

*Howard Hughes.*

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

# DESIGN ADVISORY PANEL

COLUMBIA, MARYLAND

OCTOBER 24, 2018

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

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

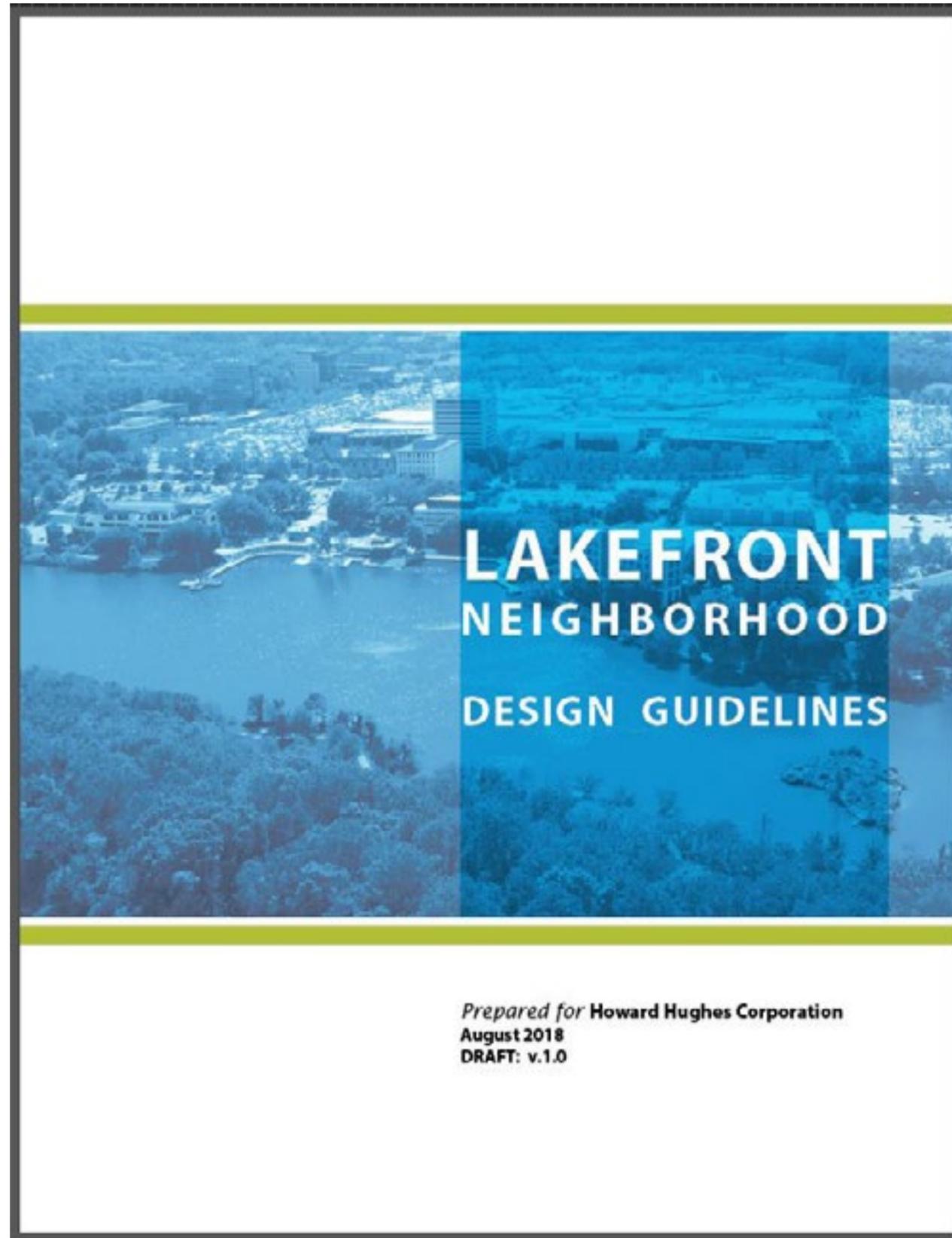
ADA access from the Whole Foods retail level to the newly activated features and down to the waterfront, is achieved via a combination of accessible hardscape ramps and a low impact boardwalk, to minimize disturbance of existing tree roots and minimize grading impacts.

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

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

## PROJECT GOALS AND DESIGN PHILOSOPHY

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





**A Lakefront Connection Overview:**

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

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

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





**B Lakefront Plaza Overview:**

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

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

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



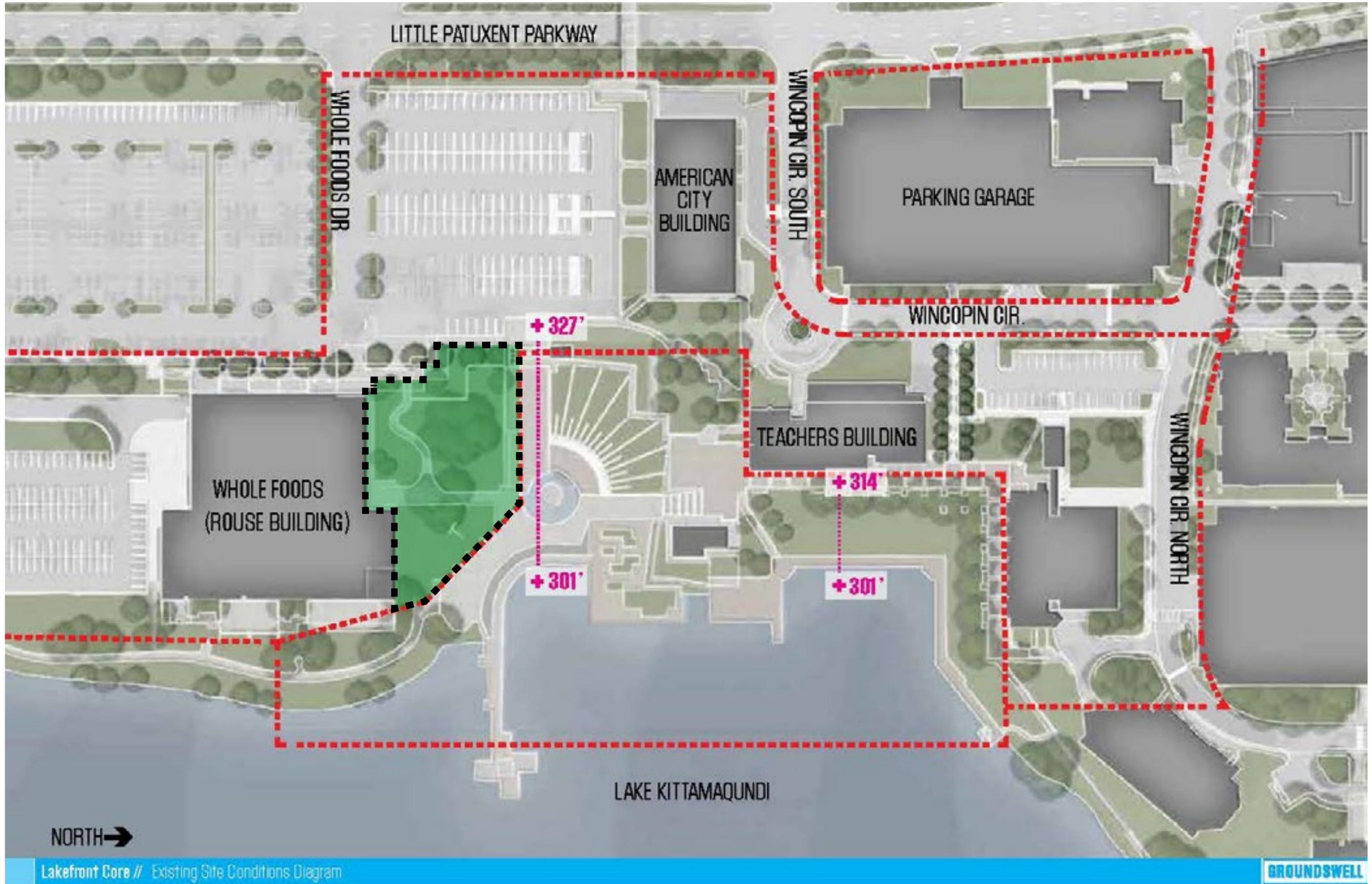


**C Downtown Neighborhood Square and Veterans Monument Overview:**

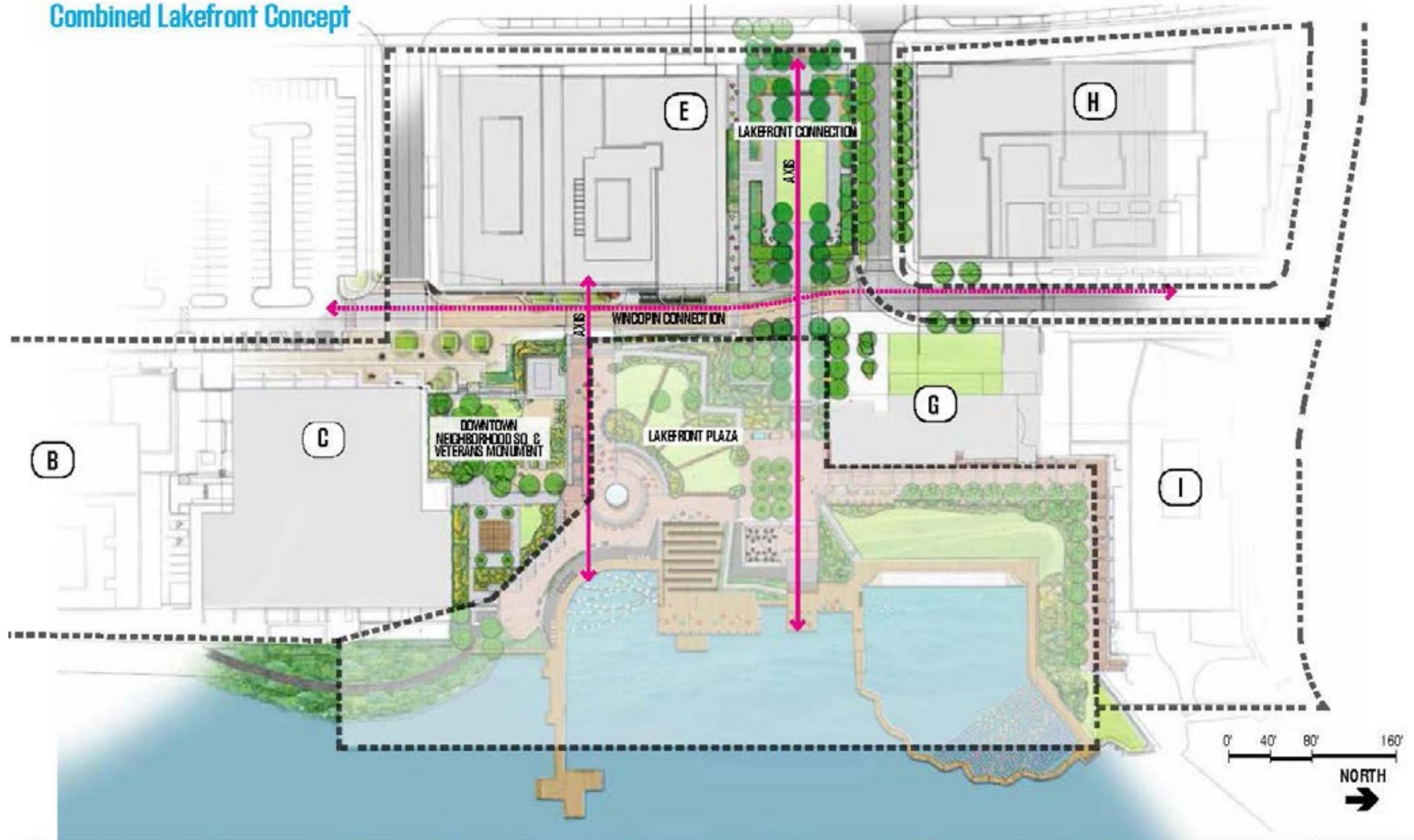
Located north of Whole Foods, the repurposed Rouse Headquarters building, the Downtown Neighborhood Square is planned as a plaza and civic center for Downtown Columbia. This Plaza is envisioned to house a Veterans Monument, hardscape, lawn, play features, and shade all intended for civic gathering and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

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



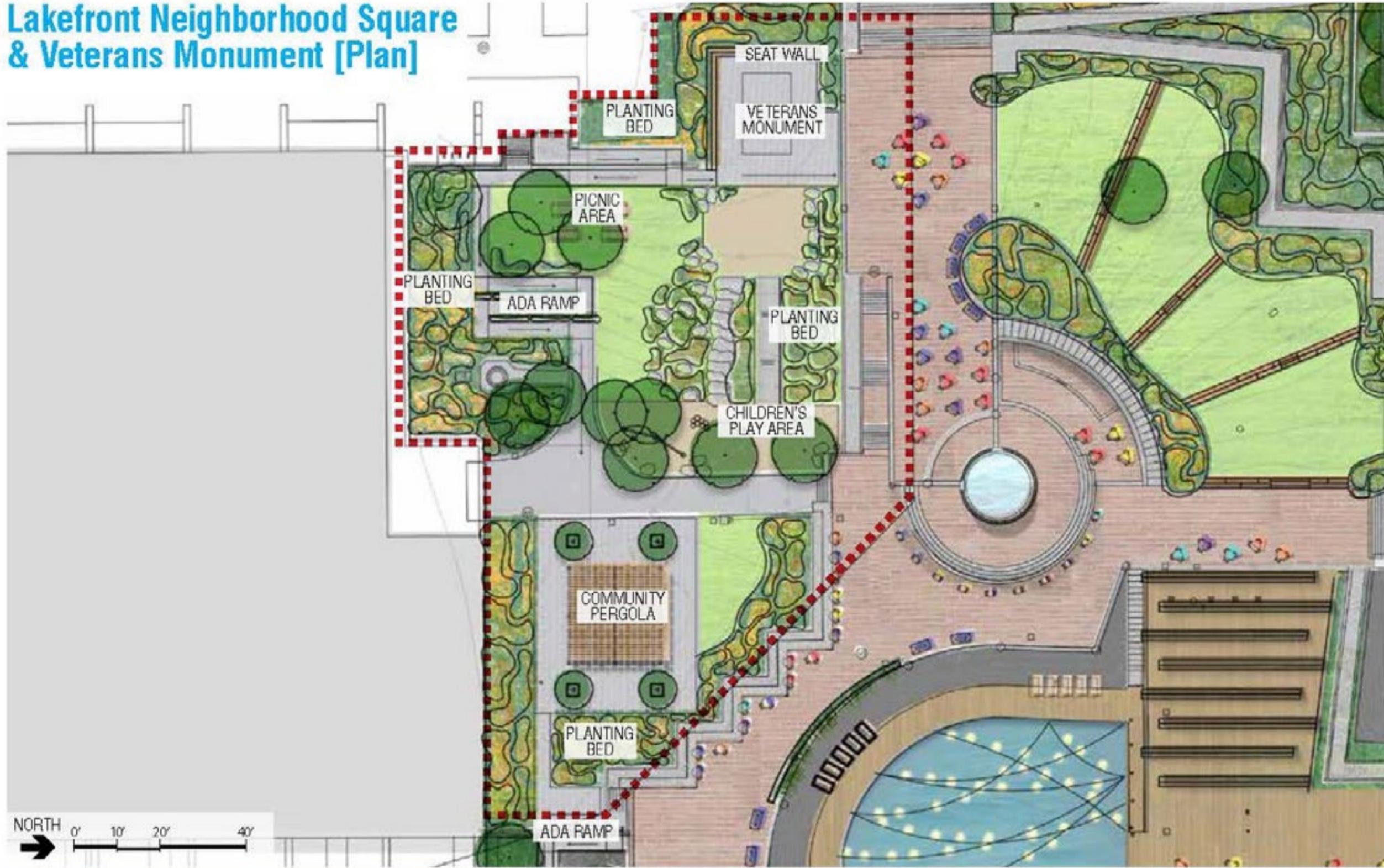


# Combined Lakefront Concept



Lakefront Core // Lakefront Plaza - Concept Plan GROUNDSWELL

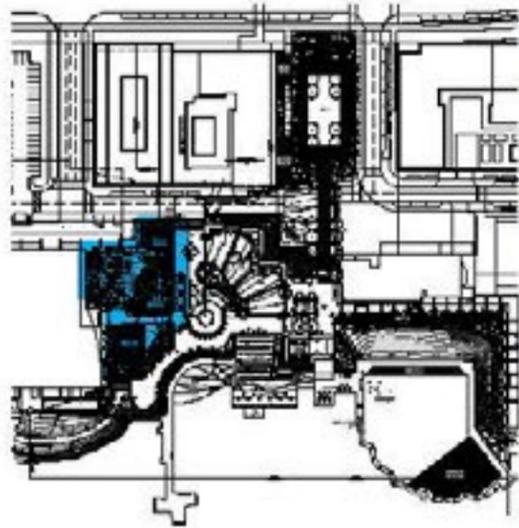
# Lakefront Neighborhood Square & Veterans Monument [Plan]



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

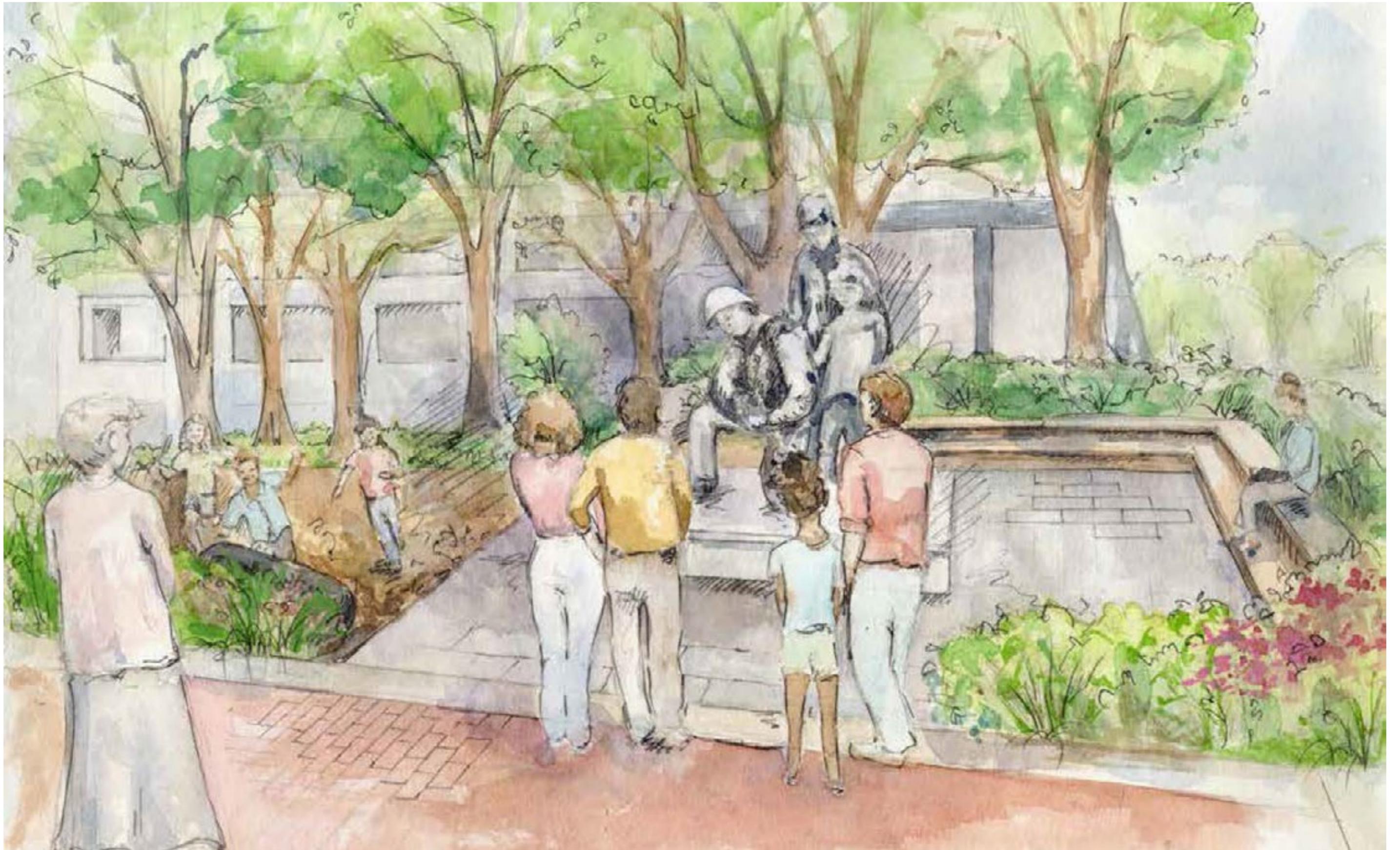
GROUNDWELL

# Lakefront Neighborhood Square & Veterans Monument [Vibe]



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

GROUNDWELL



COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE | **VETERANS MONUMENT CONCEPT RENDERING**

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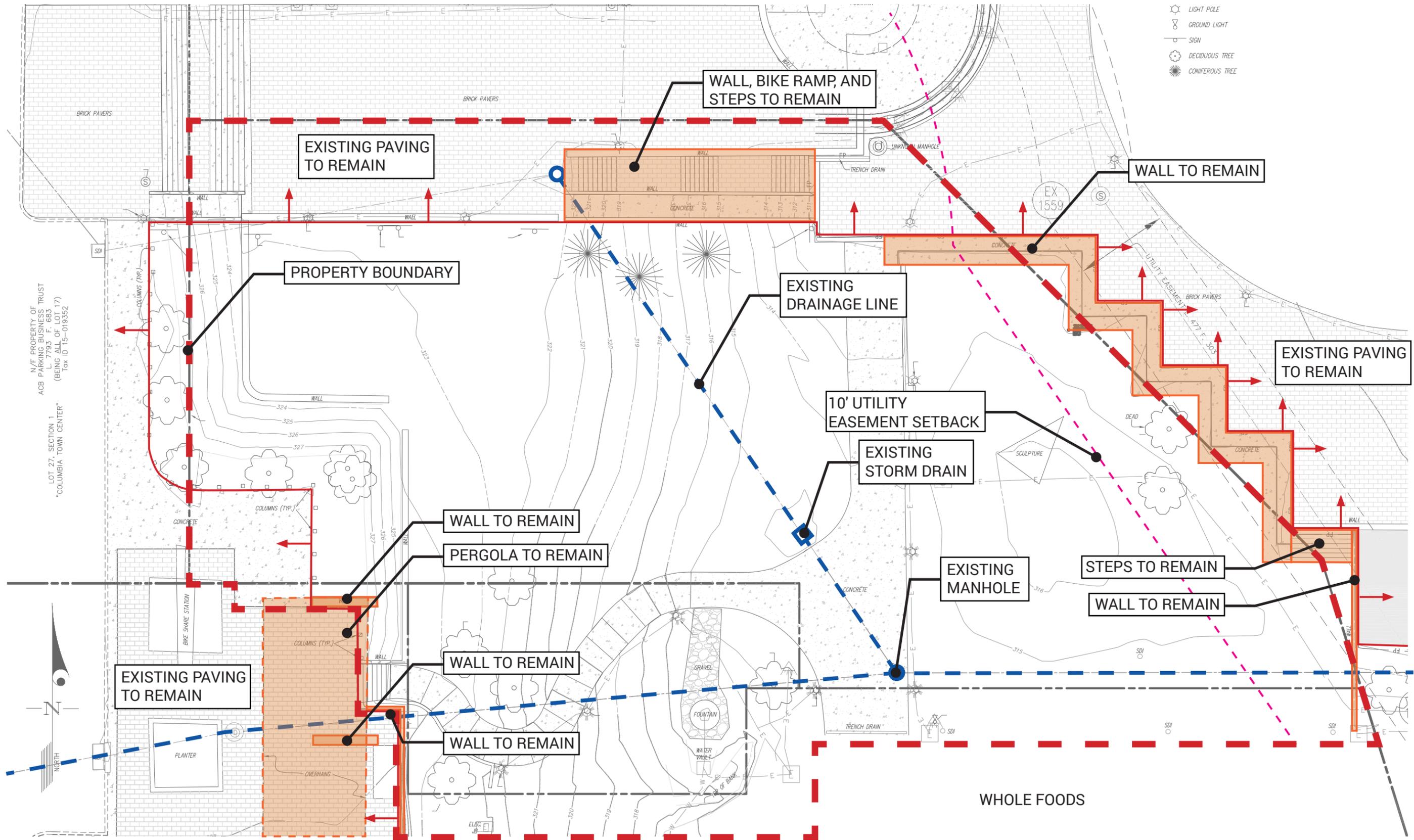
**Design  
Collective**



# CONTEXT & SITE ANALYSIS

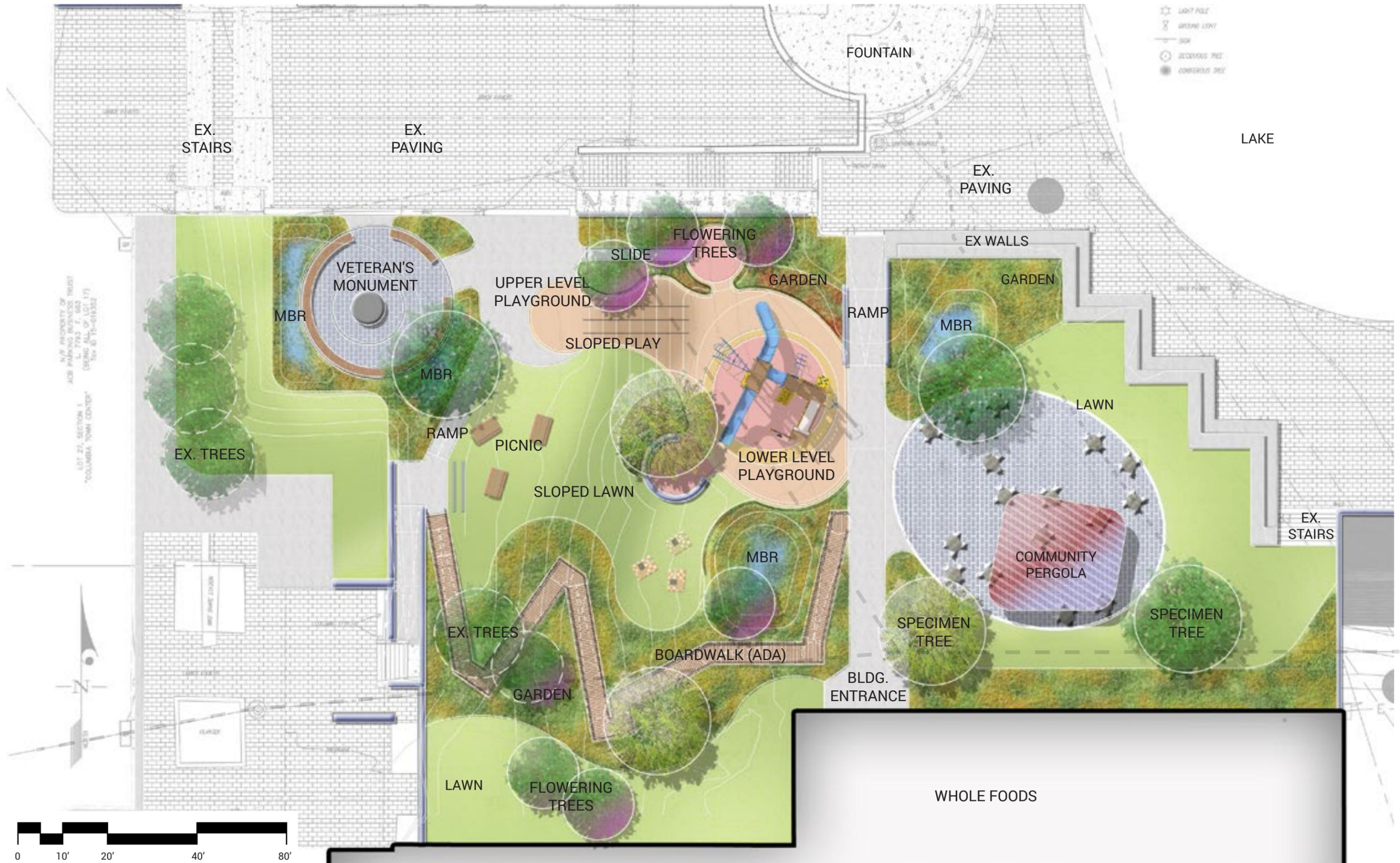
COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE | CONTEXT + SITE ANALYSIS



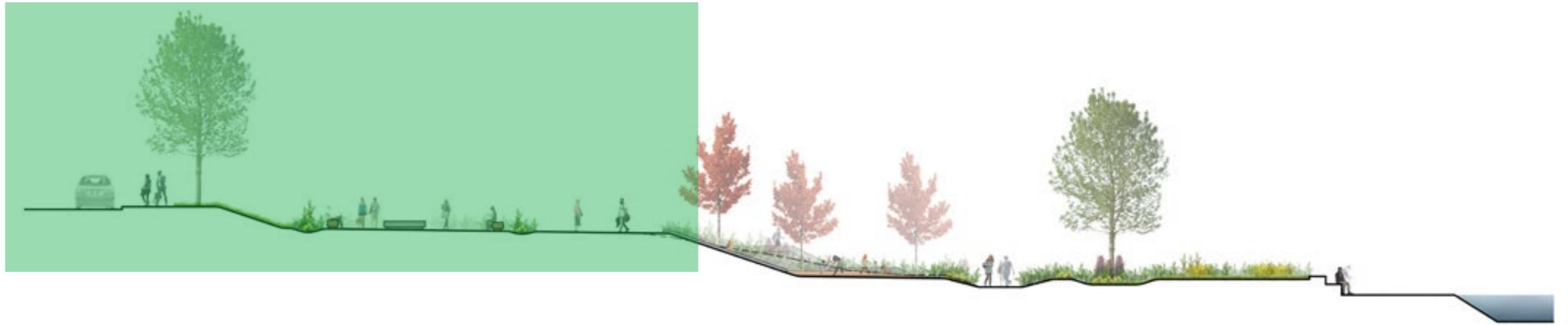


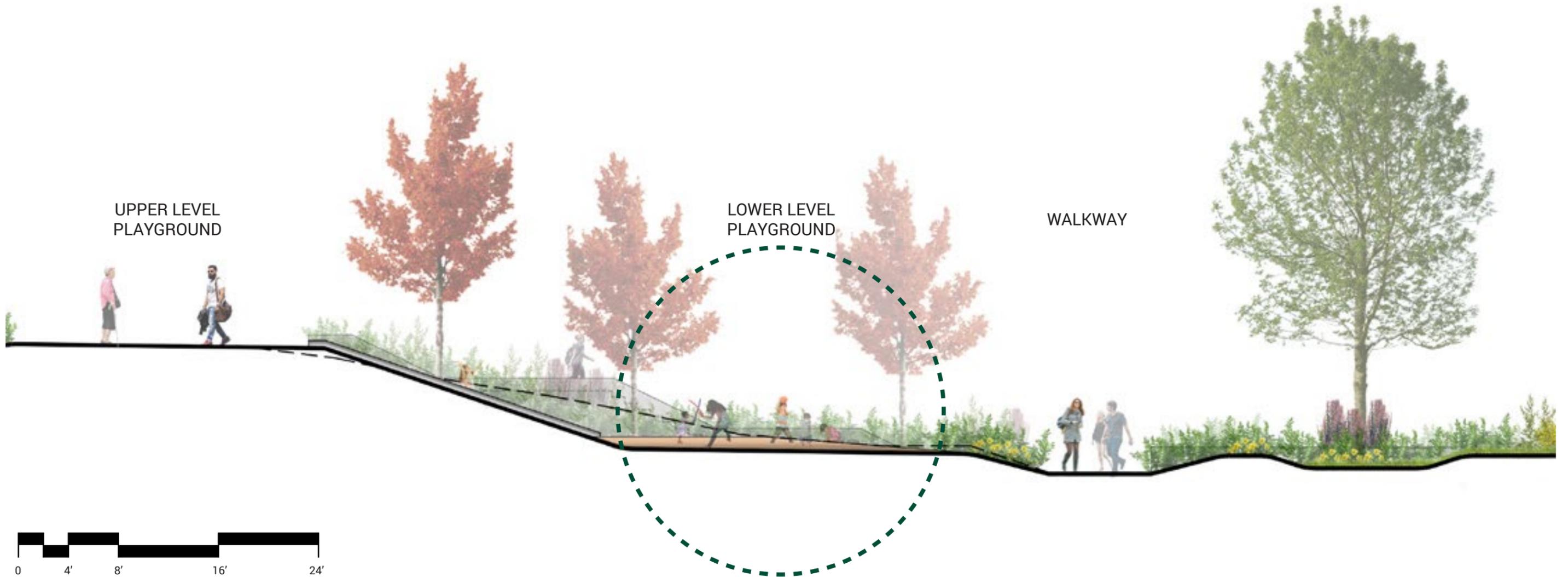
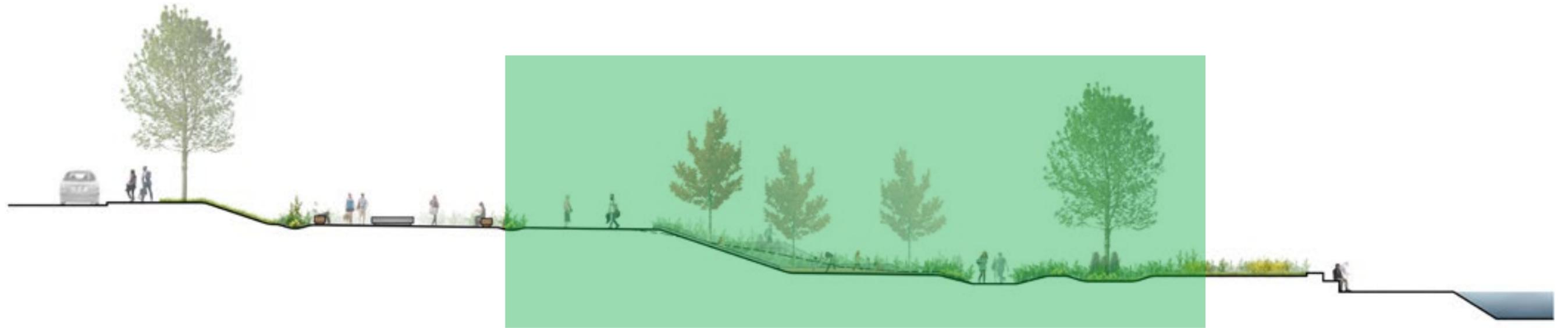


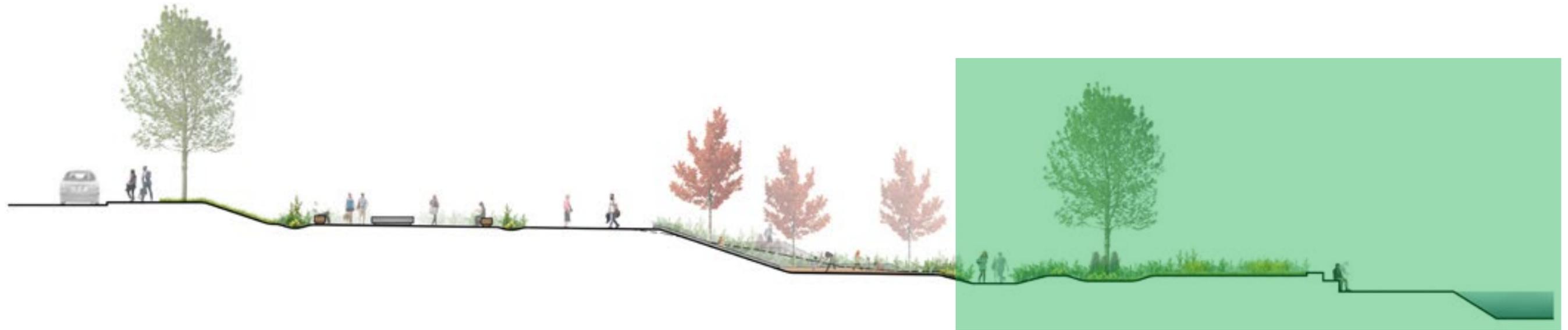
# CONCEPT









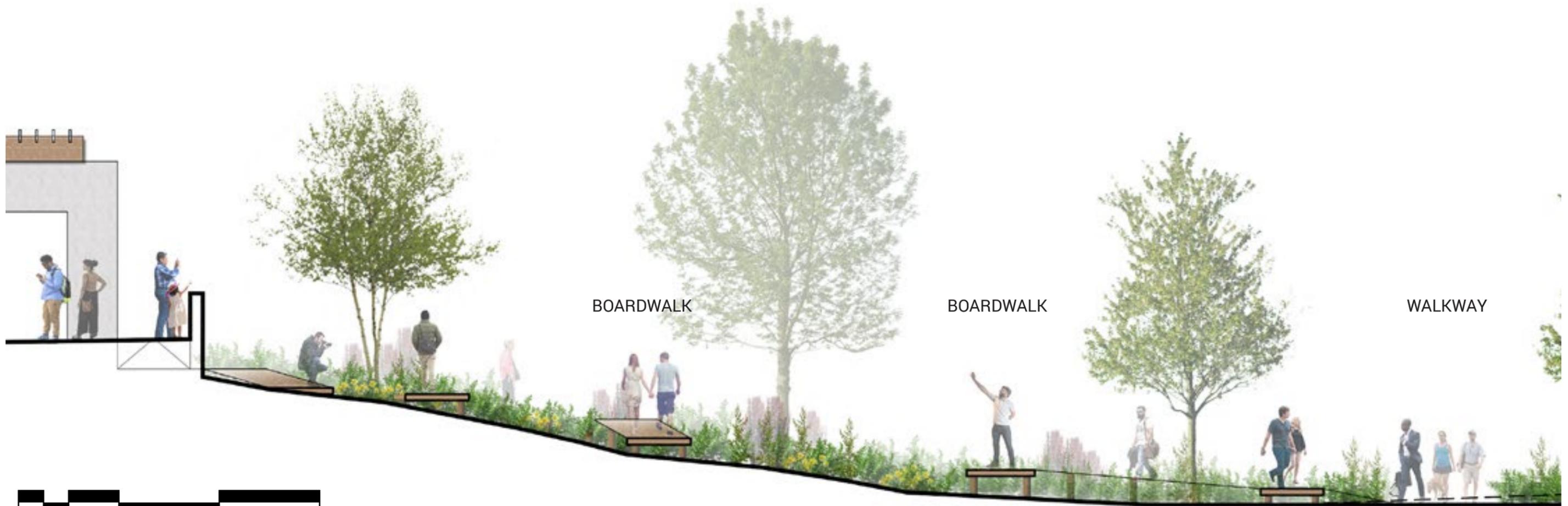


WALKWAY

LAKEFRONT PROMENADE

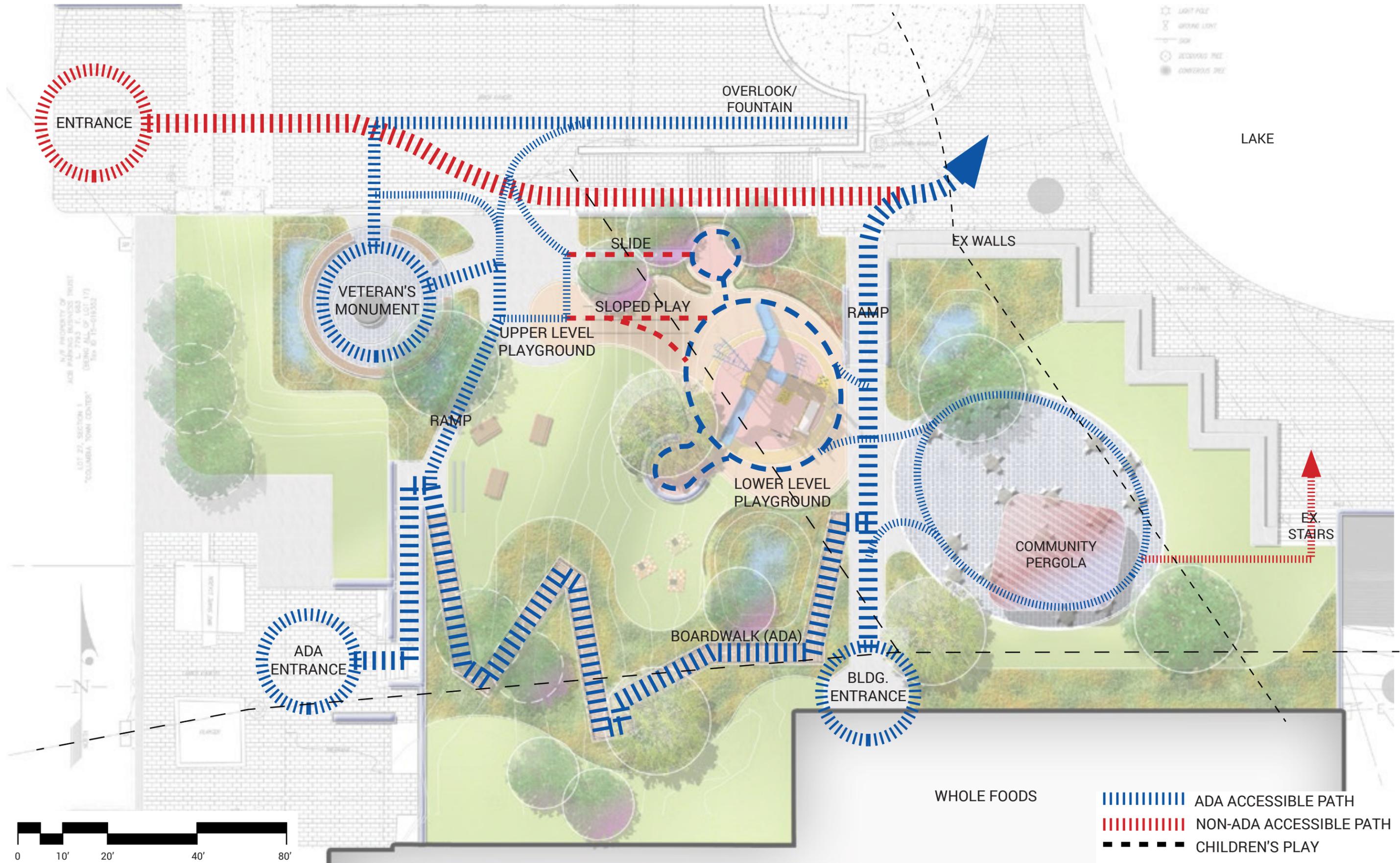












COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE | **CIRCULATION DIAGRAM**

## TREE INVENTORY AND ANALYSIS DEFINITIONS

### EXCELLENT CONDITION

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

### GOOD CONDITION

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

### FAIR CONDITION

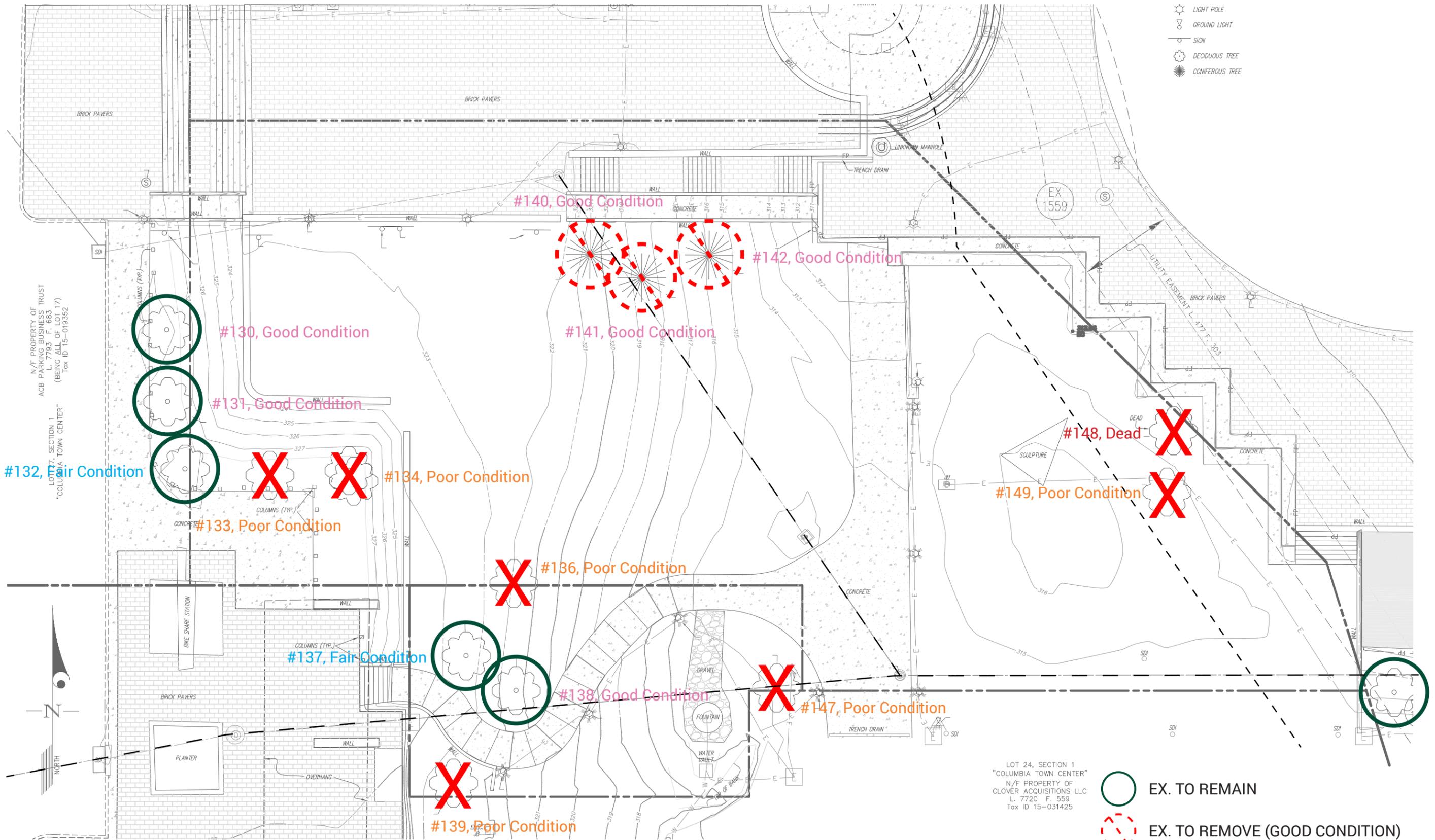
ANY TREE NOTED TO BE IN FAIR CONDITION CURRENTLY DISPLAYS MODERATE VIGOR, BUT MAY BE DECLINING IN HEALTH OR HAVE SAFETY OR PEST CONCERNS. RECOMMENDATIONS FOR TREE MAINTENANCE UP TO AND INCLUDING REMOVAL COULD BE LIKELY.

### POOR CONDITION

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

### DEAD CONDITION

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

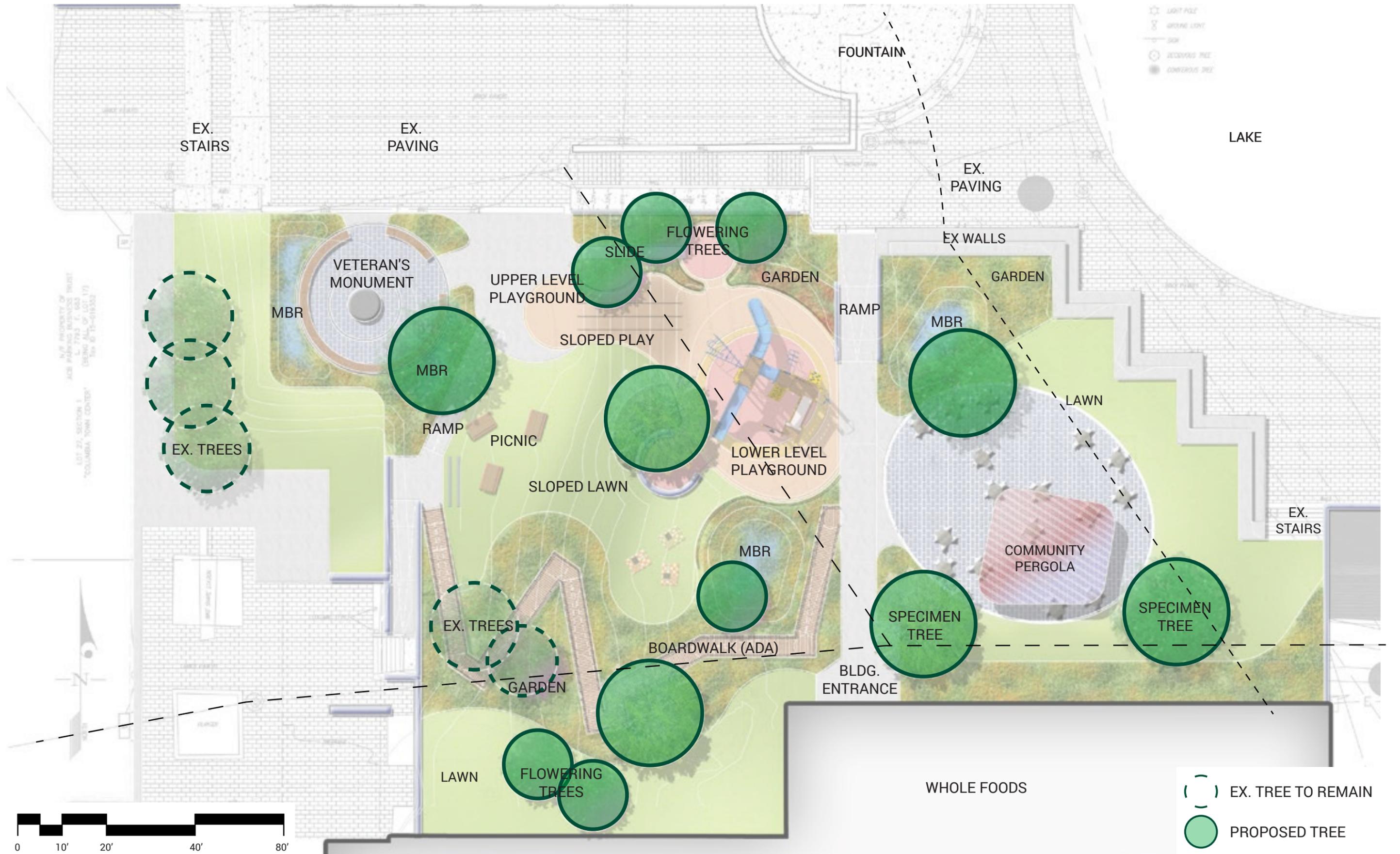


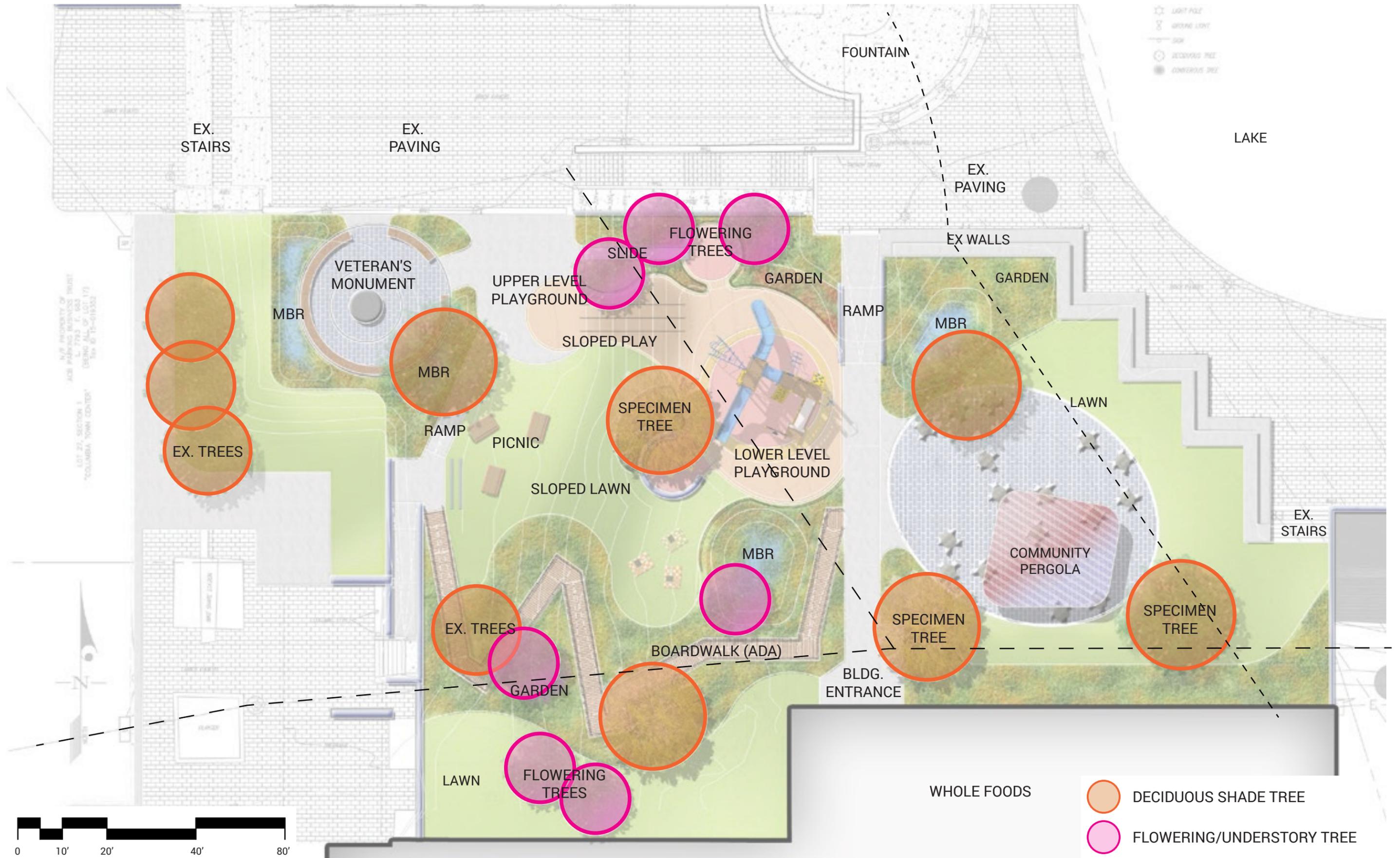
- ☉ LIGHT POLE
- ⚡ GROUND LIGHT
- SIGN
- ⊗ DECIDUOUS TREE
- ☼ CONIFEROUS TREE

LOT 24, SECTION 1  
 "COLUMBIA TOWN CENTER"  
 N/F PROPERTY OF  
 CLOVER ACQUISITIONS LLC  
 L. 7720 F. 559  
 Tax ID 15-031425

- EX. TO REMAIN
- ⊗ EX. TO REMOVE (GOOD CONDITION)
- ✗ EX. TO REMOVE (POOR CONDITION)









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



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



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



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



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



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



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



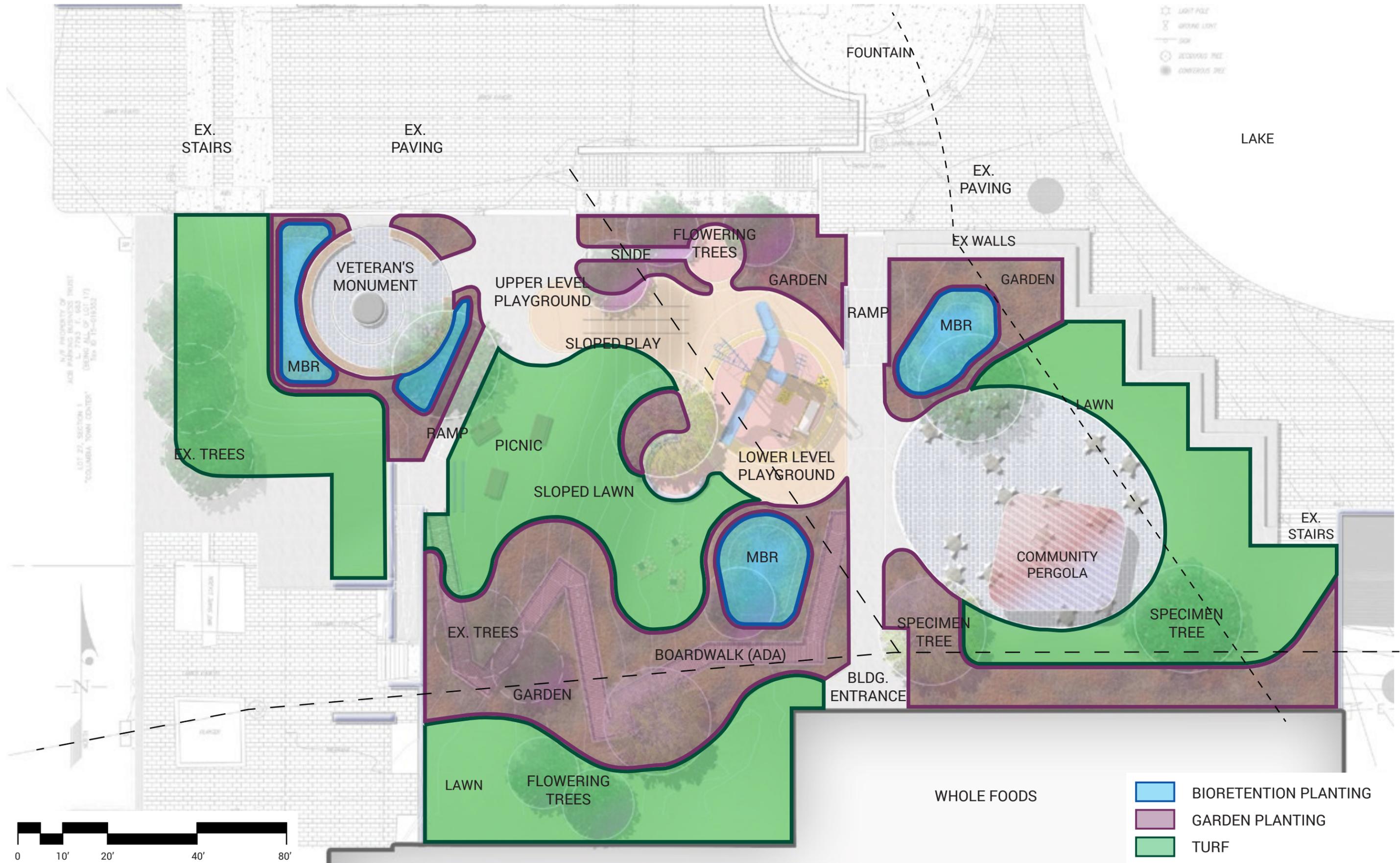
Cercis canadensis  
Eastern Redbud  
Height: 20 ft.-30 ft.  
Spread: 25 ft.-35 ft.  
Bloom Time: April  
Misc.: Attracts butterflies, yellow fall color



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



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



COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE | PLANTING DIAGRAM



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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

- ☆ LIGHT POLE
- ⊗ GROUND LIGHT
- SWL
- DECIDUOUS TREE
- CONIFEROUS TREE





ML1



ML8



ML17



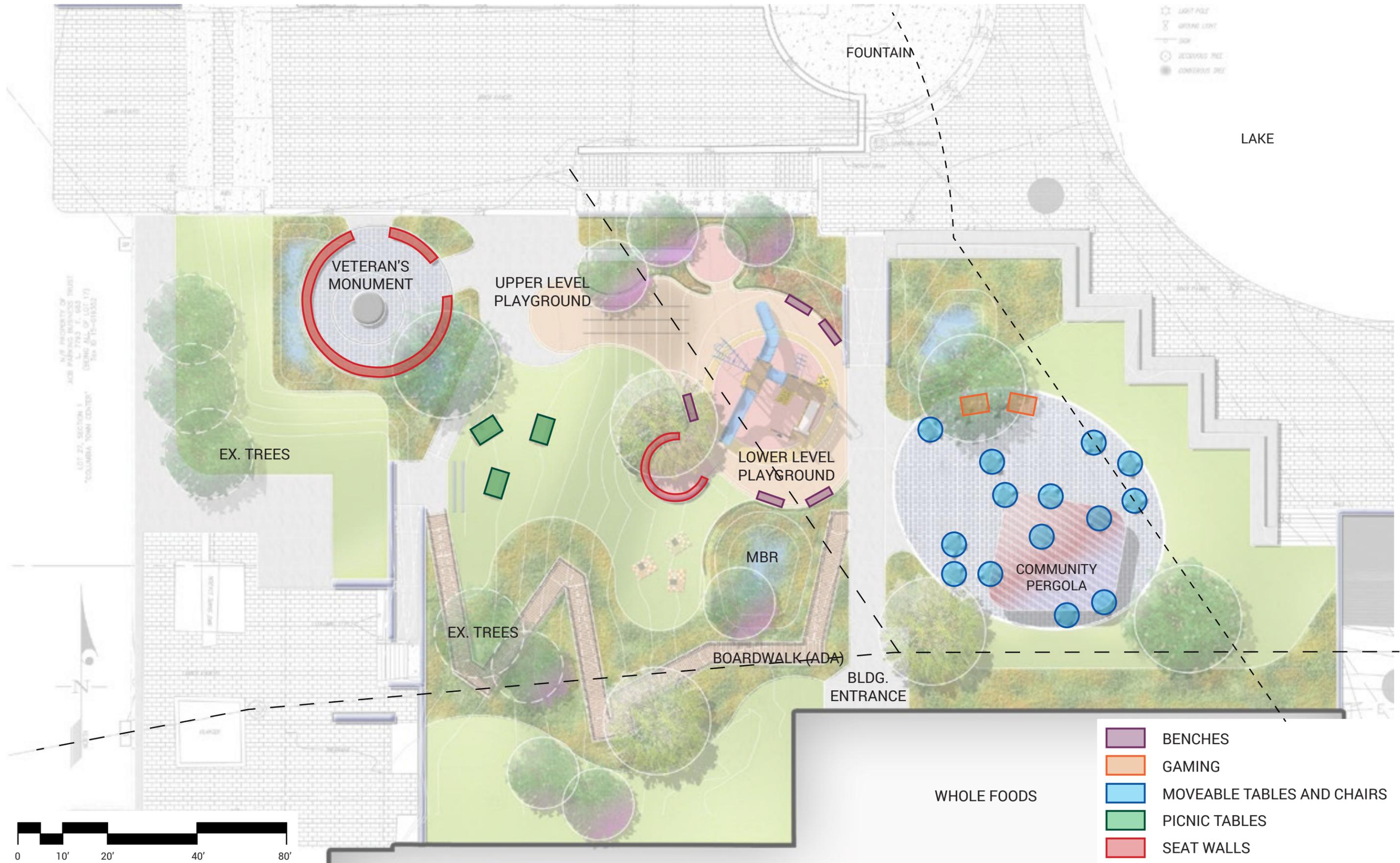
ML18



ML20



PL1





LANDSCAPE FORMS HARVEST PICNIC TABLE



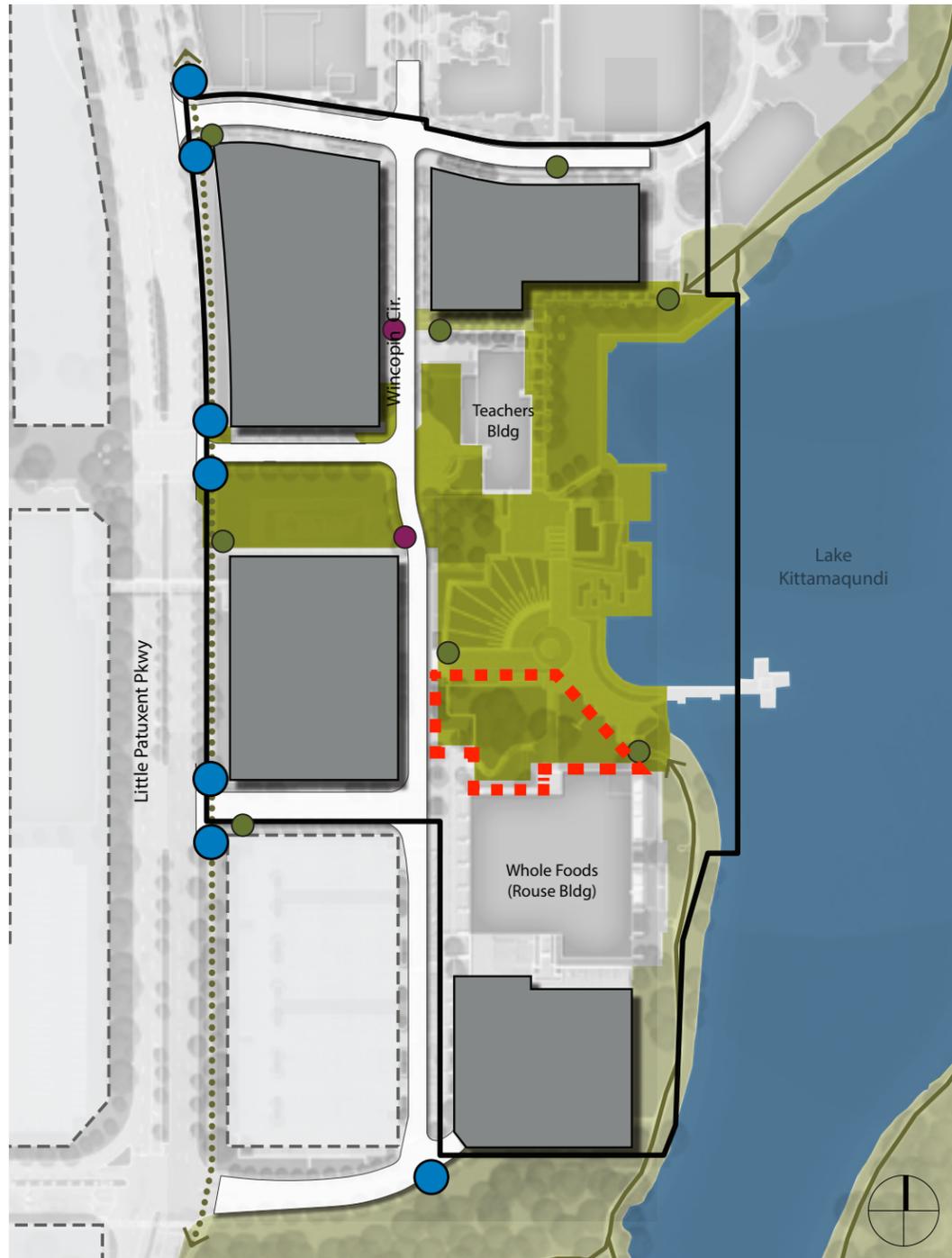
LANDSCAPE FORMS NEOLIVIANO BENCH



LANDSCAPE FORMS PARC CENTRE LOUNGE AND OTTOMAN



OUTDOOR FOOSBALL AND TABLE TENNIS

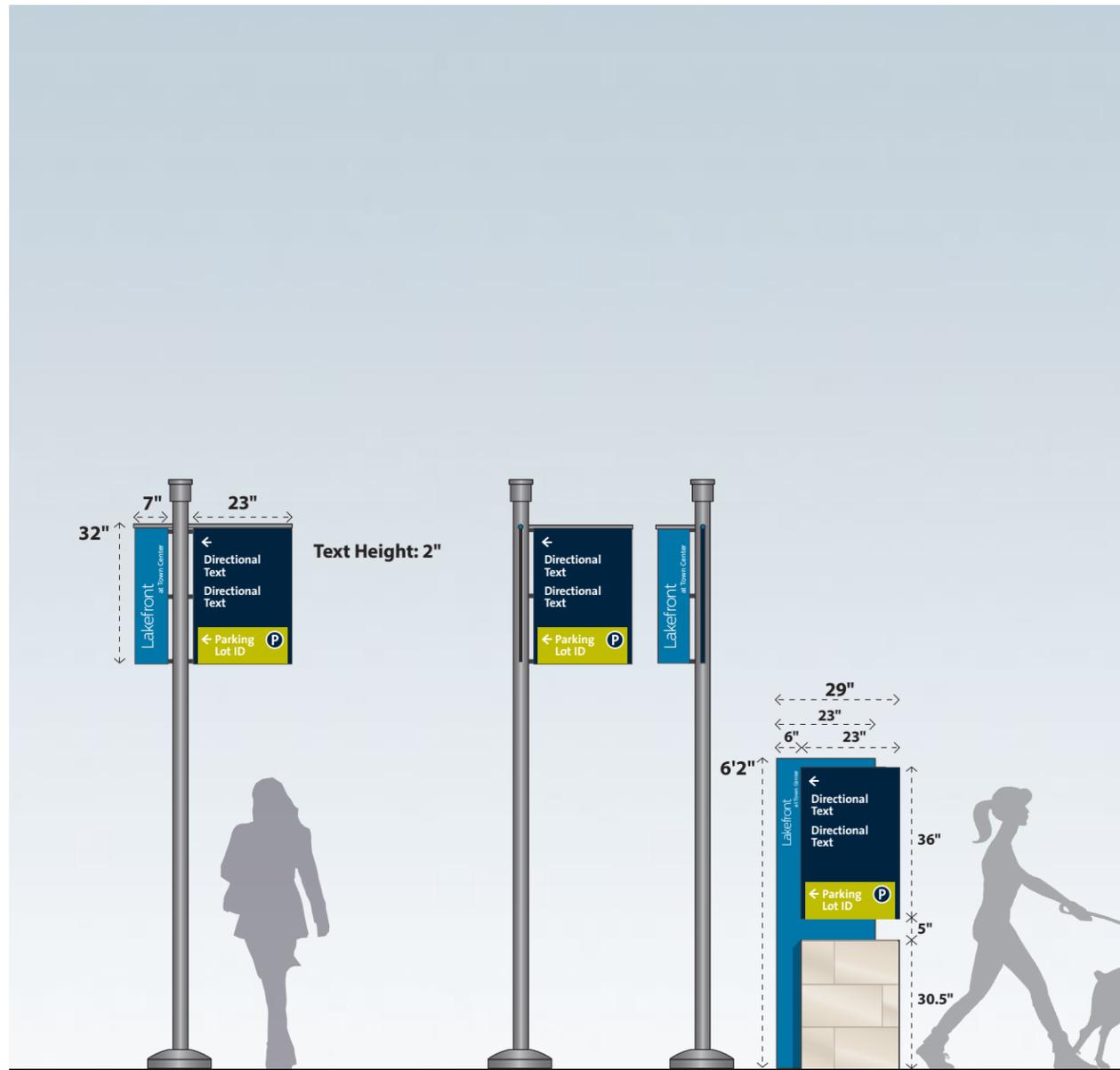


- VEHICULAR DIRECTIONAL SIGNAGE
- PEDESTRIAN DIRECTIONAL SIGNAGE
- DIRECTORY SIGNAGE

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



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



Pedestrian Directional\*

**Color Palette**

<p>Option 1</p> <p>Pantone 167c    Pantone Black 2c    Pantone 7500c</p>	<p>Option 2</p> <p>Copper Metallic    Pantone 8624c    Pantone 7502c</p>
<p>Option 3</p> <p>Dark Bronze Metallic    Pantone 7533c    Pantone 7529c</p>	<p>Option 4</p> <p>Pantone 7690c    Pantone 289c    Pantone 390c</p>

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

**Typefaces Palette**

<p>Downtown and Neighborhood Name Fonts:</p> <p><b>ABCDEFGHIJKLMNOPQRSTUVWXYZ VWXYZ &amp; ? . \$ abcdefghijklmnopqrstuvwxyz 123456789</b></p> <p>Centrale Sans Light</p>	<p>Identifying and Directional Information Fonts:</p> <p><b>ABCDEFGHIJKLMNOPQRSTUVWXYZ WXYZ &amp; ? . \$ abcdefghijklmnopqrstuvwxyz 123456789</b></p> <p>The Sans Bold</p>
<p><b>ABCDEFGHIJKLMNOPQRSTUVWXYZ VWXYZ &amp; ? . \$ abcdefghijklmnopqrstuvwxyz 123456789</b></p> <p>Centrale Sans Medium</p>	<p><b>ABCDEFGHIJKLMNOPQRSTUVWXYZ WXYZ &amp; ? . \$ abcdefghijklmnopqrstuvwxyz 123456789</b></p> <p>The Sans Condensed Bold</p>



# EXISTING CONDITIONS

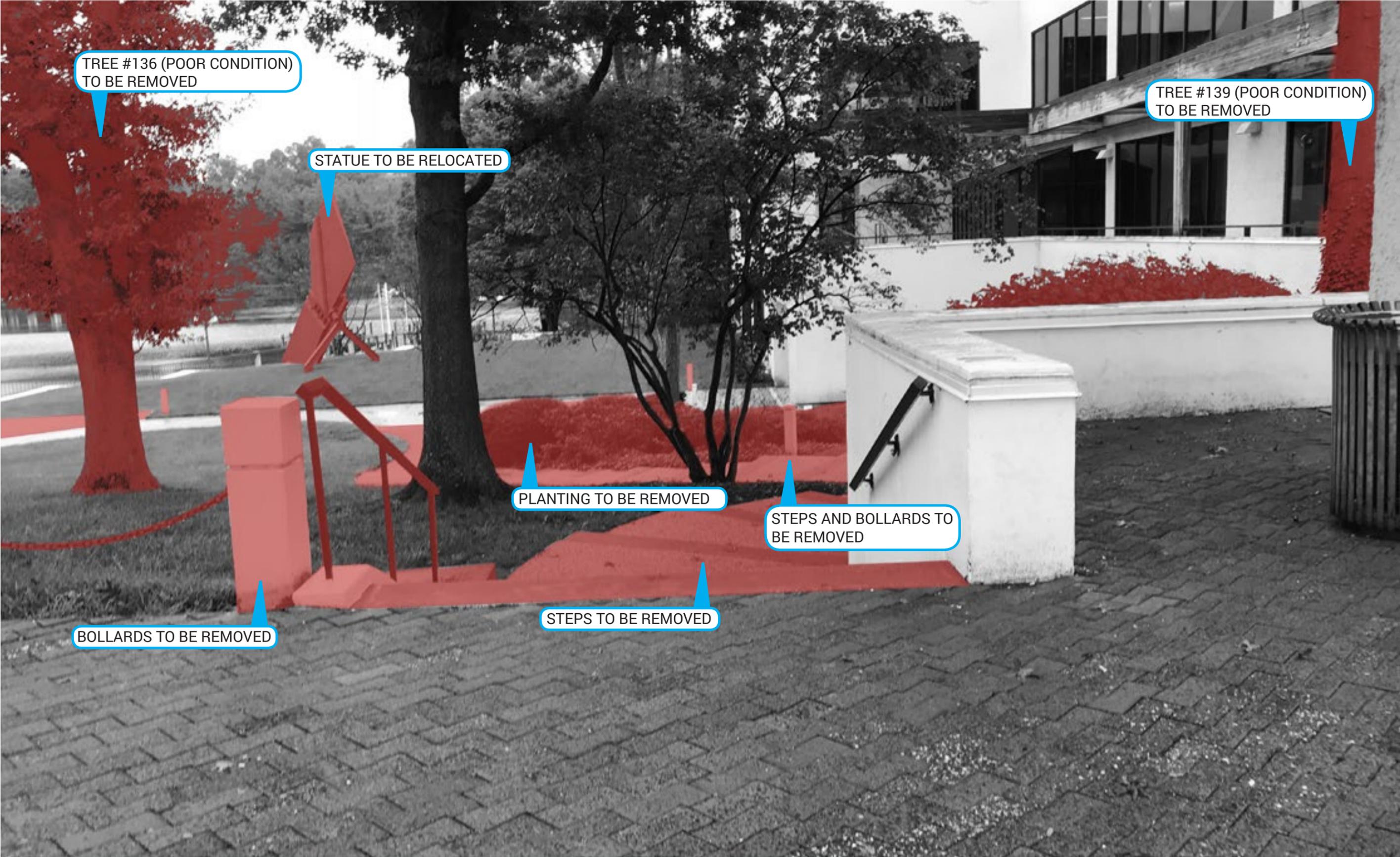


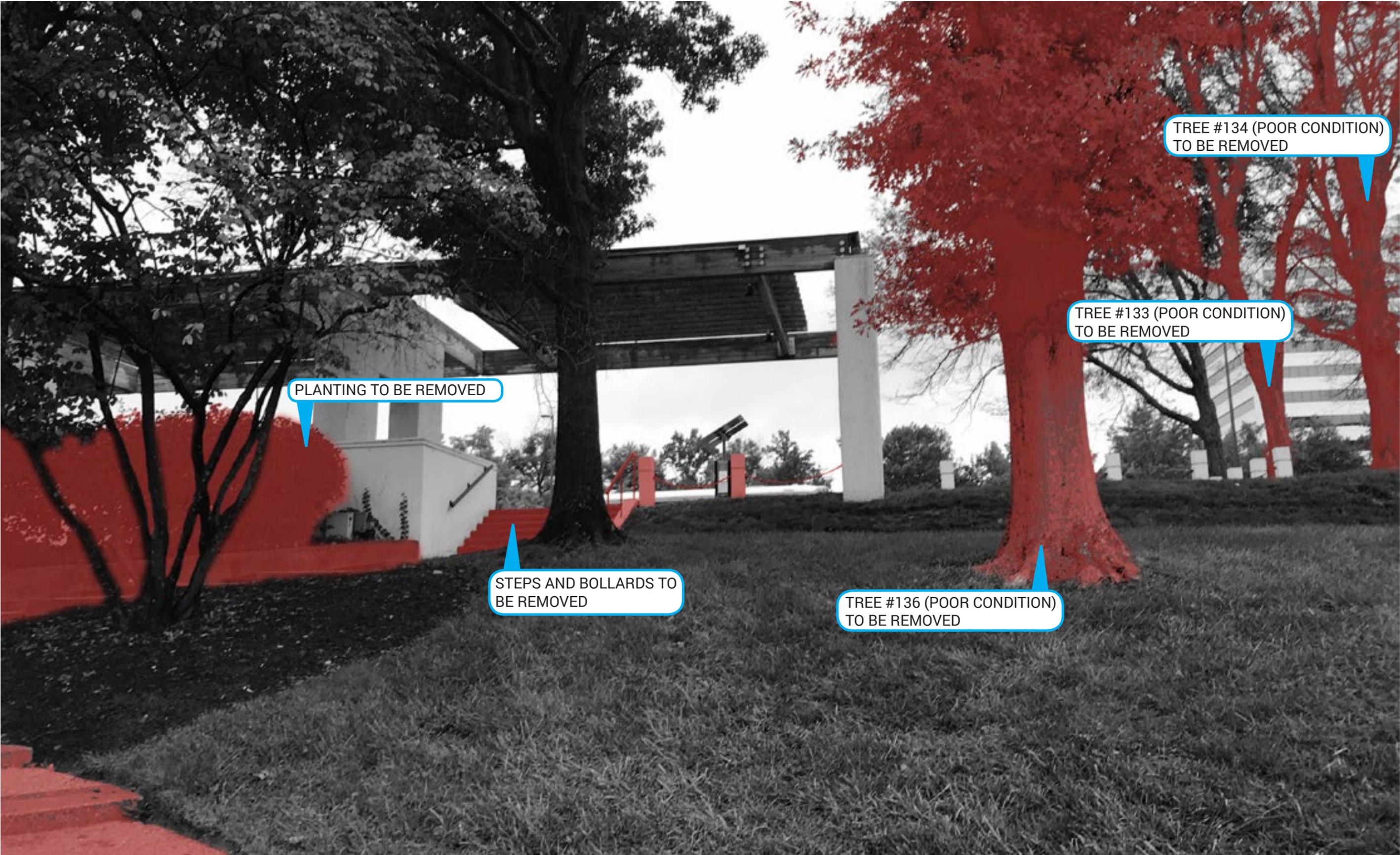
TREE #136 (POOR CONDITION)  
TO BE REMOVED

TREE #139 (POOR CONDITION)  
TO BE REMOVED

STATUE TO BE RELOCATED

BOLLARDS TO BE REMOVED





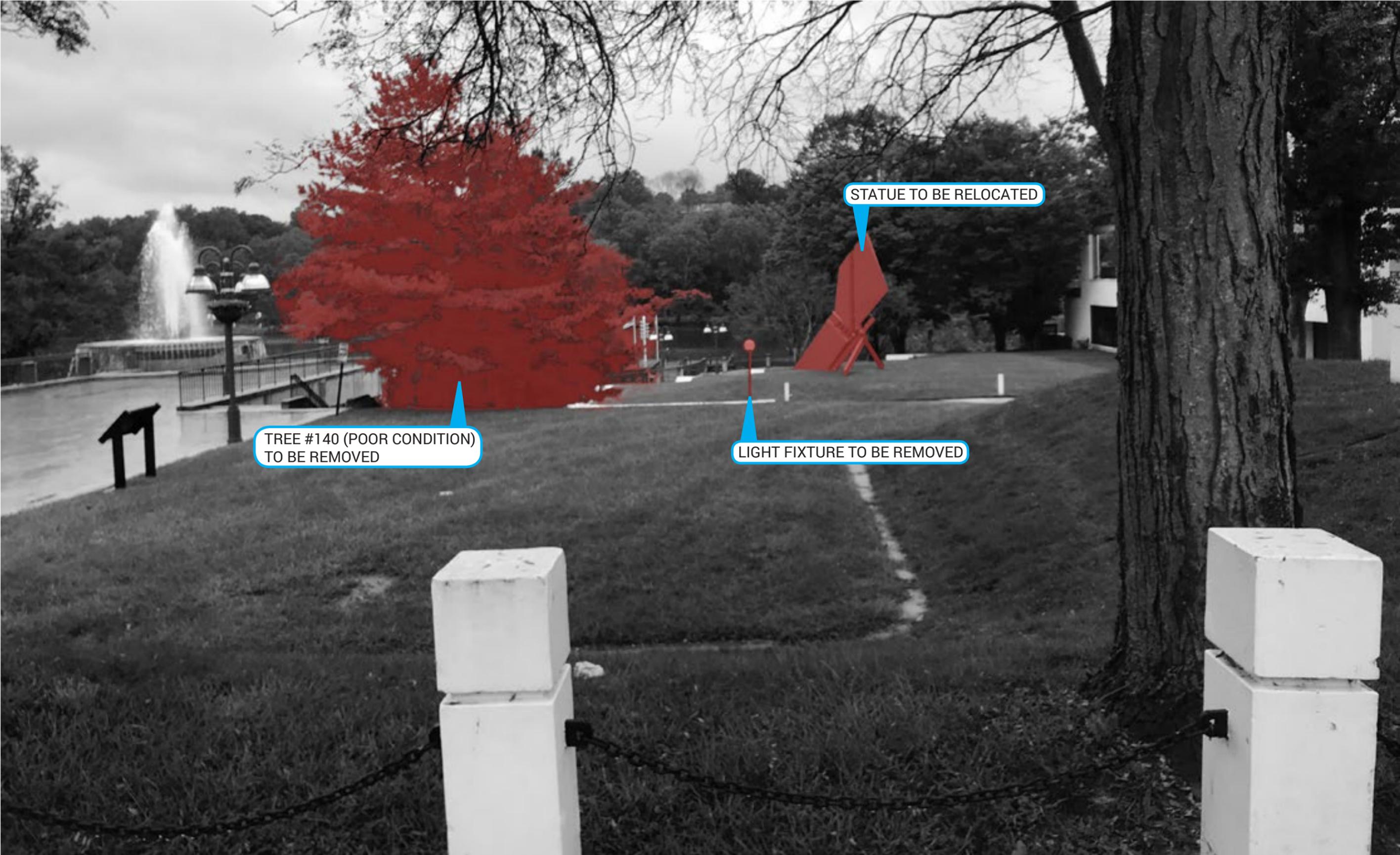
PLANTING TO BE REMOVED

STEPS AND BOLLARDS TO BE REMOVED

TREE #136 (POOR CONDITION) TO BE REMOVED

TREE #133 (POOR CONDITION) TO BE REMOVED

TREE #134 (POOR CONDITION) TO BE REMOVED



TREE #140 (POOR CONDITION)  
TO BE REMOVED

STATUE TO BE RELOCATED

LIGHT FIXTURE TO BE REMOVED



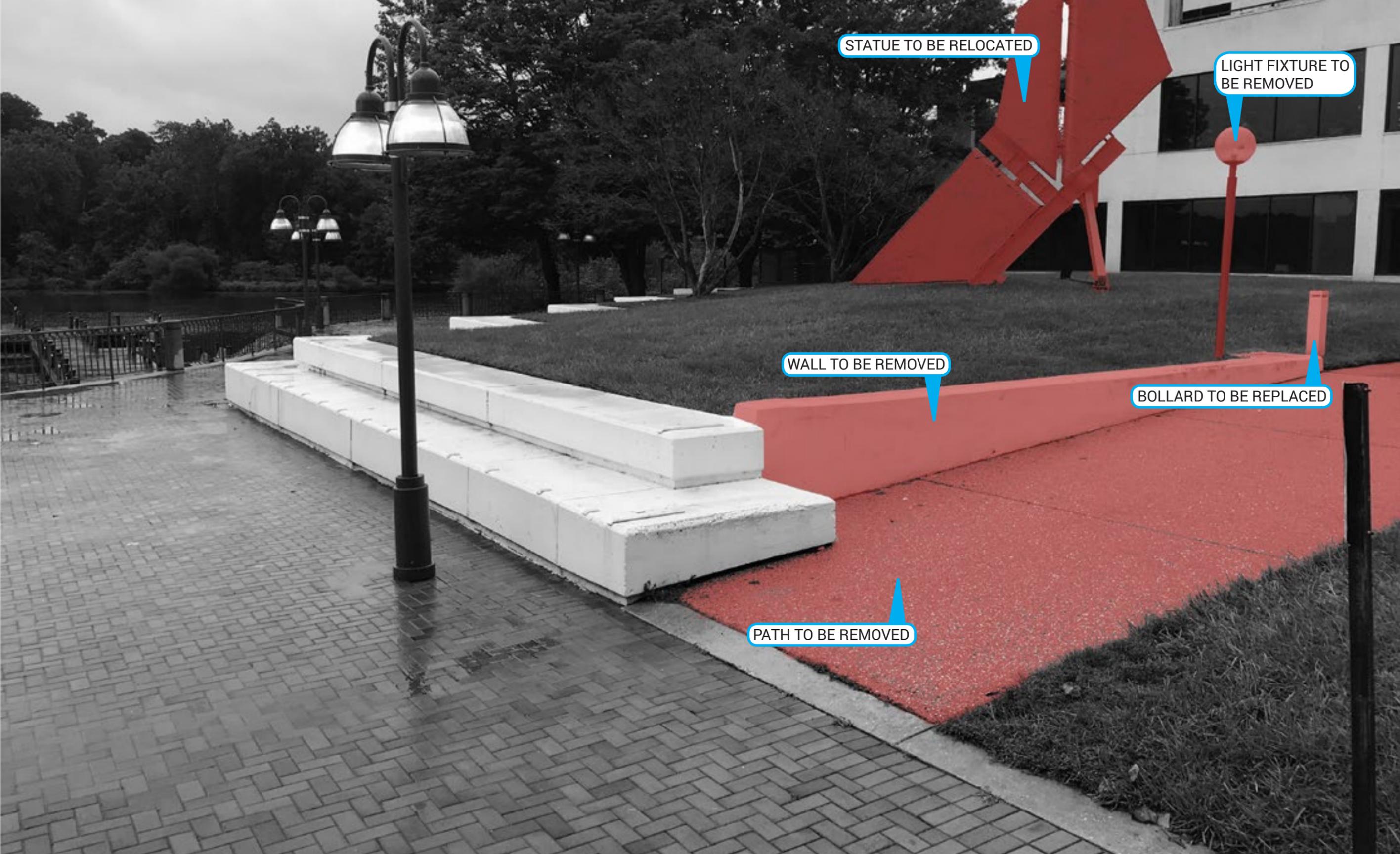
TREE #147 (POOR CONDITION)  
TO BE REMOVED

TREE #136 (POOR CONDITION)  
TO BE REMOVED

PLANTING TO  
BE REPLACED

TREE #134 (POOR CONDITION)  
TO BE REMOVED

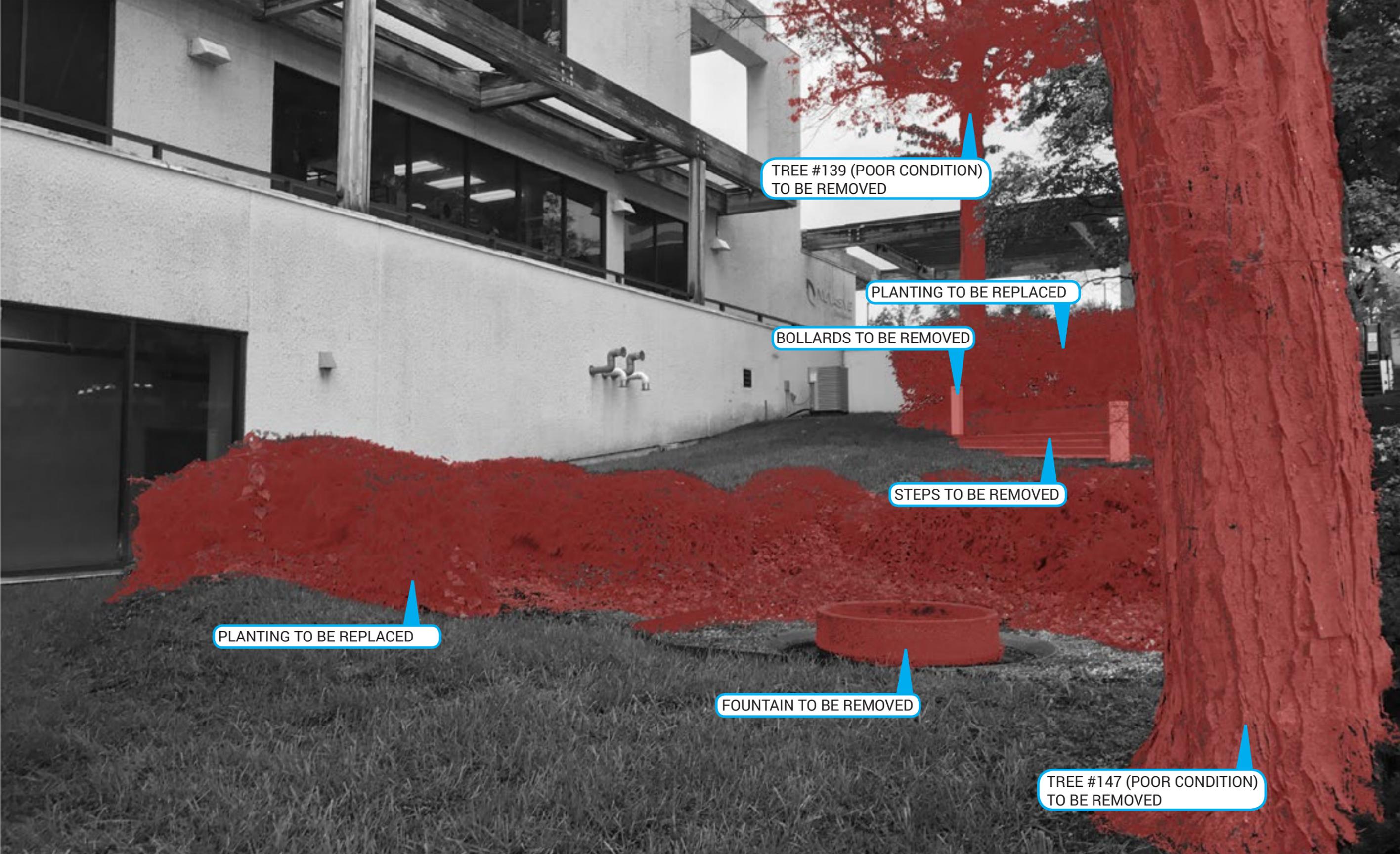














TREE #140 (POOR CONDITION)  
TO BE REMOVED



# PRECEDENT



VETERANS MONUMENT



COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE



C O M M U N I T Y P E R G O L A



COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE



C O M M U N I T Y P E R G O L A



COLUMBIA LAKEFRONT NEIGHBORHOOD SQUARE



B O A R D W A L K





P L A Y G R O U N D





P L A Y G R O U N D

