

**Members**

**Present:** Larry Schoen, Chair  
Ted Cochran, Vice Chair  
David Drasin  
Phillip Dodge  
Shahriar Etemadi  
Monica Simon

**Staff:** Bruce Gartner, Executive Secretary  
Allison Calkins, Office of Transportation  
Carrie Anderson-Watters, Office of Transportation  
David Cookson, Office of Transportation  
Chris Eatough, Office of Transportation  
Jill Manion, Department of Planning & Zoning  
Brian Muldoon, Office of Transportation  
Molly Nur, Office of Transportation

**Members Excused:** Alice Giles  
Marlene Hendler  
David Zinner

**Members of the Public:** Terri Hansen

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**1. Approval of Agenda for Meeting**

The draft agenda for the meeting was presented for approval. Agenda was approved.

**2. Review of Minutes from February 22, 2022**

The draft minutes for the February meeting were presented for approval. Shahriar Etemadi motioned to approve the minutes and Phillip Dodge seconded the motion. Minutes passed unanimously.

**3. Public Comment**

There was no request for comment from members of the public.

**4. New Business/Ongoing Business**

- i. Downtown Columbia Development Update – Jill Manion
  - a. Downtown Columbia Plan was adopted in 2010. Primary goal is to take large swath of Town Center and create a dense, urban-lite environment with a focus on pedestrian-oriented development, vertical growth, and environmentally-sustainable and socially-inclusive opportunities.
  - b. The vision was that it would take 30 years to build out. We are in year 12; at year 30 there will probably still be more work to do.
  - c. Plan was amended once in 2016 to increase affordable housing and the mechanism to do so.
  - d. Will most likely be amended again at least once over the next 18 years.
  - e. Plan is broken into six neighborhoods.

- f. Primary developer is Howard Hughes Corporation.
- g. A block and street structure was envisioned; the Plan overlaid a modified grid over the existing conditions taking into account the mall would remain in place and serve as internal pedestrian corridors.
- h. Downtown Columbia Revitalization Phasing is how we get to the density and vision of the Plan.
- i. There are minimum and maximum amounts of development for each category to pace development.
- j. Street plan includes pedestrian and bicycle framework.
- k. Other transportation initiatives include:
  - i. Multiple studies
  - ii. Future Transit Center
  - iii. Multi-use pathways
- l. Downtown Revitalization Review Process: It's a long process running from the developer's pre-submission community meeting with a concept plan through Planning Board. The process begins again when construction is ready to begin.
- m. Opportunities for Input
  - i. Final Development Plan (concept)
    - 1. Neighborhood Design Guidelines: sidewalks, multiuse paths, bus stop/shelter design, bicycle connection opportunities
  - ii. Site Development Plan (pre-construction)
    - 1. Block circulation and connections, final width of sidewalks and pathways, bicycle facilities, bus stop locations, pedestrian crossings, traffic calming
- n. Question and Answer Session
  - i. Q: Update on circulator? A: Study completed; finding was density and size of route was not enough to make it operationally efficient (JM). Transit solutions are on county; we include this situation in our Transit Development Plan (BG)
  - ii. Q: Is there a height limit in downtown? A: Height limitations are based on the surrounding existing uses. High rises are a maximum of 15-20 stories in Crescent, but we haven't seen it yet. The segment along Little Patuxent Parkway and Governor Warfield and South Entrance/Symphony woods that's where we could also see 15-20 stories. Most will be 7-9 stories and lower along the Lakefront core.
  - iii. Q: Is what you've shown us above what is already existing? A: The numbers are new development; if they remove a building, they get a demolition credit.
  - iv. Q: How are changes to the general concept inserted into the process? A: FDP process looks for general consistency, but the Planning Board can look at changes from the original plan for best final design.
  - v. Q: How are streetscapes addressed? A: Streetscapes are dealt with in each neighborhood's design guidelines per the zoning code and Downtown Columbia Plan. They are guidelines, not prescriptive requirements.
  - vi. Q: Are the Design Guidelines adopted? A: The Design Guidelines are developed by the developer and submitted with their final development plan package. These are in addition to the Neighborhood Design Guidelines which are based off what was adopted by council and was published when the Downtown Columbia Plan was first implemented.
  - vii. Q: Are there metrics you're aiming for number of people choosing to walk? A: There have been three neighborhoods that have been addressed; this plan is still in its infancy. When the Lakefront neighborhood comes online in the next

few years we expect it to connect more points of interest that will draw pedestrians.

- viii. Q: How many developers are we talking about for 80% of this land? A: One developer for 80%, maybe even more than 80%.

## **5. Development Update – David Cookson**

- i. New development
  - a. Design Advisory Panel: US40 Auto Spa
  - b. Board of Appeals: Pet grooming facility on Carroll Mill Road
  - c. Zoning Board: Zoning change for old circuit court house
  - d. Journey's End, a three-unit subdivision in Ellicott City on New Cut Road: OoT asked for road widening and a connection to a neighboring development
  - e. Older parcel surrounded by Shipley's Grant on Route 108 near Snowden River Parkway: OoT asked for sidewalk frontage and widening the bike lanes in front of the project.
- ii. Older development
  - a. Solar Farm on Hall Shop at Guilford: OoT is negotiating with applicant for a shared-use path to connect to a school.
  - b. Beechwood Manor: OoT requested a resubmission to address OoT's earlier comments

## **6. General Office of Transportation Updates**

- i. Active Transportation Open House -- Chris Eatough
  - i. Good attendance, but down from last year. Content is still available online.
- ii. Complete Streets Design Manual Training – Chris Eatough
  - i. Internal and external trainings being planned with OoT's consultant, WRA. Will start in April and continue into May.
- iii. Subdivision and Land Use Regulations – Bruce Gartner
  - i. Meeting with other jurisdictions to refine presentations that will be available. Hope to set meeting dates for the Complete Streets Implementation Team in the next couple of weeks.
- iv. Capital Improvement Program (CIP) – Bruce Gartner
  - i. County investment will be complemented by grants we've received.
  - ii. OoT will provide CIP update before April meeting

## **7. Future Meeting Items**

- i. Complete Streets Implementation Updates-Ongoing
- ii. Continued Update from DPZ on DTC
- iii. Maryland General Assembly Legislation Update
- iv. FY 2023 budget outlook for Transportation projects
- v. Update MTA Service (Express Bus, MARC)

## **8. Adjournment**

The meeting was adjourned with no objections at 8:25 p.m.

## **9. Next Meeting**

The next MTB meeting is scheduled for April 26, 2022 at 7pm.

Bruce Gartner  
Executive Secretary

/2022  
Date

DRAFT