

Theme 1 – Making a Special Place			
	DPZ Key Recommendation:	GGP Response:	CA Board Response to DPZ
1.	The plan should address a strategy to preserve the former <b>Rouse Company Headquarters</b>	GGP will prepare specific design guidelines for the Lakefront core and any redevelopment of the GGP HQ building parcel which may or may not include the former Rouse Company Headquarters building. The design guidelines will address building height, massing, scale building orientation, pedestrian and vehicular access and open space appropriate for its lakefront location.	Agree to DPZ Recommendation with additional language:  <i>Include the Visitor Center for preservation.</i>
2.	The Plan should <b>coordinate the proposed development program</b> including heights, densities and number of hotel rooms in the General Plan amendment, Zoning Regulation amendment and Supplemental Documents.	<b>Agree.</b> GGP will amend all documents to be consistent.	Agree to DPZ Recommendation
3.	The Illustrative Plans provided as exhibits should include all of the <b>area covered by the Final Development Plans</b> listed in the Zoning Regulation Amendment.	<b>Agree</b> – GGP will amend the exhibit and documents to be consistent.	Agree to DPZ Recommendation
4.	The Plan should provide for design guidelines for the <b>Columbia Mall</b> as part of one or more neighborhoods.	<b>Agree</b> – GGP will further study to determine which neighborhoods and how to differentiate the Columbia Mall to incorporate into the final Design Guidelines	Agree to DPZ Recommendation
5.	The Plan should delineate boundaries for the <b>Lakefront core.</b>	<b>Agree</b>	Agree to DPZ Recommendation with additional language:  <i>Preserve the current cultural and other mixed use nature of the Lakefront core. Downtown Arts and Entertainment Park" should be renamed in the ZRA to "Downtown Arts and Entertainment District(s)" to allow for such a use in an area that may not be considered a park, such as in the Lakefront neighborhood.</i>
6.	The Plan should provide for design guidelines to address how the <b>Warfield neighborhood</b> would provide pedestrian and multi-modal connections and design relationships with the existing residential communities.	<b>Agree</b> – GGP will prepare revised guidelines during the preparation of the final Design Guidelines	Agree to DPZ Recommendation with additional language:  <i>The County should ensure that a Public Infrastructure and Amenity Plan is in the ZRA.</i>
7.	The Plan should identify strategies to attract and support <b>local merchants</b> within the Downtown and to complement neighborhood retail uses in the nearby, neighboring village centers.	<b>Agree</b> – Language should be added to the plan discussing the need for the preparation of a merchandising plan for Downtown and the Village Centers.	Agree to DPZ Recommendation
8.	The Plan should include a 15-percent <b>MIHU requirement</b> consistent with other comparable zoning districts as well as the proposed 10-percent <b>middle income housing requirement.</b> These requirements should also be included within the Zoning Regulation Amendment and address concerns about external appearance.	GGP continues to believe that an innovative and flexible strategy for a full spectrum housing program would provide the most flexible, appropriate and diverse mix of housing in downtown Columbia. However, we will continue to work with the County and affordable housing task force to finalize a program which will meet the needs of the final Plan and downtown.	Agree to DPZ Recommendation with additional language:  <i>CA supports a full spectrum of housing in MIHU and middle income housing, and it will be interspersed throughout all of the proposed neighborhoods.</i>

9.	The Plan should identify a suitable location for a <b>new fire station</b> so that construction may begin as soon as possible.	<b>Agree</b> – GGP will meet with the County public safety office on location and program needs to incorporate into the plan.	Agree to DPZ Recommendations with additional language:  <i>CA supports the need to identify a suitable location for a new fire station. In keeping with current practice, we believe the developer should provide land for the fire station.</i>
10.	The Plan should include a revised phasing plan that ensures <b>Merriweather Post Pavilion</b> is renovated in the first phase of development in accordance with the General Plan Amendment.	<b>Agree</b> – GGP believes that the phasing plan and Amenities program outlined in section 4.2 of the Plan provides for this commitment to renovate Merriweather Post Pavilion in Phase I.	Agree to DPZ Recommendation
11.	The Plan should include a <b>“percent for art”</b> program for private development based on construction costs or an alternative commitment to support public art.	<b>Agree</b> – However alternate commitments to cultural arts that are already included in the plan should be credited towards any public art requirement. IN addition, we believe that other forms of offset should be allowed such as inclusion of public art and programs into private facilities work and improvements. GGP will work with staff to develop a comprehensive program which incorporates these concepts.	Agree to DPZ Recommendation
12.	The Plan should include a strategy for County Council’s adoption of <b>Downtown-wide design guidelines</b> and review by the <b>County’s Design Advisory Panel (DAP)</b> . DAP review and a strategy for the inclusion of more detailed neighborhood design guidelines at the Final Development Plan stage should be described in the Zoning Regulation Amendment.	<b>Agree</b>	Agree to DPZ Recommendation with the following language:  <i>Downtown-wide design guidelines and review by a sub-committee of the County’s Design Advisory Panel (DAP). The sub-committee will be comprised of individuals with CA assessed architectural review experience.</i>
<b>Theme 2 – Moving and Connecting People</b>			
	<b>DPZ Key Recommendation:</b>	<b>GGP Response:</b>	<b>CA Board Response to DPZ</b>
1.	The Plan should provide for more fully developed <b>bicycle accommodations for a complete streets approach.</b>	<b>Agree</b> – GGP will further this discussion and revise documents accordingly. Prior to the first FDP submission, pedestrian environmental quality design guidelines will be created.	Agree to DPZ Recommendation with the following language:  <i>The ZRA should state that in Phase 1, the County will prepare a Public Infrastructure and Amenities Plan. It would identify the public infrastructure projects and amenities, such as transportation facilities, environmental projects, schools, playgrounds, expanded library, new fire station, satellite police station, and other enhancements, that should be included in the Phasing Program, a document that would be adopted by the Zoning Board. Proposed bicycling facilities would be part of this Plan.</i>

2.	The Plan should <b>cross-reference street types</b> described in the General Plan amendment, design guidelines and roadway classifications in County’s Roads Design Manual on Exhibit H: <i>Street Framework Diagram</i> .	<b>Agree</b> – GGP will prepare a matrix.	Agree to DPZ Recommendation
3.	The Plan should include a <b>timetable</b> for feasibility studies of <b>transit</b> and major transportation improvements.	<b>Agree</b> – As part of the APF submission with each Final Development Plan, GGP will evaluate the feasibility of the recommended local transportation and pedestrian environmental quality improvements required by the APF ordinance and the final Design Guidelines. Within 60 days following the submission of the first FDP under the Plan, GGP will initiate feasibility studies for the new downtown Route 29 interchange, the Broken Land Parkway / Route 29 north/south collector road connection as well as the new downtown transit hub. Additionally, an updated and amended Transportation Policy Map to show the new Route 29 interchange will be included in the Plan.	Agree to DPZ Recommendation with the following language:  <i>The Public Infrastructure and Amenities Plan should confirm that new transit and road projects are feasible and can support the amount of development proposed for each phase. This Plan should include the results of a County-sponsored transportation study that utilizes, an advanced regional travel demand model, such as the one already developed by the Baltimore Metropolitan Council of Governments. Any projects involving US 29, MD 175, or their interchanges must also be analyzed and confirmed as feasible by the State Highway Administration.</i>
4.	The Plan should address requiring provisions in the <b>Adequate Public Facilities Act</b> for regular, five-year reassessments of transportation strategies, their successes or failures, and requiring further mitigation and adjustment of future projections as needed.	<b>Agree</b>	Agree to DPZ Recommendation with the following language:  <i>The ZRA should state that the current Adequate Public Facilities standard for roads in Downtown Columbia will not deteriorate to a worse standard. Level of Service D (1450 Critical Lane Volume) should be maintained and the current concept of “constrained intersections” should expire. Traffic will need to be monitored and found acceptable in each phase before proceeding to the next phase.</i>
5.	The Plan should recommend review (at the FDP stage) of proposals for design and funding of pedestrian, bicycle and transit improvements across the existing grade-separated pedestrian <b>overpass at Route 29</b> and connecting to Oakland Mills Village Center.	<b>Agree</b>	Agree to DPZ Recommendation with the following language:  <i>The proposed pedestrian/cyclist/bus shuttle bridge over US 29 connecting Downtown with Oakland Mills should be studied as part of the Public Infrastructure and Amenities Plan.</i>

6.	The Plan should identify a strategy for locating the <b>transit hub</b> and potential <b>transit corridors</b> .	<b>Agree</b> – GGP will locate it with possible optional locations.	Agree to DPZ Recommendation with the following language:  <i>The site of the Transit Center and new transit system should be identified as part of the Public Infrastructure and Amenities Plan.</i>
7.	The Plan should include alternative strategies to address <b>parking systems in Downtown</b> .	<b>Agree</b> – Language will be added to the Plan which encourages analysis of various parking systems and strategies to be implemented with each parking structure and program.	Agree to DPZ Recommendation with the following language:  <i>Parking needs and proposed facilities should be identified as part of the Public Infrastructure and Amenities Plan. Parking studies in Downtown should consider parallel parking on LPP and other streets, as well as satellite parking in areas outside of the main downtown district.</i>
8.	The Plan should include specific <b>Design Guidelines</b> for the treatment of <b>garages</b> to include retail in the ground floor levels in order to support a successful park-once approach and improve the pedestrian experience.	<b>Agree</b> – This was the intent of the Design Guidelines. GGP will review and make revisions and clarifications to strengthen these concepts.	Agree to DPZ Recommendation with the following language:  <i>Parking needs and proposed facilities should be identified as part of the Public Infrastructure and Amenities Plan.</i>
<b>Theme 3 – Sustaining the Environment</b>			
	<b>DPZ Key Recommendation:</b>	<b>GGP Response:</b>	<b>CA Board Response to DPZ</b>
1.	The Plan should include strategies for exceeding the County’s required standards related to <b>green construction and operations</b> .	<b>Agree</b> – GGP will work with Biohabitats to develop strategies for inclusion of standards and requirements from the Howard County Green Neighborhood Guidance document and USGBC Green Buildings Guidelines. Guidance will be included in final Sustainability Guidelines. However it should be noted that the environmental enhancements and many of the land planning components identified in the Plan substantially exceed existing environmental regulatory requirements.	Agree to DPZ Recommendation with the following language:  <i>Recommend the highest environmental building standards at the time of construction be used for Downtown development with the goal of a carbon neutral footprint for all downtown by 2039.</i>
2.	The Plan should provide a <b>timetable</b> for implementing <b>environmental restoration and storm water management</b> projects described in the Supplemental Documents. Environmental restoration and storm water management projects should be specifically described in the phasing plan and should include formal agreements for ongoing maintenance prior to completion of the phase.	<b>Agree</b> – The phasing guidelines in the submission include restoration milestones for the Environmental Enhancements plan. GGP will clarify.	Agree to DPZ Recommendation

3.	The Plan should provide for an <b>acre-to-acre replacement plan of parkland</b> for each acre of Symphony Woods where new buildings are planned; or, the plan should suggest other locations for proposed arts, cultural and community facilities if the Columbia Association does not authorize such facilities on their land.	<b>Agree</b> – The Plan does not require that such development occur. Rather the Plan provides the opportunity for cultural enhancement within Symphony Woods. Any development within Symphony Woods should be environmentally responsible and would have to be approved by the Planning Board. Environmental enhancements as detailed in the Plan Supplemental Documents should be available for replacement credit.	Agree to DPZ Recommendation with the following language:  <i>Acre-for-acre replacement of parkland would only be acceptable if it is consistent with CA’s vision and plan for Symphony Woods. Of primary importance to CA is the future of Symphony Woods. CA wants to protect the woodlands and create a park setting that is more user-friendly. CA is concerned that the two large buildings, underground parking, and several roads proposed for Symphony Woods are in direct contradiction to CA’s vision. Because CA is very concerned about the removal of many trees in Symphony Woods and wants to preserve the integrity of the parkland, CA does not agree with exchanging existing land in the heart of Symphony Woods for other land. CA agrees with the proposal for an attractive connection between The Mall and Merriweather Post Pavilion. However, a proposed cultural arts center should be included in the Lakefront neighborhood.</i>
4.	The Plan should discuss distinct (mutually exclusive) <b>definitions and separate requirements for accounting</b> of existing designated open space, new amenity areas and new arts, cultural and community uses and facilities.	<b>Agree</b>	Agree to DPZ Recommendation
5.	The Plan should indicate a minimum required amount of total <b>new amenity areas</b> in acres per neighborhood.	<b>Agree</b> – GGP has included in its submission document a plan showing 16 new Amenity spaces and the requirement for at least one 25,000 sf minimum area per neighborhood.	Agree to DPZ Recommendation with the following language:  <i>Each neighborhood’s total new amenity areas in acres should be determined by the County as part of the Public Infrastructure and Amenities Plan.</i>
6.	The Plan should coordinate proposed Design Guidelines and proposed Sustainability Framework to provide for general <b>Green Design Guidelines for all of Downtown Columbia</b> for adoption by the County Council. These Green Design Guidelines could then be used as the basis for devising unique Green Design Guidelines for each neighborhood that could be included in each neighborhood-specific FDP amendment.	<b>Agree</b> – This is will be part of the Sustainability Guidelines to be developed in year 1 after approval. Also adoption of County’s Green Neighborhood Guidance Document	Agree to DPZ Recommendation
7.	As the proposed master plan is refined, alternate designs should be pursued to minimize impacts on <b>high quality forest</b> areas identified in Supplemental Documents.	<b>Agree</b> – GGP’s Environmental Enhancements plan has cataloged and quantified all forest areas as delineated in the Supplemental Documents. All future or refined master plans will be developed using the same measurements and guidance as the current plan.	Agree to DPZ Recommendation with the following language:  These designs should be limited to non-invasive, native Maryland plantings in their landscape designs and open space.

Theme 4 – Balancing and Phasing Growth			
	DPZ Key Recommendation:	GGP Response:	CA Board Response to DPZ
1.	The <b>phasing plan</b> shall consist of six increments that set maximum levels of new development for each land use category: residential, retail, office and hotel. The phasing plan shall also require <b>minimum levels of development</b> that shall be completed <b>for each land use</b> category before the next phase commences.	GGP has developed the phasing based on extensive modeling and economic analysis and continues to believe three phases are appropriate. GGP will strengthen the Phasing table on pg 58 of the Plan, and the CEPPA matrix, to more clearly establish minimum and maximum development levels for each phase and to confirm commitments to public improvements by phase as intended. The ZRA will establish a requirement that before approving a site development plan the Planning Board must determine that Downtown Community Commons, Downtown Parkland and Environmental Restoration are being provided in accordance with the Downtown General Plan Amendment.	Agree to DPZ Recommendation with the following language:  <i>The ZRA should state that development rights will be allotted incrementally, on a phase-by-phase basis rather than up front rights to the full amount of development that GGP proposes. A Phasing Program, which specifies the projects and services that are necessary to support the proposed land development in each of 6 phases, should be adopted in Phase 1 by the Zoning Board after the County completes the Public Infrastructure and Amenities Plan.</i>
2.	<b>Each phase shall include a list of infrastructure, restoration and amenity projects</b> to be completed before the next phase can commence. Each project shall be funded, in part or in its entirety, by a financial contribution from the original petitioner. Each phase shall include at least one project from each the following categories: - Transit and major transportation improvements not currently required by APF (such as additional lanes or interchange improvements, etc.) • <i>First phase</i> shall include completion of feasibility studies for all needed major transportation improvements - Environmental restoration projects for those watersheds that include the Downtown area - Downtown Neighborhood Community Gathering Space (to be included within the first five phases) - Arts, Cultural and Community or public/civic facility (Schools, Fire Station, Police sub-station, Library) • <i>First Phase</i> shall include renovations to Merriweather Post Pavilion as described in the GPA and identification of a location for a new Downtown Fire Station.	<b>Agree</b> – Each phase in our current phasing plan does this (see pages 59-63) except that some projects such as environmental restoration are completed before the final phases. Additional clarification will be provided about Amenity phasing and responsibility.	Agree to DPZ Recommendation with the following language:  <i>CA agrees with DPZ’s Key Recommendation, and that this recommendation be stated in the ZRA.</i>
3.	The Plan shall require each <b>FDP amendment to include tracking of all previous and current phases</b> , to ensure completion of required projects, to provide a comparison of currently completed projects with phasing plan, and provide strategies on how a proposed FDP amendment will implement and comply with current phase.	<b>Agree</b>	Agree to DPZ Recommendation with the following language:  <i>The ZRA should indicate that each phase should be approved through the County’s existing 4-step process: Preliminary Development Plan, Comprehensive Sketch Plan, Final Development Plan, and Site Development Plan. The proposal to skip parts of the normal process by having only a Final Development Plan and Site Development Plan for Downtown development would significantly reduce the public’s opportunity to review and comment on these high profile</i>

			<i>neighborhood plans as they evolve. Before a subsequent phase can begin, the County will determine that all of the public infrastructures and amenities are in place, traffic levels are shown to meet the existing level of service standard of D, and at least 3/4 of the development has been built for the current phase.</i>
4.	The Plan should include project monitoring in five-year increments with <b>developer reporting, association reporting, and GGP cumulative reporting</b> including the regular five-year re-assessment of traffic analyses.	<b>Agree</b>	Agree to DPZ Recommendation
<b>Theme 5 – Involving Everyone</b>			
	<b>DPZ Key Recommendation:</b>	<b>GGP Response:</b>	<b>CA Board Response to DPZ</b>
1.	The Plan should clarify that <b>Final Development Plans</b> will address an entire neighborhood at a minimum.	<b>Agree</b> – GGP will work with staff to develop revised FDP requirements to include a neighborhood concept plan and Masterplan coordination with each FDP submission.	Agree to DPZ Recommendation with the following language:  <i>Agrees the Final Development Plan should be consistent with the Phasing Program.</i>
2.	The Plan should discuss possible, <b>alternative management strategies</b> for Downtown including an alternative for fewer entities to manage Downtown. Alternative strategies should include <b>an explanation of managing entities composition</b> , public participation procedures, decision-making processes, and enforcement mechanisms.	<b>Agree</b> – GGP will provide additional study, information and rationale and look to consolidate the organizations if appropriate.	Agree to DPZ Recommendation