

SUPPLEMENTAL DOCUMENTS

SUPPLEMENTAL DOCUMENTS | SEVEN ADDITIONAL TECHNICAL DOCUMENTS are included in this Amendment but have been bound separately for convenience and readability. They should be recognized as integral components of this Amendment as if included therein and are as follows:

ZONING REGULATION AMENDMENT

In accordance with the Master Plan & Zoning Approach recommended by *Downtown Columbia: A Community Vision*, the attached Zoning Regulation Amendment (ZRA) establishes maximum levels of office, retail, hotel and residential development for Town Center and imposes new amenity space requirements. The ZRA also establishes specific development review criteria for the Planning Board, including phasing. The ZRA further requires each developer to provide a significantly greater level of detail at the first stage of the development review process, instead of waiting until the end of the process. Because a greater level of detail will be provided initially, the Zoning Regulation also modifies the development review process to increase its efficiency, while maintaining multiple opportunities for public review and input.



Legacy, Plano, TX

ADEQUATE PUBLIC FACILITIES AMENDMENT

The attached amendment to the Howard County Adequate Public Facilities Act (APF) eliminates the “Constrained Facilities” provisions of the APF in Town Center so that in the future all roads serving Town Center will be subject to the APF. The amendment also establishes 1600 critical lane volume as the level of service standard for evaluating all County-controlled intersections serving the Town Center Revitalization District. To assure safe and efficient pedestrian and bicycle access and circulation, the APF amendment also imposes a new requirement to prepare a pedestrian impact study as a part of the APF Traffic Study.

COLUMBIA TOWN CENTER DESIGN GUIDELINES

The Design Guidelines enclosed with this Amendment establish criteria for Town Center land development in order to ensure that new development contributes to the vision of Columbia Town Center as a sustainable, pedestrian-oriented environment with a desirable urban character through the design and placement of new buildings, streets and public amenity spaces. The Design Guidelines apply to all development within the boundaries of the Town Center Revitalization District as depicted in this Amendment.

COLUMBIA TOWN CENTER GENERALIZED TRAFFIC STUDY AND ITS TECHNICAL APPENDIX

This report presents the results of a Generalized Traffic Study of the Town Center Revitalization District. Subsequent traffic studies will be submitted with each Final Development Plan (FDP) application to satisfy the requirements of Howard County’s Adequate Public Facilities Act, as amended.



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COLUMBIA TOWN CENTER SUSTAINABILITY FRAMEWORK

The Columbia Town Center Sustainability Program serves as one of the primary guidance documents for the design, construction, operations and programming of Columbia Town Center. The Sustainability Program is an ambitious effort to guide development of Town Center and the design of a livable, sustainable community. Submitted with this Amendment is the Columbia Town Center Sustainability Framework which will provide the overarching components of the future program, and guide its final development.

COLUMBIA TOWN CENTER MERRIWEATHER AND CRESCENT ENVIRONMENTAL ENHANCEMENTS STUDY

A natural resources assessment was performed on over 5000 linear feet of stream and 120 acres in the Merriweather & Crescent neighborhoods of the Town Center Revitalization District. This report describes the findings of the assessment and articulates proposed environmental improvements to streambeds, wetlands, forests and vegetation management.

BEST MANAGEMENT PRACTICES FOR SYMPHONY STREAM AND LAKE KITTAMAQUUNDI WATERSHEDS

In an effort to increase community awareness of water quality issues outside the Town Center Revitalization District and their impacts to the Chesapeake Bay, GGP and its ecological consultant performed watershed assessments for the three sub watersheds of Symphony Stream, Wilde

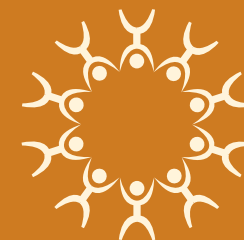
Lake and Lake Kittamaquundi located up stream of the Merriweather and Crescent Environmental Enhancements Report study area. Watershed assessments were performed to target stormwater retrofits and riparian corridor restoration opportunities for the watersheds of the two streams flowing through Columbia Town Center.



Santana Row, San Jose, CA

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