

## **Downtown Columbia Revitalization—CB 58 & 59 2009—Highlights**

### **Prepared for the Wilde Lake Village Board—March 1, 2010**

Council Bills 58 & 59 establish a controlled development program for Downtown Columbia revitalization that is phased over time. It is anticipated that the development will take approximately 30 years to complete. An important part of the Downtown Columbia Plan and the accompanying zoning is the policies they further. Some of the major policy decisions contained in the documents include:

- ensures that the Downtown Columbia Plan is an enforceable regulatory document
- includes all properties in the Downtown Columbia Plan as part of the Revitalization Program
- eliminates constrained intersections in Downtown Columbia
- mandates more rigorous monitoring of development annually and traffic every five years
- improves connectivity within Downtown Columbia and with the surrounding area by promoting pedestrian and bicycle modes of transportation
- protects Symphony Woods park and maintains the current acreage or its equivalent
- promotes the arts in Downtown
- honors the history of Columbia as the Downtown is redeveloped

### **CB 58 2009—Major points**

- Creates new neighborhoods, a road network including bicycle and pedestrian networks, an amenity space plan for the 5% required new downtown community commons, an open space preservation plan and a building height plan
- Establishes a phasing plan that sets minimum and maximum levels for development to ensure a healthy mix of office, retail, residential and hotel that is revenue positive. This combined with the CEPPA requirements creates benchmarks for development
- Establishes Community Enhancements, Programs and Public Amenities (CEPPA) requirements:
  - environmental assessment, including land and community frameworks
  - feasibility studies (29 interchange, bridge Columbia, transit center and circulator shuttle, collector road)
  - design guidelines and signage plan
  - establishment of the Downtown Columbia Partnership

- environmental restoration work (storm water retrofitting, environmental enhancement and restoration in Merriweather-Symphony Woods neighborhood and the Crescent)
- establishment of the Downtown Arts and Cultural Commission
- extensive Merriweather improvements and final ownership by Arts and Culture Commission
- land/location for fire station, school, transit center
- pilot pathway project (Blandair to HCC, Wilde Lake to Downtown)
- \$500,000 to repair pedestrian bridge or put into another bridge across Rt. 29
- preservation of the Rouse Company Headquarters
- creation of the Lakefront Terrace
- dedicating one of the Downtown Community Commons as a public square
- \$1,000,000 for circulator shuttle
- Establishes Downtown Columbia Partnership funding with half going to transit
- Establishes an affordable housing trust fund totaling \$43,000,000 over entire project

#### **CB 59 2009—Major Points**

- eliminates the original petitioner role for Downtown
- makes the Downtown Columbia Plan a regulatory(enforceable) document
- established the “up to” development program—caps commercial (4,300,000 sq. ft.), retail(1,250,000 sq. ft.) and hotel(640 rooms) while adding residential units(5,500 dwelling units)—established limits that don’t exist in the current zoning
- requires 5% new downtown community commons (13.25 acres)
- requires 1% of the building costs for Art in the Community
- set height limits—20 stories maximum and other height requirements according to the height plan in the Downtown Columbia Plan
- continues the New Town process for approval by the Planning Board, which ensures public review of any development in Downtown

- requires pre-submission community meetings for both the FDP(final development plan) and SDP(site development plan)
- requires Design Advisory Panel review of downtown-wide design guidelines, neighborhood design guidelines and specific projects at the Site Development Plan (SDP) phase
- creates neighborhood documents (concept plan, design guidelines, implementation plan) which guide multiple FDPs and help create cohesive neighborhoods
- establishes a detailed set of Final Development Plan (FDP) submission requirements and corresponding Planning Board criteria which include:
  - APFO compliance
  - a plan for meeting the affordable housing requirement
  - participation in environmental restoration projects
  - a plan for meeting the Art in the Community obligation
  - a mechanism to hold Downtown Community Commons in perpetuity for community use
  - CEPPA compliance
- improved community notification for all Columbia SDPs being reviewed by the Planning Board (pertains to all of Columbia)