

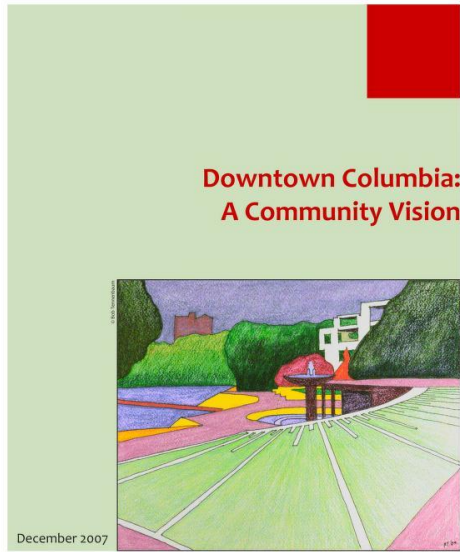


Downtown Columbia

Redevelopment Monitoring
Report (2018)

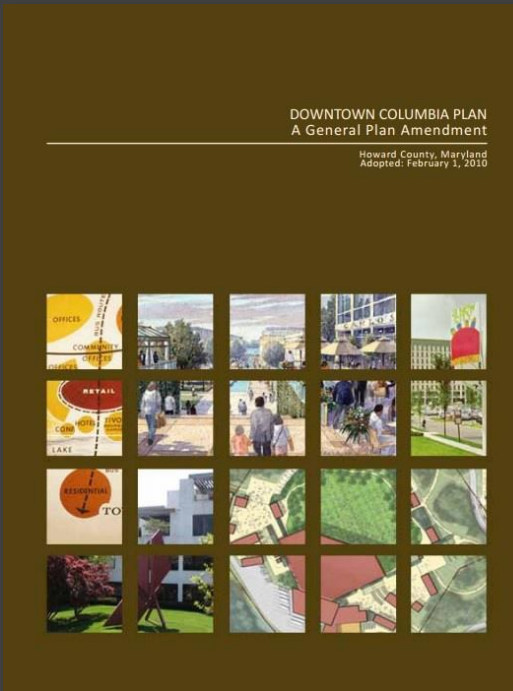


HOWARD COUNTY
MARYLAND



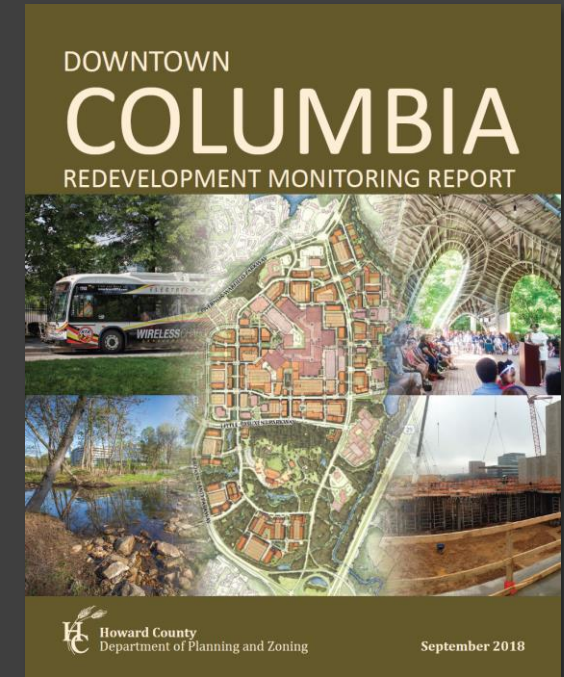
A Community Vision (2007)

- Established a vision and framework for the master planning process



A General Plan Amendment (2010)

- Official master plan for Downtown and amendment to Howard County's general plan



Redevelopment Monitoring Report (2018)

- First update on progress made towards master plan goals

From Vision to Reality

Purpose and Structure

DEVELOPMENT

TRANSPORTATION and TRANSIT

ARTS and CULTURE

**ENVIRONMENT and
SUSTAINABILITY**

Development

- Inform the public of the plans, projects, and actions transforming Downtown Columbia
- Record and relate development to date to goals established in the master plan
- Downtown-wide and by neighborhood focus

Development:

Phasing Development

Minimum threshold.
MUST be reached before
proceeding to next phase

Maximum threshold.
Development MUST NOT
exceed before next phase

Goals for pacing
development to achieve
balance of uses at all times

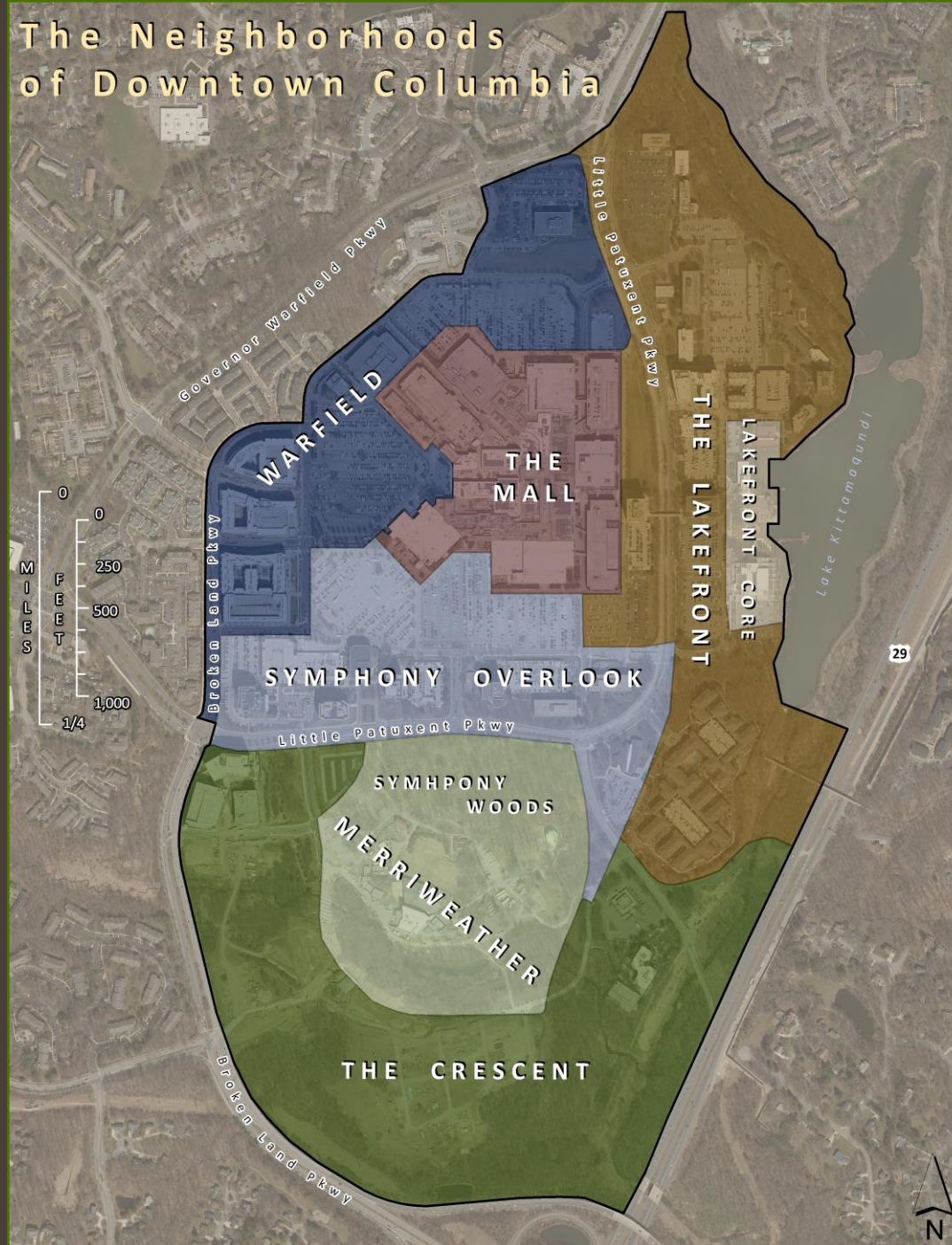
Table 1: Downtown Revitalization Phasing Progression								
Use Type	Phase 1		Phase II Cumulative		Phase III Cumulative		Phase IV Completion	Overall Max
	Min	Max	Min	Max	Min	Max	Up To	
Retail (SF)	300,000	676,446	429,270	1,100,000	558,540	1,250,000	691,460	1,250,000
Office/Conference (SF)*	1,000,000	1,531,991	1,868,956	2,756,375	2,737,912	4,300,000	1,562,088	4,300,000
Hotel Rooms**	100	640	200	540	300	640	340	640
Residential Units**	656	2,296	1,442	4,700	2,228	5,500	4,016	6,244

Table 2: Building Permits Issued Through August 2018			
Use Type	Issued	Plan Total	Percent of Plan
Retail (SF)	181,116	1,250,000	14%
Office/ Conference (SF)*	660,966	4,300,000	15%
Hotel Rooms**	0	640	0%
Residential Units**	1,199	6,244	19%

Development:

Neighborhoods

A more cohesive community with distinctive identities

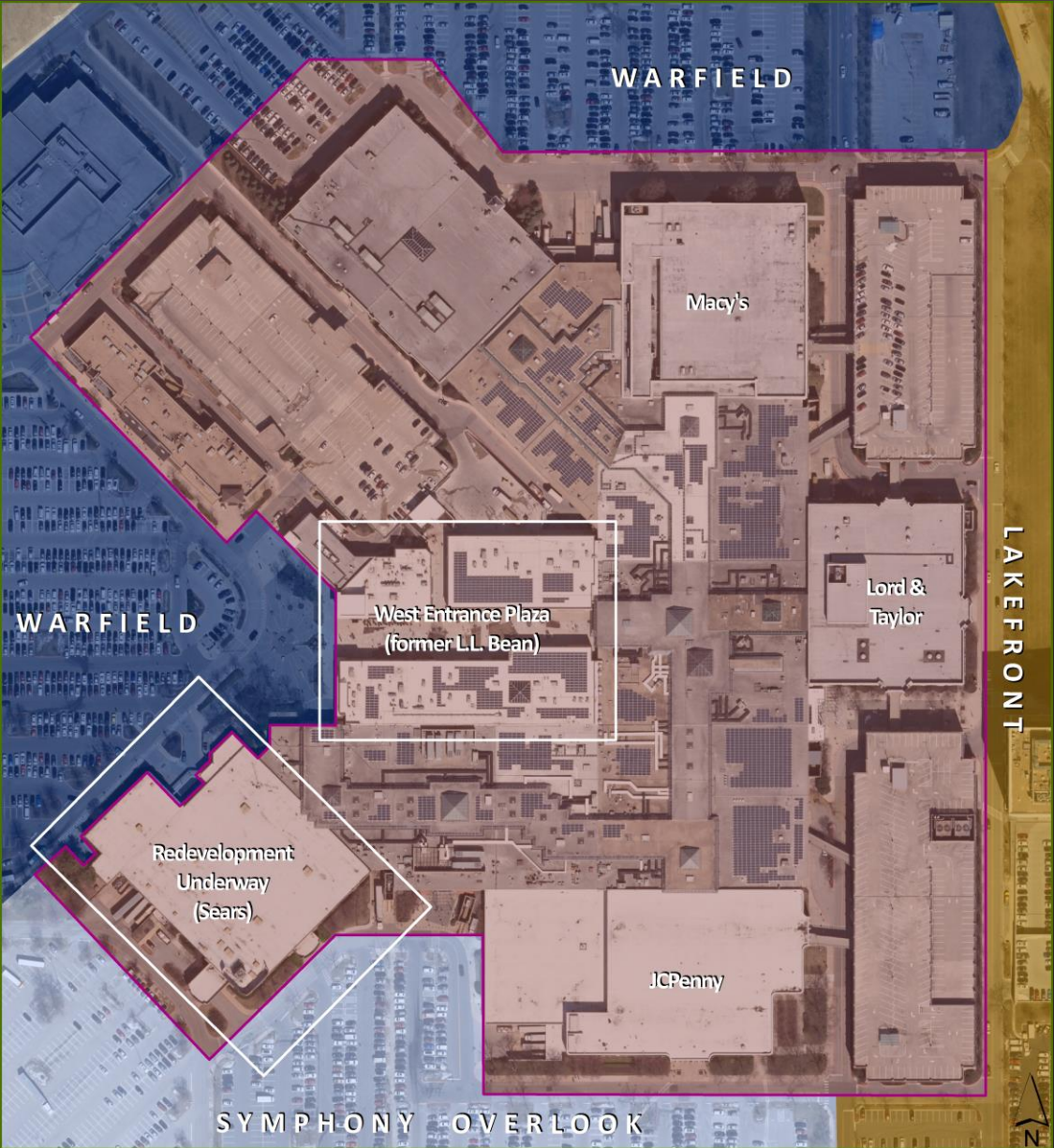


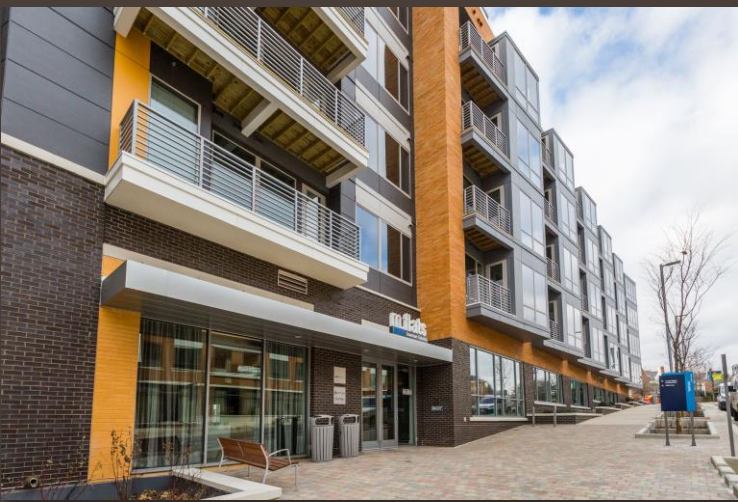
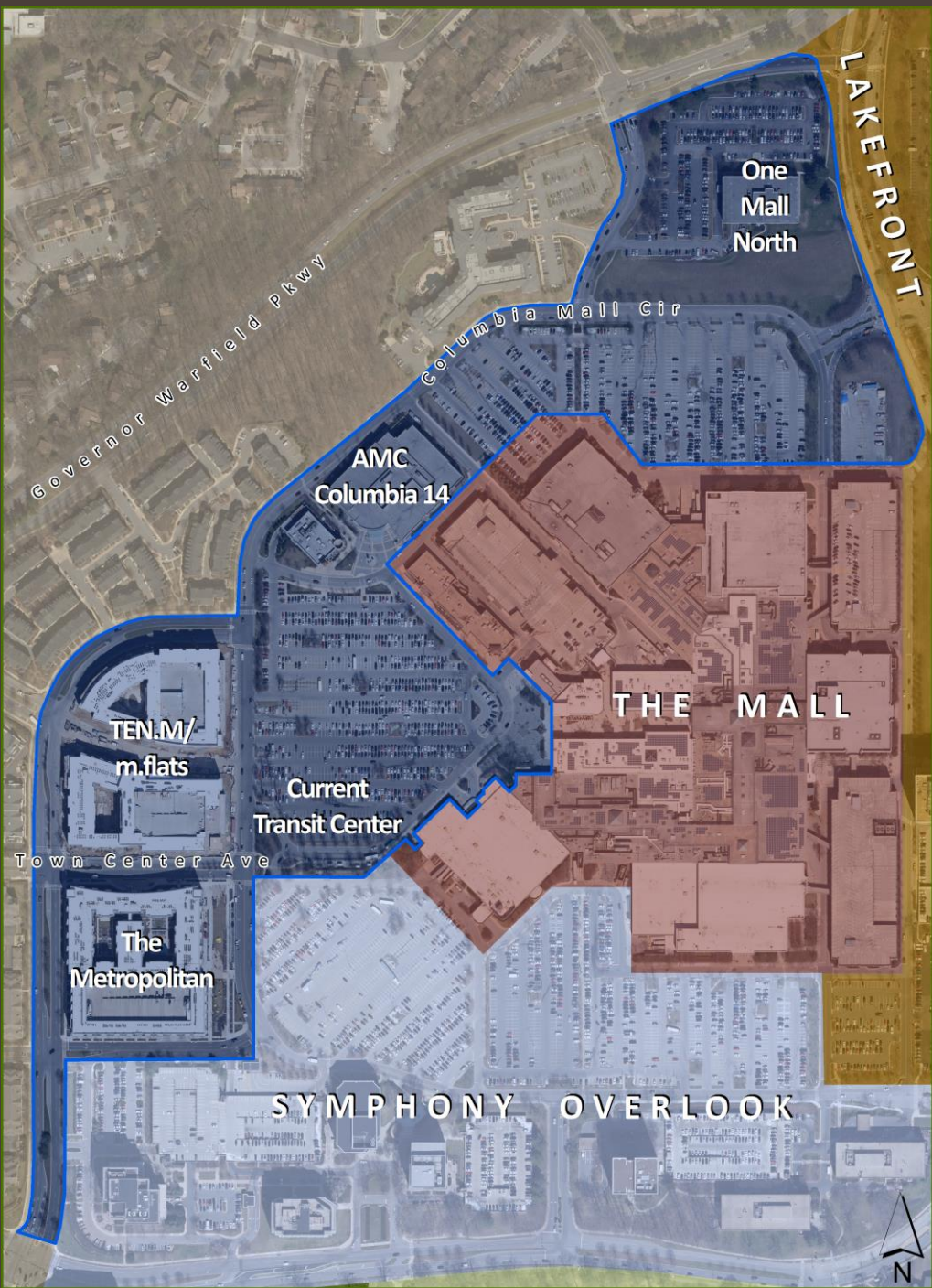
Development:

The Mall

The place where the community gathers to shop, eat, and be entertained

Table 3: The Mall; Building Permits Issued through August 2018			
Project	Use Type	Square Feet	Building Permit Issue Date
Mall Expansion	Retail/Restaurant	73,924	April 2013
	Demolished	36,349	
Net Total	Net Retail/Restaurant	37,575	





Development:
Warfield
A traditional mixed-use neighborhood for families

Table 4: Warfield; Building Permits Issued through August 2018				
Project	Use Type	Units	Square Feet	Building Permit Issue Date
The Metropolitan	Retail/Restaurant		13,764	March 2014
	Residential	380		
TEN.M and m.flats	Retail/Restaurant		24,678	March 2016
	Residential	437		
Total	Retail/Restaurant		38,442	
	Residential	817		

Table 5: Merriweather Post Pavilion Renovation through August 2018

Project	Use Type	Square Feet	Building Permit Issue Date
New Construction	Box Office	1,293	March 2015
	Concessions	2,773	
	Bathrooms and Utilities	2,585	
	Concessions	5,700	
	Stage House and Supports	13,927	December 2015
	Backstage/Offices	24,380	April 2016
Total Constructed		50,658	
Demolition	Concession	9,033	
	Retail	1,131	
	Restrooms	1,436	
	Box Office	642	
	Storage	864	
	Office	1,957	
	Stage Support	264	
Total Demolished		15,327	
Net Total		35,331	

Development:

Merriweather/ Symphony Woods

*A strengthened tradition in
a new kind of cultural park*



Development:

The Crescent

A place where new urban settings face an extensive wooded park



Table 6: The Crescent; Building Permits Issued through August 2018

Project	Use Type	Units	Square Feet	Building Permit Issue Date
One Merriweather	Retail/Restaurant		9,316	February 2016
	Office		207,907	
Two Merriweather	Retail/Restaurant		15,456	October 2016
	Office		114,129	
Area 3 Phase 1	Retail/Restaurant		80,327	August 2018
	Office		338,930	
	Residential	382		July 2018
Total	Retail/Restaurant		105,099	
	Office		660,966	
	Residential	382		



Development:
**Lakefront and
Lakefront
Core**

*Bringing community life
and activity back to the
water's edge*



Table 8: The Lakefront; Future Development Proposed in Final Development Plan (FDP)

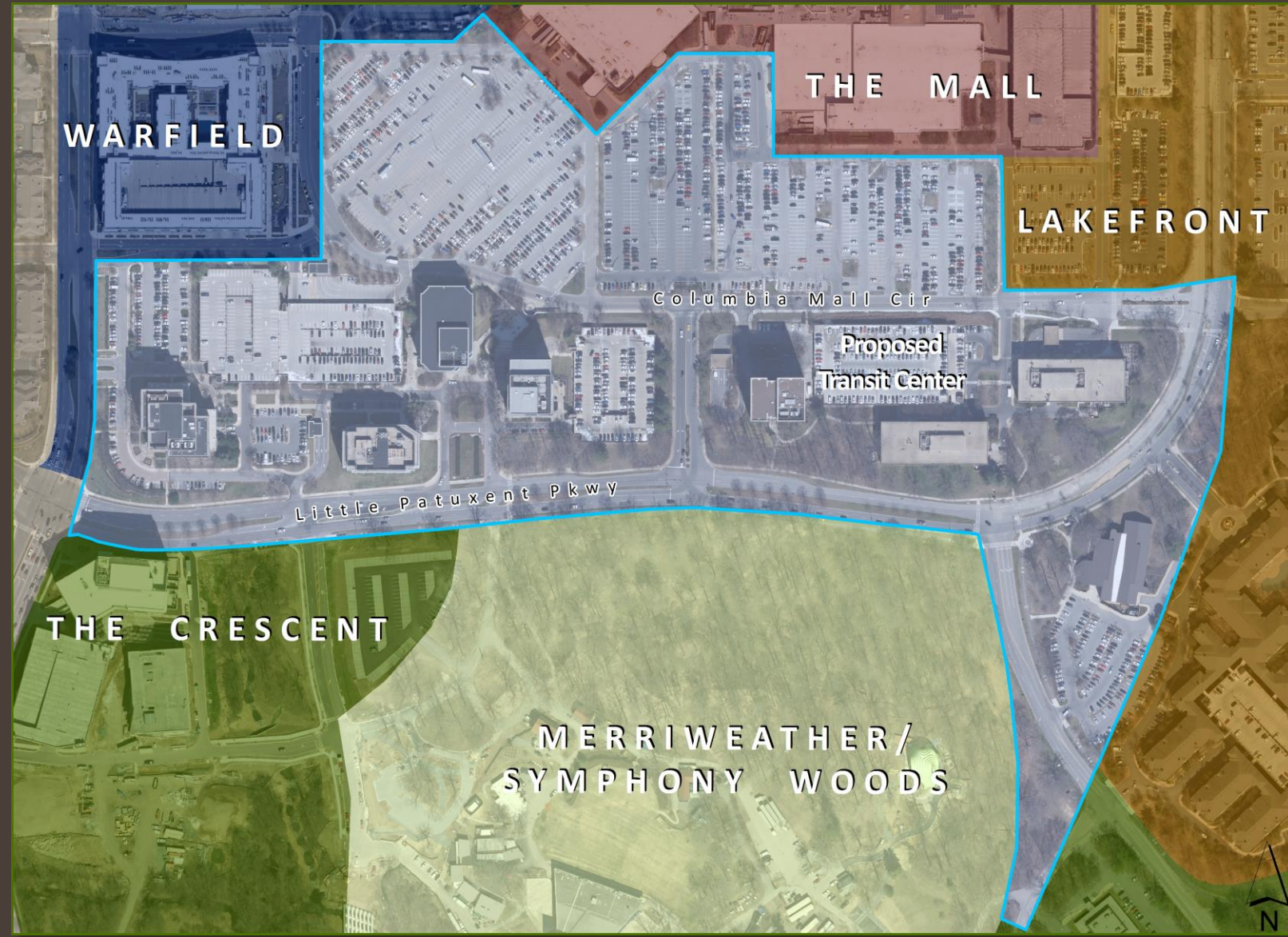
Project	Use Type	Units	Square Feet	FDP Status
Lakefront Core Neighborhood Phase I	Restaurant/Retail		72,400	Approved by Planning Board on April 19, 2018
	Office		242,000	
	Residential	509		
	Demolished Restaurant/Retail		18,156	
	Demolished Office		128,598	
	Net New Restaurant/Retail		54,244	
	Net New Office		113,402	
	Net New Residential	509		



Development:

Symphony Overlook

Where the new downtown meets culture in the park



Development: Affordable Housing

- **Columbia Downtown Housing Corporation (CDHC)**
 - Oversees implementation of affordable housing programs by developers
- **Development Rights and Responsibilities Agreement (DRRA)**
 - Official document between Howard County and the master developer (Howard Hughes)
 - Establishes clear goals and mechanisms for providing affordable housing in downtown
 - 2016 amendment to master plan
- **Plan Goal: 900 Affordable Housing Units**
 - 200 Very Low Income
 - 200 Middle Income
 - 417 Low Income in LIHTC projects
 - 83 Live Where You Work
- **Crescent Area 3 Phase 1**
 - 1st affordable housing units



Development:
Urban Design &
Architecture





Development

What Lies Ahead?

Continued development of the Crescent and Lakefront neighborhoods.

A design and management plan for the Lakefront spearheaded by Columbia Association.

Completion of the New Cultural Center (former Toby's).

Affordable housing units in the Crescent neighborhood as part of new rental apartment buildings and at the New Cultural Arts Center.

Revised regulations to simplify and consolidate the review and approval process for development in Downtown Columbia.

Transportation and Transit

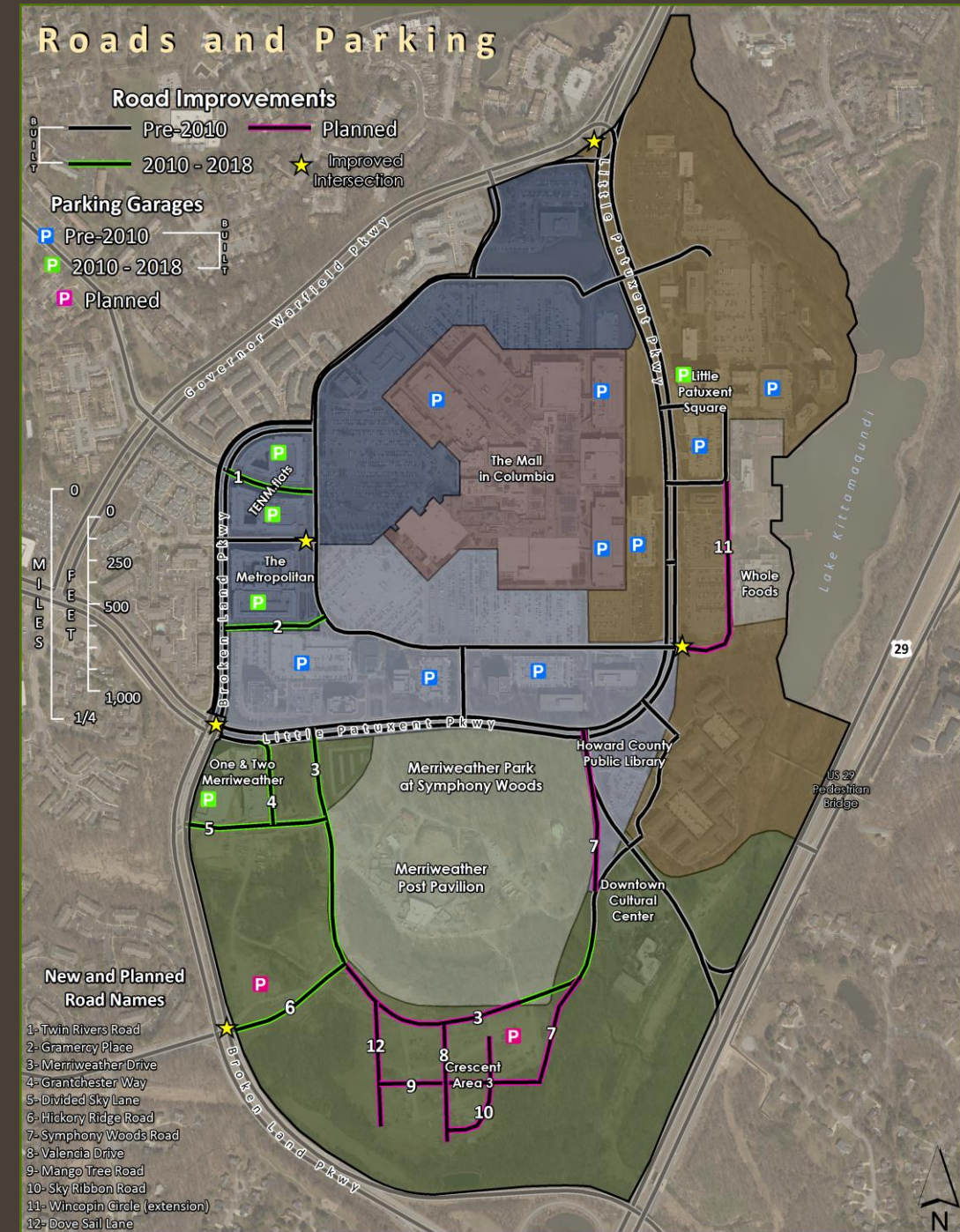
- Roads
- Intersection Improvements
- Interchange Improvements
- Road Design and Complete Streets
- Motor Vehicle Traffic
- Parking
- Walking
- Biking
- Transit
- Transportation Demand Management

Transportation and Transit: Roads and Parking

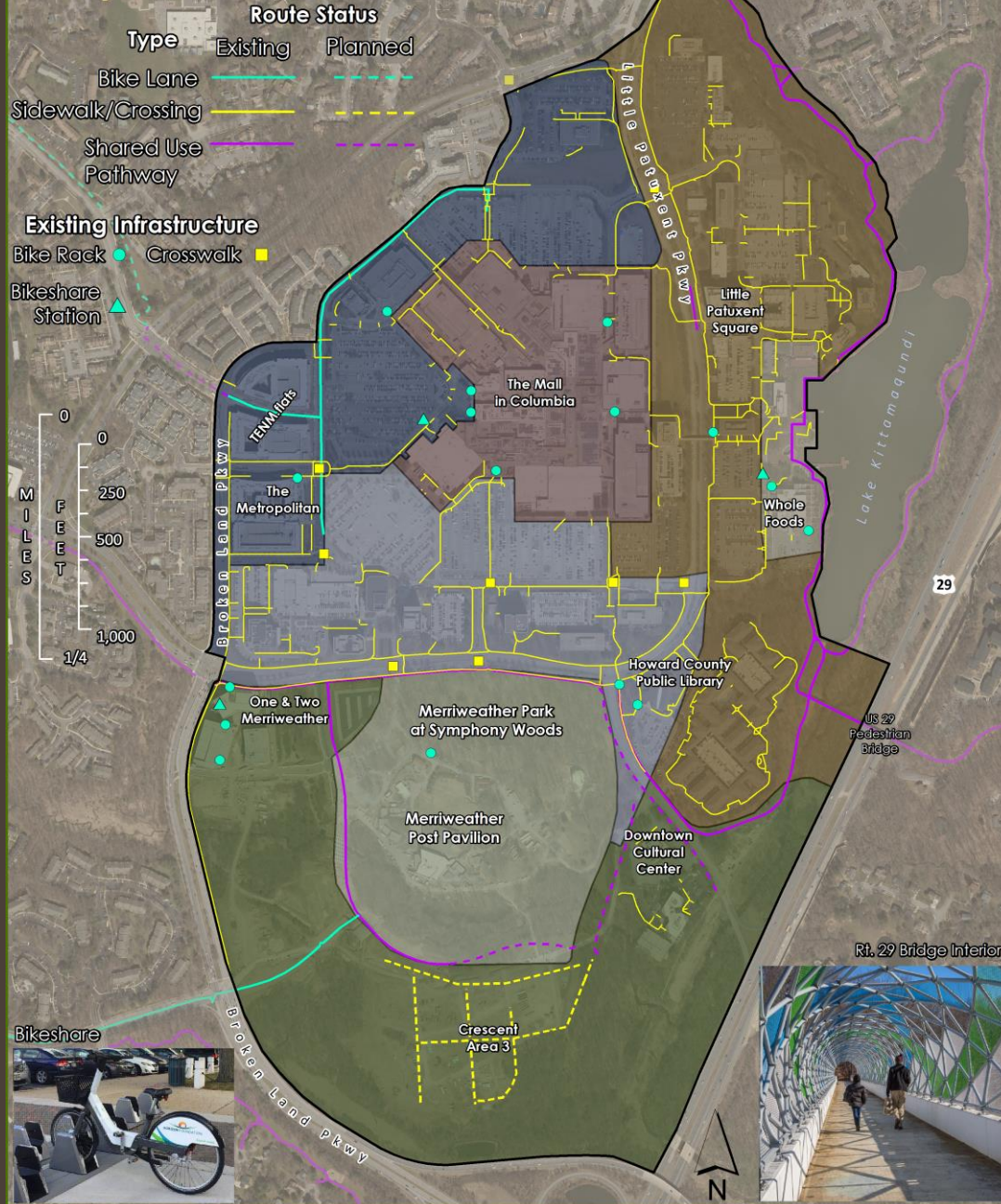
- Cordon line study conducted in 2011 and 2017
- New roadways added throughout Warfield and Crescent
- Several intersections improved and roadways expanded
- Five new parking garages constructed and two in planning stages
- Emphasis on parking for Merriweather District
- Over 2,000 new parking spaces added

Table 9: Downtown Columbia Parking Change, 2011 - 2018

Neighborhood	Spaces in 2011	Spaces in 2018	Notes
The Mall	1,840	1,771	Loss from LifeStyle Center construction
Warfield	2,388	3,960	Metropolitan, TEN.M and m.flats
Merriweather-Symphony Woods	225	254	Merriweather Park
Crescent	3,847	4,353	One and Two Merriweather
Lakefront & Lakefront Core	3,811	3,811	No change
Symphony Overlook	3,997	3,997	No change
Total	16,108	18,146	Increase of 2,038 spaces



Pedestrian and Bicycle Infrastructure



Transportation and Transit: Walking and Biking

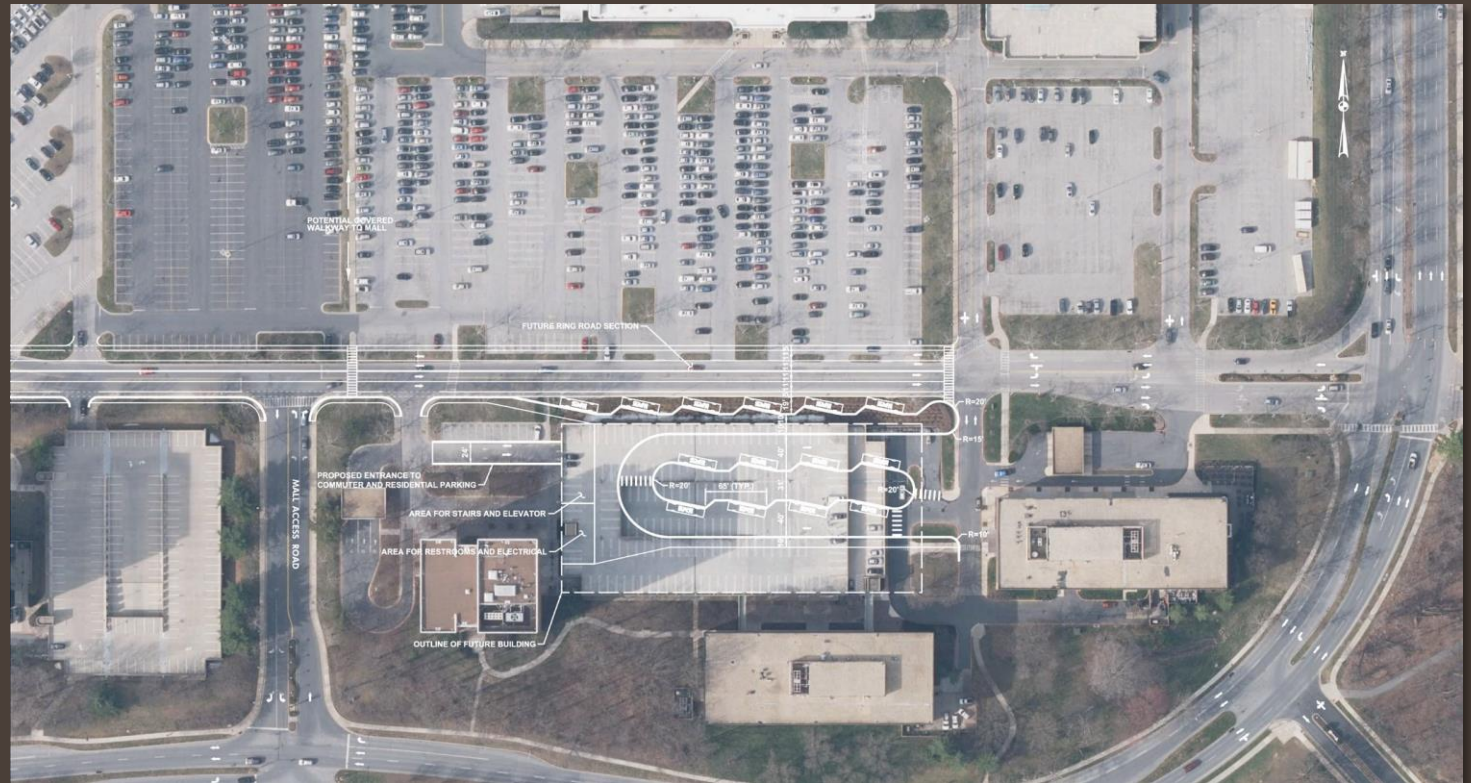
- Several miles of new sidewalk and pedestrian multiuse pathway
 - Lake Kittamaquindi Loop and Merriweather District
- Several new and improved crosswalks
- Pedestrian bridge across Rt. 29
- Bikeshare debut in 2017
 - Seven stations in or near downtown
 - 70 bikes, 30 with electric assist
- 200 public bike parking spaces
- Over 300 indoor bike storage spaces



Transportation and Transit: Transit



- **Multi-Agency hub**
 - Regional Transportation Agency (RTA)
 - Maryland Transit Administration (MTA)
- **New Transit Center**
 - 2017 study to relocate
 - Proposed site will be mixed-use, mixed-income
 - Projected for 2025/2026
- **Transit Development Plan (TDP)**
 - Completed May 2018
- **Transportation Demand Management Plan**
 - Completed July 2018



What Lies Ahead?

Increasing the connectivity of the street network. The emphasis is expected to be the east side of Downtown and the Lakefront core

Fixing gaps in the existing pedestrian network

Completing a shared-use path from Downtown to Stevens Forest Road, under US 29 and Broken Land Parkway

Enhancing local and regional transit service to and from Downtown

A stronger wayfinding program

Establishing a TDM planning, implementation, and monitoring program

Exploring the need for public parking near the Lakefront

- Organizations focused on art and culture downtown
 - Key venues for experiencing the arts downtown
 - More art throughout the community
 - A new cultural park and cultural center

Arts & Culture: Organizations



- Downtown Columbia Arts and Culture Commission (DCACC)
 - Established in 2013
 - Goal: responsibility for Merriweather Post Pavilion and influencing arts and culture throughout the area
 - Assumed ownership of Merriweather Post Pavilion from Howard Hughes in 2016



- Howard County Arts Council (HCAC)
 - Established in 1980
 - Goal: Provide guidance and funding for local arts projects and to collaborate in enhancing the prominence of art in Howard County



- Downtown Columbia Partnership (DTC Partnership)
 - Established: 2013
 - Goal: Advocate for investment and interest in Downtown and to promote local organizations, businesses, and events



- Columbia Festival of the Arts (CFA)
 - Established in 1980
 - Goal: Provide guidance and funding for local arts projects and to collaborate in enhancing the prominence of art in Howard County

- **Merriweather Post Pavilion**
 - Constructed in 1967
 - Extensive renovations begun in 2015
 - Host to concerts, artistic performances, and community events
 - Anchor organization to Downtown, Columbia, and central Maryland

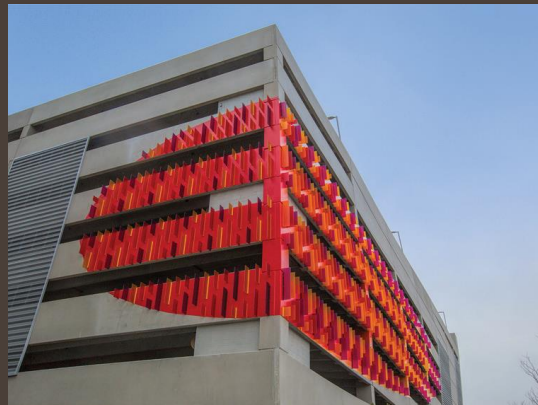


- **Merriweather Park at Symphony Woods**
 - Owned by Columbia Association and donated to the Inner Arbor Trust under perpetual easement
 - Undergoing transformation into immersive cultural park
 - Phase 1: Chrysalis constructed in 2017
 - Performance arts amphitheater
 - Phase 2: Butterfly (planned for near-future)
 - Multi-use space for galleries, cafes, and public amenities



Arts & Culture: Art in the Community

- **Revival of Classic Columbian Public Art**
 - Iconic village signs
 - Bell Tree refurbishment
- **Public Art Contribution from New Development**
 - 1% of construction costs for all new development
 - Fund public art on site, pool for larger central projects, fee in lieu
 - Installed:
 - The Metropolitan, Lifestyle Center at the Mall at Columbia, and One Merriweather



Arts & Culture:
The New Cultural Center

- **Affordable Housing**
 - 190 LIHTC unit project (about 50% affordable)
- **Makerspaces**
- **Galleries**
- **Performance Stages**
- **New home to Toby's Dinner Theatre**



What Lies Ahead?

Ongoing improvements and upgrades at Merriweather Post Pavilion

Butterfly building, restrooms building and pathway at Merriweather Park

Veterans Plaza, memorial at Lakefront

Completion of the following plans: • Downtown-wide Cultural Master Plan • Lakefront Master Plan

Completion of the New Cultural Center

Performance stage in Crescent Area 3

Ongoing planning for the new library site in the south part of Crescent

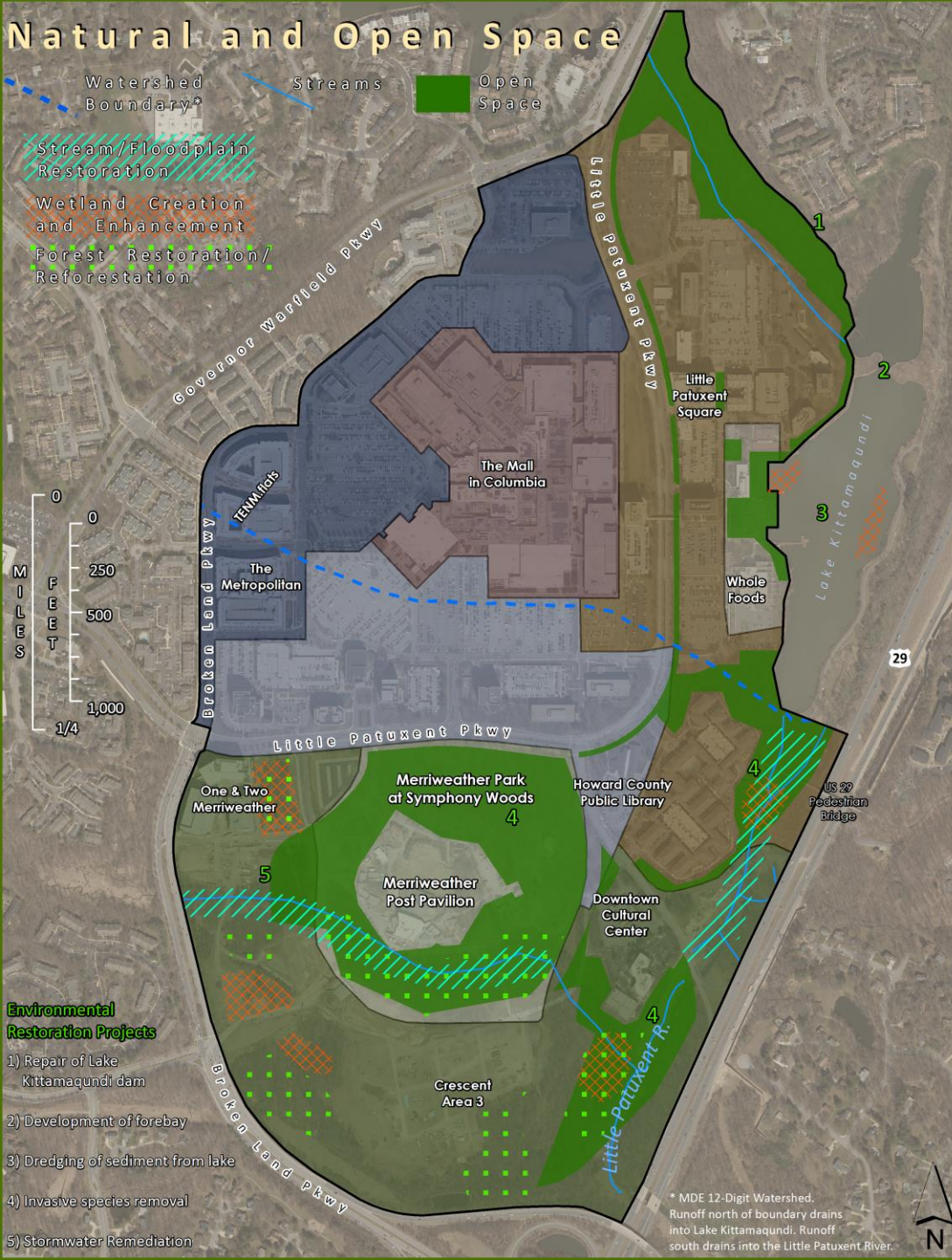
Review of the Art in the Community Program to ensure continued quality and maintenance of the installations

The Environment and Sustainability

Respect the land and allow the land to impose itself as a discipline on the form of the community

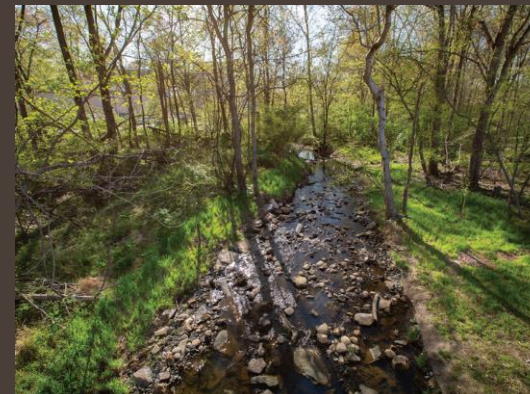
- Restoration of Wetlands and Waterway
- Reforestation of Symphony Woods and Open Space
- Environmental Studies
- LEED Certified Development and Environmentally Sensitive Design
- Stormwater Remediation and Mitigation

Natural and Open Space



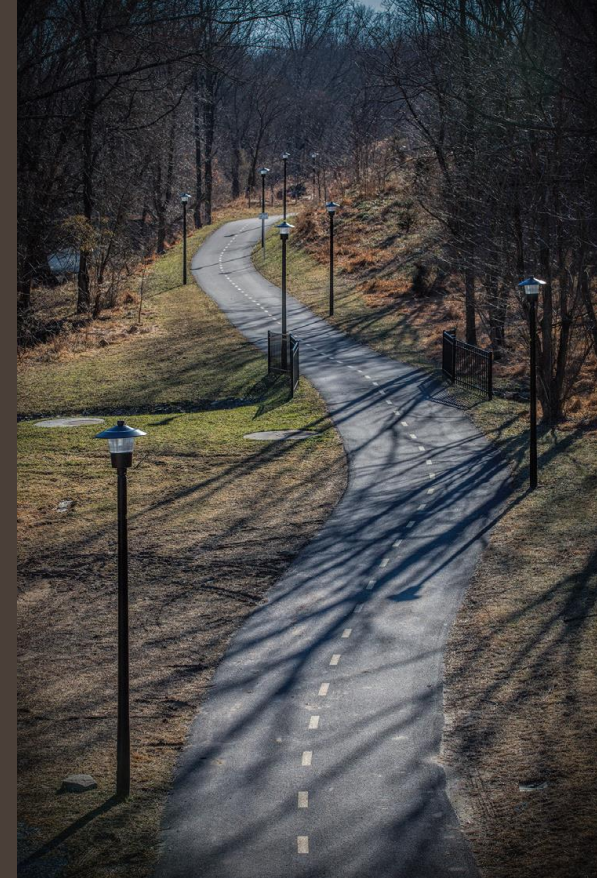
Environmental Restoration

- Environmental Studies
- Stream, River, and Shoreline Restoration
 - Lake Kittamaqundi
 - Symphony Stream
 - Little Patuxent River
- Reforestation and Invasive Species Removal
 - Symphony Woods
 - The Crescent
- Lake Kittamaqundi
 - Dredging of sediment by Columbia Association
 - Repair dam and construct forebay
 - Kennedy Gardens



Sustainability

- **LEED Certification for all new development**
 - Little Patuxent Square (Gold)
 - The Metropolitan (Silver)
 - Merriweather Post Pavilion (Certified)
 - Two Merriweather (In Progress)
 - One Merriweather (Proposed)
 - TENm.flats (Proposed)
- **Stormwater management**
 - Rain gardens at The Metropolitan and One/Two Merriweather
 - Permeable surfaces along multi-use pathway, in Symphony Woods, and in Merriweather Post Pavilion
 - Extensive stormwater infrastructure with new development
 - Remediation throughout The Crescent



What Lies Ahead?

Completion of the ongoing CA Symphony Woods long-term management plan

Ongoing management to mitigate the environmental impacts of development through sensitive and sustainable site design practices, particularly with respect to managing stormwater

Further pursuit of LEED certification for new development

- [Downtown Columbia Plan](#) (2010)

- [Downtown Columbia Redevelopment Monitoring Report](#) (2018)

- [From Vision to Reality: Revitalizing Downtown Columbia](#) (2018)

