DEPARTMENT OF PLANNING AND ZONING
VALDIS LAZDINS, DIRECTOR

TECHNICAL STAFF REPORT

Planning Board Meeting of July 6, 2017

Case No./Petitioner: SDP-17-042, Howard Research and Development Company

Project Name: Downtown Columbia, Crescent Neighborhood, Parcel B

DPZ Planner: Jill Manion-Farrar, Planning Supervisor
(410) 313-2350, jfarrar@howardcountymd.gov

Request: To approve a long-term, but temporary, 181 space surface parking lot to serve Merriweather Post Pavilion and surrounding development in the Crescent Neighborhood Area 1, until such time Parcel B is redeveloped.

Location: Southeast corner of the Broken Land Parkway/Divided Sky Intersection on Tax Map 36, Parcel 527, Parcel B in Downtown Columbia, Crescent Neighborhood, Area 1.

DPZ Recommendation: Approval, subject to complying with remaining Subdivision Review Committee (SRC) agency comments and any conditions issued by the Planning Board.
Vicinal Properties:

North: Divided Sky Lane. Crescent Neighborhood Parcels A-1 through A-3 are on the opposite side of the road, which include two multistory mixed-used office-retail buildings, a multi-deck parking garage, and a pedestrian plaza (one mixed-use building and the plaza are still under construction).

South: Open Space Lot 2, owned by the Columbia Association. Downtown Environmental restoration is ongoing.

East: Open Space Lot 2 and Open Space Lot 8, owned by the Columbia Association.

West: Broken Land Parkway. On the opposite side is a residential condominium development.

Neighborhood: The Crescent Neighborhood is described both as a “mixed-use live-work neighborhood” and an employment center in the Downtown Columbia Plan. The Crescent Neighborhood Design Guidelines envision it as an “urban live/work neighborhood overlooking Merriweather-Symphony Woods” that is defined by tall buildings set amongst environmentally sensitive lands.

I. Background

A. Relevant Site History:

Parcels B is part of Crescent Neighborhood Area 1, as shown on the Amended Final Development Plan (FDP-DC-Crescent-1A) for Downtown Revitalization. This site was previously graded and maintained as a turf and gravel parking area for the Merriweather Post Pavilion. Currently, the site is a staging area for development on Crescent Parcel A-1 through A-3. The recent file history follows:

- **FDP-DC-Crescent-1** encompasses most the land within the Crescent Neighborhood and includes: four designated development areas, roads that expand the overall Downtown road network, and 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 in the FDP submittal, which was reviewed and approved March 19, 2015, by the Planning Board. The decision and order was signed by the Planning Board April 16, 2015, and the plans and documents were recorded July 2, 2015.

- **F-15-106** was submitted July 2, 2015, to subdivide Parcel 527 into buildable parcels (including Parcel B) and open space lots and to construct a portion of the future Merriweather Drive and the future extended Hickory Ridge Road. The plan was deemed technically complete March 23, 2016, and road construction drawings received signature approval August 3, 2016. The developer’s agreement established a September 19, 2016, deadline for completion and a plat original recordation date of November 18, 2016.

- **FDP-DC-Crescent-1A** is an amendment to the previously approved FDP for Phase 1 of the Crescent Neighborhood, which identifies the final street and block structure for Area 3. It was approved by Planning Board September 15, 2016, and the Decision and Order was signed October 14, 2016, and recorded February 24, 2017.

- **ECP-17-027**, the environmental concept plan received signature approval February 6, 2017.
B. Posting:

The property was properly posted and electronic notification has been provided to all required parties, as verified by DPZ on or before June 22, 2017, per Section 125.0.G. of the Howard County Zoning Regulations.

C. Regulatory Compliance:

Site Development Plans for Downtown Revitalization in the Crescent Neighborhood are subject to the following:

- The Downtown Columbia Plan
- The Zoning Regulations
- Downtown-Wide Design Guidelines
- The Adequate Public Facilities Act
- FDP-DC-Crescent-1A (Plat #24102-24110)
- Crescent Neighborhood Design Guidelines (Liber 16305 Folio 415)
- Crescent Neighborhood Concept Plan (Plat #23397-23402)
- Crescent Neighborhood Implementation Plan (Liber 16306, Folio 1)

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

- A Pre-Submission Community Meeting was held November 15, 2016, 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.

- The Design Advisory Panel (DAP) held a meeting January 11, 2017, to review the design of the temporary Parcel B parking lot and based their recommendations on the approved Neighborhood Specific Design Guidelines, 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 and the applicant’s response to the recommendations.

D. Definitions:

Downtown Columbia Definitions: Please refer to the attached definitions (Attachment ‘C’) 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 applicant seeks to construct a long-term, temporary surface parking lot for 188 spaces. It will serve the Merriweather Post Pavilion and surrounding development in the Crescent Neighborhood, Area 1 and remain until Parcel B is redeveloped.

Environmental Concerns: There are no forests, wetlands, wetland buffers, streams, stream buffers, steep slopes (25% or greater), erodible soils or 100-year floodplain on Parcel B.
**Stormwater Management:** This Site Development Plan proposes a submerged gravel wetland to filter and manage stormwater for the entire site, per the 2010 Stormwater Management Act.

**Roads:** While no roads are proposed, the road construction drawings, filed as F-15-098, will be redlined to provide a mid-block crosswalk to the plaza on Parcels A-2 and A-3. The parking lot will be accessed from Divided Sky Lane.

**Pedestrian and Bicycle Connectivity:** The existing eight-foot-wide sidewalk along the entire Divided Sky Lane frontage (per F-15-098) is for pedestrian and bicycle use, per FDP-DC-Crescent-1A, which remains in place with this proposal. Crosswalks are provided at the intersection of Grantchester Way and Divided Sky Lane. A mid-block crossing is proposed to connect the plaza on Parcels A-2 and A-3 with the parking lot and a pedestrian way that bisects the parking lot and connects to a future trail on Open Space Lot 2.

**Building Height:** Buildings are not proposed.

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

**Setback Requirements:** There are no setbacks for surface parking lots or general uses in the Crescent Neighborhood Design Guidelines. Adequate room is provided to accommodate streetscape requirements per the guidelines.

**Landscaping:** Microbioretention planters are located along Divided Sky Lane, per F-15-098. In addition, an evergreen shrub hedge (Yew) is proposed along the parking lot perimeter facing Divided Sky Lane and Broken Land Parkway. Shade trees (Zelkova) and ornamental trees (Crape Myrtle) are provided in parking lot islands. Additional shade trees are proposed between the parking lot and Broken Land Parkway. DPZ recommends adding 1 to 2 shade trees to the rear to better shade the parking lot; especially the longest expanse without a landscape island.

**Parking:** This 181-space parking lot does not provide any required parking; rather it addresses the applicant’s commitment to offset any Merriweather Post Pavilion parking lost due to redevelopment in the Crescent Neighborhood. Prior to redevelopment, most the concert venue parking had been provided here. While development on Parcels A-1 through A-3 may utilize the proposed lot on weekdays, all its required parking has been accommodated by the existing parking garage.

### 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:

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

The Downtown Columbia Plan envisions the Crescent Neighborhood as a mixed-use, live-work neighborhood, and employment center. This temporary surface parking lot will help alleviate any displaced Merriweather Post Pavilion parking; however, over the time, Parcel B will be redeveloped with mixed land uses.

**Downtown Phasing** – There is no building construction to trigger Downtown Revitalization Phasing.

**CEPPAs:** There is no building construction to trigger CEPPA requirements.
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 envisioned commercial or residential development on Parcel B, which will occur in the long-term. In the short-term, the applicant is seeking a surface parking lot in anticipation of the Merriweather Post Pavilion’s 2018 concert season and for adjacent development.

Concerns about mitigating the loss of Merriweather Post Pavilion parking were expressed during the review of the Crescent Final Development Plan FDP-DC-Crescent-1. This temporary surface parking lot will provide some of the lost Merriweather Post Pavilion parking until a structure is available to fulfill all parking obligations.

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.

The 181 space parking lot provides landscaped islands that break up the expanse of pavement and provide shade. Access to the parking lot is adequate and proposed directly opposite Grantchester Way, forming a full intersection. A pedestrian path will connect to the trail to the south with a sidewalk along Divided Sky Lane and the plaza across the road.

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.

While Downtown Community Commons or Downtown Parkland are currently not proposed on Parcel B, a pedestrian path that bisects the parking lot and connects with the plaza to the north of Divided Sky Way is. This path will also connect to a future path on Open Space Lot 2 that will be constructed to fulfill Downtown Community Commons requirements for the Crescent Neighborhood.

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

Not applicable; no buildings are proposed.

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

Public art is not required.

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

This SDP does not propose housing so there is no affordable housing obligation.

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

**SCHOOLS:** NA – Housing is not proposed.

**ROADS:** NA – No additional trips will be generated.
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.

There are no Downtown Community Commons or improvements for common or quasi-public uses.

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

Commercial uses are not proposed, therefore, a contribution to the Downtown Partnership is not required.

SRC Action: The Subdivision Review Committee recommended approval, subject to the technical comments the June 13, 2017, letter.

Recommendation: Approval, subject to complying with the remaining Subdivision Review Committee (SRC) agency comments and any conditions by the Planning Board.

This file is available for public review by appointment at the Department of Planning and Zoning’s public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m.

Valdis Lazdins, Director  6/21/17
Date
Department of Planning and Zoning

Staff Report Prepared by: Jill Manion-Farrar
T:\Shared\DLD- Division of Land Development\Subdivision and Development Plan Review Records\Site Development Plan (SDP)\SDP-17-042
Downtown Columbia Crescent Neighborhood\Technical Staff Report.doc
ATTACHMENT A
REMAINING SRC COMMENTS
June 13, 2017

Bill Rowe
The Howard Research and Development Corporation
10480 Little Patuxent Parkway Suite 400
Columbia, MD 21044

RE: SDP-17-042, Downtown Columbia, Crescent Neighborhood Phase 1, Area 1, Parcel B, Temporary Parking Lot

Dear Mr. Rowe:

The Subdivision Review Committee has determined that the above referenced plan may be approved, subject to the attached comments and plan markups and comments previously transmitted in our letter of April 19, 2017, and approval by the Howard County Planning Board. The plan is scheduled for presentation to the Planning Board at its meeting on July 6, 2017, beginning at 7:00 p.m., in the Banneker Room, located in the George Howard Building, 3430 Court House Drive, Ellicott City, Maryland. It is required that you and/or your consultant be present to answer any questions which the Board may ask about your plan and that a colored copy of the site plan, landscape plan and building architectural elevation plan be provided for presentation to the Board. A laptop, with a projector, is located in the Board meeting room and are available for your use. Please bring a flash drive if you would like to make a PowerPoint presentation. Please be advised that for any SDP project requesting approval for a variance or an adjustment to bulk requirements, the applicant must be prepared to fully explain and justify their request before the Planning Board.

Per Section 125.0.G of the Howard County Zoning Regulations, this property must be posted two weeks prior to the meeting date (on or before June 13, 2017). Please contact Carol Stinn to arrange to pick up the sign(s) (410-313-4351). Each sign is $25.00. In addition, you are required to electronically notify all Columbia Village Boards, the Columbia Association, Howard County Council members and any pre-submission meeting attendees who provided e-mail addresses at the meeting. This must also be completed within two weeks prior to the meeting (on or before June 22, 2017) and proof must be provided that electronic notification was submitted to all required parties within the required time period.

The following materials are necessary for preparation of the DPZ staff report and power point presentation for the Planning Board. They must be submitted to Jill Manion-Farrar by July 19, 2017.

A. A digital reduction of the overall SDP plan sheet at a size of 8½” x 14” or 11” x 17” to serve as an attachment at the end of the staff report and for the power point presentation. The plan attachments can be in a PDF format. The Planning Board wants to be able to read the general notes and tabulation charts on the plan.

B. A digital reduction of the proposed plan exhibits that you will be presenting to the Planning Board.
such as a color illustration of the landscape plan and the architectural elevation plan from the builder to serve as an attachment at the end of the staff report and for the power point presentation.

C. A digital reduction of the ‘Site Overview Plan’ for use as a vicinity map. The reduction needs to be at a size of approximately 5" x 6" and the streets and other information must be as readable as possible at that scale. The vicinity map needs to be in a JPEG format.

D. The above digital reductions can be emailed to jfarrar@howardcountymd.gov.

E. Provide 5 complete paper sets of the SDP drawings for use by the Planning Board members at a sheet size of 11" x 17" or "24" x 36".

It is the responsibility of the applicant or applicant's agent to perform the required posting of the property. The cost of the poster is $25.00 each. A 'Certification of Posting' will be provided with the poster(s) and is to be signed by the applicant or applicant's agent and delivered back to this Division after the poster(s) are in place. The poster(s) are available for pick-up at DPZ and must be erected on-site on or before June 22, 2017 and maintained at least fifteen (15) successive days immediately preceding the Planning Board public meeting and are to remain in place for a period of three (3) days after the meeting. The Department of Planning and Zoning will confirm the posting of the property and may inspect the property periodically.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,

[Signature]

Kent Sheubrooks, Chief
Division of Land Development

Attachment:

cc: Research
    GLW
## Current Project - Project Markups Listing

### SDP-17-042

<table>
<thead>
<tr>
<th>File Name</th>
<th>Markup Name</th>
<th>Markup Text</th>
<th>Markup Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheet_03.pdf</td>
<td>dilp-jim</td>
<td>Provide details which include spot elevations and dimension to show that the accessible route to the on site accessible route is code compliant. This area was never considered an accessible route from parking.</td>
<td>06/06/2017</td>
</tr>
<tr>
<td>Sheet_09.pdf</td>
<td>DLD_Jill</td>
<td>Please ensure the final tree placement within the islands will not obstruct views for vehicles backing out of adjacent spaces.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_09.pdf</td>
<td>DLD_Jill</td>
<td>Reflect flush curb on this drawing for accuracy, and remove the parking line from across the pathway in the middle parking bay. Use hatch to show pathway paving.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_09.pdf</td>
<td>DLD_Jill</td>
<td>Please see Sheet 2 for landscape island alternative compliance comment.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_09.pdf</td>
<td>DLD_Jill</td>
<td>At least one tree is recommended along this perimeter to shade this wide expanse of pavement.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_02.pdf</td>
<td>DLD_Jill</td>
<td>Label eastern most bench.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_02.pdf</td>
<td>DLD_Jill</td>
<td>Please submit a letter of permission for off-site disturbances, which is required prior to plan approval.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_02.pdf</td>
<td>DLD_Jill</td>
<td>Most landscape islands are less than 12’. Provide an alternative compliance list of landscaping standards that indicate that adequate planting space is provided for the selected plant materials and the that placement avoids conflicts with car doors. This should be signed off by a registered landscape architect.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_02.pdf</td>
<td>DLD_Jill</td>
<td>Please provide a cut sheet on Sheet 10 of the lighting pole and fixture.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_02.pdf</td>
<td>DLD_Jill</td>
<td>Please clearly delineate and label the priate SWM easements that will be recorded on Open Space Lot 2 (currently under Os Only review).</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_01.pdf</td>
<td>DLD_Jill</td>
<td>Please add the conditions of approval back into this note (if any).</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_01.pdf</td>
<td>DLD_Jill</td>
<td>Please identify the Liber/Folio for the Merriweather Parking. Provide the information shared in the response on the plan.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Please note that SDPs offer both required and provided spaces for uses. If the lot is to be specifically used for a building, it should be noted on the plan.</td>
<td></td>
</tr>
<tr>
<td>Sheet_01.pdf</td>
<td>DLD_Jill</td>
<td>Planning Board Approval is required.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_01.pdf</td>
<td>DLD_Jill</td>
<td>Add the plat number on the Permit Block.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet,params</td>
<td>User</td>
<td>Markup</td>
<td>Details</td>
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<tr>
<td>Sheet_01.pdf</td>
<td>DLD_Jill</td>
<td>At least one tree was requested along the rear perimeter to shade the expanse of pavement along that edge (2-3 preferred along that entire pavement edge). Please adjust surety to accommodate any additional trees.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_01.pdf</td>
<td>DLD_Jill</td>
<td>O's Only Plat for private SWM easements on OS Lot 2 must be recorded prior to signature approval of the SDP.</td>
<td>06/02/2017</td>
</tr>
<tr>
<td>Sheet_10.pdf</td>
<td>bmuldoon</td>
<td>Curb ramp standard specifications from the Howard County Design Manual should be perpendicular or parallel (R-4.o5 or R-4.06). Additional detail is available from the US Access Board (such as double perpendicular).</td>
<td>06/01/2017</td>
</tr>
<tr>
<td>Sheet_03.pdf</td>
<td>DLD_Jill</td>
<td>Please remove the old alignment linework over the driveway.</td>
<td>06/01/2017</td>
</tr>
<tr>
<td>Sheet_03.pdf</td>
<td>DLD_Jill</td>
<td>Even though the parking goes over the minimum required for this development, if the plan is providing additional parking to be used by a specific building, the entire ADA route should be shown. Confirm with DILP what is required.</td>
<td>06/01/2017</td>
</tr>
<tr>
<td>Sheet_03.pdf</td>
<td>DLD_Jill</td>
<td>Remove the parking path from across the pathway.</td>
<td>06/01/2017</td>
</tr>
<tr>
<td>Sheet_02.pdf</td>
<td>Traffic-Ray Mercado</td>
<td>Why is this mid-block crosswalk needed when there is a crosswalk to the east 140 feet away at the entrance to the parking lot? Crosswalks should be placed at intersections where pedestrians are expected.</td>
<td>05/19/2017</td>
</tr>
<tr>
<td>Sheet_02.pdf</td>
<td>Traffic-Ray Mercado</td>
<td>Is the east crossing really needed? Can we just have one crossing to concentrate pedestrians? What is to the south that requires that there be a crossing here?</td>
<td>05/19/2017</td>
</tr>
<tr>
<td>Sheet_07.pdf</td>
<td>DED-HEATHER</td>
<td>PLEASE REVISE PER COMMENTS ON SHEET 1. THE CHART ONLY NEEDS TO BE SHOWN IN ONE LOCATION.</td>
<td>05/16/2017</td>
</tr>
</tbody>
</table>
ATTACHMENT B
DAP RECOMMENDATIONS and APPLICANT RESPONSES FOR PLANNING BOARD CONSIDERATION
**Design Advisory Panel Recommendation**

1. That the applicant simplify the edge of the lot towards Broken Land Parkway. Simplify the aisle movements and parking. Redistribute trees throughout the parking lot to break up the continuous asphalt.

   **Vote:** 6-0

   **Response by Applicant – 1/30/17**
   
   This recommendation is well received and appreciated.
   
   The western portion of the parking lot has been simplified as illustrated below. One of the central islands has also been widened to accommodate a second tree in order to provide more greenery in the center of the lot. Although not depicted on the enclosed rendering, in accordance with the support expressed by the Panel, compact spaces may also be included in the final design. (see figure 1 provided by applicant)

2. That the applicant provide a bench or two along Divided Sky Lane for a place to sit down and add some pedestrian features to the northern edge of the parking area.

   **Vote:** 6-0

   **Response by Applicant – 1/30/17**
   
   Several benches will be placed along the south side of Divided Sky Lane as recommended. Potential locations are illustrated below. Options for different pedestrian features along the northern edge of the parking area will be explored as the project continues into the final design stages. (see figure 2 provided by applicant)

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**Figure 1**

| Previous Layout | Simplified Layout |

**Figure 2**

**Potential Pedestrian Bench Locations**
Site Development Plans for Downtown Columbia Revitalization

(Excerpted from Section 103.0.A. of the Zoning Regulations)

[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 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 Kittamaqundi Watersheds involving forest restoration and enhancement, reforestation and afforestation, wetland enhancement, and stream restoration activities.

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 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, pavillons, outdoor stages, and kiosks.

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.

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