416	1352520.6254
2028	565350.6498	1352467.3241
2029	565330.3713	1352512.4771
2030	565390.7471	1352671.2922
2031	565416.0567	1352722.0411

COORDINATE TABLES

RECORDED AS PLAT NUMBER _____ ON _____
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 HOWARD COUNTY, MARYLAND

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____

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