

SYMPHONY WOODS PARK

IN COLUMBIA TOWN CENTER

DESIGN ADVISORY PANEL MEETING

FOR

FINAL DEVELOPMENT PLAN



SYMPHONY WOODS PARK TODAY

JULY 13, 2011

ca

Columbia Association

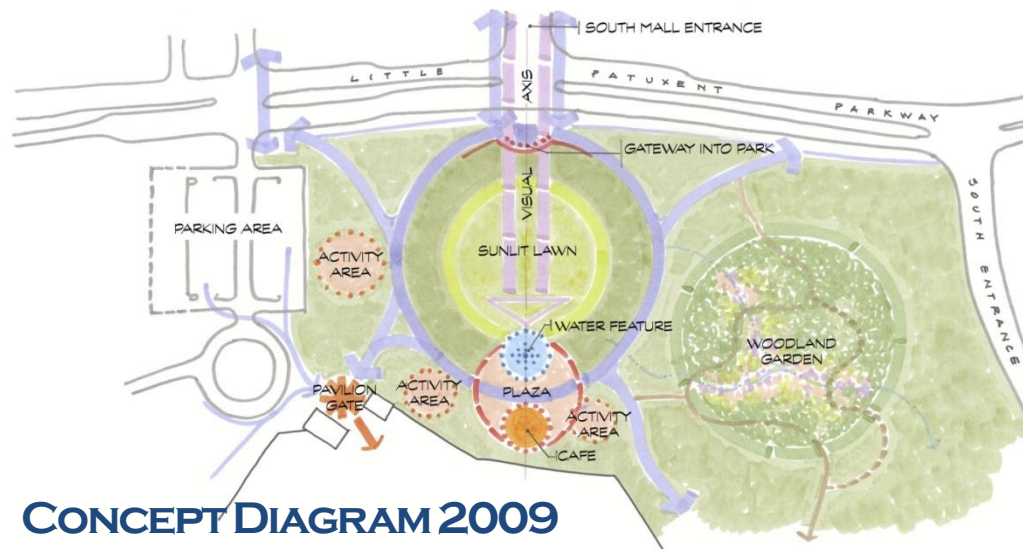
SYMPHONY WOODS PARK

PROJECT BACKGROUND & SCOPE

- **PEOPLE HAVE BEEN TALKING ABOUT IMPROVING SYMPHONY WOODS FOR 40 YEARS**
- **DOWNTOWN PLAN PROCESS INSPIRED CA & LOCAL DESIGNERS TO REVISIT THE IDEA**
- **CA'S GOAL: MAKE THE PARK MORE ATTRACTIVE FOR EVERY DAY USERS & FOR COMMUNITY EVENTS**
- **SCOPE OF FIRST PHASE: WALKWAYS, ADDITIONAL PARKING, A PLAZA AND RESTROOMS**

PARK PLANNING DESIGN TIMELINE

- **2009: COMMUNITY MEETINGS & CONCEPT PLAN DEVELOPMENT**
- **APRIL 2010: CA CAPITAL BUDGET APPROVED**
- **OCTOBER 2010: HIRED WR&A/MAHAN RYKIEL TEAM**
- **APRIL 2011: DESIGN DEVELOPMENT PLAN APPROVED BY CA BOARD**
- **JUNE 2011: FDP COMMUNITY PRE-SUBMISSION MEETING**



SYMPHONY WOODS PARK

FIRST SUBMITTAL UNDER THE NEW PROCESS!

- **IN ADDITION TO COMMUNITY ENGAGEMENT CA IS**
 - **WORKING WITH P & Z STAFF TO DEVELOP THE REVIEW PROCESS**
 - **WORKING WITH THE HOWARD HUGHES CORPORATION ON MATTERS OF MUTUAL INTEREST**



Context Plan
Symphony Woods Park

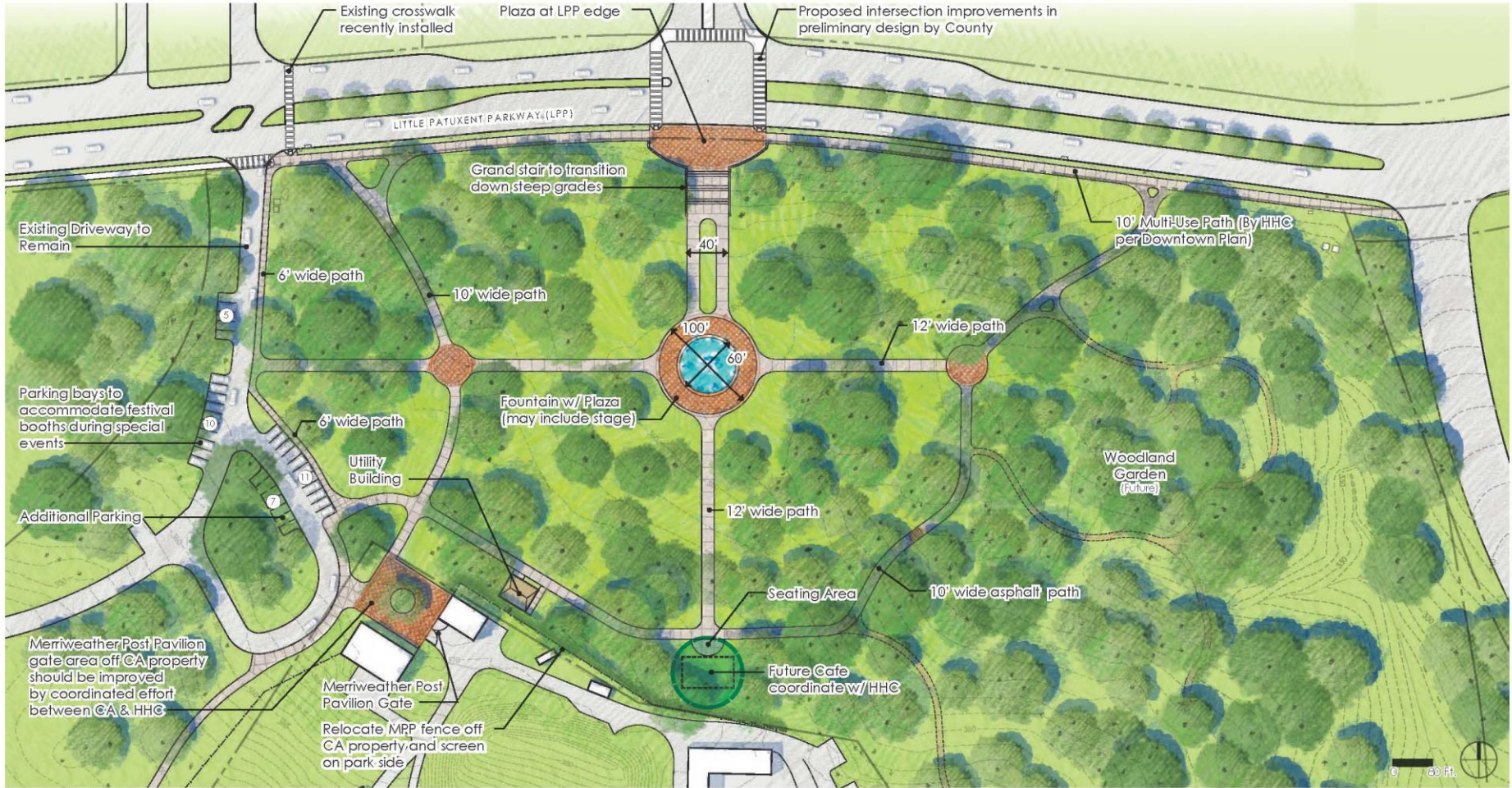
June 16, 2011

Columbia Association

WRA WHITMAN, REQUARDT & ASSOCIATES, LLP

MAHAN RYKIEL ASSOCIATES INC.

DESIGN DEVELOPMENT PLAN PHASE 1



Phase 1 & 2 Design Development Plan

Symphony Woods Park

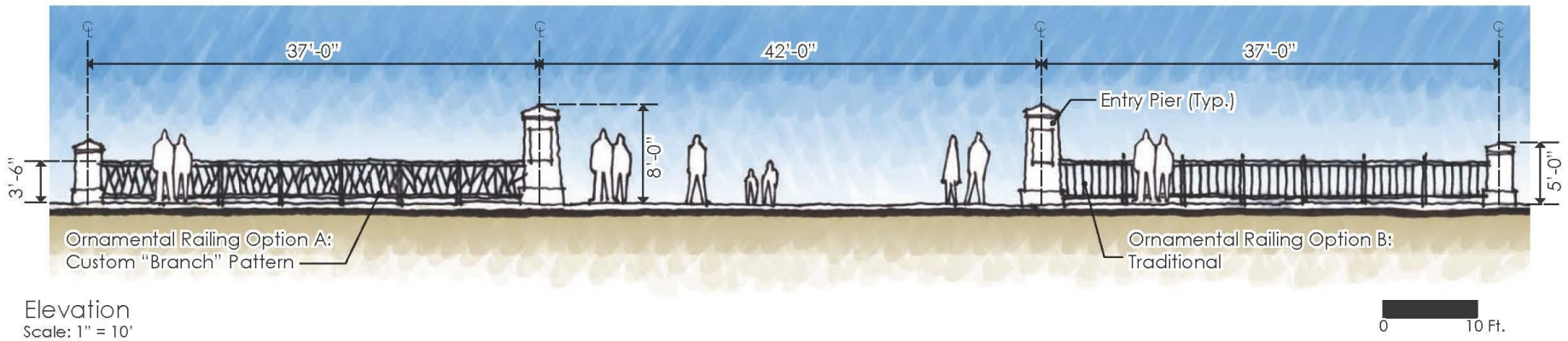
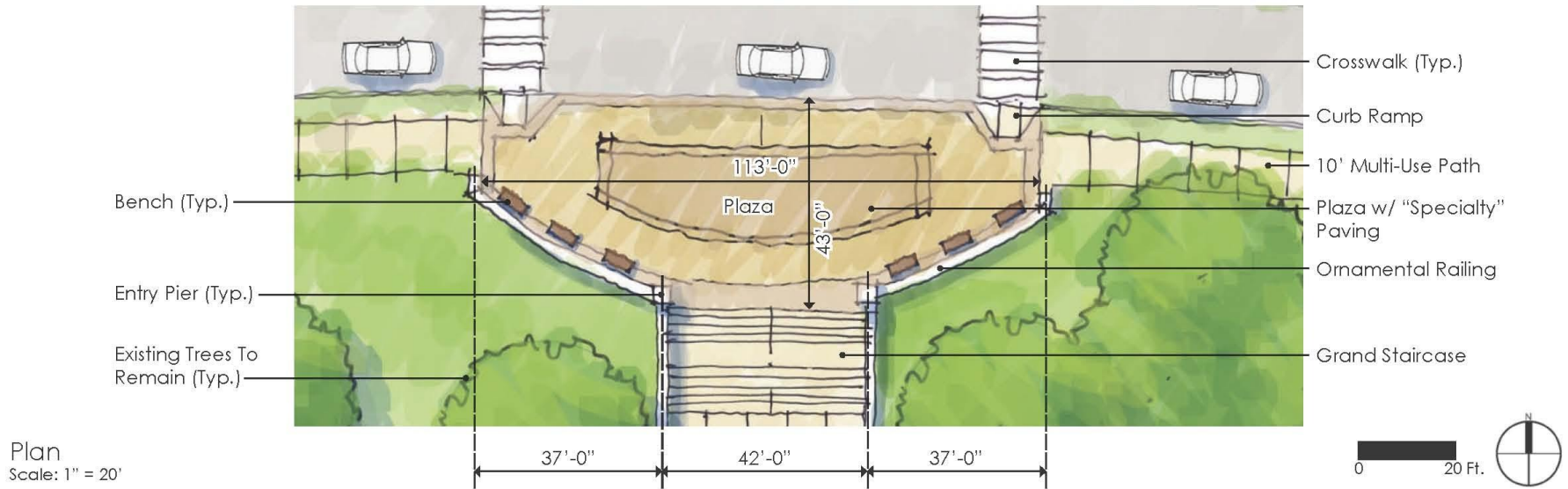
June 16, 2011

Columbia Association

WR&A WHITMAN, REQUARDT & ASSOCIATES, LLP

MAHAN RYKIEL ASSOCIATES INC.

DESIGN DEVELOPMENT PLAN PHASE 1



Little Patuxent Parkway Plaza- Plan & Elevation

Symphony Woods Park

December 21, 2010

Columbia Association

WRA WHITMAN, REQUARDT & ASSOCIATES, LLP

MAHAN RYKIEL ASSOCIATES INC.



**CONCEPT DRAWING
FOR DISCUSSION PURPOSES ONLY**

CONTENTS OF THE DAP SUBMITTAL

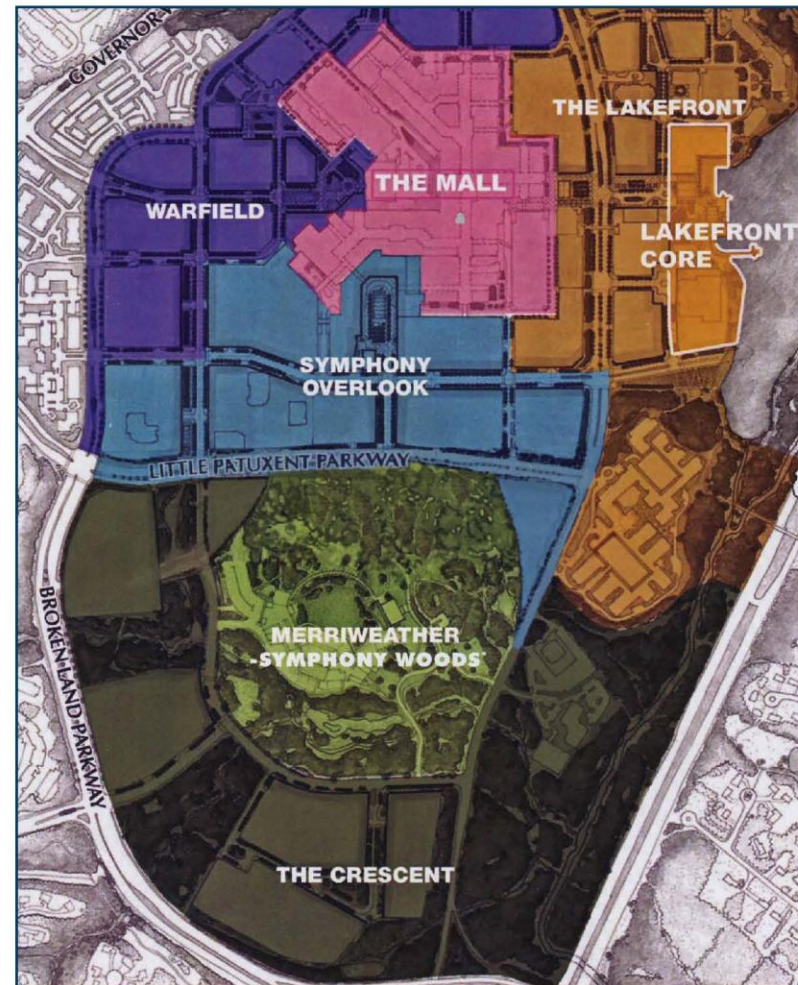
- **THE NEIGHBORHOOD CONCEPT PLAN**
- **THE FDP :**
 - **CONTEXT PLAN**
 - **FDP: NATURAL FEATURES & THE PHASE 1
“FOOTPRINT”**
 - **CONCEPTUAL STORMWATER MANAGEMENT PLAN**
- NEIGHBORHOOD DESIGN GUIDELINES**
- NEIGHBORHOOD SPECIFIC IMPLEMENTATION
DOCUMENT**

MERRIWEATHER-SYMPHONY WOODS *NEIGHBORHOOD CONCEPT PLAN*

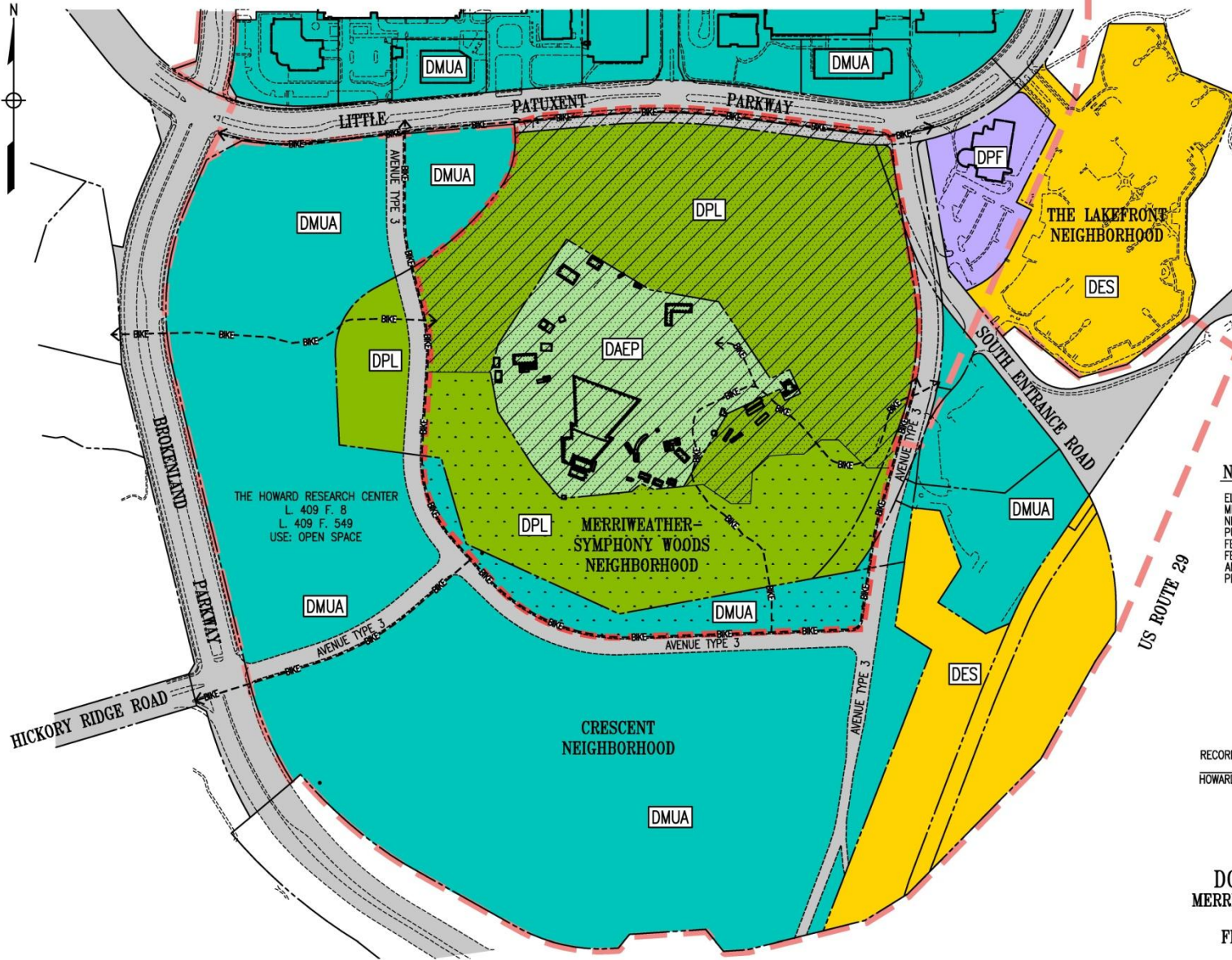
- THIS NEIGHBORHOOD INCLUDES:

SYMPHONY WOODS PARK
MERRIWEATHER POST PAVILION

- CONCEPT PLAN IS FROM
DOWNTOWN PLAN EXHIBITS



SYMPHONY OVERLOOK NEIGHBORHOOD



- LEGEND**
- 4 STORIES MAX BUILDING HEIGHT
 - NATURAL AREAS
 - AMENITY AREAS
 - PRIMARY BICYCLE ROUTE
 - DMUA DOWNTOWN MIXED USE AREAS
 - DAEP DOWNTOWN ARTS & ENTERTAINMENT PARK
 - DPL DOWNTOWN PARKLAND
 - DES DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS
 - DPF DOWNTOWN PUBLIC FACILITY
 - NEIGHBORHOOD BOUNDARY
 - ADJACENT NEIGHBORHOOD BOUNDARY
 - PROPERTY LINE

NOTE

ELEMENTS SHOWN OUTSIDE OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD ARE FOR ILLUSTRATIVE PURPOSES ONLY. ADJACENT NEIGHBORHOOD FEATURES, IF SHOWN, ARE BASED ON THE FEBRUARY 1 2010 DOWNTOWN COLUMBIA PLAN AND CONSISTENT WITH THE EXHIBITS WITHIN THE PLAN.

NEIGHBORHOOD CONCEPT PLAN

RECORDED AS PLAT NUMBER _____ ON _____
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

OWNER
COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044
PHONE: 410-715-3000

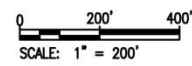
**DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS
NEIGHBORHOOD
FINAL DEVELOPMENT PLAN
SECTION 1 AREA 1
LOT 23**

5th ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP 36, GRID 1, PARCEL 452

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. _____
EXPIRATION DATE: _____

WR&A	WHITMAN, REQUARDT & ASSOCIATES, LLP No. South Washington Street, Baltimore, Maryland 21202 TEL: 410-251-5400 FAX: 410-243-0700
Drawn: CYH	Check: ADD
Scale: 1" = 200'	DATE: 06/06/2011
	SHEET 2 OF 4

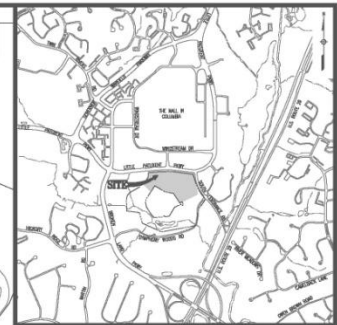
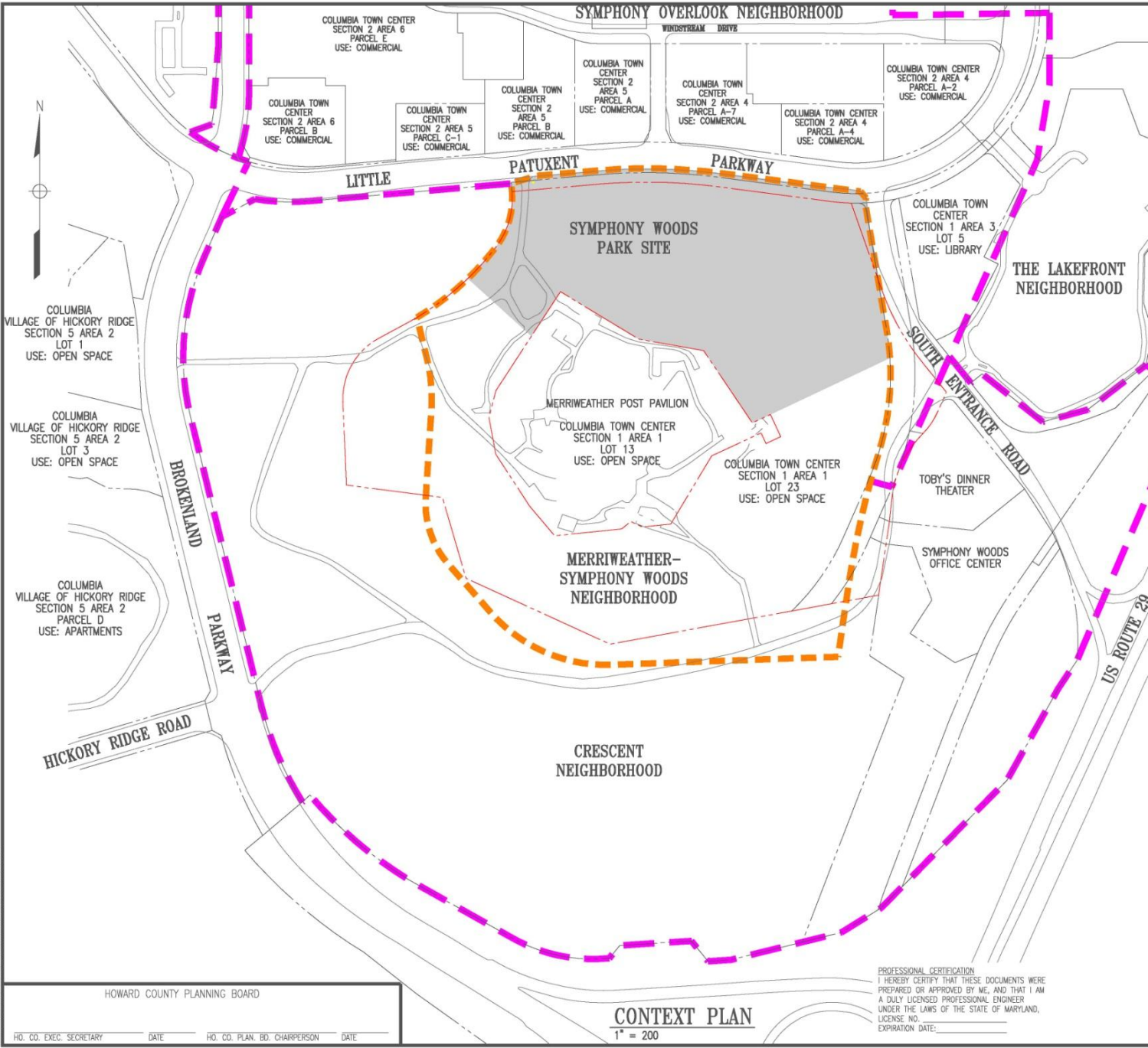
HOWARD COUNTY PLANNING BOARD			
HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BO. CHAIRPERSON	DATE



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DOCUMENT**



VICINITY MAP
SCALE: 1" = 2,000'

- LEGEND**
- PROJECT AREA (16.67 AC)
 - NEIGHBORHOOD BOUNDARY
 - ADJACENT NEIGHBORHOOD BOUNDARY
 - PROPERTY LINE

- SHEET INDEX**
1. COVER SHEET, VICINITY MAP, CONTEXT PLAN
 2. NEIGHBORHOOD CONCEPT PLAN
 3. FINAL DEVELOPMENT PLAN
 4. CONCEPTUAL STORMWATER MANAGEMENT PLAN

- GENERAL NOTES**
1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.
 2. THE NEIGHBORHOOD DESIGN GUIDELINES (NDG) AND NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP PLAN.

RECORDED AS PLAT NUMBER _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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COLUMBIA ASSOCIATION
10221 WINDCOPIN CIRCLE
COLUMBIA, MARYLAND 21044
PHONE: 410-715-3000

**DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS
NEIGHBORHOOD
FINAL DEVELOPMENT PLAN
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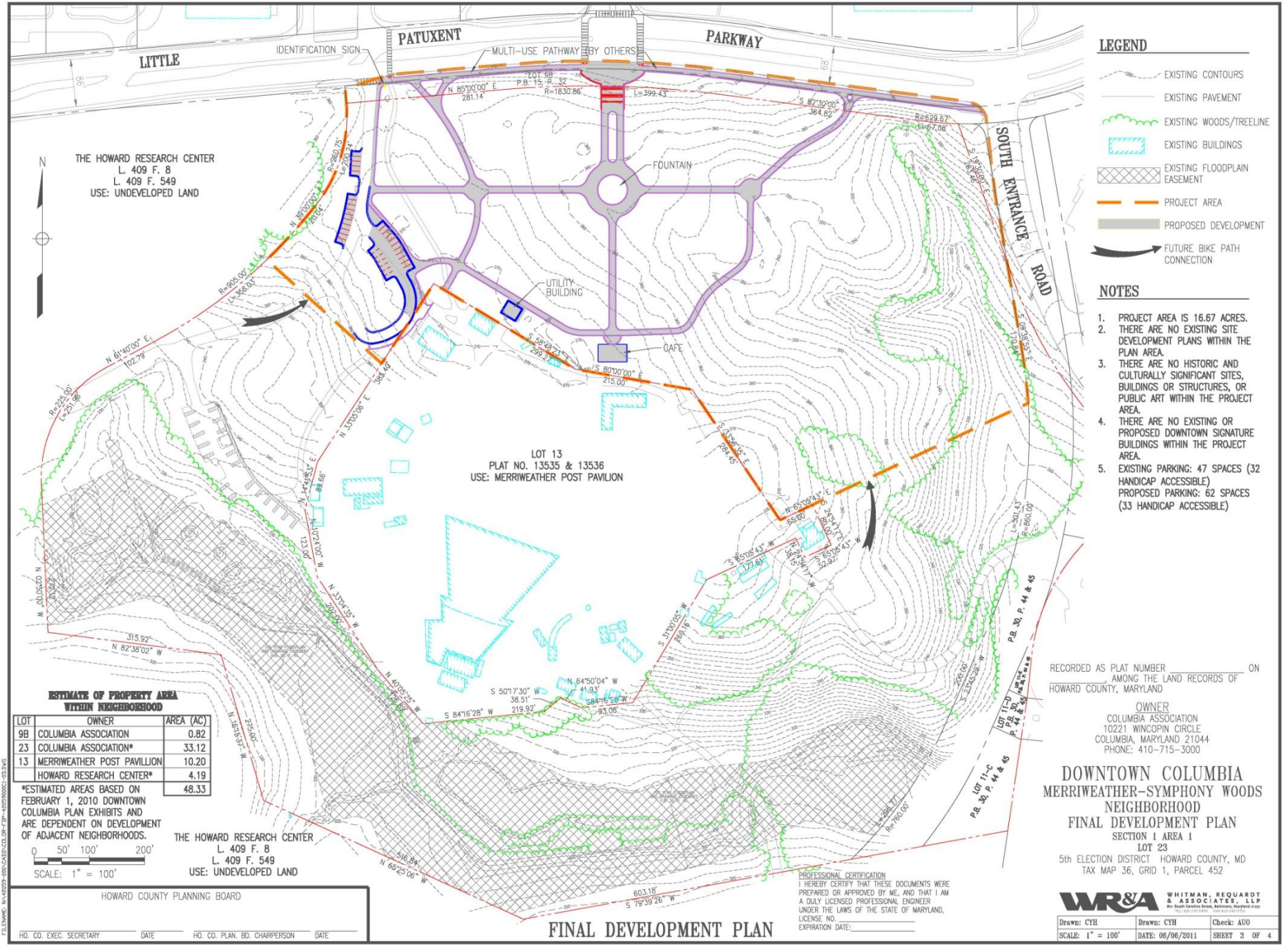
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CONTEXT PLAN
1" = 200'

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY _____	DATE _____	HO. CO. PLAN. BD. CHAIRPERSON _____	DATE _____
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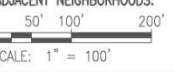
LEGEND

- EXISTING CONTOURS
- EXISTING PAVEMENT
- EXISTING WOODS/TREELINE
- EXISTING BUILDINGS
- EXISTING FLOODPLAIN EASEMENT
- PROJECT AREA
- PROPOSED DEVELOPMENT
- FUTURE BIKE PATH CONNECTION

- ### NOTES
1. PROJECT AREA IS 16.67 ACRES.
 2. THERE ARE NO EXISTING SITE DEVELOPMENT PLANS WITHIN THE PLAN AREA.
 3. THERE ARE NO HISTORIC AND CULTURALLY SIGNIFICANT SITES, BUILDINGS OR STRUCTURES, OR PUBLIC ART WITHIN THE PROJECT AREA.
 4. THERE ARE NO EXISTING OR PROPOSED DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PROJECT AREA.
 5. EXISTING PARKING: 47 SPACES (32 HANDICAP ACCESSIBLE)
PROPOSED PARKING: 62 SPACES (33 HANDICAP ACCESSIBLE)

LOT 13
PLAT NO. 13535 & 13536
USE: MERRIWEATHER POST PAVILLION

THE HOWARD RESEARCH CENTER
L. 409 F. 8
L. 409 F. 549
USE: UNDEVELOPED LAND



ESTIMATE OF PROPERTY AREA WITHIN NEIGHBORHOOD

LOT	OWNER	AREA (AC)
9B	COLUMBIA ASSOCIATION	0.82
23	COLUMBIA ASSOCIATION*	33.12
13	MERRIWEATHER POST PAVILLION	10.20
	HOWARD RESEARCH CENTER*	4.19
		48.33

*ESTIMATED AREAS BASED ON FEBRUARY 1, 2010 DOWNTOWN COLUMBIA PLAN EXHIBITS AND ARE DEPENDENT ON DEVELOPMENT OF ADJACENT NEIGHBORHOODS.

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**DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS
NEIGHBORHOOD
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SECTION 1 AREA 1
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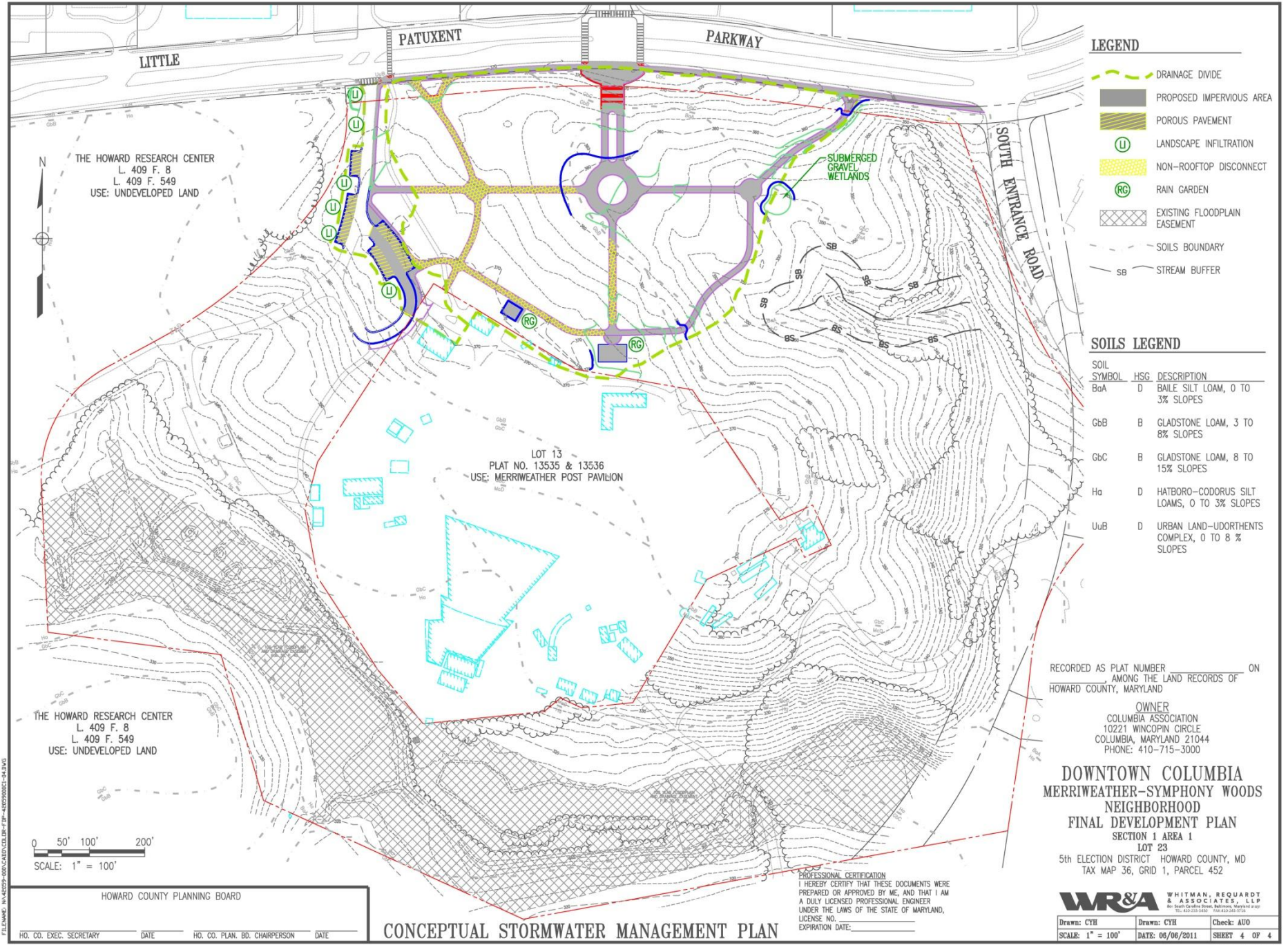
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WR&A WHITMAN, REQUARD & ASSOCIATES, LLP
300 South Centre Street, Baltimore, Maryland 21201
Tel: 410-528-2200 Fax: 410-528-2201

Drawn: CYH Drawn: CYH Check: AVO
SCALE: 1" = 100' DATE: 06/06/2011 SHEET 3 OF 4

FINAL DEVELOPMENT PLAN

HO. CO. EXEC. SECRETARY _____ DATE _____ HO. CO. PLAN. BO. CHAIRPERSON _____ DATE _____



- LEGEND**
- DRAINAGE DIVIDE
 - PROPOSED IMPERVIOUS AREA
 - POROUS PAVEMENT
 - LANDSCAPE INFILTRATION
 - NON-ROOFTOP DISCONNECT
 - RAIN GARDEN
 - EXISTING FLOODPLAIN EASEMENT
 - SOILS BOUNDARY
 - STREAM BUFFER

SOILS LEGEND

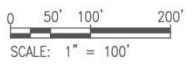
SOIL SYMBOL	HSG	DESCRIPTION
BaA	D	BAILE SILT LOAM, 0 TO 3% SLOPES
GbB	B	GLADSTONE LOAM, 3 TO 8% SLOPES
GbC	B	GLADSTONE LOAM, 8 TO 15% SLOPES
Ha	D	HATBORO-CODORUS SILT LOAMS, 0 TO 3% SLOPES
UuB	D	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8% SLOPES

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LICENSE NO. _____
EXPIRATION DATE: _____

	WHITMAN, BEQUARD & ASSOCIATES, L.L.P. 801 South Carolina Street, Baltimore, Maryland 21201 Tel: 410-233-6800 Fax: 410-233-6801
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	SHEET 4 OF 4

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE
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CONCEPTUAL STORMWATER MANAGEMENT PLAN

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MERRIWEATHER-SYMPHONY WOODS

NEIGHBORHOOD DESIGN GUIDELINES

- **DOWNTOWN-WIDE GUIDELINES PROVIDE THE TEMPLATE**
- **A STAND ALONE DOCUMENT**
- **TO BE RECORDED**
- **USE OF GUIDELINES IS VERIFIED IN *SITE DEVELOPMENT PLAN* REVIEW**
- **AMENDMENTS MAY BE MADE FOR FUTURE PROJECTS**

SYMPHONY WOODS PARK

AMENITY SPACE GUIDELINES

- **DESIGN ELEMENTS:**
 1. **PATHS AND WALKWAYS**
 2. **GATHERING AREAS**
 3. **PAVING MATERIALS**
 4. **LIGHTING**
 5. **SITE FURNITURE**
 6. **PARK BUILDINGS**
 7. **LANDSCAPING**
 8. **PUBLIC ART**

- **FOR EACH DESIGN ELEMENT**
 1. **DESIGN INTENT**
 2. **DESIGN STANDARDS**



1. PATHS AND WALKWAYS

- **MINIMUM CLEAR WALKING ZONE:**
 - 10' SHARED USE;
 - 8' HEAVY USE
 - 6' OTHER AREAS
- **BARRIER FREE ACCESS TO GATHERING AREAS AND BUILDINGS FROM PERIPHERY AND BETWEEN KEY AREAS**
- **CLEAR SIGHT LINES FOR SURVEILLANCE**
- **SEATING AT INTERVALS**
- **LOCATE WALKWAYS FOR CONNECTIONS TO FUTURE PEDESTRIAN & BICYCLE FACILITIES**
- **MINIMIZE CONFLICTS BETWEEN BICYCLISTS AND PEDESTRIANS**
- **PROVIDE SIGNAGE AND VISUAL CUES FOR NAVIGATION**

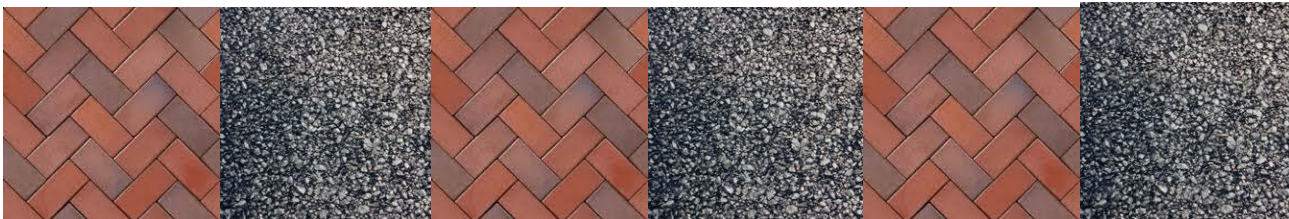
2. GATHERING AREAS

- COMFORTABLY SUPPORT LARGE GROUPS OF PEOPLE
- ALLOW FOR SURVEILLANCE
- PROTECTION AGAINST UNPLEASANT SENSORY EXPERIENCES
- PROVIDE DESIRABLE LANDSCAPE MICROCLIMATES
- MAXIMIZE PLEASANT VIEWS & OPPORTUNITIES FOR PEOPLE WATCHING
- DESIGN TO PROMOTE COMMUNICATION AND INTERACTION



3. PAVING MATERIALS

- **USE PAVING MATERIALS TO DISTINGUISH USE AREAS**
- **SELECT PERVIOUS WHERE APPROPRIATE**
- **MEET ADA FOR SMOOTHNESS**
- **ACCEPTABLE PAVING MATERIALS:**
 - **POURED CONCRETE**
 - **BRICK OR CONCRETE PAVERS**
 - **BITUMINOUS PAVEMENT MAY BE USED FOR WALKWAYS AND PARKING**
 - **BOARDWALKS MAY BE WOOD, RECYCLED DECKING MATERIALS, AND OTHER MATERIALS DESIGNED FOR BOARDWALKS**



4. LIGHTING

- **SCALED FOR PEDESTRIANS AND SPACED APPROPRIATELY**
- **SELECT FOR QUALITY DESIGN, FINE DETAILING, DURABLE MATERIALS AND EFFECTIVE PERFORMANCE**
- **USE A COORDINATED FAMILY OF FIXTURES**
- **USE LED FIXTURES**
- **INCLUDE FIXTURE FOR ATTACHMENT OF SIGNS, BANNERS, IF DESIRED**
- **SELECT FIXTURES WITH THESE FEATURES:**
 - **MEET DARK-SKY ASSOCIATION STANDARDS**
 - **14 TO 16 FEET IN HEIGHT**
- **EXAMPLES OF ACCEPTABLE SELECTIONS:**



5. SITE FURNITURE

- LOCATE TO ALLOW A CLEAR WALKING ZONE
- SELECT CONSISTENT STYLES, FINISHES & COLORS
- SEATING & BENCHES
 - GROUP IN GATHERING AREAS
 - PLACE ALONG PATHWAYS AT INTERVALS
 - ACCEPTABLE MATERIALS: POWDER COATED METAL, WOOD
 - EXAMPLES OF ACCEPTABLE BENCHES:



- **TABLES**

- **ACCEPTABLE MATERIALS: POWDER COATED METAL, WOOD, RECYCLED PLASTIC**
- **EXAMPLES OF ACCEPTABLE TABLES:**



▪ TRASH & RECYCLING BINS

- PERMANENTLY ATTACHED
- LOCATE TO MAXIMIZE USE
- INCLUDE TOPS, IF DESIRED
- ACCEPTABLE MATERIALS: POWDER COATED METAL
- EXAMPLES OF ACCEPTABLE TRASH AND RECYCLING BINS:



▪ BIKE RACKS

- PERMANENTLY MOUNTED
- PLACE IN CONVENIENT LOCATIONS THAT ARE NOT IN THE WAY OF PEDESTRIANS
- SELECT RACK THAT ALLOWS BIKE CONTACT AT 3 POINTS
- ACCEPTABLE MATERIALS: POWDER COATED METAL
- EXAMPLES OF ACCEPTABLE BIKE RACKS:





**EXAMPLES OF PARK
RESTROOMS**

6. PARK BUILDINGS

- **LOCATE APPROPRIATELY IN RELATIONSHIP TO GATHERING AREAS**
- **LOCATE TO ALLOW FOR EASE OF MAINTENANCE, MAXIMUM UTILITY AND SURVEILLANCE**
- **HIGHLY DURABLE & CONNOTE A SENSE OF PERMANENCE AND QUALITY**

7. LANDSCAPING

- **REPLACE EACH TREE REMOVED FOR CONSTRUCTION WITH 2 TREES**
- **ALLOW FOR UNRESTRICTED PEDESTRIAN FLOW**
- **ALLOW FOR SURVEILLANCE AROUND PRIMARY USE AREAS**
- **ALLOW FOR EFFECTIVE LIGHTING**
- **PROVIDE INTEREST IN ALL SEASONS**
- **SELECT DURABLE, LOW MAINTENANCE NATIVE & ADAPTED SPECIES**
- **SPECIFY THAT PLANTS MEET AMERICAN STANDARD FOR NURSERY STOCK**
- **MEET OR EXCEED HOWARD COUNTY LANDSCAPE MANUAL, WHERE APPLICABLE**

8. PUBLIC ART

- **ALLOW FOR SURVEILLANCE**
- **SELECT FOR APPROPRIATE SCALE**
- **ALLOW FOR UNOBSTRUCTED CIRCULATION**
- **INCLUDE WATER, SEATING OR DECORATIVE ARCHITECTURAL ELEMENTS, IF DESIRED**
- **FREE OF PHYSICAL HAZARDS**
- **SELECT FOR LIMITED MAINTENANCE REQUIREMENTS**



SYMPHONY WOODS PARK SUSTAINABILITY GUIDELINES

- **REFERENCES 2008 ENVIRONMENTAL ENHANCEMENTS STUDY (PER DOWNTOWN PLAN)**

- **SUSTAINABILITY ELEMENTS**
 1. **WATER**
 2. **ENERGY**
 3. **ECOLOGY**
 4. **MATERIALS**

- **FOR EACH SUSTAINABILITY ELEMENT**
 1. **DESIGN INTENT**
 2. **DESIGN STANDARD**

2008 ENVIRONMENTAL STUDY

(MERRIWEATHER & CRESCENT ENVIRONMENTAL ENHANCEMENTS STUDY)

- **DOWNTOWN PLAN: SUGGESTED ENHANCEMENTS WILL BE IMPLEMENTED AS PROJECTS MOVE FORWARD**
- **PHASE 1 SITE DESCRIPTION:**
 - **FOREST HAS PARK-LIKE STRUCTURE WITH MINIMAL UNDERSTORY OR NATIVE GROUND COVER.**
 - **FOREST STAND QUALITY IN PROJECT SITE IS IN THE LOWEST CATEGORY FOUND IN THE STUDY**
 - **NO STREAMS, WETLANDS OR FLOODPLAIN ON THE PHASE 1 SITE**



1. WATER

STORMWATER QUALITY & GROUNDWATER RECHARGE

- **IMPLEMENT ENVIRONMENTAL SITE DESIGN STRATEGIES**
- **USE LANDSCAPE FEATURES TO INCREASE INFILTRATION**
- **MAINTAIN 100% OF THE PREDEVELOPMENT GROUNDWATER RECHARGE**

STORMWATER QUANTITY

- **LIMIT THE USE OF IMPERVIOUS SURFACES**
- **MANAGE RUNOFF FROM 100% OF THE PROPOSED & EXISTING IMPERVIOUS SURFACES WITH ENVIRONMENTAL SITE DESIGN STRATEGIES**

LANDSCAPE WATER USE

- **MINIMIZE POTABLE WATER USE IN THE DESIGN OF PARK WATER FEATURES & LANDSCAPING**
- **SELECT PLANTS WITH LOW WATER**
- **HARVEST RAINWATER FOR IRRIGATION**

2. ENERGY

BIOClimatic DESIGN

- **CREATE A DIVERSITY OF SUN & SHADE AREAS**
- **PLANT TREES ALONG PAVED AREAS TO MAXIMIZE SHADE**
- **LOCATE AREAS WITH A DIVERSITY OF SOLAR EXPOSURE**

INFRASTRUCTURE ENERGY EFFICIENCY

- **LED SITE LIGHTS**
- **PHOTO SENSORS**
- **TIMED LIGHTING OR MANUALLY CONTROLLED LIGHTING**
- **ENERGY EFFICIENT IRRIGATION & PUMP INFRASTRUCTURE**

3. ECOLOGY

ENVIRONMENTAL ENHANCEMENTS:

- **REPLACE EACH TREE REMOVED WITH, AT MINIMUM, 2 TREES**
- **COMPLETE A FOREST RESTORATION PROJECT COMMENSURATE WITH THE PROPOSED DEVELOPMENT**

LIGHT POLLUTION:

- **USE SHIELDED OR DIRECTIONAL LIGHTING**
- **LUMINARIES APPROVED BY THE DARK-SKY ASSOCIATION**



4. MATERIALS

DESIGN STANDARD FOR CONSTRUCTION MATERIAL SELECTION

- SPECIFY ASPHALT WITH , AT MINIMUM, 15% RECYCLED CONTENT
- SPECIFY THAT AT LEAST 50% OF CONSTRUCTION MATERIALS BE MANUFACTURED, GROWN, EXTRACTED OR RECOVERED WITHIN 500 MILES OF THE SITE



QUESTIONS & COMMENTS