

PROPOSAL FOR A COMPREHENSIVE DOWNTOWN DEVELOPMENT PLAN

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The Master Plan for Downtown Columbia is right and proper at this stage of public planning. DPZ deserves credit for its intensive work to implement the charrette's vision. However, the draft Zoning Regulations need to be revised to ensure that the required Downtown Development Plan (DDP) be comprehensive and coordinated, encompassing all 493 acres rather than just a minimum of 200 as currently proposed. Action is needed because we understand GGP is currently designing a DDP without participation by the other landowners.

It is essential that GGP and all land owners work together to design a DDP which includes property ownership patterns and existing conditions (buildings, open space). A comprehensive DDP is needed to ensure that streets connect well, that road improvements are adequate for all envisioned development, and that open space, cultural and community facilities are appropriately located.

The Preliminary Draft Zoning Regulations can be revised as follows, to ensure the DDP is comprehensive, as indicated in bold:

"The initial petition to rezone land to the CDO District shall include a Downtown Development Plan **which encompasses all of Columbia Downtown. The Plan shall be developed in consultation with all other landholders although their approval is not required; those dissenting shall be specified in the petition.**"

Draft, under "Downtown Development Plan," page 2.

"The Downtown Development Plan for **the** CDO District must include the following: . . . "

Draft, under "Downtown Development

Plan Components,” page 3.

“Owners of land in the NT District may submit a petition to develop part of the CDO District. The petition must be consistent with the established Downtown Development Plan and satisfy the following criteria:” [resume with item 1].

Draft, under “Zoning Board Approval of the CDO District,” page 4.