

COLUMBIA DOWNTOWN MASTER PLAN

History of Height Recommendations

Draft Summary Prepared by DPZ for June 14, 2006 Focus Group Meeting

	Warfield Triangle (West Side)	Lakefront / LPP		Corporate Boulevard	Symphony Woods / The Crescent	
		Lakefront	LPP		Symphony Woods	The Crescent
October 18 Evening Questionnaire						
Option A (existing patterns & uses with modest increases)	4 story	3-5 story on lake, 8-10 story on LPP		6-10 story	4-10 story	
Option B (taller buildings in some areas, increased uses bring increased retail & amenities)	4 story	6-10 story at edges, 10-20 story in center (features conf. ctr., civic & cultural uses)		10-20 story	6-10 story	
Option C (more urban environment, greater diversity of uses, some increased heights, increased)	4-8 story	6-10 story at edges, 10-20 story in center		10-20 story	10-20 story (features conf. ctr., civic & cultural uses)	
October 18 Preferred Option	4=A, 2=B, 4=C	4=A, 3=B, 1=B/C, 2=C		2=A, 2=B/C, 6=C	2=A, 1=B, 1=B/C, 6=C	
October 19 Evening Presentation	4 story	4-6 story, respect views to lake & community uses	6-10 story, some 10-20 story at center, respect views to lake	10-20 story	lower than treetops	8-20 story, depending on location
Web Link (slides 4, 5, 28)	http://www.co.ho.md.us/DPZ/DPZDocs/ConceptPlan-101905.pdf					
October 22 Final Presentation	4-6 story	4-6 story	8-20 stories, taller north of high rise, lower near lake & GWP	10-20 story	no mention	8-20 stories, depending on location
Web Link (slides 13, 21, 33, 37, 41)	http://www.co.ho.md.us/DPZ/DPZDocs/FinalDraftMP-Presentation102205.pdf					
February 27 Vision Plan	same as above	same as above	same as above	same as above	no mention	same as above
Web Link (pages 2.13, 2.17, 2.21, 2.25)	http://www.co.ho.md.us/DPZ/DPZDocs/CDMP-2-VisionPlan.pdf					
February 27 Design Guidelines	min 3 story, max 8 story, not to exceed 85 feet high	min 3 story, max 6 story, not to exceed 80 feet high	min 4 story, max 20 story, not to exceed 250 feet high	min 4 story, max 20 story, not to exceed 250 feet	no mention	min 4 story, max 20 story, not to exceed 250 feet high
Web Link pages 16, 17, 18, 19)	http://www.co.ho.md.us/DPZ/DPZDocs/CDMP-3-DesGuide-PrelimDraft-022706.pdf					
Focus Group Recommendation						
DPZ Revised Recommendation						