

Location: The subject parcels A-1 thru A-3 are identified as part of Parcel 527, Parcels A-1 and A-3 on Tax Map 36 and are located at the southeast corner of the Broken Land Parkway/Little Patuxent Parkway intersection. Future Parcel E is identified as part of Parcel 527 on Tax Map 36 and is located on the south side of Little Patuxent Parkway just west to the existing private drive to Symphony Woods and Merriweather Post Pavilion. All parcels are zoned New Town (NT) and are designated as Downtown Mixed Use area per the Downtown Columbia Plan. Parcel 527 will be subdivided to create A-1 thru A-3 with F-15-098, which is technically complete and must be recorded prior to the approval of this SDP. The remainder of Parcel 527 is proposed to be subdivided with F-15-106, which includes Future Parcel E, and is currently under review.

Vicinal Properties:

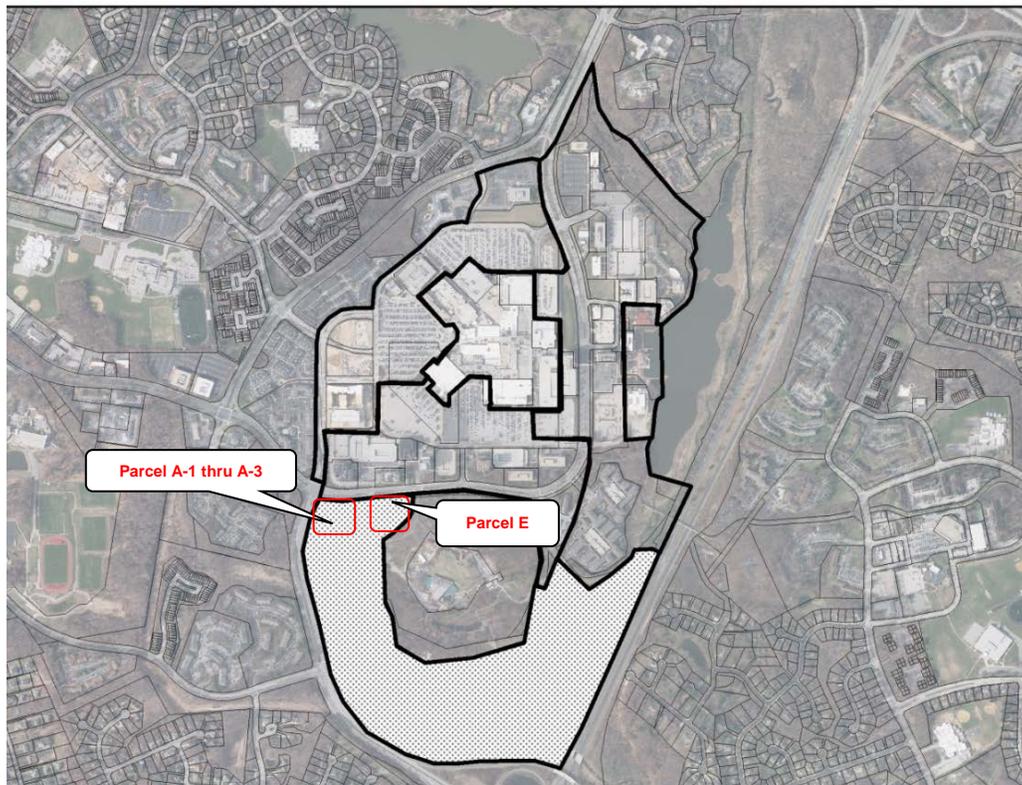
North: Both Parcel A (A-1 through A-3) and Parcel E are bordered to the north by Little Patuxent Parkway. Office buildings and parking structures, part of a set of properties collectively known as Columbia Corporate Center, are on the opposite side of Little Patuxent Parkway.

South: Parcels A is bordered to the south by undeveloped land on the Crescent Neighborhood. Some of this land includes existing parking fields for Merriweather Post Pavilion (locations of future development) as well as areas that are heavily encumbered with environmental features will be part of environmental restoration efforts for the neighborhood. Parcel E is bordered on the south by the private drive into the Symphony Woods and Merriweather Post Pavilion Property.

East: Parcels A is bordered by undisturbed land that will be part of the C planned environmental restoration for the neighborhood. Parcel E is bounded to the east by Symphony Woods.

West: Parcel A is bordered on the west by Broken Land Parkway. On the opposite side is a residential condominium development. Parcel E is bounded with undeveloped land that will be used for the future Crescent Road A (a.k.a. Merriweather Drive) and land that will be part of the planned environmental restoration for the neighborhood.

Neighborhood: The Crescent Neighborhood is described as a “mixed-use live-work neighborhood” as well as an employment center within the Downtown Columbia Plan. Within the Crescent Neighborhood Design Guidelines, it is envisioned as an “urban live/work neighborhood overlooking Merriweather-Symphony Woods” that is defined with tall buildings set amongst the lower lying environmentally sensitive lands.



I. General Information:

A. Relevant Site History:

Parcels A-1, A-2 and A-3 are part of Crescent Neighborhood Area 1 as shown on Final Development Plan (FDP-DC-Crescent-1) for Downtown Revitalization. They are fully wooded, unimproved parcels with no environmentally sensitive features. The complete recent file history is as follows:

- FDP-DC-Crescent-1 encompasses the majority of the land area within the Crescent Neighborhood and includes four designated development areas, a network of roads that expand the overall Downtown road network, and a network of land designated for environmental restoration and Downtown Parkland. The Crescent Neighborhood Concept Plan, the Crescent Neighborhood Design Guidelines and the Crescent Neighborhood Implementation Plan were included as part of the FDP package, which was reviewed and approved at a Planning Board Hearing held on March 19, 2015. The Decision and Order was signed by Planning Board on April 16, 2015. The Plans and Documents were recorded on July 2, 2015.
- An Environmental Concept Plan (ECP-15-074) for The Crescent Neighborhood Parcels A and E was signed approved on September 18, 2015.
- F-15-098 was submitted on May 21, 2015 for the subdivision of Parcels 527 to create Parcels A-1, A-2 and A-3 from Parcel 527 and a portion of Diamond Avenue. This plan is deemed technically complete as of August 6, 2015 and Final Road Construction Plans are currently being circulated for signature approval by County agencies, with the plat recordation forthcoming. Signed road construction drawings by the Soil Conservation District on September 3, 2015 allowed the initial grading permit for Parcel A to be released, and mass grading is currently occurring on-site.
- SDP-15-068 was submitted for review May 27, 2015. The plan is deemed approvable as of September 29, 2015 and is the subject of Planning Board's approval tonight.
- F-15-106 was submitted July 2, 2015 to subdivide the remainder of Parcel 527 into buildable parcels (including Parcel E) and open space lots, as well a network of roads for the Crescent Neighborhood, including the future Merriweather Drive, the future extended Hickory Ridge Road, and other internal roads serving the developable parcels. The plan is still under review by the SRC Committee.
- WP-16-024 was submitted August 21, 2015 to waive Section 16.119(f)(1) of the Subdivision and Land Development Regulations to allow a private commercial driveway to access an arterial road. The Subdivision Review Committee has submitted comments and DPZ is drafting a report recommending approval to the Planning Director, with the justification that access to this driveway would be limited to trash pickup and deliveries, and there would not be a potential for cut-through traffic. SRC comments on the SDP include approval subject to the approval of this waiver petition.

B. Posting:

Per Section 125.0.G. of the Howard County Zoning Regulations, the property must be posted a minimum two weeks prior to the public meeting. The subject property was properly posted with two official Planning Board meeting notices. These signs were posted beginning on September 30, 2015. In addition, electronic notifications regarding the public meeting were sent to each Columbia Village Board, the Columbia Association, Howard County Council members and pre-submission meeting attendees who provided email addresses.

C. Regulatory Compliance:

Site Development Plans are subject to the following items:

- (1) The Downtown Columbia Plan: Council Bill No. 58-2009, which approved an amendment to the Howard County General Plan.
- (2) The Zoning Regulations: including sections enacted as part of an amendment to the Zoning Regulations as Council Bill No. 59-2009 (ZRA 113).

- (3) Downtown-Wide Design Guidelines passed as Council Resolution 138-2010.
- (4) The Adequate Public Facilities Act amended for Downtown Columbia as Council Bill 47-2010.
- (5) The Sign Ordinance amended for Downtown Columbia as Council Bill 56-2010.

In addition, the petitioner met the following pre-submission requirements:

- (6) A Pre-Submission Community Meeting was held on March 26, 2015 in accordance with Section 125.0.H.1.a. of the Zoning Regulations and Section 16.128(b)-(g), of the Subdivision and Land Development Regulations.
- (7) The Design Advisory Panel (DAP) review of the Site Development Plan, based on the approved Neighborhood Specific Design Guidelines, was held on April 22, 2015 in accordance with Section 125.0.H.1.b. of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. Per Section 16.1504(f) of the Howard County Code, the Planning Board may consider the DAP's recommendations when making a final decision for Site Development Plan approval for Downtown Revitalization. **See Attachment B for a summary of recommendations, the applicant's response for the recommendations, and additional staff input.**

D. Definitions:

Downtown Columbia Definitions: Please refer to the attached definitions (**Attachment 'D'**) of terms relating to Downtown Columbia revitalization as excerpted from Section 103.0.A.38-60 of the Zoning Regulations as needed.

Crescent Neighborhood Definitions: See also Section 7.0 ("Definitions") of The Crescent Neighborhood Design Guidelines.

II. Description of the Site Development Plan Proposal:

Site Improvements: The SDP proposes two mixed-use office buildings and a parking garage. On Parcel A-1, the developer proposes an 8-story office building with 206,000 SF of office, 4,000 SF of retail, and an 11,000 SF restaurant. Parcel A-3 includes a 9-level parking garage containing 1,130+/- parking spaces. Parcel A-2 is reserved for a future office building that will require review and Planning Board approval. The developer estimates 127,500 SF of office and 5,000 SF of restaurant use in the future building. The total cumulative development permitted is 333,500 SF of office, 4,000 SF of retail and 16,025 SF of retail/restaurant. An internal plaza (a Downtown Community Commons) will be provided at complete site build-out. This Site Development Plan (SDP) encompasses a plan submission area of 6.32 acres with a total limit of disturbance of 5.71 acres. Future Parcel E is proposed with a temporary 162 space surface parking lot to partially offset the loss of Merriweather Post Pavilion parking due to development of Parcel A.

Environmental Concerns: Parcels A and Parcel E are both fully wooded. No wetlands, wetland buffers, streams, stream buffers, steep slopes (25% or greater), erodible soils or 100-year floodplain exist within either parcel.

Stormwater Management: This Site Development Plan proposes various types of Environmental Site Design (ESD) practices to address stormwater management. The plan utilizes micro-bioretenion facilities, pervious pavement, and an underground rain harvesting system.

The underground rain harvesting system will collect water from the rooftop of Building A in a pipe system, pretreat it in a Stormceptor filtering device and it will then be stored in a cistern located under the loading area adjacent to the west side of the building. The water will be released into a seepage berm that is being constructed to enhance the wetlands on the west side of the parcel.

Micro-bioretenion facilities along the east side of the parking garage will treat rainwater from the garage, allowing it to infiltrate. Underdrains will be located within the ESD facilities to handle larger storms. The interior pedestrian plaza will use pervious pavers, while the temporary parking lot on Parcel E will be paved with pervious concrete. Both will be under-drained for larger storms.

The combination of these techniques will serve to adequately filter and manage stormwater per the 2010 Stormwater Management Act for the entire site.

Roads: In addition to Broken Land Parkway and Little Patuxent Parkway, the site will be served by three new roads. Merriweather Drive (off-site of this SDP) is a major neighborhood avenue (Avenue Type 3 per the Crescent Neighborhood Design Guidelines) at the boundary of the Crescent and Merriweather-Symphony Woods Neighborhoods. Diamond Avenue is a public road (Street Type 3 per the Crescent Neighborhood Design Guidelines) located along the southern boundary of Parcels A-2 and A-3 and it connects Broken Land Parkway and Merriweather Drive. Diamond Avenue and the portion of Merriweather Drive between Little Patuxent Parkway and Diamond Avenue will be constructed with Final Plan F-15-098. A private road, Divided Sky Lane, will be constructed as part of this SDP along the east side of Parcels A-1 and A-3 from Little Patuxent Parkway south to intersect with Diamond Avenue.

The intersection of Broken Land Parkway and Diamond Avenue, as well as the intersection of Little Patuxent Parkway and Merriweather Drive, will be a right in/right out access. The intersection at Little Patuxent Parkway and Merriweather Drive could change with future development of the Crescent Neighborhood, as well as surrounding neighborhoods. Access to the parking garage and Building A will be via Diamond Avenue and an internal driveway from Divided Sky Lane. The intersection at Little Patuxent Parkway and Divided Sky Lane will be right-in only. Cars exiting from the parking garage to Divided Sky Lane will have to travel south to Diamond Avenue. Cars exiting the parking garage at the Diamond Avenue may travel west on Diamond Avenue to Broken Land Parkway or east on Diamond Avenue to Merriweather Drive.

Pedestrian and Bicycle Connectivity: The sidewalk along Broken Land Parkway will be widened to 6' to comply with the requirements of the Crescent Neighborhood Design Guidelines. Diamond Avenue is identified as a primary bicycle connection in the Crescent Neighborhood Design Guidelines and FDP-DC-Crescent-1. There will be an 8' sidewalk on the south side of Diamond Avenue to accommodate bicycles, which will also have full use of a street lane. Currently, the plan proposes a 6' sidewalk on the north side of Diamond Avenue, but DPZ recommends, as a condition of approval, that it be increased to 8' to better accommodate pedestrians, especially those traveling from the parking garage to Merriweather Post Pavilion. The garage is anticipated to be part of the long-term parking solution for that venue. A 6' sidewalk is proposed on the west side of Divided Sky Lane. The Downtown Multi-use Pathway runs along the frontage of both Parcel A and Parcel E. The Downtown Multi-use Pathway runs along the frontage of both Parcel A and Parcel E. DPZ recommends as a condition of approval that the Downtown Multi-use Pathway asphalt be replaced with pervious pavers from Broken Land Parkway to Divided Sky Lane to tie in with the building.

Building Height: Per FDP-DC-Crescent-1, the maximum allowable building height for Parcels A-1 thru A-3 is 15 stories and not greater than 170'. The office building on Parcel A-1 is proposed as 8 stories and a mean height of 115.5' (not including the metal screening on the rooftop, which adds an additional 18'9"). The parking garage is proposed with 9 levels, and the roof deck would be 86'8" above ground level. The height of the future building on Parcel A-2 will be evaluated when submitted for review. There are no buildings proposed on Parcel E.

Forest Conservation: The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and received preliminary plan approval prior to 12/31/92 per Section 16.1202(b)(1)(iv).

Setback Requirements: There are no regulatory setback requirements for this site. The Crescent Neighborhood Design Guidelines, however, recommend a 15-25' setback from a public or private right of way to allow adequate room for the desired streetscape. The proposed buildings follow these guidelines.

Landscaping: The SDP proposes landscaping along the western boundary, particularly between Broken Land Parkway and the proposed parking garage. Additional street trees and landscaping are proposed along Little Patuxent Parkway, Diamond Avenue, and Divided Sky Lane, mostly within bioretention planters. The proposed driveway is appointed with additional landscaping to mark the development entrance. The internal plaza south of the driveway and east of the garage includes large raingardens, including a terraced raingarden adjoining the garage. It provides a layer of tall trees to smaller ones along with shrubs, grasses, and perennials. The Landscape Plan for this project complies with the New Town alternative compliance provision of the Howard County Landscape Manual and Section 16.124 of the Howard County Code. It has been certified by a Registered Landscape Architect to meet the intent of the landscaping and hardscape design parameters of the Crescent Neighborhood Design Guidelines.

Parking: A Parking Needs Analysis utilizing the Downtown Revitalization Trip Reduction per Section 133.0.E.3 of the Zoning Regulations indicates 1087 automobile parking spaces required for Building A and Future Building B. The SDP proposes 1,130 credited automobile parking spaces within the parking garage. In addition, there are seven on-street parking spaces proposed on the north side of Diamond Avenue to serve the development. The parking plan provides an adequate amount of handicap accessible spaces. In addition, the SDP proposes bike racks at the front and rear of the building. As a condition of approval DPZ recommends that the developer identify locations within the garage to accommodate additional bicycle parking.

The proposed development displaces approximately 250 parking spaces currently available for the Merriweather Post Pavilion. Per FDP-DC-Crescent-1, all displaced Merriweather Post Pavilion parking due to development of the Crescent Neighborhood must be mitigated:

“Mitigation for Merriweather Post Pavilion parking lot to development pursuant to this FDP must be specified with the site development plan that shows the demolition of the existing parking. For each SDP proposing demolition of existing parking, the petitioner must submit a parking analysis to demonstrate the proposed mitigation will either (i) replace within existing or proposed parking area(s) located within Downtown any demolished parking calculated on a shared parking basis; or (ii) propose other mitigation, which could include parking management practices, that will mitigate the loss of the demolished spaces. As with past practices, large festival events may include parking outside the Downtown area.”

To partially meet this requirement, a temporary surface parking lot containing 162 spaces is proposed on Parcel E. Excess capacity in existing garages on the north side of Little Patuxent Parkway will accommodate the remaining 88 spaces.

III. Planning Board Review and Approval Criteria: In accordance with Section 125.0.H.3. of the Howard County Zoning Regulations, the Planning Board is to evaluate and approve, approve with conditions, or deny a Site Development Plan that proposes Downtown Revitalization based on whether the petition satisfies the following criteria:

A. The development conforms with the adopted Downtown Columbia Plan.

Conformance is specifically interpreted in Section 125.0.A.2.b of the Zoning Regulations:

“When a provision in this section requires that an action “will conform”, “conform with”, “conforms with” or “conforms to”, the Downtown Columbia Plan or any part of the plan, the action being taken shall further, and not be contrary to, the following items in the Downtown Columbia Plan:

- (1) Policies;*
- (2) Timing and implementation of the plan;*
- (3) Timing of development;*
- (4) Development patterns*
- (5) Land uses; and*
- (6) Densities and intensities.”*

The Downtown Columbia Plan envisioned the Crescent Neighborhood as a mixed-use, live-work neighborhood and employment center. It was to be densely built and located adjacent to environmentally sensitive areas. This SDP proposes the first new office building within the heart of Downtown, which complements the existing offices on the north side of Little Patuxent Parkway. There is also a proposed restaurant oriented to the Little Patuxent Parkway and Broken Land Parkway intersection, which should help activate this prominent corner during the evening and weekend hours.

Downtown Phasing - This proposal is controlled by the Phase I threshold of the Downtown Revitalization Phasing Plan. It states that Downtown Columbia cannot proceed to Phase II until there are between 656-2,296 new residential units, between 100-640 new hotel rooms, between 1 million to 1.5 sf of new office and conference space and between 300,000-676,466 sf of new retail space (See chart below). The existing approved development in Downtown to date does not exceed the maximum limits for any use categories for Phase 1.

DOWNTOWN REVITALIZATION PHASING PROGRESSION													
PHASE I				PHASE II CUMMULATIVE				PHASE III COMPLETION			TOTAL		
Use Type	Min		Max		Use Type	Min		Max		Use Type	Up To		
	Units	SF	Units	SF		Units	SF	Units	SF		Units	SF	
Retail		300,000		676,446	Retail		429,270		1,100,000	Retail		820,730	1,250,000
Office/ Conf*		1,000,000		1,513,991	Office/ Conf*		1,868,956		2,756,375	Office/ Conf*		2,431,044	4,300,000
Hotel Rms**	100		640		Hotel Rms**	200***		540***		Hotel Rms**	440		640
Residential**	656		2,296		Residential**	1,442		4,700		Residential**	4,058		5,500

(* , ** , ***: See Page 73 of Downtown Columbia Plan for Chart and Notes)

If the Site Development Plan should be approved a total of 333,500 sf of office, 817 residential units and 98,250 sf of retail (including restaurant) would be approved for development in Downtown and/or already constructed. To date, hotel units have been approved within a site development plan for development under Downtown Revitalization provisions.

CEPPAs: The Department of Planning and Zoning has also evaluated the SDP for conformance with all applicable Community Enhancements, Program and Public Amenities (CEPPA) Requirements. See the attached CEPPA Conformance Chart (Attachment C). The development proposed with this SDP approaches the 1,300,000 SF threshold for CEPPAs #14-16, but the construction of either Building A only, or both Buildings A and B, would not trigger these CEPPAs requirements.

CEPPA Tracking*			
	Parcel/Project	Block	Square Footage
Issued Building Permits			
SDP-13-007	Parcel D/Metropolitan	W-1	454,328
SDP-13-016	Mall	M-1	33,289
SUBTOTAL			487,617 SF
Pending Building Permits			
SDP-14-024	Parcel C-2/Warfield	W-2	247,903
<i>Based on 1st BP review</i>	Parcel C-1/Warfield	W-5	188,765
SUBTOTAL			436,668 SF
Projects Approved - No Pending Permits			
None			0
SUBTOTAL			0 SF
New Projects			
SDP-15-068	Parcel A-1/Crescent/Bldg A	C-1.1	221,000 SF
	Parcel A-2/Crescent/Bldg B	C.1.1	132,500 SF
SUBTOTAL			353,500 SF
TOTAL – SDP-15-068 - BUILDING A ONLY			1,145,285 SF**
TOTAL – SDP-15-068 - BUILDING A & B			1,277,785 SF**
* Only tracks projects not exempt from CEPPA requirements			
** Building permit SF is estimated except for issued building permits; square footage may change prior to issuance.			

In sum, the propose development meets the Downtown Columbia Plan when considering the conformance criteria.

B. The development implements and conforms to the approved Final Development Plan or Final Development Plan Amendment including all applicable Final Development Plan approval criteria and conditions.

The Final Development Plan (FDP-DC-Crescent-1) proposes a mix of uses throughout the neighborhood. This SDP is proposed within Area 1, as shown on the FDP, and consists of Parcels A and B. A cumulative total of 333,500 sf of office and 20,000 sf of retail/restaurant are proposed for Parcels A-1 and A-2 on the SDP. While primarily an office project, the SDP does propose some street-level retail and restaurant uses.

The FDP suggested that there would be approximately 600,000 sf of office, 25,000 sf of retail/restaurant and 250 hotel rooms in Area 1 (although the quantity of specific uses could change). The proposed development is within the approximate square footage of uses and the uses are consistent with those on the FDP.

FDP BLOCK DEVELOPMENT CHART

PARCEL			Uses									
Parcel	Area (SF)	Area (Acre)	Retail/	Office	Cultural/	Hotel		Residential*		Total Development (GFA in SF)		
			Restaurant (SF)	(SF)	Community (SF)	Rooms	GFA (SF)	DU	GFA (SF)	Demolition	New	Net New
A & B (Area 1) (Blocks C 1.1 & C 1.2)	264,874	6.08	25,000	600,000	0	250	150,000	0	0	0	775,000	775,000
C (Area 2) (Blocks C 2.1 & C 2.2)	187,056	4.29	30,000	300,000	0	0	0	500	590,000	0	920,000	920,000
D (Area 3) (Blocks C 3.1 thru C 3.7)	930,880	21.37	252,000	400,000	225,000	0	0	1,800	2,124,000	0	3,001,000	3,001,000
E (Area 4) (Block C 4)	97,197	2.23	6,500	175,000	0	0	0	0	0	0	181,500	181,500
Crescent Total This FDP	1,480,007	33.98	313,500	1,475,000	225,000	250	150,000	2,300	2,714,000	0	4,877,500	4,877,500

Conditions of approval for FDP-DC-Crescent-1 are provided in Attachment E. One condition is specific to Area 1 and it requests an open recreation area to be considered in the undeveloped areas of the neighborhood, such as Area 1. An open, un-programmed recreation area is not shown on this SDP, but there is potential for one within a future SDP for Parcel B. DPZ recommends that any future amenity areas should consider surrounding proposed uses and be located closer to future residential areas.

The Final Development Plan identifies the corner of Broken Land Parkway and Little Patuxent Parkway, part of Parcel A, as a location for a signature building. Signature building elements are discussed with Criteria C.

Mitigation of the loss of Merriweather Post Pavilion parking was another concern with the Crescent Final Development Plan FDP-DC-Crescent-1. The site proposal description in Section II shows that the applicant has offset the lost 250 Merriweather Post Pavilion parking spaces with 162 spaces in a temporary surface lot on Parcel E. They are further offset by the excess parking capacity in the garages north of Little Patuxent Parkway in Columbia Corporate Center – to be used during the 2016 concert season. The new approximately 1130 space parking garage proposed with this development will be utilized for Merriweather Post Pavilion parking, targeted for the 2017 concert season. Therefore, all displaced parking has been adequately accounted for in this site plan.

C. The development is well-organized in terms of location of buildings and structures, downtown community commons, landscaping, pedestrian and vehicular circulation systems and other Downtown Revitalization features.

Overall Site Organization: Both Building A and the parking garage are oriented externally to introduce an urban edge along Broken Land Parkway and Little Patuxent Parkway. The composition is further expressed with the siting of a future Building B. It will provide a consistent building orientation around an interior community space. By utilizing the central north/south axis for the community space, the site design establishes a critical circulation pattern between Parcel A and adjoining parcels to the south and east – an expressed goal of the Crescent Neighborhood Design Guidelines neighborhood concept. It calls for pedestrian links between development areas separated by preserved environmental land.

Building A is designed as a signature building. The siting responds to a terminating vista created by the Broken Land Parkway and Little Patuxent Parkway intersection. The building bends with the property line (established by the right-of-way) to turn the corner. It then extends toward Merriweather-Symphony Woods. The north elevation is a curtain wall that creates a unique vertical form, which is positioned on axis with the terminating vista along Little Patuxent Parkway. This helps announce the building’s primary entrance. The juxtaposed horizontal bands introduce contrast and differentiation while articulating the façade. Contrasting the horizontal is a rhythm of projecting and flush mullions, which create vertical pauses. The building has an increased first floor height, taller windows and piers, which collectively, create a strong base. A cap screening element distinguishes the middle while amplifying the building’s overall massing. Both east and west

elevations include glass and metal transitions between horizontal bands, vertical curtain walls and punched windows to articulate each façade. The south elevation incorporates a combination of punched windows, which articulate the architectural bays. In contrast, a strong vertical curtain wall is on axis with the central community space, reinforcing the building connection with the site. The predominant use of metal panels and glass extend the Corporate Row architectural vocabulary to the site and offers a clean, contemporary and forward looking expression that is fitting of the signature location.

Downtown Community Commons: Please see Criteria D regarding the Downtown Community Commons.

Landscaping: Landscaping is proposed on the periphery of the site, as well as internally. As a condition of approval DPZ recommends that the developer augment the landscaping along the western façade of the parking garage with evergreen trees to provide year-round screening and interest. In addition, a vegetative green wall should be incorporated on the east façade of the garage to soften the building and to better tie in with the raingarden. SRC comments also suggest the developer use larger caliper trees whenever possible. The development makes good use of landscaping as part of stormwater management, which is incorporated throughout the site.

Pedestrian and Bicycle Circulation: Pedestrian circulation is provided along the periphery and internal to site, as described in Section II. DPZ has included as a condition of approval to increase the width of the sidewalk on the south side of the parcel to further improve pedestrian circulation. Bicycle circulation may utilize Diamond Avenue, but an 8' multi-use sidewalk is proposed on the south side of the road to accommodate bicycles where traffic to and from the garage may be too intimidating for bikers. Bicycle racks are provided in the plaza and the front of the building, however, DPZ recommends as a condition of approval that additional bicycle parking be accommodated in the garage. Finally, connections from the temporary parking lot to the Crescent multiuse pathway are also included as a condition of approval.

D. If the development provides Downtown Community Commons and/or Downtown Parkland, they are reasonable and appropriate given the location, scale and anticipated intensity of adjacent uses in accordance with the Downtown Columbia Plan.

No primary amenity spaces identified on the Downtown Columbia Plan or required by FDP-DC-Crescent-1 are proposed with this SDP. A minimum 14,000 SF of Downtown Community Commons is required in Area 1 per FDP-DC-Crescent-1. A large internal terraced plaza is proposed as Downtown Community Commons, but it cannot be completed until the second office building is constructed for fear of damage during its construction. DPZ has determined that a partially constructed plaza would not meet the intent of required Downtown Community Commons, since it would just consist of a raingarden and sidewalks between Diamond Avenue and Building A that would not be heavily utilized. Therefore, DPZ recommends delaying the designation of the plaza as Downtown Community Commons until it can be completed. Doing so also avoids non-compliance of 125.0.A.9.g(4)(f) of the Zoning Regulations, which requires that any proposed Downtown Community Commons be completed at the time 50% of the buildings adjacent to the Commons are constructed.

E. The maximum permitted building heights will conform to the Final Development Plan.

Per the Downtown Columbia Plan, the Crescent Neighborhood Design Guidelines and FDP-DC-Crescent-1, a maximum of 15 stories and 170' building height is permitted. The proposed buildings are below the maximum permitted heights.

F. The development satisfies the Downtown Public Art Program approved with the Final Development Plan or Final Development Plan Amendment approval.

This SDP requires 1% of the building construction costs (or a fee-in-lieu) be allocated to public art, per Section 125.0.A.9.f.2. of the Howard County Zoning Regulations. This requirement should be met by the kinetic sculpture proposed on the north and a west facade of the parking garage (to act as a screen from the public road) and is ensured by a condition of approval.

G. The Site Development Plan satisfies the affordable housing requirements in accordance with the Final Development Plan.

This SDP does not propose housing; however, the site will be subject to the annual assessment for the Downtown Columbia Community Housing Fund per CEPPA #27.

H. The development satisfies the Adequate Public Facilities Ordinance, if applicable.

SCHOOLS: NA – housing is not proposed.

ROADS: The development was tested for adequate transportation facilities, in accordance with the Adequate Public Facilities Ordinance (Title 16, Subtitle 11 of the Howard County Code). The transportation improvements are coordinated with the construction of both public and private roads as described in Section II of this report. With the proposed network in place (Diamond Avenue, Divided Sky Lane, and Merriweather Drive between Little Patuxent Parkway and Diamond Avenue) and in the context of the existing road network, the Traffic Study submitted with this SDP found the proposed development to be in compliance with the Downtown Columbia provisions of the Adequate Public Facility Ordinance. The SRC concurred with this finding.

I. The development indicates the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned and maintained in perpetuity for the indicated purposes.

The developer proposes that all common facilities located within Parcel A and the private street accessing Parcel A will be maintained by the property owner. DPZ will require a note on the plan to address the ownership, operation and maintenance of the land once the Downtown Community Commons are identified on the plan.

J. The petition is accompanied by documentation demonstrating membership in the Downtown Columbia Partnership including the required annual charges.

The SDP contains a note indicating the property owner will participate in the Downtown Columbia Partnership by providing the charge assessed for each square foot of gross leasable area for all retail uses to the Downtown Columbia Partnership per CEPPA #25. See General Note #44 on Sheet 1.

SRC Action: The Subdivision Review Committee has recommended approval subject to the technical comments issued in the letter dated September 29, 2015.

Recommendation: Please see page 1 for the Staff Recommendation.


Valdis Lazdins, Director
Department of Planning and Zoning

10/1/15
Date

Staff Report Prepared by: Jill Manion-Farrar

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This file SDP-15-068 is available for public review at the DPZ Public Service Counter, Monday through Friday, 8:00 a.m.-5:00 p.m.

**Attachment A
Recommended Conditions of Approval
SDP-15-068, Crescent Parcels A-1 thru A-3 and Future Parcel E**

1. **Public Art:** The applicant shall allocate to public art one percent of the construction costs associated with this development. The contribution shall include the design and installation of a kinetic sculpture on the west façade of the parking garage. The sculpture shall also wrap the northwest corner of the garage so that art can be viewed from both Little Patuxent and Broken Land Parkways. The public art note on Sheet 1 and the elevations on Sheet 3 must reflect these locations.
2. **Signature Building:** The Planning Board should address the following items regarding Signature Buildings:
 - a. DAP's recommendation to consider a building entrance on the north side of the building has not been adequately addressed. This access, coupled with a through-lobby would provide a building entrance that opens to Little Patuxent Parkway, consistent with the Neighborhood Specific Design Guidelines provisions for primary street and amenity space entrances. Such an entrance would also promote direct access between Little Patuxent Parkway and internal mid-block uses, pedestrian plazas, and parking.
 - b. On the plan provide a bulleted list of Signature Building elements, as described by the architect and which address the standards in the Crescent Neighborhood Design Guidelines for Signature Buildings.
3. **Downtown Multiuse Pathway Upgrade:** Replace the asphalt multi-use path along the north façade of Building A with upgraded, high-quality paving materials, such as permeable pavers, appropriate from an urban design standpoint and appropriate to accommodate both bicycle and pedestrian use.
4. **Sidewalk-Diamond Ave:** Increase the width of the sidewalk along Diamond Avenue from 6 feet to 8 feet to better accommodate pedestrians.
5. **Downtown Community Commons:** The designation of the interior plaza as Downtown Community Commons should be delayed until Future Building B is constructed and the plaza is completed. Until that is accomplished a partially constructed plaza does not meet the definition of a Downtown Community Commons.
6. **East Garage Elevation:** Incorporate a vegetative green wall system on all or a portion of the east side of the garage to soften the façade facing the plaza.
7. **Bike Parking:** Provide additional bike parking in the parking garage with an aim to meet the 5% planned occupancy target in the Sustainability Guidelines.
8. **Pathway Connections to Crescent Pathway:** Provide pedestrian connections from the surface parking on Parcel E, at the northwest and southwest corners, to the Crescent Multiuse Pathway consistent with the goals of creating a pedestrian-oriented downtown.
9. **West Garage Landscaping:** Provide evergreen trees to screen the west elevation of the parking garage from Broken Land Parkway.
10. **Remaining SRC Comments:** Address all remaining SRC technical comments in ProjectDox.

SDP-15-068, Crescent Neighborhood, Parcels A-1 – A-3 and Parcel E (Area 1 and Area 4 /Bock C-1.1 and C.4)

**Design Advisory Panel Recommendations for Planning Board Consideration
SDP-15-068, Downtown Columbia, Crescent Neighborhood, Parcels A-1, A-2, A-3 and Parcel E
(per Section 16.1504.f of the Howard County Code)**

No.	Design Advisory Panel Recommendation	Applicant Response	Staff Evaluation					Staff Comment
			Consistent with DCP and/or NSDG	Not Consistent with DCP and/or NSDG	Addresses DAP Rec	Does Not Address DAP Rec	Alternative to DAP Rec Proposed	
	DAP SDP-15-068 Recommendations April 22, 2015	May 8, 2015	Staff Evaluation					Revised PB SDP Submission August 27, 2015
1	<i>"That the applicant considers some kind of connection to the north, from the north side, to encourage pedestrian movement to the building."</i>	"Building A's connections to the north have been enhanced by modifying the site wall and strengthening the buildings pedestrian connection to the shared use pathway and the north in general. Entries to the restaurant, fitness and tenant space have been provided on the buildings north façade as shown on the attached exhibit. The north face of the building will also incorporate a canopy element and signage that further identify the building entrances and frame and enhance the north face of the building. Per the Neighborhood Design Guidelines, the building design has retail to the north along the street. The building's entry is positioned to the amenity space to the south and important connections to Areas 2, 3 and the community beyond."		X		X		The Planning Board should address the following regarding Primary Building Entrances: DAP's recommendation to consider a building entrance on the north side of the building has not been adequately addressed. This access, coupled with a through-lobby would provide a building entrance that opens to Little Patuxent Parkway, consistent with the Neighborhood Specific Design Guidelines provisions for primary street and amenity space entrances. Such an entrance would also promote direct access between Little Patuxent Parkway and internal mid-block uses, pedestrian plazas, and parking.
2	<i>"That the screened wall in the garage be considered as a kinetic sculptural element and to explore that possibility".</i>	"We are considering this façade for the 1% for the arts and are considering kinetic sculpture for this façade."	X			X		The applicant shall allocate to public art one percent of the construction costs associated with this development. The contribution shall include the design and installation of a kinetic sculpture on the west façade of the parking garage. The sculpture shall also wrap the northwest corner of the garage so that art can be viewed from both Little Patuxent and Broken Land Parkways. The public art note on Sheet 1 and the elevations on Sheet 3 must reflect these locations.
3	<i>"That the terrace area be studied in terms of providing additional seating along the periphery of the storm water management area."</i>	"The design has to been modified to include this seating."		X		X		The Planning Board should address the following regarding Site Furnishings: The NSDG provide for the use of plazas with important commercial buildings and accommodating intense activity. As a corporate campus, the terrace levels of the central plaza will support this important function for Area 1. Additional seating is needed throughout the terrace levels for consistency with the NSDG provisions.
4	<i>"That the applicant look at the Building A elevations to give more signature details."</i>	"In response to the comment, we have extended the curtain wall mullion caps for enhanced vertical articulation. The glazing has been modified with butt glazed verticals and an horizontal mullion extension, as well as the addition of reveals in the precast that articulate the horizontal expression to create a juxtaposition to the strong vertical at the corner of the building. The north façade canopy has been extended, and complemented by the south canopy that becomes a vertical element that rises with the building façade and terminates as a cornice element on the south east corner framing a view to Symphony Woods beyond."	X		X			The Planning Board should address the following regarding Signature Buildings: On the plan provide a bulleted list of Signature Building elements, as described by the architect and which address the standards in the Crescent Neighborhood Design Guidelines for Signature Buildings.

Attachment C
CEPPA Status Summary
SDP-15-068, Crescent Parcels A-1 thru A-3

PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN		
1	HHC completed at its expense an environmental assessment of the three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaqundi located upstream of the Merriweather & Crescent Environmental Enhancements Study area.	Complete
2	HHC will commission at HHC's expense (i) the preparation of the Land Framework component of the Downtown Columbia Sustainability Program and (ii) a detailed outline for the Community Framework component of the Sustainability Program.	Complete
3	HHC will commission at HHC's expense in consultation with Howard County a study evaluating a new Downtown Columbia Route 29 interchange between Route 175 and Broken Land Parkway and options for a connection over Route 29 connecting Downtown Columbia to Oakland Mills, including potential bicycle, transit and multimodal improvements.	Complete
4	HHC will prepare at its expense Downtown-wide Design Guidelines.	Complete
PRIOR TO APPROVAL OF THE FIRST FINAL DEVELOPMENT PLAN		
5	HHC will commission at HHC's expense and in consultation with Howard County one or more feasibility studies for the following: (i) a new Broken Land Parkway/Route 29 north/south collector road connection to Little Patuxent Parkway and (ii) a new Downtown transit center and Downtown Circulator Shuttle.	Complete
6	HHC and Howard County will jointly determine the functions, organizational structure, implementation phasing schedule consistent with the redevelopment phasing schedule, potential funding sources and projected funding needs of the Downtown Columbia Partnership, prior to HHC's establishment of this Partnership. As such, at least fifty percent (50%) of the revenue collected pursuant to CEPPA No. 25 shall be utilized for the implementation of transportation initiatives in the shuttle feasibility study or other direct transit services downtown.	Complete
PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN		
7	HHC will submit a phasing schedule for implementation of the restoration work on HHC's property and a Site Development Plan for the first phase of the environmental restoration work as described in CEPPA No. 15.	Complete
8	HHC, in collaboration with the County, will establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion's revitalization in accordance with this Plan and the development of Downtown Columbia as an artistic and cultural center.	Complete
PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT		
9	To facilitate the renovation of the Banneker Fire Station, HHC and the County shall cooperate to identify a site for the development of a temporary fire station while the Banneker Fire station is being renovated.	Complete
UPON ISSUANCE OF THE FIRST BUILDING PERMIT		
10	HHC shall contribute \$1.5 million in initial funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.	Complete
UPON ISSUANCE OF THE BUILDING PERMIT FOR THE 400TH RESIDENTIAL UNIT		
11	HHC shall contribute \$1.5 million in additional funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.	<i>Pending-prior to issuance of building permit for SDP-14-024</i>
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000TH SF OF DEVELOPMENT		
12	HHC will complete at its expense the pedestrian and bicycle pathway from the Howard County General Hospital to Blandair Park. In addition, HHC along with the County and community will develop a scope of work for renovation of the existing Route 29 pedestrian bridge. HHC will contribute up to \$500,000 towards the implementation of the selected improvements.	<i>Completed by Bond per Alternative Compliance approved on 8/20/15; pathway construction in progress</i>

13	HHC will enter into and record in the land records of Howard County, Maryland, a declaration of restrictive covenants that shall prohibit the demolition or major exterior alteration of the former Rouse Company Headquarters building.	Complete
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000th SF OF DEVELOPMENT		
14	HHC in cooperation with Howard Transit shall identify a location in Downtown Columbia for a new Howard County Transit Center and shall provide a location either by fee transfer at no cost or a long-term lease for a nominal sum subject to all applicable laws and regulations.	PENDING – no site identified to date
15	HHC will complete environmental restoration projects in the Merriweather-Symphony Woods and Crescent areas.	PENDING – Revised timing approved with FDP-DC-Crescent-1 to time completion of sections of environmental restoration with grading of development areas in the Crescent Neighborhood. Restoration Plans have been submitted with F-15-106.
16	HHC will complete Phase I of the Merriweather Post Pavilion redevelopment program.	Complete
PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375th NEW RESIDENTIAL UNIT		
17	HHC shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.	PENDING
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000th SF OF DEVELOPMENT		
18	HHC will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway.	PENDING
19	HHC will construct at its expense the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade.	PENDING
20	HHC will complete Phase II of Merriweather Post Pavilion redevelopment program.	PENDING – ECP submission to DPZ
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000th SF OF DEVELOPMENT		
21	HHC will complete Phase III of Merriweather Post Pavilion redevelopment program.	PENDING
22	At least one Downtown Neighborhood Square shall be completed and deeded to Howard County for public land.	PENDING
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000th SF OF DEVELOPMENT		
23	HHC will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.	PENDING
24	Transfer of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero dollar consideration.	PENDING
PRIOR TO THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN		
25	Each owner of property developed with commercial uses shall pay an annual fee of twenty-five cents (\$0.25) per square foot of Gross Leasable Area for office and retail uses and twenty-five cents (\$0.25) per square foot of net floor area for hotels to the Downtown Columbia Partnership.	On-going
UPON ISSUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS		
26	To fulfill an affordable housing obligation, each developer will pay a per unit fee to the DCCHF in the following amounts: \$2,000/unit for each unit up to and including the 1,500th unit; \$7,000/unit for each unit between the 1,501th unit up to and including the 3,500th unit; \$9,000/unit for each unit between the 3,501st unit up to and including the 5,500th unit.	On-going
ADDITIONAL CEPPA CONTRIBUTION		
27	Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall provide an annual payment to the DCCHF in the amount of five cents (\$0.05) per square foot of Gross Leasable Area for office and retail uses, and five cents (\$0.05) per square foot of net floor area for hotels. The payment will be made annually by the property owner, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the property. The amount of the charge will be subject to annual adjustment based on a builder's index, land value, or other index provided in the implementing legislation.	On-going

Attachment ‘D’
Relevant Definitions Relating to Downtown Columbia Revitalization
For SDP-15-068
Site Development Plans for Downtown Columbia Revitalization
(Excerpted from Section 103.0.A. of the Zoning Regulations)

[Council Bill 59-2009 (ZRA-113) Effective April 6, 2010]

Downtown Arts, Cultural and Community Use: Land areas, uses and facilities established for cultural, civic, recreation, educational, environmental, entertainment or community use or benefit, whether or not enclosed and whether publicly or privately owned or operated for profit, including, but not limited to, libraries, fire stations, schools, museums, galleries, artistic work, and transit facilities. Eating, seating and gathering areas that are accessory to these uses are permitted.

Downtown Arts and Entertainment Park: A contiguous area including a large outdoor amphitheater which may be surrounded by a variety of smaller indoor or outdoor artistic and performance spaces, museums, galleries and similar cultural or educational uses in a park-like setting. Ancillary uses such as food vendors, gift shops, small restaurants and supporting infrastructure such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking are also permitted.

Downtown CEPPA Implementation Chart: The chart and associated text and flexibility provisions contained in the Downtown Columbia Plan which identify the phasing for Downtown Community Enhancements, Programs and Public Amenities.

Downtown Columbia: The following recorded Final Development Plan Phases: Phase 4, Phase 4-A-5, Phase 21, Phase 47-A-7, Phase 52, Phase 62-A-1, Phase 95, Phase 101-A, Phase 105, Phase 111-A-1, Phase 115, Phase 121, Phase 122-A, Phase 139-A-3, Phase 140-A-1, Phase 192-A, Phase 211, Phase 217-A-1, Phase 219, Phase 234, and the area within the described limits included in exhibit A of the Appendix in these regulations.

Downtown Columbia Plan: The General Plan Amendment for Downtown Columbia approved by County Council Bill No. 58-2009.

Downtown Community Commons: Amenity spaces such as plazas, promenades, greens, gardens, squares and other pedestrian-oriented areas, whether publicly or privately owned, that are intended for community interaction and may include spaces for seating, walking, eating, gathering, fountains, public art, way-finding signage, kiosks, or other similar public amenities. Downtown Community Commons can also include walkways that are designed to enhance and be an integral part of the adjacent amenity space, but shall not include any drive lane for vehicular traffic such as private streets, alleys and public roadways for automotive use. Downtown Community Commons must be generally accessible by the public without charge. Included in this category are Downtown Neighborhood Squares. Downtown Community Commons may be integrated into or developed as a part of other uses and may include underground parking, utilities and other infrastructure supporting downtown revitalization.

Downtown Community Enhancements, Programs and Public Amenities (CEPPA): The specific feasibility studies, improvement and management organizations, environmental enhancement programs, and physical improvements identified in the Downtown CEPPA implementation chart contained in the Downtown Columbia Plan.

Downtown Environmental Restoration: Projects within Downtown Columbia that are identified in Columbia Towncenter Merriweather and Crescent Environmental Enhancements Study or Best Management Practices for Symphony Stream and Lake Kittamaquundi Watersheds involving forest restoration and enhancement, reforestation and afforestation, wetland enhancement, and stream restoration activities.

Downtown Environmentally Sensitive Land Area: An area within Downtown Columbia meeting the definition in the Howard County Land Development Regulations of either a floodplain, steep slope, stream or wetland buffers.

Downtown Maximum Building Height Plan: The plan which graphically represents the maximum building height requirements for all Downtown revitalization, as depicted in the Downtown Columbia Plan.

Downtown Mixed-Use: A land-use designation that permits any use or combination of uses permitted under Section 125.A.9.B., including supporting infrastructure, such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking.

Downtown Neighborhood Concept Plan: A concept plan showing an individual neighborhood identified in the Downtown Columbia Plan that depicts a general layout for proposed public and private streets, block sizes and configurations, maximum building heights and proposed Downtown Community Commons as context for the evaluation of the Final Development Plans.

Downtown Neighborhood Design Guidelines: Urban design guidelines for an individual neighborhood identified in the Downtown Columbia Plan.

Downtown Neighborhood Square: An outdoor amenity space comprised of not less than 25,000 contiguous square feet, exclusive of bike paths and required sidewalks that might be located along its perimeter. A Downtown Neighborhood Square may be covered or partially covered.

Downtown Net New: As applicable, the number of dwellings, hotel and motel rooms, and the amount of gross floor area of commercial office and commercial retail uses that are permitted under the Downtown Revitalization Approval Process after April 6, 2010 in excess of the number of dwellings, hotel and motel rooms, and gross floor area of commercial office and commercial retail uses that are shown on a Site Development Plan for property located within Downtown Columbia that was approved prior to April 6, 2010.

Downtown Open Space Preservation Plan: A plan included in the Downtown Columbia Plan delineating all land in Downtown Columbia designated as open space on a Final Development Plan recorded prior to April 6, 2010 that is required to retain its existing character as: Downtown Environmentally Sensitive Land; Downtown Parkland; Downtown Community Commons; or a Downtown Arts and Entertainment park, as specified in Section 125.A.9.H.

Downtown Parkland: An area generally accessible by the public without charge for active and/or passive recreation purposes which consists primarily of vegetated areas with a natural character, more formal lawns, gardens and walks, pedestrian connections, minor active structured recreation uses such as urban playgrounds, public art, fountains and minimal structures such as cafes and outdoor dining areas, gazebos, pavilions, outdoor stages, and kiosks.

Downtown Primary Amenity Space Framework Diagram: A plan and associated text included in the Downtown Columbia Plan depicting existing and proposed primary amenity and natural spaces in Downtown Columbia.

Downtown Public Art: Original outdoor artwork which is accessible to the public.

Downtown Revitalization: A form of development required in Downtown Columbia after April 6, 2010 in compliance with the applicable provisions of Section 125 that must conform with the recommendations of the Downtown Columbia Plan.

Downtown Revitalization Phasing Plan: A phasing plan included in the Downtown Columbia Plan identifying additional development rights by phase for Downtown Revitalization.

Downtown Signature Building: An existing or proposed structure which requires premiere attention to its architectural design because of its cultural significance or prominent location in relationship to the public realm, such as its position on a street or open space, or as the terminus of a vista.

Downtown-wide Design Guidelines: General urban design guidelines for Downtown Revitalization adopted by the Howard County Council.

Additional definitions pertinent to The Crescent Neighborhood can be found on pages 173-178 (Chapter 7) of The Crescent Neighborhood Design Guidelines.

ATTACHMENT E
SDP-15-068-Crescent Parcel A and E
FDP-DC-Crescent-1 – Adopted Conditions of Approval
for consideration with Criteria B

1. The Petitioner must adequately address all remaining technical comments provided by the Subdivision Review Committee in the letter dated February 20, 2015.
2. The Petitioner must incorporate the changes to the Neighborhood Boundary on the Neighborhood Concept Plan and Final Development Plan and to the Downtown Community Commons calculations on the Neighborhood Concept Plan as shown on Exhibits 6 and 7.
3. The Petitioner must change the language of Merriweather Post Pavilion parking note on Sheet 1 of the Final Development Plan from “*on- or off-site*” to “*within Downtown*”.
4. Consideration would be given as the site plans (sic. site development plans) for particularly Area 1 but even the other (sic. development) areas would be looked at in more detail with the idea that there needs to be some kind of a more open area that is less structured that would provide some opportunities for some unstructured recreation.
5. The Petitioner should work to address the off-site forest restoration (SS-S5) as soon as possible.