

Location: The path is in the Village of Wilde Lake, on four Columbia Association open space lots and the Twin Rivers Road right-of-way. The open space lots are identified as Tax Map 29, Parcel 136, open space; and Tax Map 30, Lots 211, 212 and 221. They are directly adjacent to the right-of-way, do not contain environmental features and are about 30' wide.

Vicinal

Properties: Vicinal properties are zoned NT and located in Wilde Lake Village between the Village Center and Downtown. They include:

North: Faulkner Ridge intersection.

East: Several multi-family residential properties that adjoin the open space.

South: The Mall in Columbia and the Downtown Columbia and Warfield neighborhoods.

West: Twin Rivers Road right-of-way. The Wilde Lake Village Center, Interfaith Center and residential properties are to the west of Twin Rivers Road.

Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements.

I. General Information:

Relevant Site History:

- **FDP-2-A-9:** Village of Wilde Lake, Sections 1-4. Designated the open space on the north side of Twin Rivers Road between Governor Warfield Parkway and Lynx Lane.
- **FDP-4-A-V:** Created a section of the Twin Rivers Road right-of-way.
- **PB 12-046:** Recorded Open Space Lots 211, 212 and 221 along Twin Rivers Road as part of the Bryant Woods subdivision.
- **PB 12-054:** Recorded an open space lot along Twin Rivers Road between Faulkner Ridge Circle and Green Mountain Circle.
- **F-66-043:** Identified a mini-bus route that was never established along Twin Rivers Road in the open space lots.
- **F-97-019:** Extended Twin Rivers Road from Governor Warfield Parkway to Broken Lane Parkway.
- **SDP-90-189:** Proposed constructing a portion of the existing sidewalk on the open space on the north side of Twin Rivers Road.

Regulatory Compliance: Site Development Plans for Downtown Revitalization are subject to the following items:

- (1) The Downtown Columbia Plan: CB 58-2009, which approved an amendment to the Howard County General Plan, and was further amended November 9, 2016, with CB 52-2016.
- (2) The Zoning Regulations: including sections enacted as part of an amendment to the Zoning Regulations as Council Bill No. 59-2009 (ZRA 113).
- (3) Downtown-Wide Design Guidelines passed as Council Resolution 138-2010.

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

(6) A Pre-Submission Community Meeting was held November 5, 2018, 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.

(7) There is no DAP requirement for this project.

II. Description of the Site Development Plan Proposal:

Proposed Site Improvements: A ten-foot-wide multiuse pathway, two wayfinding stations and related landscaping, associated crosswalk and signal improvements, and replacing any trees lost due to construction. The pathway includes pervious and impervious pavement.

Roads: None proposed

Pedestrian and Bicycle Connectivity: The pathway provides safe and convenient connections for residents and visitors between the Wilde Lake Village Center and Downtown Columbia. To enhance access to and from the south, marked and signalized pedestrian crossings will be added to Twin Rivers Road at regular intervals.

Downtown Community Commons: Not applicable

Parking: Not applicable

Building Height: Not applicable

Setback Requirements: Not applicable

Landscaping: In addition to replacing eight shade trees and six evergreen trees lost to construction, the two wayfinding stations will be landscaped with shrubs, perennials and grasses. These areas also include paving, benches and bike racks.

Stormwater Management: Includes under-drained, pervious pavement and non-rooftop disconnects, which direct runoff to an adjacent lawn.

Environmental Considerations: None

Forest Conservation: The property is exempt because it is zoned NT and received preliminary plan approval prior to December 31, 1992, per Section 16.1202(b)(1)(iv).

III. Planning Board 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 criteria:

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

The Downtown Columbia Plan envisioned that Howard Community College and the nearby Villages of Wilde Lake and Oakland Mills would be linked to Downtown Columbia by new or improved multi-purpose paths for pedestrians and cyclists. This project provides a pathway to the Village of Wilde Lake, as required by CEPPA #18, and will complete connections to surrounding neighborhoods. **The path must be under construction and substantial progress underway prior to issuing a building permit for the 2.6 millionth square feet (SF) of development.** Currently, building permits have been issued for approximately 2,138,027 SF.

The General Plan recommends a pathway from Wilde Lake on the south side of Twin Rivers Road that directly connects with the Wilde Lake Village Center. However, this location is not specified in the CEPPA. After a lengthy study, the Department of Planning and Zoning, the Department of Public Works, and the Office of Transportation determined the safest and least disruptive option would be to construct the pathway on the north side of the road. This option provides ample room for construction, has fewer conflicts with vehicles and limits utility relocations.

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.

A Downtown Revitalization FDP is not associated with the project nor are other uses, except for the multi-use pathway.

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.

There are no buildings, structures, or downtown community commons with this project. It will improve bicycle and pedestrian circulation between the Village of Wilde Lake and Downtown, in accordance with the Downtown Columbia Plan. Crosswalks on Twin River Roads will enhance connectivity for all users.

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.

Downtown Community Commons are not proposed

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

Buildings are not proposed

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

None required

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

None required

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

SCHOOLS: *No allocations or school testing is required for the construction of a multi-use pathway.*

ROADS: *This project does not require APFO testing or mitigation. Safe crosswalks will be provided to improve pedestrian circulation across Twin Rivers Road.*

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.

Howard Research and Development will construct the pathway, the County will own it, and the Downtown Partnership will be responsible its maintenance. Except for portions that cross public rights-

of-way, the land will be owned by the Columbia Association (CA). For the portions on CA land, the County will get an easement. The Developer's Agreement and easements will detail this arrangement and a note summarizing it will be added to the plan.

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

Payments to the Downtown Columbia Partnership are not required to construct the pathway.

SRC Action: The Subdivision Review Committee has recommended approval, subject to the technical comments issued in the letter dated May 7, 2019.

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

Valdis Lazdins, Director
Department of Planning & Zoning

Date

Please note that 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, 8:00 a.m. to 3:00 p.m.