



Meeting Summary
June 22, 2016

Attendance

Panel Members: Hank Alinger, Chair
Don Taylor, Vice Chair
Bob Gorman
Sujit Mishra
Julie Wilson

DPZ Staff: Randy Clay, Yvette Zhou

Downtown Columbia Cultural Arts Center & Crescent Neighborhood Design Guidelines – #16-11

Owner/Developer: Orchard Development Corporation
Architect & Planner: Design Collective, Inc.

1. **Call to Order** – DAP Chair Hank Alinger opened the meeting at 7:30 pm, calling for introductions of the panel, staff and project team.
2. **Review Downtown Columbia Cultural Arts Center & Crescent Neighborhood Design Guidelines-Plan #16-11**

The Downtown Columbia Revitalization process requires submitting proposed Neighborhood Specific Design Guidelines (NSDG) for review by the Design Advisory Panel (DAP) based on the Downtown-Wide Design Guidelines (DWDG). The Crescent Neighborhood Design Guidelines (CNDG) were first reviewed by the DAP in May 2014 and approved by the Planning Board in April 2015. The CNDG build upon the DWDG and further develop standards for the Crescent Neighborhood; including criteria for Urban Design, Street Design, Amenity Space, Architecture and Signage. When adopted, the CNDG fully replaced the DWDG. Although they apply to all development within the Crescent Neighborhood boundaries, the CNDG are now being modified in response to the development of a proposed cultural arts center in the Crescent's Area 7.

Mr. Scott Armiger, President of Orchard Development, stated the project's goal is to redevelop Toby's Dinner Theatre into an expanded cultural arts center on approximately 2.8 acres at the corner of Symphony Woods Road and the future North/South Connector. The project includes minor revisions to the approved CNDG for the Crescent's Area 7.

Mr. Carl Gutschick, Principal of Gutschick, Little & Weber, PA, provided an overview of the zoning process and the DAP's role. When the Crescent Neighborhood's Final Development Plan (FDP) was approved, the Toby's parcel and the neighboring office site were not included but are now. Both parcels are subject to the CNDG. Mr. Gutschick reiterated this step in the zoning process for Downtown is not for the Site Development Plan, which will come to the DAP after the FDP has been approved. The applicant will return

to the DAP for its review as required by the Site Development Plan process. The meeting is to focus on modifications to the CDNG.

Ms. Cecily Bedwell, Principal of Design Collective, presented an overview of the guidelines and modifications to the Crescent's Area 7. The CNDG include urban design, street design, amenity space, architecture and signage with an appendix on sustainability and on road/off road bicycle facilities. The northern portion of the Crescent's Area 7 is identified as a Signature Building location. Further study will be given to the area's terminating vistas and gateway thresholds in response to staff comments. The applicant is also looking into including additional requirements for rooftop amenity and interior gallery space.

DAP member Julie Wilson asked Ms. Bedwell to clarify between what the proposed changes are and what was approved. Ms. Bedwell stated the only revisions proposed are for the Crescent's Area 7 and the cultural arts center. Ms. Bedwell concluded with describing signage considerations for the area. The goal of the guidelines is to create a family of identification signs for downtown that also promote its destinations and businesses. The exact location of all signs will be determined at the SDP stage.

Mr. Alinger directed staff to present its comments. Mr. Randy Clay, DPZ, requested the DAP discuss and consider further modifications to the designation and treatment of South Entrance Road, gateways and vistas for the Crescent's Area 7 along South Entrance Road and the N/S Connector and additional criteria for building architecture given the unique program for the cultural arts center.

Mr. Alinger asked about the project's timeline. Mr. Gutschick stated the applicant desires to break ground by summer 2017 once all necessary approvals have been obtained. As for the North/South Connector, plans are being developed using the existing South Entrance Road right-of-way since the library will not be relocated in the project's projected timeframe. Ultimately, the plans call for the road to be straightened.

DAP member Bob Gorman asked if there will be modifications needed to the connector adjacent to the Toby's parcel in the future? Mr. Gutschick stated it would likely need to be modified by a few feet.

Mr. Alinger asked about the timeline for the SDP process in terms of the building? Mr. Gutschick said the SDP will need to be submitted in the fall to accommodate all the appropriate county review stages.

Ms. Wilson stated that when the building is built, it will be necessary to think about how to slow down traffic coming off Route 29 and onto South Road and into Downtown. Mr. Armiger stated a traffic study is being done to further determine designs. Mr. Gutschick added the alignment of South Entrance Road will be modified when the North/South Connector is built such that it will be interrupted so vehicles would have to stop, or at least slow down, in order to negotiate the road's on-ramp.

Mr. Gorman asked about the project's total square footage. Mr. Armiger said there will be 209 apartments, a parking garage of 650 spaces to accommodate all uses and approximately 100,000 square feet of performing and visual art space for a total of over 300,000 square feet for the project.

The DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Planning Board.

DAP member Don Taylor made the following motion:

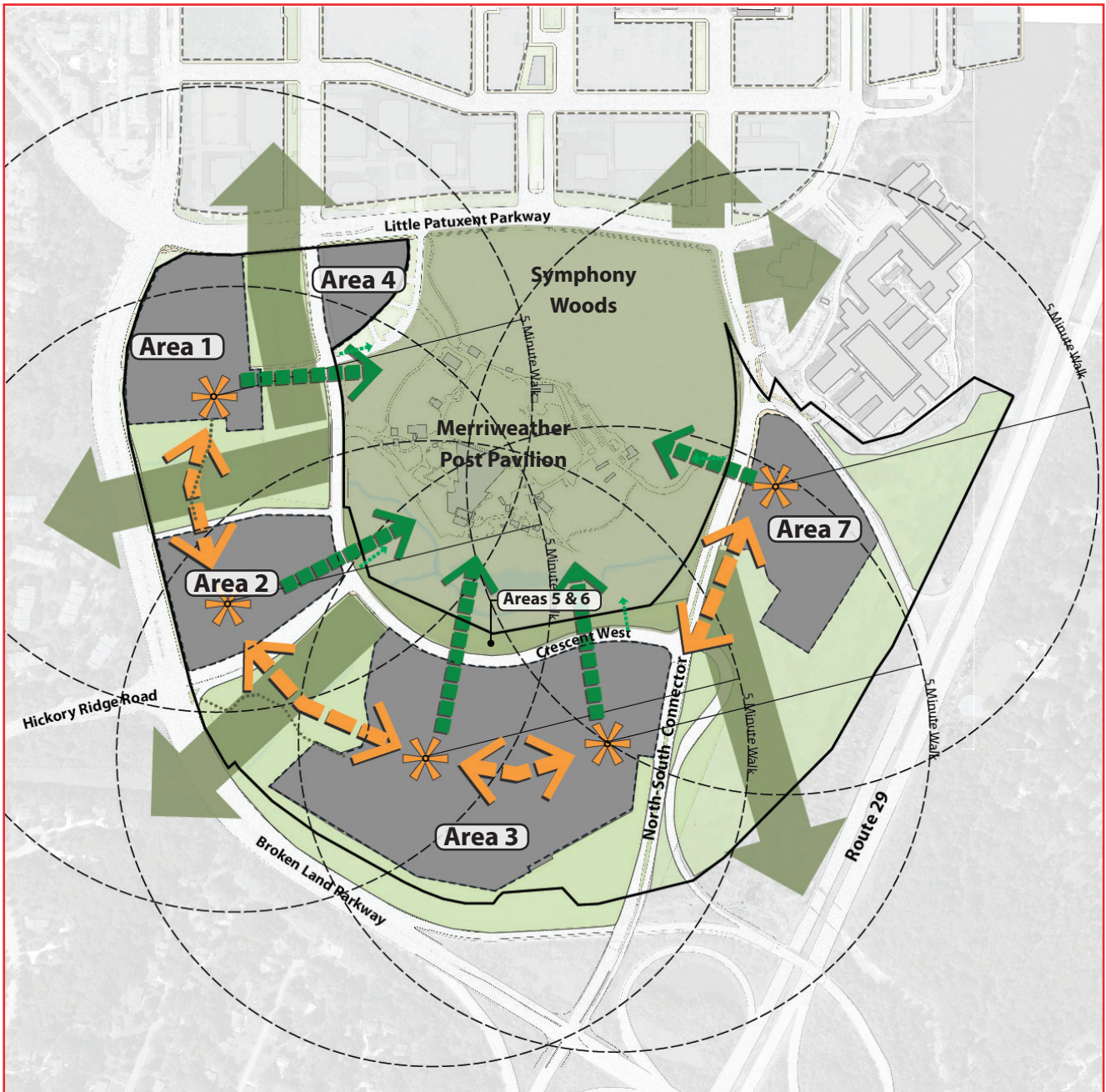
1. "Since the proposal is minor adjustments to the Crescent Guidelines, I move that the Panel support what has been presented and accept it." Seconded by DAP member Bob Gorman

Vote: 5-0 to approve

* *The CNDG change sheets are submitted as attachment.*

3. Call to Adjourn

DAP Chair Mr. Hank Alinger adjourned the meeting at 8:14 pm.



Crescent Neighborhood Concept Diagram

physical connection between the Crescent trail system and South Crescent Park. The wide pedestrian path with generous shaded sidewalks and a mix of hardscape and landscape features is intended to accommodate pedestrian movements, as well as planned commercial and civic events. The Promenade will accommodate pedestrian movement from the trail, reinforcing connectivity between the Crescent development parcels. If appropriate to the development plan, the promenade may be extended to a focal point on the east side on Area 3 (as can be seen in the diagram above).

As the main amenity spaces in the neighborhood, South Crescent Park and South Crescent Promenade offer opportunities to express the identity of the neighborhood. Differentiated from the standard street furnishings and lighting, the amenity

spaces may have unique selections that highlight the character of these spaces. Walking along and engaging in these places, the resident, office worker, or visitor will remember these distinctive features, referencing them in memory and in conversation. In a true urban sense, the amenity spaces portray the essence of the neighborhood and, along with the streets, provide the framework from which the place evolves. **(See 4.0 Amenity Space for additional information.)**

Given the vision for Crescent, with physical and visual connectivity to adjacent neighborhoods and Downtown destinations via streets, pedestrian and bicycle trails and paths, view corridors, and open spaces, it is important to support the notion of Crescent being linked to a broader community. Design features, from streetscape to signage, should advance the vision of Crescent as a walkable, mixed-use neighborhood with distinct areas of urbanism surrounded by natural areas, physically and visually connected to its context, civic uses, services, and amenity destinations.

Diagram A

Diagram A depicts the natural and environmentally sensitive areas segmenting the buildable areas within the Crescent Neighborhood. The natural areas in and surrounding Crescent provide one of the neighborhood’s greatest asset and its distinction from the remaining neighborhoods in Downtown.

Diagram B

Diagram B illustrates the trail system between the buildable areas. This spine builds a needed connection, tying the otherwise disparate blocks of the Crescent Neighborhood together. This trail and street spine will connect the required primary amenity spaces, the South Crescent Park and South Crescent Promenade, in the southern area to additional potential secondary amenity spaces **to the northwest and northeast.** **(See the Block Plan on page 13 and Section 4.3 Amenity Space: Material and Element Standards on page 81 for additional information.)**

Diagram C

From the urban blocks within the buildable areas of Crescent, it will be important to connect back to Merriweather-Symphony Woods, both physically and visually. Diagram C illustrates potential connections from amenity spaces and/or along streets to Merriweather-Symphony Woods. **(See the Bicycle Circulation Plan on page 39 and Section 4.2 Amenity Space Types on pages 75-76 for additional information.)**

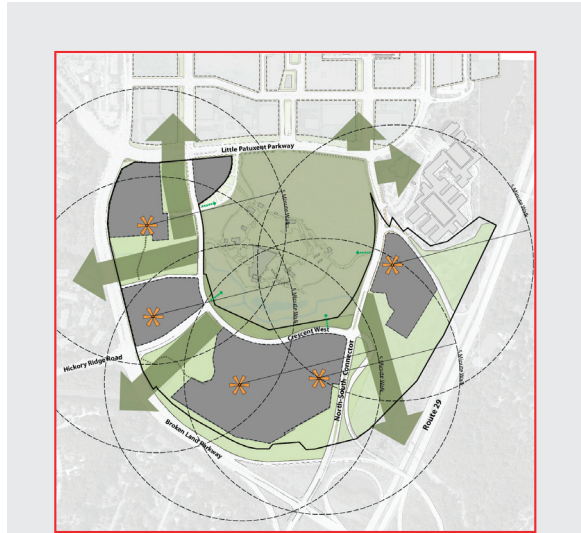


Diagram A

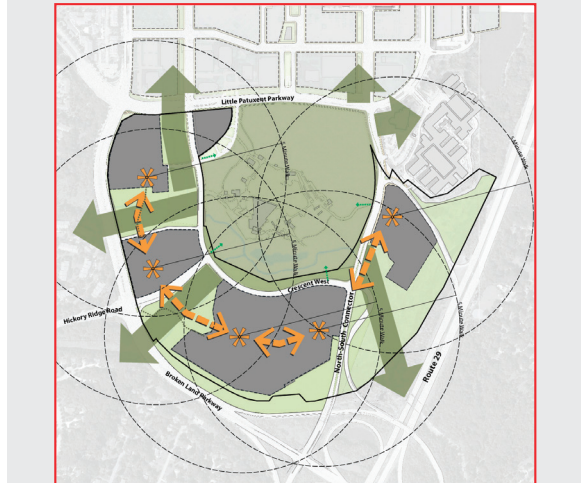


Diagram B

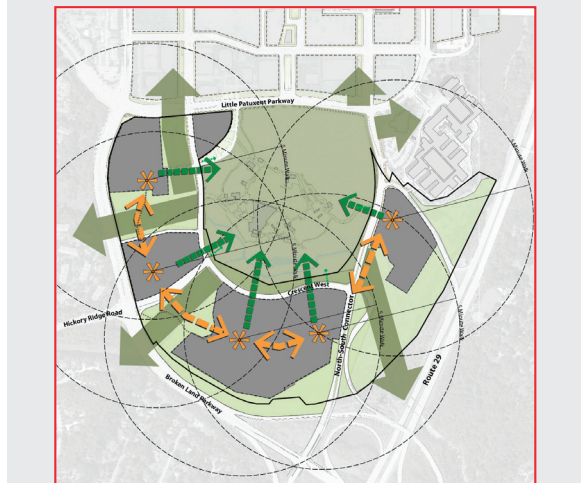
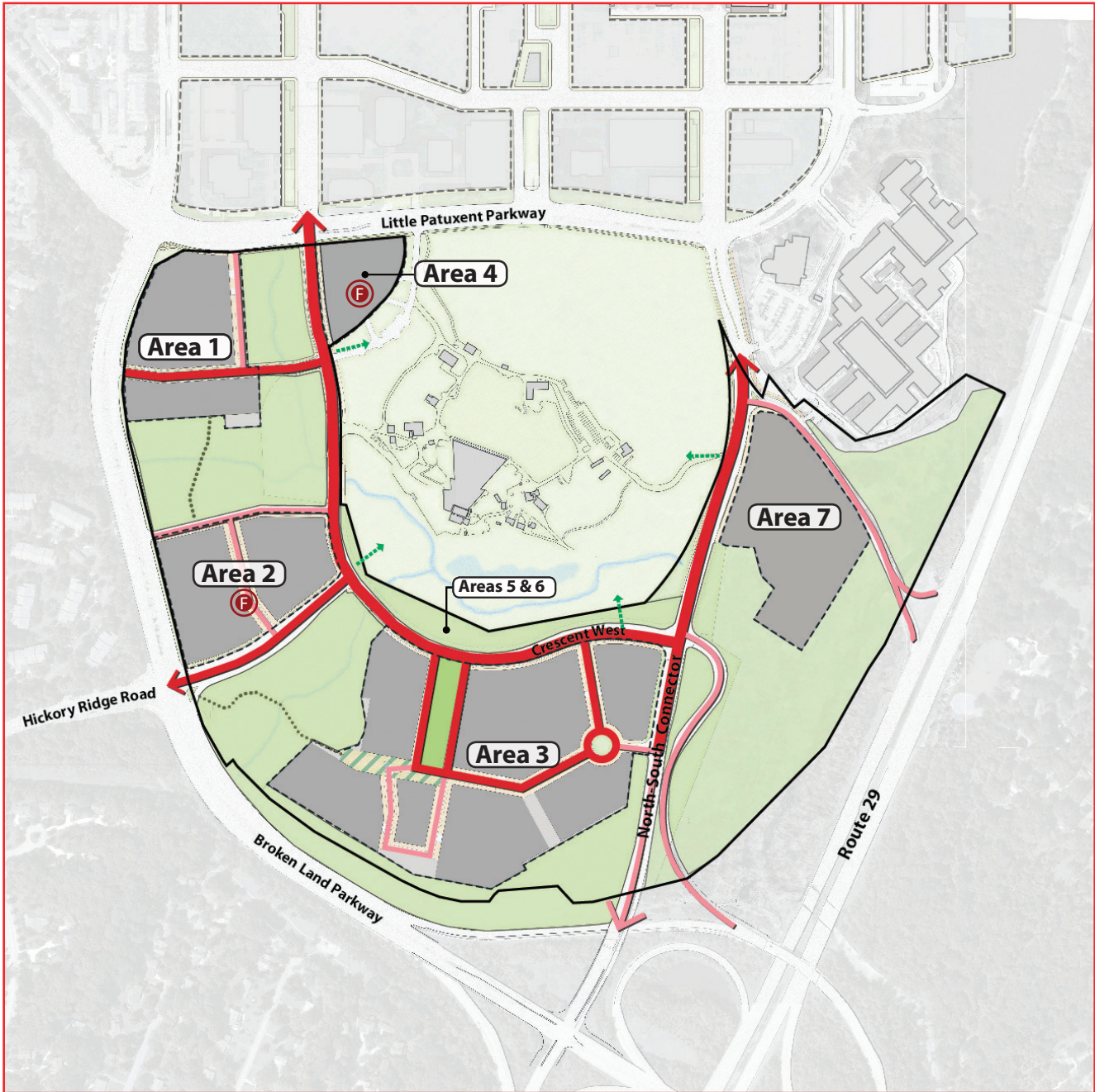










Diagram C

Urban Design Introduction



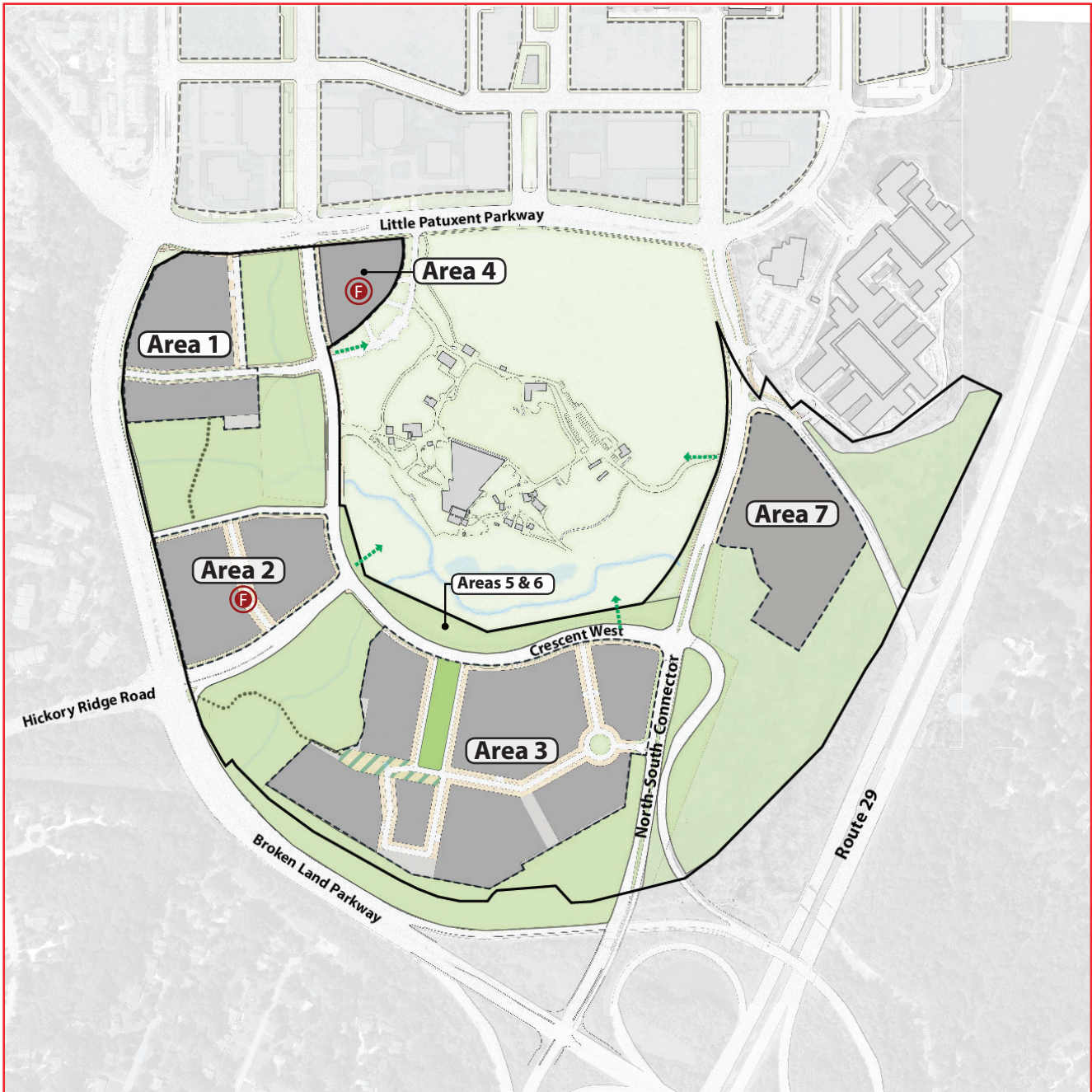
Crescent Neighborhood Regulating Plan

KEY

- | | | | |
|---|---|---|---|
|  | PRIMARY STREETS |  | PROPOSED NEIGHBORHOOD BLOCKS |
|  | SECONDARY STREETS |  | NATURAL AREAS |
|  | POTENTIAL FIRE STATION LOCATIONS
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9 |  | AMENITY SPACES |
| | |  | PROPOSED TRAIL/PATHWAY |
| | |  | MERRIWEATHER-SYMPHONY WOODS CONNECTIONS |










* See Street Design for further criteria on Street Types, pages 29 and 34-37.

Urban Design Introduction



Crescent Neighborhood Block Plan

KEY

	Crescent BLOCKS		NEIGHBORHOOD BOUNDARY
	OTHER NEIGHBORHOOD BLOCKS		PROPOSED TRAIL/PATHWAY
	EXISTING BUILDINGS		MERRIWEATHER-SYMPHONY WOODS CONNECTIONS
	NATURAL AREAS		POTENTIAL FIRE STATION LOCATIONS
	AMENITY SPACES	A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9	

Block Standards

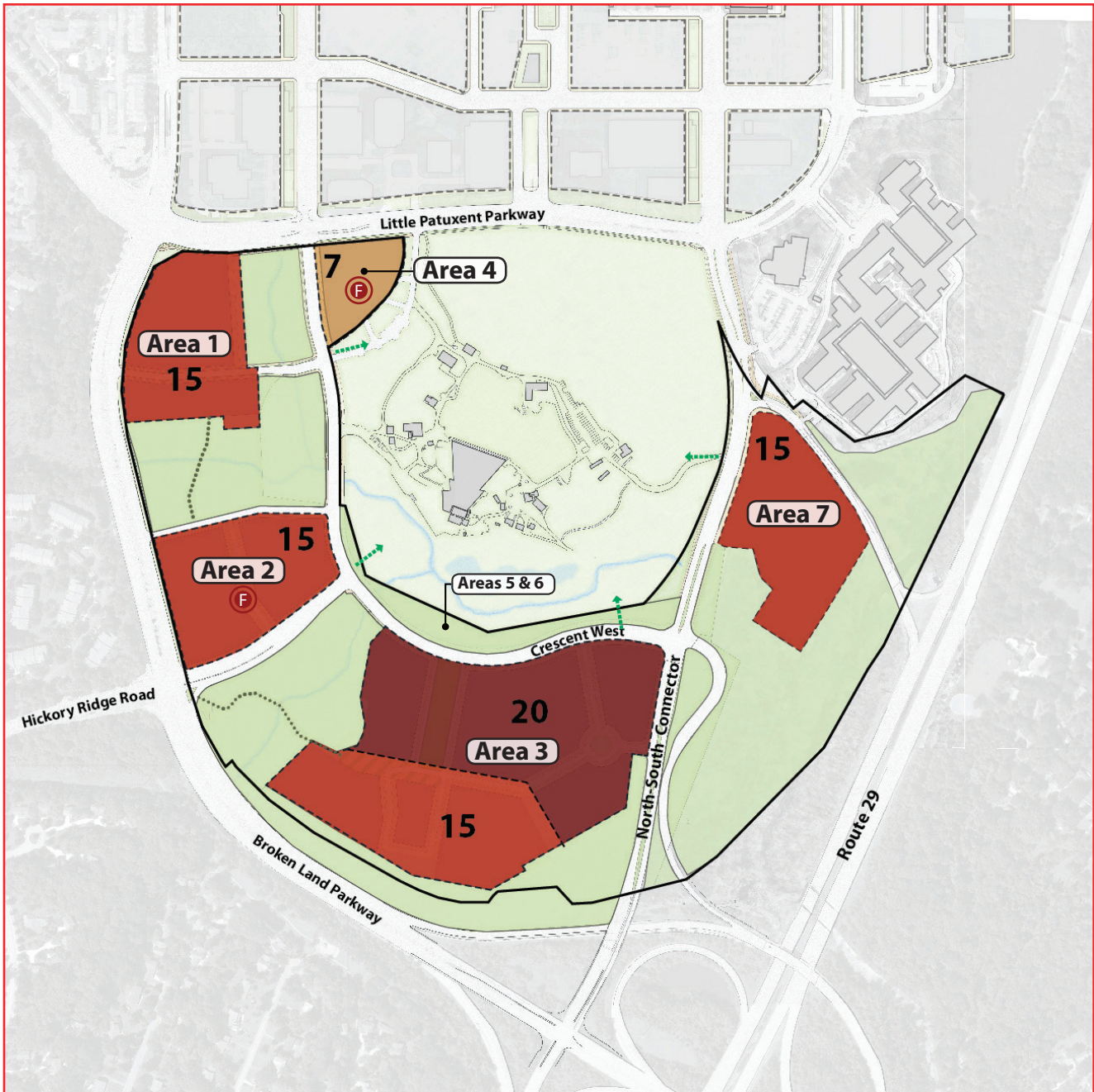


Crescent Neighborhood Gateways and Vistas Diagram

KEY

-  TERMINATED VISTA
 -  "GATEWAY" THRESHOLD
 -  IMPORTANT AXIS
 -  SIGNATURE BUILDING
(See Section 5.0 Architecture, p. 100-101 for additional criteria.)
-  POTENTIAL FIRE STATION LOCATIONS
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9
 -  PROPOSED TRAIL/PATHWAY
 -  MERRIWEATHER-SYMPHONY WOODS CONNECTIONS

Building Form



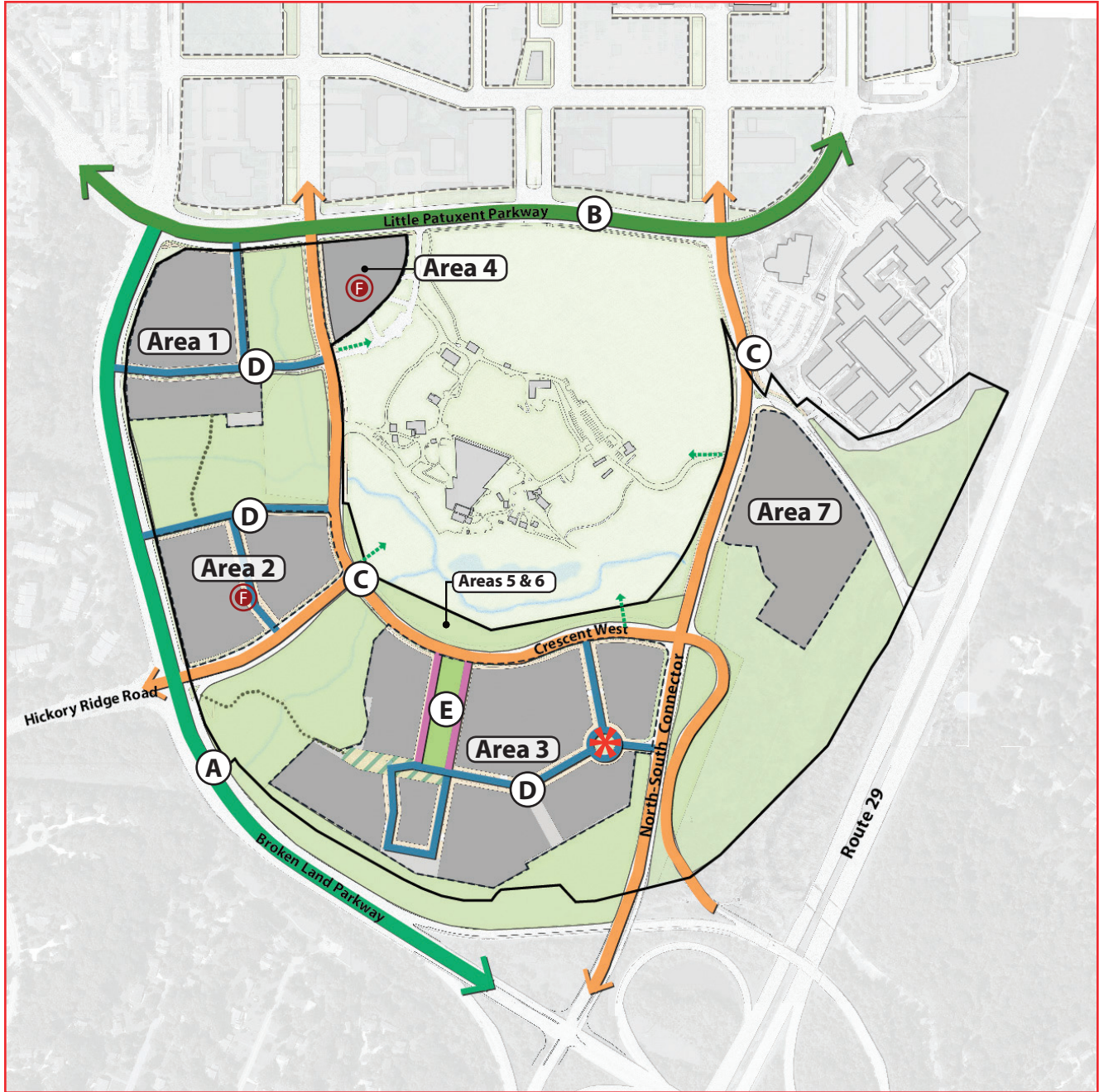
Crescent Neighborhood Building Height Plan

KEY

- MAX. 7 STORIES (NOT TO EXCEED 100')
- MAX. 15 STORIES (NOT TO EXCEED 170')
- MAX. 20 STORIES (NOT TO EXCEED 250')

- F POTENTIAL FIRE STATION LOCATIONS
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9
- PROPOSED TRAIL/PATHWAY
- MERRIWEATHER-SYMPHONY WOODS CONNECTIONS

Street Design Introduction



Crescent Neighborhood Street Framework Plan

KEY

- (A)** PARKWAY- Intermediate Arterial/Minor Arterial (4 LANES W/ MEDIAN*)
- (B)** BOULEVARD - Minor Arterial/ Major Collector (4 LANES W/ MEDIAN*)
- (C)** AVENUE TYPE 3 - Major Collector/ Minor Collector/ Local Street (4 LANES,* PARALLEL PARKING (Optional), DEDICATED BIKE LANES/SHARED-USE PATH)
- (D)** STREET TYPE 3 - Minor Collector/ Local Street (2 LANES*, PARALLEL PARKING (Optional))
- (E)** STREET TYPE 4 - Minor Collector/ Local Street (1 LANE*, PARALLEL PARKING (Optional))

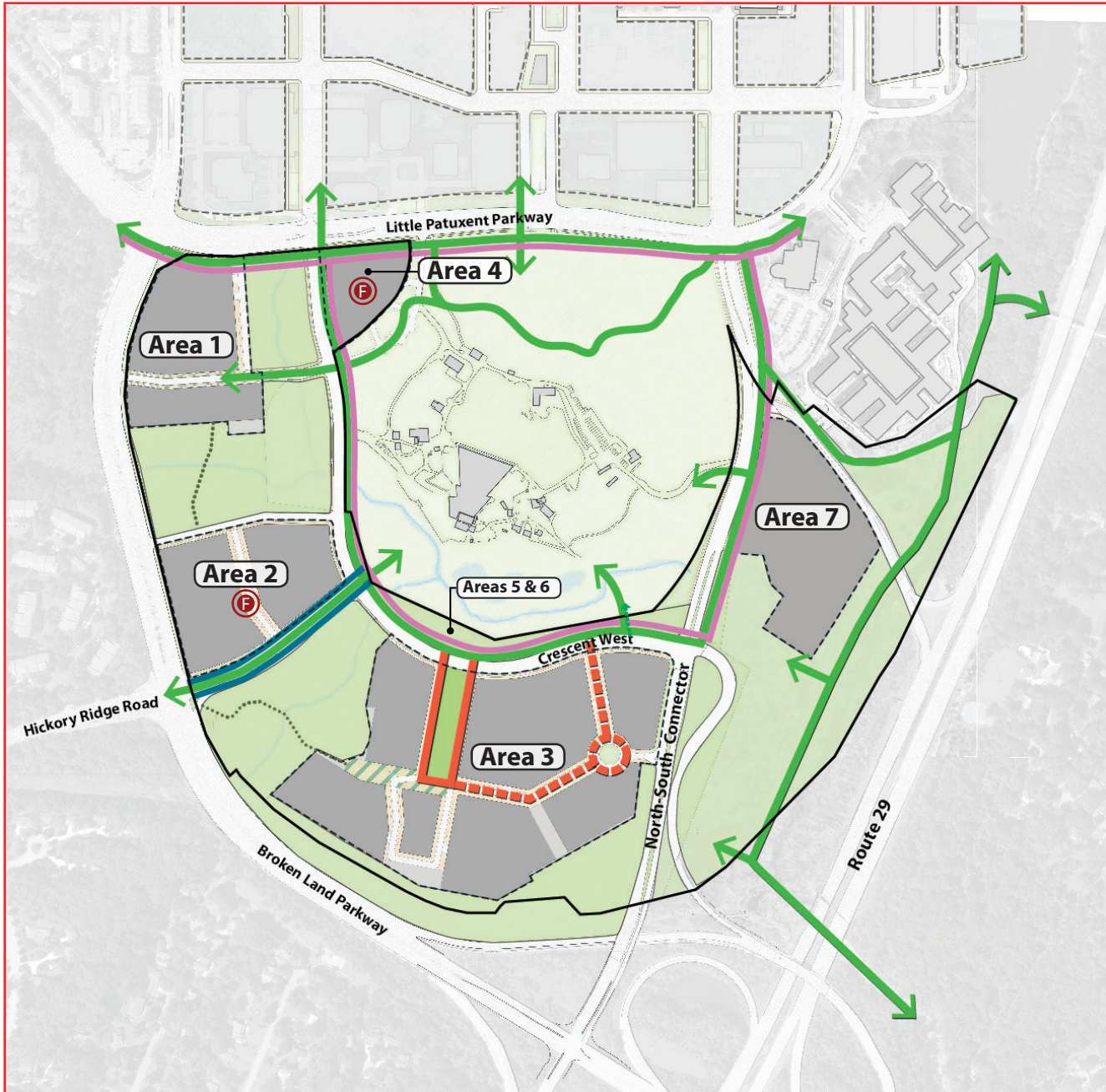
- (F)** POTENTIAL FIRE STATION LOCATIONS
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9
- MERRIWEATHER-SYMPHONY WOODS CONNECTIONS
-** PROPOSED TRAIL/PATHWAY
- *** PROPOSED FOCAL POINT

* Additional lanes may be added to accommodate traffic volume and turning movements, as determined by a traffic study at the SDP phase.

**Alleys, Common Access Easements (CAE), or private streets may be placed within blocks for internal circulation, servicing, and parking. Final locations of these roadways will be proposed at the SDP phase.

See Urban Design for further criteria on alleys, pages 15 and 23.

Pedestrian and Bicycle Circulation



Crescent Neighborhood Bicycle and Pedestrian Circulation Plan

KEY

PRIMARY BICYCLE ROUTES AND PEDESTRIAN ROUTES*

* Primary pedestrian routes and bicycle routes are a combination of sidewalks, shared-use paths, bike lanes, and trails that provide safe movement through Crescent and to adjacent neighborhoods

PEDESTRIAN/BICYCLE FACILITY TYPES***

- SHARED-USE PATH
- ON-STREET BIKE LANES
- PROPOSED TRAIL/PATHWAY

PRIMARY PEDESTRIAN STREETS**

POTENTIAL PRIMARY PEDESTRIAN STREETS**

** A Primary Pedestrian Street is intended to be the focus of pedestrian activity. Primary Pedestrian Streets typically have wide sidewalks with amenity spaces, or other pedestrian features.



POTENTIAL FIRE STATION LOCATIONS

A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9

*** See General Provisions, pages 32-33, for additional bicycle facility criteria.






See Appendix A.2 for more information regarding on-road bicycle facilities.

Amenity Space Types



Crescent Neighborhood Amenity Space Plan

PRIMARY AMENITY SPACE*

- (A)**  SOUTH CRESCENT PARK
- (B)**  SOUTH CRESCENT PROMENADE
-  Existing/Proposed Trail/Pathway within Crescent
-  Existing/Proposed Trail/Pathway outside of Crescent
-  Merriweather-Symphony Woods Connections
- (F)** Potential Fire Station Locations
A site within either Area 2 or Area 4 may be provided for a new fire station in accordance with CEPPA 9

REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS	161,349 sf
Less Proposed Primary Amenity Spaces	(36,300 sf)
Required Secondary Amenity Spaces	125,049 sf

POTENTIAL SECONDARY AMENITY SPACE LOCATIONS*

Approx. Area 1 Amenity Space	14,000 sf	(a) Approx. Trail	3,700 sf
Approx. Area 2 Amenity Space	14,000 sf	(b) Approx. Trail	4,000 sf
Approx. Area 3 Amenity Space	23,400 sf	(c) Approx. Shared-Use Path	6,500 sf
Approx. Area 4 Amenity Space	6,000 sf	(d) Approx. Shared-Use Path	28,800 sf
Approx. Area 7 Amenity Space**	13,046 sf	(e) Approx. Shared-Use Path	13,209 sf
	70,446 sf		56,209 sf
Approximate Proposed Secondary Amenity Spaces			126,655 sf

*Secondary amenity space of 125,049 sf is required, subject to potential credit per Section 125.0.A.9.G(4)(g). The secondary amenity spaces shown hereon are for illustrative purposes only. The final location, configuration, size, design and character of all secondary amenity spaces will be shown on the applicable site development plan(s) and will vary from what is shown hereon. Secondary amenity spaces should support the vision for the Crescent Neighborhood established in Section 1.3 The Vision for Crescent.

**Area 7 is under other ownership. The Area 7 recorded plats comprise 260,924 sf and would be required to provide a minimum 13,046 sf of secondary amenity space to meet the 5% minimum net new Downtown Community Commons requirement.