



July 2, 2021

To: Columbia Association Board of Directors  
(E-mail: [Board.Members.FY22@ColumbiaAssociation.org](mailto: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, July 8, 2021 beginning at 7:00 p.m.**

### **AGENDA**

	<b>5 min.</b>	<b>Page No.</b>
1. Call to Order		
(a) Announce the procedures being used to conduct the virtual meeting		
(b) Roll Call to determine Directors/senior staff 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 – Tina Horn		
2. Approval of Agenda	<b>1 min.</b>	
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 <a href="mailto:Board.Members.FY22@ColumbiaAssociation.org">Board.Members.FY22@ColumbiaAssociation.org</a> . Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout.		
4. Board Votes	<b>15 min.</b>	
(a) Subcommittee Report – CA Board of Directors Position Statement on the Howard County General Plan		<b>3 - 6</b>
5. Work Session Topics	<b>100 min.</b>	
(a) Proposed Budget Schedule for FY 2023	(15 min.)	<b>7</b>
(b) Presentation of Information – Participation of Women-, Minority-, and Disabled-Owned Businesses in CA's Purchasing Process	(30 min.)	<b>8 – 18</b>
(c) Villages Financials Cap	(30 min.)	<b>19 – 23</b>
(d) Review Proposed President/CEO Ratings Scale, Process, and Goals	(15 min.)	<b>24 – 31</b>
(e) Capital Projects and Open Space Update	(10 min.)	<b>32 – 45</b>
6. Questions Only	<b>30 min.</b>	
(a) New Town Charrette – Summary of Meetings		<b>46 – 64</b>
(b) Board Priority Review		<b>65 – 71</b>
(c) Most Recent Development Tracker		<b>72 - 81</b>
(d) Pre-filed State Legislation		<b>82</b>
(e) President's Remarks; Follow-Up Questions from the Board Members		
7. Proposed New Topics	<b>5 min.</b>	
8. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m.		

**Next Scheduled Hybrid Board Work Sessions and Meeting**

**Thursday, July 15 – Board of Directors Work Session-Advisory Committees –  
Beginning at 7:00 p.m.**

**Thursday, July 22 – Board of Directors Meeting – Beginning at 7:00 p.m.**

**Thursday, July 29 – Board of Directors Special Work Session – 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.

30 June 2021

**CA Position Statement on the Howard County General Plan Focusing on Columbia and Its Environs**

Over fifty years ago, Columbia was founded on the principles of diversity, valued open space, neighborhood character, and a land use mix that would enable people to live, work, and play locally. As stated in the Downtown Columbia Plan, Columbia's visionary founder, Jim 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 ever-burgeoning suburbs..."*

Though primarily motivated by social concerns, Rouse was also a successful businessman who knew that Columbia had to be financially feasible if it were to survive and thrive.

Columbia did survive and thrive over the past 50+ years, becoming "a city in a garden" that is frequently cited as one of the best places to live in America.

Rouse said he hoped Columbia would never be finished, that the community would continue to evolve and that the residents who call Columbia home would be actively engaged in the process. Today, we can review Columbia's history to see what has worked and what requires improvement as we meet the needs and wishes of successive generations. We can also take advantage of city planning tools that have been developed over the ensuing years.

Seeking to fulfill this vision of ongoing active engagement, Columbia Association's Board of Directors has considered its values and priorities to understand how they align with Howard County's General Plan Update (HoCo by Design) PSET framework – Preserve, Strengthen, Enhance, and Transform. We offer the following as our position statement.

**Preserving Columbia**

1. The General Plan should recommend development of a community master plan/sector plan(s) for the greater Columbia area, including outparcels.
2. The greater Columbia community should be planned comprehensively, with outparcels and New Town-zoned land ultimately subject to the same standards that embody a complementary aesthetic. In addition, clear and transparent enforcement mechanisms are needed to guide future development.
3. The General Plan should recommend a design manual to regulate the character of the greater Columbia area.
4. Open Space preservation is deeply important for Columbia's community
  - a. The existing linked open space system is fundamental to Columbia and its identity.

- b. The existing civic areas (Lakefront, Symphony Woods, etc.) provide cultural hubs.
  - c. The existing parkways provide green thoroughfares.
  - d. The existing tree canopy provides shelter, increases property values, and connects residents with nature.
  - e. Stream valleys, environmentally sensitive areas, and open space connections should not be interrupted by roadways in traditional village neighborhoods and where they offer connections to destinations.
- 5. The General Plan should recommend policies and set the stage for a regulatory framework that preserves Columbia's range of full spectrum housing, both in type and cost.
- 6. Retain balance of land use for industrial, commercial, and various types of residential.
- 7. Retain the many characteristics that give Columbia its unique sense of place such as underground utilities, pathway connections, diverse housing and public realm guidelines (examples of such guidelines include landscape buffers that separate parkways from commercial development, restricted access between major roads and lots).

### **Strengthening Columbia**

- 1. The General Plan should recommend the establishment of new environmental and bio-diversity strategies such as reforestation, habitat enhancement, erosion control, green building, wildlife corridors, dark sky lighting, etc. for all new and existing open space areas.
- 2. New and redevelopment projects need to ensure that they link with landscaping, sidewalks/pathways, parking lots, etc. to neighboring parcels.
- 3. The General Plan should recommend a holistic and robust transportation study for the greater Columbia area with the goal of reducing vehicle dependence and transforming the transit system.
- 4. Strengthen the housing market via mixed-income development that blends into existing neighborhoods.
- 5. Identify and prioritize opportunities to strengthen existing transit and multi-modal options connecting neighborhoods and activity centers.

### **Enhancing Columbia**

- 1. Open Space enhancements are greatly valued by Columbia's community.
  - a. New open space (including in outparcels) should be linked into the existing system.
  - b. Repurpose underutilized land to enhance the open space system.
- 2. Enhance the existing pathway system by linking it to County and other pathways.
- 3. Implement the Walk Howard and Bike Howard plans; update these plans on a regular basis (5 to 10 years).



4. Prioritize enhanced mobility options and a robust transit system, particularly around new developments/redevelopments in Downtown, Gateway, and activity centers.
5. Enhance full spectrum housing by ensuring that it is spread across the entire Columbia area and throughout all of Howard County, without concentrations in any particular neighborhood.

### **Transforming Columbia**

1. The General Plan should recommend the establishment of “focus area” plans for aging commercial centers and Gateway.
2. Village Centers need to be transformed into mixed use communities over time to ensure they remain viable.
3. The General Plan should recommend a holistic and robust transportation study for the greater Columbia area with the goal of reducing vehicle dependence and transforming the transit system.
4. Streets should be designed under the Complete Streets philosophy to better meet future community needs.

### **Summary**

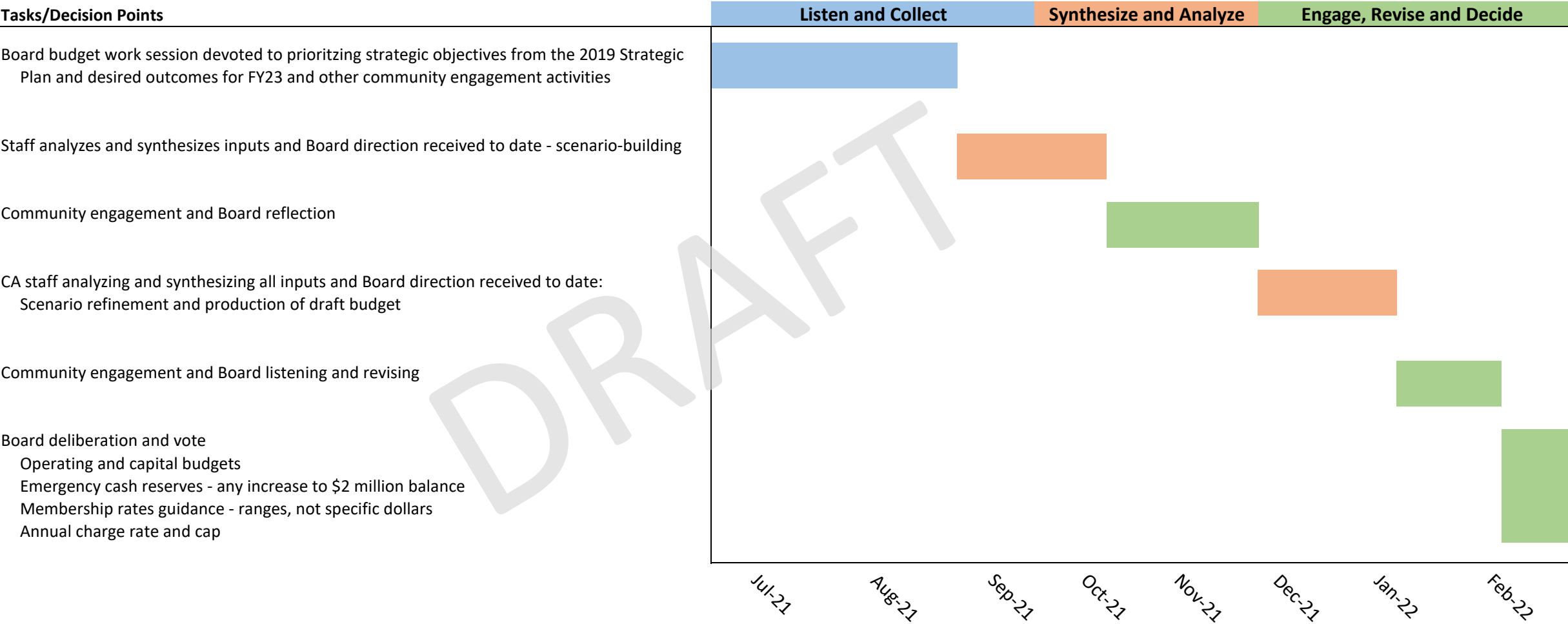
Over fifty years ago, Columbia was founded by a visionary developer who sought to build a “city where people could grow.” As Howard County and Columbia move into the next 50 years, it is our priority that Columbia retain the characteristics/values that make it special. Columbia’s underlying values include a rational land use mix, meaningful open space, socioeconomic diversity, respect for the environment, distinctive neighborhood character and a strong sense of place.

While the General Plan is a broad-sweeping document, the values outlined above include several other studies that will focus on topics or geographic areas. We encourage the County to include recommendations for the creation of these documents in the General Plan, setting the stage for their development in the coming months and years. This includes a **Design Manual**, **Area or Sector Plans**, and **Environmental Studies**. Each of these more focused undertakings will be useful in establishing standards geared toward preserving, strengthening, enhancing, or transforming Columbia. In addition, the General Plan needs to acknowledge that development must not outpace infrastructure.

In short, we believe that good design is critical to retaining the aesthetic of Columbia; we seek to prioritize the preservation of our open space network and the connectedness it affords; we aim to reflect the importance of our village centers as hubs of community activity and commerce; we believe it is critical to ensure that the provision of housing meets the needs of all people and spreads benefits and impacts equally throughout the community; and, we endeavor to make traveling to and through Columbia easy through a variety of transit modes and options.

We ask you to consider these values and priorities as you prepare the HoCo by Design General Plan Update, and to incorporate them into your document as a reflection of our collective community vision.

PROPOSED BUDGET SCHEDULE FOR FY 2023 -- ENGAGEMENT PROCESS  
JULY 8, 2021





July 1, 2021

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

From: Patrick O'Malley, Director of Purchasing

cc: Susan Krabbe, Vice President and CFO

re: Minority Business Enterprise Program

Attached is a copy of the Minority Business Enterprise Program policy. The MBE program is modeled after Howard County Government's Equal Business Opportunity program.

Also attached is a chart to show the total expenditures with certified Minority Business vendors (includes women owned business enterprises and disabled owned business enterprises) and the percentage of expenditures from fiscal year 2012 through 2021. The policy's goal is to procure (12%) of the total dollar value in eligible procurements from certified Minority Business Enterprises.

A brief presentation is included to document the efforts made by the purchasing office to promote Minority Business Enterprises.

The purchasing office promotes the participation of Minority Business Enterprises by:

1. Contacting all MBE firms certified by Howard County and requesting they register as a vendor with CA.
2. Sending all Invitations for Bids and Requests for Proposals to all MBE firms registered with CA for the specific goods or services requested.
3. Training all CA purchasers on the MBE policy.
4. Discussing with prime contractors MBE subcontracting opportunities during the bid and contract award process.
5. Providing all CA purchasers the list of MBE vendors sorted by products and services.
6. Periodically meeting with the Equal Business Opportunity Coordinator with Howard County Government to discuss increasing MBE participation in CA procurement.
7. CA website and all bid solicitations contain MBE objectives.
8. Serving as a resource for all CA Team Members with purchasing responsibilities to source MBE firms.
9. Staffing a booth designated for CA at various State of Maryland and Howard County MBE outreach events.

Minority Business Enterprise (includes MBE, WBE and DBE)  
Historical Procurement Expenditures

Fiscal Year	MBE Expenditures	Percent of Total Expenditures
2012	\$1,557,572	8.0%
2013	\$1,692,651	7.4%
2014	\$1,884,215	9.2%
2015	\$1,723,325	6.4%
2016	\$1,429,474	7.0%
2017	\$2,102,858	9.3%
2018	\$1,490,543	5.3%
2019	\$2,585,852	7.4%
2020	\$2,209,082	5.8%
2021	\$1,483,763	9.9%

**MINORITY BUSINESS ENTERPRISES,  
WOMEN OWNED BUSINESS ENTERPRISES AND DISABLED OWNED  
BUSINESS ENTERPRISES POLICY**

The Columbia Association (CA) encourages Minority Business Enterprises (“MBEs”), Women Owned Business Enterprises (“WBEs”) and Disabled Owned Business Enterprises (“DBEs”) to participate in CA procurements. For the purposes of this policy, an MBE is a business entity that is majority owned, operated, and controlled by members of one of the following groups: African Americans, Native American Indians, Asian Americans, and/or Hispanic Americans. A WBE is a business entity that is majority owned, operated, and controlled by a Caucasian woman. A DBE is a business entity that is majority owned, operated and controlled by an individual who has a physical or mental impairment that substantially limits one or more major life activities or has a record of such impairment.

CA shall:

- a. Promote participation of MBEs, WBEs and DBEs in Procurements of all types and of all values;
- b. consider responsible and responsive MBEs, WBEs and DBEs when soliciting, conducting, and awarding Procurements;
- c. discuss with Vendors MBE, WBE and DBE subcontracting and other business relationship opportunities when available, at all phases of the Procurement process;
- d. train all CA purchasers on this policy;

- e. include the following language in Invitations for Bids (“IFBs”) and Requests For Proposals (“RFPs”):

Minority Business Enterprises, Women Owned Business Enterprises and Disabled Owned Business Enterprises will be afforded equal opportunity to submit Bids or Proposals in response to this Procurement and will not be subject to discrimination on the basis of race, color, sex, or national origin in consideration for award;
- f. maintain lists of potential Bidders and Offerors that include responsible MBEs, WBEs and DBEs;
- g. suggest that Vendors provide Procurement documents to responsive MBEs, WBEs and DBEs for subcontracting and other business relationship opportunities that may be available due to the scope and nature of the Procurement;
- h. ask Vendors to provide information related to MBE, WBE and DBE participation in Procurements and availability of subcontracting and other business relationship opportunities for MBEs, WBEs and DBEs, including descriptions of steps taken to seek and encourage that participation and other relationships;
- i. if there are no known MBEs, WBEs or DBEs that may respond to a Procurement for which an IFB or RFP will be issued, make efforts to locate such firms and to encourage participation of MBEs, WBEs and DBEs in the Procurement;



- j. when requested by Vendors, offer the assistance of Purchasing Department personnel in identifying, locating, and contacting MBEs, WBEs and DBEs available for subcontracting and other business relationships;
- k. ensure that requirements for MBE, WBE and DBE participation under Federal or State law or agreements are met when applicable; and;
- l. request Vendors to keep the Purchasing Department advised of existing MBE, WBE and DBE subcontracts and other business relationships, as well as any changes to these business relationships that affect MBE, WBE and DBE participation in the Procurement.

CA recognizes certifications from Howard County, Maryland; the Maryland Department of Transportation; the City of Baltimore, Maryland; or another certifying entity.

CA will establish guidelines and document efforts to attain its goal to procure Twelve Percent (12%) of the total dollar value in eligible procurements from MBEs, WBEs and DBEs. The Purchasing Department will assist CA purchasers in striving to attain or exceed this goal.

This policy will terminate on April 30, 2022 unless the CA Board of Directors extends this policy after thorough evaluation and review.

# MINORITY BUSINESS ENTERPRISE (MBE) POLICY

Modeled from Howard County Government Equal Business Opportunity Program

# CA PURCHASERS

1. Train all CA purchasers on the MBE policy.
2. Provide all CA purchasers with the list of MBE vendors.
3. The purchasing office serves as a resource.





# COMPETITIVE BID PROCESS

1. Send all solicitations to the certified MBE firms registered with CA and identified through the MDOT MBE Directory.
2. Discuss with prime contractors MBE subcontracting opportunities.
3. CA website and all bid solicitations contain MBE policy objectives.



# COLLABORATION WITH STATE AND COUNTY GOVERNMENT

1. Contact all MBE firms certified by the Howard County Government and request they register as a vendor with CA.
2. Meet with the Equal Business Opportunity Coordinator with Howard County Government.
3. Staff a booth designated for CA at various State of Maryland MBE outreach events.





QUESTIONS?





June 30, 2021

To: Members of the Columbia Association Board of Directors

From: Susan Krabbe, Vice President/Chief Financial Officer

Cc: Lakey Boyd, President/CEO  
Kristin Russell, Director of Planning and Community Affairs  
Jackie Tuma, Director of Audit and Advisory Services

Subject: Villages' FY21 Excess Cash Reserves

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### **Background**

CA has a longstanding commitment to allocate a portion of the CA annual charge to the ten village community associations ("villages"). While it is sometimes referenced as "pass through," it is actually the responsibility and right of CA to assess, bill and collect the annual charge in its entirety. The share of the annual charge paid by CA to the villages is required to be reported to the IRS by all parties as a grant. This distinction is important because it reflects the shared fiduciary responsibilities CA and the villages have for oversight of the funds collected from annual charge payers. The alternative to this practice would be for each village to collect its own fees and assessments in accordance with its individual governing documents.

In FY21, the share of annual charge and other direct support provided to the villages by CA totaled \$6.1 million:

Annual charge share	\$	3,393,500
Other funding/support *	\$	2,710,900
<b>Total - FY21</b>	<b>\$</b>	<b>6,104,400</b>

\*Includes employee benefits, legal (covenant) fees, repairs & maintenance, depreciation, insurance, taxes, interest, and administrative support.

The current structure around the amount of the share of annual charge for villages was developed through a joint effort between CA staff and village managers and then approved by CA's Board FY18. The methodology is designed to fund the villages' mission-related functions and defray some of the costs associated with occupying CA buildings.

For many years, the management contract between CA and each village has specified the amount of cash reserves that can be retained by each village (currently 20% of operating expenses), with any excess beyond that threshold returned to CA. This enables the villages to receive funds needed for operations while retaining reserves for unexpected expenditures. Any excess returned to CA supports community-wide operating and capital expenditures.

June 30, 2021

To: Members of the Columbia Association Board of Directors

From: Susan Krabbe, Vice President/Chief Financial Officer

Subject: Villages' FY21 Excess Cash Reserves

### **Modifications to FY21 Cash Reserves**

Given the impact of the pandemic on operations, CA's Board of Directors recognized that the villages were concerned about the adequacy of their FY21 cash reserves. Therefore, the Board approved a resolution on April 22, 2021 enabling the villages to retain funds beyond the threshold specified in the management contract. The cash reserves permitted *in addition to the 20% threshold* are currently as follows:

<u>Description</u>	<u>Year of exclusion</u>	<u>Amount</u>
FY21 Add'l annual charge share (8.58%)	FY21 only	\$ 291,000
Unspent CARES grants/loans	FY21 only	\$ 283,000
Retained FY17 Excess Cash Reserves (FY19-21) for HC, OM, OB, and WL	FY21 (final year)	\$ 61,000
Dissolvment of contingency fund	Ongoing	\$ 304,000
		<u><u>\$ 939,000</u></u>

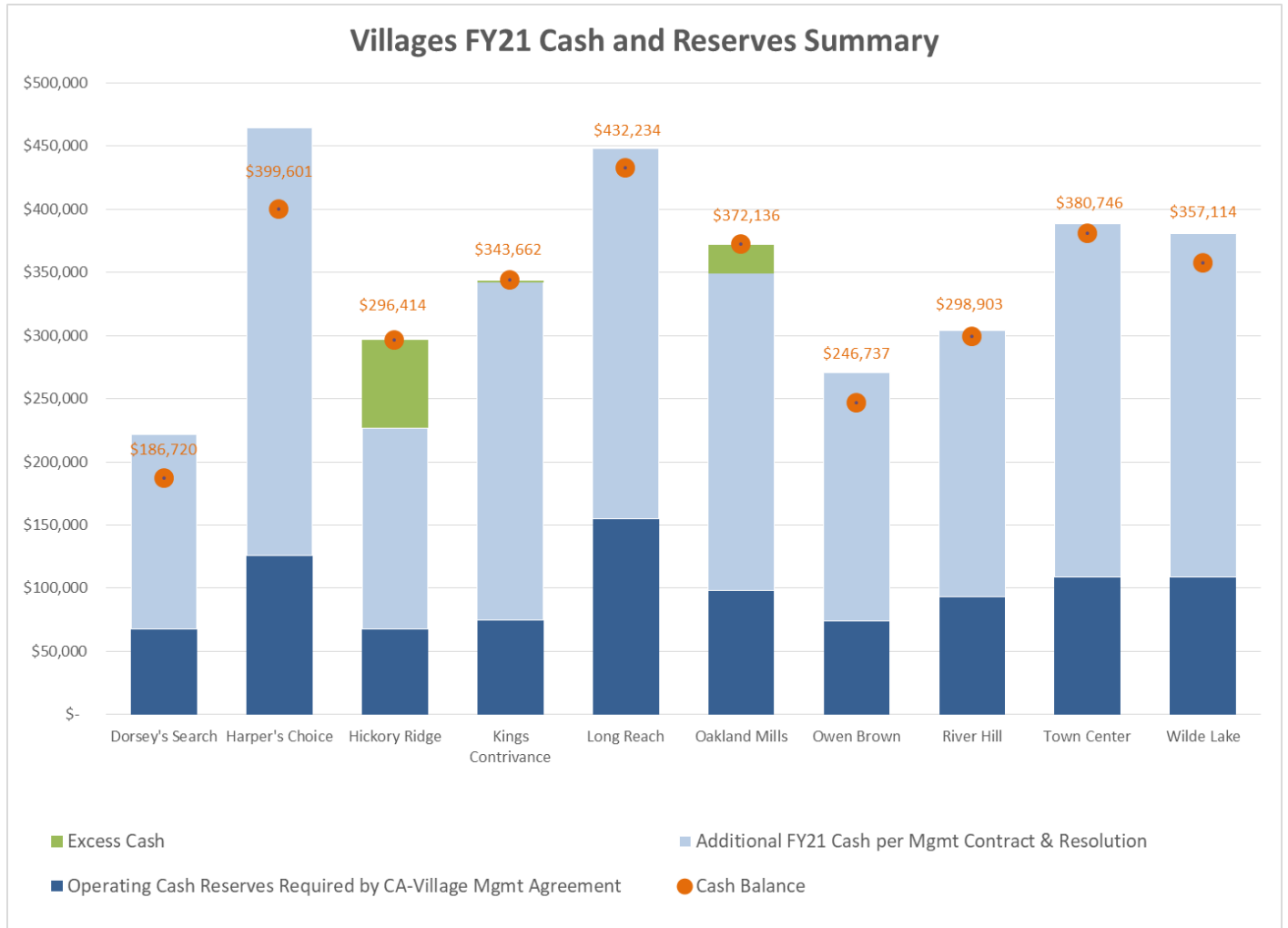
Notes:

- (1) Villages' liabilities, deferred revenue, and savings for upcoming audits are also excluded from the cash/investments subject to the cash reserves cap.
- (2) See attachment for breakdown by village.



### **Estimated FY21 Excess Cash Reserves and Cash/Investment Balances**

The villages' cash balances in relation to allowable cash reserves are reflected in the following graph (based on estimates provided by village managers):



**Notes:**

- FY21 excess cash calculations are based on average operating expenses for the period FY19 - FY21, per the recommendation below.
- Estimates provided by village managers.

Villages' cash and investments at the end of FY21 as compared to the preceding two years are as follows:

	Cash and Investments		
	4/30/2021	4/30/2020	4/30/2019
Dorsey's Search	\$ 186,720	\$ 165,433	\$ 167,796
Harper's Choice	\$ 399,601	\$ 344,094	\$ 363,510
Hickory Ridge	\$ 296,414	\$ 231,253	\$ 229,208
Kings Contrivance	\$ 343,662	\$ 272,870	\$ 193,321
Long Reach	\$ 432,234	\$ 549,029	\$ 444,987
Oakland Mills	\$ 372,136	\$ 393,125	\$ 328,358
Owen Brown	\$ 246,737	\$ 224,690	\$ 221,623
River Hill	\$ 298,903	\$ 301,622	\$ 282,299
Town Center	\$ 380,746	\$ 322,082	\$ 345,479
Wilde Lake	\$ 357,114	\$ 410,455	\$ 357,730
<b>Total</b>	<b>\$ 3,314,267</b>	<b>\$ 3,214,653</b>	<b>\$ 2,934,311</b>

Note: FY20 cash and investment balances have been adjusted for comparability since the FY21 first quarter annual charge share was distributed after April 30, 2020.

### **Conclusion and Recommendation**

While CA's commitment to the villages is clear, it is incumbent upon both CA and the villages to exercise good stewardship of the annual charge share, including being able to justify expenditures and the need/extent of cash reserves.

In FY21, the villages experienced a significant decrease in both revenue and expenditures related to building rental and other operations, while the annual charge share from CA remained largely at pre-pandemic levels. Some villages also obtained CARES grants and/or loans. As a result, and as reflected in the chart above, the villages' total FY21 cash and investments exceeds the prior two years. To further ensure that funds are sufficient to resume normal operations, CA's Board decided that the villages can retain additional cash reserves in FY21.

For these reasons, staff recommends that any FY21 excess cash be returned to CA, with two additional amendments:

- 1) Calculate excess cash based on average operating expenses for FY19 - FY21, since FY21 was not a typical year in terms of expenditures. This allows the villages to retain *additional cash reserves* to handle unforeseen reopening challenges (for the FY21 calculation only).
- 2) CA will invest any excess cash in the village from which it came, with a focus on environmental improvement projects such as bio retention ponds, rain gardens and reforestation.

**Attachment**

<b>Cash Reserves in Addition to the 20% Threshold of Operating Expenses</b>											
	<b>DSCA</b>	<b>HCCA</b>	<b>HRCA</b>	<b>KCCA</b>	<b>LRCA</b>	<b>OMCA</b>	<b>OBCA</b>	<b>RHCA</b>	<b>TCCA</b>	<b>WLCA</b>	<b>Total</b>
FY21 Add'l annual charge share (8.58%)	\$ 25,105	\$ 30,891	\$ 26,172	\$ 25,065	\$ 44,310	\$ 30,063	\$ 27,985	\$ 24,542	\$ 25,770	\$ 31,306	\$291,209
Unspent CARES grants/loans	-	96,200	-	96,447	-	20,000	10,000	-	20,000	40,000	282,647
Retained FY17 Excess Cash Reserves (FY19-21) for HC, OM, OB, and WL	-	17,287	-	-	-	21,346	4,430	-	-	17,866	60,929
Dissolvment of contingency fund	30,364	30,364	30,364	30,364	30,364	30,364	30,364	30,364	30,364	30,364	303,640
	<u>\$ 55,469</u>	<u>\$174,742</u>	<u>\$ 56,536</u>	<u>\$151,876</u>	<u>\$ 74,674</u>	<u>\$101,773</u>	<u>\$ 72,779</u>	<u>\$ 54,906</u>	<u>\$ 76,134</u>	<u>\$119,536</u>	<u>\$938,425</u>

Proposed Scale and Evaluation:

Scale:

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

Proposed President/CEO goal categories:

- Financial Leadership
- Strategic Development
- Board Relations
- Leadership and Culture
- Ethics
- Community Engagement
- Strategic Partnerships

Proposed Schedule:

- By July 31: Finalize evaluation and scoring methodology.
- Nov 1-15: Board completes mid-year review.
- By Nov 30: Results of mid-year review shared with board, Pres/CEO and HR.
- Dec 1-Jan 31: Solicit feedback on the evaluation process; Discuss and make any necessary adjustments to the process.
- April 1-11, 2022: Board completes end-of-year review
- April 12-22: Window for compiling results and final report
- Week of April 24: Present results to President/CEO



Financial Leadership/Stewardship of Resources	Choose Applicable Performance Rating & Include Comments					
	0	1	2	3	4	N/A
<ul style="list-style-type: none"> <li>Financial results in the past year met or exceeded CA's financial goals.</li> <li>Sets the tone for financial discipline and the importance of financial balance to achieve the mission and vision.</li> <li>Engages the board in robust dialogue about financial reports and plans, providing sufficient and clear information about progress and results achieved.</li> <li>Ensures an annual audit of financial operations, with a careful and thorough review by the Board.</li> <li>Presents budget discussions to communicate trade-offs and provide scenarios to facilitate understanding during decision making.</li> <li>Conduct ongoing assessment of CA program/service relevance and impact.</li> </ul>	Comments:					

<b>CEO Self-Evaluation Rating:</b> President/CEO Comments:
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Strategic Development	Choose Applicable Performance Rating & Include Comments						
	<table border="1"><tr><td>0</td><td>1</td><td>2</td><td>3</td><td>4</td><td>N/A</td></tr></table>	0	1	2	3	4	N/A
0	1	2	3	4	N/A		
<ul style="list-style-type: none"><li>• Collaborates with the Board to set strategic direction for the organization.</li><li>• Develops, communicates and leads the implementation of the strategic plan in a manner consistent with CA's mission, vision and values.</li><li>• Engages internal and external stakeholders to develop strategies and plans to move CA in the desired direction.</li><li>• 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.</li><li>• Considers evolving internal and external trends and factors, and adjusts and plans as necessary.</li></ul>	Comments:						

<b>CEO Self-Evaluation Rating:</b> President/CEO Comments:
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Board Relations	Choose Applicable Performance Rating & Include Comments					
	0	1	2	3	4	N/A
<ul style="list-style-type: none"><li>● Keeps the Board well-informed of important developments and issues.</li><li>● Ensures positive working relations with the Board founded on honesty, trust and collaboration.</li><li>● Engages internal and external stakeholders to develop strategies and plans to move CA in the desired direction.</li><li>● Recommends appropriate actions for Board consideration; providing clear and timely information for deliberation and decision-making when appropriate.</li><li>● Ensures continuous education for the Board on issues/topics important to ensure effective, evidence based governing leadership.</li></ul>	Comments:					

<b>CEO Self-Evaluation Rating:</b> President/CEO Comments:
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Leadership and Culture	Choose Applicable Performance Rating & Include Comments					
	0	1	2	3	4	N/A
<ul style="list-style-type: none"><li>• Provides focused and effective leadership that ensures commitment to CA's mission and vision.</li><li>• Sets organizational tone that attracts, retains, motivates and develops a highly qualified workforce.</li><li>• Sets the tone for diversity, equity and inclusion within CA and within the community.</li><li>• Embeds importance of the member experience throughout CA.</li><li>• Values a diversity of opinions.</li></ul>	Comments:					

**CEO Self-Evaluation Rating:**  
President/CEO Comments:





Ethics	Choose Applicable Performance Rating & Include Comments						
	<table border="1"><tr><td data-bbox="760 443 878 499">0</td><td data-bbox="878 443 997 499">1</td><td data-bbox="997 443 1115 499">2</td><td data-bbox="1115 443 1234 499">3</td><td data-bbox="1234 443 1352 499">4</td><td data-bbox="1352 443 1471 499">N/A</td></tr></table>	0	1	2	3	4	N/A
0	1	2	3	4	N/A		
<ul style="list-style-type: none"><li>• Combines strong ethical judgement with technical management skills.</li><li>• Exhibits values of fairness, honesty and compassion.</li><li>• Maintains a high level of commitment to the mission and vision.</li></ul>	Comments:						

<b>CEO Self-Evaluation Rating:</b>
President/CEO Comments:



**President/CEO Goals and Objectives**

Community Engagement	Choose Applicable Rating & Include Comments					
	0	1	2	3	4	N/A
Objectives <ul style="list-style-type: none"><li>● See improvement in CA's digital experience for all stakeholders across existing and new platforms and channels.</li><li>● Increase CA's engagement in Howard County planning processes in public forums and support resident awareness.</li><li>● Frame-out, vet, and pilot Columbia Association 101 citizen sessions.</li><li>● Build out interactive sessions around important community topics that CA has a role in and conduct in all 10 villages for citizen education.</li></ul>	Comments:					

**President/CEO Self Rating:**

President/CEO Comments:



CA's Relevance as Key Partner	Choose Applicable Rating & Include Comments					
	0	1	2	3	4	N/A
<p>Objectives</p> <ul style="list-style-type: none"><li>● Build connections with community stakeholders and organizations, both long-established and those not historically engaged, for Columbia's benefit.</li><li>● Join forces with respected partners around understanding, improving, and enhancing diversity, equity, and inclusion within CA and across community.</li><li>● Ensure the complexity of CA is easy to navigate for our stakeholders.</li><li>● Leverage hiring as strategic positioning for CA's identify and future.</li></ul>	<p>Comments:</p>					

<p><b>President/CEO Self Rating:</b></p> <p>President/CEO Comments:</p>
---



**AGENDA**  
**ITEM 05(e)**

# **Open Space and Facility Services JULY 8, 2021 Update**

**Columbia**  
Association



# Tot Lot Refurbished

Fairmead Lane (OB01)





# Bridge Replacement

Red Branch Road (ORBR09)



# Construction

## Lobby Upgrade Columbia Art Center



**BEFORE**



**AFTER**



## Construction

# Court Irrigation System Protection

Hobbit's Glen

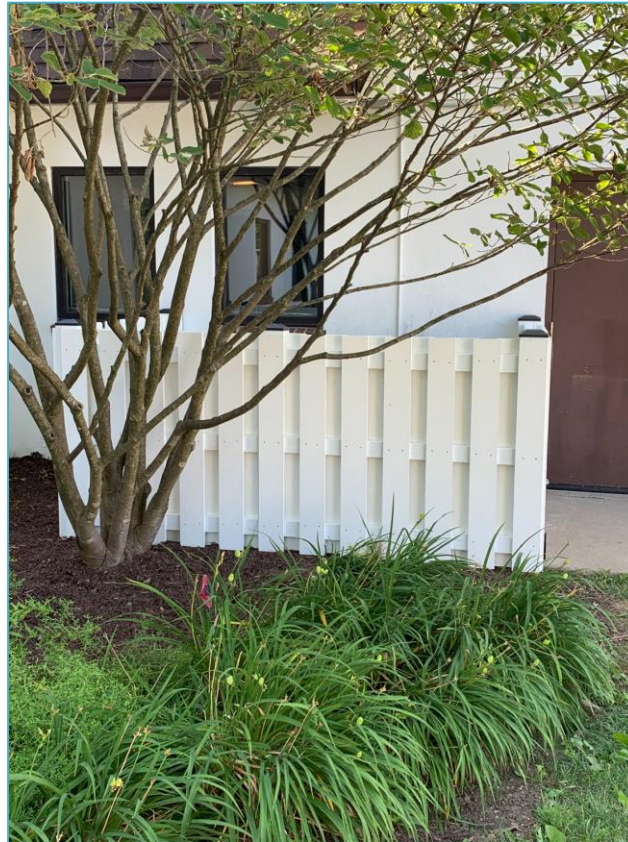




## Construction

# HVAC and Trash Enclosures

## The Other Barn



# Independence Day Preparations

## River Hill and Longfellow





# Bamboo Removal

## Angelina Circle





# Weed Warriors

## Long Reach (Jackson Pond)





# Weed Warriors

## Wilde Lake (Snowy Reach)



# LED Lighting Installed

CAC and SportsPark



# HVAC Units Installed

Columbia Gym & Fairway Hills





# Cicada Buffet









**To:** Columbia Association Board of Directors  
**From:** Kristin Russell, AICP, Office of Planning and Community Affairs  
**Subject:** Howard County – HoCo by Design updates  
**Date:** July 2, 2021

On July 1, Howard County hosted six 45-minute NT public sessions to display the progress that has been made thus far in the GPU process as it relates primarily to Columbia. Division of Planning & Zoning (DPZ) staff was on hand to answer questions, as was the consultant team.

Displays included graphs of select preference surveys (what in the public realm is most important, where should transformations be targeted, building scale, etc.), photos of existing character, renderings of potential commercial corridor improvements, and renderings of employment centers.

The renderings of potential commercial corridor improvements were quite interesting, with side-by-side illustrations of existing conditions, limited change (**S**trengthen), moderate change (**E**nhance), and significant change (**T**ransform), helping the public visualize how the four scenarios relate to one another. The illustrations showed how a corridor with existing street-facing retail could be redeveloped to eliminate the strip mall or big box feel by creating destination places while maintaining the boulevard aesthetic.

The County has updated their HoCo by Design website to make all design concepts available to the public, which are also attached to this memo. For those who view online or who attended in person, a survey is now available on the site and will be open through July 8. (Direct link [here](#).) All are encouraged to participate.

A third NT design session will take place in August. The date has not yet been announced, but that too will be shared as soon as it is made public.



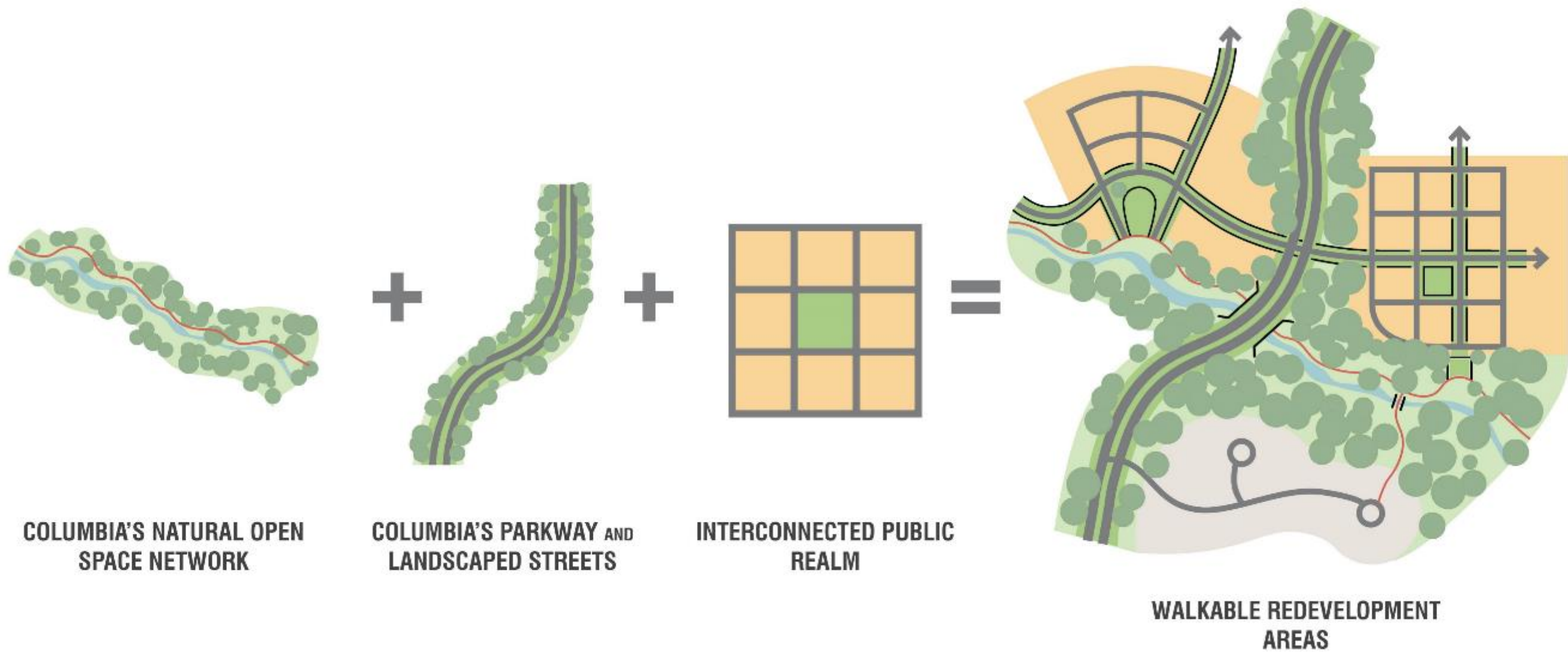
# COLUMBIA | NT DESIGN OVERVIEW

## Potential Areas of Change

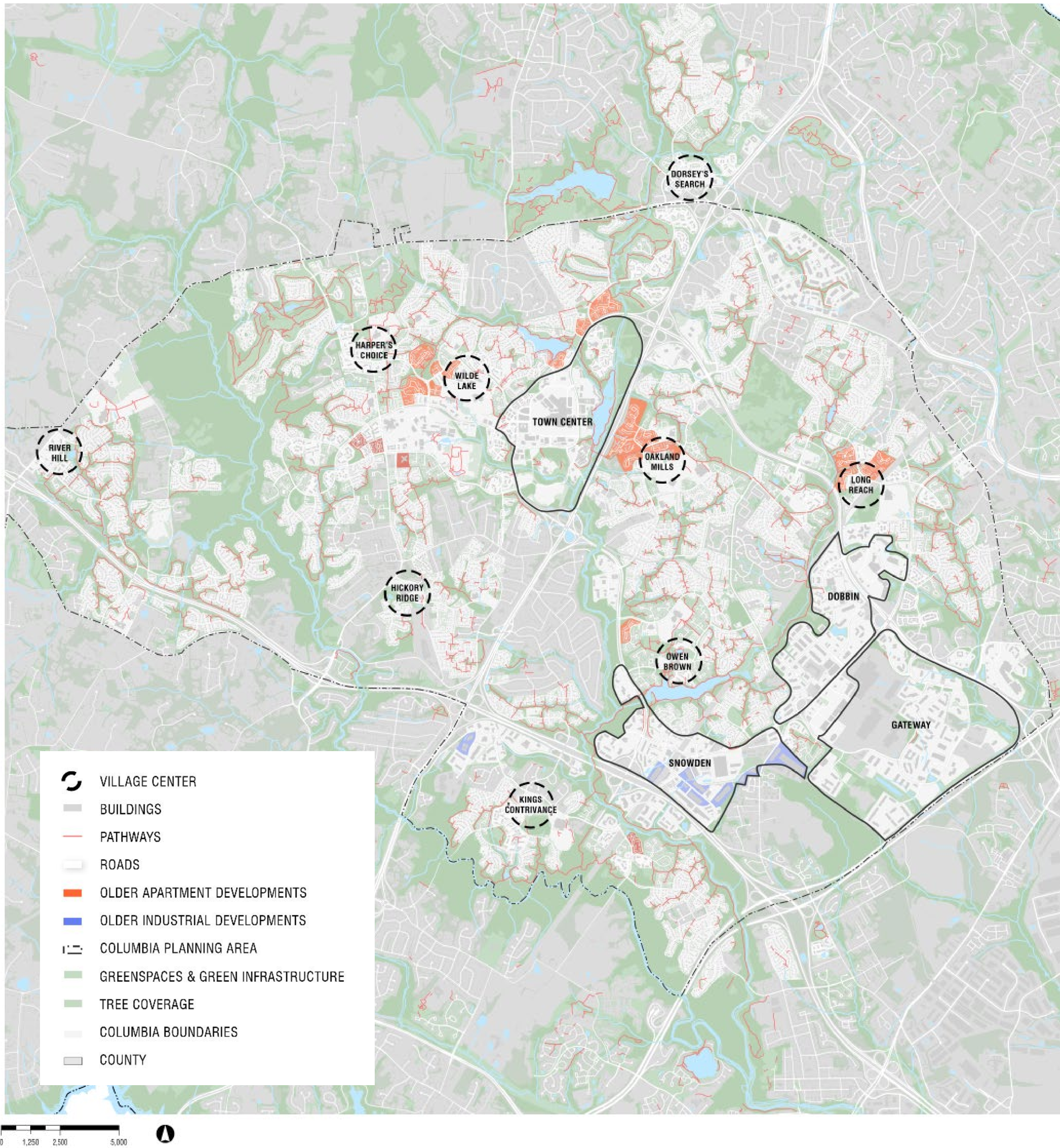
Draft concepts for HoCo By Design envision most of Columbia/New Town’s existing character will be preserved and protected, including the existing open space and pathway network.

This map highlights areas that are envisioned for varying degrees of change in the future (strengthen, enhance, or transform) and includes Town Center, Gateway, the Dobbin and Snowden Commercial Corridors, Village Centers, and Apartment and Industrial Properties over 40 years old. As change occurs with infill and/or redevelopment, there are opportunities to expand upon the open space network within these areas.

## Concept Diagram



## Potential Areas for Change





# EXISTING CHARACTER



A

Natural Open Space and Pathway Network

B

Open Space Interface with Land Uses



# EXISTING CHARACTER



**C** Open Space Useability, Visibility, and Landscape

**D** Landscape Diversity



# EXISTING CHARACTER



E

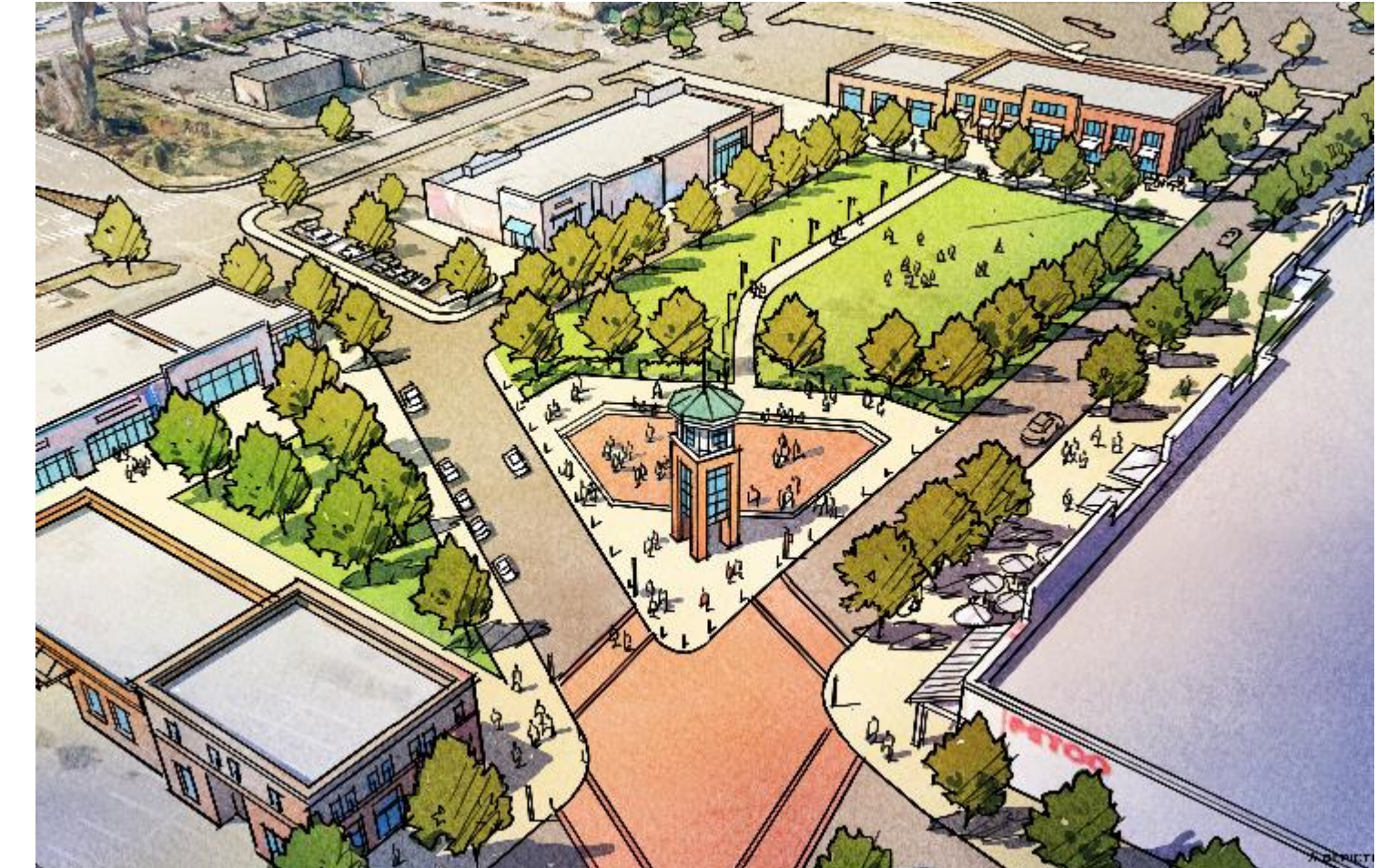
Parkways and Streets that Emphasize Landscape and Screening

F

Challenges to walkability



# CHARACTER IMAGERY



## Character Imagery

These images prepared for other communities capture some of the design concepts reviewed during the May Design Session and help to illustrate the concepts illustrated on other boards. Columbia and Howard County-specific imagery will be prepared in the same style for August meetings.



A

Activated Walkable Streets

B

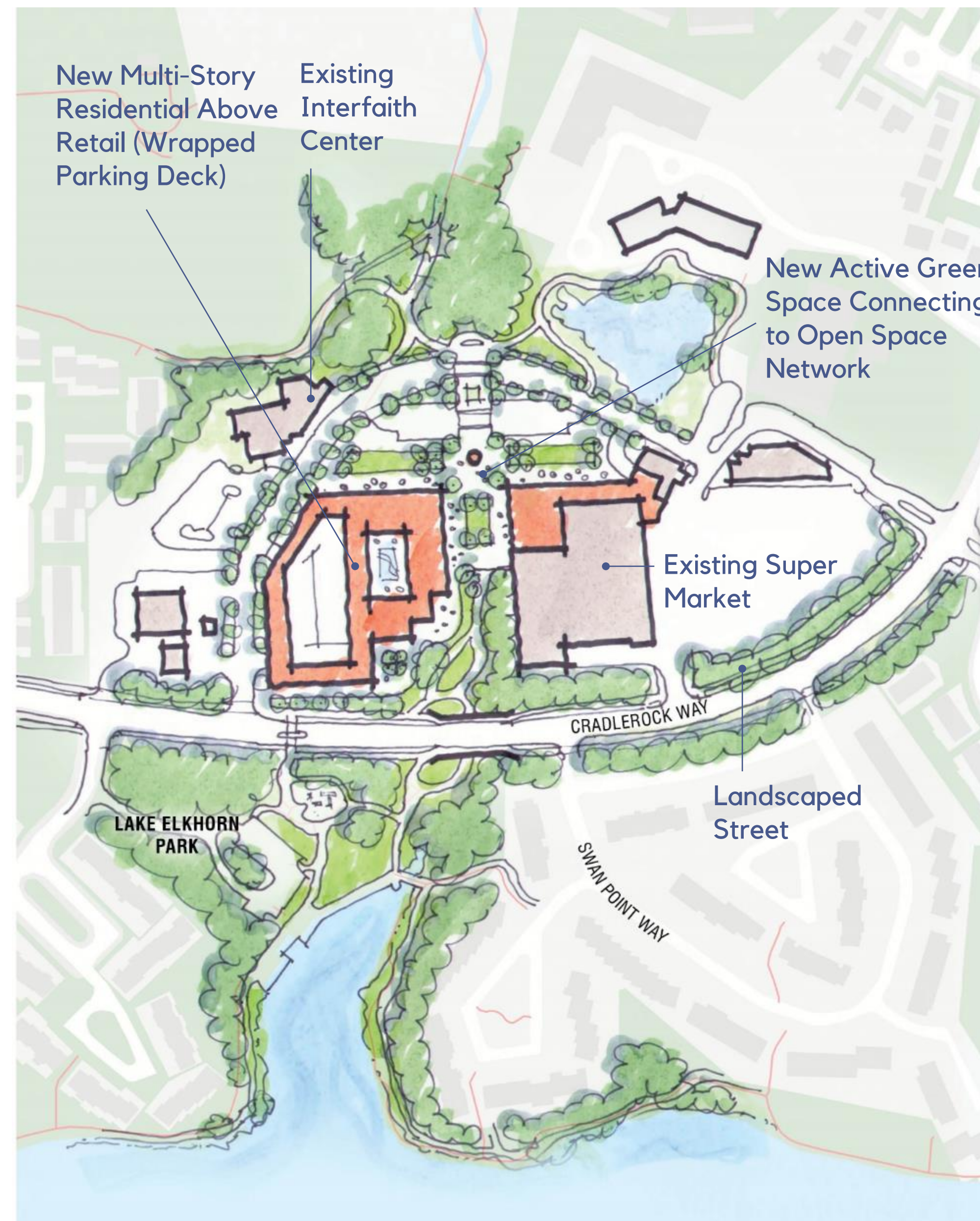
Activated Open Spaces



# VILLAGE CENTER



Existing



A Limited Change (Enhance)



B Significant Change (Transform)

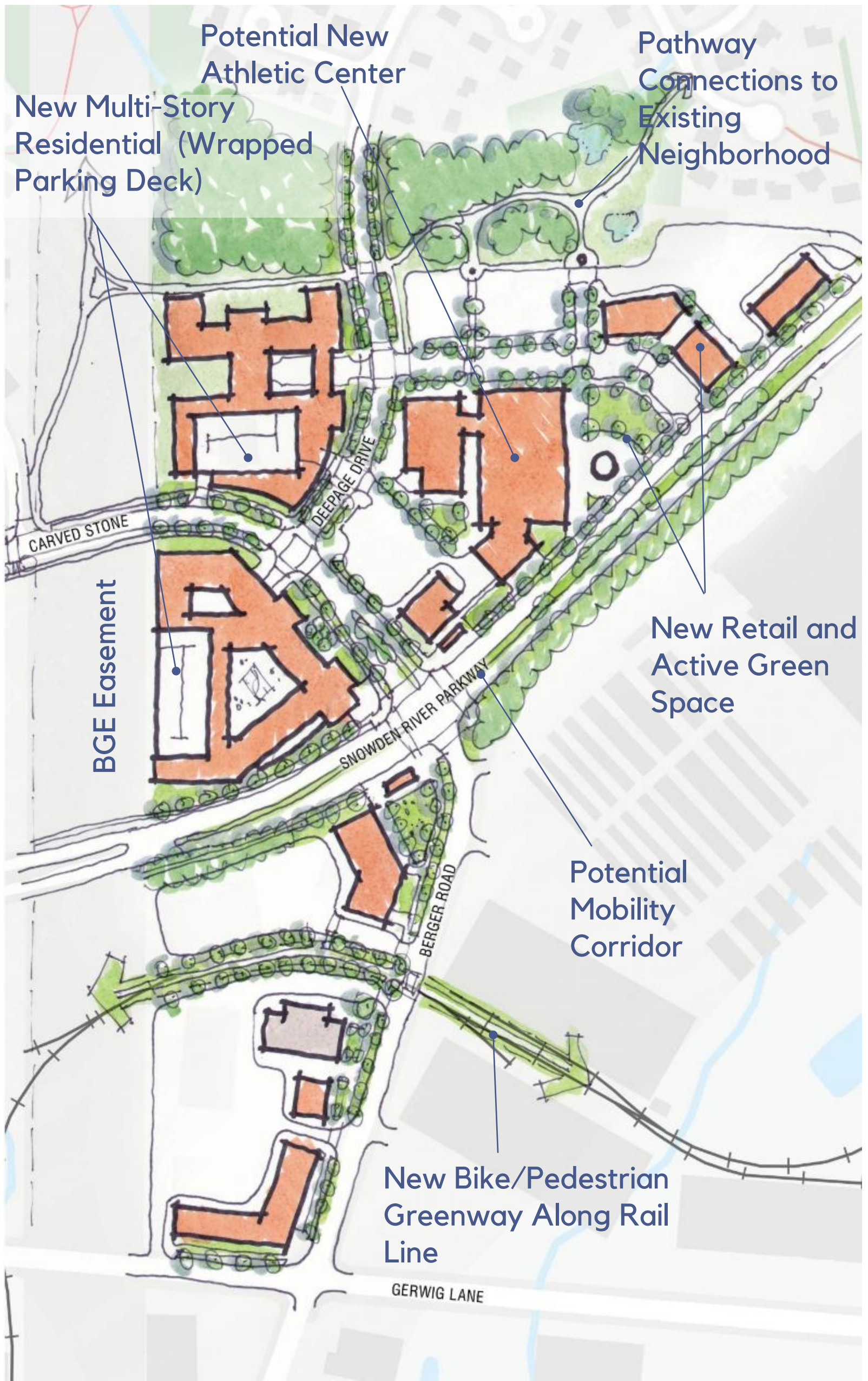
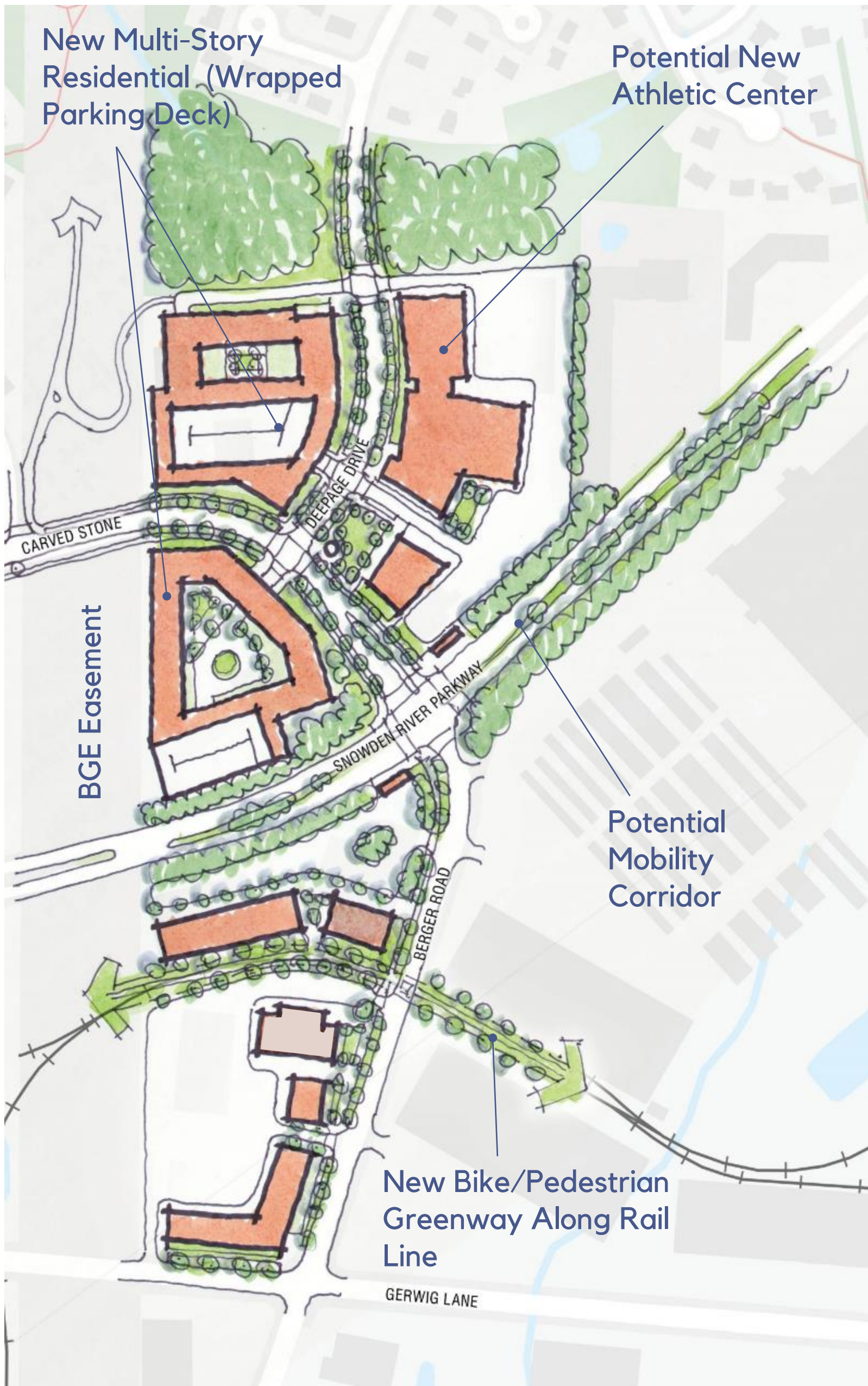
## Owen Brown Village Center

These drawings illustrate how the concepts of creating an active public realm (walkable streets and useable open spaces) and mix of residential and non-residential uses can be applied to a Village Center, using Owen Brown as an example. Drawing A illustrates opportunities with limited change using a combination of existing uses and redevelopment to enhance the Village Center's inward orientation. Drawing B illustrates significant change with redevelopment and an outward orientation.

**Note:** For illustrative purposes only. Drawings on this board represent how design concepts can apply to specific areas as examples. There are no current plans to redevelop the areas shown.



# COMMERCIAL CORRIDOR



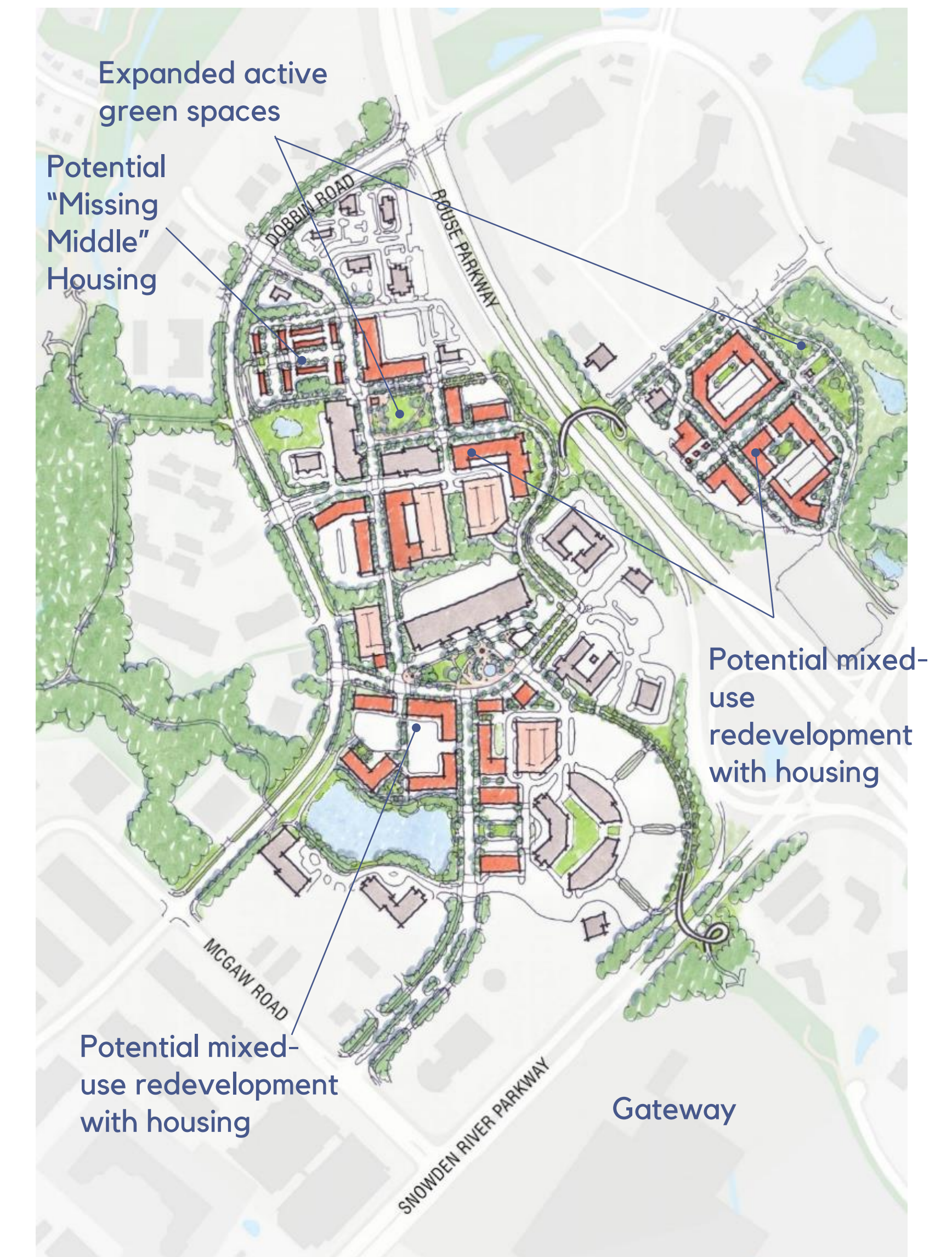
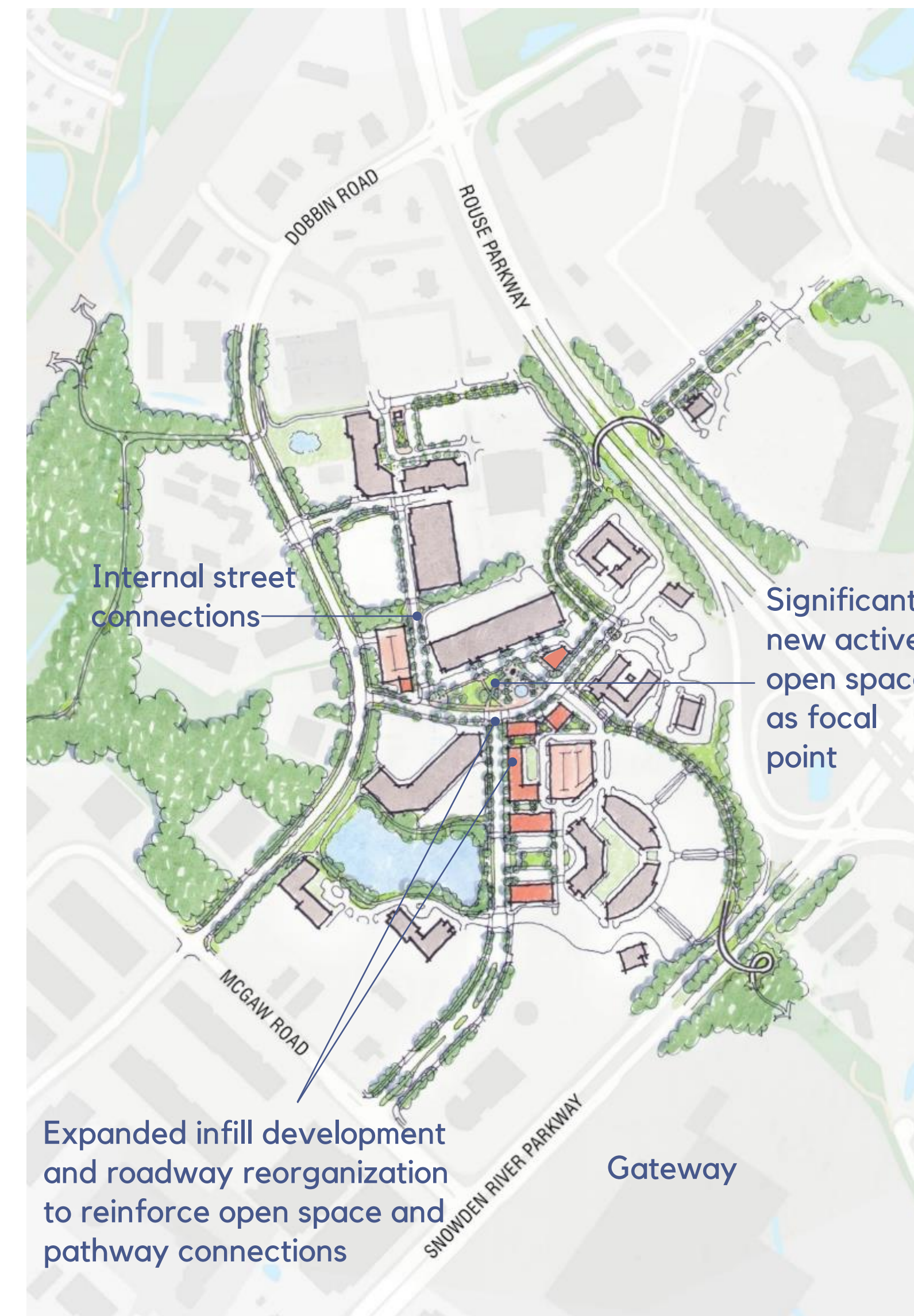
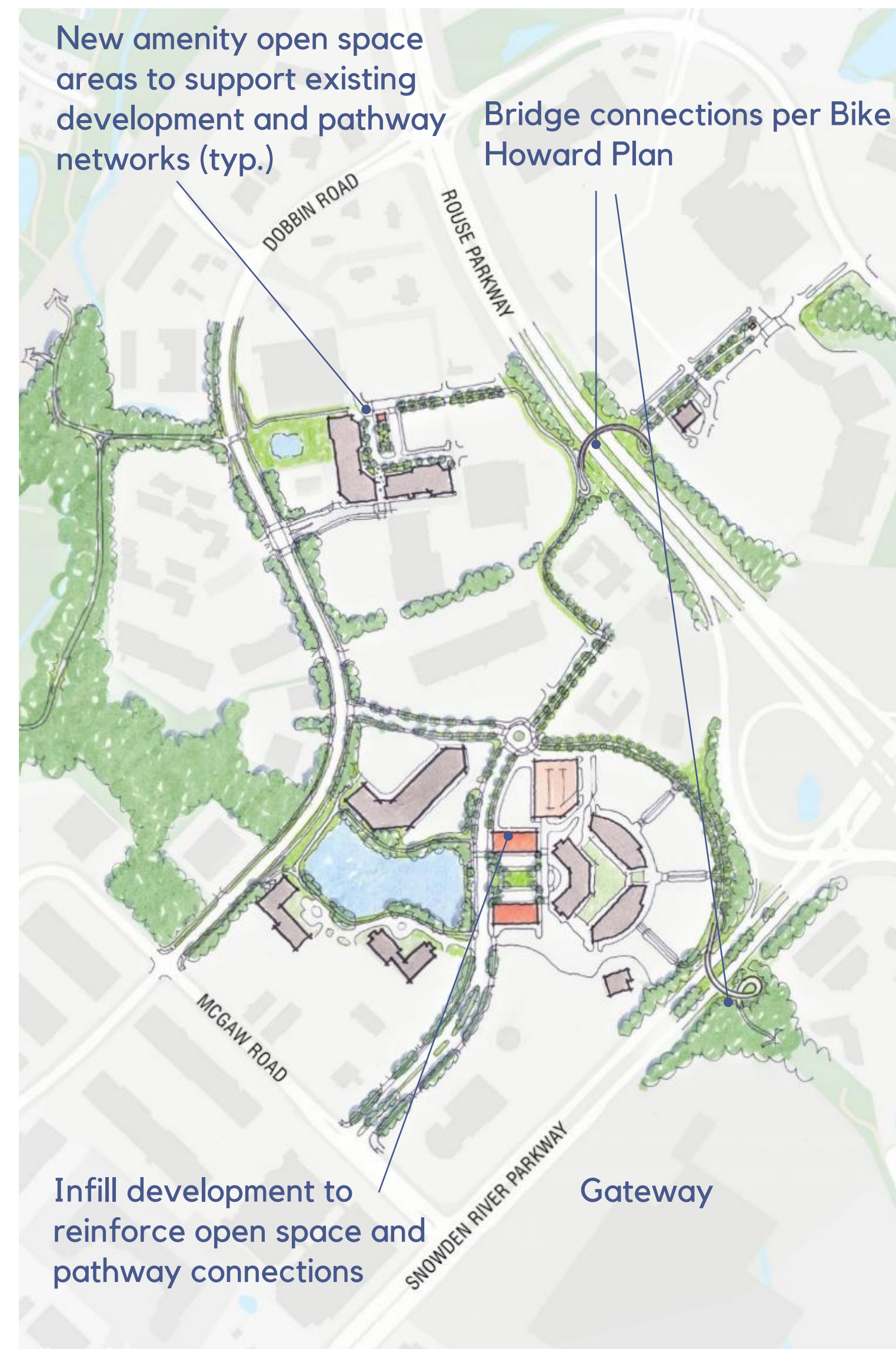
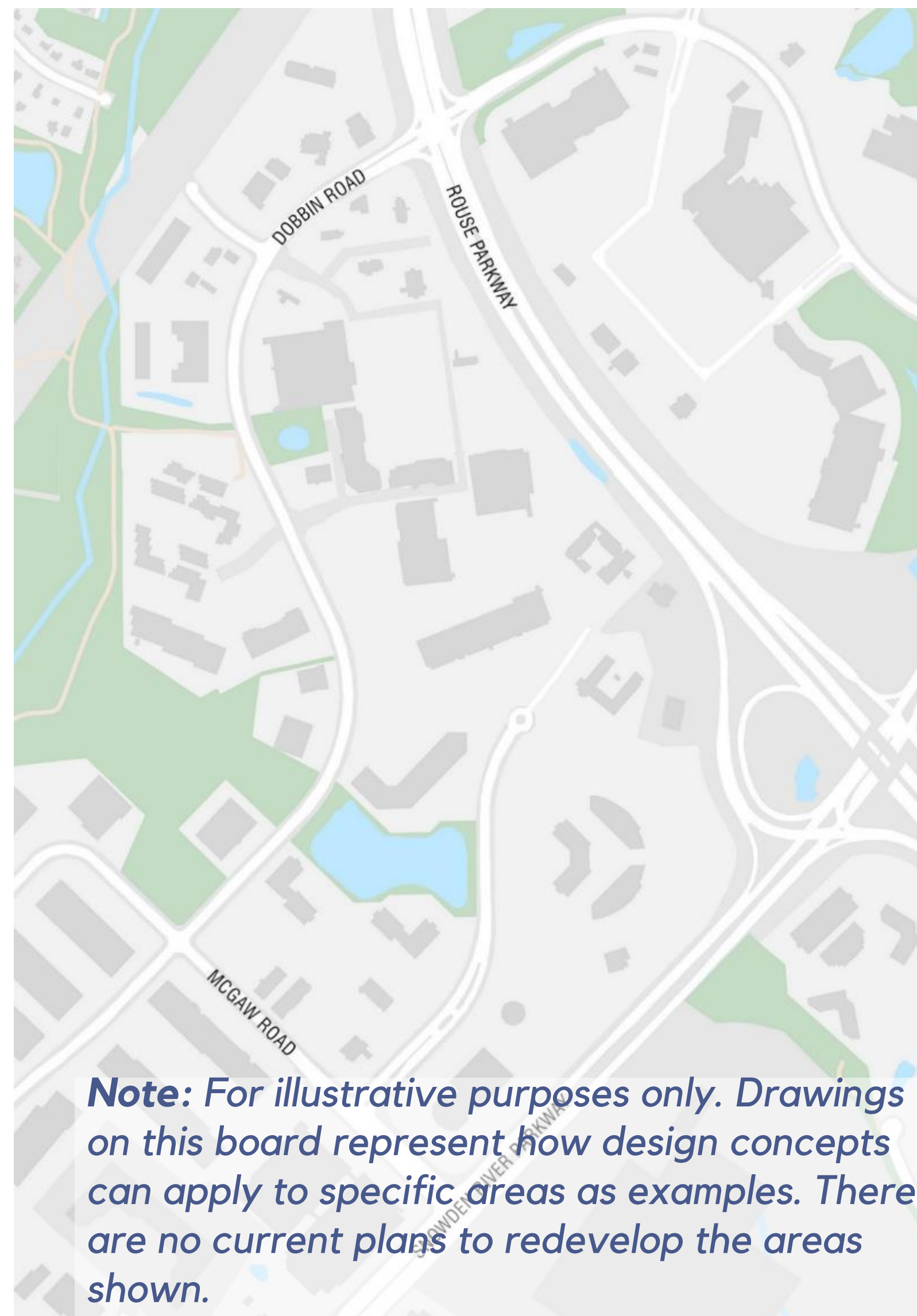
- Existing
- A Low Density Redevelopment
- B Moderate Density
- C Moderate Density Expanded

## Snowden Area

These drawings illustrate different approaches to potential redevelopment along a Commercial Corridor intersection “node,” using Snowden River Parkway as an example. All approaches illustrate how mixed-use redevelopment, regardless of intensity, can reinforce a network of activated streets and open spaces that connect to the broader open space network and adjacent neighborhoods. Approach A considers 1-2 story buildings and surface parking. Approaches B and C consider some multi-story residential with some lower-level retail in support of a potential mobility corridor that could include alternatives to automobile-oriented transportation.



# COMMERCIAL CORRIDOR



Existing

**A** Limited Change (Strengthen)

**B** Moderate Change (Enhance)

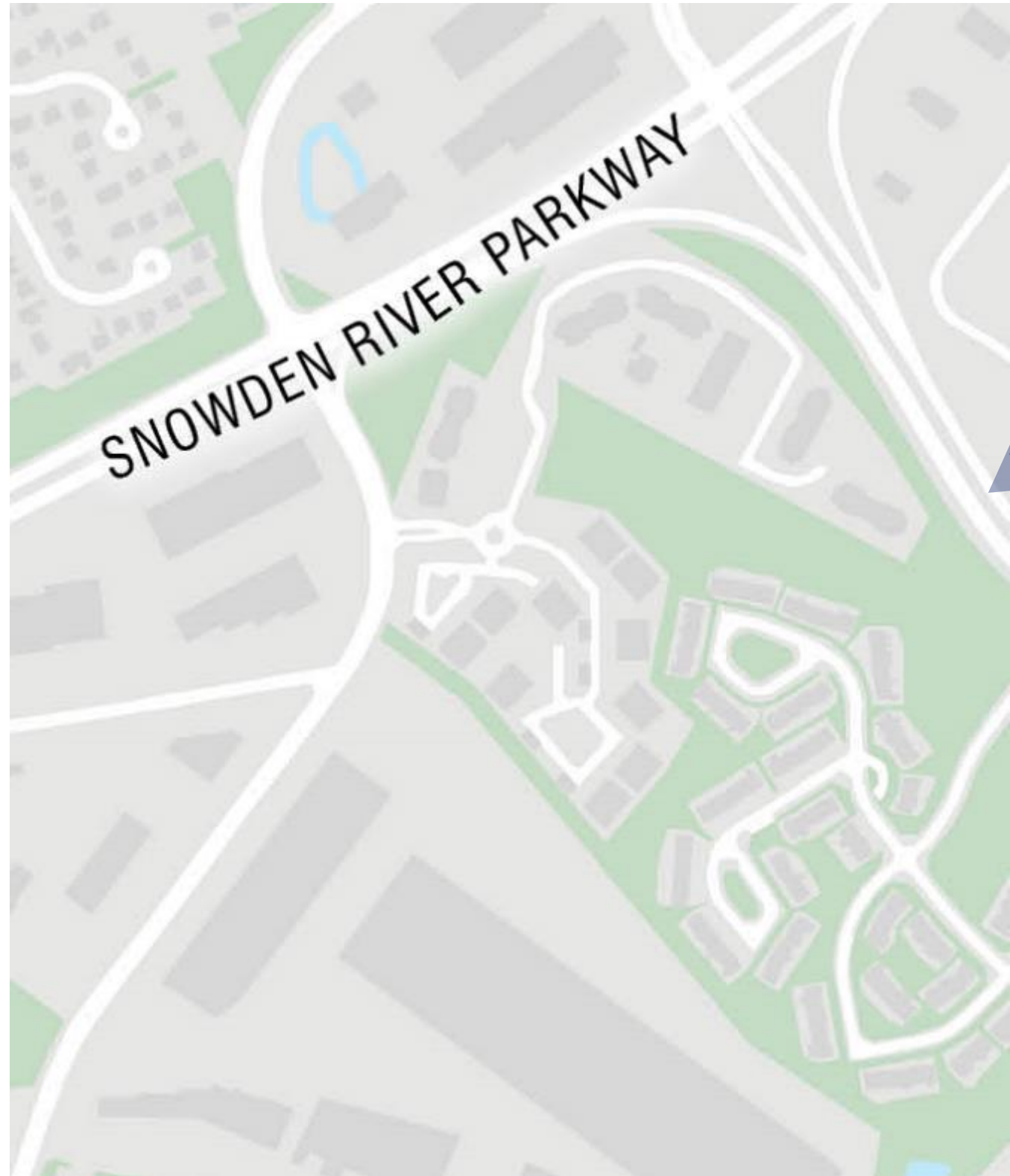
**C** Significant Change (Transform)

## Dobbin Area

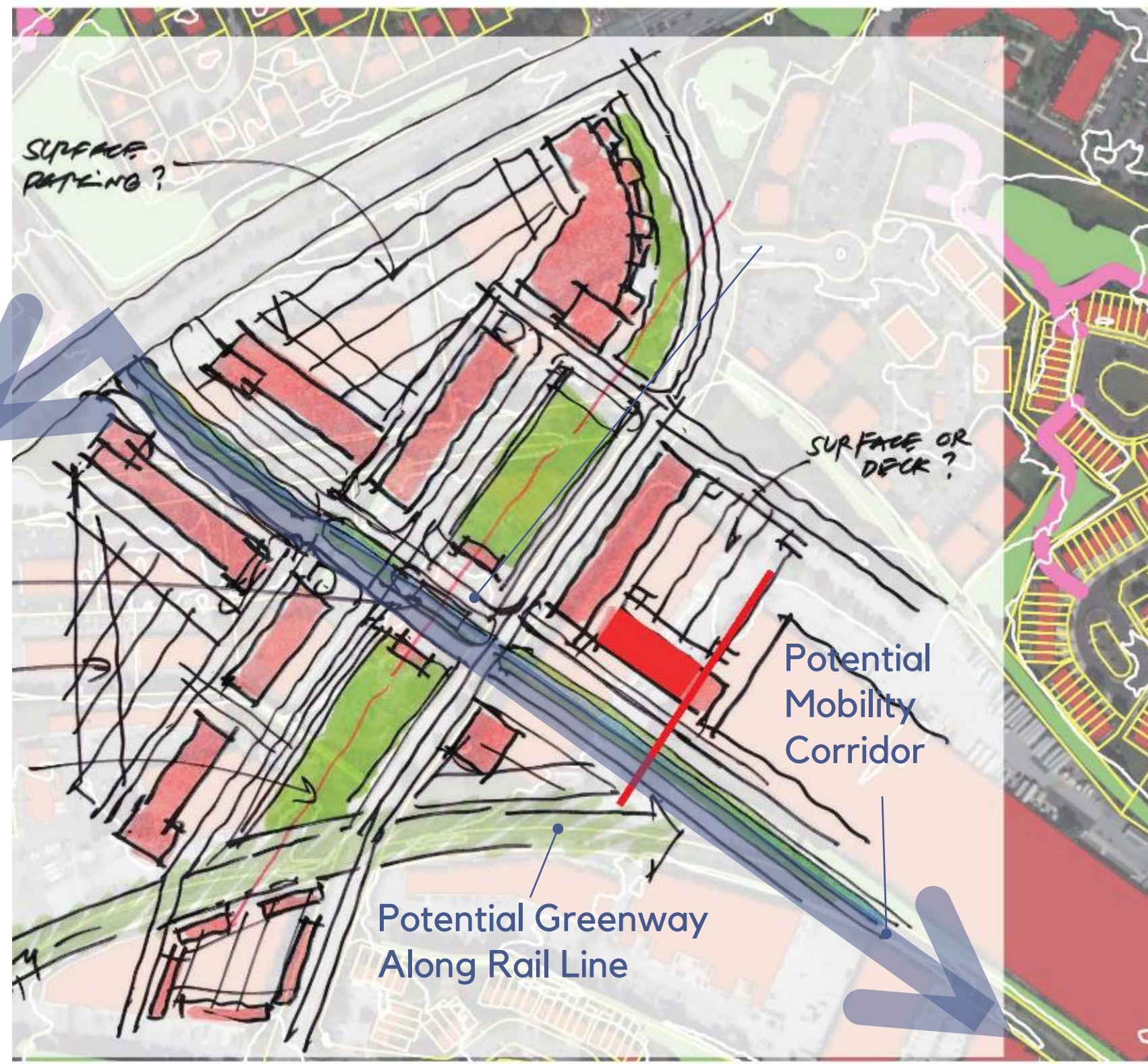
These drawings illustrate how change could be applied to a commercial corridor/employment area using the Dobbin area as an example. The approaches illustrate how the area could be strengthened, enhanced, or transformed. Each of these could be viewed as an "desired end result" or together as a phased approach to redevelopment over many years. Approach A shows minimum change emphasizing the creation of active open spaces, an expanded multi-use pathway network and some infill development on surface parking. Approach B builds upon Approach A with additional mixed-use infill, some street reorganization and the creation of a significant gathering area all within existing surface parking areas. Approach C builds upon Approach B and shows long-term transformation of the area with expanded open spaces and potential redevelopment of some commercial properties if no longer viable.



# COMMERCIAL CORRIDOR



Existing



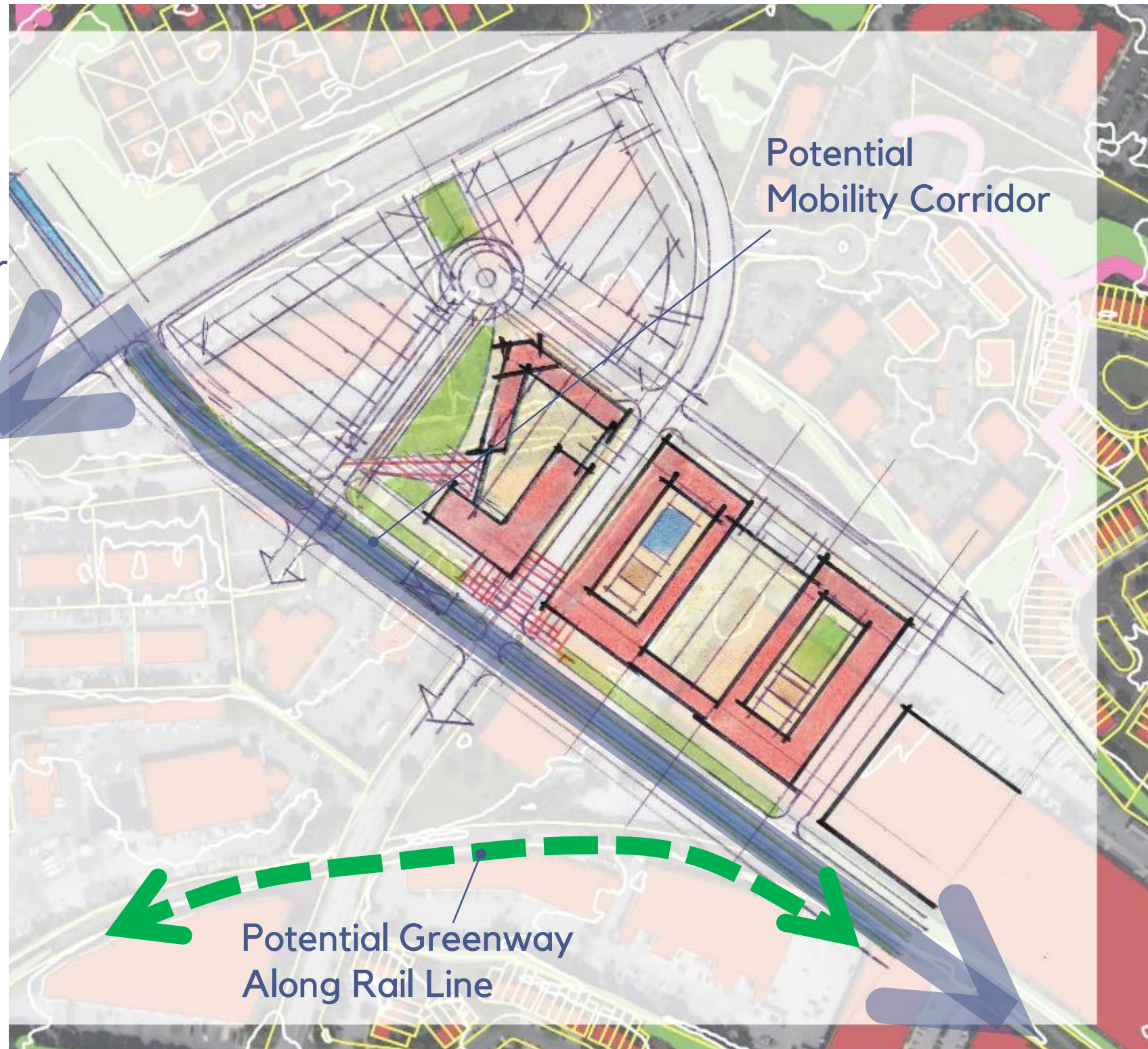
A Moderate Change (Enhance)



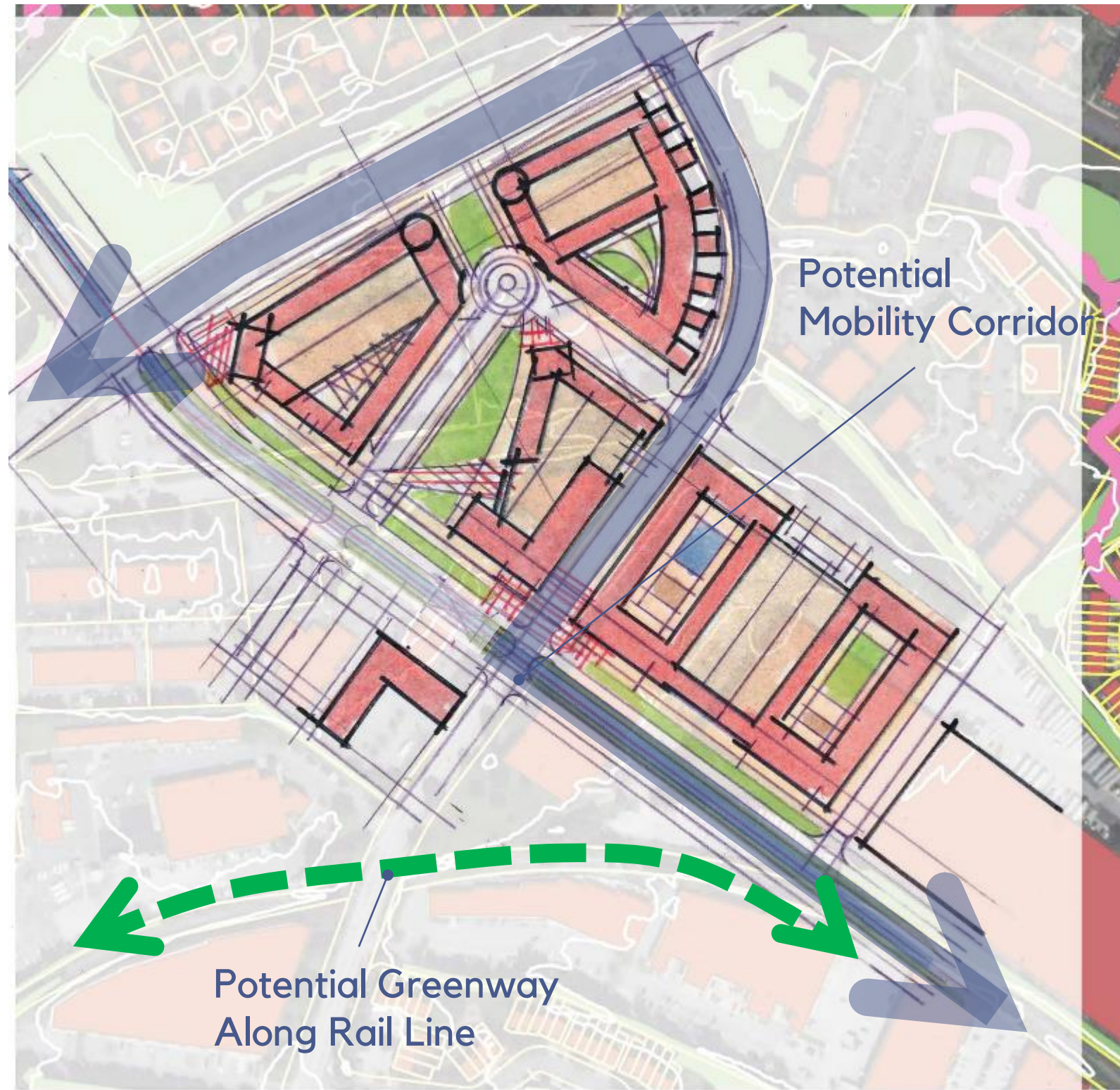
B Significant Change (Transform)



C Limited Change (Strengthen)



D Moderate Change (Enhance)



E Significant Change (Transform)

## Snowden Area

These drawings illustrate early studies of redevelopment along a potential mobility corridor at the area around Snowden River Parkway and Oakland Mills Road. The top row (A-B) shows how either low intensity mixed-use with surface parking or higher density mixed-use with structured parking could be developed around a central open space commons and if multiple properties are redeveloped at one time. The bottom approach (C-E) shows how redevelopment could be phased as properties become available. An internal network of walkable streets defined by building frontages would be included in both approaches.

**Note:** For illustrative purposes only. Drawings on this board represent how design concepts can apply to specific areas as examples. There are no current plans to redevelop the areas shown.



# PARKING LOT INFILL



## Example Parking Lot Infill Potential

This drawing illustrates how mixed-use infill development could occur as part of an activity center associated with a potential mobility corridor that provides alternatives to automobile-oriented transportation. This approach uses the existing surface parking lot of Woodmere as an example. The approach illustrates a mix of existing and new uses organized around a walkable street and active gathering areas that connect to the broader open space network. Heavy planting reinforces the landscape character of Broken Land Parkway.

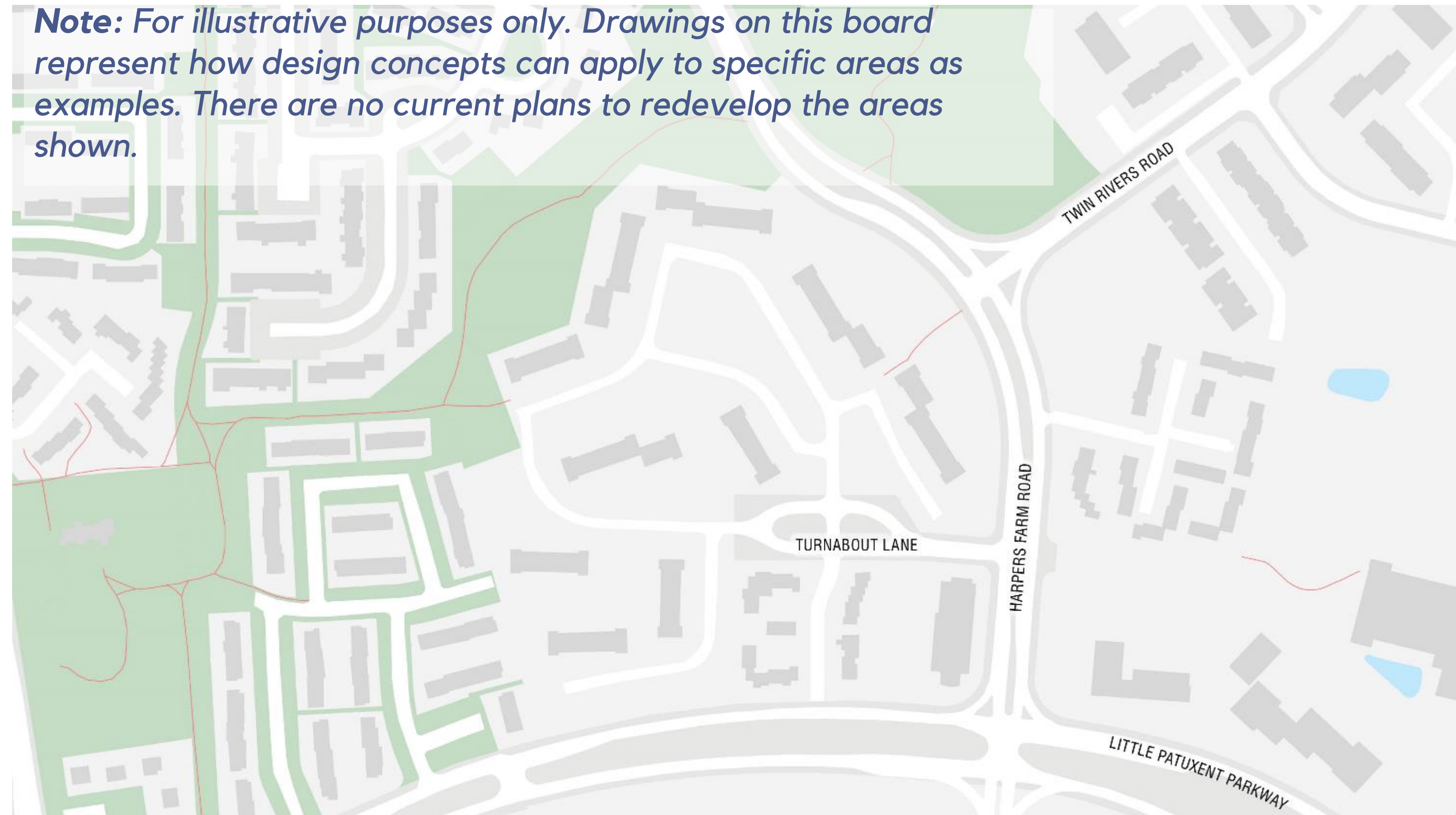
Existing

A Mixed-Use Infill



# OLDER APARTMENT REDEVELOPMENT

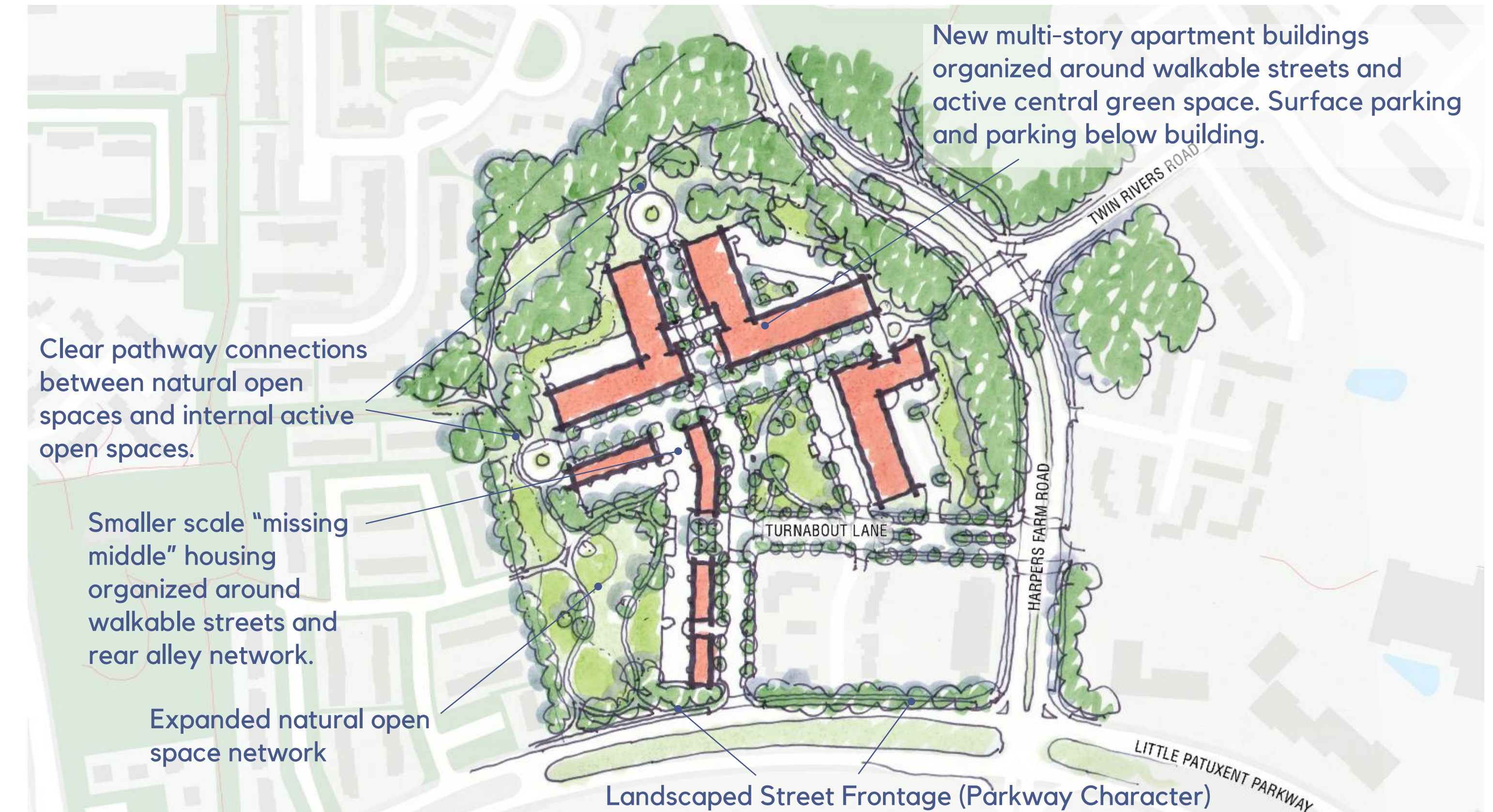
**Note:** For illustrative purposes only. Drawings on this board represent how design concepts can apply to specific areas as examples. There are no current plans to redevelop the areas shown.



## Existing

### Apartment Redevelopment Example

These drawings illustrate alternative development approaches for an older apartment community (over 40 years old) should there be a desire to redevelop. This approach uses Harpers Forest as an example. Both approaches show how active open space can be consolidated into more useable common areas with clear transitions to the broader open space/pathway network. Drawing A shows a similar amount of open space that currently exists with multi-story apartments and "missing middle" units organized around a common green. Drawing B shows an expanded area of "missing middle" units in combination with green roofs and extensive green infrastructure.



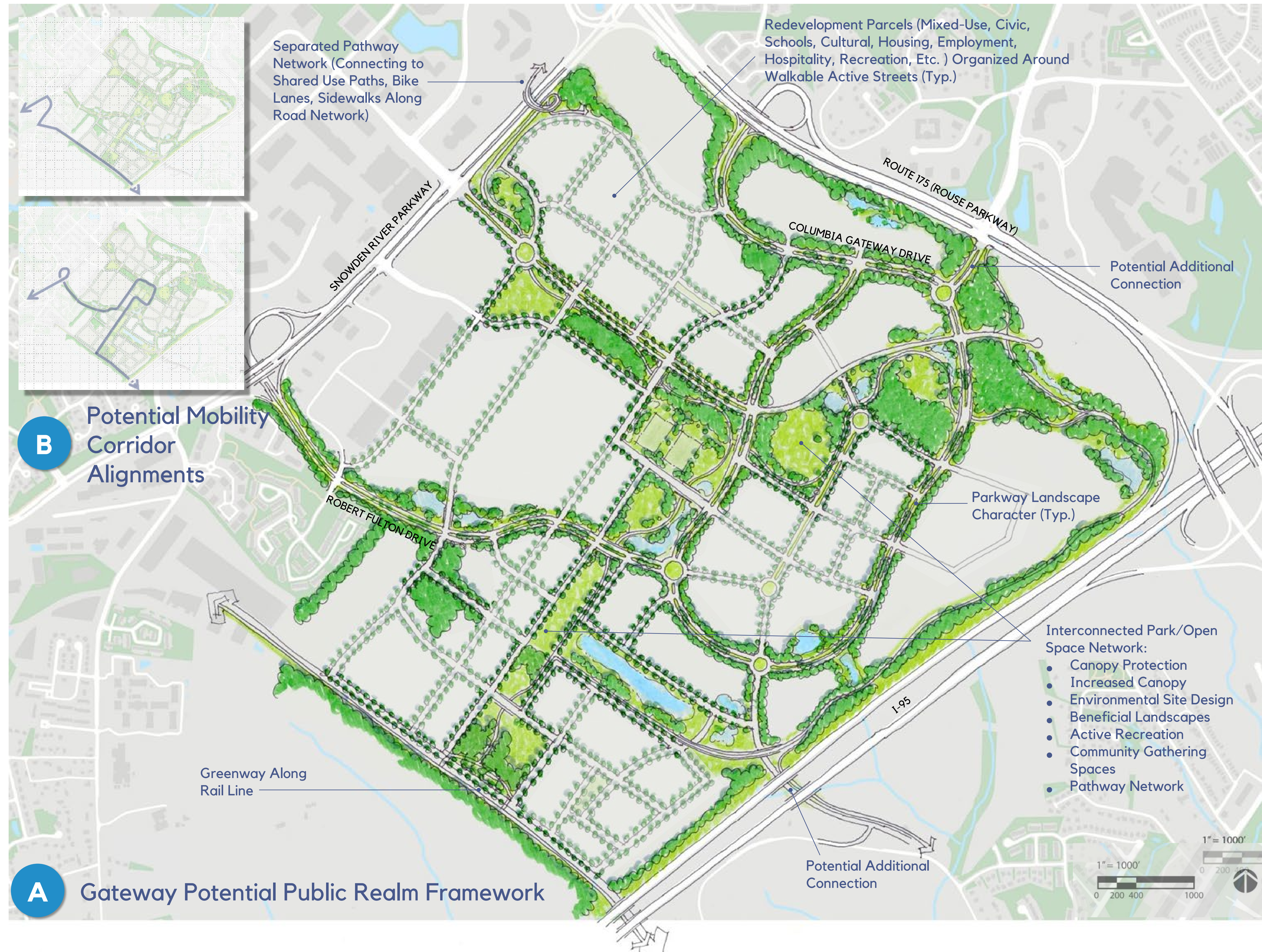
## A Low Density Redevelopment



## B Moderate Density with More Connectivity



# EMPLOYMENT CENTERS

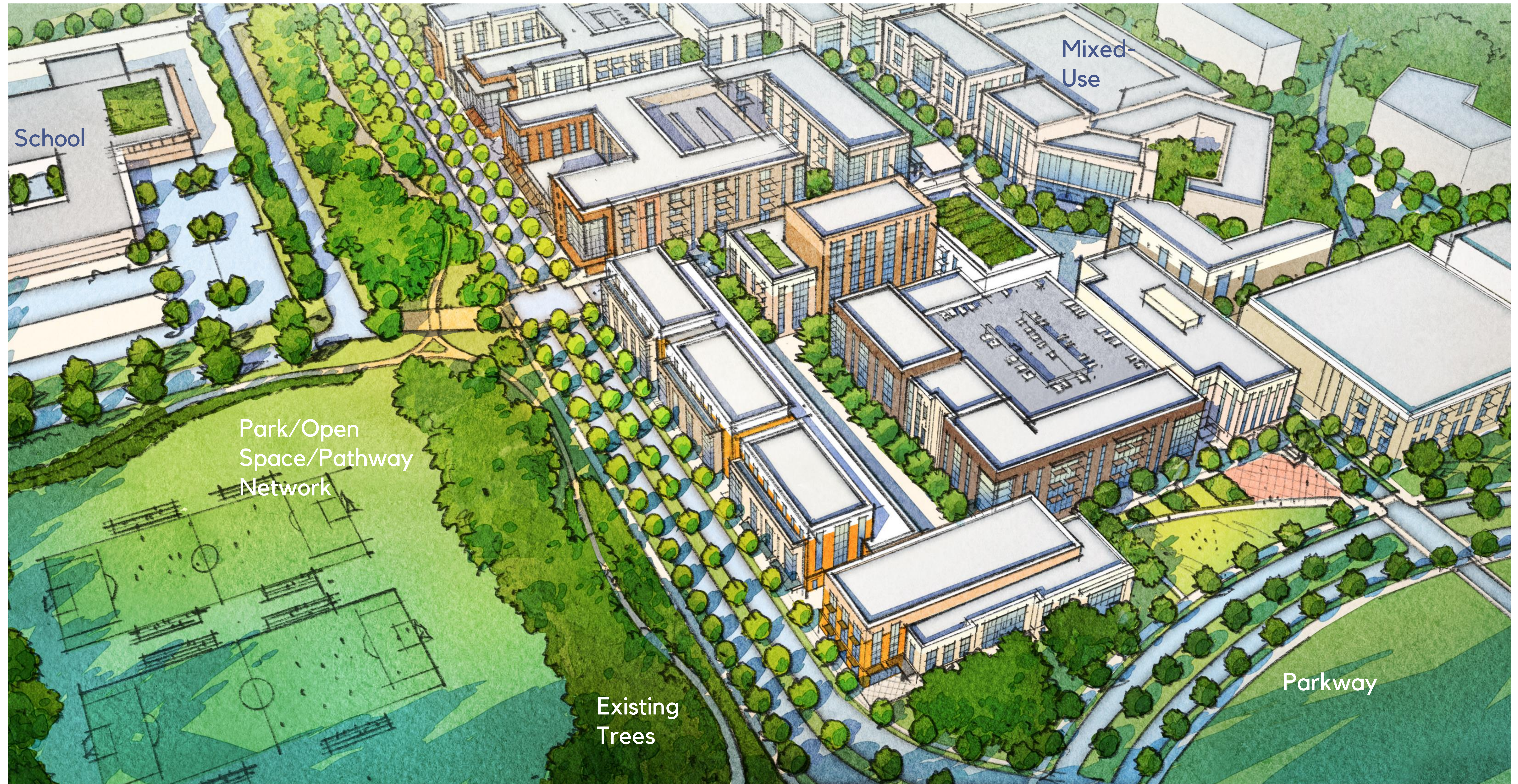


## Gateway

Similar to Downtown Columbia, Gateway is a unique place in Howard County. These drawings illustrate a potential public realm framework to guide a **future master plan**. This master plan will establish a specific vision for the area in terms of description, development program, design features and concept plans. During the master plan process, supporting infrastructure will be assessed and evaluated and necessary on-and off-site improvements will be identified to accommodate the specific vision (transportation, schools, water, sewer, parks, etc.) when a specific development program is identified as "the demand" for needed improvements.



# EMPLOYMENT CENTERS





# EMPLOYMENT CENTERS



A

Gateway Potential Parkway Character



# EMPLOYMENT CENTERS



A

Gateway Potential Active Open Space/Gathering Area



# EMPLOYMENT CENTERS

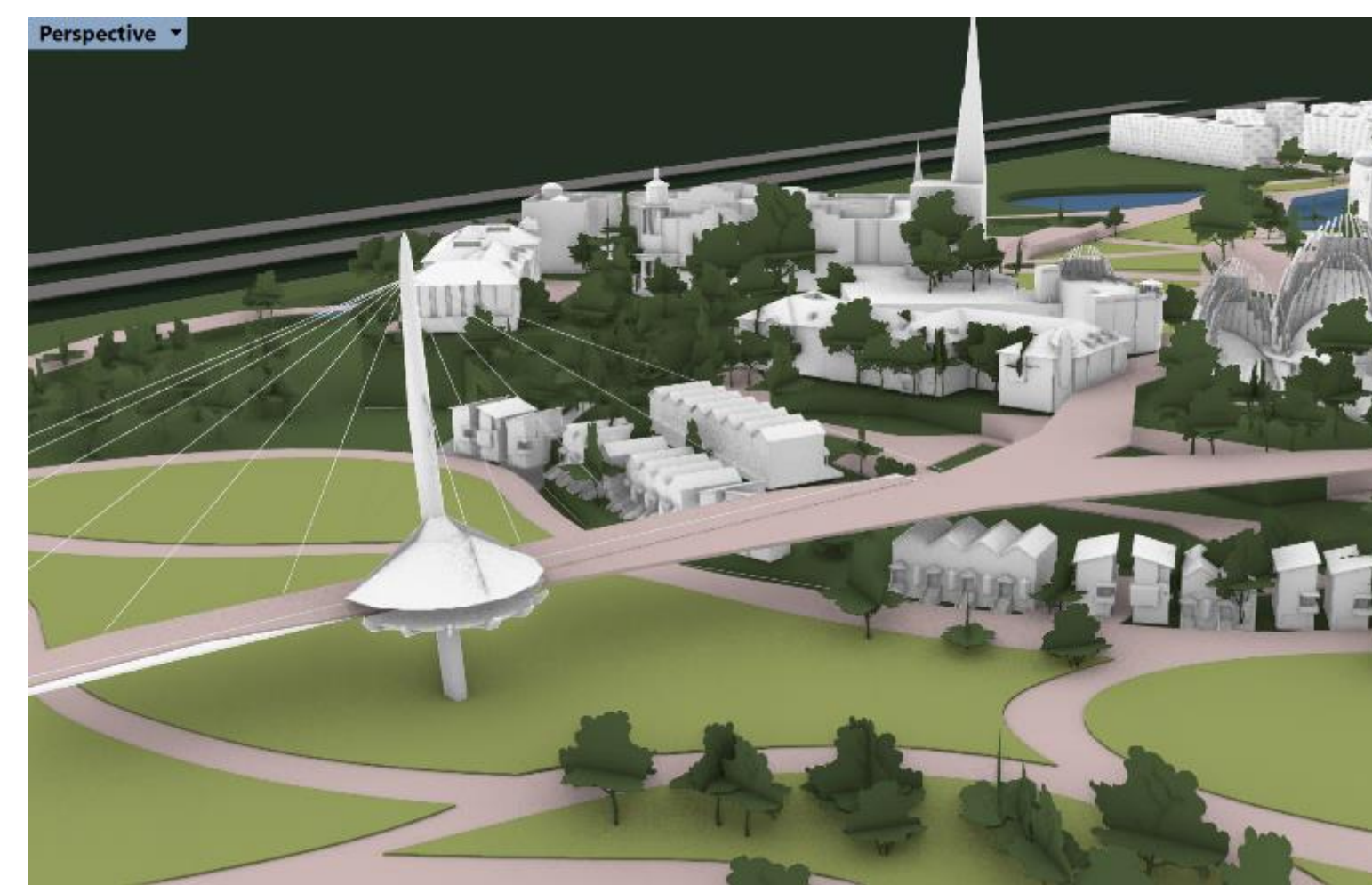
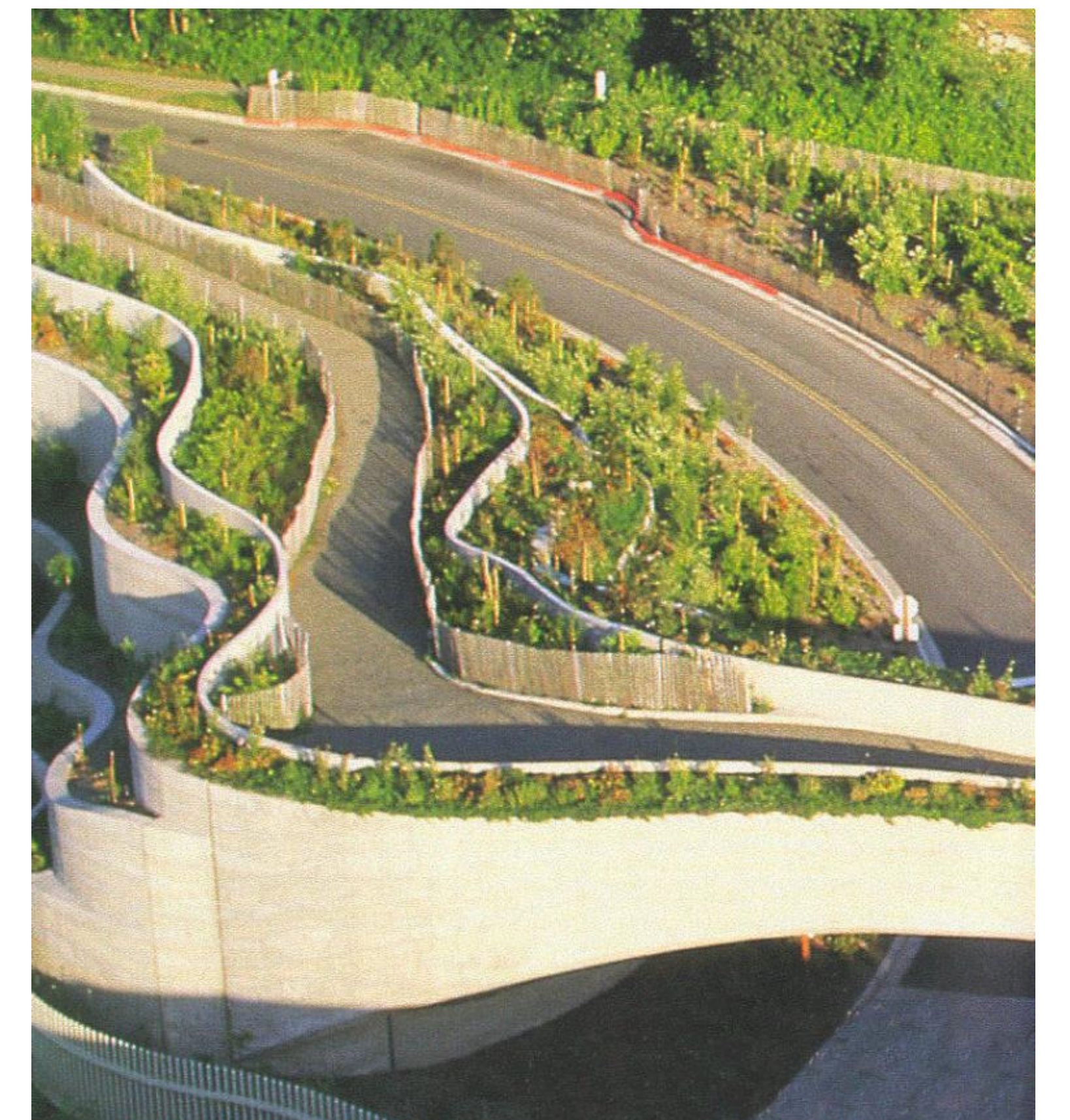
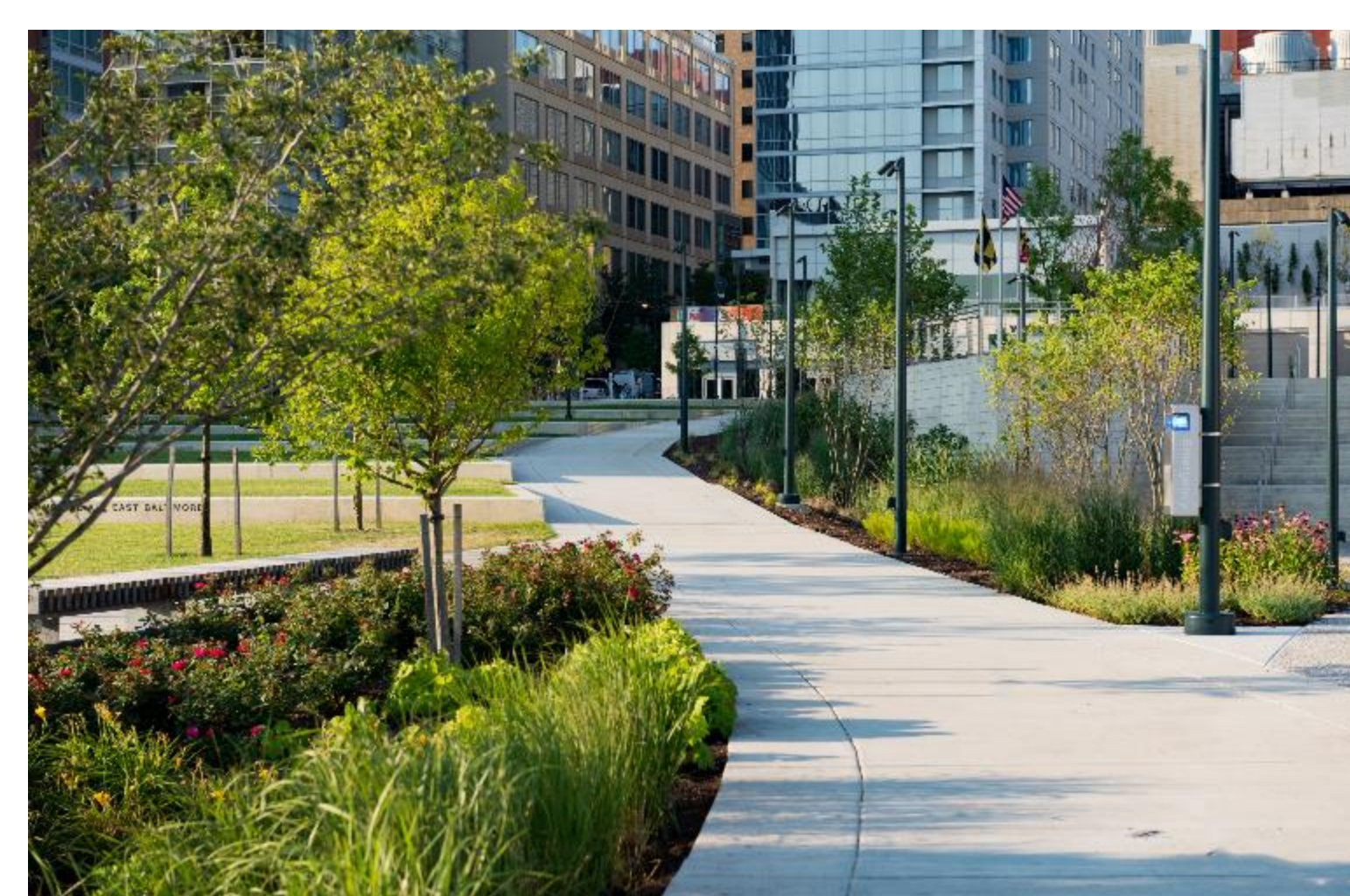
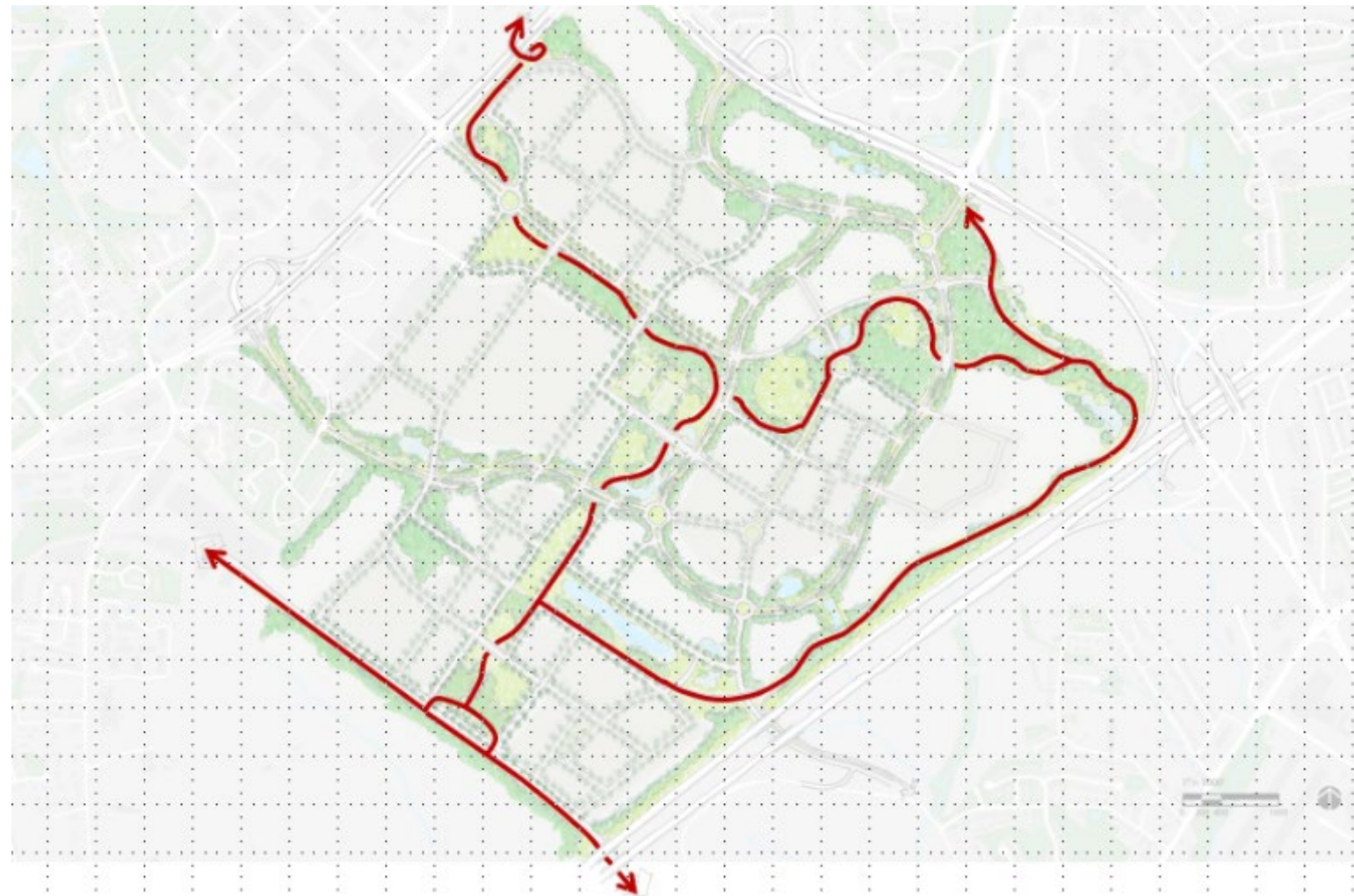


A

Gateway Existing Site Character



# EMPLOYMENT CENTERS

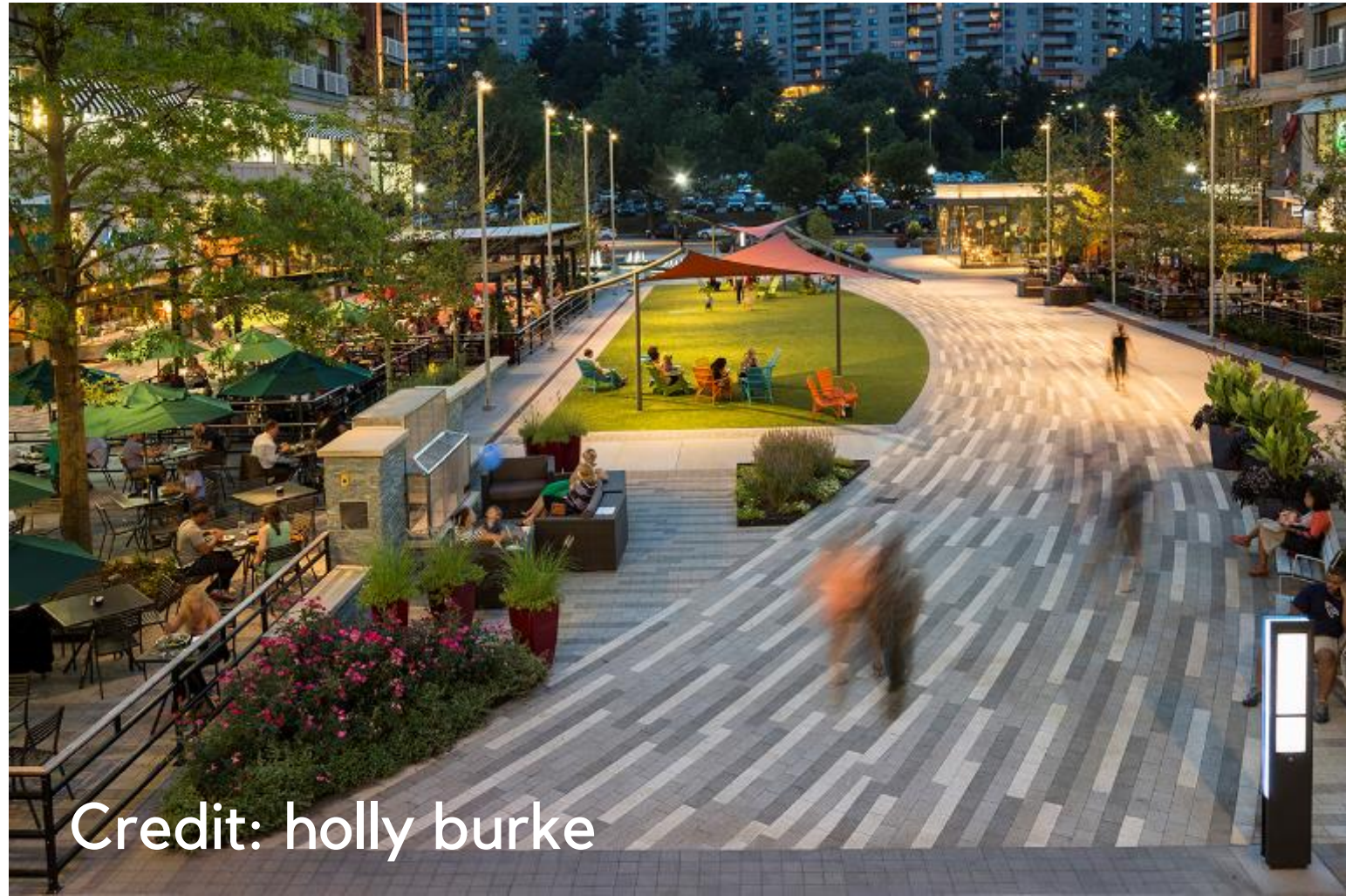


A

Gateway Potential Separated Multi-Modal Path Network



# EMPLOYMENT CENTERS





	Q1			Q2										
	6/20/2021	7/4/2021	7/18/2021	8/1/2021	8/15/2021	8/29/2021	9/12/2021	9/26/2021	10/10/2021	10/24/2021	11/7/2021	11/21/2021	12/5/2021	12/19/2021
CURRENT PRIORTIES														
Pres/CEO Eval	Approve goals, format and calclation methodology										Mid-Year Review		Process Adjustment based on feedback	
Symphony Woods		Subcommittee Created		Meetings Begin		Info Gathering and Analysis				Provide board input toward Memo of Understanding				
HoCo General Plan	Create and Adopt Position Paper Continued participation in NT Charettes			Identify Opportunities to Pursue Target Opportunities with Largest Impact			Establish Positions				Village and Community Outreach/Engagement			
Community Engagement						Virtual Town Hall and Surveys Identify Three New Channels to reach broader demos				Create Plan for Reaching Demos through Identified Channels				
July '21 Near Term Board Actions:														
	Approve Pres/CEO goals, format and calculation methodology													
	Create subcommittee for Symphony Woods													
	Vote on NT positioning paper													
	Preliminary conversations on how to determine target channels for outreach													

# DRAFT Board Priorities Roadmap FY22

	Q1					Q2								
	6/20/2021	7/4/2021	7/18/2021	8/1/2021	8/15/2021	8/29/2021	9/12/2021	9/26/2021	10/10/2021	10/24/2021	11/7/2021	11/21/2021	12/5/2021	12/19/2021
CURRENT BOARD PRIORITIES														
COMMUNITY ENGAGEMENT	VISION: An engaged, informed populace and an effective two-way feedback loop (CA/Community).  GOALS: Know what the community wants, including those segments not previously heard from; build trust with the community to support work toward our preferred future, Clarify CA's roles in the community. Increased and more diverse community engagement													
		Optimize Exisiting Channels			Virtual Town Hall and Surveys Identify Three New Channels to reach broader demos			Create Plan for Reaching Demos through Identified Channels						
SYMPHONY WOODS	VISION: Clarify CA-IAT relationship; define control over the land - Development, Maintenance, Programming, Access  GOALS: Clearly defined, structured, formal relationship between CA and IAT that ensures good stewardship over CA land and Create an ad-hoc committee of IAT and CA board members													
		Subcommittee Created	Meetings Begin	Info Gathering and Analysis				Provide board input toward Memo of Understanding						
HoCo GENERAL PLAN UPDATE	VISION: Envision the preferred future for Columbia  GOALS: Establish a board and staff work group to identify opportunities for advocacy and education. Create framework for influencing County and consultants Testify at County level													
	Create and Adopt Position Paper Continued participation in NT Charettes		Identify Opportunities to Pursue Target Opportunities with Largest Impact			Establish Positions			Village and Community Outreach/Engagement					
CA PRES/CEO EVALUATION	VISION: Create a process for fair, consistent, balanced, and clear evaluation  GOALS: Create an evaluation tool where there is clear delineation between inputs and outputs. Create clear evaluation criteria and outcomes based on rating levels for both annual increases and bonus incentives.													
	Approve goals, format and calclation methodology										Mid-Year Review		Process Adjustment based on f	



## HOW TO USE THIS WORKING DRAFT DOCUMENT

The following is a compilation of notes developed during a Columbia Association Board of Directors (CA BOD) retreat on June 12, 2021 related to priorities.

This content is the result of a Strategy Priority Canvas exercise. The following is an outline of how the CA BOD developed the content.

1. Each board member listed up to six priorities for the remainder of Fiscal Year 2022 (through April 30, 2022).
2. Board members posted their notes and reviewed each other's priorities.
3. The group then themed the priorities by clustering priorities that were similar.
4. Each board member then used dot stickers (four total) to indicate the most important priorities to them for Fiscal Year 2022.
5. Each of the top four priorities then became a focus for breakout groups. The CA BOD members selected the priority they wanted to work on. Each breakout group was comprised of two CA BOD members, with one group having three members.
6. Each breakout group was tasked to move through all the same key milestones and questions to answer using the Canvas tool (noted in each following section) in order to develop an initial framework to begin to move towards actionable and measurable outcomes.
7. Each breakout group then reported back to the full CA Board of Directors group and clarifying questions, modifications, and additions were made that the full group agreed with.

The result is this document. This is NOT meant to be a final document or full roadmap to successful execution. It is meant to be the beginnings of defining clear priorities, finding points of agreement, defining a decision framework, and identifying early actions.

More work is still to be done in fleshing out details, breaking bigger ideas into smaller pieces of work, and defining reasonable timelines. This Working Draft is meant to be just that.

## **PRIORITY: Community Engagement**

### **Vision**

*What is the vision for this priority?*

- An engaged, informed populace and an effective two-way feedback loop (CA/Community).

### **Importance**

*Why is this priority important to CA?*

- We need to know what the community wants, including the previously continuously unheard.
- Building trust with the community to help create the preferred future.
- To clarify CA's roles in the community.

### **Success Measurements**

*How will we measure success?*

- Increased community engagement
- More diverse community engagement

### **Progress Measurements**

*How will we show progress towards our vision?*

- More and different people at the table
- Greater responsiveness in both directions

### **Who and What is Affected?**

*What teams, services, and processes need to change in order to realize our vision?*

- CA and the Community
- Meeting people where they are and making it easier for them to come to us

### **How Will We Support People?**

*What action will we (CA BOD) do to support CA through any needed changes?*

- Provide adequate resources (money, human, time)
- Clear strategic vision and parameters (expectation, limits, and focus on transparency)
- Identify audiences to engage

### **What is Our Plan?**

*List potential action / options / "experiments."*

Roadmap of action items being drafted, refined, and adjusted in Board work sessions and meetings.



## **PRIORITY: Symphony Woods**

### **Vision**

*What is the vision for this priority?*

- Clarify CA-IAT relationship
- Define control over Symphony Woods
  - Development
  - Maintenance
  - Programming
  - Access

### **Importance**

*Why is this priority important to CA?*

- Stewardship for community of CA's land
- Protect resident / public usable access
- Avoid future lawsuits

### **Success Measurements**

*How will we measure success?*

- Completed agreement between CA and IAT
- Clearly defined, structured, formal relationship between CA and IAT

### **Progress Measurements**

*How will we show progress towards our vision?*

- Meetings
- Proposals
- Agreements

### **Who and What is Affected?**

*What teams, services, and processes need to change in order to realize our vision?*

- Asset ownership
- Open space
- Legal counsel

### **How Will We Support People?**

*What action will we (CA BOD) do to support CA through any needed changes?*

- Ad hoc committee of sub-set of CA Board members and IAT Board members

### **What is Our Plan?**

*List potential action / options / "experiments."*

Roadmap of action items being drafted, refined, and adjusted in Board work sessions and meetings.



## **PRIORITY: Howard County General Plan Update**

### **Vision**

*What is the vision for this priority?*

- Preferred future of Columbia

### **Importance**

*Why is this priority important to CA?*

- Sustain Columbia vision
- Represent all 10 Villages

### **Success Measurements**

*How will we measure success?*

- Our input / influence is accepted by the County

### **Progress Measurements**

*How will we show progress towards our vision?*

- Board work group and staff
- Create framework for influencing County and consultants
- Testify at County level

### **Who and What is Affected?**

*What teams, services, and processes need to change in order to realize our vision?*

- Everyone
- Columbia can't stay exactly the same
- CA will need to evolve to ensure Columbia's quality of life

### **How Will We Support People?**

*What action will we (CA BOD) do to support CA through any needed changes?*

- Educate community
- Support CA President and staff as they deal with County
- Keep villages informed / solicit input from Villages
- Connect with County Council members
- Encourage other groups to support CA position
- Identify specifics about Columbia to preserve since changes will continue
- Take position to support affordable and inclusive housing

### **What is Our Plan?**

*List potential action / options / "experiments."*

Roadmap of action items being drafted, refined, and adjusted in Board work sessions and meetings.



## **PRIORITY: CA President / CEO Evaluation**

### **Vision**

*What is the vision for this priority?*

- Create a process for fair, consistent, balanced, and clear evaluation

### **Importance**

*Why is this priority important to CA?*

- Incentives
- Align with performance
- Procedures for execution of policy
- Align evaluation with CA mission and vision

### **Success Measurements**

*How will we measure success?*

- Tool provides concrete and actionable feedback to CEO
- Each board member rating given equal value
- Able to be applied consistently

### **Progress Measurements**

*How will we show progress towards our vision?*

- Document
- Compilation to guarantee equal weight to responses
- Mid-year “test” of evaluation and feedback tool
- Make any adjustments to tool based on mid-year “test”

### **Who and What is Affected?**

*What teams, services, and processes need to change in order to realize our vision?*

- CA President/CEO
- CA Human Resources
- CA BOD

### **How Will We Support People?**

*What action will we (CA BOD) do to support CA through any needed changes?*

- Create tool
- “Test” tool
- Adjust tool

### **What is Our Plan?**

*List potential action / options / “experiments.”*

Roadmap of action items being drafted, refined, and adjusted in Board work sessions and meetings.



# Columbia Development Tracker

**July 1, 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
Trotter Estates A development proposal for four single-family detached homes on 3.78 acres lot consisting of two existing SFD homes located at 5808 Trotter Road.	Near River Hill	7/22/2021; 6 pm  Claret Hall 6020 Daybreak Circle Clarksville, MD 21029	Presubmission Community Meeting	Community meeting prior to submission of any plans	No action recommended.
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	7/27/2021; 6 pm  <a href="#">WebEx Hearing – Register and View Online</a>  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, 4/7/21, 6/9/21, 6/23/21	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.
BA 781-D – AGS Borrower, Lakeview LLC Appeal of Planning Board decision letter dated 1/25/21 denial of SDP-20-042 and Hearing Examiner denial on 5/27/21. Lakeview Retail located at 9841 & 9861 Broken Land Parkway is a proposed infill retail/commercial development with drive-through.	Owen Brown	8/23/2021; 6:30 pm  <a href="#">WebEx Hearing – register and view online</a>	Board of Appeals	Appeal of PB and HE decisions	CA OPCA staff testified in the original Planning Board and Hearing Examiner cases opposing design elements of the site plan and recommending conditions of approval. CA OPCA staff will testify at the BOA.



## 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-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 <a href="#">WebEx Hearing – Register and view online</a> Continuation of hearing from 5/11/21, 5/17/21, 5/18/21, 5/19/21	Hearing Examiner	DPZ entered into a consent order 6/6/21	Decision by the Hearing Examiner	CA is the appellant in this case.



# Newly Submitted Development Plans

## SDP-21-052, Stonewood 5 Storage

*Columbia, Non-village*



### Project Description:

The owner of property at 7815 Oakland Mills Rd is proposing 1 self-storage building.

**Submitted:** 6/30/2021

**Zoning:** New Town, NT

**Decision/Status:** Under review

**Next Steps:** Review of plans by DPZ

**CA Staff Recommendation:** No action recommended – proposal is consistent with the permitted use and surrounding area

## F-19-077, Pope Property

*Near Hickory Ridge*



**Project Description:** The owner of property at 10446 Owen Brown Rd submitted a final subdivision plan for 3 single family detached homes on 1.81 acres consisting of 1 existing SFD home.

**Submitted:** 6/30/2021

**Zoning:** R-20

**Decision/Status:** Under review

**Next Steps:** Review of plans by DPZ

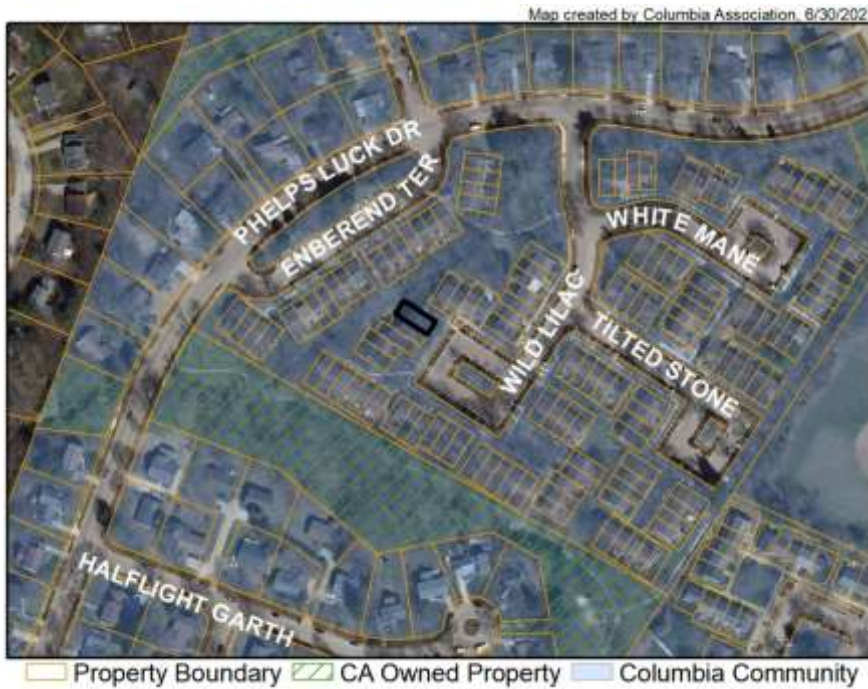
**CA Staff Recommendation:** No action recommended – proposal is consistent with the permitted use and surrounding area



# Newly Submitted Development Plans

## WP-21-142

Long Reach



**Project Description:** A homeowner at 5456 Wild Lilac submitted an alternative compliance request to construct a rear yard deck within the stream buffer area.

**Submitted:** 6/22/2021

**Zoning:** New Town, NT

**Decision/Status:** Under review

**Next Steps:** Review and decision by DPZ

**CA Staff Recommendation:** No action recommended – This area of Long Reach predates stream buffer regulations. The majority of homes are located within the buffer area and most neighbors enjoy similar deck structures, therefore, it is reasonable for this owner to seek a waiver for this purpose.

## F-21-078, Bell Property

Near Hickory Ridge



**Project Description:**

The owner of property at 7942 Harriet Tubman Lane submitted a plat of revision to amend the use-in-common access easement and amend the front build restriction line for Lot 2 for a previously recorded plat.

**Submitted:** 6/29/2021

**Zoning:** R-20

**Decision/Status:** Under review

**Next Steps:** Review and recordation

**CA Staff Recommendation:** No action recommended



# Newly Submitted Development Plans

## WP-21-137, Badart Subdivision

Near Long Reach



### Project Description:

The owner of property at 6205 Waterloo Road submitted an alternative compliance request related to compliance with future right-of-way dedication/front yard setbacks for an existing building (Est. 1938).

**Submitted:** 6/17/2021

**Zoning:** R-SC

**Decision/Status:** Under review

**Next Steps:** Review and decision by DPZ

**CA Staff Recommendation:** No action recommended

## ECP-21-049, Patel Property

Near Hickory Ridge



### Project Description:

The owner of property at Lot 48-A S 3 Lockridge Rd submitted an Environmental Concept Plan associated with construction of 1 SFD home on an undeveloped 1 acre lot.

**Submitted:** 6/17/2021

**Zoning:** R-20

**Decision/Status:** Under review

**Next Steps:** Technical review and decision by Department of Planning and Zoning

**CA Staff Recommendation:** No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.



Columbia Development Tracker (July 2021)						Last Updated 6/30/2021	
This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.							
Previous Development Proposals and Decisions							
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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
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	Submit Revised	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	Submit Revised	Review for compliance with regulations and decision by Department of Planning and Zoning	No Action Recommended - CA OPCA staff will monitor this project
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



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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.
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, 6/29/21	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	Under Review	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	Technically Complete June 29, 2021	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	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.
ECP-21-045, Wynne Property	4/27/2021, 6/28/21	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	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.
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	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.
ECP-21-045, Wynne Property	4/27/2021, 6/28/21	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	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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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	Under Review	Review by DPZ	No action recommended





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**TO:** COLUMBIA ASSOCIATION BOARD OF DIRECTORS  
**FROM:** KAREN TURCAN, LEGAL ASSISTANT  
**RE:** 2022 LEGISLATIVE SESSION – PRE-FILED LEGISLATION  
**DATE:** JULY 2, 2021

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There is not yet any pre-filed legislation in the Maryland General Assembly. The deadline for pre-filing bills is in November, and the 2022 session convenes on January 12, 2022.

We will continue to monitor for pre-filed bills and other Interim activity of the Maryland General Assembly, including the Howard County Delegation.