



# Howard County Council

George Howard Building  
3430 Courthouse Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Courtney Watson, Chairperson  
District 1  
Mary Kay Sigaty, Vice Chairperson  
District 4  
Calvin Ball  
District 2  
Greg Fox  
District 5  
Jennifer Terrasa  
District 3

Minutes (approved)  
Legislative Work Session  
December 15, 2009

The meeting was called to order by Chairperson Watson at 1:06 pm in the C. Vernon Gray Conference Room, 8930 Stanford Boulevard, Columbia.

Members present: Calvin Ball, Greg Fox, Mary Kay Sigaty, Jennifer Terrasa and Courtney Watson.

Discussion: The members discussed the following items related to the following bills:

Council Bill No. 58-2009 – Introduced by The Chair at the request of General Growth Properties - Adopting the Downtown Columbia Plan, a General Plan Amendment for the purpose of revitalizing and redeveloping Downtown Columbia; and generally relating to the Downtown Columbia Plan, a General Plan Amendment

Council Bill No. 59-2009 (ZRA-113) – Introduced by: The Chair at the request of General Growth Properties - Amending the Howard County Zoning Regulations to create a new Downtown Columbia revitalization process in the New Town District; defining new terms; establishing a new residential density for Downtown Columbia; establishing new land use percentages for open space in Downtown Columbia; establishing an affordable housing provision for Downtown Columbia revitalization; establishing new off-street parking requirements for Downtown Columbia revitalization; and generally relating to the New Town zoning district

**Bridge Columbia** John Slater, Fred Gottemoeller and Dave Bittner described the bridge concept and how it fits into the legislation. The matters covered included the relationship to the third interchange, location, timing, cost and funding.

**Infrastructure – traffic and monitoring** Jim Irvin and Mark DeLuca listed the assumptions of the County's traffic study (Level of Service, roadway modifications, third access) that lead to the conclusion that the development proposal can be completed. They emphasized the need for periodic monitoring and will advise the Council if changes to the schedule are needed in the legislation. The scope of the future traffic studies will need to be established, most likely in the Adequate Public Facilities Ordinance.

**Planning Board Criteria** Marsha McLaughlin reviewed the Neighborhood Concept Plan and the criteria for the Final Development Plan. The Council identified several action items for amendments.

**Public Art** Ms. McLaughlin described types of programs and will provide a written memorandum. There was a discussion of public spaces for public art.

**Design Advisory Panel** Ms. McLaughlin discussed the role of the Design Advisory Panel in the legislation. No action at this time.

**Infrastructure –Hospital** Jay Blackburn and Dr. Atha indicated they do not have concerns about either level of service or traffic/transit. They described the Hospital’s current expansion and the State’s Certificate of Need procedure. Phase 2 of the expansion will consider the redevelopment proposal.

**Phasing** Jeff Bronow explained via an exhibit the fiscal impact of maximizing the residential development and minimizing the commercial development in the early phases of the project. There was also a discussion of the existing condition, which is heavily weighted to commercial. The analyses have a bearing on the potential for Tax Increment Financing. Mr. Bronow and Ms. McLaughlin will provide additional input on phasing.

**Housing** – Continuing discussion of the alternatives requested by the Administration, GGP and the housing advocates.

**Tax Issues** The Office of Law summarized legal advice related to Planned Unit Developments and special tax districts.

**Forest Conservation** Ms. McLaughlin summarized a written memorandum.

**Covenants** There was a discussion of covenants identified in the land records by staff for properties in Downtown not owned by GGP.

**CEPPAs** There was a brief discussion of some of the revisions proposed by GGP.

The meeting was adjourned at 5:56 pm.