



May 19, 2017

To: Columbia Association Board of Directors
CA Management

From: Andrew C. Stack, Board Chair

The Columbia Association Board of Directors Meeting will be held on Thursday, May 25, 2017 at 7:30 p.m. at Columbia Association headquarters, 6310 Hillside Court, Suite 100, Columbia, MD 21046.

AGENDA

- | | | |
|---|-----------------------|---------|
| 1. Call to Order | | 5 min. |
| (a) Announce Directors/Senior Staff in Attendance | | |
| (b) Remind People of Meeting being Recorded/Broadcast | | |
| (c) Read Five Civility Principles | | |
| 2. Announcement of Closed/Special Meetings Held/To Be Held | | 1 min. |
| 3. Approval of Agenda | | 1 min. |
| 4. Disclosure of Conflicts of Interest | | 1 min. |
| 5. Resident Speakout | | |
| 6. Approval of Minutes | April 27, 2017 | 2 min. |
| 7. Chairman's Remarks | | 3 min. |
| 8. Reports/Presentations | | |
| (a) President's Report – See written report – Follow-up questions from the BOD | | 15 min. |
| (b) Financial Reports – None | | |
| (c) Other Reports | | |
| 1. Report from the CA Representatives to the Inner Arbor Trust Board of Directors | | 5 min. |
| 2. Presentation on Planning for Columbia's Lakefront by Consultants, Groundswell Design Group | | 30 min. |
| 3. Demonstration of Live Streaming of Board of Directors Meetings | | 20 min. |
| 9. Board Action | | |
| (a) Consent Agenda | | 1 min. |
| 1. Appointment of the Hickory Ridge Representative to the Watershed Advisory Committee | | |
| (b) Board Votes | | 15 min. |
| 1. Purchasing Exception – Graphic Design Services and Production-Columbia Gym, Athletic Club, Supreme Sports Club | | |
| 2. Endorse CA President/CEO's letter to Planning Board concerning the Long Reach Village Center urban renewal proposal from Orchard Development | | |

10. Tracking Forms 5 min.
 - (a) Tracking Form for Board Requests
 - (b) Tracking Form for Resident Requests
11. For Your Information
 - (a) Priority Letter from Howard County to MD Department of Transportation
 - (b) Bisnow Article: Howard Hughes-Building a 21st Century Urban Village
12. Talking Points 2 min.
13. Entertain a motion to hold a closed meeting of the CA Board of Directors under the Maryland Homeowners Association Act Section 11B-111(4)(iv), Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other matters; and (4)(vi), Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interest of the homeowners association 2 min.
14. If the motion is approved, move to a closed meeting.
If the motion is not approved, adjourn.

Next Board of Directors Work Session and Meeting
Thursday, June 8, 2017 – Board Work Session
Thursday, June 22, 2017 – Board Meeting

ARRANGEMENTS FOR AN INTERPRETER FOR THE HEARING IMPAIRED CAN BE MADE BY CALLING 410-715-3111 AT LEAST THREE DAYS IN ADVANCE OF THE MEETING.

CA Mission Statement

Working every day in hundreds of ways to make Columbia an even better place to live, work, and play.

CA Vision Statement

Making Columbia the community of choice today and for generations to come.

DRAFT
Minutes of the
BOARD OF DIRECTORS MEETING
Held: April 27, 2017

To be approved: May 25, 2017

A meeting of the Columbia Association Board of Directors was held on Thursday, April 27, 2017 at Columbia Association headquarters. Present were Chairman Andrew Stack and members Reg Avery, Dick Boulton, Brian Dunn, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind, and Chao Wu. Also present were Vice President/CFO Susan Krabbe and General Counsel Sheri Fanaroff.

1. Call to Order: The Board of Directors Meeting was called to order at 7:35 p.m. by Chairman Andrew Stack.

2. Announcement of Closed/Special Meetings:

The **Board of Directors** held a closed meeting on March 23, 2017 at Columbia Association headquarters. The Members present were Reg Avery, Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Nancy McCord, Gregg Schwind, and Andy Stack and Chao Wu. Also present was Milton Matthews. The vote to close the meeting was 9-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-(4)(iv) consultation with staff personnel, consultants, attorneys, board members or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 10:00 p.m. until 10:30 p.m. to discuss a legal matter.

The **Architectural Resource Committee** held a closed meeting on April 10, 2017 at Columbia Association headquarters. The Members present were Gordon MacPhee, Sheri Fanaroff, Scott Templin, and Gracie Bradford. Also present were Deb Bach, Carole MacPhee, Devora Wilkinson, Debbie Nix, Tom Mungo, and Laura Parrish. The vote to close the meeting was 4-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-(4)(iv) consultation with staff personnel, consultants, attorneys, board members or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 1:07 p.m. until 2:15 p.m. to discuss new and ongoing covenant cases.

3. Approval of Agenda

Action: Mr. Avery moved to approve the agenda as presented. Mr. Wu seconded the motion, which passed unanimously. Vote: 10-0-0.

4. Disclosure of Conflict of Interest: none

5. Resident Speakout

- a) Joel Hurewitz, Harpers Choice, spoke about closed session minutes, stakeholders' dinner policy and the lack of recycling bins at CA events.

6. Approval of Minutes of March 23, 2017

Action: Ms. McCord moved that the minutes of February 23, 2017 be accepted as presented. Mr. Avery seconded the motion. Mr. Wu noted that Line 44 should be revised to correct the spelling of Jing Tian's name. The minutes were passed, as corrected. Vote: 10-0-0.

52 **7. Chairman's Remarks**

53 Mr. Stack announced the following meetings and events:

54 April 20: The Stakeholders dinner was very nice. He thanked Janet Loughran for arranging it.
55 April 22: Dedication of the Chrysalis in Merriweather Park at Symphony Woods
56 April 23: Howard County Public Schools Fine Arts Salute to Columbia's 50th Birthday celebration was
57 "fantastic," an excellent program put on by high school students.
58 April 29: Village elections will be held.
59 May 2: County will present its plan for Long Reach village center
60 May 8: Board orientation for new directors
61 May 9: Founders Day workshop at Howard Community College
62 May 11: CA Board's annual meeting
63 May 13: Dog Day Afternoon
64 May 19: CA Board/Staff dinner
65 May 20: Bike with a Cop
66 May 20-21: Wine in the Woods
67 May 25: CA Board meeting

68
69 Mr. Stack also suggested that people check the schedule of upcoming "Exploring Columbia on Foot" walks,
70 led by Ned Tillman, and the Xbox 1 challenges.

71
72 He congratulated Lin Eagan on being elected chair of the Inner Arbor Trust board of directors. He also
73 thanked board members and staff for their service during the fiscal year that ends April 30.
74

75 **8. Reports Submitted**

76 (a) President's Report

77 In response to questions from Board members, staff said:

- 78 - The activities of CA staff related to Downtown Columbia redevelopment will be reported in the
79 President's report and on the Downtown Development Tracker.
80 - CA staff will provide regular updates on the construction of the tennis facility in Long Reach.
81

82 Mr. Matthews said he visited four Columbia businesses as part of Howard County Business Appreciation
83 Week (April 24-28). He also said the Downtown Columbia Arts and Culture Commission will show
84 movies at Merriweather Post Pavilion.
85

86 Janet Loughran presented Board members with CA's annual gift to them -- lead crystal pillars
87 commemorating Columbia's 50th Birthday
88

89 (b) Financial Reports -- None
90

91 (c) Other Reports

- 92 1. Report from the CA Representative to the Inner Arbor Trust Board of Directors

93 (*Ms. Eagan provided a written report.*)

94 Ms. Evans noted that publicity touting the Chrysalis implied that Merriweather owned it. Ms. Eagan
95 said the issues is being addressed.
96

97 **9. Board Action**

98 (a) Consent Agenda

- 99 1. Approval of the General Counsel's Recommendations regarding the Release/Non-Release of Minutes
100 of Closed Meetings held on June 23, 2016; December 8, 2016; and January 12, 2017

Action: By consent, the Board approved the recommendation of the General Counsel to release the minutes of the closed meeting held on June 23, 2016, and to not release the minutes of closed meetings held on December 8, 2016 and January 12, 2017.

2. Approval of Appointments to the Architectural Resource Committee – FY 18

By consent, the Board approved the appointments of Shari Fanaroff, Deb Bach, Eva Lambright, Tom Mungo, and Gracie Bradford to the Architectural Resource Committee.

3. Approval of the Owen Brown Representative to the Watershed Advisory Committee

By consent, the Board approved the appointment of William Cain as the Owen Brown representative to the Watershed Advisory Committee.

(b) Board Votes

1. Changes to the Board Governance Documents

i. Add a Section Regarding the CA President/CEO

Mr. Avery moved to add the section regarding the CA President/CEO; Mr. Wu seconded the motion.

Action: Mr. Boulton moved to amend the motion to delete “boards” in Line 3 of bullet 1, and add “or other CA senior staff members participate” to the end of that sentence. Mr. Klein asked that the word “meeting” in the first line of Bullet 1 be capitalized. The motion passed as amended. Vote 10-0-0.

ii. Add the Section Regarding Agendas

Mr. Avery moved to accept the addition of a section regarding agendas; Ms. Evans seconded.

Action: The Board decided to change the word “basis” to “foundation” in the second line of the motion. The motion passed, as amended. Vote: 10-0-0.

iii. Add the Section Regarding Stakeholder Dinners

Ms. McCord moved to accept the addition of a section regarding stakeholder dinners; Mr. Wu seconded the motion.

Action: Mr. Klein moved to delete “Executive Board of the Howard County Chamber of Commerce” and substitute “TBD” in Bullet 1, and to add “March and” immediately preceding “April” on Line 2 of Bullet 2 about stakeholder dinners. Mr. Wu seconded the motion, which failed. Vote: 1-7-2.

For: Mr. Klein

Against: Messrs. Avery, Dunn, Schwind, Stack, and Wu; and Mses. Eagan and McCord

Abstain: Mr. Boulton and Ms. Evans

Action: Mr. Boulton moved to add “from a roster of community organizations that share CA’s values” to the end of Line 2 in Bullet 2 of the motion. The Board approved the motion, as amended. Vote: 10-0-0.

iv. Add the Section Regarding Constructing Agendas

Mr. Wu moved to accept the addition regarding constructing agendas. Mr. Dunn seconded the motion.

Action: Mr. Klein moved that “, the Executive Assistant to the President” be deleted from Bullet 1 of the motion and that “office of” be inserted in Line 2 of Bullet 1, between “Through the” and “CA president...”

Action: Mr. Boulton moved that “This is the highest priority” be deleted from Priority 1 and that “This is the lowest priority” be deleted from Priority 6.

The motion, as amended, passed unanimously.

- 153 v. Make a Modification (regarding quarterly meetings of the Board Operations Committee)
154 **Action:** Mr. Wu moved to approve the motion for the Board Operations Committee to meet quarterly.
155 Mr. Dunn seconded the motion, which passed. Vote: 7-3-0.
156 For: Messrs. Dunn, Schwind, Stack and Wu; and Mses. Eagan, Evans and McCord
157 Against: Messrs. Avery, Boulton and Klein
158 Abstain: none
159

- 160 vi. Make a Modification (regarding starting regularly scheduled CA Board Meetings and Work
161 Sessions at 7 PM)

162 **Action:** Mr. Dunn moved that regularly scheduled CA Board meetings and work sessions begin at 7
163 p.m. Mr. Avery seconded the motion, which failed. Vote: 4-5-1.
164 For: Messrs. Schwind and Stack and Mses. Evans and McCord
165 Against: Messrs. Avery, Dunn, Klein and Wu; and Ms. Eagan
166 Abstain: Mr. Boulton
167

- 168 vii. Make a Modification (regarding assignment of CA Board Members at the annual meeting as
169 liaisons to advisory committees)

170 **Action:** Mr. Avery moved to make the modification to assign CA Board Members during the
171 Annual Meeting to be liaisons to advisory committees. Mr. Wu seconded the motion,
172 which passed unanimously. Vote: 10-0-0.
173

174 *Ms. McCord left the room at 8:55 p.m.*
175

- 176 viii. Make a change to the Policy (to increase Purchasing Exemption threshold from \$25,000 to
177 \$50,000)

178 **Action:** Mr. Dunn moved to increase CA's purchasing exemption threshold from \$25,000 to
179 \$50,000. Mr. Wu seconded the motion.

180 **Action:** Mr. Dunn moved to amend the motion to increase CA's purchasing exemption threshold
181 to \$75,000. Mr. Schwind seconded the motion, which passed. Vote: 5-4-0.

182 For: Messrs. Avery, Dunn, Schwind and Stack; and Ms. Eagan

183 Against: Messrs. Boulton, Klein and Wu and Ms. Evans

184 Abstain: none
185

186 The motion to increase the purchasing exception threshold was passed, as amended. Vote: 7-2-0.

187 For: Messrs. Avery, Boulton, Dunn, Schwind, and Stack; and Mses. Eagan and Evans

188 Against: Messrs. Klein and Wu

189 Abstain: none
190

191 *Ms. McCord returned at 9:05 p.m.*
192

- 193 xi. Make a change to the Policy (to delegate authority to approve appointments to the village architectural
194 committees to the Chair of the CA Board of Directors)

195 **Action:** Mr. Boulton moved to accept the motion to delegate authority to approve appointments to the
196 village architectural committees to the Chair of the CA Board of Directors. Mr. Wu seconded
197 the motion, which passed unanimously. Vote: 10-0-0.
198

- 199 x. The CA/President/CEO is hereby appointed as a voting member of the Board Operations Committee.

200 **Action:** Mr. Boulton moved that the CA President be a voting member of the CA Board of
201 Directors Board Operating committee. Mr. Klein seconded the motion.

202 **Action:** Mr. Boulton accepted Mr. Stack's revision of the motion to read: "Last year, the Board re-
203 created the BOC and made the President a member. That means the President has a vote on
204 the BOC." The motion passed. Vote: 7-3-0.

For: Messrs. Avery, Dunn, Schwind, Stack and Wu; and Mses. Eagan and McCord
Against: Messrs. Boulton and Klein and Ms. Evans
Abstain: none

2. Board Strategic Issues for CY 2017

Action: Mr. Boulton moved that the Board accept a Strategic Issue for CY 2017 regarding serving and connecting with more teens and young adults. Mr. Avery seconded the motion, which passed. Vote: 8-2-0.

For: Mses. Evans, McCord; and Messrs. Avery, Dunn, Klein, Schwind, Stack and Wu
Against: Ms. Eagan and Mr. Boulton
Abstain: none

Action: The Board accepted a Strategic Issue for CY 2017 regarding and developing and communicating a shared community vision for Columbia. The motion passed unanimously.

10. Tracking Forms

- (a) Tracking Form for Board Requests
- (b) Tracking Form for Resident Requests

11. For Your Information

- a) Downtown Columbia Arts and Culture Commission Annual Report 2016-17.
The Commission's annual report was submitted in writing.

12. Talking Points Recording Secretary Valerie Montague read the Talking Points.

13. Entertain a motion to hold a closed meeting of the CA Board of Directors

Mr. Avery moved that the Board hold a closed meeting under the Maryland Homeowners Act, Md. Code, Real Property §11B-(4)(i) Discussion of matters pertaining to employees and personnel, and (4)(iii) consultation with legal counsel on legal matters. Mr. Wu seconded the motion, which passed unanimously.

14. Adjournment: The open meeting was adjourned at 9:58 p.m.

Respectfully submitted,

Valerie Montague
Recording Secretary



SENIOR
LEADERSHIP
TEAM

Milton W. Matthews
President/
Chief Executive
Officer

Susan Krabbe
Vice President/
Chief Financial Officer

Dan Burns
Director of
Sport and Fitness

Jane Dembner
Director of Planning
and Community Affairs

Sheri Fanaroff
General Counsel

Norma Heim
Director of
Communications
and Marketing

Janet Loughran
Executive Assistant
to the President/CEO

Dennis Matthey
Director of Open Space
and Facility Services

Ron Meliker
Director of
Human Resources

Michelle Miller
Director of
Community Services

Chuck Thompson
Chief Information
Officer

Jackie Tuma
Director of
Internal Audit

MAY 2017

Message from the Office of the President/CEO

As Columbia Association begins its new fiscal year, we would like to welcome the members of its FY 2018 Board of Directors. Eight village representatives who served on the FY 2017 Board are returning – Dick Boulton (Dorsey’s Search); Lin Eagan (Town Center); Janet Evans (Long Reach); Alan Klein (Harper’s Choice); Nancy McCord (Wilde Lake); Gregg Schwind (Hickory Ridge); Andrew Stack (Owen Brown); and Chao Wu (River Hill). Two new village representatives are on the Board – Virginia (“Ginny”) Thomas (Oakland Mills) and Shari Zaret (Kings Contrivance).

Andrew Stack and Dick Boulton were re-elected Board Chair and Vice Chair, respectively, at the Board’s May 11, 2017 organizational meeting.

Reg Avery (Oakland Mills) and Brian Dunn (Kings Contrivance), from the FY 2017 Board, did not seek re-election. We thank both of them for their time, contributions, and commitment to Columbia, Columbia Association, and the Board.

Several initiatives are planned for FY 2018. Columbia Association will begin construction of the Long Reach Tennis Center and renovation of the Athletic Club. CA also will be actively involved in the plans for the development of the Lakefront Core Neighborhood of Downtown Columbia, and will begin live streaming of its Board meetings, beginning with the June 22, 2017 meeting. The six-month celebration of Columbia’s 50th Birthday will continue, and three special events are planned for June – Lakefest, sponsored by Columbia Festival of the Arts, on June 16-18; Columbia’s 50th Birthday, with its iconic cupcakes, on June 17 at 7:00 p.m.; and a special celebration of the People Tree and the Lakefront Bell Tree featuring the carillon on June 21 at 5:30 p.m.

We hope you will join us as we “appreciate the past; imagine the future” and continue our pursuit of CA’s vision of “making Columbia the community of choice – today and for generations to come.”

Updates - Local Organizations

This new section of the President’s Report will feature short narratives on activities of local organizations at which the CA President/CEO or senior staff members participate.

The Columbia 50th Birthday Celebration, Inc. continues its work on the six-month celebration. June 2017 is “50th Birthday Month” and many activities are planned to commemorate this milestone.

Updates - Local Organizations (cont'd)

We want to say “thank you” very much to the board members of the 50th Birthday Committee and other volunteers who presented the Columbia community with the exceptional Founders Day Program (Part 1) on May 9th at the Horowitz Center and Smith Theatre on the campus of Howard Community College.

The Downtown Columbia Arts and Culture Commission recently announced its first season of “Merriweather Movie Nights,” a series of movies to be shown at Merriweather Post Pavilion. The season begins on May 27th with the movie “Grease” and will continue throughout the summer.

The Downtown Columbia Partnership continues its search for an executive director. A candidate is scheduled to be interviewed on May 19.

The Howard County Chamber of Commerce held its annual meeting on May 18. The slate of nominees for its Board of Directors was approved and CA’s President/CEO will serve his second two-year term on the Chamber Board.

The Howard County Economic Development Authority (“EDA”) held its monthly board of directors meeting on May 18. Coming soon from the EDA is its new strategic plan.

Administrative Services

New Membership Structure

April was the final month of preparation for the May 1 conversion to the new CA membership structure. The on-schedule delivery of the new membership program was the result of a two-year inter-departmental effort. Now CA moves to actual implementation, including continuing our educational and communications initiatives, and working with members to address their questions and concerns, as they arise. We will begin tracking and measuring membership activity and comparing actuals to projected participation levels. We also plan to monitor billing and collection trends, as problems in the collection cycle can be a leading indicator of cancellations to follow.

Communications and Marketing reports that the membership restructure has gone well. There have been few issues and there was minimal disruption to members. Feedback received is that members have had no problems gaining access to their desired equipment or in registering for classes.

The few issues that have arisen are related to members thinking they would be paying the new member rate upon renewal, or not understanding that a larger-than-expected price increase they have received at renewal is due to their individual circumstances, such as expiration of a multi-year contract, having adult children on their membership, etc.

Review of the Village Assessment Share Formula

Finance team members, Julie Goad and Lynn Schwartz, are participating on the “Village Assessment Share” committee, together with Jane Dembner and village manager representatives Craig Barton (Owen Brown) and Kristen Shulder (Wilde Lake). The current

assessment share formula was adopted five years ago, and both the villages and CA acknowledge revisions are needed.

The objective of the committee is to (1) review and evaluate the current Assessment Share Formula and its underlying assumptions and history, and to recommend a new approach; and (2) review and evaluate the current Contingency Fund policy and recommend changes, as needed. The meetings bring together the strategic and financial strengths of both CA and the village committee members in a collaborative effort to generate recommendations that are reasonable and acceptable to the involved parties.

Sport and Fitness

Athletic Club Renovation

The Athletic Club will begin phase one of a planned two-phase renovation this summer. Beginning Sunday, July 30 and continuing through Sunday, August 27, the Athletic Club will be closed for the following upgrades:

- Seven new HVAC units that will replace about half of our aging units and greatly improve air quality and flow in the building.
- Removal of the glass wall that partitions off the former Package Plan Plus room, creating a free flow in and out of the area. A railing will be put in its place around the stairwell.
- Removal of the drop ceilings in the main strength area (upper level), Studio 2 and the Free Weight Room (lower level), creating a more open feeling in these spaces.
- Addition of windows in the KidSpace area, Studio 2 and the Boxing Studio.
- Small expansion of the upper level of the Free Weight Room and complete replacement of the plate-loaded equipment in this area.
- Reconfiguration of the KidSpace outdoor play area, including the replacement of some pieces of playground equipment.
- Replacement of the gutter system on the tennis barn and men's locker room to remedy the leak issues.

SportsPark and SkatePark

The SportsPark/SkatePark and the Sustainability Division collaborated with BGE to bring the community an opportunity to clean up. BGE residential customers can stop by the SportsPark on Saturday, May 20 from 8:00 a.m. to 2:00 p.m. and drop off a maximum of two room air conditioning units and/or dehumidifiers and receive a \$25 reward per appliance. The units must be in working condition to be eligible. Customers will receive a check approximately four to six weeks after the event. CA is also handing out free mini-golf coupons and LED light bulbs. Rain or shine, BGE representatives will be at the SportsPark to unload units directly from vehicles.

Haven on the Lake

Haven on the Lake offered four events this past month, all of which were well-attended. “Staycation” allowed parents to come and enjoy classes during Spring Break, while their children enjoyed KidSpace. Earth Day Yoga and Mother’s Day Yoga were held on the fountain patio. The Wine and Chocolate Tasting/Shopping event featured Lakefront restaurants and community vendors, and was enjoyed by over 200 attendees.

Planning and Community Affairs

Increasing Influence in Columbia Planning and Development

Staff from the Office of Planning and Community Affairs continued to participate in and monitor on-going and proposed development projects in and around Columbia.

Village Center and Downtown Redevelopment

- The County Executive's announcement of the selection of Orchard Development (a Howard County-based developer) to purchase and redevelop Long Reach Village Center. The plan includes a village green, pavilion, approximately 75,000 square feet of retail, medical office space, a food incubator, vertical garden, 132 market rate multi-family housing, 120 units of senior multi-family housing and 52 for-sale townhomes. The next steps in the government process include Planning Board review of the plans for the urban renewal project follow by a County Council public hearing and council vote on the urban renewal project and vote to sell the property. This will be followed by the village center redevelopment process, which includes public meetings, Design Advisory Panel review, Planning Board review and a County Council vote.
- The May 4th Planning Board meeting, a summary of which was provided to the CA Board of Directors. The Planning Board approved a request to increase the permitted density in New Town zoning from 2.38 dwelling units per acre to 2.3809 dwelling units per acres to accommodate and assign 20 single family units to the Grandfathers Garden Center redevelopment project near Long Reach. Using criteria provided by the Hearing Examiner, the Planning Board also approved a change to the FDP for the Sieling Industrial Center. In the area governed by this FDP, the approved amendment would permit a liquor store on the same site as a full service food and grocery store (in this case, Wegman's).
- Staff updated the [Development Tracker](#), which provides information on development related meetings and submitted proposals for sites in and near Columbia. This is updated monthly and is available on-line at <http://bit.ly/developmenttracker>.

ColumbiaDialogues

The Office of Planning and Community Affairs brought together a diverse group of representatives from community and government organizations to organize, convene and facilitate small group conversations on the intersections of race, class, and culture. The goal of ColumbiaDialogues is to foster a personal commitment by participants to better understand their own perspectives, which may include biases, and take action to help our community be more inclusive. The ColumbiaDialogues organizing committee began working together in late fall 2016. The dialogue sessions are currently in progress and will be completed later this spring.

The Office of Planning and Community Affairs worked closely with the Howard County Public School System's (HCPSS) Cultural Proficiency Coordinator and other committee members to design the program and the outreach to the community to solicit participants who reflect the diversity of our community. A subcommittee established the participant selection process, with the goal of having a diverse cohort of participants for each group discussion.

While CA administered the program and handled the communications, website, participant recruitment, meeting space rental, and refreshments for the ColumbiaDialogues sessions, the program would not have been successful without the dedication of the committee members and the expertise of the HCPSS Cultural Proficiency Coordinator John Krownapple. Mr. Krownapple brought his expertise in cultural competency and facilitation to the effort and recruited other school system employees trained in facilitation and cultural competency to volunteer their time to be session facilitators. The committee work began in the late fall of 2016 and the sessions are currently in progress and will be completed later this spring.

Open Space Assessment

The Office of Planning and Community Affairs provided an overview of the Open Space Assessment final report to the Village Managers at their April 19 monthly meeting. Staff offered to provide a similar presentation to village boards and several of these presentations are planned in the coming months. The report and the companion set of new maps can be found on CA's [website](#).

Pedestrian and Bicycling Initiatives

Staff has organized the 2017 CA Bicycle and Pedestrian Counts program and will conduct the counts between Saturday, May 27 and Saturday, June 3. CA has recruited and trained dozens of community volunteers for this effort. CA is also collaborating with the Howard County Office of Transportation. The resulting information provide a better understanding of the number and the demographics of people who walk and cycling along these routes, validating the impact of past improvements and informing future infrastructure investments.

As part of the organizing committee, Planning and Community Affairs staff worked with the Howard County Office of Transportation to plan and implement a successful 2017 Bike to Work Day event and celebration in Downtown Columbia as part of more than 30 other parallel events throughout the region and many more around US in the month of May. Participation in the May 19 event was high.

Communications and Marketing

Notable press interactions between April 8 and May 10 include *Howard Magazine* for an article about bike sharing published in May; *Business Monthly* for an article published in May about Columbia Association's role over the past 50 years; *Baltimore Magazine* for an upcoming article about Columbia at 50; and *Common Ground Magazine* for an upcoming article about community associations using social media and apps for communications and marketing.

There was a large spike in website traffic to "About Us" in March. A review of communications going out at that time shows it was related to the ColumbiaDialogues series hosted by CA. The open rate for emails related to this event was 400%, meaning that people shared it with others and/or opened the emails multiple times.

The Annual Report will go to the printer at the end of the month and be mailed with Annual Charge information in June.

A Facebook live session about the new membership structure was held on April 28. A Lunch and Learn session was held for team members about the new membership structure on May 11.

DogDay was cancelled on May 13 due to rain and is rescheduled for May 20.

Community Services

CA Older Adult Program and Multicultural Program

Columbia Association Older Adult Programs and Multicultural Programs collaborated with the Howard County Office on Aging and Independence and the Korean American Senior Association to present an intercultural conversation on aging in community at Kahler Hall on May 11. The event featured a roundtable discussion between seniors of Korean and non-Korean ancestry about their experiences of aging in the community. Specific topics discussed were the things that people did and wished they could do to keep themselves healthy and happy. Ninety participants were at the event and conversations were facilitated by a table leader and an interpreter.

Volunteer Center Serving Howard County

The Volunteer Center Serving Howard County hosted a Volunteer Managers' Roundtable on May 12 focusing on the recruitment, engagement and retention of youth volunteers. Bunny Egerton, School Age Services; Casey Schuman, Governor's Office on Service and Volunteerism Commissioner; and Cathy V. Smith, Project Manager for ChangeMatters participated in the Roundtable. Key points included keep service opportunities age appropriate and manageable; engage a family member as a partner volunteer or recruit additional supervision; plan for the unexpected; and encourage reflection on the importance and meaning of service projects.

Columbia Archives and Columbia 50th Birthday Celebration, Inc.

Columbia Archives collaborated with Howard Community College and the Columbia 50th Birthday Celebration, Inc. to present Founder's Day on May 9. Almost 200 people attended the morning event which featured Rouse biographer Josh Olsen and noted urban design expert and Harvard University professor Ann Forsyth, as well as a panel of community leaders including Ethel Hill, Ian Kennedy, Heather Kirk-Davidoff, Nikki Highsmith Vernick and Ken Ulman. A luncheon followed for Rouse Scholars and community leaders who shared questions regarding Columbia's future.

Upcoming Events

Site Dedication – Howard County Veterans Monument

The site dedication of the Howard County Veterans Monument will be held Saturday, June 3 at 11:00 a.m. at Columbia's Lakefront next to Whole Foods. Featured speakers will be Allan Kittleman, County Executive; Robert Gillette, Howard County Veterans Foundation; Gregg Fitchitt, Howard Hughes Corporation; Milton W. Matthews, Columbia Association; and Major General Howard Mooney, Jr. (Retired).

HeART of Community Exhibit

Columbia Archives, in collaboration with Howard Community College, will hold the "HeART of

Community” exhibit in The Rouse Company Foundation Gallery from June 10 to July 17. The opening reception is Sunday, June 18 from 4:00 to 6:00 p.m. The exhibit traces the attention to the arts by Columbia's developer. On exhibit will be artifacts, photographs, and documents on loan from some of the major arts organizations including the African Art Museum of Maryland, Columbia Center of Theatrical Arts, Toby's Dinner Theatre, Columbia Orchestra, Pro Cantare, Howard County Poetry and Literature Society, the Columbia Arts Center, Merriweather Post Pavilion, and more.

Other Events

May 20 – BGE/CA Sustainability Division Room Air Conditioner/Dehumidifier Recycling Event - SportsPark

June 3 – Kids Day at the SportsPark

June 24 & 25 – Open House at the Athletic Club, Columbia Gym, Supreme Sports Club, Haven on the Lake, Hobbit's Glen, Fairway Hills, SportsPark

Report from the Inner Arbor Trust

As the Trust begins Phase 2 of its mission, we have already made many changes.

President and CEO, Nina Basu, presented a series of policies regarding the mission and use of the Chrysalis which are attached to this report (Park Rules, rules for performances and events at the Chrysalis, co-sponsorship policies and application, Chrysalis and Park rental policies). These documents will be on the Trust website to allow for easy booking.

The board discussed strategy for going forward. The immediate focus will be on getting activities and therefore, people, into the park. We want to make it an accessible, easy and positive experience. We will begin with placing activities on the Little Patuxent Pwy frontage.

To attract young families, Imagination Playground was purchased. This system has proven to be very popular in other public places such as along the Highline and in the National Building Museum. It is a flexible system that can have multiple applications.

We are pursuing partnerships for pop-up art activities with organizations such as The Walters. A public art contest, using Adirondack chairs, is planned. We are pursuing a grant to plant ornamental trees and surround them with specially made picnic tables.

We would like to put in a path connection between the multi-use path and the Chrysalis path near LPP. We are pursuing funding for the pathway system and the Boardwalk, as well as partnerships for temporary play sculpture and other playground amenities.

In the longer term, we are looking for sponsorships to fund the Butterfly Building within the next 2 years. This is a critical component because it will also be revenue producing for the Trust as it will be a restaurant, bar, with a roof deck. This would house an office for the Trust and be a box office as well. The Merriground playground will also be part of this effort.

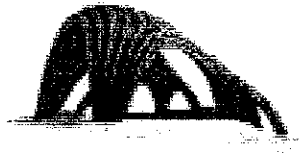
We are actively fundraising and have collected over \$20,000 from plank sales. Eric Metzman was appointed chair of the committee and will develop a long term fundraising plan involving sponsorships, gifts, grants, etc.

The Trust has invited the CA Board to go on a walk in the park.

The Trust has rented a small office in Oakland Manor.

Lin Eagan

Chair



MERRIWEATHER PARK AT SYMPHONY WOODS

Inner Arbor Trust Policies and Procedures for Merriweather Park at Symphony Woods

About Merriweather Park at Symphony Woods

Merriweather Park at Symphony Woods is a 36-acre arts and culture park located in the heart of Downtown Columbia in Howard County, Maryland. Merriweather Park at Symphony Woods features the Chrysalis, a high performance stage, park pavilion, and sculpture. The Chrysalis presents performances, including commercial ticketed, non-commercial ticketed, and free and open to the public events. The Park is also home to forest, meadows, turf areas, and streams available for public enjoyment and which may, from time to time, be licensed for specific events.

The Inner Arbor Trust, Inc. (the "Trust"), a 501(c)(3) not-for-profit Maryland corporation, controls the Park pursuant to a perpetual easement granted by the Columbia Association, Inc. ("CA") to the Trust in 2014 (the "Perpetual Easement"). The Perpetual Easement required that the Trust develop Merriweather Park at Symphony Woods into a destination arts and culture park in accordance with the 2013 Inner Arbor Plan. Certain uses for the Park are specifically defined in Exhibits F and G to the Perpetual Easement.

Policies

- Merriweather Park at Symphony Woods is an arts and culture park.
- The mission of the Trust is to develop Merriweather Park at Symphony Woods into a destination arts and culture park, where performance and visual arts are celebrated.
- The Trust seeks to partner with other organizations to bring arts and culture events to the public, both through commercial and noncommercial ticketed events, and events that are free and open to the public.
- From time to time, the Trust will license the Chrysalis and other parts of the Park for a fee to outside entities to produce private events. All licenses for events are subject to the sole discretion of the Trust. Private events are licensed in order to provide revenue to the Trust in order for the Trust to support its mission.
- No events can take place in the Park without specific written permission from the Trust.
- The Park, including the Chrysalis, is open for public enjoyment during Park hours when specific licensed events are not taking place.



MERRIWEATHER PARK
AT SYMPHONY WOODS

Merriweather Park at Symphony Woods
Rules and Regulations

1. Weapons of any kind (including but not limited to firearms, knives and paintball guns) are prohibited in Merriweather Park at Symphony Woods, except for those carried by a duly authorized law enforcement officer.
2. Fishing is not allowed in the Park.
3. Except for attendance at specific events licensed by the Inner Arbor Trust, Inc. (the "Trust") or for access to or egress from Merriweather Post Pavilion for a ticketed event (for ticket holders only), the Park is closed from dusk until dawn. No person may enter the Park during this time.
4. Bathing, swimming, and ice skating are not allowed in the Park.
5. Camping is not allowed in the Park.
6. Private watercraft is not allowed in the Park.
7. Commercial enterprises / organized activities: No person may sell, offer for sale, or erect signs or notices with respect to the sale of merchandise or services, or conduct any business enterprises or organized events in the Park without a written license or agreement from the Trust.
8. Advertising: No sign, notice or noise shall be made to attract attention to any kind of exhibition without written permission from the Trust.
9. Fires and/or portable charcoal grills are prohibited in the Park.
10. Smoking of any kind, including e-cigarettes or vaping, is not allowed in the Park.



CHRYsalis
MERRIWEATHER PARK
AT SYMPHONY WOODS

Chrysalis Performances and Events Rules and Regulations

1. All rules for Merriweather Park at Symphony Woods apply to all guests for Chrysalis performances and events.
2. For ticketed events, all guests, regardless of age, must have a ticket. Most performances issue free tickets to small children.
3. For ticketed events with assigned seats, all guests must sit in the seat to which that guest has been assigned.
4. Resale of tickets in Merriweather Park at Symphony Woods is strictly prohibited and any person engaging in such sales will be ejected from the Park.
5. For most Chrysalis performances, outside food is permitted. Please check your ticket or with the Trust for each specific event.
6. For Chrysalis performances where alcohol is not available for sale, outside non-alcoholic beverages are permitted. Please check your ticket or with the Trust for each specific event.
7. For Chrysalis performances where alcohol is available for sale, one factory-sealed water bottle or empty water bottle per person is permitted. In addition, children's formula, expressed milk, or nursery water is permitted without limitation.
8. Smoking, including e-cigarettes or vaping, is prohibited in the Park.

9. The use of recording equipment and cameras (with or without flash) during performances is prohibited unless coordinated through management and authorized by the artist(s).

10. Guests may not stand in or block aisles or sightlines at any time during performances.

11. Disturbing fellow patrons with loud conversation or inappropriate behavior is not permitted and may result in removal from the performance without a refund.

12. All cell phones and electronic devices must be silenced during the performance.

Firearms are prohibited.

13. For performances, shirts and shoes are required and must be worn at all times.

14. For performances and events, with the exception of service animals, pets are not permitted.

15. For all events, all food service must be provided by a licensed, approved caterer.

16. For all events, alcohol is provided through the Trust's designated alcoholic beverages vendor.

17. No events may take place in the Chrysalis without specific written permission from the Trust.



MERRIWEATHER PARK
AT SYMPHONY WOODS

Inner Arbor Trust, Inc. Co-sponsorship Policy

The Inner Arbor Trust, Inc. (the "Trust") will, upon application, make its facilities available at-cost for use by 501(c)(3) organizations located in Howard County or that serve residents of Howard County that wish to hold arts and culture events that are free and open to the public. In return for obtaining use of the space at-cost, the organization must recognize the Trust as a sponsor as follows:

Events using the Park but not the Chrysalis

Events that do not exclude others from part of the Park (~~i.e. a 5K race~~): the Trust is given sponsorship credit at the level of a \$1,500 cash sponsorship

Events that do exclude others from part of the Park: the Trust is given sponsorship credit at the level of a \$2,000 cash sponsorship

Events using the Chrysalis

Weekday (non-holiday) events that end by 5:00 p.m.: the Trust is given sponsorship credit at the level of a \$2,500 cash sponsorship

Weekday (non-holiday) events that end after 5:00 p.m.: the Trust is given sponsorship credit at the level of a \$3,000 cash sponsorship

Weekend (or holiday) events that end before 5:00 p.m.: the Trust is given sponsorship credit at the level of a \$3,500 cash sponsorship

Weekend (or holiday) events that end after 5:00 p.m.: the Trust is given sponsorship credit at the level of a \$4,000 cash sponsorship

Events using the Park and the Chrysalis (festival events)

Weekday (non-holiday) events that end by 5:00 p.m.: the Trust is given sponsorship credit at the level of a \$4,000 cash sponsorship

Weekday (non-holiday) events that end after 5:00 p.m.: the Trust is given sponsorship credit at the level of a \$4,500 cash sponsorship

Weekend (or holiday) events that end before 5:00 p.m.: the Trust is given sponsorship credit at the level of a \$5,000 cash sponsorship

Weekend (or holiday) events that end after 5:00 p.m.: the Trust is given sponsorship credit at the level of a \$5,500 cash sponsorship

Events which are free and open to the public, but are not arts and culture events, may be approved from time to time as an exception.

All licensees are responsible for expenses, including a Chrysalis cleaning fee of \$350. For events with more than 100 people, the L Barn bathrooms at Merriweather Post Pavilion must be rented as well, for an additional \$150. In addition, all expenses for parking attendants, security, set up, rental of tables and chairs, use of electricity, and other expenses are to be paid by the licensee.

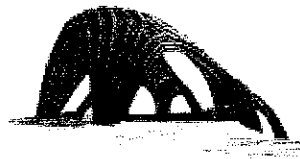
A security deposit of \$1,000 is due at the time a hold is placed for the event. The security deposit will be returned within thirty (30) days of the event, after deducting any amount for damages and unpaid fees.

Chrysalis events will be confirmed no later than 90 days before the event. Park only events will be confirmed no later than 30 days before the event.

All expenses must be paid within seven (7) days of the event.

The licensee is responsible for insurance as follows:

- occurrence-based liability insurance for against any claim for bodily injury, personal injury, death, or property damage;
- loss or damage by fire and all other insurable risks including but not limited to, the "broadcase" form of extended coverage insurance, in amounts satisfactory to the Trust but customary for similar event; and
- claims for bodily injury, personal injury or property damage, under a policy of general public liability insurance, with limits not less than Two Million Dollars (\$2,000,000.00) aggregate, One Million Dollars (\$1,000,000.00) per occurrence, Five Thousand Dollars (\$5,000.00) medical expenses (any one person) Deductible allowed up to Five Thousand Dollars (\$5,000.00) at the discretion of Licensee, it being understood that Trust shall not be responsible for deductible amount.



CHRYsalis
MERRIWEATHER PARK
AT SYMPHONY WOODS

Chrysalis Rental Rates and Terms

1. Rentals are priced hourly, with a minimum of four (4) hours, including all set up and take down time. Most events with set up and take down are approximately eight (8) hours.
2. Rates for all entities except 501(c)(3) entities licensed to do business in Maryland are **\$320/hour**, or \$1,280 minimum rental, plus expenses.
3. Rates for 501(c)(3) entities licensed to do business in Maryland are **\$250/hour**, or \$1,000 minimum rental, plus expenses.
4. Organizations with 501(c)(3) status that are located in Howard County or serve the residents of Howard County may apply to the Inner Arbor Trust, Inc. to receive the space at-cost (for expenses only), for arts and culture events that are free and open to the public.
5. All renters/licensees are responsible for expenses, including a Chrysalis cleaning fee of \$350. For events with more than 100 people, the L Barn bathrooms at Merriweather Post Pavilion must be rented as well, for an additional \$150. In addition, all expenses for parking attendants, security, set up, rental of tables and chairs, use of electricity, and other expenses are to be paid by the renter / licensee.
6. A security deposit of \$1,000 is due at the time a hold is placed for the event.
7. Chrysalis events will be confirmed no later than 90 days before the event. 50% of the total rent due (excluding the security deposit) is due when the event is confirmed. 50% of the total rent due (excluding the security deposit) is due 30 days before the event.
8. Renters / licensees are responsible for insurance as follows:
 - occurrence-based liability insurance for against any claim for bodily injury, personal injury, death, or property damage;
 - loss or damage by fire and all other insurable risks including but not limited to, the "broadcase" form of extended coverage insurance, in amounts satisfactory to the Trust but customary for similar event; and

Chrysalis Rentals and Events

Rate Sheet

- claims for bodily injury, personal injury or property damage, under a policy of general public liability insurance, with limits not less than Two Million Dollars (\$2,000,000.00) aggregate, One Million Dollars (\$1,000,000.00) per occurrence, Five Thousand Dollars (\$5,000.00) medical expenses (any one person) Deductible allowed up to Five Thousand Dollars (\$5,000.00) at the discretion of Licensee, it being understood that Trust shall not be responsible for deductible amount.

9. The security deposit, if no damages exist and all payments are made, will be returned within thirty (30) days of the rental or event.

Catering

INNER ARBOR TRUST

Inner Arbor Trust, Inc. Naming, Branding, and Logo Policy

The Inner Arbor Trust, Inc. (the "Trust") is a 501(c)(3) not-for-profit entity that operates Merriweather Park at Symphony Woods pursuant to a perpetual easement granted by the Columbia Association, Inc. ("CA") to develop and operate an arts and culture park in Town Center Lots 23 and part of Lot 9B, in Town Center, Columbia, Maryland.

The name of the park is Merriweather Park at Symphony Woods. Wherever practicable, the first reference to the park in any document or advertisement should be to Merriweather Park at Symphony Woods. Subsequent references to Merriweather Park as a short form are acceptable.

References to the operator and manager of Merriweather Park at Symphony Woods should note that it is operated by the Inner Arbor Trust, Inc.

Any references to CA's ownership of Merriweather Park at Symphony Woods must also note that the Trust has a perpetual easement to develop and operate the park.








The name of the amphitheater and pavilion is the Chrysalis.

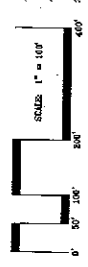
Written permission (electronic mail is acceptable) must be secured for use of the Inner Arbor Trust, Inc. Merriweather Park at Symphony Woods, and Chrysalis logos. Exemplars are below.

INNER ARBOR
TRUST



[illegible][illegible]

CONSTRUCTIVE PHASING CHART		
PHASE	SYMBOL	IMPROVEMENT DESCRIPTION
1		CHARTS
2		EAST PAIN SYSTEM
3		BUTTERFLY
4		MORPHOLOGY
5		PICING TABLE
6		CATERPILLAR
7		FREE TO BE DRIVE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] Date 2-2-10
 for Carol B. Dwyer
 Director of Land Development and
 Planning Date 2-2-10
 Development Engineering Unit Date 2-2-10

GLW GUTCHEK LITTLE & WISER, P.A. ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3000 MAZOUZ CIRCLE - SUITE 200 - BALTIMORE, MARYLAND 21204 TEL: 410-431-4041 FAX: 410-431-4042	YES NO	YES NO	YES NO
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Date: May 18, 2017
To: Columbia Association Board of Directors (CA Board)
From: Jane Dembner, AICP, Director of Planning and Community Affairs
Subject: Planning for the Columbia Lakefront at Lake Kittamaqundi

Background and Coordination

CA has engaged urban design and landscape consultants, Groundswell Design Group (Groundswell), to prepare conceptual design ideas for the enhancement of Lakefront Plaza. At the May 25, 2017 CA Board meeting, Groundswell will present their ideas on how to further enliven and enhance the use and attractiveness of this central and highly-valued civic space in Columbia. They will also share ideas for enhancing pedestrian connections and access to and activity at the water's edge.

Timing is important. Later this month, Howard Hughes Corporation (HHC) will begin the Downtown Columbia redevelopment process for the Lakefront Core Neighborhood and that process includes coordination among land owners. CA and HHC are the only two land owners in the Lakefront Core.

CA owns the majority of lakefront property and amenity space. HHC's ownership is comprised mostly of developable property. However, HHC also owns amenity space parcels at the lakefront. CA and HHC's holdings at the lakefront are seen by the public as one amenity area. Without a parcel map, no one today would be able to tell that there are two owners. As we move forward with plans, it is important that the lakefront remain an inviting and attractive and unified area and that both owners work together, so that to community users, the lakefront works as a seamless, central gathering and activity space.

Groundswell is an urban design firm specializing in place-making, public space, landscape design and hospitality. Projects range in scale from large public parks and waterfront areas, art installations to pop-up activations. For each project, Groundswell draws inspiration from the surrounding landscape, context and community to create a unique sense of place. They have worked on projects close to their home base in Philadelphia as well as across the US and abroad.

CA hired Groundswell to provide conceptual ideas to enliven and enhance the use of CA's Lakefront civic space. They are focused on ideas (rather than detailed plans at this

point) to enhance CA's lakefront for civic use and enjoyment, expand pedestrian access and amenity areas near the water's edge and ways to increase visitation throughout the year, not only during special events. HHC hired Groundswell as their urban designer on their consultant team of architects, planners and engineers to design HHC-owned amenity space areas, increase visual and pedestrian connections from Little Patuxent Parkway to the Lakefront, and integrate these designs with CA's Lakefront. Groundswell is well-familiar with CA's holdings and the Lakefront context.

We have met several times with HHC and their consultant team on the Lakefront and have invited Greg Fitchett of HHC to attend the Board meeting.

Next Steps

The intent of the presentation and discussion is to share preliminary ideas for the Lakefront and to make the Board aware of the coordination between CA and HHC on the Lakefront Core. While no Board decisions are needed at this time, we look forward to Board member's reaction to the ideas presented.

Following the presentation and refinement of the concepts, the next steps for CA would be to hire consultants to prepare a detailed master plan and implementation cost and phasing plan so that we may anticipate and plan for potential capital investments. At this point, CA has engaged with Groundswell only for the upfront conceptual work.



Lakefront Core
Groundswell Design Group

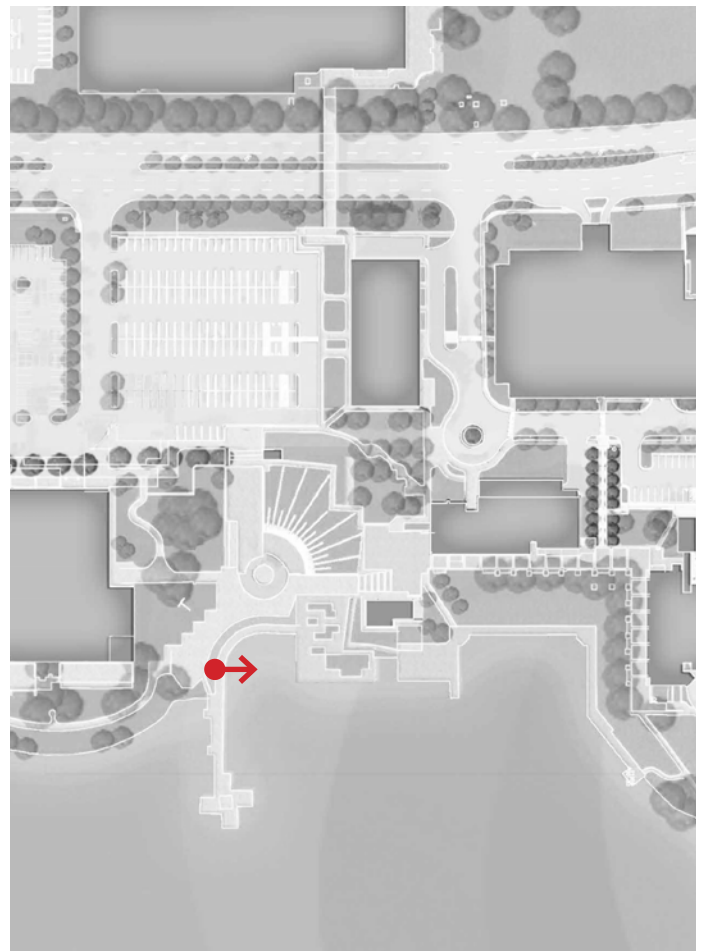
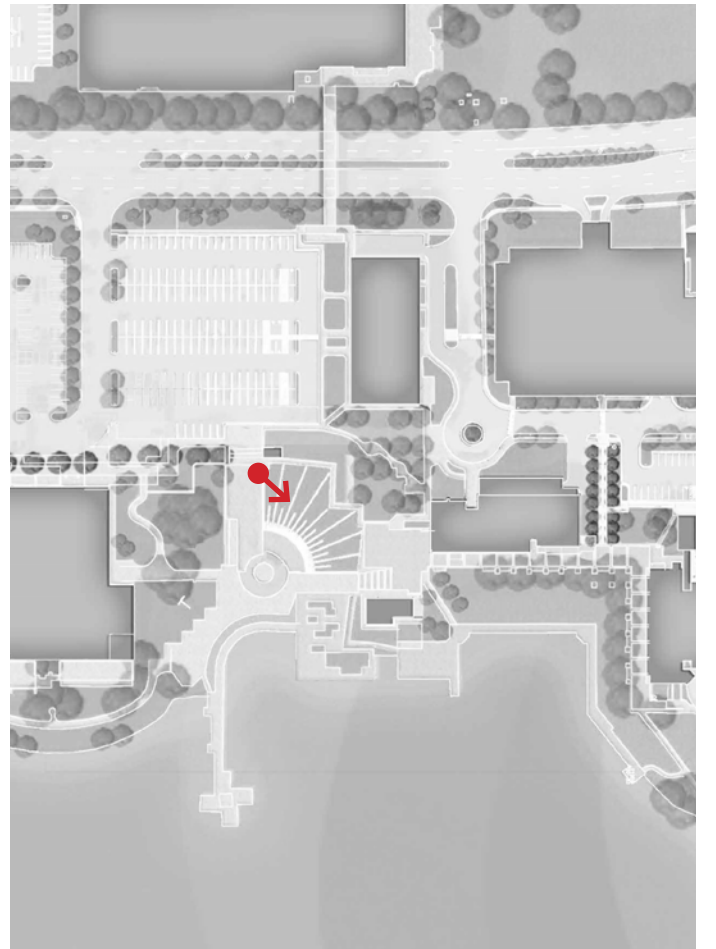
Columbia Association
Board Meeting

May 25th, 2017

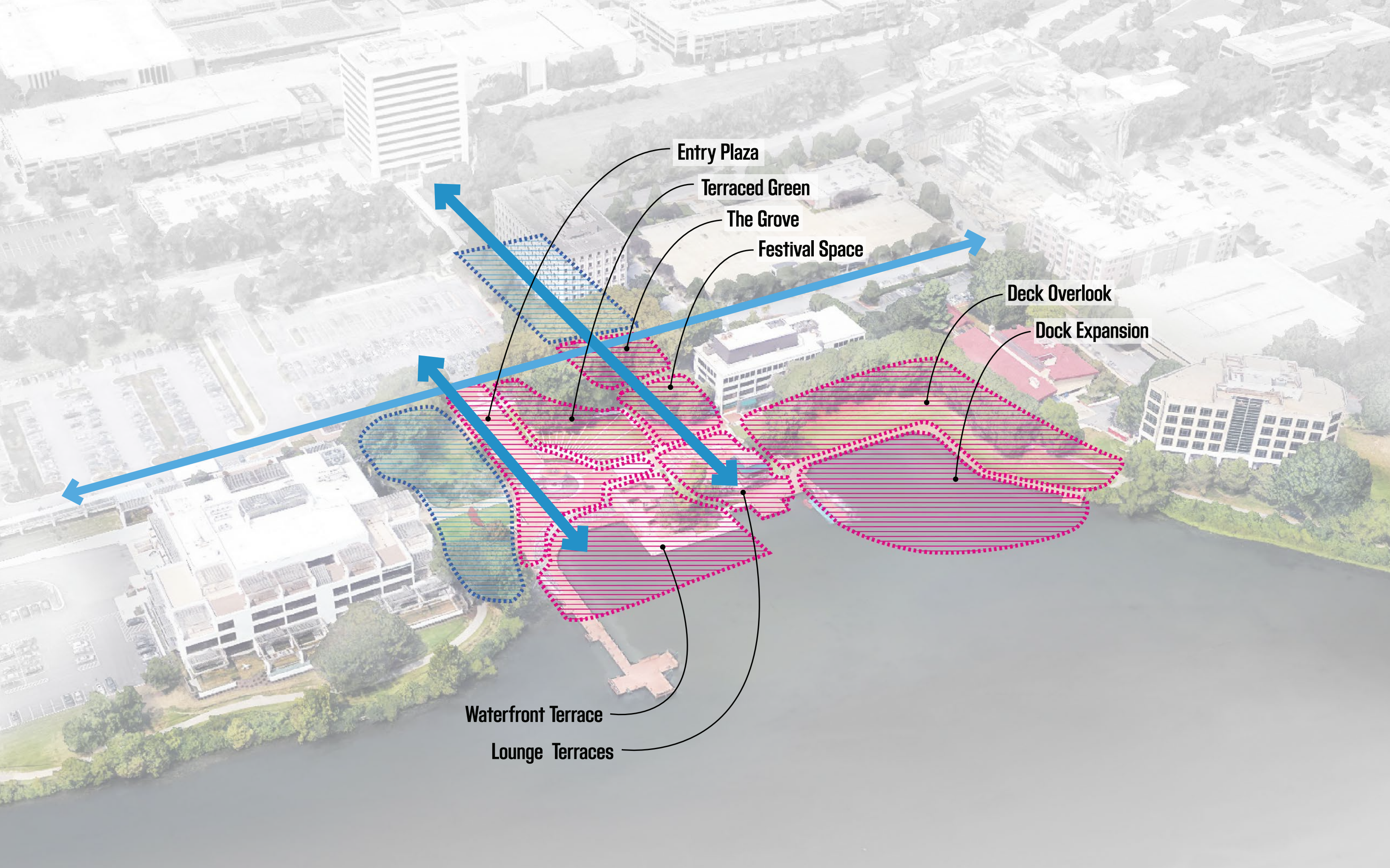












Entry Plaza

Terraced Green

The Grove

Festival Space

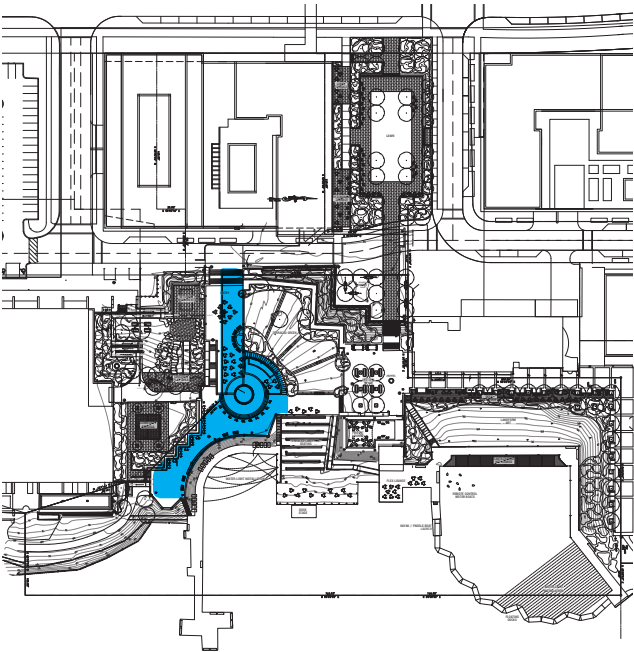
Deck Overlook

Dock Expansion

Waterfront Terrace

Lounge Terraces

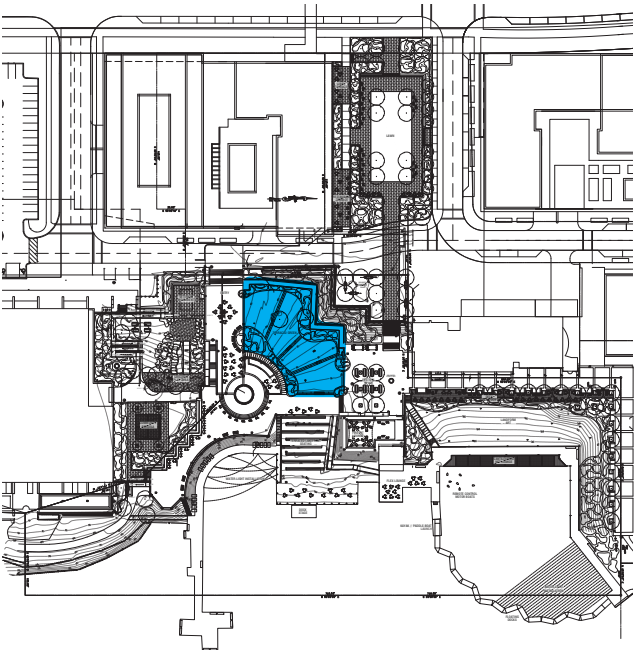
Entry [Vibe]



Entry Concept



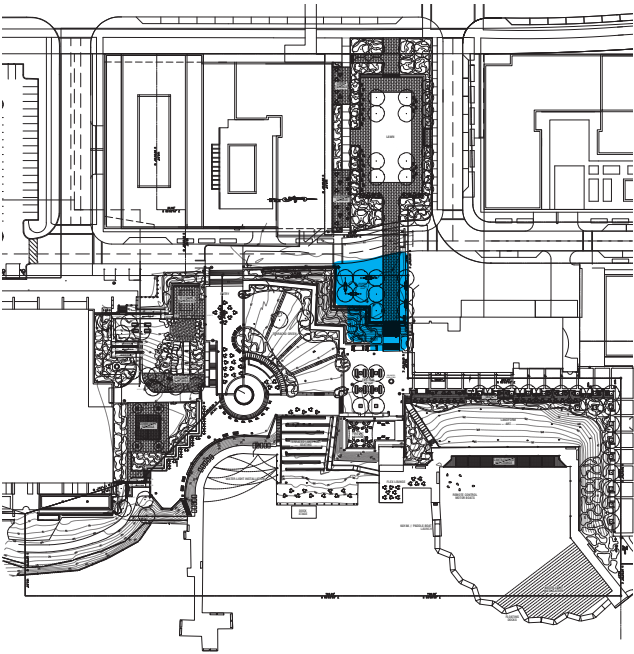
Terraced Green [Vibe]



Terraced Green Concept



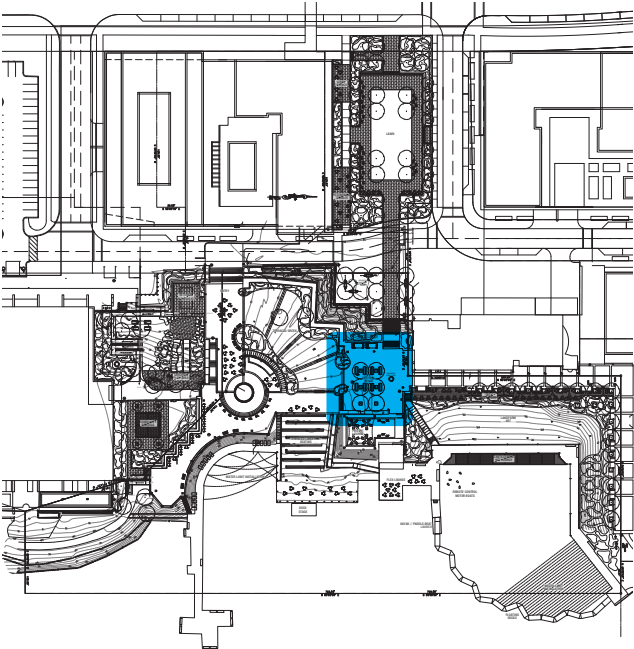
The Grove [Vibe]



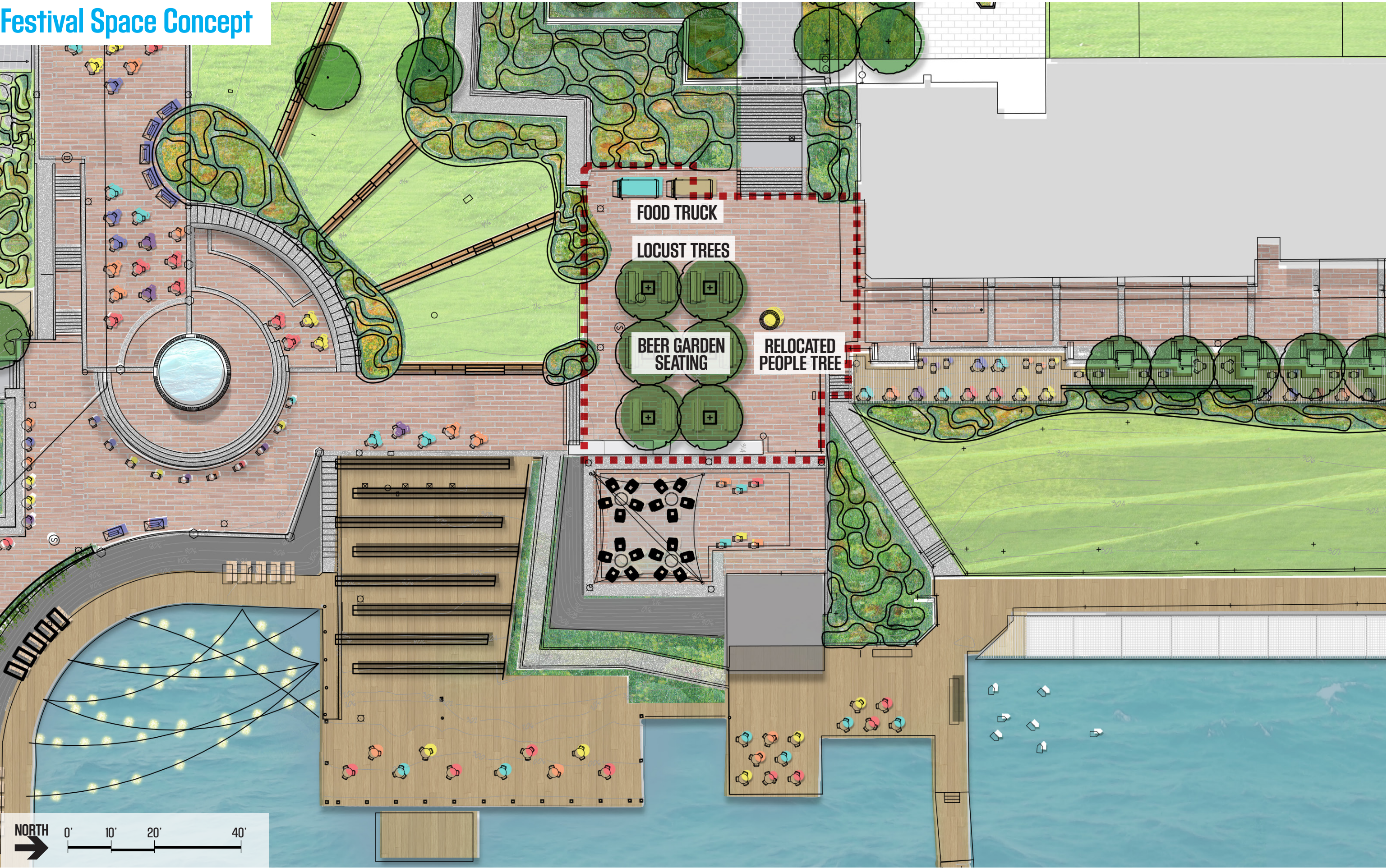
The Grove Concept



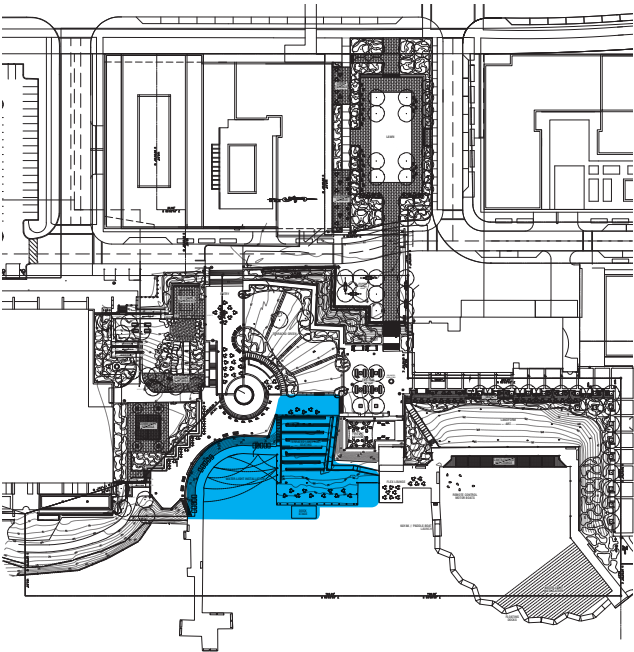
Festival Space [Vibe]



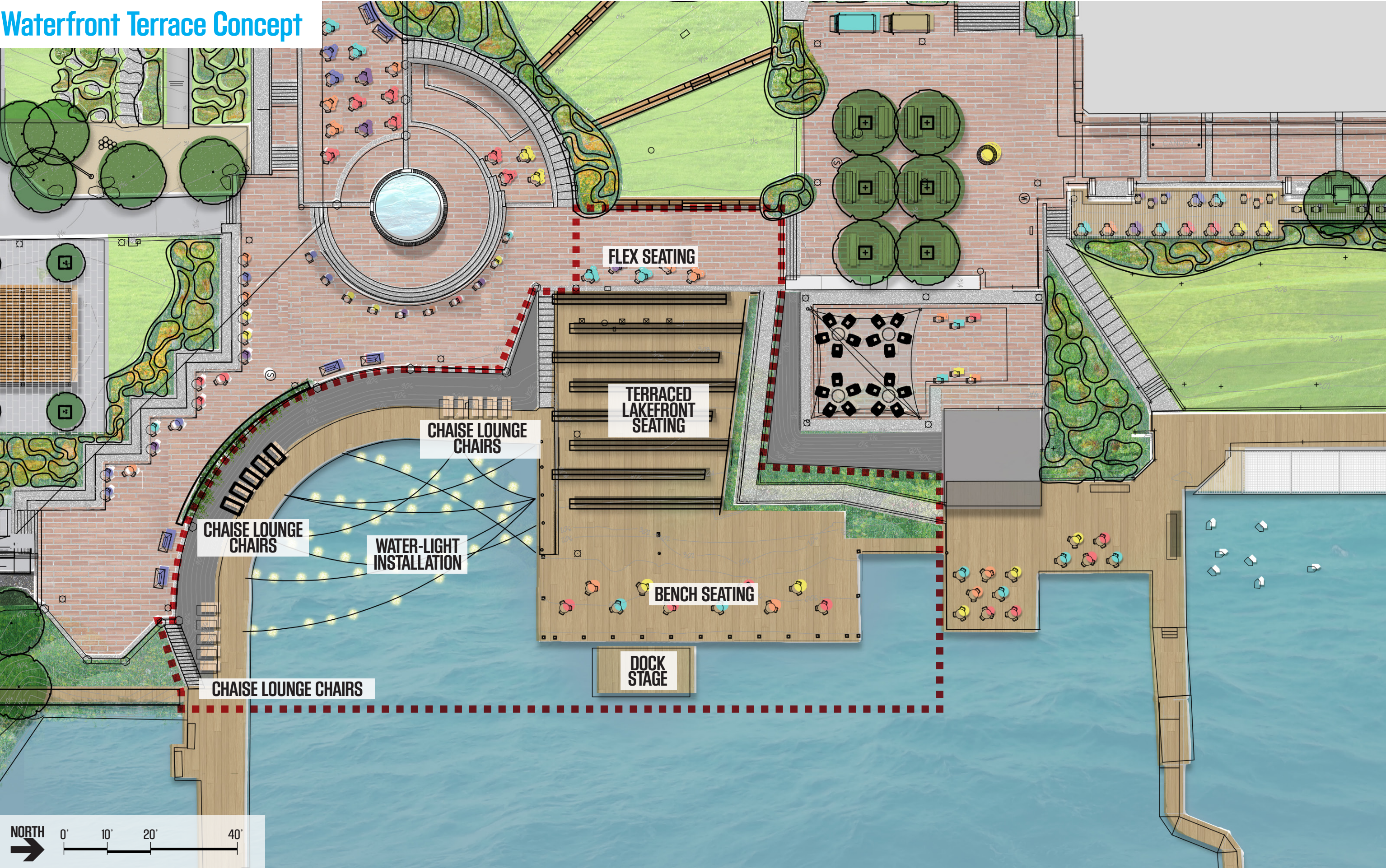
Festival Space Concept



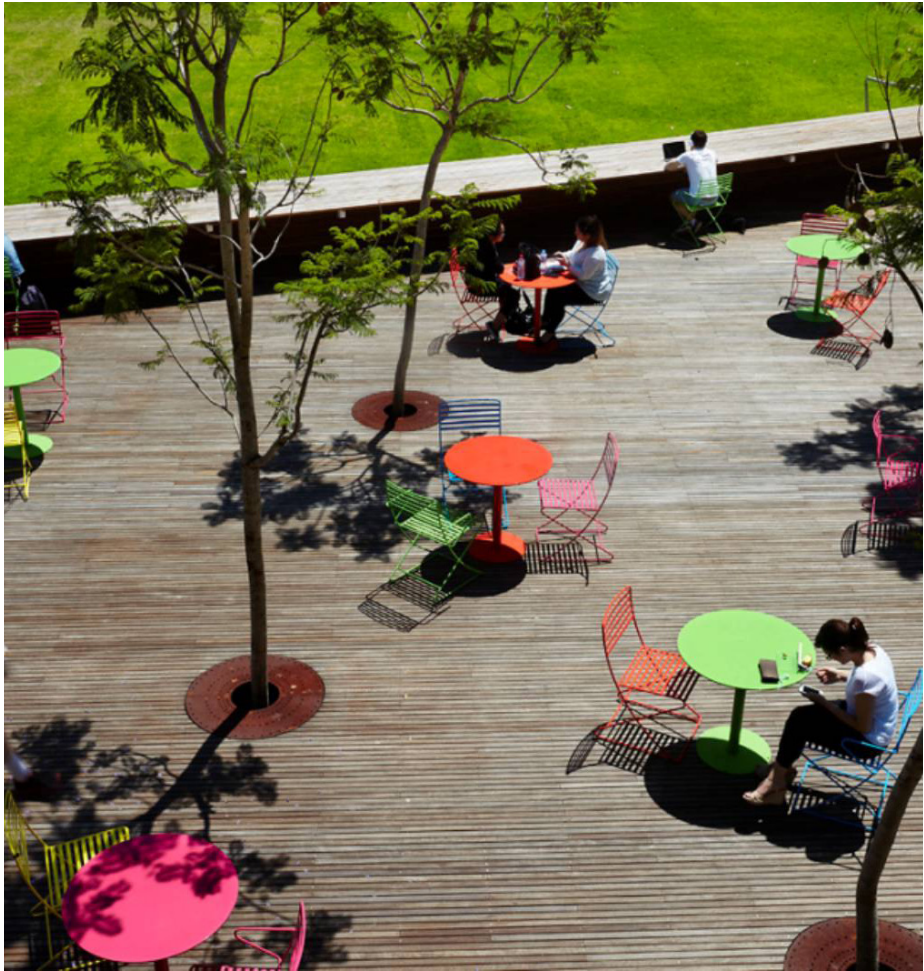
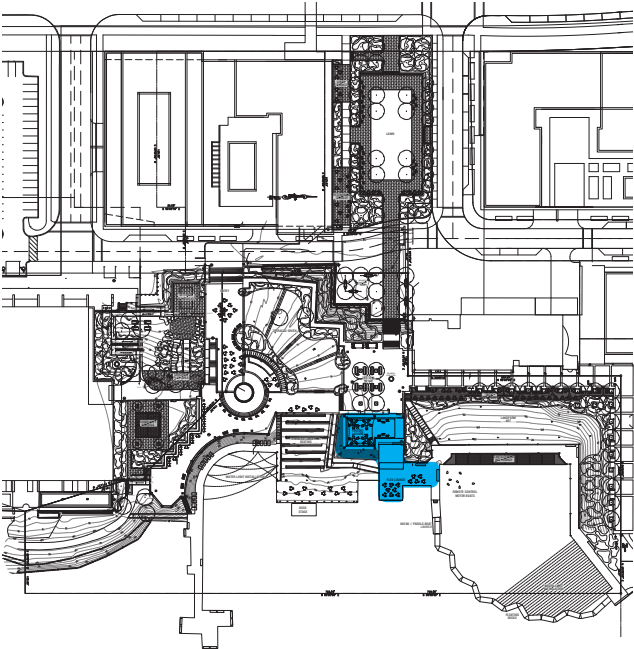
Waterfront Terrace [Vibe]



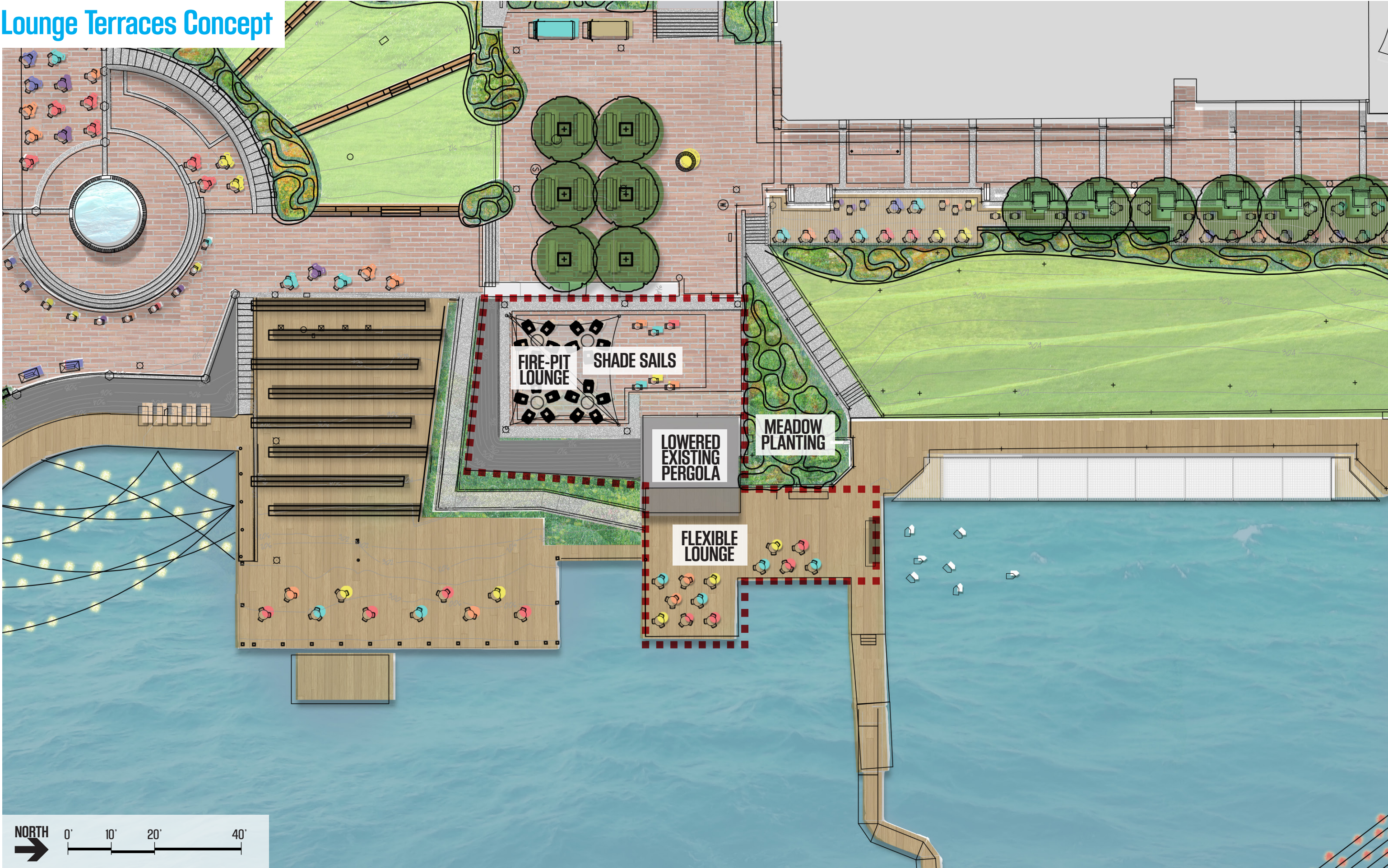
Waterfront Terrace Concept



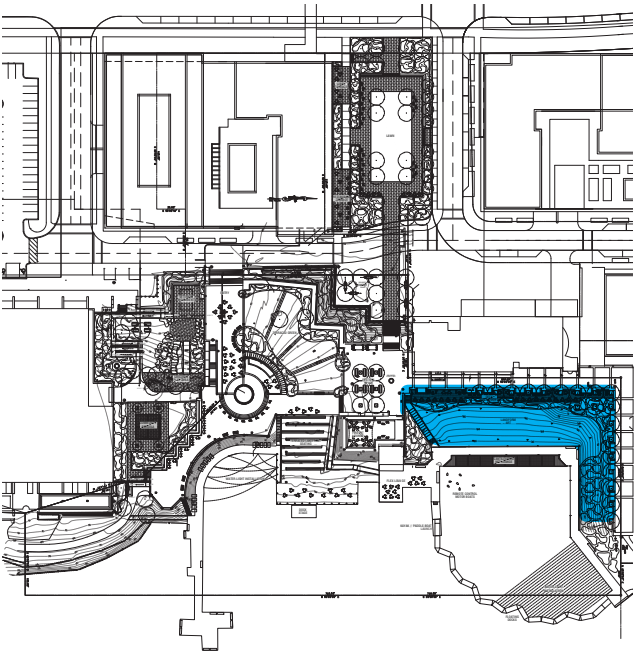
Lounge Terraces [Vibe]



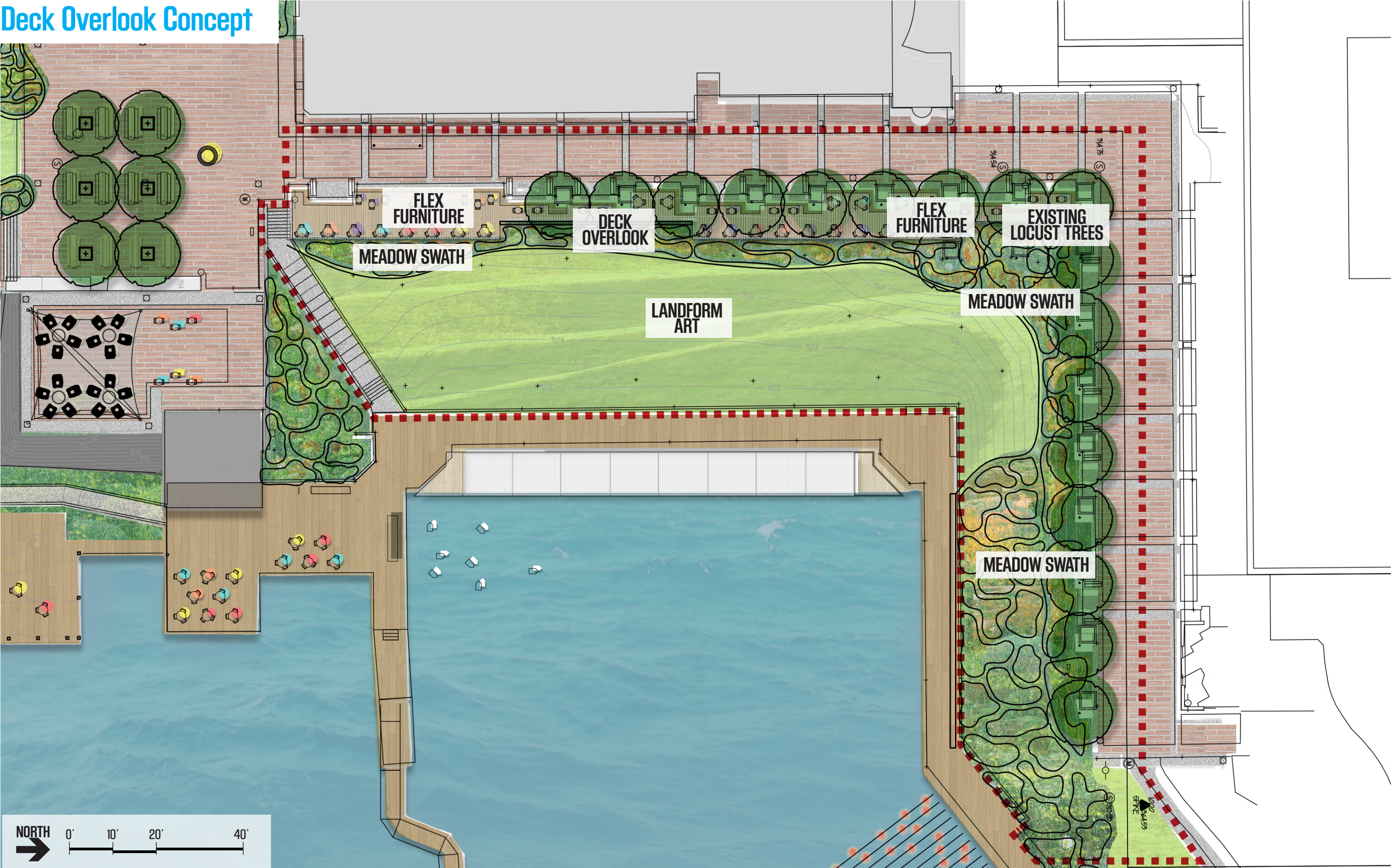
Lounge Terraces Concept



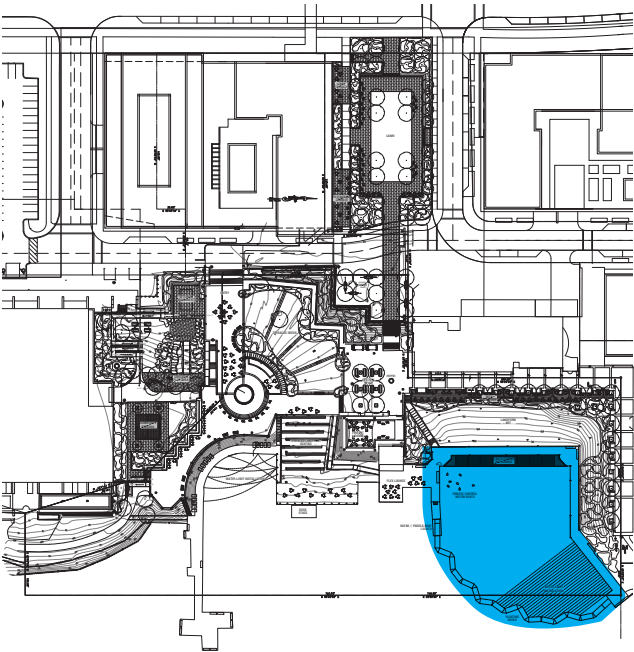
Deck Overlook [Vibe]



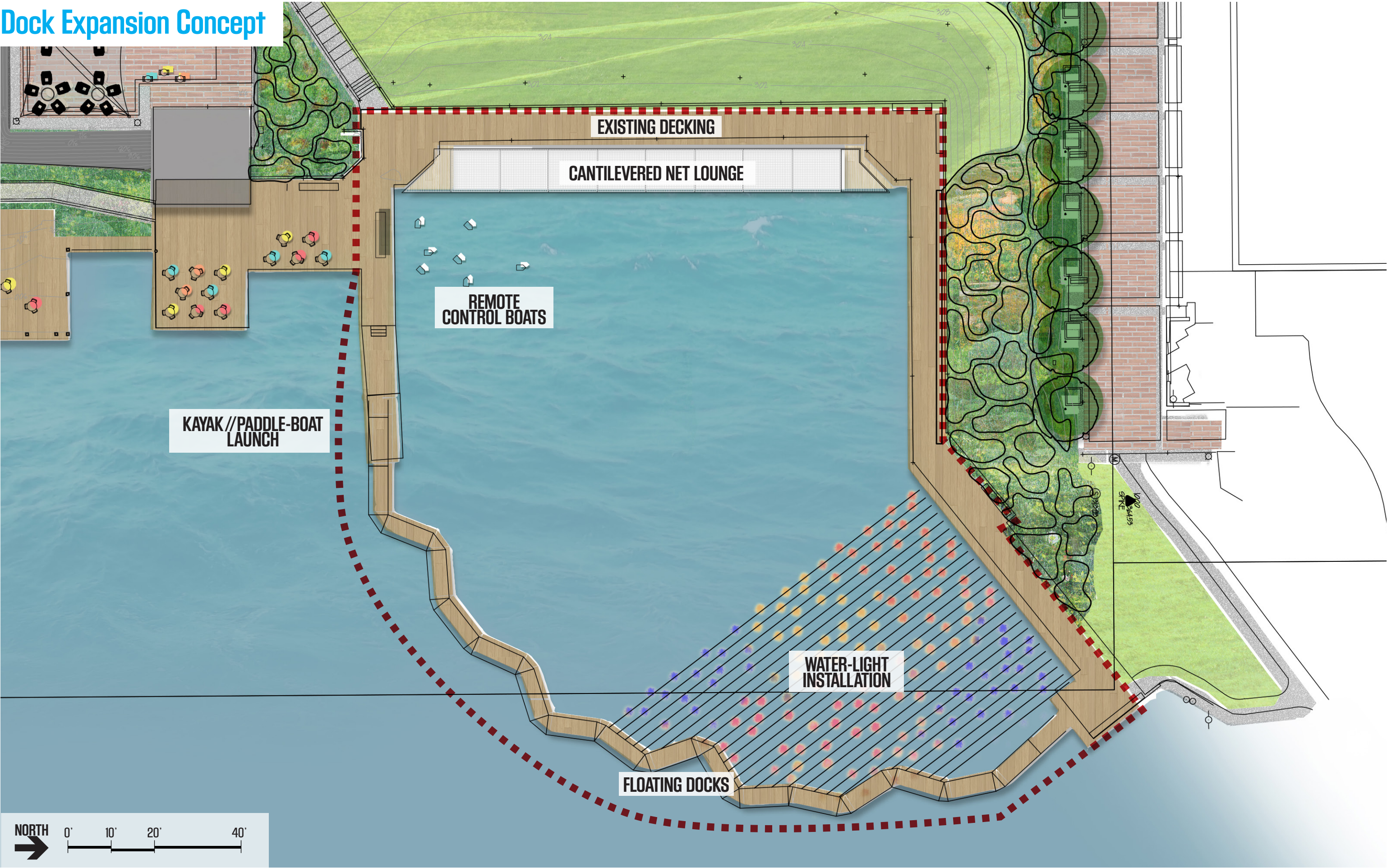
Deck Overlook Concept



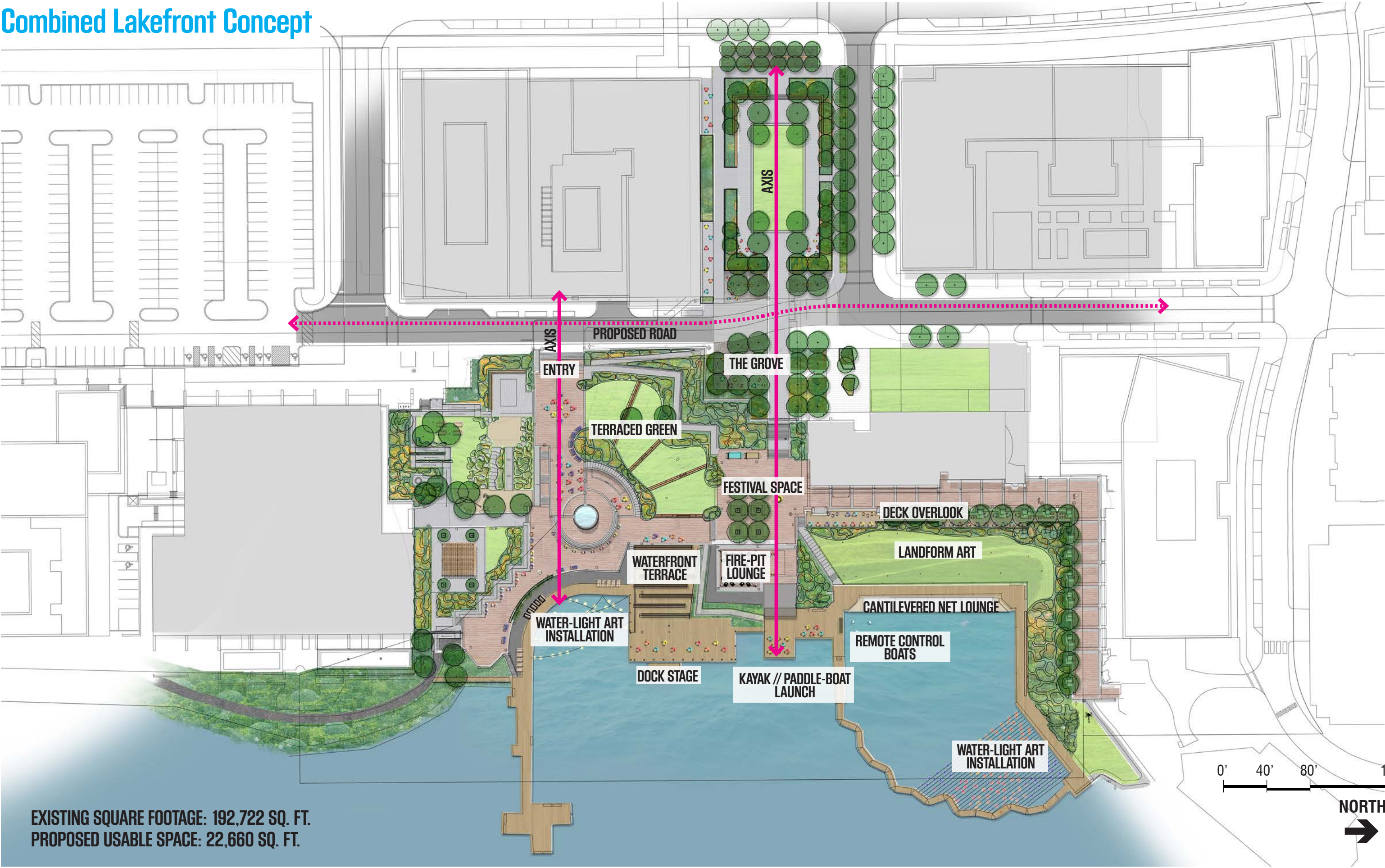
Dock Expansion [Vibe]



Dock Expansion Concept



Combined Lakefront Concept



EXISTING SQUARE FOOTAGE: 192,722 SQ. FT.
PROPOSED USABLE SPACE: 22,660 SQ. FT.







Hickory Ridge Community Association

6175 Sunny Spring, Columbia, Maryland 21044 • 410 730-7327
www.hickoryridgevillage.org • www.thehawthorncenter.org

Date: May 3, 2017

To: The Columbia Association Board of Directors

From: Anne Kulesza, Village Manager

RE: Columbia Association Watershed Committee Appointment

At their May 1, 2017 meeting, the Hickory Ridge Village Board appointed Deborah Wessner to serve as the Hickory Ridge representative on the Columbia Association Watershed Committee. Approval by the Columbia Association Board of Directors would be appreciated.

April 12, 2017

To: Columbia Association Board of Directors
Milton W. Matthews, President/CEO

From: Norma Heim, Director of Communications & Marketing

Cc: Dan Burns, Director of Sport & Fitness
Patrick O'Malley, Director of Purchasing

Re: Request for Purchasing Exception for Graphic Design Services and Production at
Columbia Gym, Athletic Club and Supreme Sports Club

The Department of Communications and Marketing is requesting that the CA Board approve an exception to the "Request for Bids" section of the purchasing policy to contract with Ashton Design to create, fabricate and install new design features.

In an effort to make CA's clubs more contemporary and engaging, staff identified Ashton Design as the best agency to take us from concept through production of graphic elements. Their approach is thorough; from learning about our organization and our brand through staff interviews and site visits to doing research of ways to apply the messaging using materials that would be conducive to CA facility spaces. At the outset, we had an idea of what we wanted and what the final products may resemble; however, it was a very high-level view of the project scope.

As we drilled down to what materials would be used, where exactly they would be applied at Columbia Gym, and what it would take to fabricate and apply the various media needed, the scope of the project grew. It became clear that both capital and operating funds would be required to complete the project. This was only apparent towards the end, when materials, structural elements and even construction equipment needed to apply the media elements were detailed.

CA staff desires to contract with Ashton Design for all clubs to ensure the CA brand is evident throughout.

The current total project cost for Columbia Gym is approximately \$57,000 for design, fabrication and installation. The cost for applying a similar approach to the other two clubs is approximately another \$150,000. The elements are designed to be interchangeable between clubs, extending the life and engagement factor several times over. The total requested exception amount is \$207,000.

May 17, 2017

Phil Engelke, Chairman
Howard County Planning Board
3430 Court House Drive
Ellicott City, MD 21043

Dear Chairman Engelke and Planning Board Members:

Columbia Association (CA) is pleased to support the Long Reach Village Center urban renewal proposal from Orchard Development. CA owns open space and two major, civic-oriented facilities in the village center: the Art Center and Stonehouse. In fact, CA is the largest land owner in the area designated by the Howard County Council as the urban renewal area and has a vested interest in the long-term viability of the Long Reach Village Center and all of Columbia's village centers. Some, including Long Reach, are more than 45 years old. Redevelopment is needed for the Long Reach Village Center to continue to serve the community into the future.


Columbia Association is also pleased to see that the proposed development plan by Orchard Development is responsive to the Long Reach community's vision for the village center by meeting the goals in both the *Reimagine Long Reach Village Plan* (2016) and the *Long Reach Village Center Master Plan* (2012).

The proposed development plan will help reposition the village center in the marketplace. The *Columbia Market Study* (2014), a study commissioned by Columbia Association, Howard County Department of Planning and Zoning and Howard County Economic Development Authority, determined the need for an alternative anchor at the Long Reach Village Center and highlighted the value of additional residential in supporting retail in village centers across Columbia. Orchard's redevelopment proposal is in alignment with the findings of the *Columbia Market Study*.

When implemented, Orchard's redevelopment plans will position the Long Reach Village Center for economic success and, over time, once again will be an attractive destination serving the Long Reach community.

We look forward to a future when the village center is a vibrant place to live, work and play.

Sincerely,



Milton W. Matthews
President/CEO

Board Request Tracking Log
FY 18
As of May 18, 2017

	A	B	C	D	E	F
1	<u>Originator</u>	<u>Issue/Task Description</u>	<u>Origination Date</u>	<u>Assigned To (Department)</u>	<u>Due Date</u>	<u>Closed Date</u>
2	Gregg Schwind	In December 2016 a response was given to Reg Avery re: Haven on the Lake. The response included a table reflecting that, for 2017, Have was projected to lost \$1.202M (\$1.482M in income vs. \$2.684M in expenses). Please send actual 2017 numbers when the books are closed on 2017.	4/22/2017	CFO's Office	6/30/2017	
3	Gregg Schwind	According to the response to Reg, the \$1.482M in projected Haven income included \$616K in Package Plan allocation. When sending the actual 2017 numbers, please explain staff's reasoning for the PP allocation to the Haven and whether it will continue in the future.	4/22/2017	CFO's Office	6/30/2017	
4	CA BOD	Please prepare a document for the Inner Arbor Trust, Downtown Columbia Partnership, and Downtown Columbia Arts & Culture Commission showing its purpose, funding sources, and how it relates to CA	5/11/2017	Office of the CA President/CEO	6/12/2017	
5						
6						
7						
8						

Resident Request Tracking Log
FY 18
As of May 18, 2017

	A	B	C	D	E	F
1	<u>Originator</u>	<u>Issue/Task Description</u>	<u>Origination Date</u>	<u>Assigned To (Department)</u>	<u>Due Date</u>	<u>Closed Date</u>
2	Russ Swatek	What is CA committing to in operating the Village Green in the Long Reach redevelopment proposal, and what are the projected expenses?	5/11/2017	Planning and Community Affairs	6/11/2017	
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HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2013

Allan H. Kittleman
Howard County Executive
akittleman@howardcountymd.gov

May 2, 2016

The Honorable Pete Rahn
Office of the Secretary
Maryland Department of Transportation
7201 Corporate Center Drive
Hanover, MD 21076

Dear Secretary Rahn:

Please accept the following "Priority Letter" from Howard County. The letter includes a list of highway and other transportation projects Howard County recommends be included in Maryland Department of Transportation's (MDOT) FY 2017-2022 Consolidated Transportation Program. The list is in priority order and complies with MDOT's guidance as being "Major Capital Projects" that are consistent with the Maryland Transportation Plan.

Prior to reviewing our recommendations, please accept our thanks and appreciation for the prior and ongoing State funding for the following projects:

- Widening US 29 from Seneca Drive to MD 175
- Design funding to widen US 29 from the Middle Patuxent River to Seneca Drive
- Dualization of MD 32 from MD 108 to Linden Church Rd
- Capacity and safety improvements along MD 32 between Linden Church Rd. and I-70, including the interchange at Route 144
- Evaluate widening MD 32 north of I-70 to the Carroll County line
- Design and construction improvements at the US 1 and Kit Kat Rd. intersection

We also wish to thank you for the valued technical assistance provided by MDOT staff, especially the extensive assistance from the Maryland Transit Administration and the State Highway Administration. Specific examples include US 40/Rogers Avenue intersection, I-95 Noise Wall in Elkridge, US-1/ Montevideo Road intersection, and MD 175/Blandair Park interchange.

The following recommended list is the result of review and input by County staff from several departments and offices, as well as by elected and appointed officials. Input also included extensive public involvement in the form of a survey that received over 1,400 responses and approximately 300 unique written comments. The results of the survey are at: www.howardcountymd.gov/Departments/County-Administration/Transportation/.

CAPITAL & CONSTRUCTION PROJECTS

1. **US 29.** Seneca Drive to MD 175; widen northbound US 29 to three mainline lanes
2. **MD 32.**
 - MD 108 to I-70 safety improvements including dualization while accounting for impact to the community
 - MD 32/Route 144 interchange and access management improvements
 - Evaluation of MD 32 north of I-70 to Carroll County for widening
3. **US 1 at Kit Kat Road Intersection.** Design and implement intersection improvements
4. **Transit Capital Improvements.** Purchase rolling stock (buses) to replace vehicles that have exhausted their useful life to maintain a fleet with a state of good repair and to expand service on a number of the most traveled fixed routes
5. **MD 100 / MD 103 Interchange.** Replace existing interchange
6. **US 1 Sidewalk.** Construct sidewalk along US 1 southbound in the median between North Laurel Road and the Prince George's County line
7. **I-70 Marriottsville Road Bridge.** Widen bridge to also allow widening of Marriottsville Road north to MD 99 and south to US 40
8. **MARC Growth and Investment Plan, Camden Line, Track Capacity and Increased Service.** Add an additional mainline track and sidings to provide for three mainline tracks from the Savage to Jessup MARC stations and four round-trip weekend trips on the Camden Line
9. **US 1 Corridor.** MD 175 to just north of Montevideo Road; phased arterial highway reconstruction including pedestrian, transit and streetscape improvements
10. **MD 108.** Construct intersection improvements along MD 108 at Centennial Lane, Ten Mills Road
11. **US 1.** Construct intersection improvements along US 1 at MD 103 (Meadowridge Road), Whiskey Bottom Road

DESIGN & ENGINEERING PROJECTS

1. **US 29.** Middle Patuxent River to Seneca Drive; widen US 29 northbound
2. **MD 175.** Evaluate the improvement of existing access points into Columbia Gateway Drive, or create a third access point through the potential extension of MD 108 across MD 175 into Columbia Gateway Drive.
3. **MD 175.** US 1 to Snowden River Parkway; continued comprehensive traffic modeling leading to design alternatives including the US 1/MD 175 and US 1/I-95 interchanges

4. **I-70.**
 - US 29 to US 40; widen one lane in each direction
 - Upgrade/reconstruct the I-70/Marriottsville Road interchange
 - Design and implement I-70/US 29 interchange capacity enhancements
5. **Pedestrian, Bicycle, and ADA Access and Safety Improvements.** Design and construct sidewalks, pedestrian safety improvements, bicycle safety improvements and final design and construction of the short term network projects in Howard County's Bicycle Master Plan (BikeHoward)
6. **US 29.** MD 175 to Broken Land Parkway; plan access and capacity improvements for pedestrians, bicycles, automobiles and public transit, including a potential transit bridge connecting Downtown Columbia with Oakland Mills
7. **US 29 Bus Rapid Transit (BRT).** Plan for enhanced express bus service to Silver Spring along the US 29 BRT corridor
8. **MD 108.** Guilford Road to Trotter Road; design and construct pedestrian, bicycle, automobile, and streetscape improvements
9. **MD 175.** US 1 to Dorsey Run Rd; widening and reconstruction including final design and construction of the US 1/MD 175 interchange
10. **MD 103 at US 29.** Addition of a third lane along MD 103 onto the ramp towards US 29 northbound
11. **Traffic Signal Back-up Generators.** Evaluate and plan a system for developing a back-up generator installment program at key state highway traffic signals within Howard County
12. **Noise Walls.** Evaluate, design, and construct noise walls at the following locations:
 - Dumhart Road (SE corner of I-95 and MD 216 interchange)

MDOT questionnaires with additional project details are attached to this letter.

Thank you for considering Howard County's priority transportation needs.

Sincerely,



Allan H. Kittleman
County Executive

Thank you for your positive endorsement of Howard County's state transportation projects and priorities.

COUNTY COUNCIL

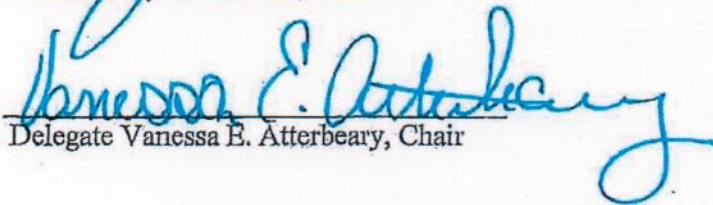


Dr. Calvin Ball, Council Chairperson

HOWARD COUNTY DELEGATION



Senator Guy J. Guzzone, Chair



Delegate Vanessa E. Atterbeary, Chair

Copy: Howard County Delegation

Howard County Council Members

James F. Ports Jr., Deputy Secretary for Operations, MDOT

R. Earl Lewis Jr., Deputy Secretary for Policy, Planning, & Enterprise Services, MDOT

Gregory C. Johnson, Administrator, SHA

Eric Beckett, Chief, Regional & Intermodal Planning Division, SHA

Mark Crampton, District Engineer, District 7 SHA

Paul W. Comfort, Administrator, MTA

Suhair al Khatib, Deputy Administrator & Chief Planning,

Programming & Engineering Officer, MTA

Elizabeth Kreider, Director, Local Transit Support, MTA

Todd Lang, Director of Transportation, Baltimore Metropolitan Council

Lonnie Robbins, Chief Administrative Officer, Howard County Government

File: CTP Priority Letter FY 2017 – FY 2022

Howard Hughes: Building A 21st Century Urban Village

May 16, 2017 | Howard Hughes | Staff Reporter, Bisnow



How often does a developer get the chance to spearhead the redevelopment of an entire downtown area?

The answer, says **Howard Hughes Corp.** vice president of development Greg Fitchitt, is simple: once in a lifetime.

Howard Hughes has been master developing downtown Columbia, Maryland, since **Howard County** passed an ambitious plan in 2010 to encourage walkable **mixed-use** development.

The plan calls for up to 13M SF of total development, including 5,500 residential units, 1.3M SF of retail space and 4.3M SF of new office space.



In one sense, the redevelopment's aim is to accommodate the economic demands of a boom in the region.

The county has seen a 34% growth in population over the past decade, per U.S. census numbers.

Its position roughly equidistant to Washington, DC, and Baltimore, along with affluent demographics — the county's median household income is over \$110K — mean it has the potential to attract major employers and become an even greater economic engine for the region.

But in another sense, downtown Columbia's rebirth is about unfinished business.

The city, which turns 50 this year, was the product of visionary developer **Jim Rouse**. Fitchitt's team at Howard Hughes has been tasked with marrying Rouse's vision of a harmonious and livable village with contemporary planning principles like higher density, walkability and sustainable design.

Fitchitt said the downtown area's original design has one significant hiccup, which he said is not so much a failing of Rouse's as a product of shifting tastes and a growing understanding of what works best in architecture and planning: Columbia was built around the automobile.



While the city, situated on the wooded shores of Lake Kittamaquidi, was laid out to include walking and biking paths, its original layout included far more surface parking and lower overall density than contemporary vibrant mixed-use commercial districts typically have.

The redesign includes measures to enliven the city's sidewalk life, along with a major bike route connecting Howard County Community College with the downtown core.

About 1.4M SF of new construction is either under construction or has been delivered, and the results can already be seen.

The **Frank Gehry**-designed former Rouse Co. headquarters has been transformed into a new **Whole Foods**.

MedStar Health has moved into One Merriweather, the first office building to arise in the city's core in the past 15 years.

Luxury apartments are attracting young professionals and empty nesters.

And the storied Merriweather Post Pavilion is undergoing a multimillion-dollar expansion and renovation with a redesigned ground floor that will include an innovative new restaurant and cocktail lounge with live music.

The pace of development will soon escalate: a \$90M tax-increment financing package passed in late 2016. It will help pave the way for Howard Hughes to develop two new office towers totaling 700K SF, another 750 residential units and 150K SF of new retail.

"Rouse wanted Columbia to be a real city, not just a better suburb," Fitchitt said. "And now it's getting a chance to live up to that goal in a much more full way."

We are thrilled Howard Hughes has joined us as a founding partner of our **Bisnow Beltway Bash**, to be held at the TAO Nightclub in the Venetian on Monday, May 22, from 5:30-7:30 p.m. in Las Vegas. **Register here**.

See Also: **Donohoe Proposes Conversion Of Tenleytown Office Building To 716-Unit Residential Project**

Related Topics: **Howard Hughes Corp**, **Downtown Columbia**, **Greg Fitchitt**,