



June 4, 2021

To: Columbia Association Board of Directors
(E-mail: Board.Members.FY22@columbiaassociation.org)
CA Management

From: Janet Evans, Board Chair

The Columbia Association Board of Directors Hybrid Meeting will be held on Thursday, June 10, 2021 beginning at 7:00 p.m.

AGENDA

	5 min.	Page Nos.
1. Call to Order		
(a) Announce the procedures being used to conduct the hybrid meeting		
(b) Roll Call to determine Directors in attendance		
(c) Announce that both audio and video of the meeting are being broadcast. Anyone using the link on CA's website will be able to see and hear the proceedings.		
(d) Timekeeper – Andy Stack		
2. Approval of Agenda	1 min.	
3. Verbal Resident Speakout will be available to individuals who submitted the Resident Speakout form on CA's website by the specified due date. Residents may also send written comments to CA's Board of Directors at Board.Members.FY22@columbiaassociation.org . Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout.		
4. Work Session Topics	130 min.	
(a) Utility Easement – BGE – Hickory Ridge	(10 min.)	2 – 9
(b) Outdoor Pools	(15 min.)	10 – 11
(c) President/CEO Evaluation Process	(45 min.)	12 – 31
(d) Howard County General Plan/New Town Charrette	(45 min.)	32 – 35
€ Limits on Speaking Time for CA Board Members	(15 min.)	36
5. Questions Only	15 min.	
(a) Most Recent Development Tracker		37 - 44
(b) Capital Projects and Open Space Updates		45
(c) Chair's Remarks		
(d) President's Remarks; Follow-up from BOD Members		
6. Proposed New Topics	5 min.	
7. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m.		

Next Scheduled Hybrid Board Meeting
Thursday, June 24, 2021 – Beginning at 7:00 p.m.

CA Mission Statement

Engage our diverse community, cultivate a unique sense of place, and enhance quality of life

CA Vision Statement

CA creates and supports solutions to meet the evolving needs of a dynamic and inclusive community.

Easement Requests

JUNE 10, 2021

Columbia
Association



Hickory Ridge: BGE Utility Easement

BGE Utility Easement

Request Details

Easements

- BGE is requesting to relocate a utility easement by Clemens Crossing Pool

Easement Request

Easement Request Form

Date: 6/10/2021

Easement Grantee: Baltimore Gas and Electric (BGE)

Project Name: BGE Utility Easement

Proposed Easement Location:

Village of Hickory Ridge, Section 1, Area 2, Open Space Lot 330

Purpose of Proposed Easement:

BGE is requesting to relocate their utility easement at Clemens Crossing Pool

Alternatives to Proposed Easement:

BGE would have to relocate the utility to the Clemens Crossing Elementary School property. If not granted, CA would have to ask BGE to relocate the utility eventually in order to renovate the Clemens Crossing Pool.

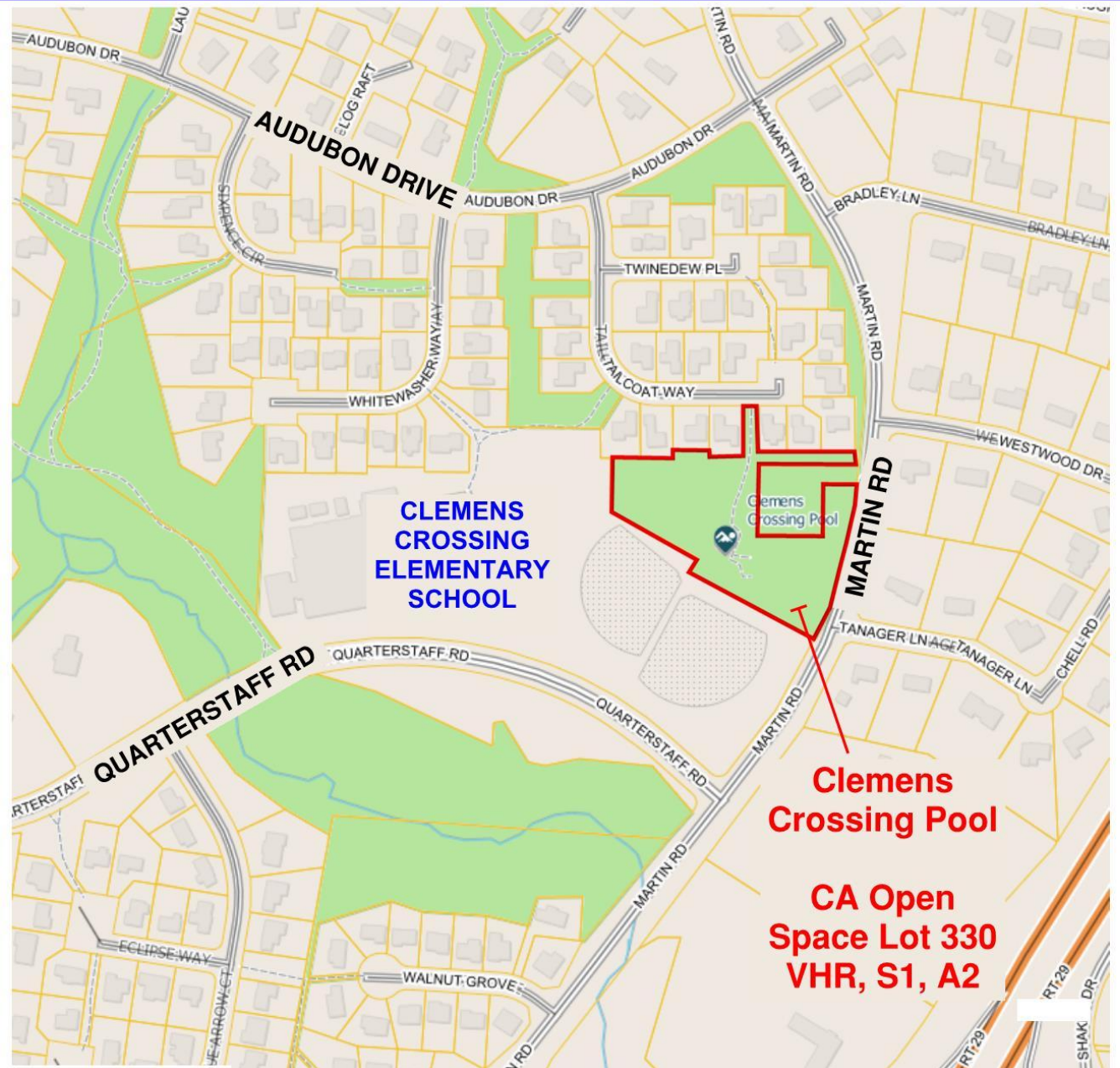
Briefly describe who will be impacted and how they will be impacted:

Adjacent neighbors in the vicinity of the project will see construction activity during construction. Temporary pathway closure. Construction will be planned in order to avoid conflicts with the school and pool properties.

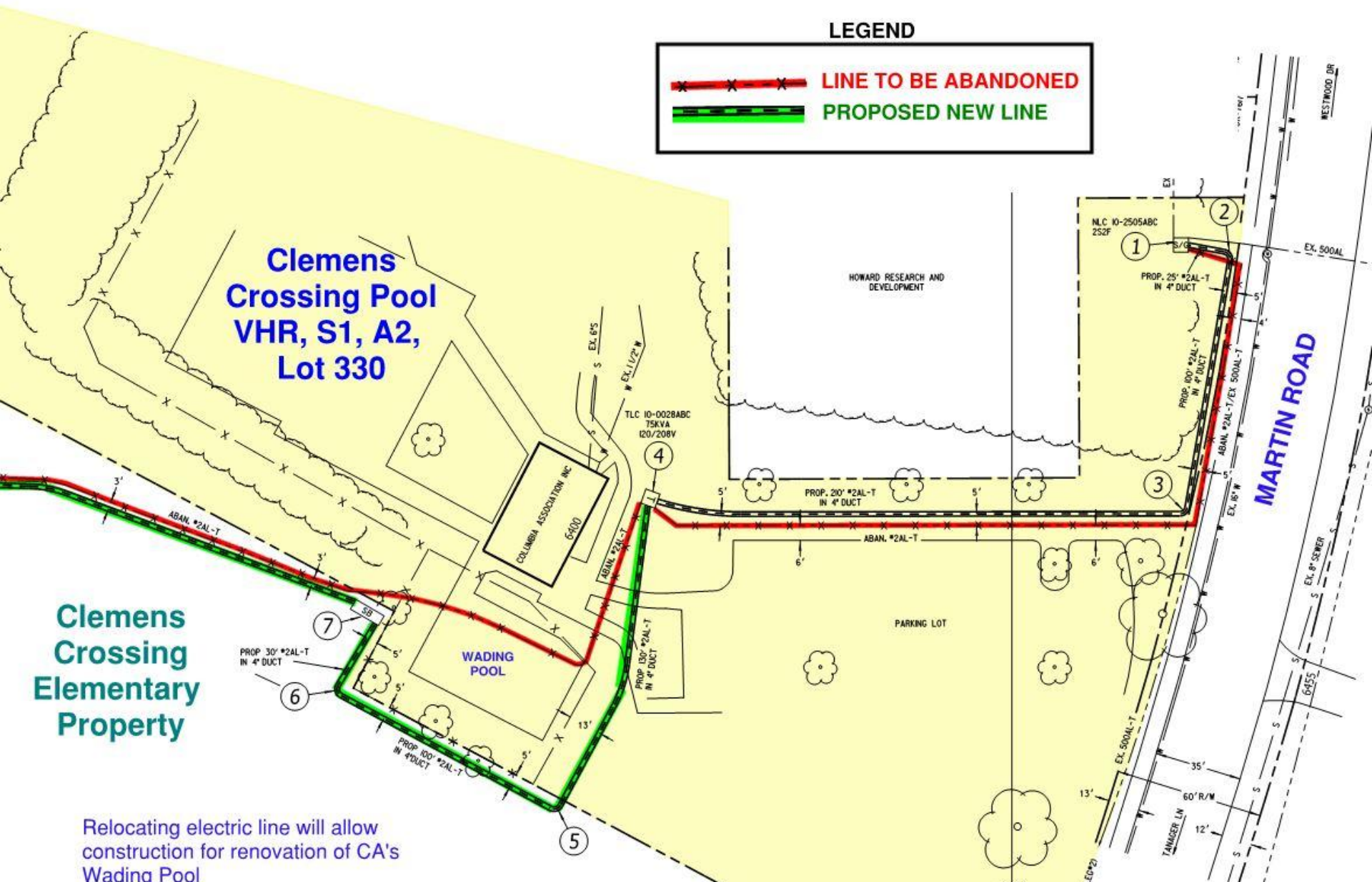
Additional Notes:

Recommend approval, no consideration easement, subject to staff review.

Vicinity Map



BGE Utility Easement



RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Baltimore Gas & Electric relating to the relocation of a utility easement on CA Open Space Lot 330, Village of Hickory Ridge, Section 1, Area 2, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Easement is expected to produce civic betterments or social improvements consisting of improved public amenities; and
3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

BE IT SO RESOLVED

_____, 2021





June 4, 2021

To: Columbia Association Board of Directors
Lakey Boyd, President/CEO

From: Dan Burns, Director of Sport and Fitness

cc: Susan Krabbe, Vice President and CFO

RE: Opening Additional Outdoor Pools

On February 25, 2021 the Board approved the FY2022 Budget that included opening 15 of our 23 outdoor pools for this season. At that same meeting, the Board passed a resolution that in part stated that the Board authorized Staff to open additional outdoor pools if staff provided information to the CA Board that there were significant positive developments in our finances, in the COVID situation, in state and county regulations, and an increase in lifeguards.

As of today, we have had significant positive changes in three of the four metrics. The COVID situation in Howard County has improved significantly with a 7 day positivity rate of 0.99% along with 57.2% of Howard County residents being fully vaccinated, the CDC and subsequently the State and County have significantly reduced the restrictions on business operations and with recent developments with regards to the Haven on the Lake space, our financial outlook for FY2022 has improved.

The sublease of the Haven on the Lake space was signed on June 1, and as a result, we will begin realizing income for the space that was not budgeted for in FY2022. With so many unknowns in the commercial real estate market and the fact that the Board did not vote to close Haven until February 25, we had conservatively budgeted for no sublease income in FY2022.

While we still have the major hurdle of staffing to overcome, Staff believes that these other positive developments would allow us to plan to open two more outdoor pools for this season. I do caution that staffing is a significant concern as there is a major lifeguard shortage in the region. To emphasize that point, Six Flags has called our team multiple times to see if we have extra staff to lend them so they can try to open. It is also my understanding that the Roger Carter Center is closing their pool at certain times because of a staffing shortage. Ultimately, we won't know if we have enough staffing until the Board provides direction to the staff to open the two additional pools and we begin recruiting.

June 4, 2021

To: Columbia Association Board of Directors
Lakey Boyd, President/CEO
From: Dan Burns, Director of Sport and Fitness
cc: Susan Krabbe, Vice President and CFO
RE: Opening Additional Outdoor Pools

As discussed during the Budget process, the primary factor in choosing the fifteen pools to be opened was our ability to have a full CNSL season for all of our teams. That process meant that the selection, although covering more than 80% of our uses, was focused on the usability of a pool for CNSL first and location second. With that, Owen Brown and Wilde Lake were the only two villages that only had one pool in the original fifteen. During the Budget process, we heard the communities concerns about accessibility for all of our community and with that in mind, Staff would recommend the Board consider Dasher Green and Faulkner Ridge as the additional two pools for opening.

Draft President & CEO Performance Evaluation Process



Columbia
Association

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Draft President & CEO Performance Evaluation Process

- Purpose
- Best Practices
- Draft Process
- Potential Categories to Rate
- Performance Ratings
- Questions

Draft President & CEO Performance Evaluation Process

Draft



Purpose

Provide Human Resources & Industry best practices for President/CEO performance evaluation for your consideration in drafting a formal evaluation process.

Draft

Draft President & CEO Performance Evaluation Process

Best Practice Source

Society of Human Resource Management (SHRM) researched information, including sample CEO evaluations in non-profit industries.



Draft



Draft President & CEO Performance Evaluation Process

Best Practices

Create a policy for the President & CEO performance evaluation to include:

- When and how often evaluation will be conducted (annually or bi-annually)
- Set Objectives:
 - partner with President/CEO to establish goals & objectives
 - President/CEO & Board agree and sign off on goals & objectives for the fiscal year
 - if priorities shift, put the shift in writing

Draft

Draft President & CEO Performance Evaluation Process

Best Practices (cont.)

- President & CEO documents self evaluation for the Board
- President & CEO Evaluation Criteria
 - criteria used to evaluate President/CEO should be specified by the Board & agreed to by the President/CEO
 - criteria used to evaluate President/ CEO should be based on a blend of behavioral and quantitative factors that support CA's mission, vision, values and goals
- Establish how the evaluation will be shared and discussed with the President/CEO

Draft



Draft President & CEO Performance Evaluation Process

Potential Process

- Fiscal Year - May 1, 2021 - April 30, 2022
- Annual Performance Evaluation Timeline:
(April 30, 2022-June 30, 2022)
- President/CEO Self Evaluation:
(April 30-May 30)
- Board Evaluation of President/CEO
(May 30-June 15) * includes the Board
communicating to the performance
evaluation results to the President/CEO

Draft President & CEO Performance Evaluation Process

Draft



Potential Process (cont.)

- President/CEO signs performance evaluation received from the Board (June 15 - June 30, 2022)
- Effective Date of Merit Increase & Bonus (July 1, 2022)
- January 2023-March 2023
Establish goals & objectives in partnership with President/CEO for fiscal year May 1, 2023-April 30, 2024

Draft

Draft President & CEO Performance Evaluation Process

Potential Process (cont.)

- Mid-Year Performance Review (November 30, 2021)
- Document & shift priorities as appropriate (December 13, 2021)



Draft

Draft President & CEO Performance Evaluation Process

Categories to Rate

- Financial Leadership
- Strategic Development
- Leadership & Culture
- Ethics
- Board Relations

Draft

Draft President & CEO Performance Evaluation Process



Performance Ratings

- 5 - Exceeds Expectations- Performs above & beyond expectations
- 4- Meets All Expectations - Always meets expectations
- 3 - Meets Most Expectations - Often meets expectations
- 2 - Meets Some Expectations - Meets some expectations but not consistently
- 1- Does not meet expectations - Rarely or never meets expectations
- N/A - Not applicable or has not been observed

Draft President & CEO Performance Evaluation Process

Draft



Questions?



Name:	Lakey Boyd	Name:	Janet Evans
Title:	President/CEO	Title:	Board Chair
Date:		Date:	

Performance Rating Definitions:

5 - Exceeds Expectations: The President/CEO performs above and beyond expectations.

4 - Meets All Expectations: The President/CEO always meets expectations.

3 - Meets Most Expectations: The President/CEO often meets expectations.

2 - Meets Some Expectations: The President/CEO meets some expectations but not consistently.

1 - Does Not Meet Expectations: The President/CEO rarely or never meets expectations.

N/A - Not Applicable: Not applicable or has not been observed.

In the event the President/CEO's performance is rated 2 or below, provide specific suggestions for needed performance improvement.



Financial Leadership	Circle Applicable Performance Rating & Include Comments					
	1	2	3	4	5	N/A
<ul style="list-style-type: none">• Financial results in the past year met or exceeded CA's financial goals.• Sets the tone for financial discipline and the importance of financial balance to achieve the mission and vision.• Engages the board in robust dialogue about financial reports and plans, providing sufficient and clear information about progress and results achieved.• Ensures an annual audit of financial operations, with a careful and thorough review by the Board.	Comments:					

CEO Self-Evaluation Rating:



Strategic Development	Circle Applicable Performance Rating & Include Comments						
	<table border="1"><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>N/A</td></tr></table>	1	2	3	4	5	N/A
1	2	3	4	5	N/A		
<ul style="list-style-type: none">• Collaborates with the Board to set strategic direction for the organization.• Develops, communicates and leads the implementation of the strategic plan in a manner consistent with CA's mission, vision and values.• Engages internal and external stakeholders to develop strategies and plans to move CA in the desired direction.• Ensures that short-term and long-term goals and priorities are communicated and well understood by the Board, team members, villages and the community at large.• Considers evolving internal and external trends and factors, and adjusts and plans as necessary.	Comments:						

CEO Self-Evaluation Rating:



Board Relations	Circle Applicable Performance Rating & Include Comments					
	1	2	3	4	5	N/A
<ul style="list-style-type: none">• Keeps the Board well-informed of important developments and issues.• Ensures positive working relations with the Board founded on honesty, trust and collaboration.• Engages internal and external stakeholders to develop strategies and plans to move CA in the desired direction.• Recommends appropriate actions for Board consideration; providing clear and timely information for deliberation and decision-making when appropriate.• Ensures continuous education for the Board on issues/topics important to ensure effective, evidence based governing leadership.	Comments:					

CEO Self-Evaluation Rating:



Leadership and Culture	Circle Applicable Performance Rating & Include Comments					
	1	2	3	4	5	N/A
<ul style="list-style-type: none"> • Provides focused and effective leadership that ensures commitment to CA's mission and vision. • Sets organizational tone that attracts, retains, motivates and develops a highly qualified workforce. • Sets the tone for diversity, equity and inclusion within CA and within the community. • Embeds importance of the member experience throughout CA. • Values a diversity of opinions. 	Comments:					

CEO Self-Evaluation Rating:



Ethics	Circle Applicable Performance Rating & Include Comments					
	1	2	3	4	5	N/A
<ul style="list-style-type: none">● Combines strong ethical judgement with technical management skills.● Exhibits values of fairness, honesty and compassion.● Maintains a high level of commitment to the mission and vision.	Comments:					

CEO Self-Evaluation Rating:



President/CEO Goals and Objectives

Evaluate the CEO's achievement of goals and objectives using the scale outlined below. Add comments to provide context to the rating, or that would be helpful to the CEO in improving performance.

5 - Exceeded Expectations: The President/CEO's achievement of this goal extended above and beyond expectations.

4 - Mets All Expectations: The President/CEO met all expectations in achieving this goal.

3 - Meets Most Expectations: The President/CEO often meets expectations.

2 - Meets Some Expectations: The President/CEO meets some expectations but not consistently.

1 - Does Not Meet Expectations: The President/CEO rarely or never meets expectations.

N/A - Not Applicable: Not applicable or has not been observed.

In the event the President/CEO's performance is rated 2 or below, provide specific suggestions for needed performance improvement.

Goal (Insert Goal Here)	Circle Applicable Rating & Include Comments <table border="1" data-bbox="808 1304 1414 1367"><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>N/A</td></tr></table>	1	2	3	4	5	N/A
1	2	3	4	5	N/A		
Objectives <ul style="list-style-type: none">•••	Comments:						

President/CEO Self Rating: (President/CEO rating from self evaluation)
President/CEO Comments: (President/CEO comments from self evaluation)

Goal (Insert Goal Here)	Circle Applicable Rating & Include Comments					
	1	2	3	4	5	N/A
Objectives • • •	Comments:					

President/CEO Self Rating: (President/CEO rating from self evaluation)
President/CEO Comments: (President/CEO comments from self evaluation)

Goal (Insert Goal Here)	Circle Applicable Rating & Include Comments					
	1	2	3	4	5	N/A
Objectives • • •	Comments:					

President/CEO Self Rating: (President/CEO rating from self evaluation)
President/CEO Comments: (President/CEO comments from self evaluation)

Howard County General Plan Update New Town / Columbia Design Sessions

Comments From Andy Stack

Howard County is in the process of updating its current General Plan (Howard2030). As part of the process for updating the plan, the County will hold several sessions to discuss New Town/Columbia. The focus of the sessions is *What is the essence of Columbia in terms of its design and community character?* The goal is to help identify and prioritize important aspects of community character to preserve, enhance, transform, or strengthen in the New Town/Columbia area for the new General Plan.

In the 1960s, Jim Rouse developed the new town of Columbia. As stated in the Downtown Columbia Plan, *Rouse hoped to make Columbia a new kind of American community that would, through rational planning, avoid the problems associated with the decay that was settling upon America's big cities and the unplanned and often unsightly sprawl that marked its ever-burgeoning suburbs. Though in part motivated by social concerns, Rouse also was a successful business man who knew that Columbia had to be profitable if it was to survive and thrive.* Columbia did survive and thrive. He created an active and engaged community born out of the urban planning ideas of that era. Now it's 60 years later and planning ideas have evolved. But, Columbia needs to remain a model community responding to the needs and wishes of each successive generation. The General Plan update presents an opportunity to restate the essence of Columbia in current planning ideas.

For the sessions, Howard County's Framework for considering Columbia in the General Plan Update is called PETS - Preserve, Enhance, Transform, Strengthen. What should be preserved, enhanced, transformed, or strengthened?

- Preserve: What areas of Columbia should be maintained, preserved, or safeguarded?
 - Open Space (its most prized asset), existing Residential areas
- Enhance: What existing developed areas of Columbia should be enhanced with small to medium improvements?
 - Commercial corridors, Outparcels
- Transform: What areas of Columbia should be completely reimagined, redeveloped, or reinvigorated with energized activity?
 - Gateway, Downtown (already underway)
- Strengthen: What areas of Columbia already have positive momentum, but may benefit from additional support?
 - Village Centers, Industrial Parks

The following are items to be considered in the update General Plan for the Columbia area.

Items to Help Preserve Columbia

1. In order to preserve Columbia's vision, a community/master plan must be created for the entire Columbia area including outparcels. There should be sector plans, under the community plan, for different areas.
2. To preserve Columbia's vision and look, redevelopment in the Columbia area must be integrated into the existing community character. Character would include items such as
 - a. Compatibility with existing and neighboring landscape including plazas, benches, signage
 - b. Compatibility with existing open space and links to neighboring open space parcels
 - c. Compatibility with location/direction of existing/neighboring buildings
 - d. Compatibility with neighboring building heights and massing
 - e. Integration of nearby architecture features into new buildings
3. Key signature elements of Columbia (list to be provided by CA) need to be preserved and used to guide future redevelopment. Some key signature elements include (not an exhaustive list):
 - a. boulevard-style parkways,
 - b. connectivity of open space,
 - c. internally-facing village centers,
 - d. diversity of housing type,
 - e. native and cluster style planting/use of landscape berms for screening (not privacy hedges),
 - f. extensive tree canopy
4. Columbia has been referenced as a *city in a garden*. This needs to be preserved as a significant feature of Columbia.
5. Preserve the existing linked open space system which is fundamental to Columbia and its identity.
6. Preserve the existing areas (Lakefront, Symphony Woods, etc...) used to provide civic and cultural activities such as concerts, festivals, and other events.
7. Preserve the *greenness* of Columbia's major thoroughfares (BLP, SRP, etc...). Outside of Downtown Columbia continue to ensure a green buffer between the road and any building/parking lots. This buffer should be compatible with adjacent properties including outparcels.
8. Columbia's residential areas have extensive tree canopy. This needs to be preserved and strengthened regardless of any redevelopment.
9. Columbia's existing street pattern was developed to preserve stream valleys and environmentally sensitive areas. This allowed for linked segments of open space. This pattern needs to be preserved, particularly in residential areas. Roads that cross open space divide the open space and cut the links. There are areas where a grid type of road system, which could provide a better localized transportation network without crossing contiguous open space areas, may be beneficial. These include areas such as Downtown and other large scale new activity centers (Gateway/Dobbin/Snowden etc.), especially places that do not currently integrate into the open space system but instead have large swaths of parking lots where it makes sense to redevelop with a finer scale street network that can incorporate green parklets.
10. To preserve Columbia's characteristics and traffic flow, lots should not have direct vehicular access from major streets. This is to avoid the situation where driveway after driveway access major streets which leads to a very cluttered look.

11. Preserve the overall ethic, demographic, and economic diversity envisioned at Columbia's founding. This might include providing a variety of housing options in all villages, providing for a variety of businesses and jobs, encouraging redevelopment of existing housing stock to meet future needs.
12. Preserve Columbia's range of full spectrum housing as envisioned at Columbia's founding. Ensure there are a variety of housing options in villages (single family, townhomes, duplexes, condos, apartments, multi-generational, etc.). Have mixtures of market rate and non-market rate housing in the same building or complex.
13. Preserve the concept of setting specific percentages for land use categories. Columbia needs to continue to have a balance of land use for industrial, commercial, and various types of residential. If additional density is desired, incentivize developers to provide amenities in return for higher density. Develop sector plans for different areas of Columbia to allow for different needs. What works in one village doesn't necessarily work in a different village or Downtown or Gateway.
14. In general, Columbia has small lots and narrow streets. There are lot coverage percentage limits. These limits are necessary to retain Columbia's look and character. ADUs need to be carefully considered in the context of lot size and neighborhood to ensure that the lot coverage percentage is maintained and that bulk regulations continue to apply. Strategies such as tiny houses, zero-lot line houses, lot/basement apartments, duplexes should be considered to provide workforce housing.

Items to Help Enhance Columbia

1. Enhance the existing open space system by requiring that new open space (including in outparcels) be linked into the existing system.
2. Restore ecologically damaged open space areas (ex: streams, areas with significant loss of trees, areas with significant invasive species such as bamboo) to enhance the existing open space system.
3. Use underutilized land to enhance the open space system.
4. Enhance the existing pathway system by linking it to County and other pathways. Provide County resources to complete missing links and ADA/mobility enhancements on County owned rights-of-way and land.
5. Implement the Walk Howard and Bike Howard plans; update these plans on a regular basis (5 to 10 years).
6. Enhance mobility options for all segments of the Columbia community including mass transit, pathways, sidewalks, and roads.
7. New developments/redevelopments in Downtown, Gateway, and activity centers need to be transit-oriented to enhance Columbia's appeal. Commercial/office developments/redevelopments should be encouraged to incorporate facilities that support active transportation activities.
8. Enhance full spectrum housing by ensuring that it is spread across the entire Columbia area and not have segments concentrated in particular neighborhoods.
9. Redevelopment of existing apartment complexes should include a mixture of market-rate and non-market rate units with non-market rate units not exceeding 20-25%.

Items to Help Transform Columbia

1. The Columbia area is more than just land zoned as New Town. Dorsey's Search and Gateway are part of Columbia. So are outparcels. Outparcels must be included in the Columbia area to allow for unified planning. Dorsey's Search is an example of how non-NT zoned development can still embody

Columbia's planning standards. A set of standards must be designed to guide development and redevelopment in the Columbia area.

2. Focus plans must be developed for aging commercial centers and Gateway. These plans must recognize the importance of industry to Columbia and the County (as was recognized at Columbia's beginning and incorporated into the New Town zoning regulations).
3. From the beginning, Columbia's Village Centers have been an important component of Columbia's vision. Village Centers need to be transformed as time progresses to ensure they remain viable. Dwelling units need to be incorporated into plans for Village Center redevelopment.
4. In a mixed use center/area any residential development must be phased with commercial/industrial development to ensure that the commercial/industrial development is actually constructed. Mixed use centers must be carefully integrated into the Columbia community to ensure consistency.
5. A holistic transportation plan should be developed for the entire Columbia area which would allow for innovative solutions and transform the transit system.
6. Streets should be designed under the Complete Streets philosophy to better meet future community needs.
7. When pathways are planned, consider including signage, viewing/sitting plazas, landscape features, and public art to make the pathway system more visible and usable for the entire community.
8. Consider having open space parcels separately identified and recorded in a County-wide database and map. Require the overall amount of open space to be preserved and clearly identify which open space parcels can have active items such as schools and facilities versus those parcels to be left natural or have pathways, bridges, and tot lots.

Items to Help Strengthen Columbia

1. To help strengthen Columbia's open space system, better maintenance and more aggressive management of non-CA-owned upstream drainage areas is required.
2. Improved (non-CA) funding is needed to address erosion, sediment control, and flooding. This will strengthen the open space system.
3. For County-owned open space, proposed new open space or redeveloped open space incorporate bio-diversity strategies into the requirements (reforestation, habitat enhancement, erosion control, etc.). This helps with ecological diversity which is very important. Linking CA and non-CA open space areas can provide corridors for wildlife.
4. Green development must be encouraged to mitigate environmental impact. This includes lighting.
5. New and redevelopment projects need to ensure that they link (landscape and especially transportation - sidewalks, pathways, parking lots, etc...) to neighboring parcels.
6. Enhanced walkability should be required of any redevelopment.
7. Strengthen low income housing by incorporating it with market-rate housing. Don't create complexes of just low income housing.
8. There should be consistent design guidelines for sections of the Columbia area which also covers outparcels. Consider how in the Downtown Columbia plan, design guidelines are an integral and first step for development.

CA Board Proposed Speaking Limits

CA Board of Directors Agenda Item Form	
Date	June 8, 2021
Agenda Item:	Proposed speaking limits
As a	Member of the CA board
I would like	to limit the speaking time of board members to three minutes before having to get back in the queue
so that	everyone has an opportunity to speak and the meetings end on time.
Brief Supporting Information:	
	In order to cover the material on the agenda, the CA board must limit the time spent on each topic.
	It is in the board's best interest to ensure everyone has an opportunity to speak and as many perspectives are represented as possible.
	Focused statements are easier to digest and respond to.
Associated Strategic Priority:	Identity - Improved Communication
Why Now?	Optimize the time the board spends discussing issues
Time Sensitivity?	Yes

Columbia Development Tracker

June 3, 2021



The Columbia Development Tracker incorporates projects or development proposals going through their entitlement and/or planning review process. The tracker is composed of four separate sections, which are listed below in order of appearance:

1. Upcoming development related public meetings
2. Previous development related public meetings and decisions
3. Newly submitted development plans
4. Previously submitted development proposals and decisions/status

This monthly report is produced by CA's Office of Planning and Community Affairs with information compiled from Howard County Government

Upcoming Development Public Meetings

Special Note: Temporary Modifications to Development Tracker

In response to the Covid-19 virus, most Howard County planning and development meetings have transitioned to a virtual format with computer and phone-based call in options. The procedures and registration requirements of these virtual meetings vary by meeting type. Columbia Association's Office of Planning and Community Affairs will continue to monitor the status of meetings and hearings. When virtual meetings are held the development tracker will attempt to reflect procedures for attending such meetings.

The Howard County Department of Planning and Zoning is still accepting applications and development proposal plans for review which will continue to be tracked in this report. The Howard County Planning Board, Hearing Examiner, and Zoning Board will continue to meet virtually for the next several months.

Developers may now host virtual pre-submission community meetings subject to approval of their proposed accommodations through the waiver petition process. Material presented during these meetings is required to be posted online for at least two weeks after the meeting and accommodate community comments on those materials. The CA development tracker will note when pre-submission community meetings are being held but will not track the WP submissions associated with these meetings.

Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
BA-777D Administrative appeal of DPZ's decision of 10/23/20 to exempt or waive the temporary use permitting process for It's My Amphitheater, Inc.'s operation of a drive through holiday lighting display (10475 Little Patuxent Parkway, Merriweather Post Pavilion)	Columbia non-village	6/4/2021; 2:00 pm WebEx Hearing – Register and view online Continuation of hearing from 5/11/21, 5/17/21, 5/18/21, 5/19/21	Hearing Examiner	Decision by the Hearing Examiner	CA is the appellant in this case.
Erickson at Limestone Valley ZB-1118M A proposal to rezone 62.116 acres from B-2 & RC-DEO to CEF-M for development of a continuing care retirement community and to permit the expansion/relocation of the existing Freestate Gasoline Service Station. Property under consideration is located off MD 108 at 12170 Clarksville Pike.	Near River Hill	6/9/2021; 6 pm WebEx Hearing – Register and View Online Continuation of hearing from 6/17/20, 7/15/20, 9/02/20, 9/16/20, 10/7/20, 10/28/20, 12/2/ 20, 1/13/21, 2/10/21, 3/10/21, 4/7/2021	Zoning Board	Public hearing and decision by the ZB for change to CEF-M zoning Planning Board previously recommended approval	No action recommended. CA planning staff is monitoring this proposal.

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
BA 781-D – AGS Borrower, Lakeview LLC Appeal of Planning Board decision letter dated 1/25/21 denial of SDP-20-042 Lakeview Retail located at 9841 & 9861 Broken Land Parkway.	Owen Brown	5/18/2021; 10 am WebEx Hearing – register and view online	Hearing Examiner	The Hearing Examiner denied the appeal and denied approval of SDP-20-042 on 5/27/21	Decision by the Hearing Examiner	CA testified in the original Planning Board case opposing design elements of the site plan and recommending conditions of approval. CA OPCA staff provided similar testimony.
Wynne Property The owner of property at 5668 Trotter Rd is proposing to build two single family dwelling units on 1.07 acres of land with an existing single family dwelling.	Near River Hill	5/24/2021; 6 pm Zoom meeting	Presubmission community meeting	Not a decision making meeting	Community meeting prior to any plan submission	No action recommended – project is consistent with zoning and surrounding neighborhood.

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>Scott Property</p> <p>The owner of property at 6479 & 6485 S. Trotter Rd is proposing to build 25 age restricted units and a clubhouse on two lots totaling 9.75 acres with an existing single family home. Age-restricted development is permitted as a conditional use for the property's zoning.</p>	Near River Hill	<p>5/25/2021; 6 pm</p> <p>Virtual meeting</p>	Presubmission community meeting	Not a decision making meeting	Community meeting prior to submission of plans to DPZ. 1 st step in the conditional use review process followed by DAP then Hearing Examiner.	No action recommended.

Columbia Development Tracker (June 2021)						Last Updated 6/3/2021	
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Previous Development Proposals and Decisions							
Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-19-025 Cedar Creek Bridge and Trail WP-20-094 (3/13/2020)	11/21/2018, 2/28/2019, 5/28/2019, 1/6/2020, 9/10/2020	An SDP was submitted for an environmental trail connecting the Cedar Creek development to the Robinson Nature Center. This project is a community enhancement and a condition of approval for CEF-R associated with the adjacent Cedar Creek residential development on Grace Drive. Alternative Compliance Request is for additional time for developer to address DPZ review comments. (Approved)	Near River Hill & Hickory Ridge	NT	Technically complete 11/17/2020 - To be scheduled before Planning Board	Technical review by staff	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.
SDP-20-055 Cedar Creek Phase 2	7/30/2020	The owner of property at 7600 Grace Drive submitted a site development plan for 55 single family detached homes which are part of a larger development proposal at this site.	Near River Hill	CEF-R	Final signature on hold until SDP-19-025 is approved by PB and DA for SDP-19-025 is executed.	Final signature on hold until SDP-19-025 is approved by PB and DA for SDP-19-025 is executed.	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.
SDP-20-077, Columbia EZ Storage	8/11/2020, 1/5/2021	The owners of property at 9265 Berger Road are proposing demolishing the two existing buildings on the rear of the site and constructing one new storage facility.	Near Columbia non-village & Owen Brown	M-1	Technically Complete 2/23/2021	Technical review and decision by Department of Planning and Zoning	No action recommended - The project is consistent with permitted uses and surrounding area.
F-21-004	8/11/2020	A final plan was submitted in order to record easements related to construction of the new Talbott Springs Elementary School.	Oakland Mills	NT	Under Review	Review and recordation	No action recommended
SDP-21-003	9/15/2020	A Site Development Plan was submitted for a property located at 9190 red Branch Road. The proposal would demolish the existing building and replace it with two buildings one of which would serve as a warehouse and the other as a warehouse and office space.	Columbia Non-village	NT	Approved (signed) 5/5/2021	Review by DPZ staff and the Planning Board should it chose to exercise review authority	No action recommended. Proposal conforms with zoning regulations and is appropriate to the site and surrounding area.
F-21-023, Dorsey Overlook	10/22/2020, 3/30/2021	A final plan was submitted in association with an 82 unit 1 over 2 townhome proposal at the northeast quadrant of the intersection of MD 108 and Columbia Road.	Near Dorsey's Search	R-Apt	Under Review	Review and decision by Department of Planning and Zoning	No action recommended
SDP-20-074, Dorsey Overlook	11/10/2020, 4/20/2021	A site development plan was submitted for 82 unit development of 1 over 2 townhomes at the northeast quadrant of the intersection of MD 108 and Columbia Road.	Near Dorsey's Search	R-Apt	Under Review	Review for compliance with regulations and decision by Department of Planning and Zoning	No Action Recommended
SDP-21-023, United Way Daycare	1/19/2021; 3/1/2021	A proposed development of a 1 story building and play area located at 7125 Columbia Gateway Drive. The site is currently developed as a parking lot.	Near Columbia non-village	M-1	Approved (signed) 5/21/21	Review and approval by DPZ staff	No action recommended

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SDP-21-030, Roslyn Rise	2/23/2021, 5/13/2021	A proposed re-development of an existing affordable housing townhome community located at the southeast quadrant of Trumpeter Rd and Twin Rivers Rd with two apartment buildings consisting of 153 units with a mix of market rate and affordable units.	Village of Wilde Lake	NT	Under Review	Review by DPZ staff prior to Planning Board	No action recommended. This project involves a land swap and easements on CA open space lands. CA real estate service division has coordinated CA comments and input for this project.
SDP-21-028, Mathematic and Athletics Complex	2/17/2021, 3/30/2021	A site development plan was submitted for renovations and an addition to the mathematics and athletics complex on the Howard Community College Campus including a new building, stormwater management and reconstruction of the parking lot.	Columbia Non-village	POR	Technically Complete 5/27/2021	Review by DPZ	No action recommended – Project is consistent with the existing use
F-21-041, Connell Property	2/11/2021	A final subdivision plan was submitted for a property located at 9245 Berger Road. More information is pending.	Columbia Non-village	M-1	Technically complete 4/15/2021	Review and recordation	No action recommended
SDP-21-035, Huntington Point	3/30/2021	The owner of property at 9454 Volmerhausen Rd submitted a site development plan associated with the development of 8 single family detached homes on 2.02 acres.	Near Kings Contrivance	R-SC	Technically Complete 4/28/2021	Review and decision by DPZ	No action recommended –proposal is consistent with the zoning and surrounding area.
F-21-056, Columbia Gateway Parcel L	3/30/2021	A final plan was submitted for subdivision of the property in association with United Way Day Care Center (SDP-21-023).	Near Columbia non-village	M-1	Recorded 5/12/2021	Review and recordation	No action recommended.
SDP-21-029, Muslim Family Center	3/25/2021	A site development plan was submitted for a property located at 5796 Waterloo Rd proposing construction of a concrete parking lot and ADA ramp.	Columbia Non-village	R-20	Submit Revised	Review by DPZ	No action recommended
F-21-046, Sapariya Property	3/18/2021	A final plan was submitted for two single family detached homes on a property located at 5669 Trotter Road with an existing single family detached home.	Columbia Non-village	R-20	Submit Revised	Review and recordation	No action recommended –proposal is consistent with the zoning and surrounding area.
SDP-21-032, Brickley Mills	3/4/2021, 5/18/2021	A site development plan was submitted for six single family detached homes on a 2.74 acre property located at 7440 Oakland Mills Rd.	Near Columbia Non-village	R-12	Under Review	Review by DPZ	No action recommended –proposal is consistent with the zoning and surrounding area.
ECP-21-034, Yali Li Property	4/27/2021	The owner of property at 5972 Trotter Road submitted an environmental concept plan associated with the subdivision of a 1 acre property with an existing home to build two single-family dwellings.	Near River Hill	R-20	Under Review	Technical review and decision by Department of Planning and Zoning	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.

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ECP-21-045, Wynne Property	4/27/2021	The owner of property at 5668 Trotter Rd submitted an environmental concept plan associated with two proposed single family dwelling units on 1.07 acres of land with an existing single family dwelling.	Near River Hill	R-20	Submit Revised	Technical review and decision by Department of Planning and Zoning	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
WP-21-120 & 115, Plumtree Branch/Dunloggin MS	4/20/2021	An alternative compliance request was submitted for several regulations associated with wetlands, streams and forest cover. This is a stream restoration project sponsored by the Howard County Office of Community Sustainability that, by its very nature, requires alternative compliance to such regulations.	Dorsey's Search	R-20	Approved 5/12/2021	Review by DPZ	No action recommended

OPEN SPACE & FACILITY SERVICES UPDATE

June 10, 2021

The annual Fourth of July Lakefront celebration will resume this year. Open Space is working hard to prepare for this event to make sure everything is ready in time.