



March 8, 2019

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

From: Andrew C. Stack, Board Chair

The Columbia Association Board of Directors Work Session will be held on Thursday, March 14, 2019 at 7:00 p.m. at Columbia Association headquarters, 6310 Hillside Court, Suite 100, Columbia, MD 21046.

AGENDA

- | | 5 min. | Page Nos. |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|
| 1. Call to Order | | |
| (a) Announce Directors/Senior Staff Members in Attendance | | |
| (b) Reminder that work sessions are not recorded/broadcast | | |
| (c) Reminder of the Five Civility Principles | | |
| 2. Approval of Agenda | 1 min. | |
| 3. Resident Speakout
3 Minutes per Individual; 5 Minutes per Group; 2 Minutes for Response to Questions | | |
| 4. Chairman's Remarks | 3 min. | 2 |
| 5. President's Remarks; Follow-Up Questions from the Board Members | 5 min. | |
| 6. Work Session Topics | 155 min. | |
| (a) Discussion of Ideas for CA Downtown Lakefront Area | (45 min.) | 3 - 63 |
| (b) Discussion of the Most Recent Development Tracker | (15 min.) | 64 - 85 |
| (c) Capital Projects and Open Space Updates | (5 min.) | 86 - 100 |
| (d) Easement Requests – Neighborhood Square-Town Center Lakefront; Mellen Court; Little Patuxent Parkway at Corporate Center Drive; Twin Rivers Road | (10 min.)
(30 min.) | 101 - 134 |
| (e) Defining Next Steps, including problems, re: CBA & Lien | | |
| (f) Howard County Land Development Regulations-Phase 2 and Columbia Vision | (30 min.) | 135 - 152 |
| (g) Motion re: change in policy to require a CA Board member running for any elected office to resign the CA Board position | (20 min.) | 153 - 162 |
| 7. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m. | | |

Next Board Meeting

Thursday, March 28, 2019 – 7:00 p.m.

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.

March 8, 2019

Chair's Remarks March 14, 2019 CA Board Work Session

<u>Date</u>	<u>Activity</u>	<u>Time</u>
Mar 9, 2019	CA Strategic Plan Session for Board & Staff	9:00 AM
Mar 11, 2019	Audit Committee meeting	7:00 PM
Mar 14, 2019	CA Board work session	7:00 PM
Mar 17, 2019	Visionary Women: The Journey - Art About Women by Women Panel Discussion (Art Center)	2:00 PM
Mar 18, 2019	Health & Fitness Advisory Committee (Haven On The Lake)	7:00 PM
Mar 18, 2019	Master Gardener Presentation: Spring Vegetable Garden (Long Reach)	7:00 PM
Mar 18, 2019	Master Gardener Presentation: Growing & Maintaining a Lawn (River Hill)	7:00 PM
Mar 19, 2019	Columbia Aquatics Advisory Committee (Hickory Ridge)	7:00 PM
Mar 19, 2019	Master Gardener Presentation: Perennial Gardening (Kings Contrivance)	7:00 PM
Mar 21, 2019	Planning Board hearing on Erickson at Limestone Valley (George Howard Building)	7:00 PM
Mar 23, 2019	CA Open House (various fitness facilities - see website)	6:00 AM
Mar 25, 2019	CA's Healthy Eating Series (Jim Rouse Theatre)	6:00 PM RR
Mar 28, 2019	CA Board meeting	7:30 PM
Mar 30, 2019	CA Strategic Plan Session for Board & Staff	9:00 AM
Mar 30, 2019	Columbia Clean-up Day (see your village for time and location)	
Mar 30, 2019	Columbia Photo Artists Reception (Wilde Lake)	3:00 PM

RR = Registration Required or there is a Cost associated with this Activity

CA's Lakefront Plaza

The Lakefront Plaza owned by CA is a beautiful setting. It can be a tranquil place and a very active place depending upon the activities/events which occur at the lake. A wide variety of activities and events now occur at the Lakefront Plaza. The Lakefront Plaza's physical environment is a mixture of the natural environment (water, trees, shrubs, flowers, grass) and the bricks & mortar environment (bricks, steps, statues, pathways, lighting fixtures, etc.). The natural environment and the bricks & mortar environment blend well together. together they create a balance and harmony for people to enjoy.

CA's main goal for the Lakefront Plaza should be to preserve the setting which is and was an iconic part of Columbia from the very beginning. The Lakefront Plaza was designed to respect nature to allow people to enjoy a tranquil place while allowing for more active uses at certain times. The secondary goal should be enhancing the Lakefront Plaza to provide an even better place for people. Enhancing the Lakefront Plaza can either be through physical improvements or through additional activities/events.

Unfortunately, CA does not own as much of the Lakefront as one would expect, particularly those areas which look like they belong to the Lakefront Plaza. CA does not own the land from the fountain to the Rouse building. CA does not own the land from the current location of the Hug statue to the American City Building. This includes the land on which the Hug statue resides. CA only owns half of the stairs by the Teachers Building going down from the grove of trees to the Plaza. And CA does not own the land from the current concrete ADA pathway (from the People Tree to the fountain area) to the parking lot of the American City Building. All of these parcels of land are owned by HHC. In addition, HHC owns the first set of stairs from the parking lot to the fountain.

In considering physical enhancements, we should keep in mind the following points.

1. The Lakefront Plaza should continue to be a tranquil place as well as allowing for active uses.
2. We should only design for land which CA actually controls. This will require that we have clear boundaries of exactly what land CA controls. We need to be aware of what other landowners are doing/may do which the Lakefront area.
3. Any physical enhancements should be reasonable to maintain. We should not burden CA with future large maintenance bills.
4. Any physical enhancements should be reasonable and not require future large capital expenditures to maintain.
5. The natural environment should be enhanced, not just the bricks and mortar part of the physical environment.
6. The Lakefront Plaza is a key part of the pathway system around the lake. As CA has no other potential land on which to locate an alternate pathway, any enhancements must allow the pathway to continue in use.

7. The grove of trees near the Teachers Building must be preserved and remain as a tranquil area. It is the only grove of trees in the Lakefront Core area and will remain the only grove as the non-CA land is redeveloped. Additional trees should be planted to replace the trees which currently border the grove and which will be removed to construct a new road. Particular attention needs to be paid to the grove to protect it from the new road, both during construction of the road and its operation. Buffering should be considered to counter the noise from traffic using the new road.
8. A new road will be constructed directly above the Terraced Green area of the Lakefront Plaza. This road will be located very close to the Terraced Green area. This area is heavily used as the audience location when activities/events are held on the temporary stage. Trees and other natural items should be planted to help buffer the new road and the noise to be generated by traffic using the new road. It will also improve the view as one stands by the Rouse statue and looks up toward the existing American City parking lot and future redevelopment. It would help hide the road from the view.
9. The Bell Tree works well at the end of the dock and should remain. The chimes can be heard from the plaza area and even on the other side of the lake.

Some ideas for enhancements:

1. Benches could be installed against the white concrete near the fountain area area. This would provide seating.
2. The flower bed area (where the Rouse statue is located) needs to be enhanced. Perhaps a platform for a stage could be constructed, so that the temporary stage would not have to be installed in the area where people walk. Additional flowers and shrubs could be added with seating.
3. The area in front of the Teachers Building and the Exhibit Center functions as a promenade. It is shaded with trees and has benches. This area works well as currently configured.
4. The area at the end of the Exhibit Center could use more trees to allow a continuous canopy connecting the existing two sets of trees. This would provide a shaded walkway all the way by the Sheraton Hotel.
5. The pavilion area (normally rented by Clyde's) should be evaluated to see if a lower pavilion area would work. This would improve the view across the lake.

Thanks for considering these ideas.

Andy Stack

Howard Hughes.

C O L U M B I A L A K E F R O N T
N E I G H B O R H O O D S Q U A R E & V E T E R A N S M O N U M E N T

DESIGN ADVISORY PANEL

COLUMBIA, MARYLAND

OCTOBER 24, 2018

The Howard Research And Development Corporation is updating the existing open space north of the repurposed Rouse Headquarters (Whole Foods) building into an enhanced civic space for Downtown Columbia. In its existing configuration, the open space provides non-ADA compliant access to the Lakefront Promenade and lower level retail; sloped, open lawn area; shade trees; limited understory plantings and a sculpture set in the lower lawn. From the west side of the site at the Whole Foods entrance down to the Promenade, there is a grade change of 17 feet. Currently this space serves as circulation and passive recreation space for the Lakefront area.

The proposed design activates this underutilized space by incorporating a thoughtful integration of a Veterans Monument, picnic area, children's play space, a Community Pergola and associated circulation. At the northwest corner of the site, a location for a Veterans Monument is provided, which honors those who serve and celebrates their families. This monument will be complemented with integrated seating and garden plantings. The plaza space flows into the adjacent existing Lakefront overlook/fountain, a proposed picnic area and a new dedicated children's play area. A multi-level playscape will traverse the existing slope and complement the Lakefront, with interactive musical instrument fixtures, a slide incorporated into the slope, an inclusive play structure and seating for family and caregivers.

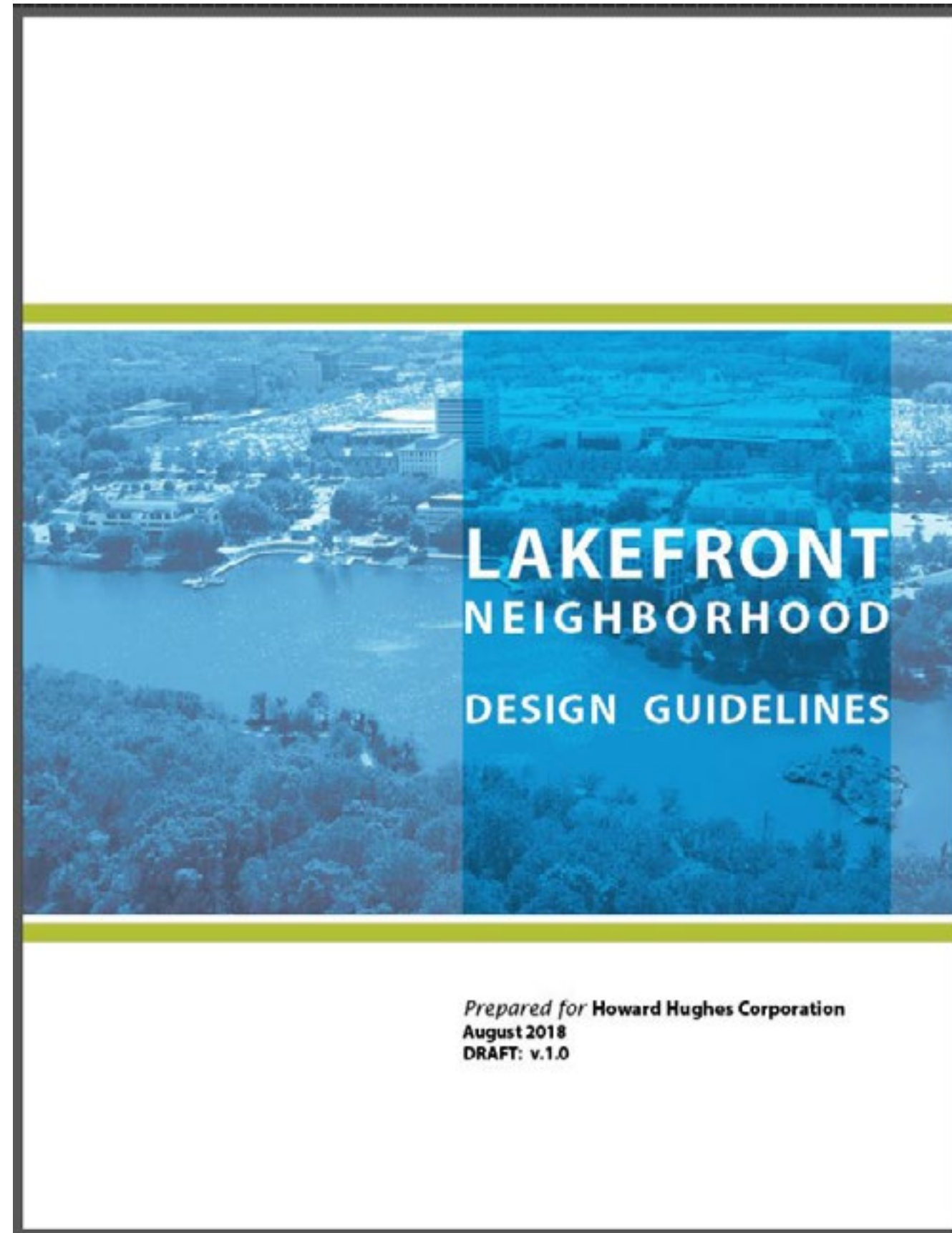
ADA access from the Whole Foods retail level to the newly activated features and down to the waterfront, is achieved via a combination of accessible hardscape ramps and a low impact boardwalk, to minimize disturbance of existing tree roots and minimize grading impacts.

A Community Pergola is situated between the Rouse building and the Promenade, providing a venue for public speaking, free speech and other civic uses. A large hardscaped area is provided around the shelter, and is surrounded by open lawn, with opportunity for overflow along the Promenade, when larger events occur.

Weaved amongst the program elements, trees, garden and lawn areas have been thoughtfully integrated to transition spaces, frame views, and soften hardscape areas.

PROJECT GOALS AND DESIGN PHILOSOPHY

- Preserve and enhance views and access to the site and to Lake Kittamaqundi
- Accommodate a location for a Veterans Monument to honor service and celebrate families of those who serve
- Provide a Community Pergola, to be a destination for free speech, accommodate a variety of scales of assembly, and shelter for community events
- Provide an inclusive children's play space
- Provide enhanced ADA access to the site and the Lakefront
- Preserve existing, healthy trees where appropriate
- Incorporate native plantings
- Provide integrated, attractive stormwater management solutions





A Lakefront Connection Overview:

Lakefront Connection is envisioned as a connection between the Lakefront and Lakefront Neighborhoods and specifically from the Mall to Columbia's esteemed Lake Kittamaquidi. A signalized pedestrian crossing at Little Patuxent may be desirable to ensure a safe route from the Mall to the Lakefront Connection.

An Attached Green by type, this Primary Amenity Space, situated between Little Patuxent Parkway and the existing Teachers Building and south of the existing parking garage will act as a corridor connecting to Lakefront Plaza (Fig. 1.1). The space will be punctuated and defined by a wide green which will feature seating and attractive landscape for people watching, strolling, and informal public gathering (Fig. 1.2). The space should support a variety of uses for residents, office workers, and visitors, as well as enhance the retail environment planned in the adjacent buildings. Accommodation of planned and spontaneous activity should be considered in the design of this space. Site furnishing should create intimate moments for interaction and leisure. Tree placement and selection as well as the selection or design of any vertical structures should consider framing and directing, rather than obstructing, views towards the Lakefront Plaza and Lake Kittamaquidi while also making sure not to block views to the retail frontage. Native meadow style plantings are preferred in this area for aesthetic intent and sustainability.

Walkways and hardscape elements should be pervious where suitable and should consider accessibility concerns. Pavers with higher Solar Reflectance Index (SRI) values are preferred. Lighting, site furnishing, and/or public art elements should also be incorporated, consistent with the design character of the space. Where the Lakefront Connection spans Wincopin Circle to the north and east, site furnishings, plantings, public art, and/or similar amenities shall be incorporated to ensure that the read of the space encompasses these areas and is consistent in character.



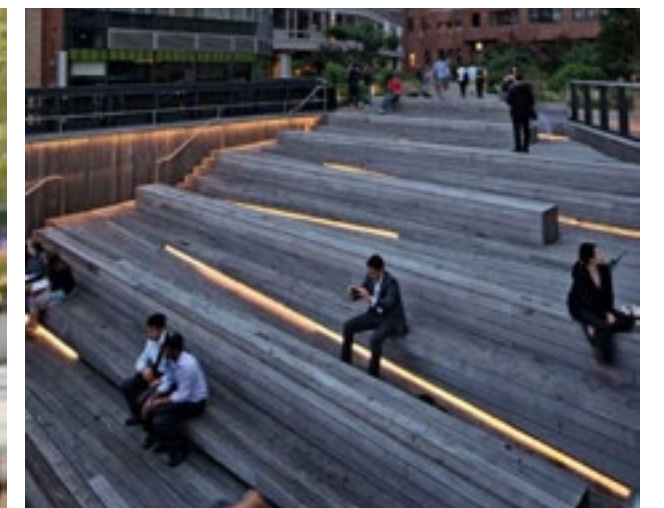


B Lakefront Plaza Overview:

Lakefront Plaza exists as and is envisioned revitalized as a diverse amenity space, containing plazas, greens, a promenade, and natural areas linking to existing trails and pathways. Lakefront Plaza's adjacency to Lake Kittamaqundi makes this the central amenity feature of the Lakefront Neighborhood and of Columbia as a whole.

Situated to the east of the Lakefront Connection and linking the north and south Lakefront parcels, the revitalized Lakefront Plaza will act as a civic destination for surrounding areas. The space should include areas for heavy programming and be designed to expect heavy foot traffic by Columbia residents, workers, and visitors. Revitalization and reinvention of existing landscape, hardscape, and water features are encouraged and preferred. The various spaces of Lakefront Plaza will create areas intended to be used for civic gathering, leisure, play, community programming, seasonal markets, art events, and water events and programming engaging with Lake Kittamaqundi where possible (Fig. 2.1 and 2.2). Plantings should be native and consider framing and directing views. Shaded areas will be incorporated where necessary and can include the use of shade trees, pergolas, shade sails, and other means of creating shade. These shade structures or trees will frame and direct views.

A mix of fixed and moveable seating is preferred to allow for informal and formal gathering. Walkways should link the variety of spaces and features offered by Lakefront Plaza taking accessibility into account. Hardscape elements may be varied and paving can reflect changes in programmatic zones. Artistic and well-designed lighting will be utilized throughout Lakefront Plaza to accentuate and reinforce the design intent as well as help create a safe, welcoming environment. Other site elements, such as furnishings and public art should also be accounted for and considered.





C Downtown Neighborhood Square and Veterans Monument Overview:

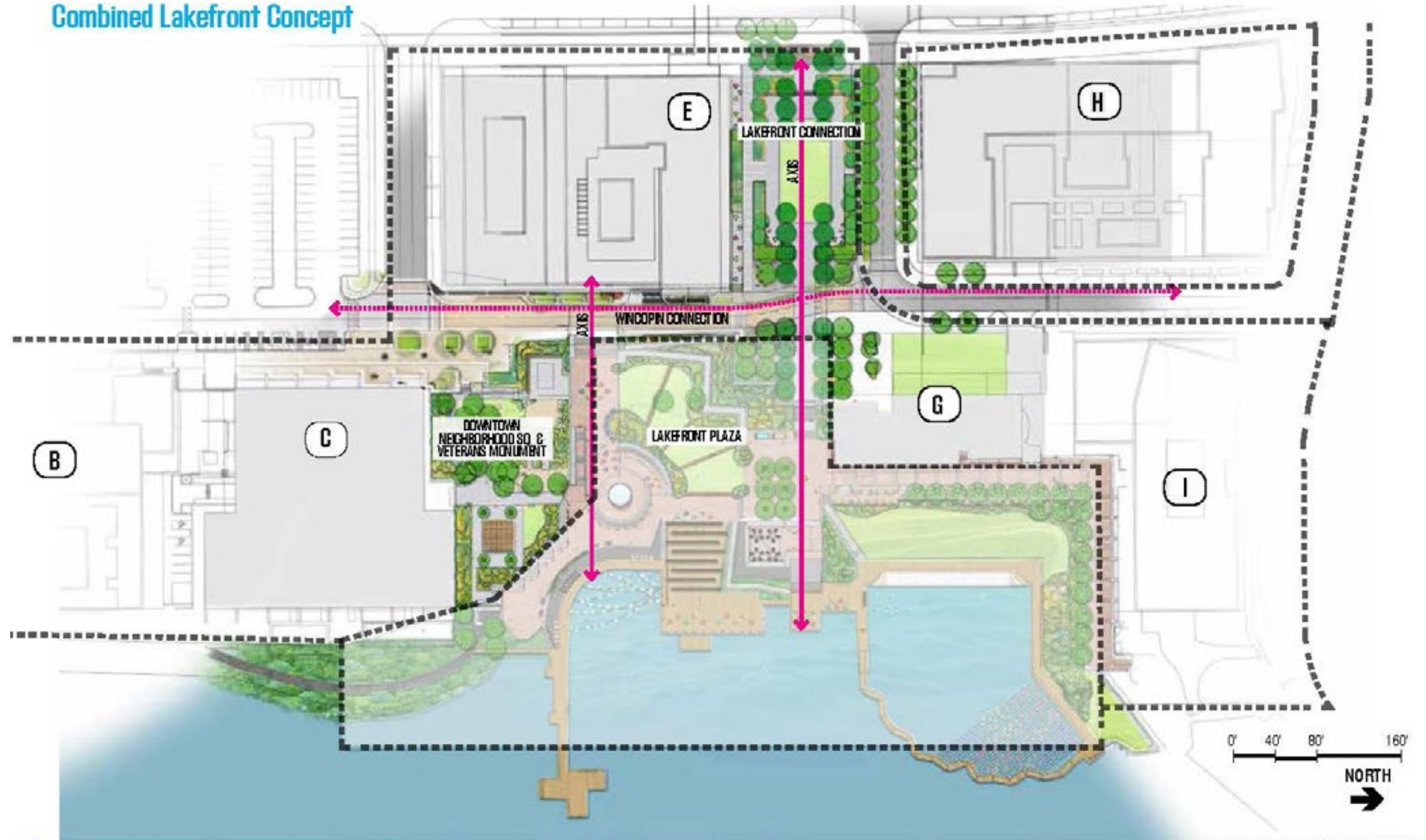
Located north of Whole Foods, the repurposed Rouse Headquarters building, the Downtown Neighborhood Square is planned as a plaza and civic center for Downtown Columbia. This Plaza is envisioned to house a Veterans Monument, hardscape, lawn, play features, and shade all intended for civic gathering and programming.

The area should be well landscaped and incorporate native plantings and trees at the edges of the Plaza. The landscape will work with the architecture of the former Rouse Headquarters building, framing specific views and integrating complementary plant and tree species. Utilizing existing landscape and site features is encouraged. The play area is intended to be a natural playground area offering a range of open-ended play options (Fig. 3.1). A community pergola should be sited in the Downtown Neighborhood Square space to offer shade for community events (Fig. 3.2). A mix of hardscape and landscape should be combined to allow for a variety of uses and should be visually linked to the adjoining parcels of land and amenity spaces. Site furnishing should be considered for informal impromptu and planned events. Shade trees and plantings should be strategically located to enhance the landscape design and to provide areas of shade for the amenity space.





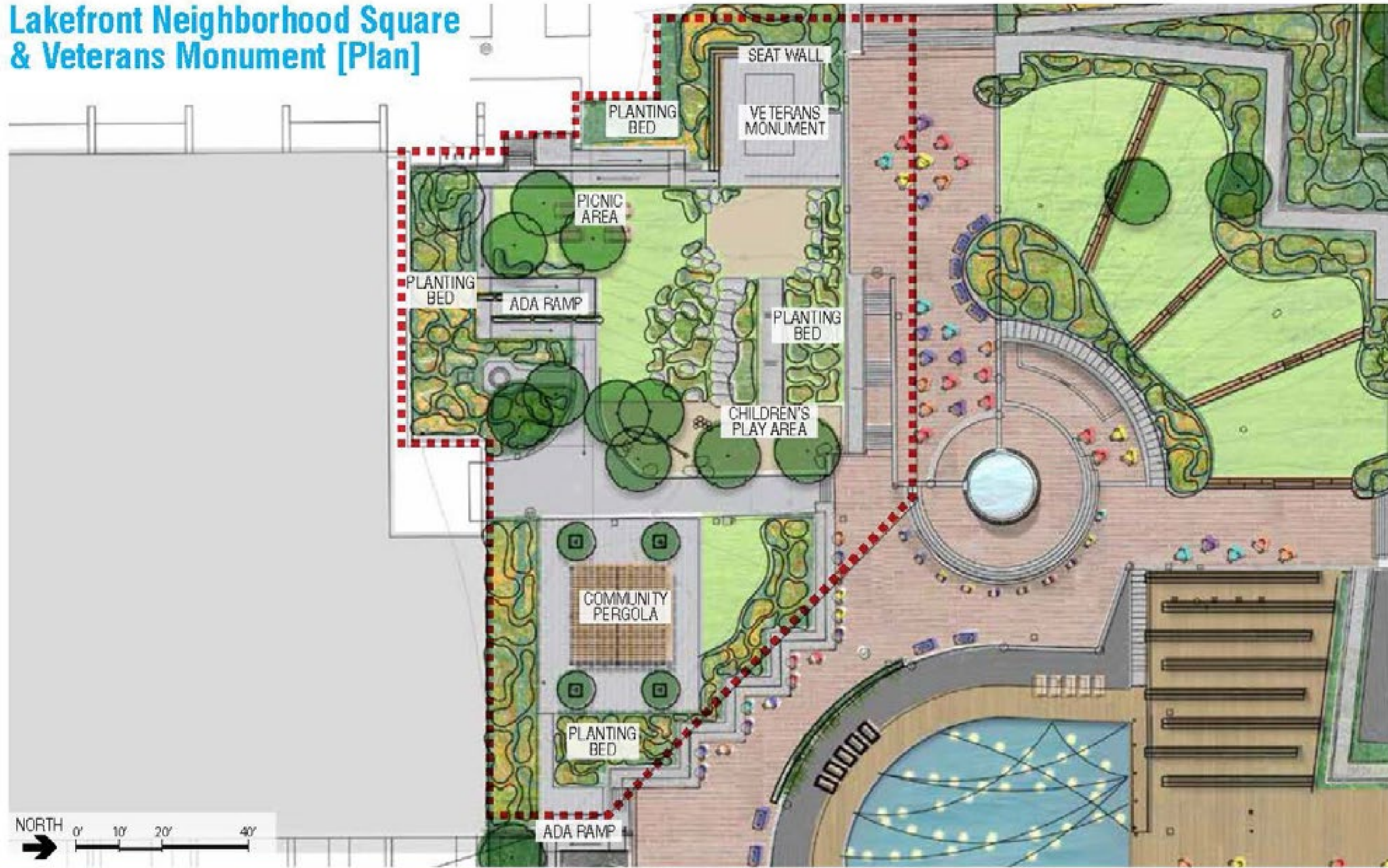
Combined Lakefront Concept



Lakefront Core // Lakefront Plaza - Concept Plan

GROUNDSWELL

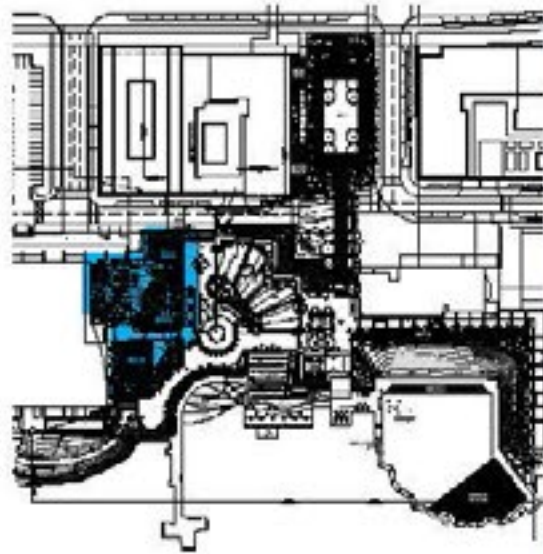
Lakefront Neighborhood Square & Veterans Monument [Plan]



Lakefront Core // Lakefront Neighborhood Square & Veterans Monument [Plan]

GROUNDSWELL

Lakefront Neighborhood Square & Veterans Monument [Vibe]



Lakefront Core // Lakefront Community Commons & Veterans Monument [Vibe]

GROUNDSWELL



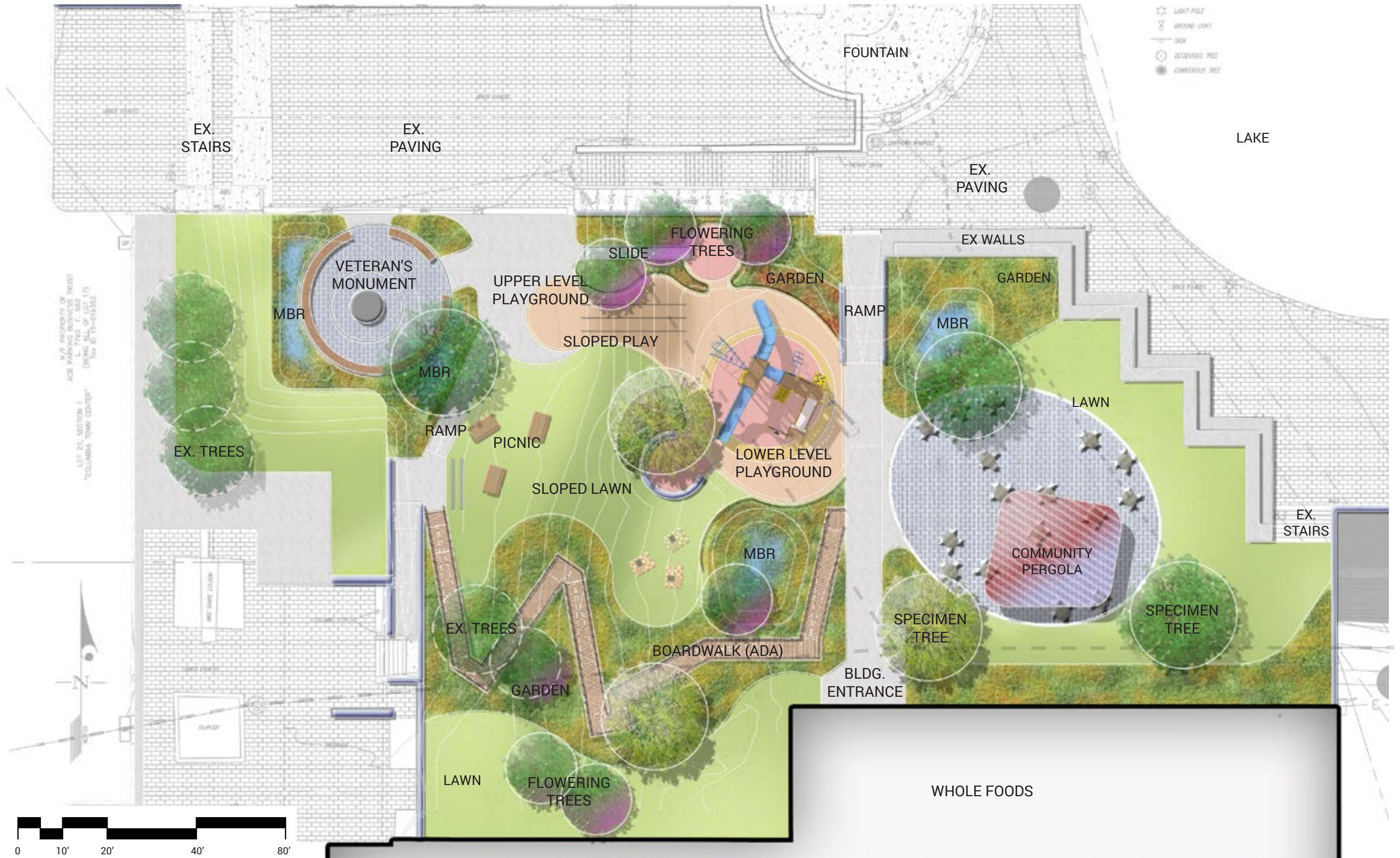


CONTEXT & SITE ANALYSIS



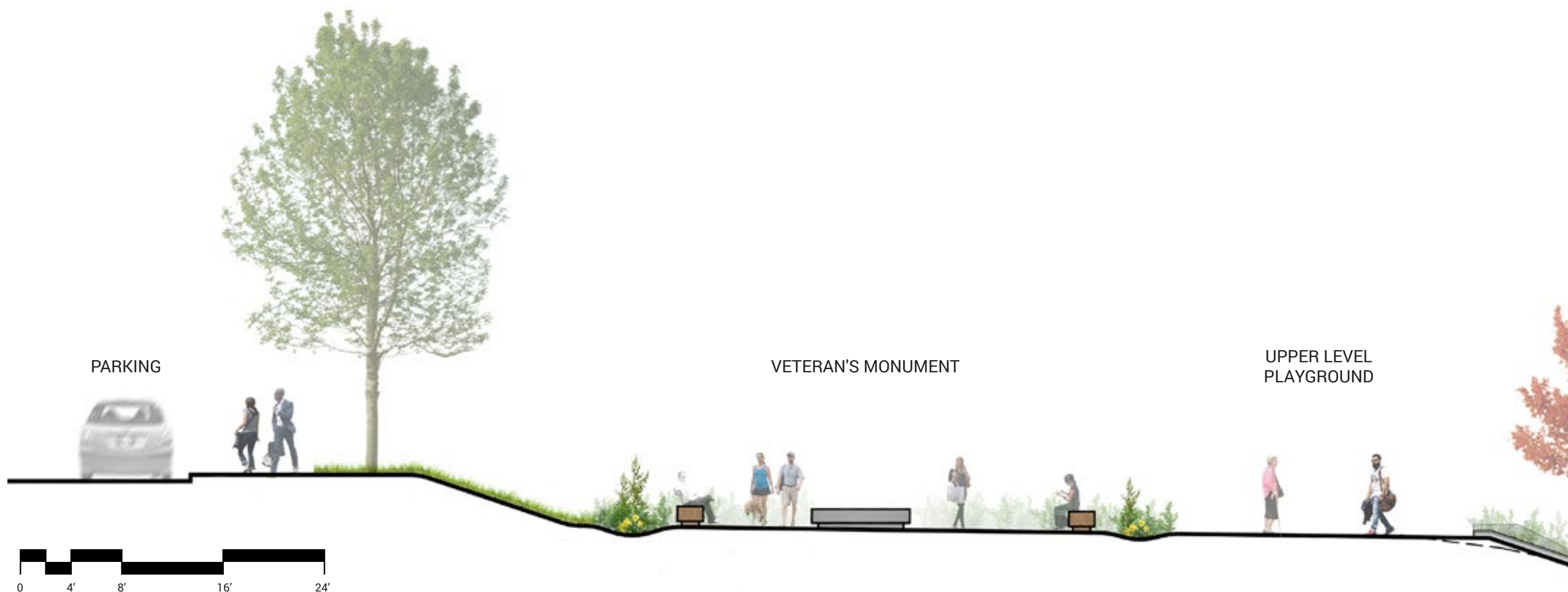
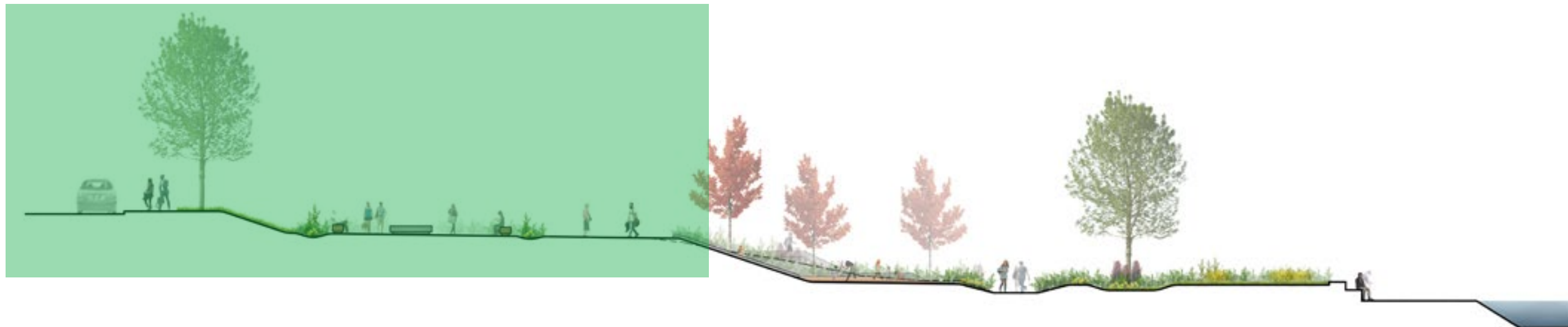


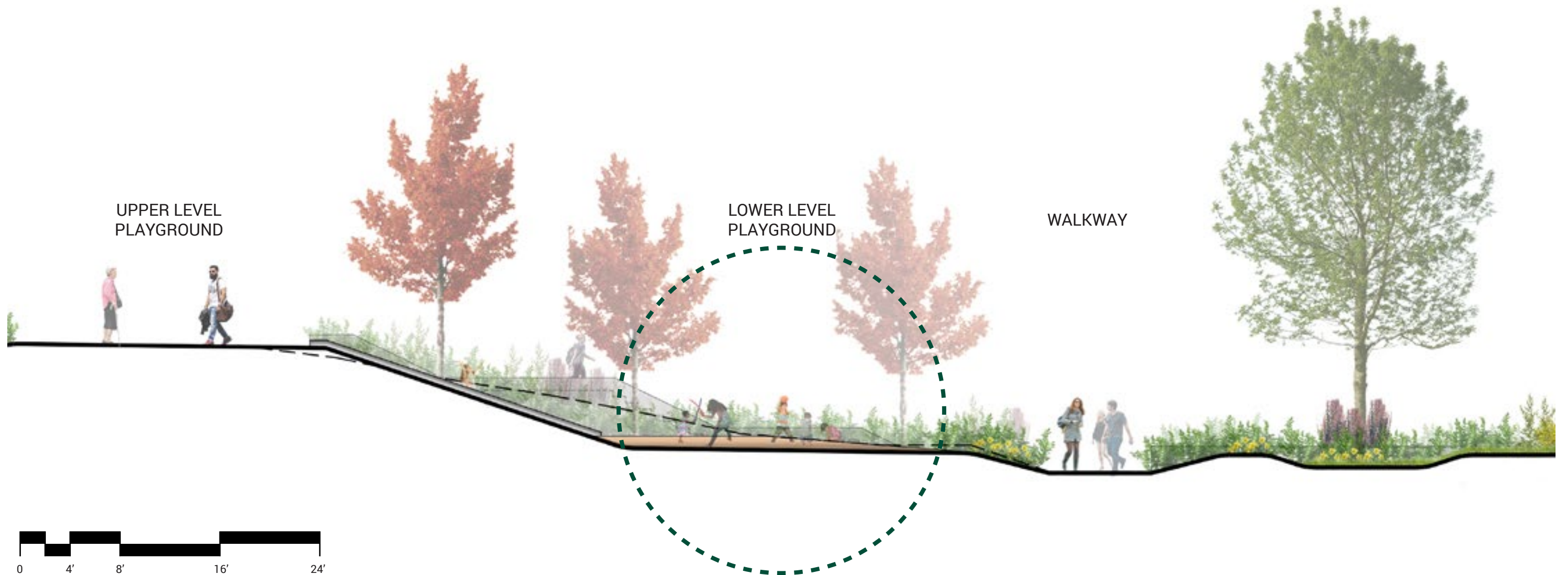
CONCEPT

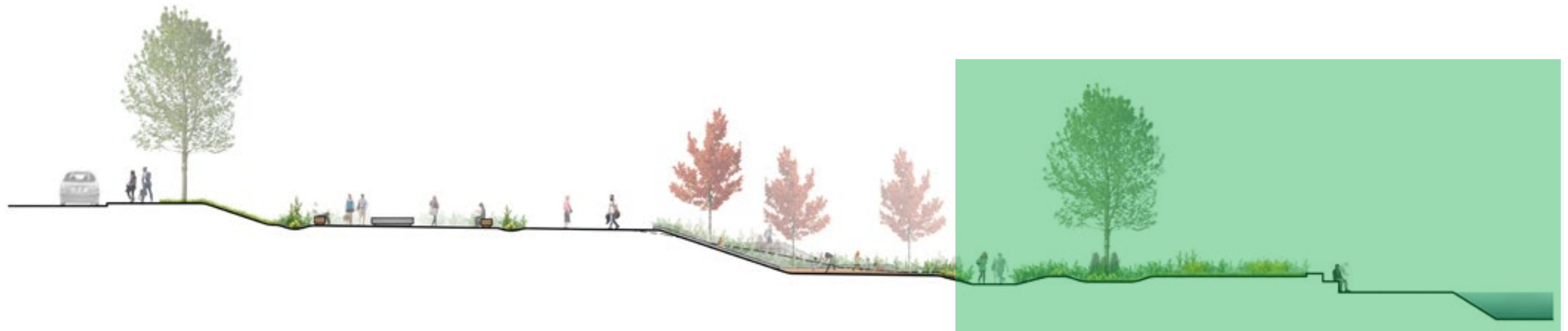




COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE | GRADING DIAGRAM





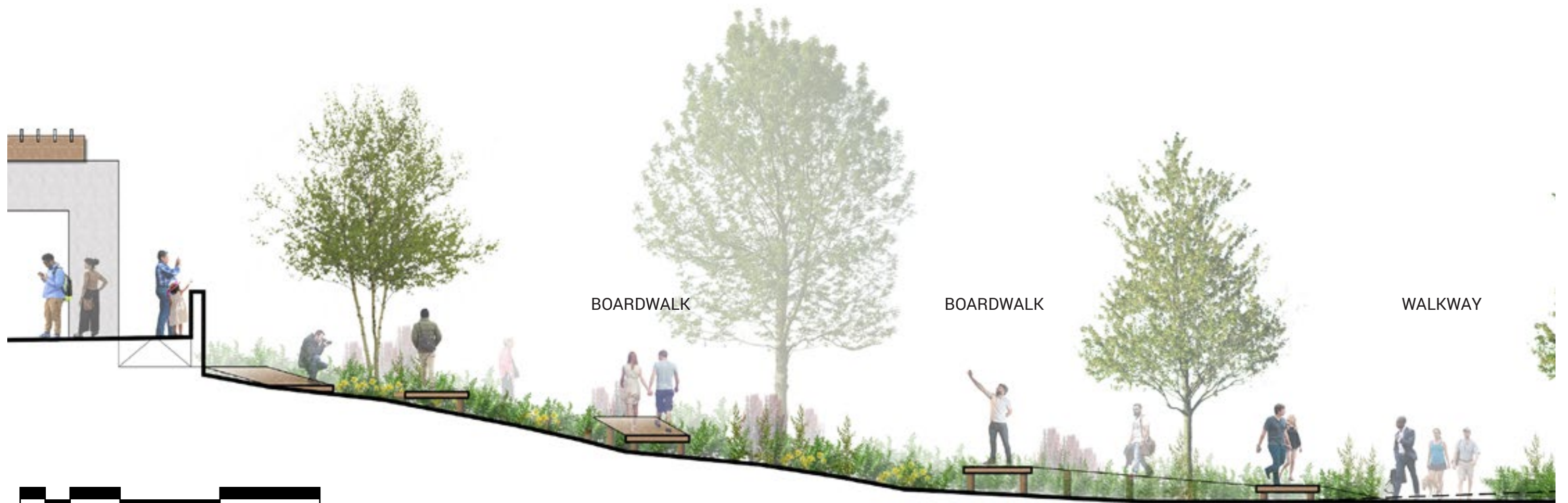


WALKWAY

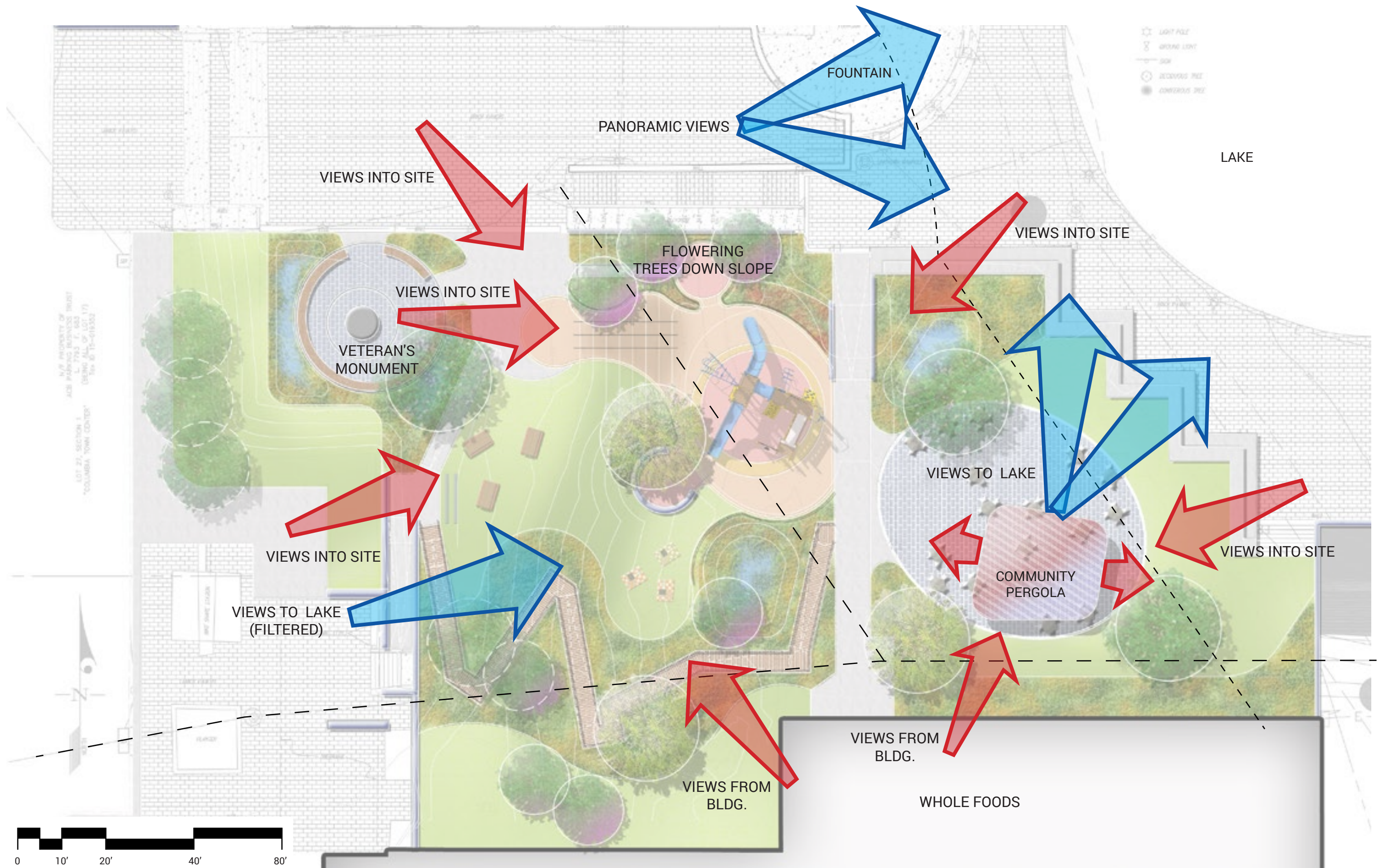
LAKEFRONT PROMENADE

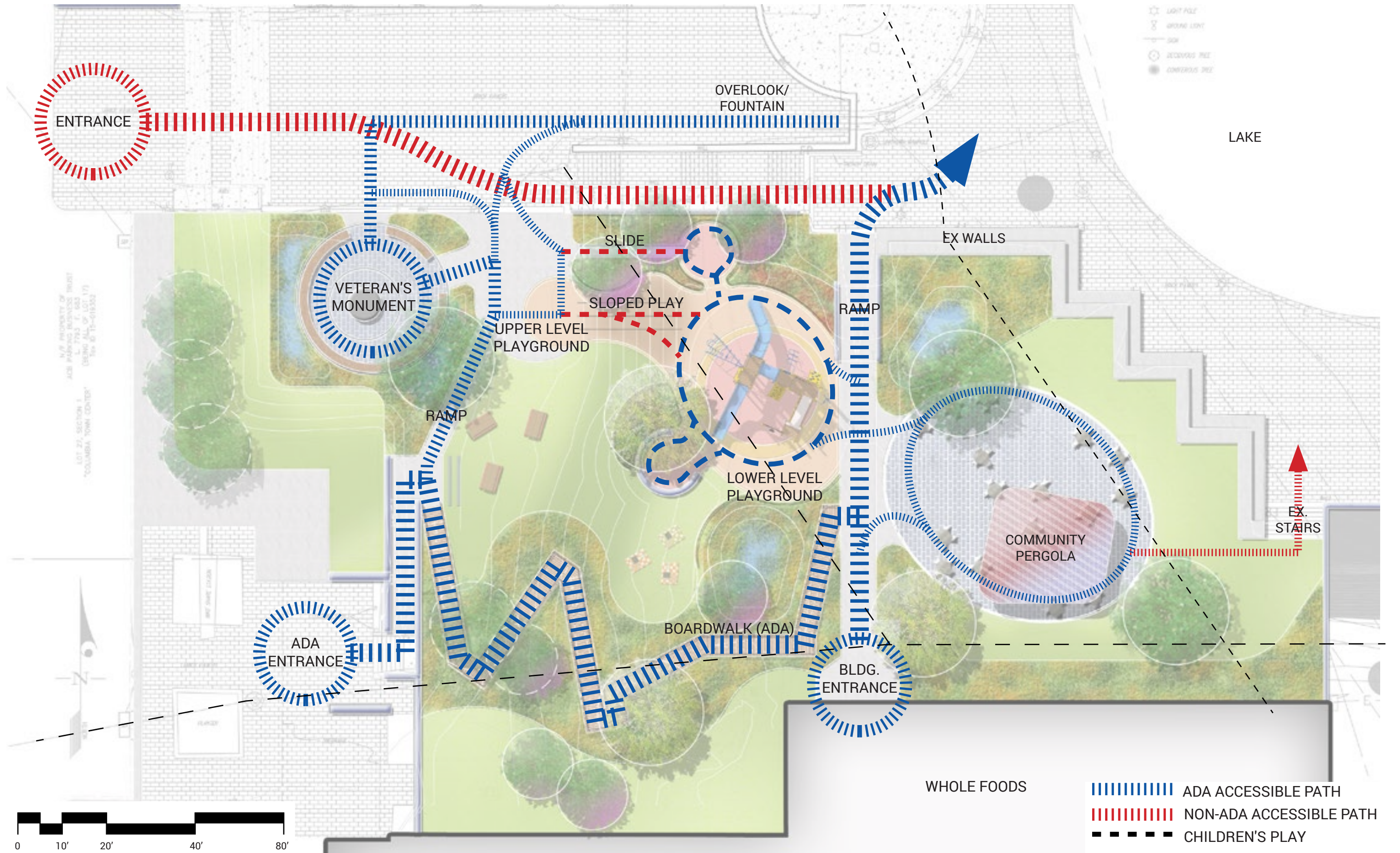












TREE INVENTORY AND ANALYSIS DEFINITIONS

EXCELLENT CONDITION

ANY TREE NOTED TO BE IN EXCELLENT CONDITION CURRENTLY DISPLAYS HIGH VIGOR AND VERY LITTLE SAFETY OR PEST CONCERN. GENERALLY NO RECOMMENDATIONS FOR TREE MAINTENANCE ARE MADE.

GOOD CONDITION

ANY TREE NOTED TO BE IN GOOD CONDITION CURRENTLY DISPLAYS MODERATE VIGOR AND LITTLE SAFETY OR PEST CONCERN. RECOMMENDATIONS FOR TREE MAINTENANCE MAY BE MADE.

FAIR CONDITION

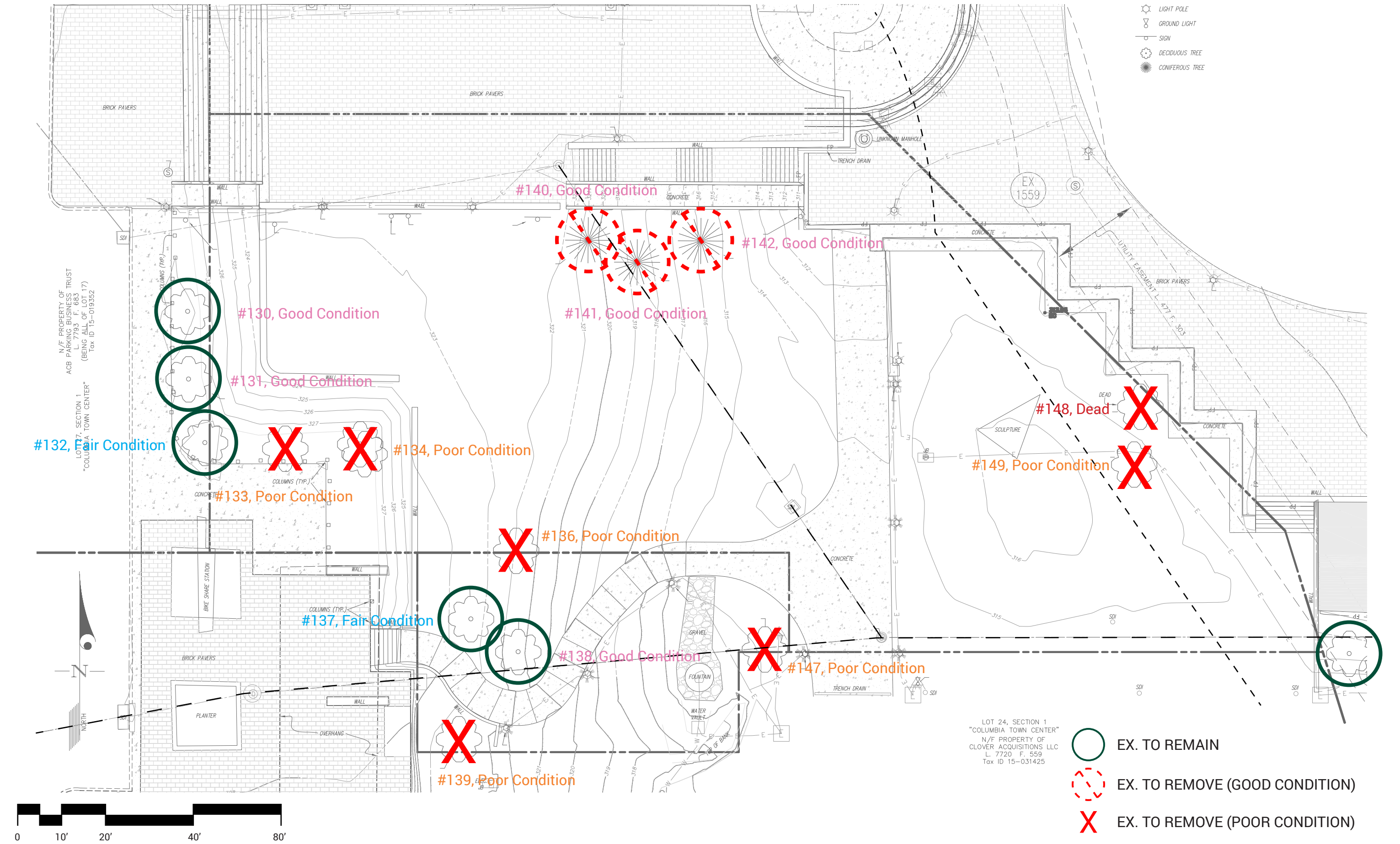
ANY TREE NOTED TO BE IN FAIR CONDITION CURRENTLY DISPLAYS MODERATE VIGOR, BUT MAY BE DECLINING IN HEALTH OR HAVE SAFETY OR PEST CONCERNS. RECOMMENDATIONS FOR TREE MAINTENANCE UP TO AND INCLUDING REMOVAL COULD BE LIKELY.

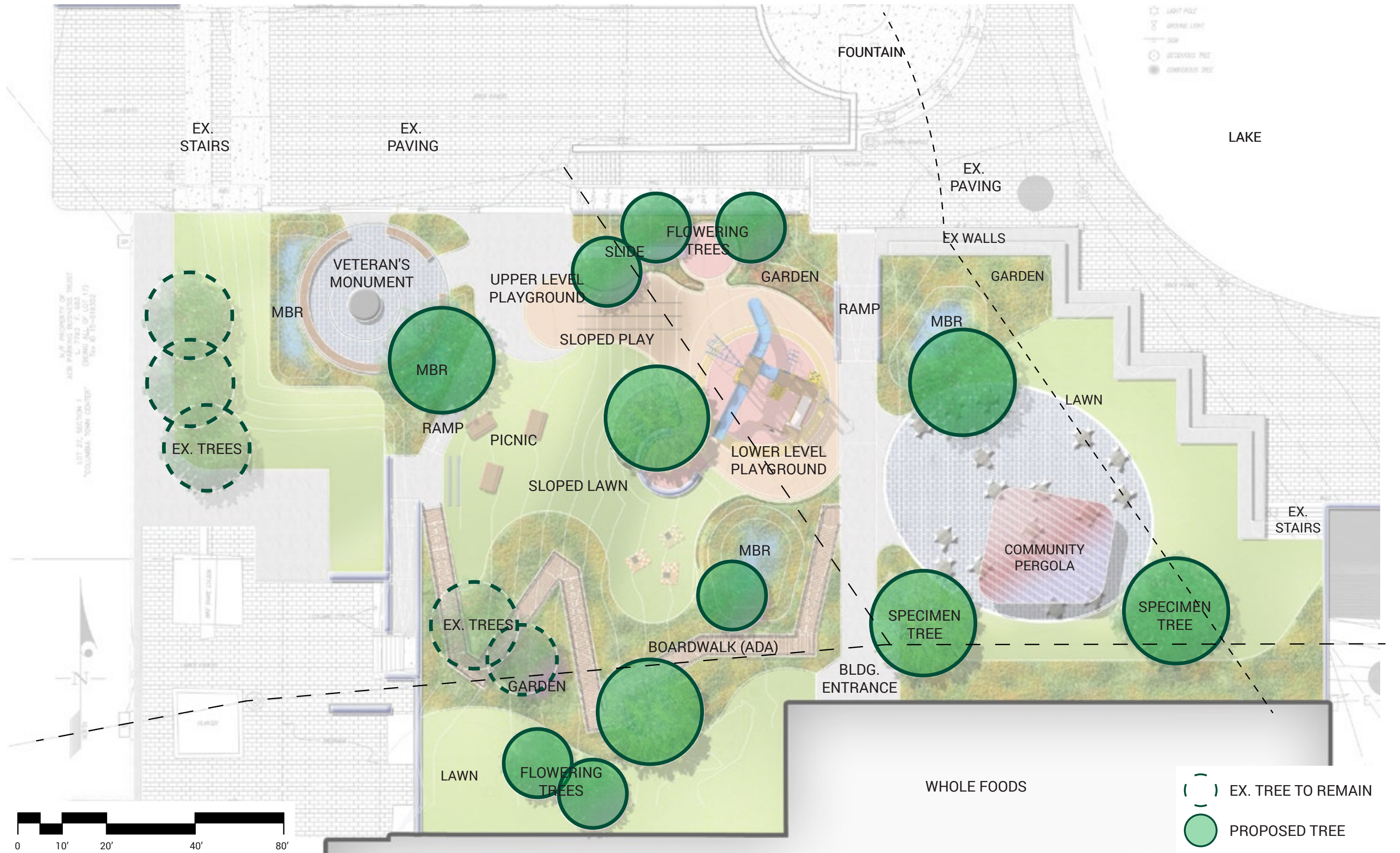
POOR CONDITION

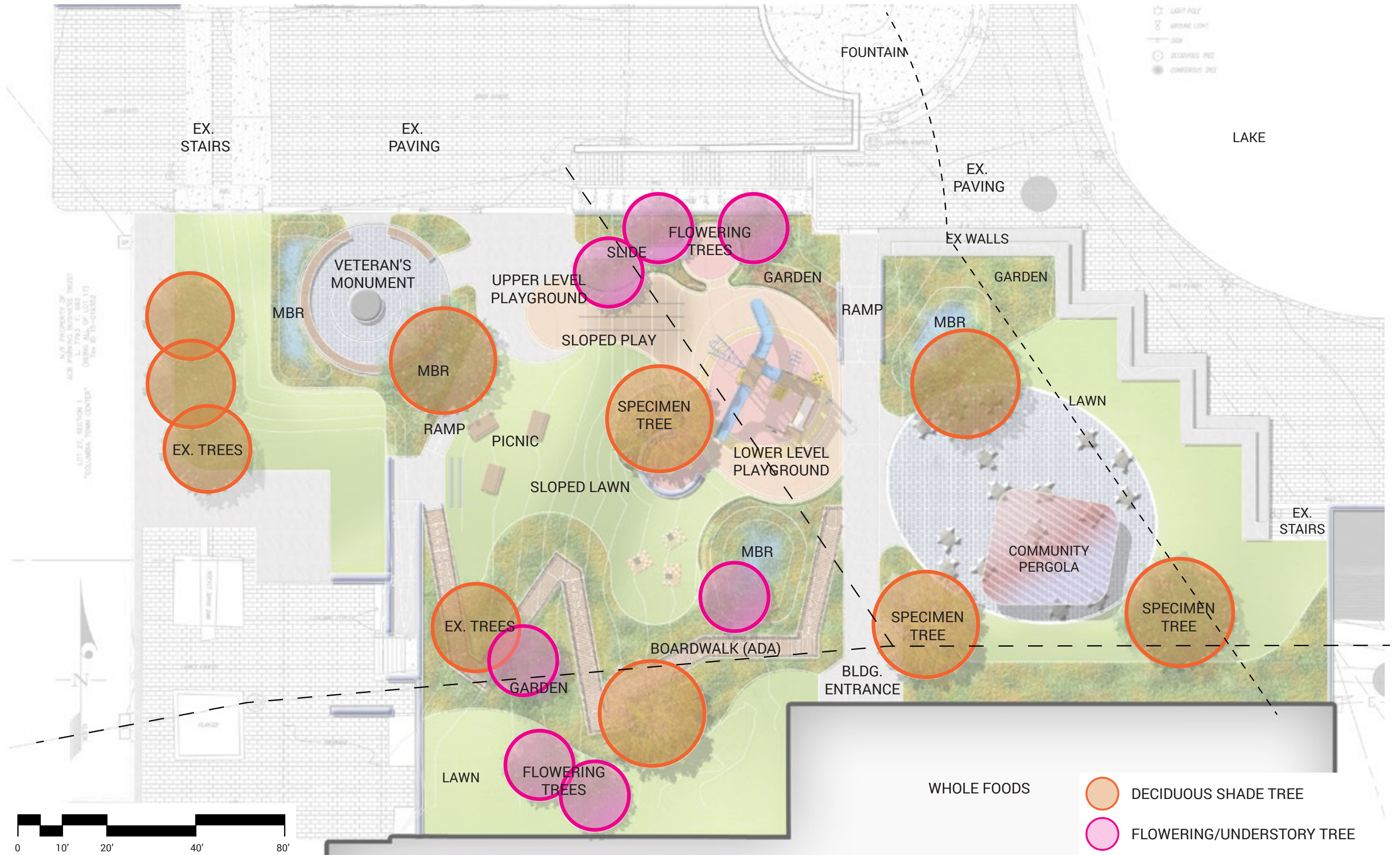
ANY TREE NOTED TO BE IN POOR CONDITION CURRENTLY DISPLAYS LOW VIGOR, IS DECLINING IN HEALTH AND HAS SIGNIFICANT SAFETY OR PEST CONCERNS. TREE MAINTENANCE IN THE FORM OF TREATMENTS SUCH AS FERTILIZATION OR DISEASE TREATMENTS ARE UNLIKELY TO BE EFFECTIVE. RECOMMENDATIONS FOR REMOVAL ARE LIKELY TO BE MADE.

DEAD CONDITION

ANY TREE NOTED TO BE DEAD CURRENTLY IS AN OBVIOUS SAFETY CONCERN AND RECOMMENDATION FOR TREE REMOVAL WAS MADE.









Acer rubrum 'Franksred'
Red Sunset Maple
Height: 40 ft.-50 ft.
Spread: 30 ft.-40 ft.
Bloom Time: March
Misc.: Red fall color



Betula nigra 'Cully' (Multistem)
Heritage River Birch
Height: 40 ft.-60 ft.
Spread: 40 ft.-50 ft.
Bloom Time: April-May
Misc.: Yellow fall color



Fagus grandifolia
American Beech
Height: 50 ft.-80 ft.
Spread: 40 ft.-80 ft.
Bloom Time: April-May
Misc.: Yellow fall color



Quercus phellos
Willow Oak
Height: 40 ft.-75 ft.
Spread: 25 ft.-50 ft.
Bloom Time: April
Misc.: Fall color



Quercus rubra
Northern Red Oak
Height: 50 ft.-75 ft.
Spread: 50 ft.-75 ft.
Bloom Time: May
Misc.: Fall color



Acer griseum
Paperbark Maple
Height: 22 ft.-30 ft.
Spread: 15 ft.-25 ft.
Bloom Time: April
Misc.: Red fall color, bark



Amelanchier canadensis
Serviceberry
Height: 25 ft.-30 ft.
Spread: 15 ft.-20 ft.
Bloom Time: Apr.-May
Misc.: Showy, edible fruit, orange fall color



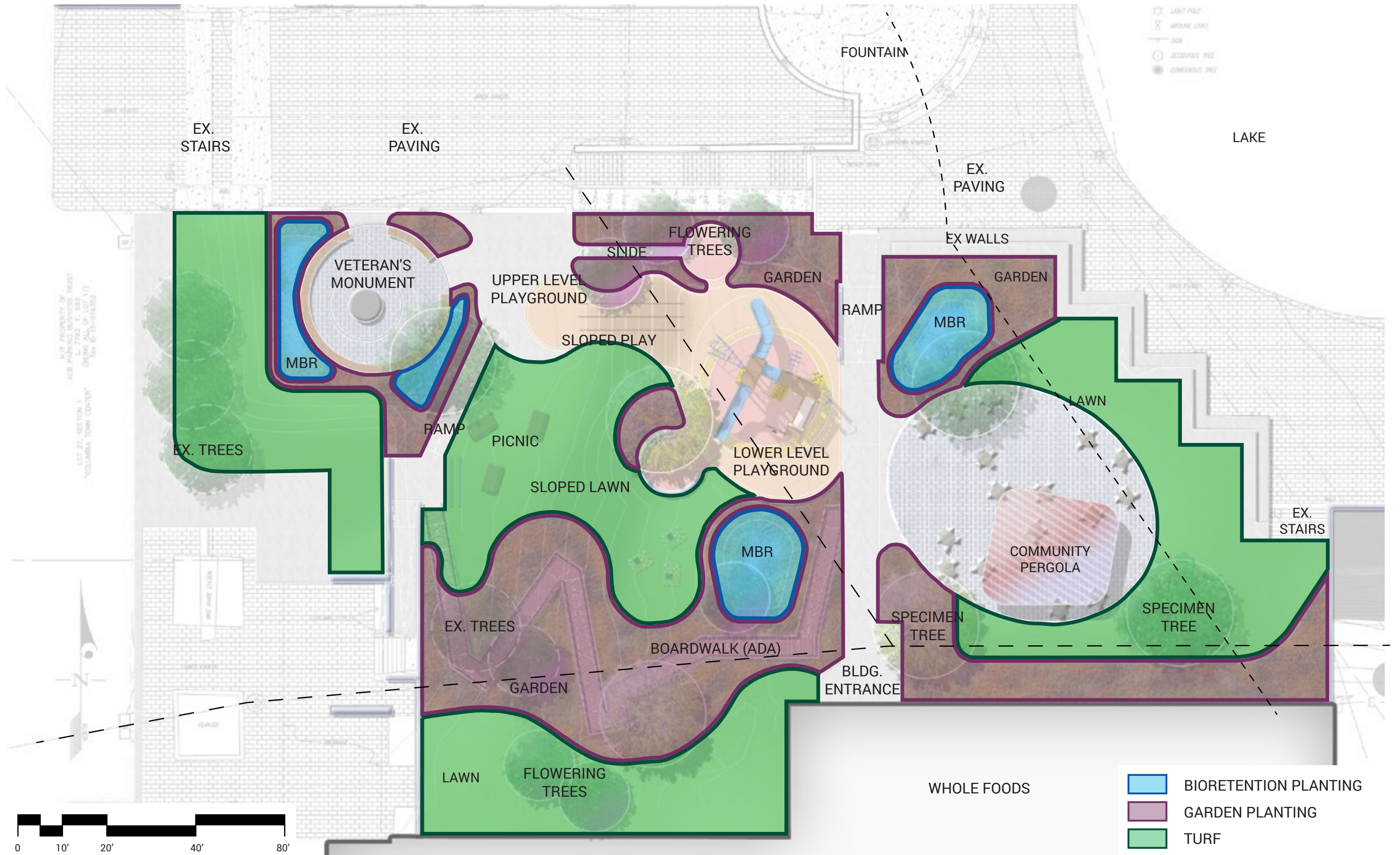
Cercis canadensis
Eastern Redbud
Height: 20 ft.-30 ft.
Spread: 25 ft.-35 ft.
Bloom Time: April
Misc.: Attracts butterflies, yellow fall color



Cornus florida 'Rubra'
Flowering Dogwood
Height: 15 ft.-30 ft.
Spread: 15 ft.-30 ft.
Bloom Time: April-May
Misc.: Attracts birds and butterflies, red fall color



Malus x snowdrift
Flowering Crabapple
Height: 15 ft.-20 ft.
Spread: 15 ft.-20 ft.
Bloom Time: April-May
Misc.: Attracts birds and butterflies, yellow fall color





Abelia x grandifolia 'Rose Creek'
Rose Creek Abelia
Height: 2 ft.-3 ft.
Spread: 2 ft.-3 ft.
Bloom Time: June-Aug.
Misc.: Winter interest, attracts butterflies and hummingbirds



Azalea 'Delaware Valley White'
Evergreen Azalea
Height: 3 ft.-4 ft.
Spread: 3 ft.-4 ft.
Bloom Time: April-May
Misc.: Attracts butterflies, winter interest



Fothergilla gardenii 'Mt Airy'
Dwarf Fothergilla
Height: 1.5 ft.-3 ft.
Spread: 2 ft.-4 ft.
Bloom Time: April-May
Misc.:



Itea virginica 'Henry's Garnet'
Virginia sweetspire
Height: 3 ft.-5 ft.
Spread: 3 ft.-5 ft.
Bloom Time: June-July
Misc.: Fragrant



Prunus laurocerasus 'Otto Luyken'
Cherry Laurel
Height: 3 ft.-4 ft.
Spread: 6 ft.-8 ft.
Bloom Time: April-May
Misc.:



Hypericum x 'Hidcote'
Flowering Dogwood
Height: 2 ft.-4 ft.
Spread: 2 ft.-4 ft.
Bloom Time: June-September
Misc.:



Nepeta x faasenni 'Walker's Low'
Walker's Low Catmint
Height: 1 ft.-3 ft.
Spread: 1 ft.-3 ft.
Bloom Time: June-September
Misc.: Fragrant, attracts butterflies



Panicum virgatum 'Cape Breeze'
Serviceberry
Height: 3 ft.-6 ft.
Spread: 2 ft.-3 ft.
Bloom Time: July-February
Misc.: Winter Interest



Rudbeckia fulgida var. fulgida
Black-Eyed Susan
Height: 2 ft.-3 ft.
Spread: 1 ft.-2 ft.
Bloom Time: June-September
Misc.: Attracts butterflies



Salvia nemorosa 'May Night'
Sage
Height: 1 ft.-3 ft.
Spread: 1 ft.-3 ft.
Bloom Time: June-Sept.
Misc.: Attracts butterflies



Clethra alnifolia
Sweet Pepperbush
Height: 3 ft.-8 ft.
Spread: 4 ft.-6 ft.
Bloom Time: July-Aug.
Misc.: Attracts butterflies



Cornus sericea 'Bailey'
Red Twigged Dogwood
Height: 6 ft.-9 ft.
Spread: 3 ft.-5 ft.
Bloom Time: July-Aug.
Misc.: Attracts birds, butterflies, good fall color, winter interest



Ilex glabra
Inkberry
Height: 5 ft.-8 ft.
Spread: 5 ft.-8 ft.
Bloom Time: May-June
Misc.: Winter Interest



Ilex verticillata 'Red Sprite'
Winterberry Holly
Height: 2.5 ft.-3 ft.
Spread: 2.5 ft.-3 ft.
Bloom Time: June-July
Misc.: Red berries



Itea virginica 'Henry's Garnet'
Virginia sweetspire
Height: 3 ft.-5 ft.
Spread: 3 ft.-5 ft.
Bloom Time: June-July
Misc.: Fragrant



Asclepias incarnata
Swamp Milkweed
Height: 4 ft.-5 ft.
Spread: 2 ft.-3 ft.
Bloom Time: July-Aug.
Misc.: Attracts butterflies



Carex stricta
Tussock Sedge
Height: 1 ft.-3 ft.
Spread: 1 ft.-2 ft.
Bloom Time: May-June
Misc.: Winter Interest



Iris versicolor
Blue Flag
Height: 2 ft.-2.5 ft.
Spread: 2 ft.-2.5 ft.
Bloom Time: May-June
Misc.:



Lobelia cardinalis
Cardinal Flower
Height: 2 ft.-4 ft.
Spread: 1 ft.-2 ft.
Bloom Time: July-Aug.
Misc.: Attracts hummingbirds, butterflies tolerates deer



Panicum virgatum 'Northwind'
Switch Grass
Height: 4 ft.-6 ft.
Spread: 2 ft.-2.5 ft.
Bloom Time: July-February
Misc.: Winter interest

- ILLUMINATED HANDRAIL OR INTEGRATED LED TAPELIGHT AT BOARDWALK (TYPE ML1 OR ML2)
- UNDER BENCH LED TAPELIGHT (TYPE ML2)
- LED DOWNLIGHT MOUNTED IN TRELLIS (TYPE ML8)
- AT-GRADE ACCENT FOR TREES (TYPE ML17)
- IN-GRADE ACCENTS AT MONUMENT (TYPE ML18)
- LOW LEVEL BOLLARD ALONG PATH (TYPE ML20)
- POLE MOUNTED ACCENT LIGHTS (TYPE PL1)

- LIGHT POLE
- GROUND LIGHT
- BOX
- DECIDUOUS TREE
- CONIFEROUS TREE





ML1



ML8



ML17



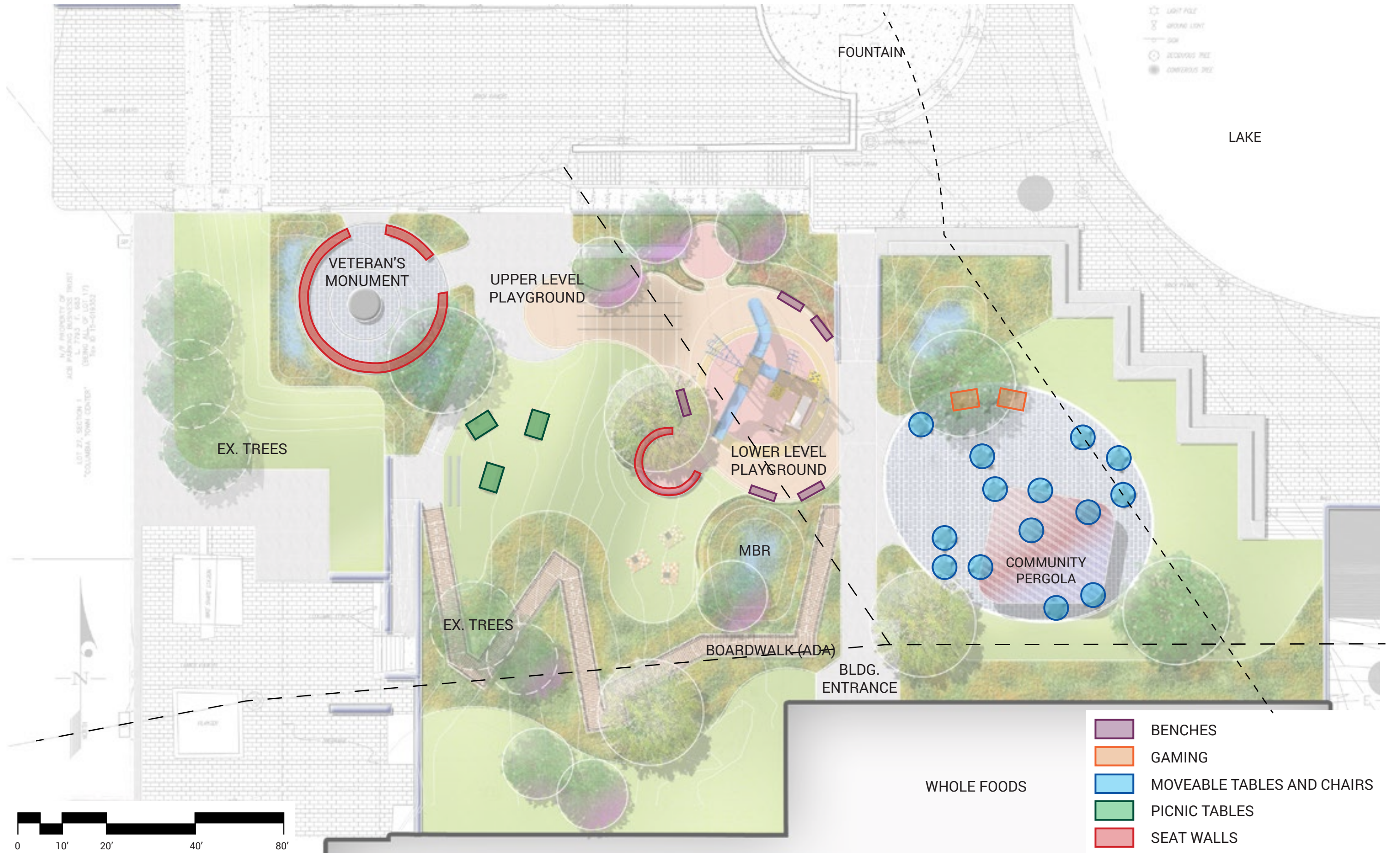
ML18



ML20



PL1





LANDSCAPE FORMS HARVEST PICNIC TABLE



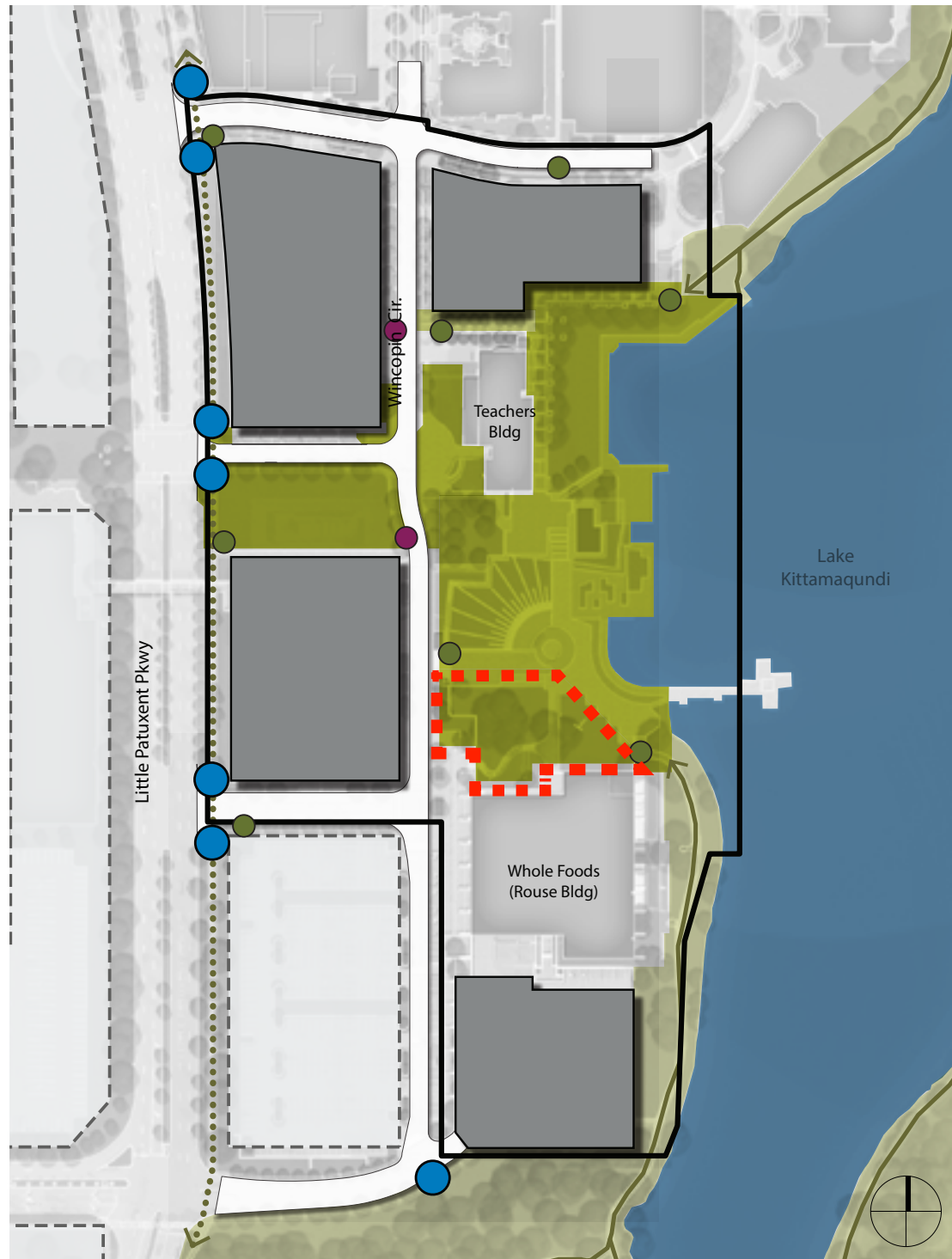
LANDSCAPE FORMS NEOLIVIANO BENCH



LANDSCAPE FORMS PARC CENTRE LOUNGE AND OTTOMAN



OUTDOOR FOOSBALL AND TABLE TENNIS



- VEHICULAR DIRECTIONAL SIGNAGE
- PEDESTRIAN DIRECTIONAL SIGNAGE
- DIRECTORY SIGNAGE

** Final sign location to be determined during Site Development Plan (SDP) phase.*



- PEDESTRIAN DIRECTIONAL SIGNAGE
Outside of scope of this project
- SIGNAGE FOR VETERANS MONUMENT
Isolated or integrated with monument



Pedestrian Directional*

Color Palette

Option 1



Pantone 167c Pantone Black 2c Pantone 7500c

Option 3



Dark Bronze Metallic Pantone 7533c Pantone 7529c

Option 2



Copper Metallic Pantone 8624c Pantone 7502c

Option 4



Pantone 7690c Pantone 289c Pantone 390c

*These conceptual sign drawings are for the sole purpose of expressing overall visual design intent only and are not intended for fabrication or construction purposes. The sign design shown above are Proposed Concept Designs; final sign design to be determined during Site Development Plan (SDP) Stage. © 2014 Design Collective, Inc.

Typefaces Palette

Downtown and Neighborhood Name Fonts:

ABCDEFGHIJKLMNOPQRSTUVWXYZ
VWXYZ &?.\$
abcdefghijklmnopqrstuvwxyz
123456789

Centrale Sans Light

Identifying and Directional Information Fonts:

ABCDEFGHIJKLMNOPQRSTUVWXYZ
WXYZ &?.\$
abcdefghijklmnopqrstuvwxyz
123456789

The Sans Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
VWXYZ &?.\$
abcdefghijklmnopqrstuvwxyz
123456789

Centrale Sans Medium

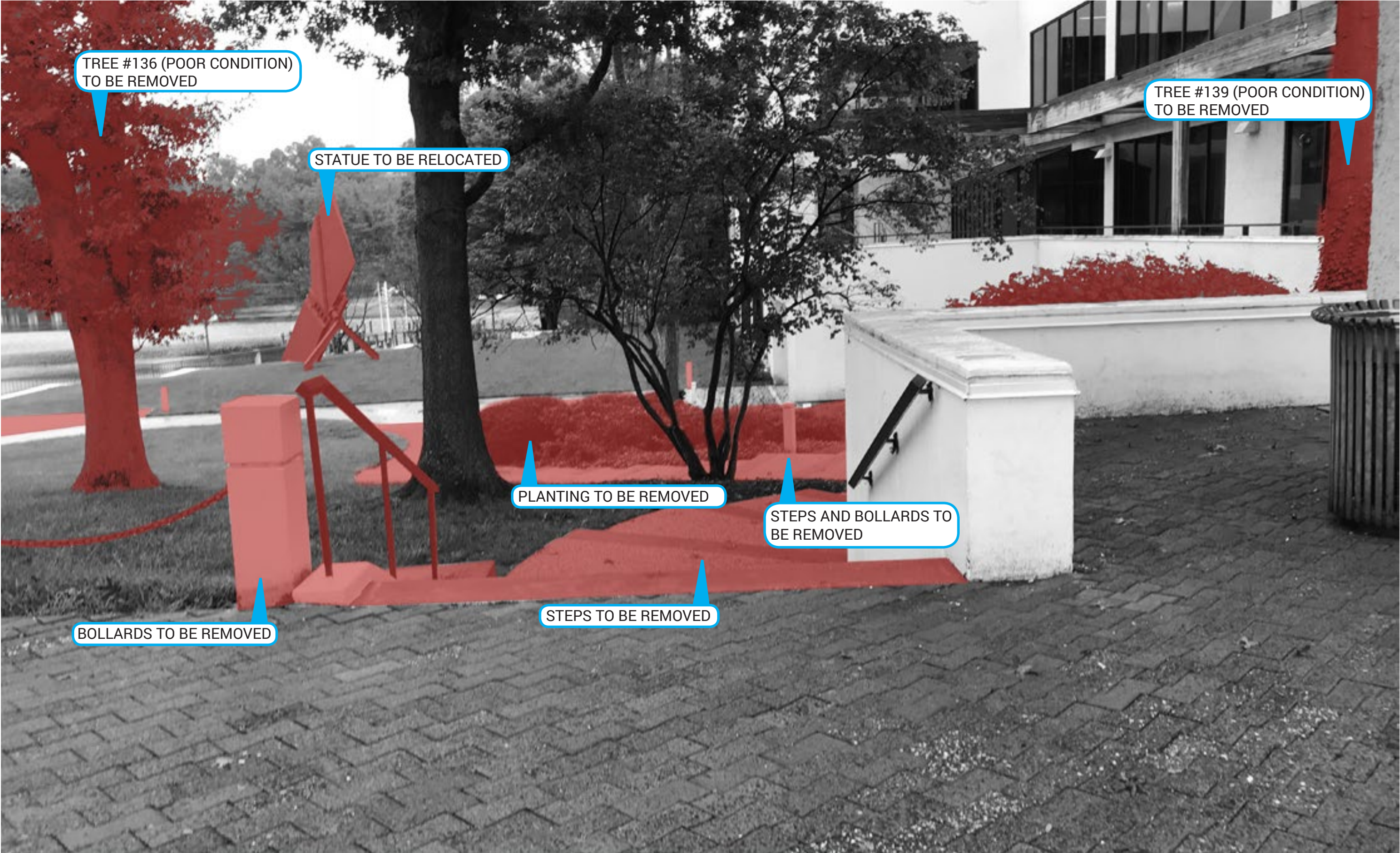
ABCDEFGHIJKLMNOPQRSTUVWXYZ
WXYZ &?.\$
abcdefghijklmnopqrstuvwxyz
123456789

The Sans Condensed Bold



EXISTING CONDITIONS





TREE #136 (POOR CONDITION)
TO BE REMOVED

STATUE TO BE RELOCATED

TREE #139 (POOR CONDITION)
TO BE REMOVED

PLANTING TO BE REMOVED

STEPS AND BOLLARDS TO
BE REMOVED

BOLLARDS TO BE REMOVED

STEPS TO BE REMOVED



TREE #134 (POOR CONDITION)
TO BE REMOVED

TREE #133 (POOR CONDITION)
TO BE REMOVED

PLANTING TO BE REMOVED

STEPS AND BOLLARDS TO
BE REMOVED

TREE #136 (POOR CONDITION)
TO BE REMOVED

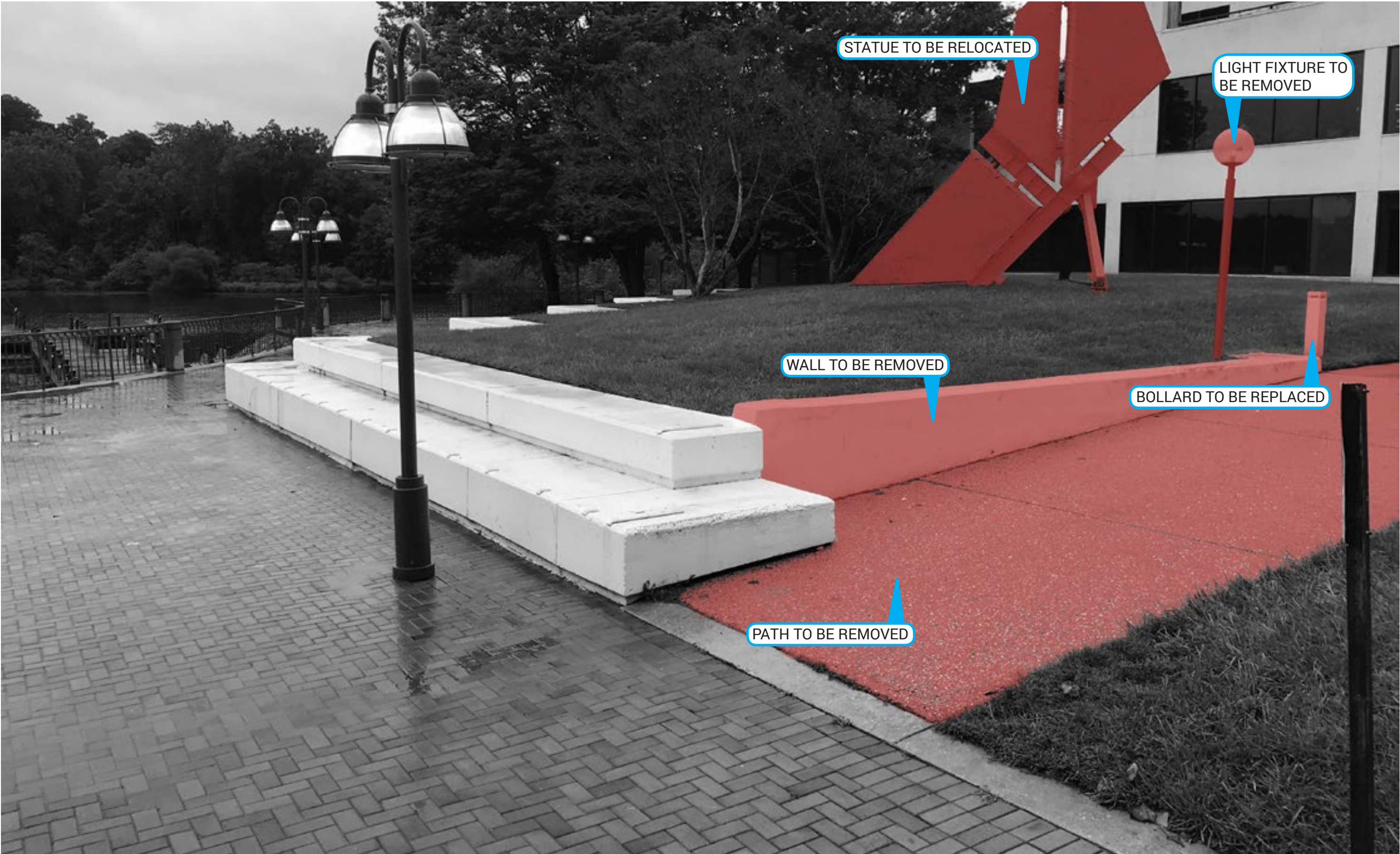






TREE #140 (POOR CONDITION)
TO BE REMOVED

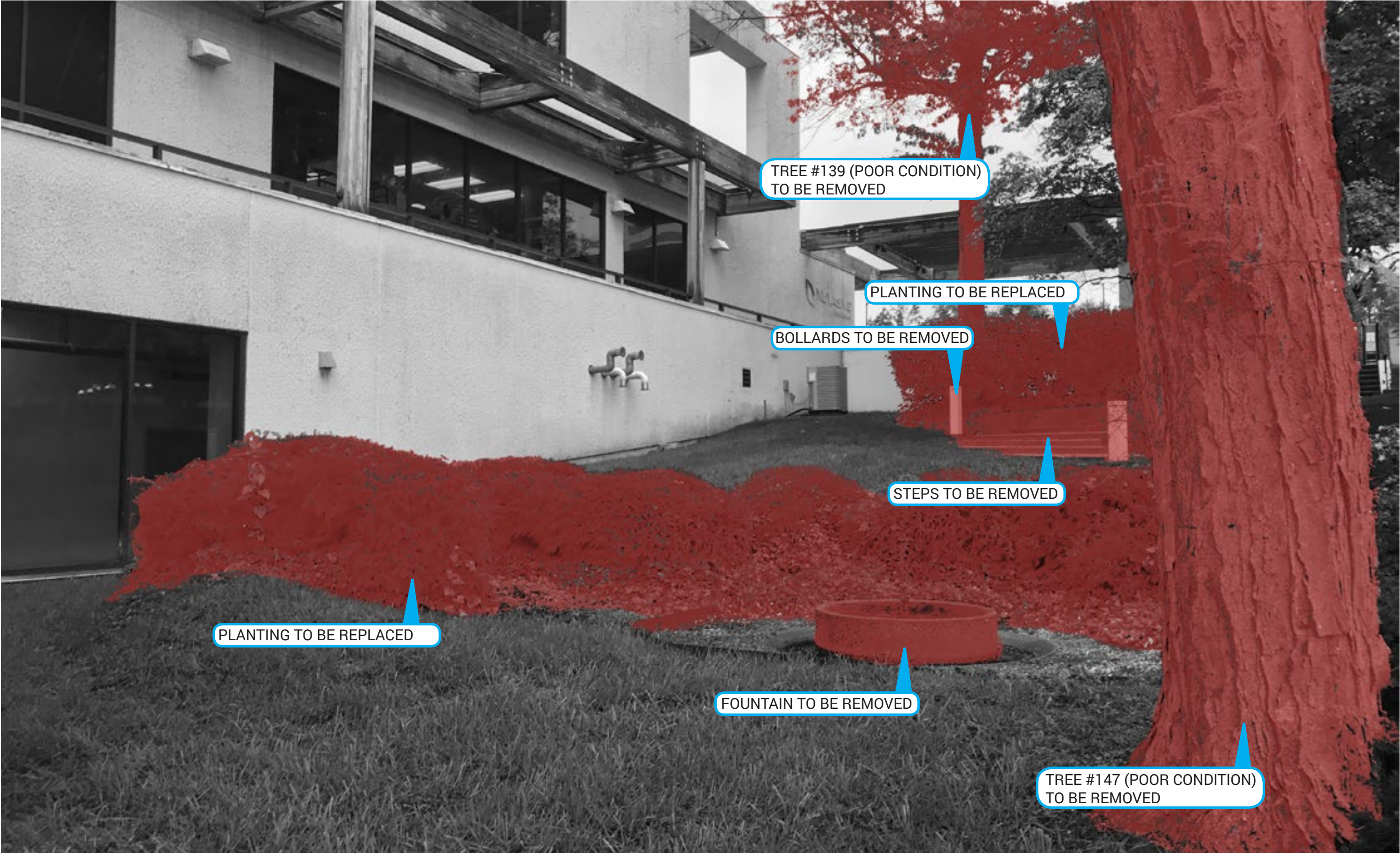
STATUE TO BE RELOCATED











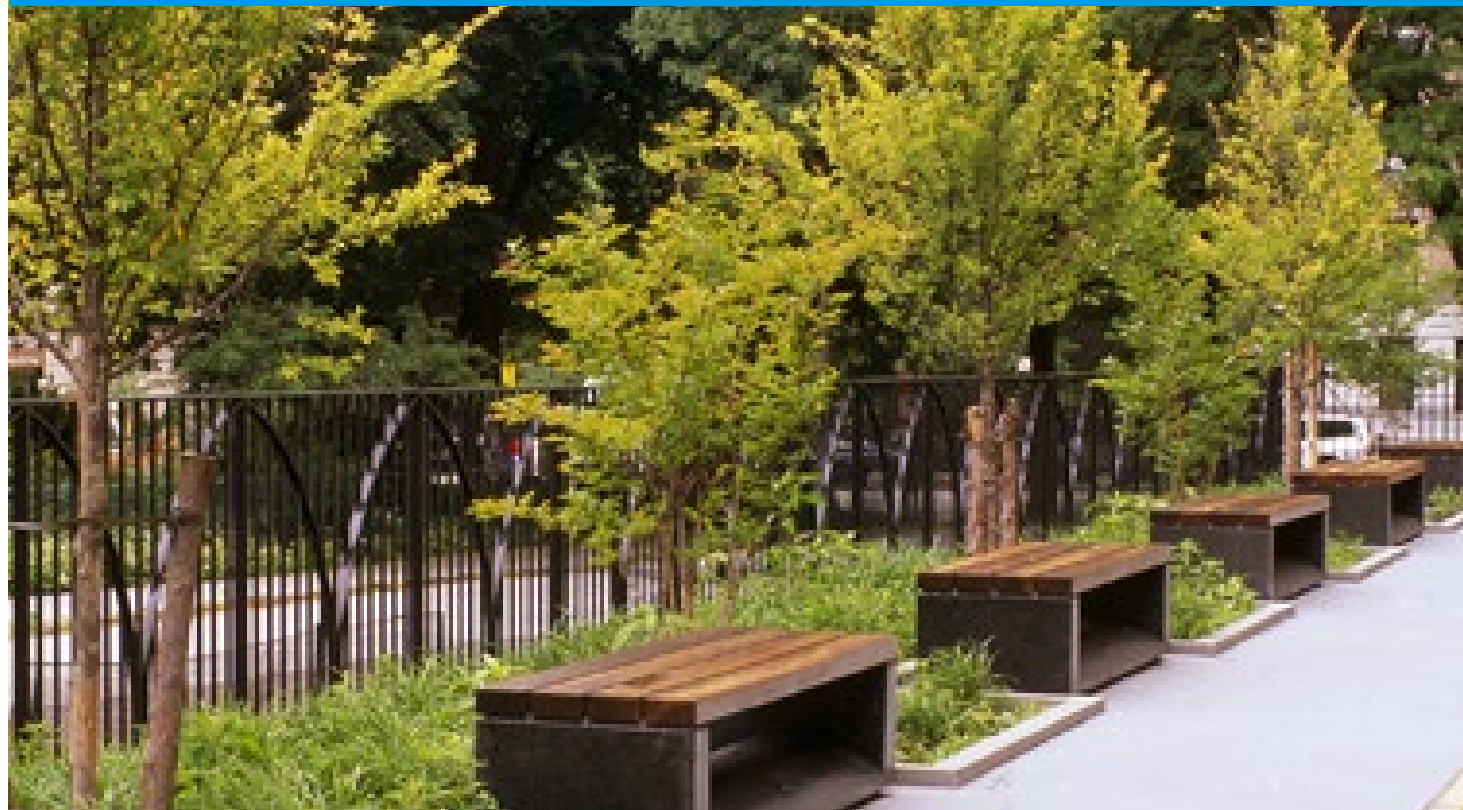


An aerial photograph of a park, overlaid with a semi-transparent blue filter. The image shows a large green lawn where many people are sitting or lying down. There are several paved paths and benches throughout the park. In the background, there are trees and a multi-story building. The word "PRECEDENT" is written in large, white, bold, sans-serif capital letters across the center of the image.

PRECEDENT



VETERANS MONUMENT



COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE



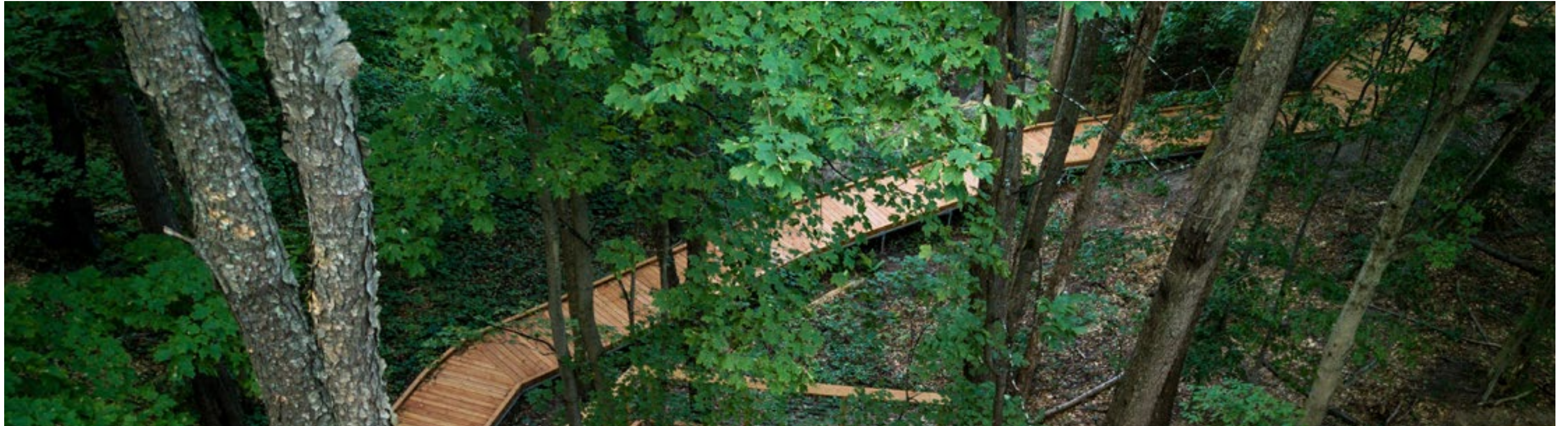
COMMUNITY PERGOLA



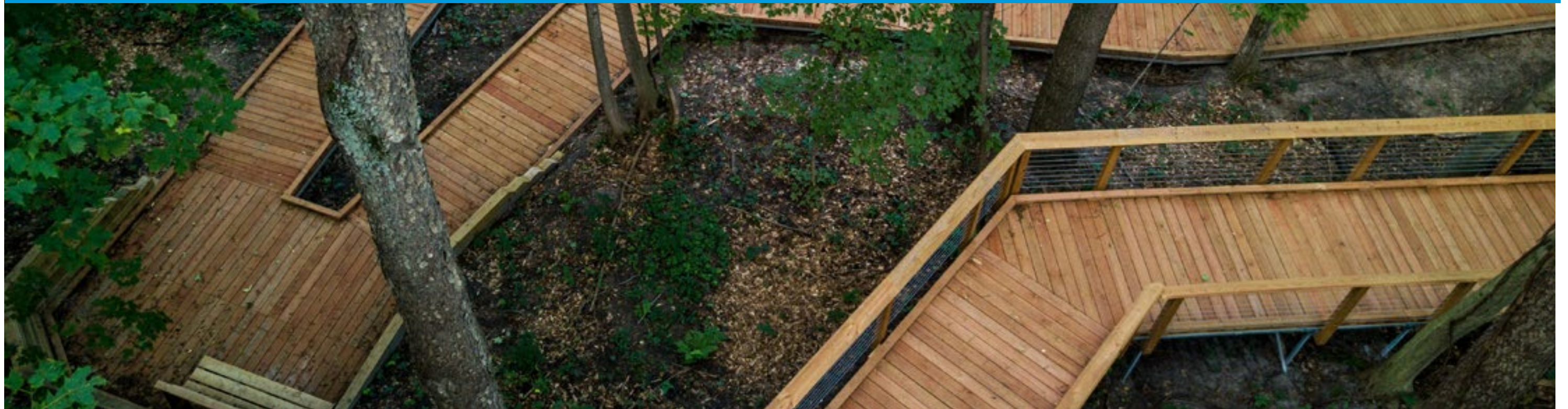


COMMUNITY PERGOLA





B O A R D W A L K





PLAYGROUND





PLAYGROUND





To: Columbia Association Board of Directors (CA Board)

Through: Jane Dembner, Director of Planning and Community Affairs

From: Jessica Bellah, Community Planner

Subject: March, 2019 Development Tracker

Date: March 8, 2019

At the March 14th CA Board work session, we will be providing a briefing of Columbia Association's Development Tracker published for the month of February. During the meeting, staff will highlight noteworthy cases of new or updated proposed developments occurring within and nearby Columbia. Staff will make a brief presentation and answer questions. The purpose of this memo is to expand on certain proposed development projects included in this month's development tracker that staff believes to be of particular consequence or interest to Columbia Association (CA).

Attached is the most recently prepared tracker of CA's Development Tracker. The tracker is also posted on our website at columbiaassociation.org/about-us/planning-development/columbia-planning-development-tracker/.

New Howard County Courthouse

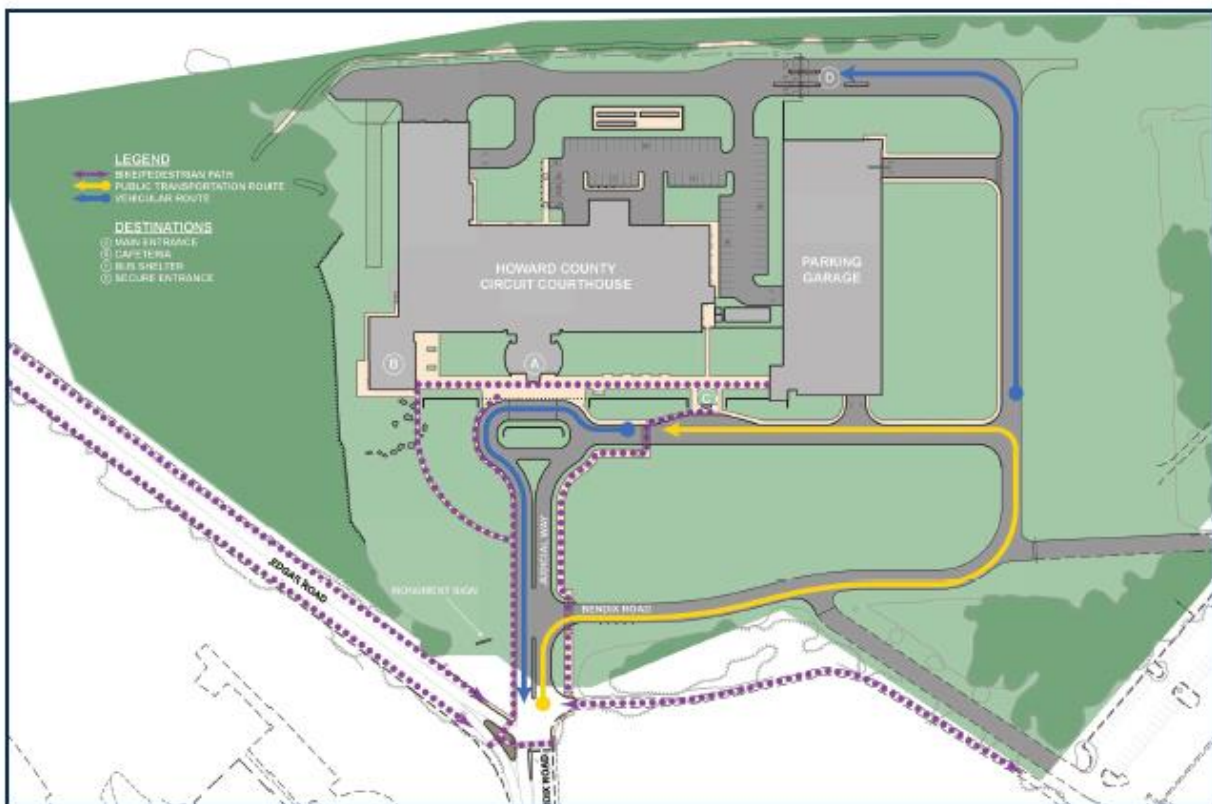
CA Planning Staff attended the February 21st community outreach meeting for the new Howard County Circuit Courthouse. The design, construction, and operation of the courthouse was awarded to Edgemoor-Star America Judicial Partners in October of last year. The new Circuit Courthouse will be built on the site of the County's Thomas B. Dorsey Building, located at 9250 Bendix Road in Columbia, MD. Demolition of the existing building is expected to begin this June with the new courthouse being opened in summer of 2021. As the final step in the development review process, submission of a site plan for review by the Planning Board is expected to occur this spring.

The meeting was set up as a series of informational display boards showing the architecture, site planning, and traffic improvements associated with the project. To view renderings of these displays, please visit www.howardcountymd.gov/HowardCourthouse. The webpage also features video of the project site taken from an aerial view. Staff requested copies of other display boards that have not been posted to the webpage, including the proposed traffic improvements. The County staff contact for the project shared that the Bendix Road and Edgar Road intersection and pedestrian crossing layouts are set, but that the final traffic control at the intersection of Bendix Road and MD 108 is still under internal design and review.

Figure 2 Existing Conditions Map

The proposed site plan is well conceived and staff has no comments or recommendations regarding the architecture or vehicular/pedestrian/bike flow internal to the project site. A good element of the design is that the project's bike and pedestrian facilities connect to an existing CA pathway serving the commercial/retail corridor around Red Branch Road. That pathway, however, only serves the immediate industrial/commercial area around the courthouse and does not connect to the wider Long Reach neighborhoods south of MD 108 or west of U.S. 29. It is staff's opinion that the proposed area traffic improvements do not sufficiently take the wider pedestrian/bike network of the area into consideration.

The diagram below (Figure 1) is from the community meeting. It shows proposed vehicular, public transportation and pedestrian/bicycle routes. The improvements are mostly contained within the immediate project area. The purple dashed line shows the proposed bike/pedestrian paths, the yellow shows the public transportation routes (bus), and the blue shows the vehicular routes.



FUTURE TRAFFIC PATTERNS

Figure 1 Proposed Traffic Improvements

Figure 2 Existing Conditions Map

Staff has prepared a map (Figure 2, next page) of the area showing the existing sidewalk (orange) and trail (green) network. Of particular concern for staff, is that area improvements and connections are not included that encourage pedestrians and bicyclists to safely and conveniently access the new courthouse from south of MD 108. There are limited existing crossing opportunities on MD 108 that are protected by a signalized intersection. The sidewalks feeding into these crossing are also minor, lacking the width or grass buffer typical of modern best practice design for similar pedestrian facilities.

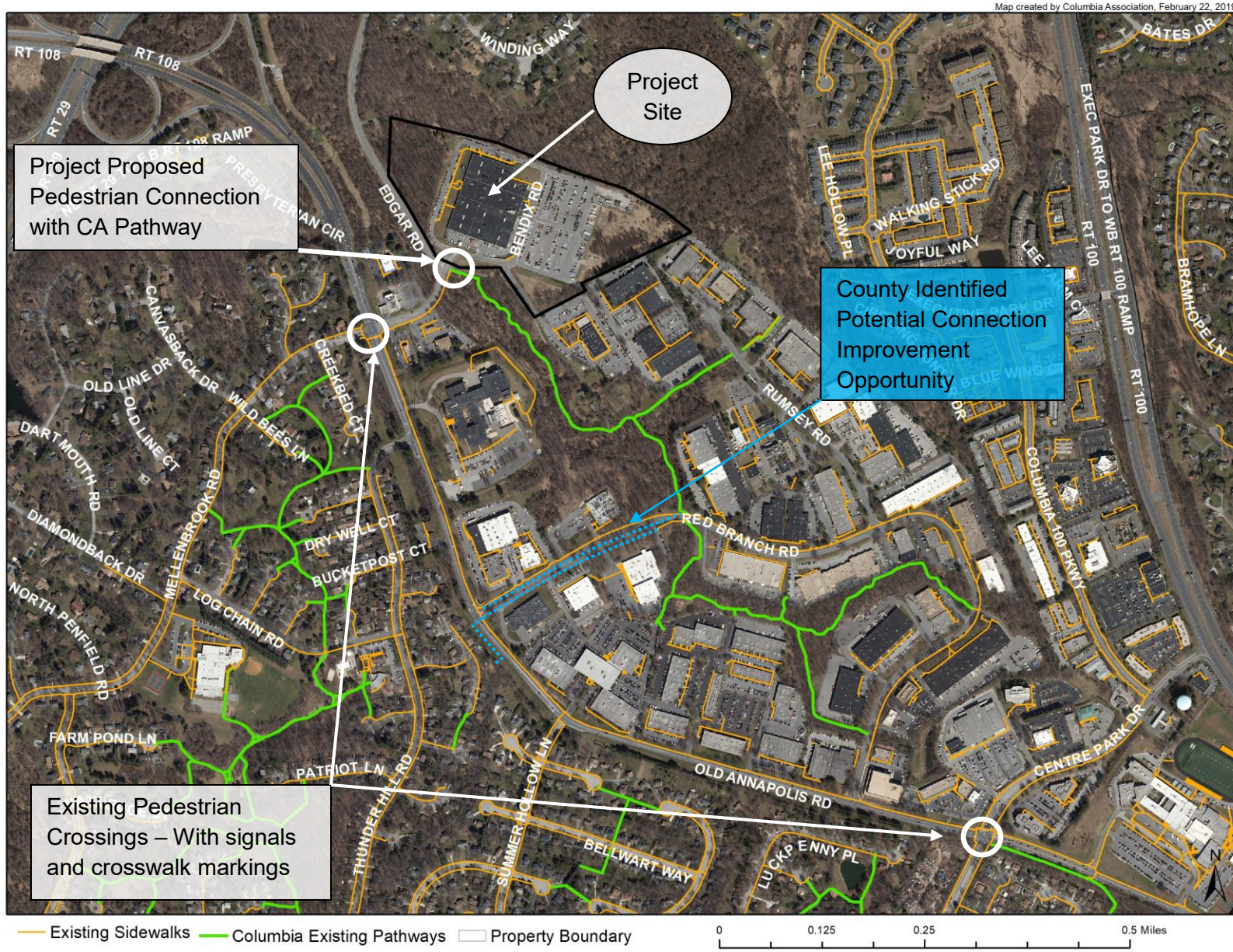
CA planning staff thinks that stronger pedestrian and bicycle connections should be incorporated into the project scope of the new Circuit Courthouse so that active transportation users have a safe, fully connected network with which to access the courthouse. Staff's preference was that the pedestrian and bicycle facilities approaching the intersection between Bendix Road and MD 108 and the intersection itself could be improved with modern best practices for multimodal facilities to accommodate these users. This would include a wide sidewalk with planted buffer and dedicated bike lanes running the length of Bendix Road from MD 108 to the project area, median refuge islands in the MD 108 crossing zone, wayfinding signage and bike lanes that continued through to Mellenbrook Road so that bicyclist may connect into the trail and road network south of MD 108.

Staff spoke with the Howard County Office of Transportation regarding these suggested improvements and there are significant hurdles that would prevent their implementation, including available right-of-way and vehicular capacity needs on Bendix Road that prevent road diet measures. The County instead identified the opportunity to pursue the addition of bike lanes on Red Branch Road and a crossing on MD 108 at Red Branch Road. This would involve expansion of the CA pathway network from the Orchard Green Tot Lot to the MD 108/Red Branch Road signalized intersection. The County Office of Transportation could assist in coordination with MDOT-SHA for adding pedestrian signals to the existing traffic signal at Red Branch Road, and through the K5066 capital budget area can work on implementation of bike lanes on Red Branch Road and wayfinding to provide a coordinated route from Thunder Hill Road and the CA pathway system to the courthouse. The Orchard Green Tot Lot pathway expansion is listed as priority #31 (location no. 115) in CA's Active Transportation Action Agenda, classified as a secondary route.

CA planning staff recommends that staff submit a comment letter to the County requesting that stronger pedestrian and bicycle connections be incorporated into the project scope of the new Circuit Courthouse as outlined above.

CA should also consider the merits of pursuing the Orchard Green Tot Lot pathway expansion in coordination with the County and SHA. CA would need to evaluate this opportunity in context of the pathway systems overall needs and prioritization of available funding.

Figure 2 Existing Conditions Map



Columbia Development Tracker

March 8, 2019



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

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
Sheraton Lakefront Hotel The owner of property at 10207 Wincopin Circle, Columbia, MD (the existing Sheraton hotel) is proposing a renovation of the existing building and construction of a new wing addition.	Columbia Non-Village, Lakefront Neighborhood	3/13/2019 7:00 pm 3430 Court House Drive Ellicott City, MD 21043	Design Advisory Panel	Prior to formal plan submittals – review of design considerations, DAP makes advisory recommendations	No action recommended. CA staff will attend
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 and architectural enhancement of the existing Freestate Gasoline Service Station. Property under consideration is located off MD 108 at 12170 Clarksville Pike.	Near River Hill	3/21/2019 7:00 pm 3430 Court House Drive Ellicott City, MD 21043	Planning Board – Advisory Role	Evaluation for change to CEF-M zoning Planning Board will make recommendation to the Zoning Board.	CA staff is monitoring this proposal. CEF zone requires enhancements that exceed minimum standards and staff is evaluating the applicant's proposed amenities. Amenities could include parks, dog parks, recreation facilities, enhanced environmental open space, bike, pedestrian, and transit improvements, etc.
ASDP-87-076C – Columbia Glade Apartments A recent property survey shows that an existing building at 5029 Columbia Road is within the 40 ft. property setback boundary. Applicant is requesting approval to allow the existing 2.5 foot encroachment.	Dorsey's Search	4/4/2019 7:00 pm 3430 Court House Drive Ellicott City, MD 21043	Planning Board – Decision making role	Final public hearing	No action recommended. – necessary correction to existing circumstances

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>New Howard County Circuit Courthouse</p> <p>A new Circuit Courthouse will be constructed on the site of the current Howard County Government Thomas Dorsey Building (the Dorsey Building). The Dorsey Building will be demolished. Demolition is scheduled to begin in June 2019. The plan submitted by Edgemoor-Star America Judicial Partners includes a courthouse (238,000 square feet) and a 682-space parking garage adjacent to the new Courthouse. The plan also includes road improvements at the intersection of Bendix and Edgar Roads and Bendix Road and Judicial Way.</p>	Near Long Reach	<p>2/21/2019 6:00 – 8:00 pm</p> <p>Howard High School cafeteria 8700 Old Annapolis Road Ellicott City, MD 21043</p>	Outreach Meeting	Not a decision making meeting	Community engagement prior to official development review process	<p>CA staff attended the meeting and will continue to monitor this project.</p> <p>Staff is developing recommendations for additional improvements to the pedestrian and bicycle network that would enable greater access for active transportation users.</p>

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>BA-18-027V Residential Variance submission to reduce the required 7.5-foot side yard setback to 0.3 feet and the required 10-foot rear yard setback for accessory structures to 0.6 feet for a shed at 6241 Copper Sky Court.</p> <p>The property abuts orchard Marbella Community Assoc. Open Space on its rear property line.</p>	Near Oakland Mills	<p>2/11/2019 5:00 pm</p> <p>Postponed to 2/27/2019 5:00 pm</p> <p>3430 Court House Drive Ellicott City, MD 21043</p>	Hearing Examiner	Decision is pending and meeting details will be posted shortly.	Decisions of the Hearing Examiner may be appealed to the Board of Appeals.	No action recommended - request is minor in nature

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>Downtown Columbia – Crescent Neighborhood</p> <p>The applicant proposes amendments to FDP-DC-Crescent-1A and Site Development Plan 18-005 (Crescent Neighborhood, Phase 1, Area 3, Phase 2). Parcel D-7 (previously approved for a retail site) is proposed to be developed up to a 215 room hotel on 0.86 acres and increase the permitted maximum building height from 15 stories and 170 feet to 15 stories and 180 feet. In addition, increase the number of units on parcel D-8 from 423 units to 440 units and increase the amount of retail/restaurant space from 42,360 SF to 65,000 SF. Information on the number of proposed affordable units is pending.</p> <p>SDP-18-005 was previously approved for two mixed-use buildings with 423 apartments (including 26 affordable units) 1 restaurant, and 1 retail site.</p>	Downtown Columbia, Non-Village	<p>2/27/2019 7:00 pm</p> <p>3430 Court House Drive Ellicott City, MD 21043</p>	Design Advisory Panel	Overall the Design Advisory Panel found the proposed hotel to be well designed and sited. They recommended two changes to the project 1) to create roundabout turn at end of the street on which the main entrance of the hotel faces to accommodate travelers easily turning around and consider adding a sculptural art piece in the circle, 2) to reduce the width of the rear sidewalk from 6 to 5 feet to allow for a 5 foot planting space that could accommodate trees.	Prior to formal plan submittals – review of design considerations, DAP makes advisory recommendations	<p>At the presentation, the applicant noted that the project is currently 5 feet above the allowable height limit and they are making efforts to decrease this number. DAP did not discuss the height.</p> <p>CA staff is not in favor of amending the FDP to allow for a greater height than the existing 170 foot limit. However, more information and details are pending and no action is recommended at this time.</p>

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
Glen Oaks Place The owner of property at 9570 & 9580 Glen Oaks Lane, near the northwest intersection of Route 32 and I-95, is proposing to develop 18 single-family attached dwelling units on 2.48 acres of land zoned R-SA-8 High Density Residential.	Near Columbia Non-village, North of MD 32 near intersection of Oakland Mills Rd & Guilford Rd	3/4/2019 6:00 pm Hammond High School 8800 Guilford Road Columbia, MD 21046	Pre-submission Community Meeting	Not a decision making meeting	Community meeting prior to submission of development plans	No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.
SDP-17-041 – Royal Farms 186 (aka Two Farms) A site development plan was submitted proposing a gasoline station, convenience store, car wash and associated site improvements at 9585 Snowden River Parkway on land zoned New Town.	Columbia Non-Village, Snowden River Pkwy Corridor	3/7/2019 7:00 pm 3430 Court House Drive Ellicott City, MD 21043	Planning Board – Decision making Role	Approved with two conditions: 1) to study sidewalk connections on the western half of the project and 2) to work with DPZ to add more landscape or buffering on Snowden River Parkway.	Final public hearing and approval.	CA testified in opposition to the project.

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>BGE Columbia Substation – SDP-70-005</p> <p>Add a 111-foot monopole with antenna for communication purposes to be located on a 12.14 acre BGE owned property located between Seedling Lane and Sewells Orchard Drive. The property is zoned New Town and the Final Development Plan for the property limits the height to 50 ft.; however, the use is allowed if it is shown on an approved Sight Development Plan.</p> <p>The Planning Board evaluated the proposed change in the FDP based on the following criteria: 1) whether the adjustment will alter the character of the neighborhood, impair appropriate use or development of adjacent property, or be detrimental to the public welfare; and 2) that the adjustment is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the FDP.</p>	Near Owen Brown	<p>3/7/2019 7:00 pm</p> <p>3430 Court House Drive Ellicott City, MD 21043</p>	Planning Board – decision making	Approved without conditions	Final public hearing and approval.	<p>No action recommended.</p> <p>In addition to the project meeting the FDP setback requirements, CA staff's reading of the zoning regulations is that communication towers are exempt from height requirements in the NT district and must instead meet requirements of supplemental zoning district regulations to have setbacks at 1:1 to the proposed height (Section 128.0).</p>

Previous Development Related Meetings and Decisions

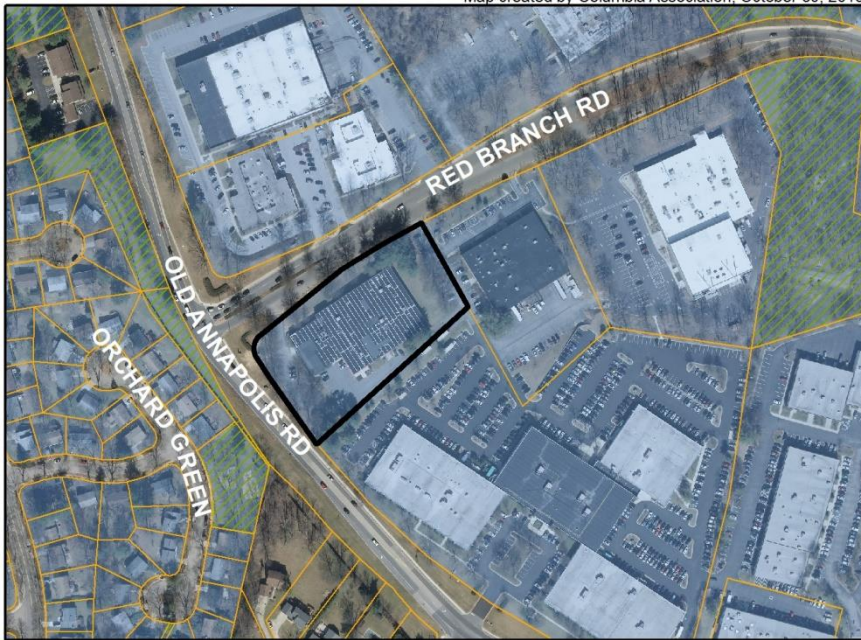
Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>Downtown Columbia – Crescent Neighborhood</p> <p>The applicant proposes amendments to FDP-DC-Crescent-1A and Site Development Plan 18-005 (Crescent Neighborhood, Phase 1, Area 3, Phase 2). Parcel D-7 (previously approved for a retail site) is proposed to be developed up to a 215 room hotel on 0.86 acres and increase the permitted maximum building height from 15 stories and 170 feet to 15 stories and 180 feet. In addition, increase the number of units on parcel D-8 from 423 units to 440 units and increase the amount of retail/restaurant space from 42,360 SF to 65,000 SF. Information on the number of proposed affordable units is pending.</p> <p>SDP-18-005 was previously approved for two mixed-use buildings with 423 apartments (including 26 affordable units), 1 restaurant, and 1 retail site.</p>	Downtown Columbia, Non-Village	<p>3/7/2019 7:00 pm</p> <p>Howard Community College 10901 Little Patuxent Pkwy Columbia, MD 21044</p>	Pre-submission Community Meeting	Not a decision making meeting	Community meeting prior to submission of development plans	CA staff is not in favor of amending the FDP to allow for a greater height than the existing 170 foot limit. However, more information and details are pending and no action is recommended at this time.

Newly Submitted Development Plans

SDP-19-049

Columbia Non-village

Map created by Columbia Association, October 30, 2018



Property Boundary CA Owned or Leased Property Columbia Area

Project Description: A Site Development Plan was submitted for a property located at 9199 Red Branch Road. The SDP is proposal is to tear down of the existing building and replace it with a three-story self-storage facility.

Submitted: 3/5/19

Zoning: NT, New Town

Decision/Status: Under Review

Next Steps: Technical review and decision by DPZ staff.

CA Staff Recommendation: no action recommended. Per the FDP, self-storage facilities are a permitted use and this project is consistent with surrounding uses.

WP-19-078, Verizon at Abiding Savior

Near Hickory Ridge

Map created by Columbia Association, March 8, 2018



property CA Owned or Leased Property Columbia Area

Project Description: An alternative compliance request was submitted in association with a 100- foot tall Communication Tower at 10689 Owen Brown Road. Site currently contains an existing religious facility and previously received approval as a conditional use.

Submitted: 2/28/19

Zoning: R-SC, Med. Density Residential

Decision/Status: Under Review

Next Steps: DPZ staff level review and decision

CA Staff Recommendation: More information about the details of the request are pending. No action recommended – project is consistent with prior approvals.

Newly Submitted Development Plans

WP-19-081; ECP-19-042; S-19-008

Near Kings Contrivance

Map created by Columbia Association, March 8, 2018



property CA Owned or Leased Property Columbia Area

Project Description: The owner of property at 9454 Vollmerhausen Drive is proposing to build 8 single family detached houses on a property currently developed with one home and several outbuildings. The applicant submitted an Environmental Concept Plan, Sketch Plan and an alternative compliance request to remove 22 specimen trees out of 27 existing on the property.

Submitted: 3/7/19

Zoning: R-SC, Med. Density Residential

Decision/Status: Under review

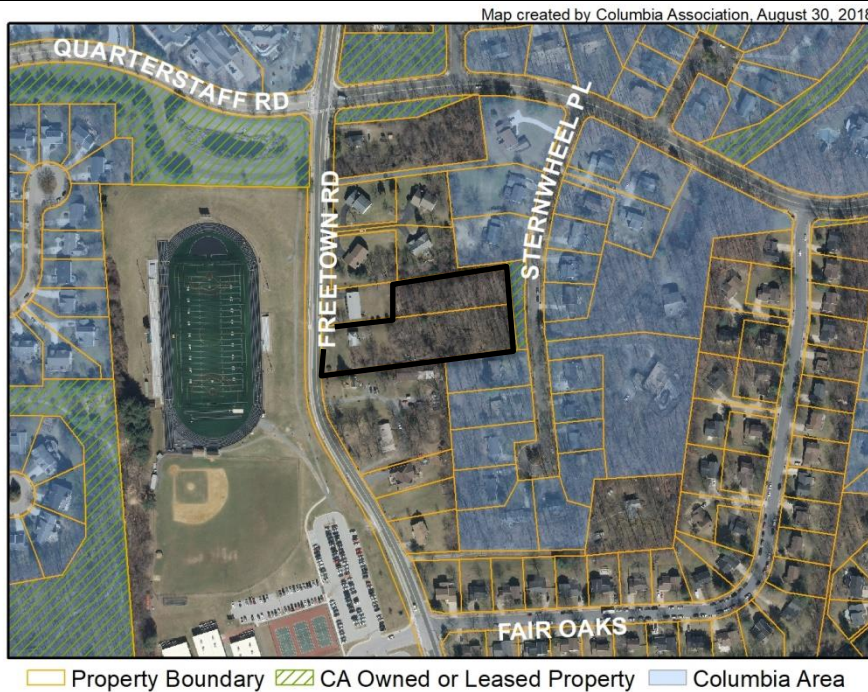
Next Steps: Technical review and decision by Department of Planning and Zoning

CA Staff Recommendation: The proposed development of this parcel is consistent with the surrounding density and zoning, however, it is not clear that the site can be developed at the maximum density and successfully fit the larger caliper trees required to mitigate removal of the proposed specimen trees. Further evaluation is needed prior to preparing a recommendation on this project.

Newly Submitted Development Plans

FP-19-062, Atholton Overlook

Near Hickory Ridge



Project Description: The owner of property at 6549 Freetown Road submitted a final subdivision plan proposing to build 5 single-family detached dwelling units on 2 acres of property currently developed with 1 existing single-family home.

Submitted: 3/7/2019

Zoning: R-12, Med. Density Residential

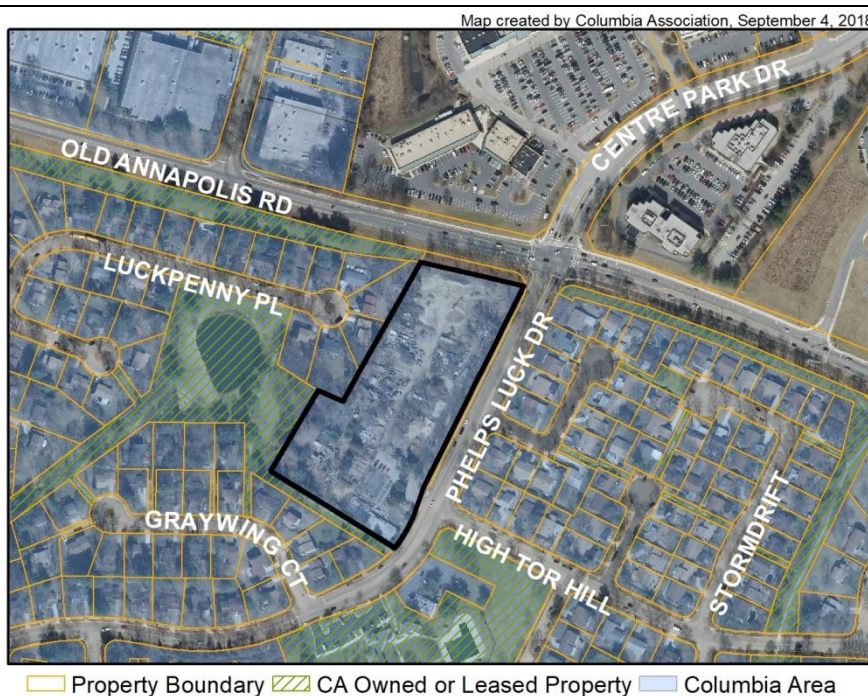
Decision/Status: Under review

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

CA Staff Recommendation: No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.

P-19-001, Arnold's Corner

Long Reach



Project Description: A preliminary plan was submitted proposing 18 single-family detached homes on what is currently Grandfather's Garden Club (5320 Phelps Luck Road).

Submitted: 2/26/19

Zoning: NT, New Town

Decision/Status: Under review

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

CA Staff Recommendation: No action recommended – the proposed development of this parcel is consistent with prior approvals and the surrounding density and zoning.

Newly Submitted Development Plans

F-19-058, COLUMBIA VOM, 1/4, OS LOT 667

Oakland Mills

Map created by Columbia Association, March 8, 2018



property CA Owned or Leased Property Columbia Area

Project Description: A final subdivision plan was submitted for a CA owned open space property in the Thunder Hill neighborhood. Associated with an access easement and perpetual maintenance easement for a stream restoration project.

Submitted: 2/12/2019

Zoning: NT, New Town

Decision/Status: Under review

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

CA Staff Recommendation: No action recommended

Columbia Development Tracker (March 2019)

Last Updated 3/6/2019

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-18-047	3/1/2018, 11/28/2018, 2/7/2019	Locust United Methodist Church, located at 8105 Martin Rd, submitted a site development plan for expansion of church facilities and a parking lot addition including the construction of an activity room and ADA improvements.	Near Hickory Ridge	R-SC	Under Review	Final DPZ staff-level review	No action recommended - Project will have minor impact to neighborhood.
SDP-17-010	2/16/2018	Site Development Plan submitted to redevelop an existing warehouse for recreational and office uses. The project includes reconfiguration of the parking lot.	Near non-village land, Gateway	M-1	Time extension granted per WP-18-122; applicant must submit revised plan by 4/26/2019	Final DPZ staff-level review	No action recommended - Project does not substantially change use or operations.
ECP-18-037	3/6/2018, 4/12/2018	An Environmental Concept Plan was submitted for the construction of a new elementary school and demolition of the existing Talbott Spring Elementary School. The State Interagency Commission on School Construction supports the request to build a new school, reversing a previous ruling that approved renovation/addition project instead on demolition and replacement.	Oakland Mills	NT	Submit revised	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
F-18-087 Hidden Ridge	4/24/2018, 8/7/2018, 3/5/2019	The owner of property at 10685 & 10689 Owen Brown Road submitted a subdivision plan for 1 open space lot and 12 single-family attached homes on ~4.9 acres of land behind the Abiding Savior Lutheran Church.	Near Hickory Ridge	R-SC	Under Review	Final subdivision plan prior to submitting a SDP	No action recommended – the proposed development of this parcel is consistent with the surrounding density and permitted zoning.
F-18-083	4/2/2018, 6/29/2018, 9/21/2018	A Final Plan was submitted for a proposal to build 6 single-family detached homes on 2.74 acres at 7440 Oakland Mills Road in the Guilford neighborhood, southeast of Snowden River Parkway.	Near Columbia non-village	R-12	Applicant must submit revised plan by 3/29/2019	Final subdivision plan prior to submitting a SDP	No action recommended – the proposed development of this parcel is consistent with the surrounding density and permitted zoning.
F-18-041 Cedar Creek - Phase 1 (Renamed from Simpson Oaks)	5/7/2018, 10/16/2017, 2/25/2019	The owner of property on Grace Drive submitted a final plan for phase 1 of their development of ~60 acres. The plan consists of 46 single-family detached home lots and 83 town home lots, 12 open space parcels and 8 future residential parcels to be developed under Phase 2.	Near Hickory Ridge and River Hill	CEF-R	Under Review	Final subdivision plan prior to submitting an SDP	No action recommended, plan appears consistent with original site plan concepts and previous plan submissions.
F-18-109 Name Change to: Cedar Creek – Phase 2 Previously: Simpson Oaks - Phase 2	6/15/2018, 9/17/2018, 12/14/2018, 2/28/2019	The owner of property on Grace Drive submitted a final plan for phase 2 of their development of ~60 acres. The plan consists of 55 single-family detached home lots which are part of a larger development.	Near Hickory Ridge and River Hill	CEF-R	Under Review	Final subdivision plan prior to submitting a SDP	No action recommended - The subdivision plan appears to be in line with the concept plan associated with the CEF-R zone.

Columbia Development Tracker (March 2019)

Last Updated 3/6/2019

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-18-044 River Hill Square	6/15/2018, 8/16/2018, 10/15/2018	The owner of property at 12171 Clarksville Pike (MD 108) submitted a site development plan for a commercial redevelopment project that will include a post office, bank, and two retail sites with associated landscaping/parking area. Project will also result in the realignment of Sheppard Lane and new stormwater management.	Near River Hill	B-1	Deemed technically complete on 11/20/2018	Submission of final approved documents for signature.	No action recommended - project is consistent with development standards for this zone.
ECP-18-056	6/12/2018	An environmental concept plan was submitted for a piece of property at 6205 Waterloo Road (east side of Route 108). The owner is proposing to build 3 single-family detached dwelling units on 0.76 acres of property currently containing 1 existing single-family home.	Near Long Reach	R-SC	Submit Revised	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
F-18-099 Sheppard Lane	7/6/2018, 10/4/2018	Recordation of a residential use easement at the SW side of Sheppard Lane intersection with Clarksville Pike for the purposes of realigning Sheppard Lane in association with the River Hill Square redevelopment project.	Near Hickory Ridge and River Hill	RC-DEO	Deemed technically complete on 11/14/2018	Complete following recordation of easement.	Staff is monitoring this project and reviewing all submittals. No action recommended at this time.
SDP-19-009 Dorsey Overlook Apartments	8/3/2018	Proposal to construct 114 apartment units and 20 MIHU apartment units on 4.5 acres of land located at the NE quadrant of the intersection of Route 108 and Columbia Rd.	Near Dorsey's Search	R-APT	Submit Revised	Final DPZ staff-level review(on hold as applicant is pursuing a conditional use approval for age-restricted units)	Staff is monitoring this project and reviewing all submittals. No action recommended at this time.
F-18-118 Willow Nook	8/23/2018, 11/16/2018, 1/24/2019	The owners of property at 7079 Guilford Road have submitted a final subdivision plan for two single family detached lots on 1.14 acres currently developed with one single family home.	Near River Hill	R-20	Approved on 2/21/2019	DPZ schedules Subdivision Review Committee Meeting 3 to 4 weeks after application date (in-house review only). If approved, applicant submits site development plan.	The applicant will need to cross CA open space and CA is negotiating to annex the property into Columbia.
SDP-19-014 Larrick Subdivision	9/21/2018, 12/4/2018	The owner of property at 6604 & 6608 Allen Lane submitted a site development plan proposing to construct four single family detached homes on two lots currently consisting of two existing homes on a combined 2.25 acres.	Near Long Reach	R-12	Deemed technically complete on 12/17/2018	Final approval/signature by DPZ staff -> proceed to permits	No action recommended – the proposed development of this parcel is consistent with the permitted density and redevelopment of large lots with infill development to match surrounding densities.

Columbia Development Tracker (March 2019)

Last Updated 3/6/2019

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SP-18-003 Eden Brook	10/23/2018, 1/18/2019	A preliminary equivalent sketch plan was submitted in association with the proposed development of 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site.	Near Kings Contrivance	R-12	Submit Revised	Staff-level review by the Subdivision Review Committee and assessment of APFO. Next step: Final Plan	CA staff submitted comments to the Subdivision Review Committee indicating the Hearing Examiner's requirements that the applicant coordinate the shown trail connections with CA and noting that the Applicant has not yet reached out to CA to do so.
ECP-19-006 Taco Bell	10/18/2018, 12/12/2018	An Environmental Concept Plan was submitted for the Taco Bell located at 7102 Minstrel Way. The existing building will be replaced with a new building (also Taco Bell) and adjustments made to the site design.	Village of Owen Brown	NT	Approved 1/8/2019	Submission of FP & SDP	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
ECP-18-053 Shiraz Property	10/17/2018, 12/19/2018, 2/13/2019	The owner of property at 6135 Waterloo Road submitted an Environmental Concept Plan for the construction of one single family detached unit on 0.9 acres of land currently containing 1 existing single-family home.	Near Long Reach	R-SC	Under Review	Submission of subdivision and site development plans	No action recommended - project is consistent with development standards for this zone.
F-18-121 Glen Oaks Place	11/27/2018, 3/1/2019	The owner of property submitted a Final Plan to construct 6 single-family attached dwelling units on 1.34 acres of land located at 9570 & 9580 Glen Oaks Lane, near the northwest intersection of Route 32 and I-95.	Near Columbia Non-village, North of MD 32	R-SA-8	Under Review	Submission of SDP	No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.
SDP-19-034	11/21/2018, 2/27/2019	This SDP is for stream restoration work at 9190 Red Branch Road associated with ECP-17-043 and a development proposal to demolish the existing building and replace it with four buildings. The stream restoration is required to address mediation of prior site violations currently under active enforcement measures.	Columbia Non-Village, Oakland Ridge Industrial Park	NT	Under Review	If approved, applicant may proceed to permits.	No action recommended – application is being submitted to address prior violations and is needed to mediate current site issues.
ECP-19-027 Dorsey Overlook	11/26/2018, 1/18/2019	An Environmental Concept Plan was submitted for a development proposal to construct a two story clubhouse and 5 age-restricted apartment buildings for a total of 120 units on 4.5 acres of land located at the NE quadrant of the intersection of Route 108 and Columbia Rd.	Near Dorsey's Search	R-APT	Approved 2/6/2019	DAP,FP, and SDP DPZ staff level review	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.

Columbia Development Tracker (March 2019)

Last Updated 3/6/2019

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-19-023 Enclave at River Hill	11/2/2018, 12/27/2018	A site development plan was submitted for 8 single family detached homes on property at the SW corner of Clarksville Pike and Guilford Road. Part of a multi-phase development project consisting of 151 total homes	Near River Hill	R-20	Deemed Technically complete 12/27/2019	Final step in development review process. Review by DPZ technical staff.	No action recommended – project is consistent with prior approvals.
SDP-19-032 Brightview Columbia	11/13/2018, 1/7/2019, 2/27/2019	A site development plan was submitted in association with the proposed development of a 90 unit age-restricted apartment on ~ 6.69 acres for property located at the southeast quadrant of Martin Road and Seneca Drive.	Near Hickory Ridge	CEF-M	Under Review	Review by DPZ technical staff. Final step in development review process pending conditional use approval by the Hearing Examiner for the proposed age-restricted use.	No action recommended – development is consistent with concept plan approved as part of CEF-M zoning change.
SDP-19-025 Cedar Creek Bridge and Trail	11/21/2018 2/28/2019	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.	Near River Hill & Hickory Ridge	NT	Under Review	Technical review by staff	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.
ECP-19-023, Hilltop Landing	12/6/2018, 1/29/2019	The owner of property at 10949 Hilltop Lane submitted an Environmental Concept Plan associated with the proposal for four single-family detached homes on 1 acre with an existing single family home.	Near Hickory Ridge	R-SC	Under Review	Technical review and decision by DPZ staff.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
SP-18-002 Lufti Property	12/3/2018, 2/26/2019	The owner of property at 6301 Guilford Road submitted a preliminary equivalent sketch plan proposing the development of five single family detached homes on a 1.56 acre property currently consisting of one single family home.	Near River Hill	R-12	Under Review	Staff-level review by the Subdivision Review Committee. Next step: Final Plan	No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.
SDP-19-037	12/7/2018, 3/4/2019	Howard Research and Development Corporation submitted a site development plan for a 0.6 acre public square at the lakefront area of Downtown Columbia located between Columbia Association lakefront land and the Whole Foods north of the Whole Foods site.	Downtown Columbia, Non-Village	NT	Under Review	Planning Board - Decision making role	No action recommended. CA staff has provided comments on the submitted plan and will continue to monitor this project and communicate with HRD.
WP-19-050, Hilltop Landing	12/6/2018,	The owner of property at 10949 Hilltop Lane submitted an alternative compliance proposal to remove one specimen tree that is in poor condition from one of the proposed lots of for four single-family detached homes on 1 acre with an existing single family home.	Near Hickory Ridge	R-SC	Approved 1/4/2019	Technical review and decision by DPZ staff.	No action recommended - project is consistent with development standards for this zone.

Columbia Development Tracker (March 2019)

Last Updated 3/6/2019

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
WP-19-055, Eden Brook	12/14/2018, 3/1/2019	A Waiver Petition was submitted requesting alternative compliance in order to remove 18 specimen trees with 2:1 replacement and to provide a private access road rather than a public road. WP was submitted in association with the proposed development of 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site. The WP is consistent with the approved concept plans reviewed as part of the conditional use Hearing Examiner's approval process.	Near Kings Contrivance	R-12	Review of new submission to address agency comments	Review and decision by DPZ staff.	CA staff submitted a letter to DPZ staff objecting to the proposed removal of all specimen trees from this site. CA staff will review new justification letter.
ECP-19-038, Lakeview Retail	1/25/2019	An Environmental Concept Plan was submitted for 1 commercial parcel located on Broken Land Parkway north of Patuxent Woods Dr. The plan is associated with a proposal to construct two retail buildings, (~ 10,200 SF total) on pad sites between Broken Land Parkway and the existing office buildings at 9801, 9821, & 9861 BLP.	Village of Owen Brown	NT	Applicant must submit revised plan	Technical review and decision by DPZ staff. Then plan submission for landscape evaluation.	Staff is monitoring this project and will review plans for landscaping/signage impacts.
SDP-19-022, Cedar Creek - Phase 1	1/18/2019	The owner of property at 7600 Grace Drive submitted a site development plan for 7 buildable lots (five single-family attached homes & 2 single family detached) which are part of a larger development proposal at this site	Near River Hill	CEF-R	Applicant must submit revised plan	DPZ staff level review and decision	No action recommended – project is consistent with prior approvals and substantially conforms to the approved concept plan.
FDP-DC-L-2	1/17/2019	Howard Research and Development Corporation submitted a Final Development Plan for an area in the Lakefront North neighborhood of Downtown Columbia. The proposal includes mixed-use retail, medical office, and residential development consisting of 775 units on 13 acres of property located between Little Patuxent Pkwy and Lake Kittamaquundi and north of Wincopin Circle.	Downtown Columbia, Non-Village	NT	Under Review	Planning Board Hearing	No action recommended. CA staff will review plans.

Columbia Development Tracker (March 2019)						Last Updated 3/6/2019	
This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.							
Previous Development Proposals and Decisions							
Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-19-036, Wilde Lake Multi-use Pathway	1/11/2019	As part of the Downtown Columbia Plan Community Enhancement, Programs, and Public Amenities (CEPPA) #18 requirements, Howard Research and Development Corporation is proposing to construct a pedestrian and bicycle side path facility on the northern side of Twin Rivers Road from Faulkner Road to Governor Warfield Parkway. (predominantly within CA open space)	Wilde Lake Village	NT	Applicant must submit revised plan	Planning Board Meeting	CA planning staff is supportive of this project and is reviewing plan submittals in coordination with the CA Open Space and Facilities team to evaluate impacts to CA property and coordination on required easements.

Open Space and Facility Services March 2019 Update

MARCH 14, 2019

Columbia
Association

Snow Removal

The Open Space divisions
worked together to remove snow



Construction

ADA Improvements

Hawthorn Center



Construction

Roof Replacement

Hawthorn Center



Construction

Roof Replacement

Phelps Luck



Construction

New Roof and Windows

Jeffers Hill



Construction

Roof Replacement

Slayton House



Construction

Roof Replacement

Kahler Hall



Construction

New Ballroom Floor

Kahler Hall



Landscape Services

Preparing for Spring



Energy Management

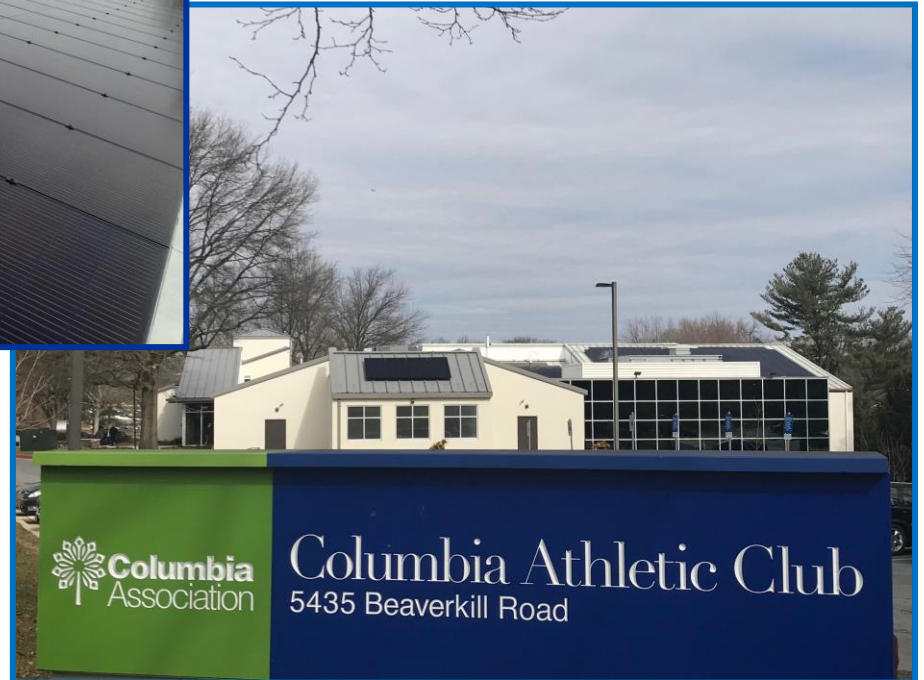
Installed ENERGY STAR HVAC Unit

Kahler Hall



Installed 40 kW Solar System

Athletic Club



In Person: Douglas Smith





**Next Informational Meeting
April 11, 2019**

**No Board action requested or
required**



Easement Requests

MARCH 14, 2019

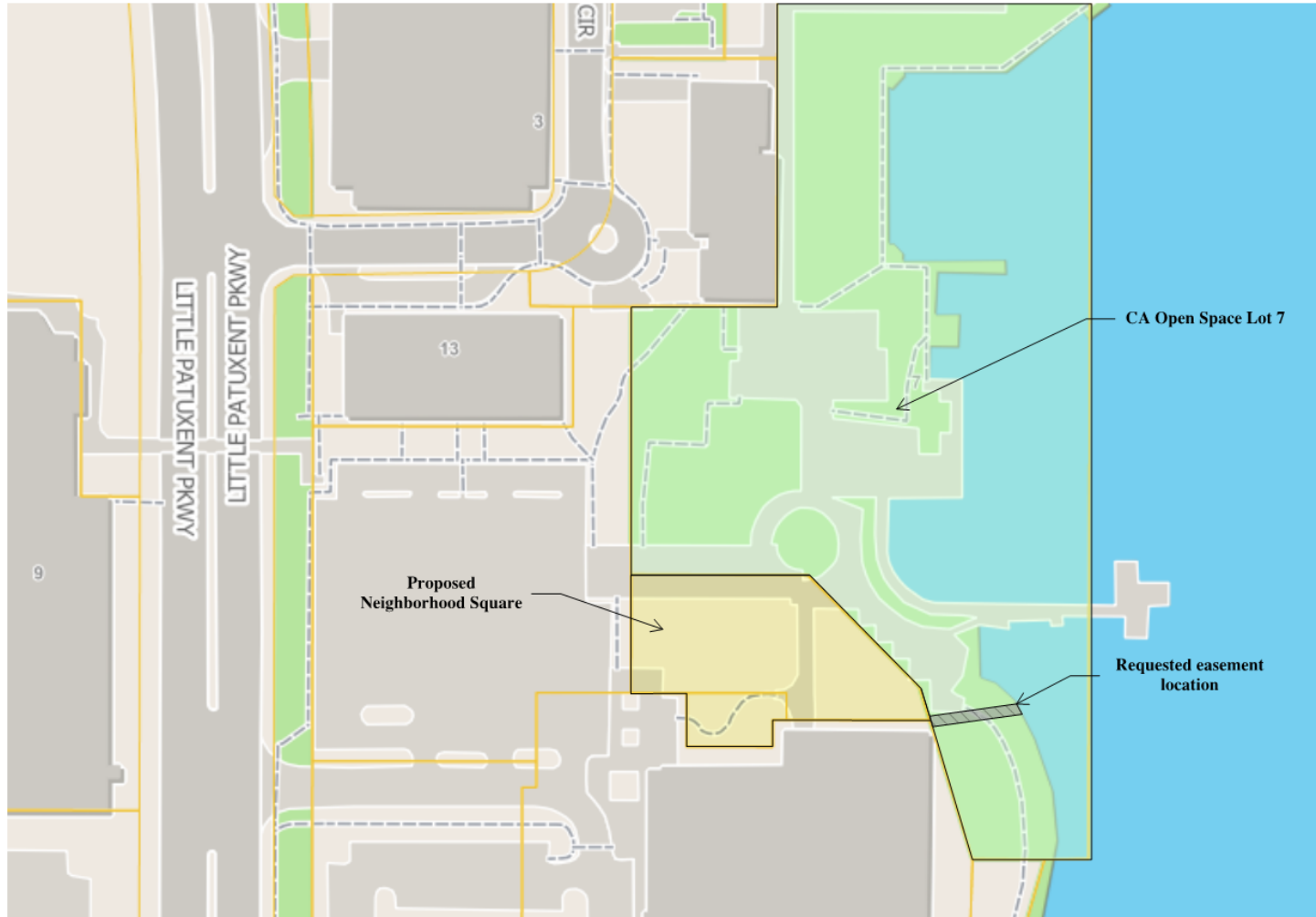
Columbia
Association



Requested Easements

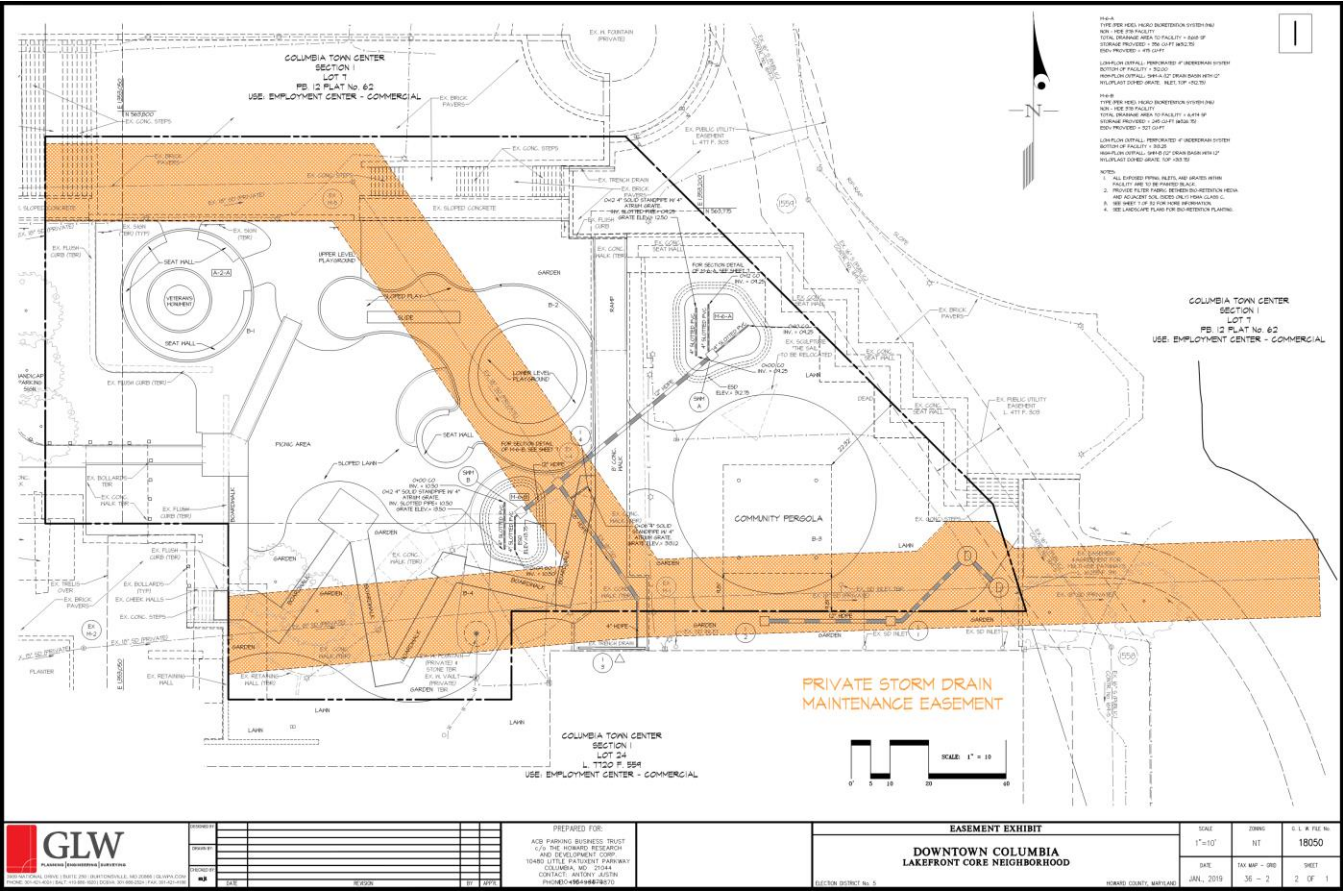
1. Neighborhood Square – Town Center, Lakefront Core for public storm drainage easement
2. Mellen Court – Oakland Mills for stream repair
3. LPP at Corporate Center Dr. – for relocation of traffic signal
4. Twin Rivers Rd – for multi-use pathway

Neighborhood Square – Town Center Lakefront



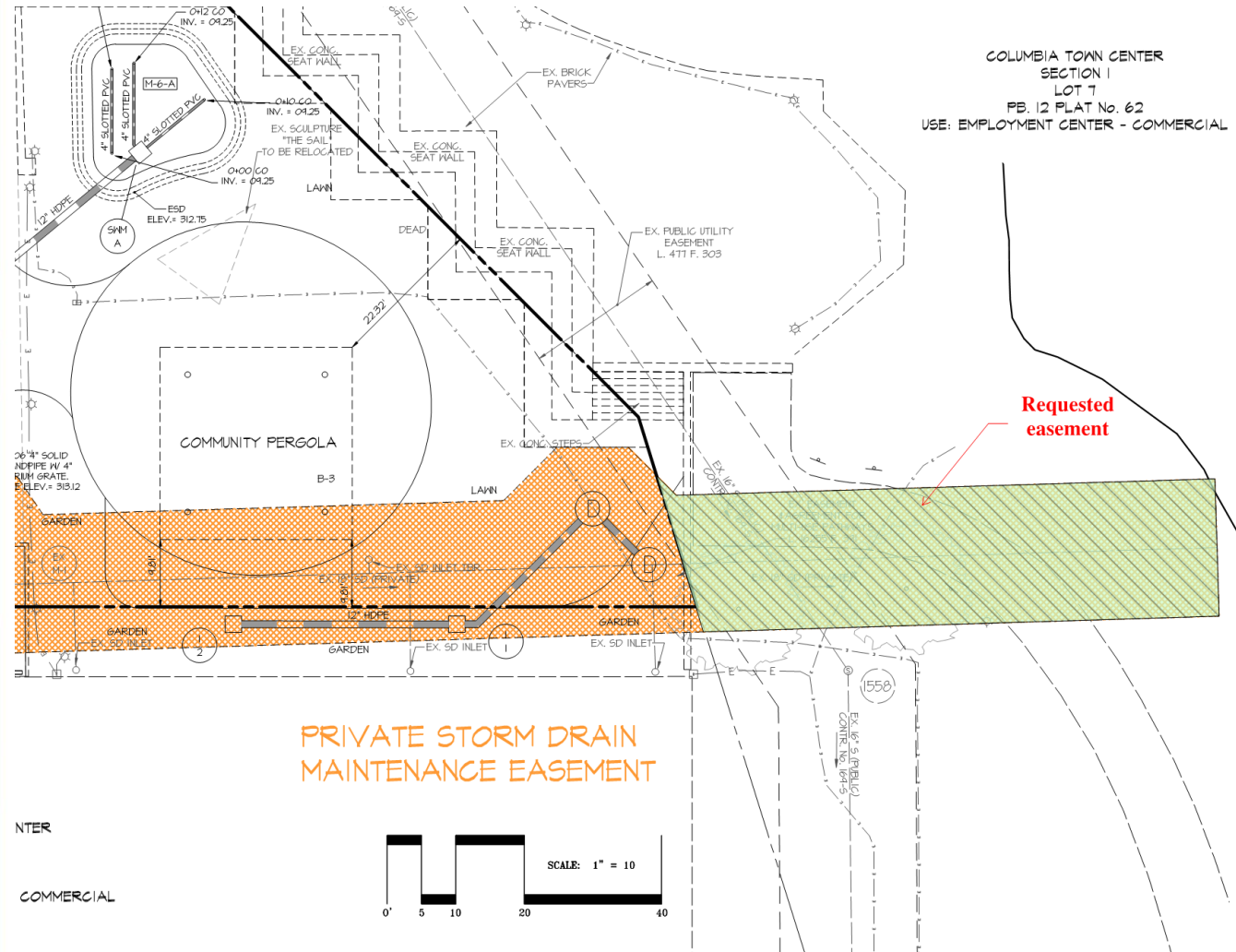
Full Easement Area

Neighborhood Square



Easement Request to CA

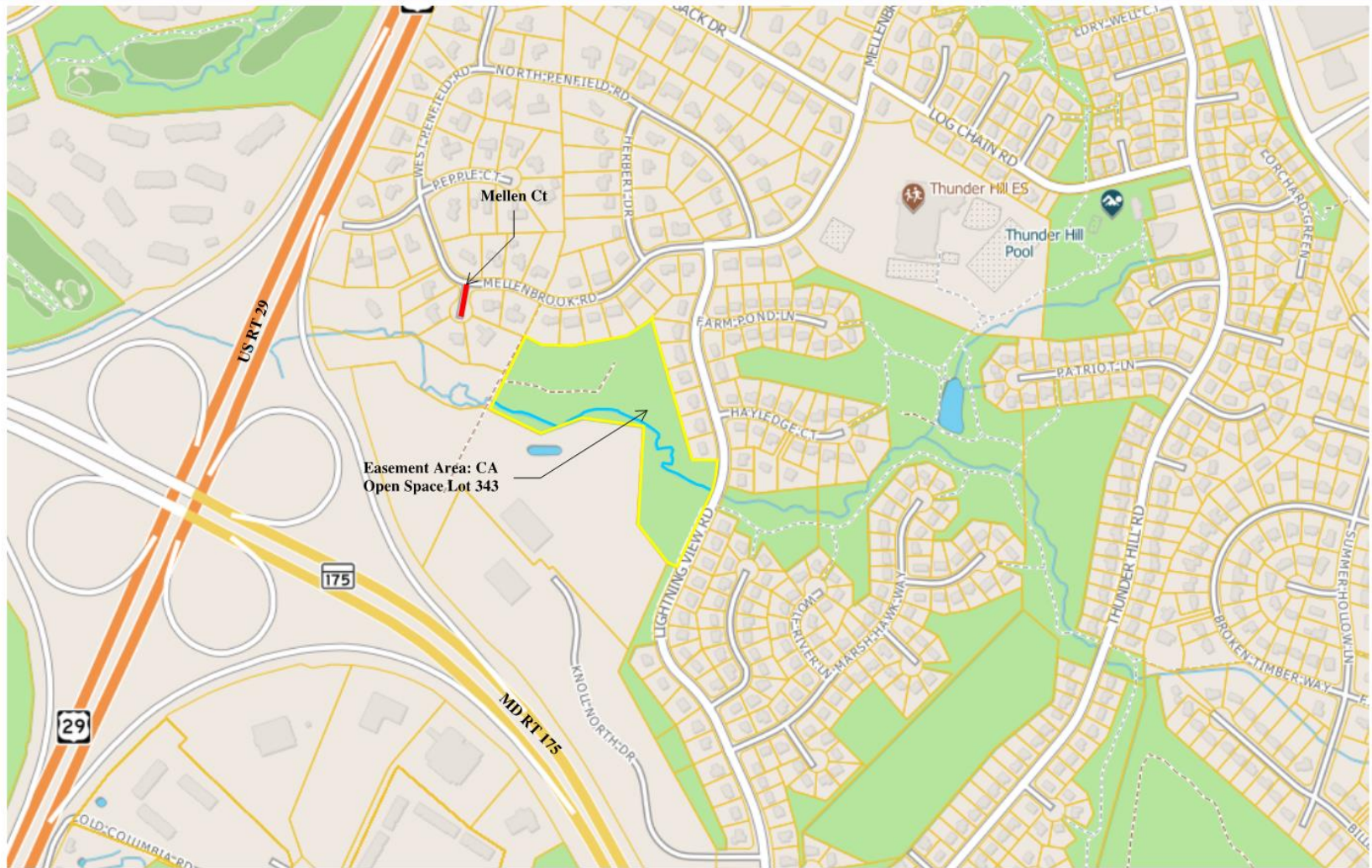
Neighborhood Square



Request from HRD

- Request for public storm drain easement for existing storm drain system
- Staff Review Comments
- Staff Recommendation
 - Approval subject to addressing review comments and staff review of final plans and documents

Mellen Court – Village of Oakland Mills



**Mellen Court Easement
Request**
Vicinity Map



Mellen Court

Requested Easement

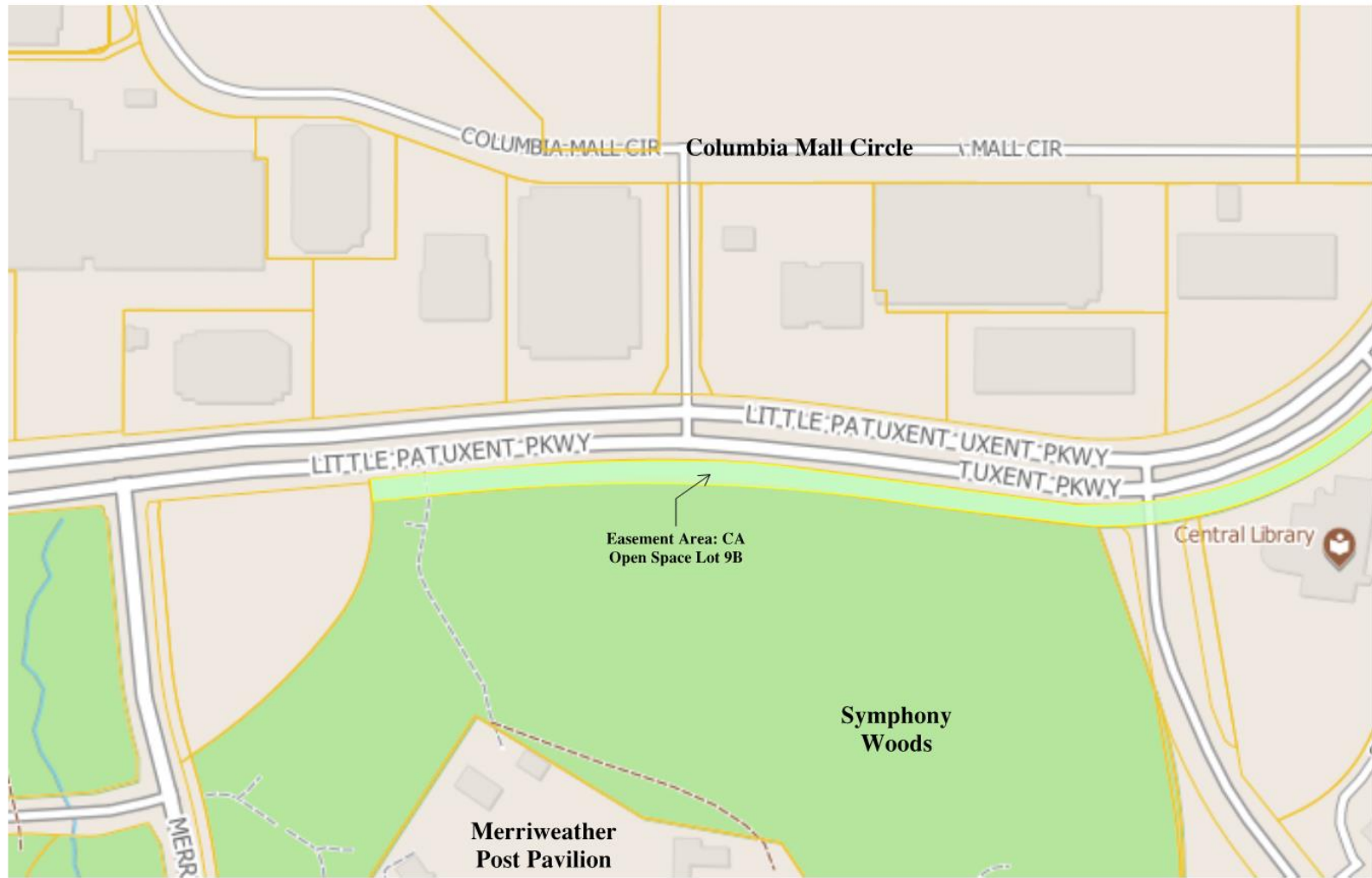
Request from Howard County

- Request for permanent public drainage and utility easement and temporary access easements for stream restoration activities

- Staff Review Comments
 - Tree removal and village board presentation

- Staff Recommendation
 - Approval subject to addressing review comments and staff review of final plans and documents

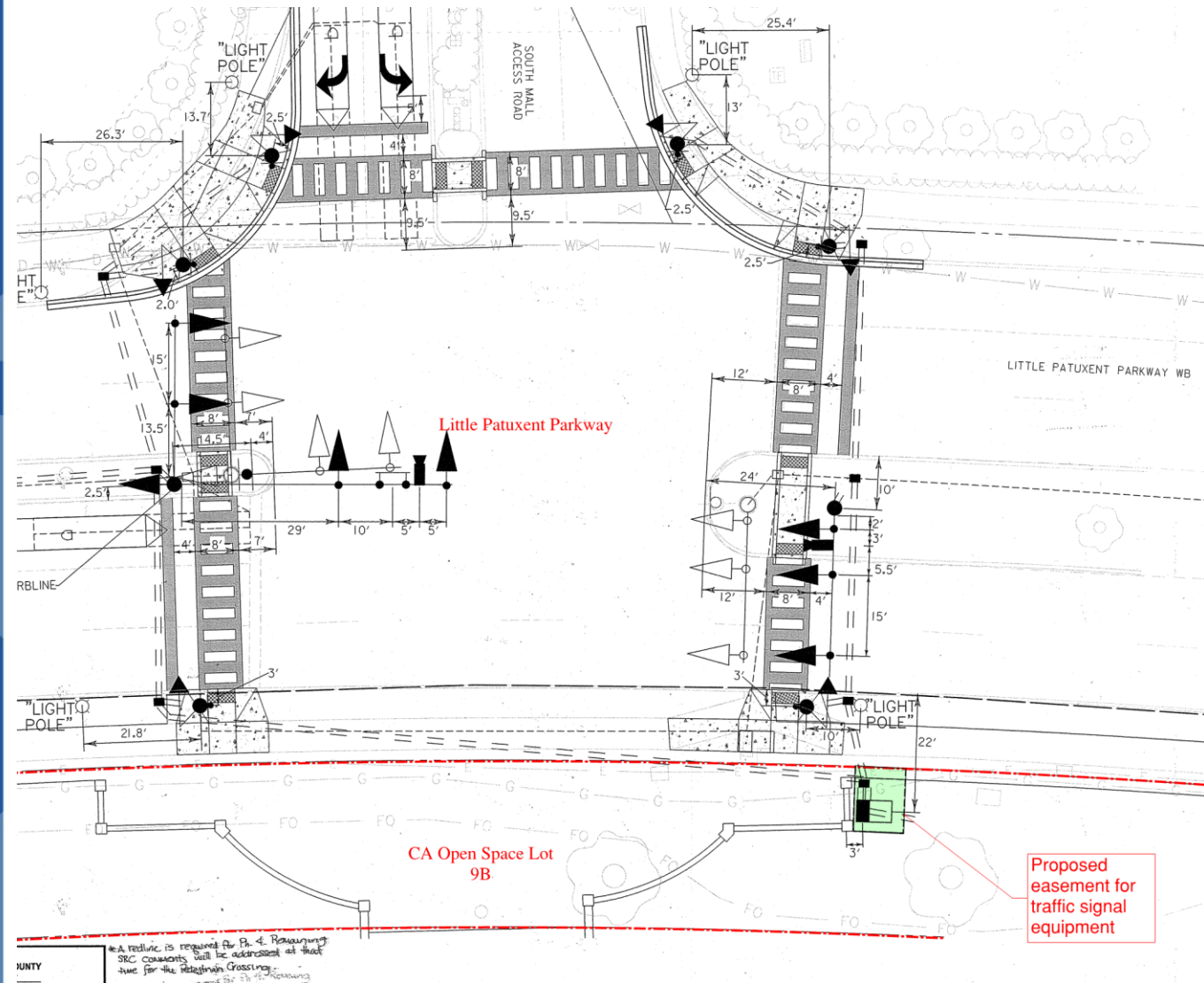
Little Patuxent Parkway – Town Center



**Little Patuxent Pkwy
Easement Request**
Vicinity Map



Little Patuxent Parkway



Little Patuxent Parkway



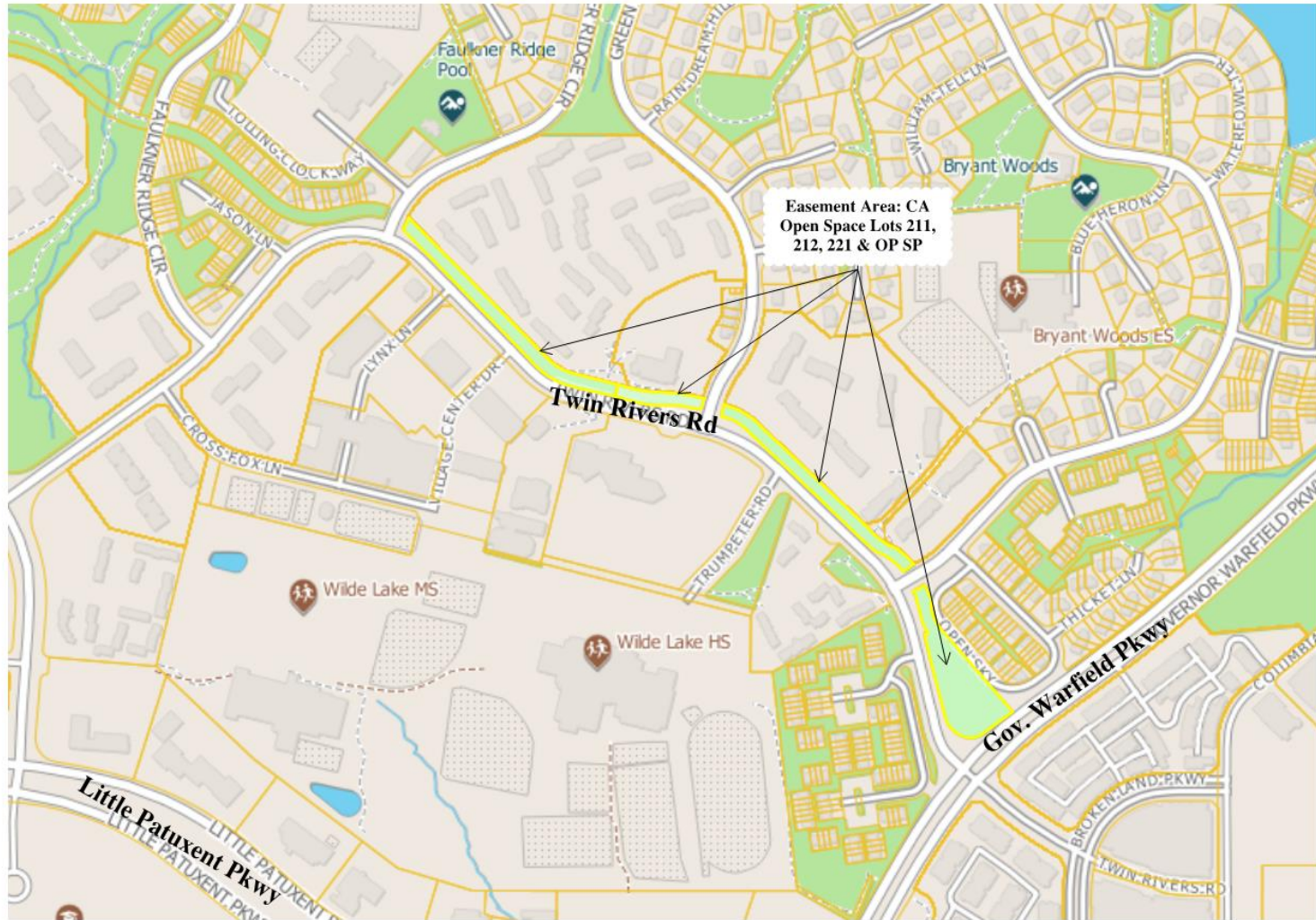
Little Patuxent Parkway



Request from Howard County

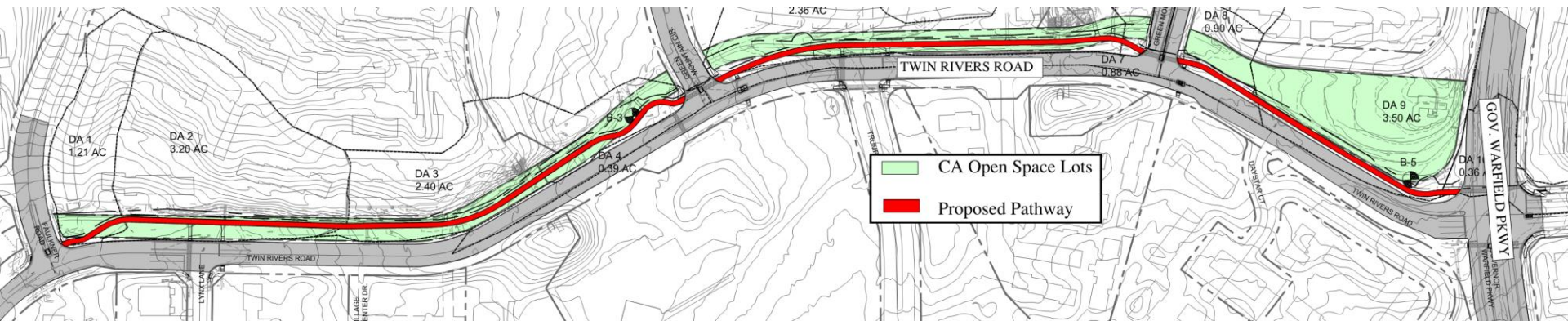
- Request for deed of easement for traffic signal equipment at Little Patuxent Pkwy & Corporate Center Way
- Staff Review Comments
 - County will straighten CA pathway after relocation of traffic signal equipment
- Staff Recommendation
 - Approval subject to addressing review comments and staff review of final plans and approval by IAT

Twin Rivers Multi-Use Pathway– Village of Wilde Lake



**Little Patuxent Pkwy
Easement Request**
Vicinity Map

Twin Rivers Multi-Use Pathway– Proposed Easement



Twin Rivers Rd

Proposed Easement

Request from HRD

- Request for deed of easement to HRD for multi-use pathway with rights transferrable to Howard County and Downtown Development Partnership
- Staff Review Comments
- Staff Recommendation
 - Approval subject to addressing review comments and staff review of final plans and documents

Upcoming Easement Requests

- North Columbia Fire Station – Village of Harper's Choice
- Robinson Overlook Pathway Easement – Adjacent Grace Drive





Easement Request Form

Date: 3/4/2019

Easement Grantee: Howard Research and Development

Project Name: Town Center - Neighborhood Square

Proposed Easement Location:

Town Center Lakefront - CA Open Space Lot 7

Purpose of Proposed Easement:

Storm drainange easement related to improvements on HRD property adjacent to CA Open Space

Alternatives to Proposed Easement:

CA would have to maintain drain pipe as private infrastructure for others' uses

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

No residents will be impacted

Additional Notes:

This would reduce CA's infrastructure maintenance responsibilities

Contact Information

Name: _____

E-mail: _____

Phone #: _____

RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard Research and Development, relating to Storm Drainage improvements on CA Open Space Lot 7, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

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

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

BE IT SO RESOLVED

_____, 2018



Easement Request Form

Date: 3/4/2019

Easement Grantee: Howard County

Project Name: Mellen Court Stream Restoration

Proposed Easement Location:

Village of Oakland Mills - CA Open Space Lot 343

Purpose of Proposed Easement:

Public drainage and utility easement and temporary access easements for stream restoration activities

Alternatives to Proposed Easement:

Stream runs through CA Open space; no alternatives exist for access.

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

Adjacent neighbors in the vicinity of project. Residents will see construction activity during repairs

Additional Notes:

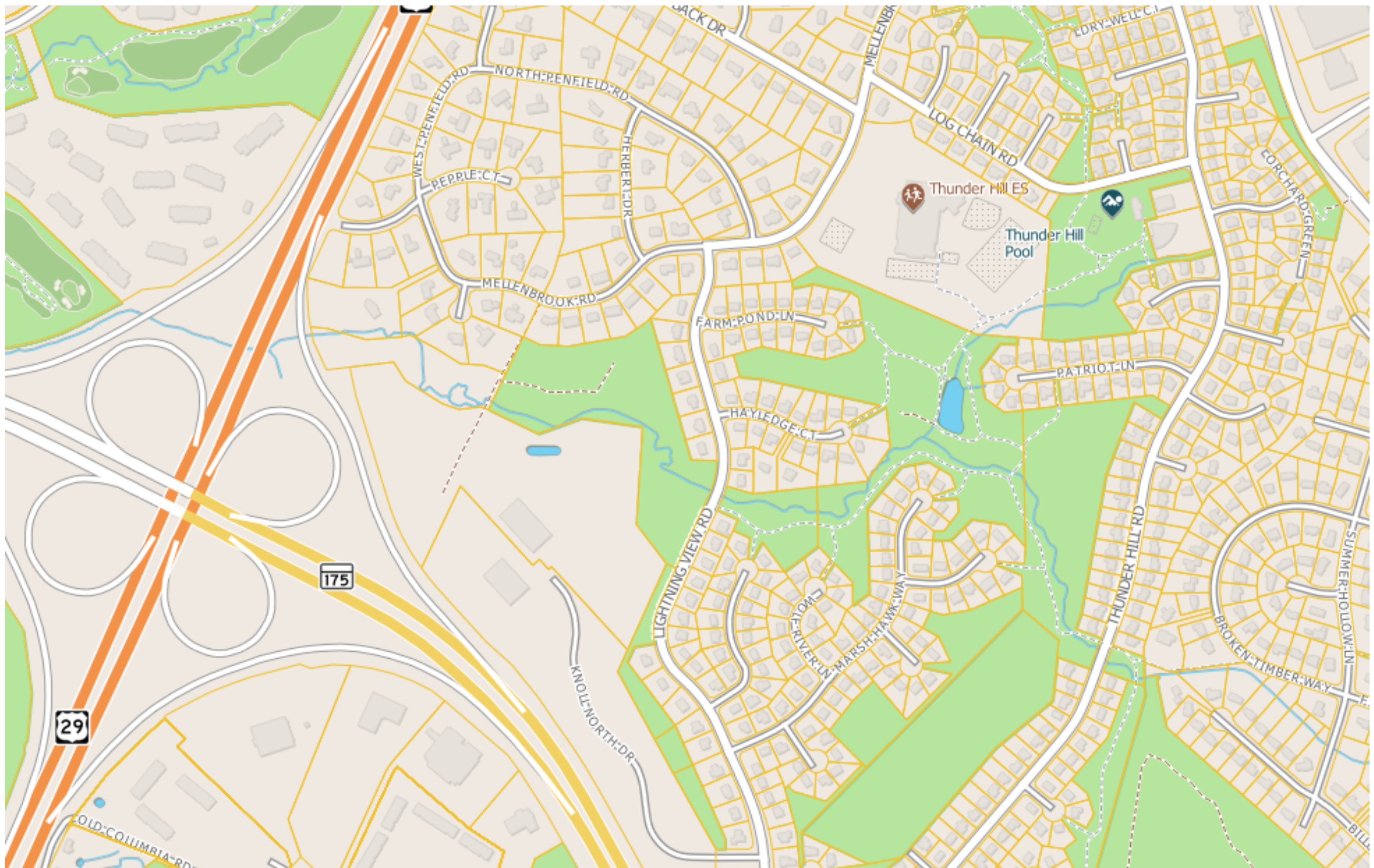
This is a benefit to CA. Stream is severely degraded and repairs would be a significant cost to CA.
This consistent with our policy to find third-parties to participate in stream repairs

Contact Information

Name: _____

E-mail: _____

Phone #: _____



**Mellen Court Easement
Request**
Vicinity Map

MARYLAND STATE COORDINATE
SYSTEM (NAD 83/2011)

LINE TABLE

NO	BEARING	DIST.
T7	S 83°59'53" E	45.02'
T8	S 60°06'20" E	31.26'
T9	S 75°05'13" W	6.25'
T10	N 71°36'14" W	69.39'

LINE TABLE

NO	BEARING	DIST.
T1	N 25°30'01" E	21.37'
T2	S 60°03'59" E	33.09'
T3	N 25°30'01" E	39.18'
T4	S 68°35'25" E	71.67'
T5	S 20°52'32" W	49.75'
T6	N 71°36'14" W	109.33'

LINE TABLE

NO	BEARING	DIST.	PLAT CALL
L1	S 64°29'59" E	79.70'	S 64°30'14" E PB15PG73
L2	S 86°50'04" E	126.27'	S 86°50'19" E PB15PG73
L3	N 80°00'15" E	251.28'	N 80°00'00" E PB15PG73
L4	N 55°39'24" E	110.27'	N 55°39'09" E PB15PG73
L5	N 44°30'15" E	24.09'	N 44°30'00" E PB15PG73
L6	S 88°52'31" E	113.46'	S 88°52'46" E PB15PG73
L7	S 24°18'45" W	352.64'	S 24°18'30" W PB15PG73
L8	N 65°41'15" W	45.00'	N 65°41'30" W PB15PG73
L9	N 37°41'15" W	215.00'	N 37°41'30" W PB15PG73
L10	N 82°04'40" W	270.00'	N 82°04'55" W PB15PG73
L11	S 70°14'50" W	200.00'	S 70°14'35" W PB15PG73
L12	N 64°29'59" W	240.00'	N 64°30'14" W PB15PG73

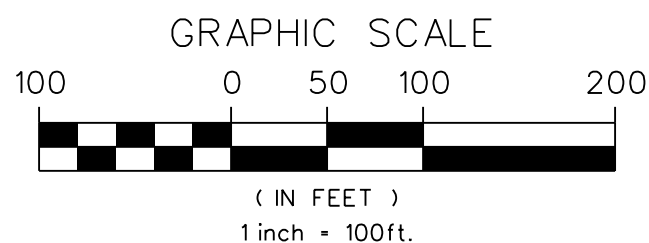
NO	RAD	LENGTH	TAN	DELTA	CHORD
C1	370.00	149.74	75.91	23°11'18"	S12°43'06"W 148.72

LEGEND

 PUBLIC DRAINAGE &
UTILITY EASEMENT=88,487 SQ FT
OR 2.0314 ACRES



N 568550
E 1357200
N 567550



LINE TABLE

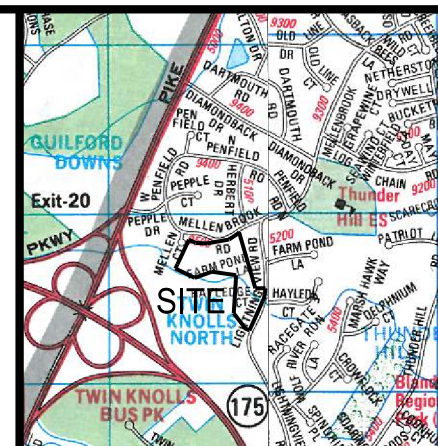
NO	BEARING	DIST.
T11	N 47°35'00" E	32.69'
T12	N 82°31'47" E	38.09'
T13	S 74°22'14" E	20.00'
T14	S 75°05'13" W	84.00'

LINE TABLE

NO	BEARING	DIST.
T15	N 77°35'06" W	51.78'
T16	N 59°44'23" W	128.20'
T17	S 67°36'49" E	19.99'
T18	S 64°29'59" E	158.23'

THE HORIZONTAL AND VERTICAL DATUM SHOWN HEREON
ARE BASED ON GPS OBSERVATIONS FROM THE FOLLOWING
HOWARD COUNTY SURVEY CONTROL POINTS
HORIZONTAL NAD 1983/2011
VERTICAL NAVD 1988

	NORTH	EAST	ELEV
30IC	568598.518	1361633.753	441.456
30HA	566030.600	1357989.613	387.033
36BC	563264.100	1359585.788	410.009



VICINITY MAP

LINE TABLE

NO	BEARING	DIST.
P1	N 25°30'01" E	52.64'
P2	S 71°36'14" E	211.05'
P3	N 75°05'13" E	277.77'
P4	S 60°07'21" E	200.28'
P5	S 47°24'56" E	215.40'
P6	S 01°56'25" W	49.26'
P7	S 66°37'39" E	162.09'
P8	S 22°07'02" W	77.63'
P9	N 70°28'05" W	167.26'
P10	N 44°02'47" W	85.48'
P11	N 20°22'53" W	130.63'
P12	N 40°34'43" W	15.33'
P13	N 03°30'15" E	54.28'

LINE TABLE

NO	BEARING	DIST.
P14	N 73°52'15" E	141.20'
P15	S 16°07'45" E	70.68'
P16	S 73°52'15" W	94.46'
P17	N 47°24'56" W	70.31'
P18	N 60°07'21" W	14.73'

LINE TABLE

NO	BEARING	DIST.
T19	S 16°07'45" E	20.98'
T20	S 40°45'52" W	69.86'
T21	N 47°24'56" W	69.20'

LINE TABLE

NO	BEARING	DIST.
T22	S 22°07'02" W	14.17'
T23	S 17°19'26" E	6.67'
T24	S 64°41'19" E	9.67'
T25	S 24°18'45" W	21.81'
T26	N 64°27'32" W	13.43'
T27	S 73°16'03" W	22.04'
T28	N 65°03'28" W	22.98'
T29	S 34°06'31" W	126.93'
T30	N 45°43'31" W	135.91'
T31	N 34°16'49" E	121.64'

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

REVISIONS

PLAT NO:

PROJECT NO: D1158

SCALE: 1" = 100'

DATE OF PLAT: OCTOBER 30, 2018

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS GRANT OF EASEMENT PLAT
LANDS NOW OR FORMERLY OF
COLUMBIA ASSOCIATION INC
LIBER 575 FOLIO 340

LOT 343, VILLAGE OF OAKLAND MILLS, THUNDER HILL
PLAT BOOK 15 PAGE 73

TAX MAP 30 GRID 156 PARCEL 266

APPROVED:
BUREAU OF ENVIRONMENTAL SERVICES

_____, DATE _____
REAL ESTATES SERVICES DIVISION

_____, DATE _____

RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard County, Maryland relating to Stream restoration improvements on CA Open Space Lot 343, Village of Oakland Mills, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;

2. The Easement is expected to produce civic betterments or social improvements consisting of Water Quality, Environmental Protection and Safety Improvements; and

3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

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

BE IT SO RESOLVED

_____, 2018



Easement Request Form

Date: 3/4/2019

Easement Grantee: Howard County

Project Name: Little Patuxent Pkwy Traffic Signal

Proposed Easement Location:

Town Center - CA Open Space Lot 9B

Purpose of Proposed Easement:

Easement for relocation of traffic signal equipment at intersection of LPP and Corporate Center Way

Alternatives to Proposed Easement:

Leave signal equipment in existing location in road right of way

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

upon relocating equipment, multi-use pathway will be adjusted for a straighter alignment (pathway currently routes around equipment)

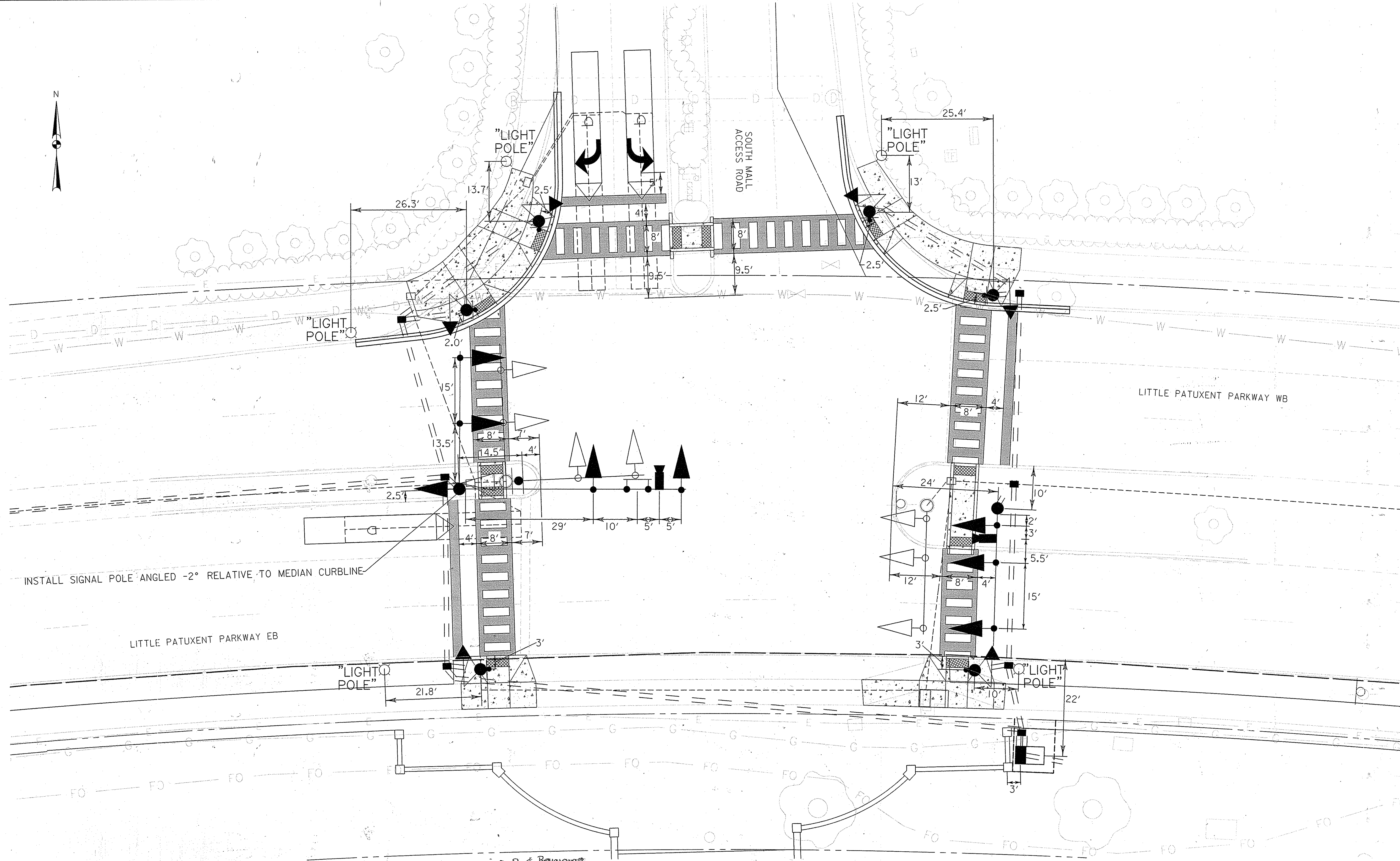
Additional Notes:

Contact Information

Name: _____

E-mail: _____

Phone #: _____



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *[Signature]* Date: 4-2-15
Chief, Division of Land Development: *[Signature]* Date: 9-02-15
Chief, Development Engineering Division: *[Signature]* Date: 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 30, 2014
Attest: *[Signature]* Date: 11-30-14
Chief, Planning Board: *[Signature]*

*A redline is required for Ph. 4. Remaining SRC comments will be addressed at that time for the Retaining Crossing.
*A redline is required for Ph. 4. Remaining SRC comments will be addressed at that time for the Retaining Crossing.

WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, MD 21231



PREPARED FOR & DEVELOPER:
INNER ARBOR TRUST
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA, SUITE 315
COLUMBIA, MD 21044
ATTN: MICHAEL MCCALL
410-740-0029

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27044, EXPIRATION DATE: 12-28-2016



TRAFFIC SIGNAL PLAN
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
TOWN CENTER- SECTION 1 AREA 1
PART OF OPEN SPACE LOT 23-PLAT NO. 13335 &
PART OF OPEN SPACE LOT 98-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5

SCALE 1" = 10'	ZONING NT	G. L. W. FILE No. 13043
DATE JUNE, 2015	TAX MAP -- GRID 36 - 01	SHEET 84 OF 85

RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard County, Maryland relating to Traffic Signal improvements on CA Open Space Lot 9B, Village of Town Center, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

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

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

BE IT SO RESOLVED

_____, 2018



Easement Request Form

Date: 3/4/2019

Easement Grantee: Howard County

Project Name: Twin Rivers Rd Multi-use Pathway

Proposed Easement Location:

Village of Wilde Lake - CA Open Space lots 211, 212, 221 & OP SP

Purpose of Proposed Easement:

Easements for improvements to and maintenance of multi-use pathway along Twin Rivers Rd.

Alternatives to Proposed Easement:

Leave pathway in existing location and condition; moving pathway alignment to south side of Twin Rivers Rd but the extensive analysis favored the northern alignment

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

pathway users will be impacted during construction as pathway will be closed for use; residents adjacent to pathway will experience construction activities

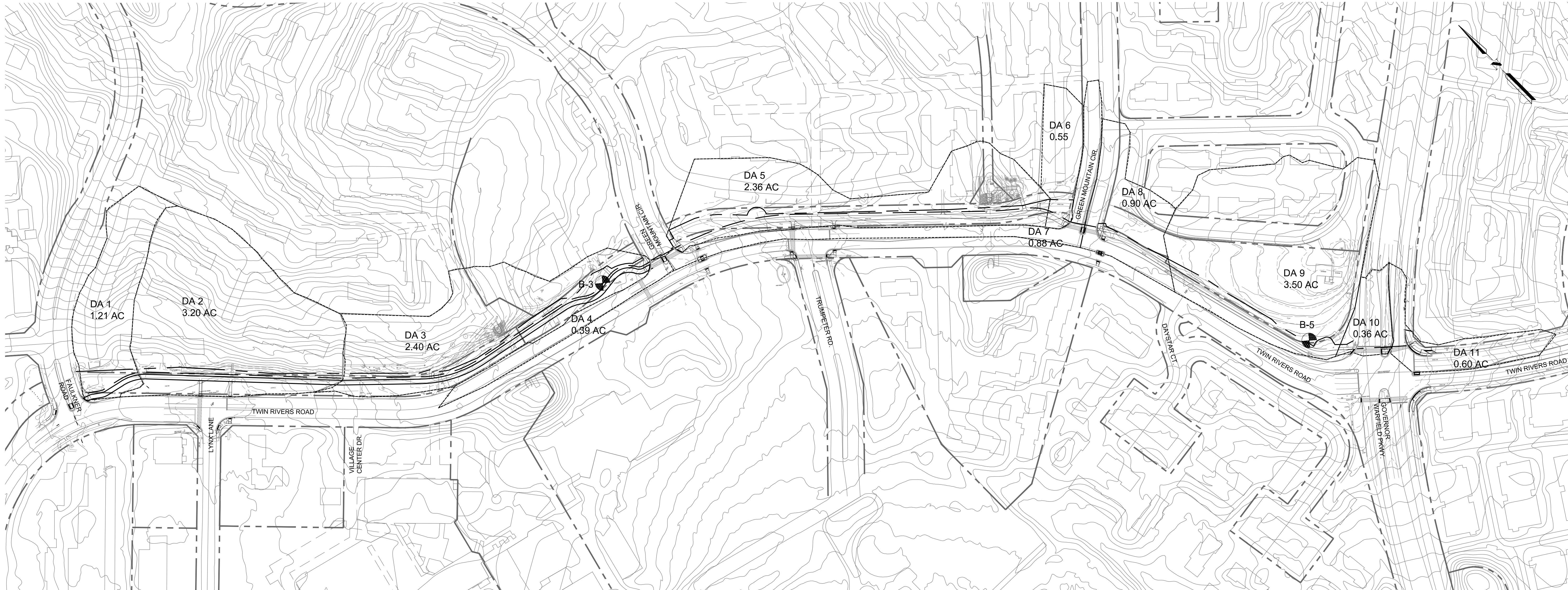
Additional Notes:

Contact Information

Name: _____

E-mail: _____

Phone #: _____



AVERAGE INFILTRATION RATE

TEST HOLE	IN/HR
B-3	3.0
B-5	0.3

NOTE:
NO GROUND WATER OR ROCK WAS FOUND
DURING EXCAVATION FOR INFILTRATION TEST.

DRAINAGE AREA	EX. IMPERVIOUS SURFACE REMOVED (ACRE)	IMPERVIOUS SURFACE PROPOSED (ACRE)
1	0.018	0.006
2	0.068	0.088
3	0.097	0.123
4	0.000	0.000
5	0.126	0.052
6	0.007	0.007
7	0.001	0.001
8	0.023	0.008
9	0.053	0.000
10	0.004	0.002
11	0.007	0.023

NOTE:
NO CHANGE TO EXISTING DRAINAGE PATTERN
AS A RESULT OF PROPOSED IMPROVEMENTS.

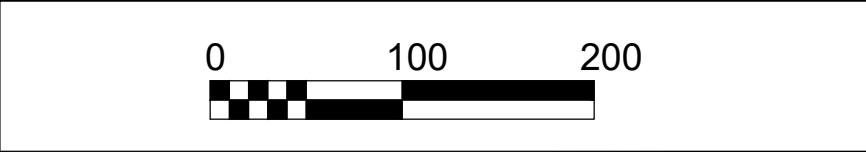
APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____
Chief, Division of Land Development _____ Date _____
Chief, Development Engineering Division _____ Date _____

PRELIMINARY
NOT FOR CONSTRUCTION



DRAINAGE MAP - 1 C7.2

TOOLE
DESIGN

8484 GEORGIA AVENUE
SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
FAX: 301.927.2800
www.tooledesign.com

DES. DPB DRN. AG CHK. EM

DATE REVISION BY APP'R

Howard Hughes
THE HOWARD HUGHES CORPORATION
10480 LITTLE PATUXENT PKWY, SUITE 400
COLUMBIA, MD 21044

Greg Fitchitt, President, Maryland Region
410.964.4800 - Greg.Fitchitt@howardhughes.com

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 36922
EXPIRATION DATE: 12/28/19



ELECTION DISTRICT 5

WILDE LAKE MULTI-USE PATHWAY
GOVERNOR WARFIELD PKWY. TO LYNX LANE
COLUMBIA, MD

HOWARD COUNTY

SCALE	ZONING	TDG. FILE No.
1" = 100'	NT	5477.02
DATE	TAX MAP - GRID	SHEET
11/19/18	29/30/36	40 OF 56

RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard Research and Development, relating to pedestrian pathway improvements on CA Open Space Lots 211, 212, 221, and OP SP, Village of Wilde Lake, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

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

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

BE IT SO RESOLVED

_____, 2018



DATE: March 8, 2019

TO: Columbia Association Board of Directors

FROM: Janet F. Loughran

SUBJECT: **“Guiding Changes for New Town Zoning for Columbia”**

The following document, authored by Dick Boulton and Andy Stack, will be discussed during item 6(f), “Howard County Land Development Regulations-Phase 2 and Columbia Vision” at the March 14, 2019 Board of Directors work session.

Guiding Changes for New Town Zoning for Columbia

A CA Board Perspective

*“Columbia is a City in a Garden, a place for
people to grow.”*

PURPOSE	2
INTRODUCTION - What Columbia Is All About	3
BACKGROUND - How It Began	5
Principles & Recommendations	7
People Category: Columbia needs to remain a community that is attractive to all.	8
Stewardship Category: Columbia’s Open Space, highly valued and a necessary component of any future planning, must be retained.	10
Land Use and Design Category: Columbia must continue to be a complete city, not just a residential community. The focus on livable neighborhoods in proximity to substantial employment and shopping opportunities sets Columbia aside from other developments.	11
Neighborhoods & Destinations Category: Columbia was designed to be composed of Villages, a Downtown and Employment (commercial/industrial/office/retail) Centers.	14
Community Facilities & Services Category: Rouse placed great emphasis on, and planned for, transportation, public facilities, civic and recreational uses to serve the whole community.	15
Conclusion	16
APPENDIX	17

PURPOSE

Howard County is in the process of reviewing and revising its zoning code, and one of the first component to be addressed will be New Town (NT) Zoning, a category that originated with the creation of Columbia, a 14,000-acre planned community founded in 1968 by James Rouse and the Rouse Company. NT zoning was purposely designed at that time to be relatively flexible in order to allow Rouse leeway in the development of what was then a bold experiment in community formation.

More than 50 years later, much has changed. While Columbia is today a thriving small city with a population of over 100,000 and has frequently been cited as one of the best places to live in America, Rouse and his company are no longer with us to protect the vision that has allowed Columbia to prosper or to guide Columbia's future development. At the same time, new technology and economic and social realities make it imperative to reexamine the principles of NT zoning in order to preserve what is best about Columbia and to determine what needs to be updated in order to encourage future progress.

We recognize that a city is a dynamic, mutable place. If a city doesn't adapt over the years as society changes, it risks dying. Columbia needs to be able to transform wisely over time.

We propose that the Columbia of the future will best succeed if we maintain the formula of the properly regulated development of a dense downtown core surrounded by clusters of less dense residential areas and scattered industry/business/commercial/office/retail areas that serve resident needs.

Columbia must continue to provide dedicated places for people to live, work, play and shop.

As an heir to Columbia's founders and as today's representative of the people of Columbia, the Columbia Association has the responsibility to be an active participant in the ongoing evolution of NT zoning. This document represents our efforts to determine what made Columbia what it is today and to provide a vision for what it can become. It is based upon the CA Board approved Guiding Principles for the 21st Century Planned Community of Columbia, Maryland (April 28, 2015) document.

INTRODUCTION - What Columbia Is All About

"It [Columbia] will be a rational new city that provides sensibly for the lives of its people; enables its institutions of education, health care, religion, recreation to work effectively; respects the land on which it is built with more than 5,000 acres of lakes, parks, and open space."¹

When you are in Columbia, you know you are in Columbia. There is a cohesiveness, a sense of place. Columbia does not look or feel like a typical suburb nor does it look like Route 40 where every property jarringly competes for individual attention. Instead, synergy prevails. The whole is greater than the sum of its parts.

The pieces of Columbia fit together. There is a calmness, dignity, coherence and continuity to the overall design. Things appear in the places they ought. Residential areas, village centers and the urban core are segmented to complement but not intrude upon one another.

Major thoroughways wind through the terrain with verdant landscaping and limited access. Most driveways are restricted to secondary roads. Unsightly distractions are set back and screened from view. Utilities are buried underground. There are no billboards, and signage is discrete. There are no McMansions on postage stamp lots. Streets are named after poems, books, art.

In Columbia, the natural landscape is treated with respect. Open space has been set aside. Wetlands are preserved. There are placid lakes and miles of walking trails and bikeways. There are playgrounds, swimming pools, tennis courts, playing fields, fitness facilities and other recreational amenities – all designed, situated, and integrated to meet the lifestyles of Columbia residents. While outparcels occasionally intrude, they are fortunately scattered and only serve to contrast with and prove the appropriateness of Columbia's original design.

The beauty of the Columbia design is that it was built around people. Columbia was to be a community where people could live, grow and prosper. Commerce was accommodated with the understanding that it exists to provide jobs and services for the residents and an economic base for the overall community.

"The beginning point of planning must be the life of people and how the institutions and their processes can best support the life and growth of the individual and the family."²

Key to the concept's success is that there were over 14,000 acres to work with. Unlike communities that grow parcel by parcel, Columbia was planned from the beginning on a major scale under the control of a single visionary developer who was willing to invest for the long term.

¹ Jim Rouse speech; June 6, 1978, "Columbia - a New City; From Hope to Prophecy"

² Jim Rouse speech; October 1977; American Planners Conference

Under the original design, regulations were relatively loose so as to allow maximum flexibility in crafting a creative experiment in city-building. As the project took shape, there existed an innate understanding of the direction development needed to take in order to achieve the vision of its founder. Growth has been largely well-managed and supported by the active and enthusiastic participation of its residents.

When one entity controlled all development and had an overriding vision, loose regulations that did not provide written guidelines for future development were not a problem. However, the original development organization was sold, and the Columbia properties were split among several out-of-town entities with varying agendas and an uncertain willingness to carry out the original vision. Now, Columbia needs more specific regulations and written guidelines to guide the redevelopment while maintaining adherence to the original design

Columbia began as an idealistic dream, but it has been surprisingly successful and is today a model for building other communities that focus on resident well-being. Columbia has prospered for over fifty years. It is now our responsibility to make sure it continues to do so for the next 50.

BACKGROUND - How It Began

From the very beginning, Columbia was planned.

"We have been developing a set of goals that has given integrity to the plan [for Columbia] and has been the basis of successful relationships in the County and with institutions in our area. First, we were determined that this would be a whole city, not a suburb. We wanted a truly balanced, complete city where as many people would come to work in the morning as would leave to go someplace else; a place where the corporate janitor and the corporate executive both live..."³

On October 30, 1963, James Rouse announced that his company, the Rouse Corporation, had acquired over 14,000 acres of mostly farmland in Howard County and intended to build a new city. From that October through November of the following year, Rouse had a team of nationally known experts in a range of disciplines research the various possibilities for developing a community that would best work for the people who would eventually live there.

Rouse set four goals for the development of Columbia, and these goals are often cited when the history and framework of Columbia is discussed:

- To build a complete city
- To respect the land
- To provide for the growth of people
- To make a profit

The goals guided all the planning and development for Columbia. In explaining what he meant by a complete city, Rouse said,

"There will be business and industry to establish a sound economic base, roughly 30,000 houses and apartments at rents and prices to match the income of all who work there. Provision has been made for schools and churches, for a library, college, hospital, concert halls, theaters, restaurants, hotels, offices and department stores. Like any real city of 100,000, Columbia will be economically diverse, poly-cultural, multi-faith and interracial."

The four goals were realized by a variety of means including the creation of the Columbia Association (CA), New Town (NT) development regulations and zoning and various covenants including the Columbia Association covenant, commercial covenants and village covenants. Changes to zoning regulations may incorporate some of the content of these covenants in order to preserve the protections they provide.

³ Jim Rouse speech; May 17, 1966; "How To Build A Whole New City From Scratch"

*"Sprawl is ugly, oppressive, massive dull. It squanders the resources of nature, the forests, streams, hillsides, and produces vast monotonous armies of housing and graceless, tasteless clutter. Worse of all, sprawl is inhuman, it is anti-human."*⁴

The NT Zoning District was created by Howard County in 1965 so that the Howard Research & Development (HRD) Corporation (owned by the Rouse Corporation) could develop Columbia. NT Zoning allowed Rouse to identify how the land should be used subject to a number of general principles. Seven land use categories were established, and these define Columbia's subsequent buildout:

- Single Family Low Density (minimum 10%)
- Single Family Medium Density (minimum 20%)
- Apartments (maximum 13%)
- Employment Center - Commercial (2% to 10%)
- Employment Center - Industrial (10% to 20%)
- Open Space (minimum 36%)
- Other (maximum 15%) - [NOTE: This category has never been used]

The NT Zoning District also set a cap on the total number of dwelling units allowed, a unique feature of NT zoning. As of June 25, 2018, the maximum number of units stands at 34,294.

This cap requirement was specified in the Preliminary Development Plan (PDP), and the process to change it is purposely difficult and requires Zoning Board approval. The number of dwelling units for all NT was specified so that public utilities and infrastructure could be correctly sized beforehand and built according to a schedule.

Since the overall number of dwelling units is stated in the PDP, they were not attached to any particular piece of land. As the land was developed (through Final Development Plans), dwelling units were assigned to the land.

There are 268 Final Development Plans (FDPs) covering NT zoned land. FDPs provide information on permitted uses and other requirements that define how a property can be developed and are the source of zoning regulations for NT properties. Each FDP is unique and can allow a single land use, or it can allow multiple land uses. These FDPs were written over several decades and many have been modified over time.

As of January 2018, NT zoned land in Howard County consists of 14,272 acres. Of that amount, 14,232 acres have been recorded in FDPs, and approximately 39 acres have yet to be recorded.

When Wilde Lake, Columbia's first village, was dedicated in 1967, Rouse remarked that he hoped Columbia would never be finished, that the community would continue to develop and that the residents who would come to call Columbia home would be actively engaged in the process. That has proven to be true and the development and evolution of Columbia is ongoing.

⁴ Jim Rouse speech; May 17, 1966; "How To Build A Whole New City From Scratch"

Principles & Recommendations

As we look to the future, CA acknowledges the continued relevance of those early Rouse goals – with modifications – even though the Rouse Company is no longer in existence. Our ongoing objectives:

- To keep Columbia a complete city;
- To respect the land and to preserve Columbia's unique open space system;
- To provide for the growth of people;
- To provide an environment that allows businesses/industry serving the people to flourish.

To this end, CA has established guiding principles[see [Guiding Principles for the 21st Century Planned Community of Columbia, Maryland](#) (April 28, 2015) document], which we believe to be fundamental to the continued evolution and growth of Columbia as a planned community of choice in the 21st Century. The principles are organized in five categories that are in alignment with Rouse's goals for Columbia and focus on the characteristics that make Columbia distinctive:

- People
- Stewardship
- Land Use and Design
- Neighborhoods and Destinations
- Community Facilities and Services

These principles are a critical set of values and establish our expectations for the Columbia as it continues to evolve and change.

Based upon these categories and their associated principles, the CA Board has developed its recommendations on what needs to be considered in changing New Town Zoning (which covers most of the land in Columbia).

People Category: *Columbia needs to remain a community that is attractive to all.*

"Columbia is racially, culturally, and economically diverse -- a collection of small towns which make up a city -- with the warmth of the small town and the diversity of a city."⁵

From the beginning, Columbia was to be a complete city, not just a bedroom community. It was to have all the components of a city including industry and a true urban downtown.

Today Columbia's residential units range from subsidized apartments to expensive single-family homes. There is a strong economic base with more than 91,000 jobs. There are numerous institutions, organizations and private enterprises to serve the community, including Howard County Library, Howard County General Hospital (part of the Johns Hopkins system), Howard Community College, performing arts spaces, movie theaters, restaurants, hotels, and retail options.

Diversity / Inclusion. Rouse built Columbia as an "open community," one that would be a new model for overcoming racial and economic discrimination and segregation. He also incorporated amenities to enhance the lives of Columbians of various ages and stages of life.

Three interfaith centers house multiple congregations, and more than 41 other congregations, reflect our multi-faith population.

Our mix of housing types accommodates households of different sizes, income levels and ages/stages of life including families, singles, couples and older adults.

Today, Columbia's population is diverse in all respects – age, race, ethnicity, religion, gender identity, economic status, etc. According to 2010 statistics, it is approximately 57% white; 25% black; 11% Asian, and 9% percent identify themselves as Hispanic or Latino.

Density. A cap on the total number of dwelling units allowed is a unique feature of NT zoning. The cap, since it was specified in the original New Town Zoning Regulations, guided the development of Columbia and helped ensure that the appropriate infrastructure (roads, schools, utilities, etc.) would be constructed to handle the proposed population. The cap also helps ensure a balance between the amount of land devoted to residential use and commercial/employment uses. While the addition of new housing is vital to the viability and attractiveness of Columbia, particularly in Downtown Columbia and the village centers, one cannot just add more residential dwelling units without considering the impact on existing Columbia and the existing infrastructure. The existing New Town Zoning Regulations provide a method to adjust the cap which allows for considering the impact of increasing residential dwelling units. This method requires public hearings and Zoning Board approval.

⁵ ibid

"It is good planning which should make good architecture to be able to serve the people of our cities and country."⁶

Public Input. Columbia is a place where civic engagement is a core part of community life. People expect to be involved in discussions relating to future development / redevelopment. But developers need a clear and consistent process for development to occur. Originally, NT zoning had four stages with community input at each stage - PDP, CSP, FDP, SDP. Additional processes were added to address Downtown Columbia and Village Centers. These two processes also allow community input, but tend to be very long and complex.

PEOPLE RECOMMENDATIONS

- Columbia needs to remain a community that is attractive to all.
- In order to allow for the consideration of the impact on Columbia as a whole of adding residential dwelling units, a cap on the number of residential dwelling units should continue and a process to adjust this number should be available which requires public hearings and approval by the Zoning Board. Criteria need to be developed to judge when an increase in the cap is in Columbia's best interests.
- Future increase in the residential dwelling units cap, should it be deemed appropriate, should be focused in Town Center or in the immediate vicinity of village centers.
- Any changes related to zoning and development need to allow for public input.

⁶Jim Rouse speech; October 1977; American Planners Conference

Stewardship Category: *Columbia's Open Space, highly valued and a necessary component of any future planning, must be retained.*

A minimum of 36% of NT land is set aside as open space. Open space is broadly defined as those lands that provide for protection of the environment, recreational or public use. There is an issue of Credited vs Non-credited Open Space that needs to be addressed, however.

The distinctive tight weave of Columbia's open spaces, residential neighborhoods and other development is a distinguishing feature of the community. These resources provide health, recreation, aesthetic and ecological benefits that contribute to Columbia's quality of life.

Columbia's open space is integrated into the community. Linked by parcels that serve both people and wildlife, our open space is mostly natural. It is spread throughout the community, not just around the periphery or in a few large expanses. Open space lands are predominantly characterized by their riparian character, not large stretches of open or flat parkland. Most steep slopes and stream valleys are preserved as open space.

We focus environmental enhancement on natural resource conservation. Reforestation and maintenance of tree cover is emphasized, including the replacement on a one-for-one basis of trees removed.

Except in Downtown Columbia, we have a cul-de-sac road structure. To respect the land, housing was integrated into the environment by allowing for the contours and features of the land. A grid system for roads was never a consideration. Open space winds throughout the community in continuous ribbons. Few local residential roads cut across or break it up.

While the question of cul-de-sacs may be somewhat controversial in the planning world, it has been very successful in Columbia and is a feature that should be retained outside of Downtown.

STEWARDSHIP RECOMMENDATIONS

- The Columbia open space is a key feature, highly valued, and a necessary component of any future planning.
- The number of permanent open space acres in Columbia must be retained.
- The issue of Credited vs. Non-credited Open Space needs to be addressed.

Land Use and Design Category: *Columbia must continue to be a complete city, not just a residential community. The focus on livable neighborhoods in proximity to substantial employment and shopping opportunities sets Columbia aside from other developments.*

"The Columbia experience is essentially one of scale, in which it is demonstrated that planning and development dealing with the whole community generates new opportunities and solutions to urban problems that simply cannot be realized on a project-by-project or piecemeal basis."⁷

Land Use and Design Principles. Columbia must continue to be a complete city. Rouse imagined and planned for a “complete city”, not just a residential community. The focus on livable neighborhoods in proximity to a significant employment and shopping opportunities set Columbia aside from other developments. He also planned for the long-term, understanding that Columbia would continue to grow and evolve over time.

The complete city is a dynamic, changing place. If a city doesn’t change over the years as society and the country change, it risks dying. Columbia needs to be able to adapt wisely to change over time.

Accommodating new residents and jobs in Columbia is important to maintain the critical mass needed to support desired services, amenities and multi-modal transportation opportunities.

Future growth in Columbia will be predominantly through ongoing redevelopment, a key component of reinvigorating and enhancing the community.

Our land use mix of residential, shopping, recreational, cultural and employment choices is expected to evolve to meet the desires of its diverse population and changing regional and national economic trends. However, it must still provide for places for people to work as well as live. New Town zoning provided target percentages for the amount of land devoted to different uses. This allowed for Columbia to have a mix of residential, commercial, employment areas which were scaled appropriately to the population initially envisioned when Columbia was first conceived. The mix also provided a tax base which was not solely based upon residential. Land must continue to be available for commercial and employment uses.

Columbia was planned as a whole, so every piece of land is related to every other piece of land. A redevelopment in one part of Columbia affects all the land in Columbia, so any redevelopment must consider its impact on all of Columbia, not just the nearby land.

The initial zoning for Columbia provided target percentages for the amount of land devoted to different uses. This should continue. Any new zoning districts should continue to have minimum and maximum numbers of overall acres.

⁷ Jim Rouse speech; June 6, 1978, “Columbia – a New City; from Hope to Prophecy”

Conditional Uses/Variances. Conditional uses are authorized in specified zoning districts based on the presumption that they are generally appropriate and compatible in the specified districts. Because of Columbia's development under FDPs, conditional uses were not allowed since the FDP specifies acceptable uses. This should continue regardless of what changes may be made to NT zoning. Uses belong in the appropriate zoning district or FTP.

A variance is an official permit to do something normally prohibited, such as by building in a way or for a purpose normally forbidden by a zoning law or building code. Situations do arise where variances are appropriate and necessary. However, they need to be strictly controlled to ensure that they do not become routine and expected.

There needs to be specific, understandable standards for the Department of Planning and Zoning, the Planning Board, the Hearing Examiner and the Zoning Board to judge whether proposed changes should be approved.

Business Uses. Without dedicated employment areas, Columbia risks not living up to the original intent and becoming just a bedroom community. Columbia is expected to continue to be Howard County's employment hub. A designated amount of land needs to be retained for industry, business, retail and the jobs thereby created. Any mixed-use areas should be predominantly commercial.

Scale. Columbia is scaled to people. Outside of the Downtown, Columbia is a low-rise city with very few buildings taller than four stories. Trees dominate the skyline, not buildings. Within Downtown, there is still a human scale despite the greater density.

Compatibility. Zoning should mandate that new construction be compatible in size and other characteristics with existing structures and uses in the immediate vicinity. Context is critical.

Cohesiveness. Before beginning to build Columbia, Mr. Rouse formed a team to look at various aspect of what a city should be. This report guided the development. With the ideas from the report, Columbia was planned as a whole, so every piece of land would be related to every other piece of land and would serve the overall goals. This needs to continue. A redevelopment in one part of Columbia affects all of Columbia, so any redevelopment must consider its impact on the overall city, not just nearby land.

Design. New buildings and associated civic spaces and public art should create a sense of place and exemplify excellence in design. Development must relate to the surroundings, be integrated into existing infrastructure and not look out of place.

Signage. From the beginning, Columbia had strict sign control and underground utilities to reduce visual pollution. This needs to continue.

Parking Regulation. Parking regulations should not be included in zoning districts; they would be handled by the County Parking Regulations.

Limited Access Thoroughfares. We need to maintain limited access to major roads like Broken Land Parkway, Snowden River Parkway, Little Patuxent Parkway, Cedar Lane and others. Driveways (including turn-in lanes) onto major roads from strip malls and other developments shouldn't be allowed. These should share access from secondary roads.

Outparcels. Outparcels within Columbia traditional and extended (e.g. Dorsey's Search) boundaries should be required to meet the same goals and adhere to the same guiding principles as properties currently included in the NT zone and be required to integrate seamlessly into the existing Columbia environment as they are developed or redeveloped. Likewise, County land proposed to be traded to non-County governmental uses should be required to adhere to the NT plan and integrate into the existing environment.

LAND USE & DESIGN RECOMMENDATIONS

- Columbia of the future must maintain a dense downtown core, less dense residential areas, industry/business/commercial/office/retail areas that serve resident needs. It must provide dedicated places for people to live, work, play and shop.
- Columbia should continue to be Howard County's employment hub. A designated amount of land needs to be retained for industry, business, retail and the jobs it creates. A minimum amount of land (acres) must continue to be set aside for employment and commercial uses. Any mixed use area must have a significant portion of commercial/employment space and not be mostly residential.
- New buildings and associated civic spaces and public art should create a sense of place and exemplify excellence in design. Any development must relate to the surrounding areas; be integrated into existing development and not look out of place.
- Strict sign control needs to continue.
- Limited access to major roads like Broken Land Parkway, Snowden River Parkway, Little Patuxent Parkway, Cedar Lane and others should be maintained. Don't allow driveways (including turn-in lanes) onto major roads. Have developments share access from secondary roads.
- Outside of Downtown, Columbia should remain low-rise and a human-scaled, pedestrian-friendly city.
- There must be specific, understandable standards for the Department of Planning and Zoning, the Planning Board, the Hearing Examiner and the Zoning Board to judge whether proposed changes should be approved.
- No conditional uses should be allowed.
- There need to be strict criteria on granting variances within Columbia.
- Outparcels within Columbia's boundaries should be required to meet the same goals and adhere to the same Guiding Principles as properties currently included in the NT zone and be required to integrate seamlessly into the existing Columbia environment as they are developed or redeveloped.

Neighborhoods & Destinations Category: *Columbia was designed to be composed of Villages, a Downtown and Employment (commercial/industrial/office/retail) Centers.*

Villages. Nine of Columbia's ten villages were envisioned as replicating the scale of small towns and providing a platform for citizen involvement. They are organized around the village of Town Center, the commercial core of Columbia.

Town Center is meant to be a true downtown area like that of a typical large city. Town Center is a mixed use, walkable urban center that serves as the county's primary location for specialty/destination retail stores, places of employment, higher density multi-family residential properties and entertainment venues.

Villages have defined neighborhoods, and each village – except Town Center – is has a village center. The Village Centers are considered the core of each village and they are focused on meeting the day-to-day shopping, educational, civic and recreational needs of the village and surrounding community.

The village centers are important social hubs. It is important to maintain the vitality and enhance the village centers as mixed-use community focal points that provide places for people to gather and socialize as well as live, shop and access programs and services. This is particularly true of village centers within highly competitive environments where alternatives to an anchor grocery store may be necessary.

Incremental change to Village Centers should include enhancements to the mix of retail and food and beverage offerings and the potential addition of residential options.

In neighborhoods where the housing stock has outlived its useful life or is in poor condition, existing housing should be enhanced through rehabilitation wherever possible. However, when rehabilitation is not possible or feasible, these properties present opportunities for redevelopment and residential infill that can improve the attractiveness and desirability of the neighborhood. Any new residential redevelopment should be designed as an integral part of the community.

Employment Districts. Both vision and development guidelines are needed for some of Columbia's business/commercial/industrial corridors. Without a planned development approach, these areas will present a host of economic, safety, environmental, aesthetic and development challenges.

Factors to consider include the conflict between village centers and shopping centers and the ultimate development of Columbia Gateway in the context of an overall Columbia plan. These areas need to be connected to the rest of the community by footpaths, bike lanes and sidewalks as well as adequate public transportation such as buses.

NEIGHBORHOODS & DESTINATIONS RECOMMENDATIONS

- *The redevelopment of Town Center as a mixed use and walkable, urban center should reinforce the downtown area as the county's primary location for specialty/destination retail stores, places of employment, higher density multi-family residential properties, and entertainment uses.*
- *Incremental change to Village Centers should include enhancements to the mix of retail and food and beverage offerings and the potential addition of residential uses.*
- *Both vision and development guidelines are needed for some of Columbia's business/commercial/industrial corridors.*
- *In neighborhoods where the housing stock has outlived its useful life or is in poor condition, existing housing should be enhanced through rehabilitation wherever possible.*
- *Any new residential redevelopment should be designed as an integral part of the existing community.*

Community Facilities & Services Category: *Rouse placed great emphasis on, and planned for, transportation, public facilities, civic and recreational uses to serve the whole community.*

Columbia needs a balanced transportation system. Increased connectivity in and around Columbia is important to serve the community's diverse resident and employee populations.

Investments in transportation should focus on systems that connect people of all ages with the places and activities they need to reach. Investment should also expand safety for all users, including drivers, transit riders, pedestrians, and cyclists. Columbia's signature pathway system should continue to be enhanced.

As Columbia continues to develop and change, it is important that public safety services be responsive to these changes. Public safety is vital to the quality of life in the community.

Community Facilities & Services Recommendation

Columbia needs a balanced transportation system. Increased connectivity in and around Columbia is important to serve the community's diverse resident and employee populations.

Conclusion

CA looks forward to working closely with the County in the formulation of any zoning revisions which impact Columbia. It is our objective to build upon Columbia's Guiding Principles to preserve what is best about our unique community while promoting smart growth and development. We want to assist in creating a clear, coherent and unambiguous set of land development regulations that be consistent with our guidelines and our recommendations and will direct CA, residents, businesses, developers, and County officials in sustaining this unique and pioneering adventure.

APPENDIX

Ideas to Consider in Implementing the Recommendations

(TBD)

Background for Agenda Item 6(g) - Ethics Policy change

In the COLUMBIA ASSOCIATION, INC. CODE OF ETHICS AND BUSINESS CONDUCT AND CONFLICTS OF INTEREST POLICY: SPECIAL REQUIREMENTS FOR MEMBERS OF THE BOARD OF DIRECTORS, insert the following language in Section 2c Restrictions on Board Member Activity:

“(xii) Simultaneously serve on the Board of Directors and run for election to public office.”



COLUMBIA ASSOCIATION, INC.
CODE OF ETHICS AND BUSINESS CONDUCT AND CONFLICTS OF INTEREST POLICY:
SPECIAL REQUIREMENTS FOR MEMBERS OF THE BOARD OF DIRECTORS

The Columbia Association, Inc. ("CA") Code of Ethics and Business Conduct (the "**Code**") and the Conflicts of Interest Policy (the "**Policy**") cover a wide range of business practices, procedures and policies and set forth rules for the ethical conduct of CA personnel. The provisions of the Code and Policy also apply to and are binding on individuals serving on the CA Board of Directors (each a "**Board Member**" and collectively, the "**Board Members**"). Board Members also are subject to unique obligations (these "**Special Requirements**") in addition to the provisions of the Code and Policy. The purpose of these Special Requirements is to outline additional duties and obligations of Board Members relative to the Code and Policy. The provisions of these Special Requirements are intended to supplement and expand upon the provisions of the Code and Policy.

If a law conflicts with a policy in these Special Requirements, you must comply with the law. Where a custom conflicts with these Special Requirements, however, you are expected to comply with these Special Requirements. In the event of a conflict between these Special Requirements and the provisions of the Code or Policy, you are expected to comply with these Special Requirements but only with respect to the issue subject to the conflict. Questions about any such conflicts should be directed to CA's principal ethics officer (the "**PEO**"), who is currently CA's General Counsel. Any capitalized terms not defined herein, shall have the meanings given to them in the Code or Policy, as applicable.

1. Board Member Rights

Each Board member has a right to:

- Communicate publicly on issues that affect those the Board Member serves, provided that the Board Member unequivocally expresses that he/she is communicating solely as an individual and not as a representative of CA or the CA Board of Directors;
- State publicly that the Board of Directors has taken action on a matter (provided that such action was taken in an open Board meeting) or that the Board of Directors has not taken action and to state individual disagreement with such action or inaction as long as the Board Member does not solicit others to act in a manner or work toward the achievement of a result that is contrary to the Board of Directors' action; and
- Act in reliance on information and reports received from regular sources that the Board Member reasonably regards as trustworthy.

2. Additional Duties and Obligations of Board Members

In addition to the duties and obligations of Board Members set forth in the Code, Board Members are expected to understand and comply with the following legal strictures governing their behavior.

- (a) **The Standard of Care.** Compliance with a standard of care is required by the Annotated Code of Maryland, Corporation and Associations Article, Section 2-405.1. That standard of care requires that a director act in good faith, in a manner the director reasonably believes to be in the best interests of the corporation, and with the care an ordinarily prudent person in a like position would exercise under similar circumstances. A board member may not act simply as a representative of a particular village or constituency. Once all constituent perspectives are established and acknowledged, they must be considered in relation to the perspective of the entire community of Columbia.
- (b) **Responsibilities of Board Members.** In addition to the requirements of the Code, each Board Member shall:

 - (i) Be informed regarding CA's governing documents including its Charter, Bylaws and such policies as the Board of Directors may adopt as well as applicable Maryland law, so that each Board Member can assist the Board of Directors in the decision-making process.
 - (ii) Be informed regarding the purposes of CA, a copy of which are attached hereto as Exhibit A.
 - (iii) Be informed regarding the aspirational values of CA's Board of Directors, a copy of which are attached hereto as Exhibit B.
 - (iv) Be informed about the services and programs provided by CA.
 - (v) Share equitably in the work of the Board of Directors.
 - (vi) Formulate CA strategic policies.
 - (vii) Exercise independent and informed judgment on all corporate decisions.
 - (viii) Carry out fiduciary responsibilities of the Board of Directors, including oversight and approval of the CA budget and review of CA financial statements.
 - (ix) Serve on committees of the Board of Directors.

- (x) Regularly attend meetings and work sessions of the Board of Directors and applicable committees.
- (xi) Review agendas, supporting materials, and prior meeting minutes before meetings and work sessions of the Board of Directors and applicable Board committees, and otherwise prepare for such meetings and work sessions.
- (xii) Take responsibility for and follow through on assignments arising from meetings and work sessions of the Board of Directors and applicable Board committees.
- (xiii) Participate in formulating the strategic plan for CA, including review of data.
- (xiv) Attend special events and functions of the Board of Directors and individual Village Community Associations as well as community-wide CA events.
- (xv) Present reports of actions of the CA Board of Directors at village board meetings.
- (xvi) Work with CA's President to establish performance objectives.
- (xvii) Evaluate the performance of CA's President, while providing the necessary support for CA's President to further CA's goals.
- (xviii) Remain in good standing with respect to all financial obligations, covenants and regulations contained in CA's Declaration (as defined in Exhibit A) and in the governing documents of the Village Community Association that elected the Board Member as a Columbia Council Representative.

(c) Restrictions on Board Member Activity. In addition to the other requirements of the Code, no Board Member shall:

- (i) Engage in any writing, publishing or speech-making on behalf of CA that defames any other Board Member or CA team member.
- (ii) Discuss the confidential proceedings of the Board of Directors or release confidential information.
- (iii) Act in a way that is intended to intimidate another person in the conduct of their office or which a reasonable person would conclude had such intent and which, in fact, did intimidate.

- (iv) Undermine the authority of the Board of Directors, the Chair of the Board of Directors or CA's President to perform his/her duties, or interfere with the duties of CA's management and staff.
- (v) Knowingly misrepresent facts or the Board of Director's position on an issue to a resident or property owner in the Columbia community for the purpose of advancing the Board Member's personal cause or influencing the Columbia community to place pressure on the Board of Directors to advance the Board Member's personal cause.
- (vi) Speak for or act on behalf of CA unless specifically authorized to do so by the Board.
- (vii) Conduct themselves in a manner that assumes any greater rights and privileges than any other resident in the Columbia community.
- (viii) Within one (1) year following termination of their term on the Board of Directors assist or represent another party for compensation in a case, contract or other specific matter involving CA if that matter is one in which the member participated while affiliated with CA.
- (ix) While serving on the Board and within one (1) year following termination of their term on the Board of Directors be employed by or enter into any contract for compensation in excess of \$2,500 with CA either personally or in a manner from which they would so benefit directly.
- (x) Simultaneously serve on the Board of Directors and as a sworn partisan public officer.
- (xi) Allow any family member to receive any remuneration for any work performed for CA, except when the family member is a dependent child employed on a part time or seasonal basis or is already a CA employee at the time of the Board Member's election to the board, unless the family member is part of senior management (defined as the President, Department Directors, Division Directors, the internal auditors, the treasurer, the comptroller, and the general counsel).

3. Board Compensation

Any action by the Board of Directors to provide for or increase the compensation for Board Members for expenses incurred for attendance at meetings of the Board of Directors or for other expenses associated with the performance of the duties of a Board Member shall not become effective until two (2) years after the date of the public meeting at which such action

was approved. Board Members are entitled, however, to receive without such passage of time such indirect benefits as attendance at relevant conferences and meetings, travel in CA's ***Sister Cities Program*** to accompany youth participants, and other such benefits as are reasonably related to the conduct of CA's affairs and activities as shall be approved in a public meeting in accordance with federal and state laws and regulations.

4. Commitment and Certification

Board Members are required to provide Confidential Financial Disclosure Reports in accordance with the provisions of the Policy.

Your commitment to conduct yourself in accordance with these Special Requirements, in addition to the provisions of the Code, the Policy and the CA Policy for Reporting Violations is essential to their success. CA requires that each Board Member certify that he/she has received and read these Special Requirements, the Code, the Policy and the CA Policy for Reporting Violations, understands their contents and agrees to conduct him/herself in accordance with their standards.

Approved by the CA Board of Directors on January 26, 2017

ACKNOWLEDGEMENT OF RECEIPT

COLUMBIA ASSOCIATION, INC.

**CODE OF ETHICS AND BUSINESS CONDUCT AND CONFLICTS OF INTEREST POLICY: SPECIAL
REQUIREMENTS FOR MEMBERS OF THE BOARD OF DIRECTORS**

I, _____, acknowledge and confirm that I have received a copy of the Columbia Association, Inc. Code of Ethics and Business Conduct and Conflicts of Interest Policy: Special Requirements for Members of the CA Board of Directors, and the CA Policy for Reporting Violations of the Code of Ethics and Business Conduct and the Conflicts of Interest Policy, as revised and approved by the CA Board of Directors on January 26, 2017, and have read and understand those standards. I agree that I will conduct myself in accordance with those standards.

Witness

Signature

Name

Date

Exhibit A: Columbia Association Purposes

The purposes for which CA is formed are as follows:

1. To organize and operate a civic organization which shall not be organized or operated for profit, but which shall be organized and operated exclusively for the promotion of the common good and social welfare of the people of the community of Columbia and its environs ("**Columbia**" being defined as the community developed and to be developed on that tract of land in Howard County, Maryland (the "**County**"), presently consisting of 14,744.382 acres of land, more or less, the fee of which, or the leasehold interest in which is presently subjected to the "Declaration," as hereinafter defined. Said tract of land, together with any additional land in the County which may hereafter be subjected to the Declaration by any amendment or supplement thereto filed among the Land Records of Howard County, Maryland, being sometimes hereinafter referred to as ("**the Property**").

2. CA shall have no members other than the Columbia Council Representatives, as hereinafter defined, and no part of the net earnings of CA shall at any time in any manner inure to the benefit of any member, director or individual. No substantial part of the activities of CA shall consist of carrying on propaganda or otherwise attempting to influence legislation, provided that CA may elect to have its allowable expenditures for such purpose determined in accordance with the provisions of section 501(h) of the Internal Revenue Code of 1954, as amended; nor shall it in any manner or to any extent participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office; nor shall CA engage in any activities that are unlawful under applicable Federal, state or local laws.

For the general purpose aforesaid, and limited to that purpose (hereinafter sometimes referred to as the "**Purpose**"), CA shall have the following specific purposes:

1. To aid, promote, and provide for the establishment, advancement and perpetuation of any and all utilities, systems, services and facilities within Columbia which tend to promote the general welfare of its people with regard to health, safety, education, culture, recreation, comfort or convenience to the extent and in the manner deemed desirable by the Board of Directors;

2. To exercise all the rights, powers and privileges and to perform all of the duties and obligations of CA as set forth and undertaken in the Deed, Agreement and Declaration of Covenants, Easements, Charges and Liens (the "**Declaration**") dated December 13, 1966 between CA as grantor and C. Aileen Ames as grantee and filed among the Land Records of Howard County, Maryland, at Liber 463, Folio 158, as heretofore modified and supplemented or as may be modified or supplemented from time to time as therein provided;

3. To operate and maintain, or provide for the operation and maintenance of, any properties which may from time to time be designated or conveyed to CA for operation and

maintenance as areas serving the general welfare of Columbia and the people thereof with regard to health, safety, education, culture, recreation, comfort and convenience, all pursuant to the Declaration and subject to the provisions thereof;

4. To enforce all covenants, restrictions, reservations, servitudes, profits, licenses, conditions, agreements, easements, and liens provided in the Declaration, and to assess, collect, and disburse the charges created under such Declaration and to use the proceeds of such charges for the promotion of any and all of the purposes heretofore mentioned in any lawful manner determined by the Board of Directors, pursuant to and subject to the provisions of the Declaration; and

5. To do any and all lawful things and acts that CA may from time to time, in its discretion, deem to be for the benefit of Columbia and the inhabitants thereof or advisable, proper or convenient for the promotion of the interests of said inhabitants with regard to health, safety, education, culture, recreation, comfort or convenience.

Exhibit B: Columbia Association Board of Directors Values

Represent constituent interests assertively and make decisions based on the welfare of the entire community.

Recognize diverse perspectives, such as ethnicity, age, economic circumstances, differing village life cycles, and varying tenures of Columbia residents.

Once all constituent perspectives are established and acknowledged, weigh them in relation to the perspective of the entire community.

Engage in open discussions that encourage and respect differing positions.

“Seek first to understand, then to be understood.”

When differing with someone’s position, first acknowledge it by summarizing his or her point of view. (Or, ask for such a summary if someone differs with you. “Did you understand my intention? What was it?”)

Strive for consensus, but agree to disagree based on the merits.

Argue to seek a better understanding, not to win the argument. Use inquiry to probe positions with which you may not agree. Call the question after points have been established.

Speak as a Board of Directors through unified messages that present both majority and minority positions.

If consensus cannot be reached, end the discussions by summarizing both sides to their mutual satisfaction.

When speaking outside of meetings of the Board of Directors, identify whose opinion you are discussing (your own or the Board of Directors’).

Cultivate trust by showing respect for others, by accepting responsibility for your role in the process.

When discussing issues focus on the issues not the people with whom you are discussing the issue.