Downtown Columbia

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

- First update on progress made towards master plan goals
Purpose and Structure

- DEVELOPMENT
- TRANSPORTATION and TRANSIT
- ARTS and CULTURE
- ENVIRONMENT and SUSTAINABILITY
• 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
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

---

**Development: Phasing Development**

**Table 1: Downtown Revitalization Phasing Progression**

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

**Table 2: Building Permits Issued Through August 2018**

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Issued</th>
<th>Plan Total</th>
<th>Percent of Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail (SF)</td>
<td>181,116</td>
<td>1,250,000</td>
<td>14%</td>
</tr>
<tr>
<td>Office/Conference (SF)*</td>
<td>660,966</td>
<td>4,300,000</td>
<td>15%</td>
</tr>
<tr>
<td>Hotel Rooms**</td>
<td>0</td>
<td>640</td>
<td>0%</td>
</tr>
<tr>
<td>Residential Units**</td>
<td>1,199</td>
<td>6,244</td>
<td>19%</td>
</tr>
</tbody>
</table>
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>
<thead>
<tr>
<th>Project</th>
<th>Use Type</th>
<th>Square Feet</th>
<th>Building Permit Issue Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mall</td>
<td>Retail/Restaurant</td>
<td>73,924</td>
<td>April 2013</td>
</tr>
<tr>
<td>Expansion</td>
<td>Demolished</td>
<td>36,349</td>
<td></td>
</tr>
<tr>
<td>Net Total</td>
<td>Net Retail/Restaurant</td>
<td>37,575</td>
<td></td>
</tr>
</tbody>
</table>
Development: Warfield
A traditional mixed-use neighborhood for families

Table 4: Warfield; Building Permits Issued through August 2018

<table>
<thead>
<tr>
<th>Project</th>
<th>Use Type</th>
<th>Units</th>
<th>Square Feet</th>
<th>Building Permit Issue Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Metropolitan</td>
<td>Retail/Restaurant</td>
<td>13,764</td>
<td>March 2014</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>380</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TEN.M and m.flats</td>
<td>Retail/Restaurant</td>
<td>24,678</td>
<td>March 2016</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>437</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>Retail/Restaurant</td>
<td>38,442</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>817</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Development:

Merriweather/Symphony Woods

A strengthened tradition in a new kind of cultural park

Table 5: Merriweather Post Pavilion Renovation through August 2018

<table>
<thead>
<tr>
<th>Project</th>
<th>Use Type</th>
<th>Square Feet</th>
<th>Building Permit Issue Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Box Office</td>
<td>1,293</td>
<td></td>
<td>March 2015</td>
</tr>
<tr>
<td>Concessions</td>
<td>2,773</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathrooms and Utilities</td>
<td>2,585</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concessions</td>
<td>5,700</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage House and Supports</td>
<td>13,927</td>
<td>December 2015</td>
<td></td>
</tr>
<tr>
<td>Backstage/Offices</td>
<td>24,380</td>
<td>April 2016</td>
<td></td>
</tr>
<tr>
<td>Total Constructed</td>
<td>50,658</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concession</td>
<td>9,033</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>1,131</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restrooms</td>
<td>1,436</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Box Office</td>
<td>642</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>864</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>1,957</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage Support</td>
<td>264</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Demolished</td>
<td>15,327</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Total</td>
<td>35,331</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Development:
The Crescent
A place where new urban settings face an extensive wooded park
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)

<table>
<thead>
<tr>
<th>Project</th>
<th>Use Type</th>
<th>Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant/Retail</td>
<td></td>
<td>72,400</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td>242,000</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td>509</td>
<td></td>
</tr>
<tr>
<td>Demolished Restaurant/Retail</td>
<td></td>
<td>18,156</td>
<td></td>
</tr>
<tr>
<td>Demolished Office</td>
<td></td>
<td>128,598</td>
<td></td>
</tr>
<tr>
<td>Net New Restaurant/Retail</td>
<td></td>
<td>54,244</td>
<td></td>
</tr>
<tr>
<td>Net New Office</td>
<td></td>
<td>113,402</td>
<td></td>
</tr>
<tr>
<td>Net New Residential</td>
<td></td>
<td>509</td>
<td></td>
</tr>
</tbody>
</table>

Approved by Planning Board on April 19, 2018
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
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

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Spaces in 2011</th>
<th>Spaces in 2018</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Mall</td>
<td>1,840</td>
<td>1,771</td>
<td>Loss from LifeStyle Center construction</td>
</tr>
<tr>
<td>Warfield</td>
<td>2,388</td>
<td>3,960</td>
<td>Metropolitan, TEN.M and m.flats</td>
</tr>
<tr>
<td>Merriweather-Symphony Woods</td>
<td>225</td>
<td>254</td>
<td>Merriweather Park</td>
</tr>
<tr>
<td>Crescent</td>
<td>3,847</td>
<td>4,353</td>
<td>One and Two Merriweather</td>
</tr>
<tr>
<td>Lakefront &amp; Lakefront Core</td>
<td>3,811</td>
<td>3,811</td>
<td>No change</td>
</tr>
<tr>
<td>Symphony Overlook</td>
<td>3,997</td>
<td>3,997</td>
<td>No change</td>
</tr>
<tr>
<td>Total</td>
<td>16,108</td>
<td>18,146</td>
<td>Increase of 2,038 spaces</td>
</tr>
</tbody>
</table>
Transportation and Transit: Walking and Biking

- Several miles of new sidewalk and pedestrian multiuse pathway
  - Lake Kittamaquendi 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
• 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?

Transportation and Transit

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.
Arts & Culture

• 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
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
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
Environmental Restoration

- Environmental Studies
- Stream, River, and Shoreline Restoration
  - Lake Kittamaqundi
  - Symphony Stream
  - Little Patuxent River
- Reforestation and Invasive Special 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
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)