

Amended Amendment 10 to Council Bill 58-2009 (as amended)

SPONSORED BY: Calvin Ball
Mary Kay Sigaty
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and at the request of the County Executive

Legislative Day No: 2
Date: February 1, 2010

Amended Amendment No. 10

(This amendment requires the petitioners for Downtown Revitalization to submit Site Development Plans to the Design Advisory Panel prior to review by the Planning Board.)

In the attachment, on page 1, add a footnote after “INTRODUCTION” as follows:

“Any reference in this Plan to Downtown Design Guidelines or Downtown Columbia Design Guidelines shall be a reference to the Downtown-Wide Design Guidelines as defined in the Howard County Zoning Regulations.”

In the attachment, on page 17, strike the first and second full paragraphs, and substitute the following:

“As recognized by Downtown Columbia: A Community Vision, downtown building design review is undertaken by the developer of Columbia. In the future, this review will be augmented by Design Advisory Panel review at the following three important decision points to provide design input:

- After the submission by GGP of draft guidelines to the Design Advisory Panel as discussed below, the County Council should adopt downtown-wide broad design guidelines ("~~Downtown~~ Downtown-wide Design Guidelines") that will be used as a measure against which specific neighborhood design guidelines ("Neighborhood Design Guidelines") will be developed for each of the neighborhoods (Warfield, Symphony Overlook, The Lakefront and Lakefront Core, The Mall, Merriweather-Symphony Woods, and The Crescent). The Neighborhood Design

Guidelines will then be used to evaluate the design elements of specific projects downtown.

- To assist the County Council in its review of the of the draft ~~Downtown~~ Downtown-wide Design Guidelines, the Design Advisory Panel Act should be amended to require Design Advisory Panel review of the draft ~~Downtown~~ Downtown-wide Design Guidelines and to provide the County Council with any suggested modifications for its consideration prior to its adoption of the ~~Downtown~~ Downtown-wide Design Guidelines. Thereafter, it is recommended that the petitioner submit proposed Neighborhood Design Guidelines, along with a Neighborhood Concept Plan, with ~~the~~ each Final Development Plans for each neighborhood Plan. The Design Advisory Panel should then review the proposed Neighborhood Design Guidelines to evaluate their consistency with the Downtown Design Guidelines adopted by the County Council. The Design Advisory Panel would provide its recommendations to the Planning Board, and the Planning Board would then be responsible for approving the final Neighborhood Design Guidelines along with the Final Development Plan.
- During the Downtown Redevelopment process, petitioners are required to submit Site Development Plans to the Design Advisory Panel for review. The Design Advisory Panel is to make recommendations on Site Development Plans to the Planning Board. The Design Advisory Panel recommendation is to be made in accordance with the applicable provisions in Title 16, Subtitle 15 of the County Code and the Neighborhood Design Guidelines.”

In the attachment, strike each reference to “Downtown Design Guidelines” or “Downtown Columbia Design Guidelines” and substitute “Downtown-wide Design Guidelines.”