

1 GENERAL GROWTH PROPERTIES, INC.

2

3 COLUMBIA, MD

4

5 COMMUNITY FORUM

6

7 \_\_\_\_\_/

8

9

10 The above-mentioned community forum was  
11 held on Wednesday, July 9th, 2008, commencing at 7:30  
12 p.m., at General Growth Properties, Inc., 10275 Little  
13 Patuxent Parkway, Columbia, Maryland 21044, before  
14 William J. Counts, Notary Public.

15

16 PRESENTERS: Jack Robertson

17 Alan Ward

18

19 MODERATOR: Greg Hamm

20

21 REPORTED BY: William J. Counts

0

1 P-R-O-C-E-E-D-I-N-G-S

2 MR. HAMM: Please take your seats and we can  
3 begin.

4 Thank you very much for coming out this  
5 evening. The sacrifice of coming to a Power Point

6 presentation is all the more appreciated on such a nice  
7 summer evening and right before vacations. We greatly  
8 appreciate the level of interest and commitment of all  
9 of you for coming to discuss how we as a community can  
10 continue to build on a great tradition.

11 My name is Greg Hamm. I am with General  
12 Growth Properties. And with a number of my team  
13 members, who are spread throughout the audience, have  
14 been working for the last six months on our part, and  
15 probably for two and a half years prior to that, to  
16 become acquainted with the community, with Columbia,  
17 with its traditions, and with the important work of  
18 attempting to ensure the viability and great traditions  
19 and culture of this community through redeveloping and  
20 working and fixing some of the things that we have set  
21 before us, and through creating a collaborative process

0

3

1 with the community.

2 And I, having been here for six months, am  
3 delighted and grateful to all of you for your  
4 participation, not only tonight, but in earlier  
5 presentations.

6 I see that we have some elected officials  
7 with us this evening. I see Delegate Liz Bobo, who is  
8 in the audience, as well as -- she waved. And earlier  
9 I saw Councilwoman Mary Kay Seeme, who is back there.  
10 And I am not sure if I have missed any others, but I  
11 know the staffs and the supporters of others are among  
12 us. So thank you for your attendance.

13                   Tonight we are building on a series of talks  
14 that began probably four months ago, the first four of  
15 which introduce the community to the team of  
16 consultants who have been working with General Growth  
17 for the last few years on helping us figure out the  
18 desires of the community, the needs of the county, and  
19 how we can continue in a great tradition of community  
20 building.

21                   And those talks culminated in a presentation

□

4

1   on April 28th, that laid out our thoughts or  
2   interpretation of what we believe the community was  
3   telling us.

4                   And following the 28th, I think we, our team,  
5   engaged in 15 or 16 different community meetings. We  
6   attended each of the villages, or had presentations in  
7   front of each of the villages, various other groups who  
8   would ask us to come speak, and attempted to listen to  
9   the thoughts of the community that were prompted by our  
10  presentation on the 28th. And we learned a lot. Every  
11  time we come together, we think there is more  
12  information. And we begin to think how together we can  
13  move forward to make Columbia a better place.

14                  So this evening, prior to our commencement of  
15  the county process, which would begin with a submission  
16  by us of a number of zoning applications, we wanted to  
17  meet with the community one more time and talk about  
18  some of the details and some of the specifics that we  
19  refined as we went through and met with the community

20 following the 28th.

21 We are grateful to have with us tonight two

□

5

1 very distinguished professionals who have been on this  
2 project from the beginning; Mr. Jack Robertson, who is  
3 a founding partner of Cooper Robertson, a very  
4 distinguished and renowned firm of architecture and  
5 planning. Mr. Robertson, in addition to being a  
6 Rhodes scholar, and having committed himself to public  
7 service through the City of New York and as Dean of the  
8 School of Architecture at the University of Virginia, also  
9 has built a very successful architecture firm, and has  
10 been involved in some of the major projects in the  
11 United States, and really around the world, that have  
12 led to the description or the definition of great  
13 places.

14 Alan Ward, who is a principal with Sasaki &  
15 Associates, is an architect and a landscape architect,  
16 and has been involved as a faculty member at Harvard  
17 University School of Design. And I had the pleasure of  
18 working with Alan many years ago, and have had the  
19 pleasure, again, of becoming reacquainted. And Alan's  
20 perception of horizontal places is regarded around the  
21 world, we are delighted to have him here with us this

□

6

1 evening.

2 Tonight the focus of the presentation is  
Page 4

3 going to be the closest to home, and that is of the  
4 neighborhoods, and how the framework or the bones, as  
5 somebody called it in one of our meetings, of the  
6 Master Plan, which was presented on the 28th, Grow and  
7 Coming Together in Forming a neighborhood.

8           And they don't just form one neighborhood,  
9 but a number of neighborhoods that come together and  
10 begin to complete what Jim Rouse called the complete  
11 city.

12           And the objectives of Mr. Rouse, as I said  
13 before, were quite important in attempting to elevate  
14 people to become better people. His focus might have  
15 been less on place than on the things that help people  
16 become great.

17           As we have worked on this project, we have  
18 decided and have heard, that we have heard, and from  
19 that be able to come up really with four guiding  
20 principles that have lead our discussion.

21           And the first of those is that of

□

7

1 connecti vi ty. And by connecti vi ty, we mean all kinds  
2 of connecti vi ty, connecting of the superior  
3 i nsti tuti ons of Howard County that have fl ouri shed over  
4 the last 30 years; from Howard County Communi ty  
5 Colle ge, and the great work that is done there; from  
6 the school system of Howard County that is unmatched, I  
7 think maybe as the colle ge is, perhaps anywhere in the  
8 world; the Johns Hopkins Howard County Hospi tal , which  
9 provi des an enormous servi ce, and most communi ti es

10 would mortgage their entire future to have; and the  
11 library system, which is a subset of the Howard County  
12 government.

13 All of these organizations operate, to  
14 varying degrees, within Columbia, which in and of  
15 itself is an experiment in America that has had  
16 enormous successes. And it is these successes on which  
17 we want to build. And the connectivity is to connect  
18 not only these institutions, but as was a principle of  
19 Jim Rouse in the beginning, make sure that the  
20 connections of people continue in a very strong way.

21 We also are committed to restoration. A lot

0

8

1 of our treasures, and our heritage, and the environment  
2 around us has suffered over the years, and it suffered  
3 for a host of reasons.

4 But today we have a large portion of Columbia  
5 that was really built before the Chesapeake Bay  
6 Preservation Act was in place. And as such, the  
7 stormwater outfall and runoff from most of Columbia  
8 makes its way unabated and untested and uncleaned,  
9 either into the lakes that are run by Columbia  
10 Association, or into ultimately the Little Patuxent  
11 River. So we understand this as a significant problem  
12 and challenge, and have made our efforts, have made a  
13 priority of our efforts to address this issue.

14 Another piece of Columbia that we think is  
15 not only a founding principle, but that has showed  
16 incredible foresight, is that of diversity and

17 inclusion that Jim Rouse saw clearly when it was not  
18 popular, at great risk at defending, and is something  
19 that communities all over the world now understand the  
20 importance of. And we believe that diversity has many  
21 different attributes.

□

9

1 And one of the elements of diversity that we  
2 believe is missing today is the age diversity. And we  
3 want to make sure that Columbia becomes a place that is  
4 attractive to all ages, all races, all religions, and  
5 all people who can benefit from its greatness.

6 And then lastly is amenities. And we think  
7 that there exists great opportunities to make some  
8 phenomenal places, and to cement together all of these  
9 things through the enrichment of Columbia's culture,  
10 and the ability of Columbians to enjoy themselves,  
11 enjoy their lives here, and grow in every respect.

12 So these four guiding principles have led us  
13 on our journey, which began some time ago, in 2005, and  
14 was originally -- I think was originally a result of  
15 leadership taken by Howard County.

16 Howard County, in the year 2005, came up with  
17 the Charrette process, that did a very admirable job of  
18 creating a Master Plan for the next 30 years of  
19 Columbia. And this was shortly after General Growth  
20 acquired the Rouse Company. And the efforts that we  
21 undertook really built on the good efforts that

□

1 proceeded us through the community Charrette process.

2 In addition to the community Charrette  
3 process, there were other grassroots efforts that had  
4 been undertaken to ensure that the vision of Columbia  
5 moved forward. And perhaps the most notable of those,  
6 or among the more notable of those, was the Citizens  
7 Advisory Panel on Merriweather Post Pavilion, which met  
8 for a number of years, and came up with some fantastic  
9 recommendations.

10 What we have attempted to do is assemble a  
11 great team, the leaders of whom are in front of you  
12 tonight, to begin connecting these dots. And tonight  
13 we will talk about the details of the neighborhoods,  
14 and then the details of the open spaces and the places  
15 that are to be created. And at the end of this we will  
16 be delighted, as we have been at many other meetings to  
17 answer your questions.

18 So with that introduction I would like to  
19 introduce Mr. Jaque Robertson to begin a discussion of  
20 the neighborhoods and encourage you in joining me in  
21 welcoming him.

□

11

1 MR. ROBERTSON: I am now hooking on my sound  
2 system, but I have lost the hook. So I will carry it  
3 in my hand.

4 I have had the pleasure of talking to many of  
5 you here before, and it was essentially about -- I knew

6 Jim Rouse, and he was an enormously important person.

7 Here we go. I think it fell on the floor,  
8 the thing that hooks it to mine. I will put it in my  
9 pocket. I have something in my hand that is called the  
10 Emerald Flash. It's a laser, which I promise not to  
11 point at any of you.

12 Can you hear me if I walk away?

13 THE AUDIENCE: Yes.

14 MR. ROBERTSON: Good. That's fine.

15 Also, it's a privilege for me to be here with  
16 Alan Ward, who is at the top of his field, and is a man  
17 of enormous insight and sensitivity.

18 And we are going to talk about slightly  
19 different aspects of the same thing, which is this  
20 illustrative Master Plan.

21 Greg has said, "People look at plans and they

0

12

1 don't have a clue of what you are talking about." So I  
2 will try to show some photographs to illustrate the  
3 Master Plan.

4 Let me just try to do the impossible and say  
5 this plan here, which came out of the Charrette, and  
6 all of these sort of red things you see, this new  
7 building (indicating), remember Rouse never completed  
8 his downtown. He built a traditional and quite  
9 successful shopping center, surrounded by surface  
10 parking, and always said, "We will come and give this  
11 place a sense of city, of density." And so that the  
12 neighborhoods around it, the different villages, could

13 have their own centers, but could come to downtown, if  
14 you will, to get some of the things that they don't  
15 have in the centers. And this was quite an interesting  
16 plan, and it showed lots of new stuff, if you will, the  
17 sort of red donuts (indicating).

18 We looked at this pretty carefully, and by  
19 and large, it was pretty intelligent. And this is an  
20 illustrative site plan of where we are now, that as you  
21 continue to look at these patterns that some of you may

□

13

1 understand better than others, you will begin to see  
2 that we have, in fact, done many of the things that  
3 were done in the Howard County Master Plan.

4 And this is one version of how at this stage,  
5 knowing what we know, a lot of which we learned from  
6 you, we think development over long term should occur.  
7 So one of my partners, Mark Reuters, who is smarter  
8 than I am, is going to be changing things.

9 Now, I will be wandering around, and you will  
10 see the sort of Emerald Flash.

11 Let's go to the next slide. Where is our  
12 street and block plan? There is something that  
13 architects call street and block plans. In town  
14 planning terms this is very important, because town  
15 planning is composed of two things, land use and  
16 transportation networks, which is a kind of skeleton.

17 So these are the roads and these are the  
18 developable parcels. You see these sort of yellow  
19 things all around here (indicating). And it doesn't

20 show you what is in the parcel, but it shows you where  
21 the parcel should be and where the road should be. And

□

14

1 what you will see clearly is that the mall here  
2 (indicating), with its parking garages and its  
3 different stores, is being wrapped, if you will, by a  
4 more traditional, denser, much more interesting new  
5 town center or downtown. Now, we can go on. So those  
6 yellow parcels you will come to understand are part of  
7 different neighborhoods.

8           Let's talk about the neighborhoods. There  
9 are five of them. There is Warfield, which you know  
10 well. It's here, okay (indicating). There is the Lakefront,  
11 which is extraordinary. It's a long thin piece,  
12 and it runs all the way down here (indicating). And on  
13 the other side of the lake is a very beautiful -- those  
14 of you know who have looked at it, this is very  
15 beautiful woods and trees on the other side.

16           There is something which we have called The  
17 Crescent which wraps around the bottom of what is, in  
18 fact, Columbia Central Park. It's a fabulous asset.  
19 And that central park has very interesting topography.  
20 That's the high ground there (indicating). There are  
21 these natural waterways in here (indicating) that Alan

□

15

1 is going to talk about. And indeed, this is a whole  
2 ecosystem around this so-called Town Center. So this

3 is something we call The Crescent (indicating). This  
4 is Merriweather, and it goes from here down to here  
5 (indicating). You know The Pavilion very well. And  
6 there is something that -- this was called Symphony  
7 Woods (indicating), which when I first heard it I  
8 thought it was fabulous. This is called Symphony  
9 Overlook (indicating). Symphony Overlook is a new  
10 property and a new opportunity south of the mall,  
11 overlooking this extraordinary Central Park. And we  
12 are going to talk about each one of those. They are  
13 distinctive.

14 One of Rouse's real interests was not only  
15 diversity with people, but diversity in places. And  
16 like most downtowns of any city that you know, there  
17 are quite different neighborhoods. And our attempt,  
18 therefore, was to deal with each one of these  
19 neighborhoods in a different way, to give it its own  
20 distinctive character in relation to where it was and  
21 who was going to be there.

0

16

1 Warfield, a traditional mixed-use residential  
2 neighborhood for families. That means shops might have  
3 people living over them. There may be shops that don't  
4 have people living over them. There are also people  
5 living out of those shops. But it's about families,  
6 and it's about a more traditional street pattern. And  
7 you can see streets here (indicating).

8 And I will add here that the biggest issue of  
9 town planning today is parking. Parking is the big

10 issue. And it's not just parking on grade, but it's  
11 building parking garages. Parking garages are big  
12 clunky things, and all of us know now they are going to  
13 get less big and that row is going to change.  
14 Nonetheless, right now, parking garages take up lots of  
15 space. So where you put them, and how they serve the  
16 buildings around them, is critical. You could do a  
17 whole plan that just showed you where the parking  
18 garages were, okay?

19           This is a bigger version of that plan.  
20 That's a property that General Growth does not own  
21 (indicating). This is the mall that you know very well

□

17

1 (indicating), existing buildings, all of this stuff  
2 (indicating). And Warfield's, in essence, these  
3 streets and blocks here (indicating), and they have  
4 retail and office uses, some retail underneath  
5 residential uses, some offices standing alone. And  
6 these funny looking things that look like they are  
7 smiling at you (indicating), are parking lots and  
8 parking decks.

9           Warfield's has an extraordinarily interesting  
10 road that comes from the parkway directly into the  
11 center of the shopping center, which is fabulous. And  
12 there is a movie theater, and a very successful  
13 operation right here and along here (indicating).

14           So this is the beginning of wrapping the old  
15 mall with new stuff. And these will be streets on  
16 which people will live, in which there will be trees --

17 Alan is going to talk about that -- and sometimes in  
18 the middle of which there are big parking garages. You  
19 try to hide, you try to wrap parking garages, so that  
20 they are not visually intrusive and it's not what you  
21 see on the streets.

□

18

1 This is what is in this drawing right now  
2 (indicating), this 340,000 some square feet of retail.  
3 There is 117,000 plus square feet of office. And there  
4 are 1648 dwelling units in this mixed-use area. And  
5 these are much narrower streets with parking and trees  
6 (indicating), and you will see a lot of that next.

7 This is a view looking east, down this sort  
8 of central street, towards the entrance, a new entrance  
9 to the mall (indicating). And you can see there are  
10 shops at the ground floor. This is a very angry woman  
11 right here (indicating), complaining about her lunch,  
12 or whatever it is she is complaining about.

13 But this is the kind of street that we think  
14 is incredibly interesting in town centers. And in good  
15 weather people eat outside, and they walk along, and in  
16 some cases you will see there are residences above.

17 Next. There are places that look like this  
18 (indicating). We spent most of our life, Alan has, and  
19 most of the people working on this, trying to improve  
20 existing communities, or building new communities that  
21 have this kind of quality. These are shops and these

□

1 are residences above (indicating), and how you plant  
2 them and decorate them in the most profound way. The  
3 best places, you know, have to do as much with the  
4 landscaping of the street, and what's it like to be on  
5 the street, as with the buildings.

6           Next. And you find this going on all over  
7 the country, in people who are trying to bring street  
8 life and sidewalk life; that is, walkability back to  
9 town. That's one test for a good town. If you are  
10 driving through it, and you want to stop your car, get  
11 out and walk, you are in a good place. It's a  
12 profoundly simple truth.

13           Next. This is a view of a residential side  
14 street, and this is a rendering of what that might be  
15 like (indicating). You can park here on one side.  
16 People live on it. There are trees. This kind of  
17 street the world over, not just in the United States,  
18 is very popular. An interesting thing is that this  
19 rendering came from -- next -- an actual street that we  
20 liked, and that people who lived on it liked. And  
21 these are people who wanted to live in the center of

□

1 downtown.

2           Next. This is three floors of apartments  
3 above shops (indicating), in a place called Carlisle,  
4 outside of Alexandria, a project we worked on long ago.  
5 And this is in France (indicating), oddly enough, and

6 it's a big new mixed-use new town which has these same  
7 kinds of nice streets with shops on it and residences,  
8 five floors of residences above.

9           These places -- I said before, the best way  
10 to find a good place is to look in a travel magazine.  
11 Don't look in an architectural magazine. Travel  
12 magazines show you pictures of places that people like  
13 to come back to. And these are places that if you go  
14 to, you are traveling, you walk along and say, "This is  
15 pretty nice, why don't we more of this?"

16           Next. Now, if you go from Warfield, and this  
17 is this main street that comes and ends at the entrance  
18 of the mall, and you have good shops along here, this  
19 is very successful here (indicating), the intention,  
20 over the long run, is to connect Warfield to the water.

21           My Emerald Flash is getting dim over here.

0

21

1           As you come here (indicating), you go into  
2 the shopping center, you pass through the shopping  
3 center, and you come in out of the shopping center, and  
4 you are over the parkway.

5           And the thing that really struck me the first  
6 time I saw it, this is three levels above the lake. So  
7 you go down one level to cross the Parkway, you walk  
8 through, which is something like a channel garden, and  
9 you go down another level to here (indicating). And  
10 all of you are familiar with this area. And you go  
11 down another level, and you are on the lake's edge.

12           In town planning terms, that topography is

13 spectacular, because each one of those levels gives you  
14 a different sense of where you are. And indeed, we  
15 think the sort of middle of this strip (indicating)  
16 between the parkway and the lake, can be an  
17 extraordinarily appealing residential and walking  
18 community of its own.

19 And so there is a lake, and there is  
20 Warfield. And you can see this topography, we are  
21 going through the mall, you can see dropping down to

□

22

1 the parkway, and dropping down to the lake front.  
2 Pretty interesting. Very, very interesting, one of the  
3 things that we like most best.

4 Okay, the lake front. We showed this picture  
5 (indicating), because this is kind of the iconic center  
6 of Rouse's original scheme on the lake. It was  
7 extraordinary to have that, to have the lake and the  
8 woods with two huge amenities that most new communities  
9 don't have.

10 And this was developed in a very low key way,  
11 and it has got the same places of assemblage and places  
12 where you can get into the water. And one of the  
13 things we kept saying, "We need to see more people in  
14 the water," that is in boats and gondolas and  
15 sailboats. Because all over the world, in western  
16 culture, as well as eastern, people use waterfronts for  
17 fun, for entertainment, recreation, and to look at.  
18 There is nothing nicer.

19 And so this is the waterfront district

20 (indicating). It's very narrow. It's like a bacon  
21 strip. It's very thin. It has one street running

□

23

1 through it.

2 MR. HAMM: I will trade you.

3 MR. ROBERTSON: This is better. Thank you.

4 I won't even put this red eye into your face.

5 So this piece is very special (indicating).

6 And it is special because, in essence, it has a sort  
7 of, at mid level, between there and the lake, it has  
8 the ability to have a residential neighborhood through  
9 there, that can be quiet extraordinary. You can walk  
10 everywhere. And it's right next to the mall, but it's  
11 miles away from it in your head when you go down there.  
12 It's a place to decompress.

13 Next. In this precinct here (indicating), we  
14 have 123,000 square feet of retail, a million square  
15 feet of offices. And the offices appear in different  
16 places, and they overlook what are largely residential  
17 areas. This cultural and civic stuff here  
18 (indicating), and there are 2000 dwelling units there  
19 (indicating).

20 Next. If I am standing, coming out of the  
21 mall, and there is the parkway (indicating), I look

□

24

1 down over the channel garden, I am looking at an axis  
2 that I have been walking along from Warfield, and it

3 ends at the water of the lake.

4           Great cities are places that you make  
5 connections, one end to another. And you know what you  
6 expect to find. And from the beginning of times, that  
7 kind of connection, from higher land to lower water,  
8 has been something that almost all building cultures  
9 have exploited.

10           Next. This you know very well (indicating).  
11 You have come around here (indicating). This is a view  
12 back across this frontage (indicating). You can dock  
13 boats here (indicating). And our intention is to do  
14 some improvements here, but to leave this in very much  
15 the character it has now, except to develop more  
16 residential units, for more people who can look over  
17 this area. This is a lovely area, and it's just not  
18 anywhere near active enough.

19           Next. This is a new community we did in  
20 Florida called Celebrations (indicating), and it has a  
21 natural lake system that picked up the drainage of all

0

25

1 of the stuff around it. And around it are shops and  
2 houses and restaurants, and people are there all the  
3 time, because it's a good place to be.

4           Okay. The other aspect of this waterfront  
5 district is that the shore on the opposite side is  
6 really beautiful. And we think it should become even  
7 more beautiful; more flowering trees, and actually more  
8 boats in it, not power boats. And this view here that  
9 Mark showed me (indicating), this is in Washington.

10 These are cherry trees and people out in little  
11 electric boats (indicating). In fact, seeing that,  
12 this is fun. Almost in every city in Western Europe,  
13 you will see lakes used in this way, people go to the  
14 water. They want to get into a padella they don't want  
15 jet skis or anything like that. This is fabulous, and  
16 it's the right size.

17           Next. The Crescent, here it is (indicating).  
18 That's a good name. This is an extraordinary piece of  
19 ground that has trees on it like this (indicating). It  
20 is really the central park of this community. And in  
21 the middle there is Merriweather. And around that is

□

26

1 this beautiful wooded landscape, which is also the  
2 water system. The natural water system of this area is  
3 going through here. And Alan is going to talk more  
4 about that. So it's a natural park. People love to  
5 have buildings, trees and water everywhere. It's  
6 fabulous.

7           So the proposal is three footprints with  
8 water around them and woods around them, in which there  
9 are artists, residences. Remember the sort of big  
10 things for parking. This is a small hotel, some office  
11 buildings (indicating). This bigger piece at the  
12 bottom are residential units overlooking the park, and  
13 office buildings at the back (indicating). There is a  
14 special open-space system in the middle of this, as  
15 well as, retail. This will become a wonderful place to  
16 live and work. And it looks like this when you blow it

17 up (indicating). And this has that much retail space,  
18 114,000. It has potentially -- and this may never  
19 happen because we don't know what the market is going  
20 to be -- it has potentially two million square feet of  
21 office space. And it has a hotel, and it has 1492.

□

27

1 Some of you may remember what happened in 1492.  
2 Actually, it was 1456. We said, "Why don't we change  
3 it to Columbus?" So we said 1492. You have to have  
4 fun when you do this. The nice thing about that is  
5 this is an area in which you have quite urbane settings  
6 surrounded by woods, which is incredibly nice.

7           Next. And if you are in this place, and this  
8 is a square, and there is a retail piece here under the  
9 residential (indicating), on weekends you will have  
10 things that look like this going on. And, in fact,  
11 it's the way that you use areas of higher density,  
12 which are next to parks. People love to come here on  
13 weekends and buy flowers. These are the actual places  
14 in which people are doing the same thing.

15           Next. And you have overlooking this  
16 woodlands (indicating), this continuous residential  
17 frontage way, you pull up, get out of your car, go into  
18 house and overlook this beautiful central park.

19           Next. This is in New York (indicating). The  
20 reason I show this, it's Central Park, West and Fifth  
21 Avenue, are a combination. These are 12- to 13-story

□

1 residential buildings. They look over big trees and  
2 they see water. That combination of water, trees and  
3 buildings is home run. Any city that has that, has  
4 something of enormous quality. And you try desperately  
5 to find that combination.

6           Next. Merriweather. A strengthened  
7 tradition in the new kind of cultural park. The  
8 tradition is this theater, this music hall  
9 (indicating). People for centuries have wanted to go  
10 and hear concerts in the park. It's not just in the  
11 United States, everywhere. You go to Lucerne, you see  
12 it. Everyone. And it's a huge luxury. And Alan is  
13 going to talk about this.

14           The nice thing is that there can be cultural  
15 and civic institutions; libraries, museums. A small  
16 cultural facility here in this first block  
17 (indicating), if you will, of Merriweather, which is  
18 here (indicating). And you can, again, see the extent  
19 of this.

20           Next. If you do a sort of crude picture and  
21 you get back here (indicating), and you are looking out

□

1 from just south of the mall, which is going to be a  
2 very important new retail area, and you look up, it has  
3 the Little Patuxent. You look, here is Merriweather  
4 Post Pavilion (indicating), and you can cross into here  
5 (indicating) -- forget what these buildings look like.

6 They are not going to look like this, because they are  
7 not designed. We don't know what they are going to  
8 look like. But we know that having them here  
9 (indicating), and then walking to here (indicating),  
10 and to really make this a centerpiece, which people  
11 from all over will want to see.

12 Next. In that sort of block just across the  
13 south side of the parkway, you can have restaurants and  
14 shops as part of those cultural and civic facilities,  
15 looking into a park. North you see you have bigger  
16 buildings across the street. This is a home run.

17 Next. I am showing these (indicating),  
18 because all of these places have become household  
19 names. Wolf Trap, this place properly reworked can  
20 have exactly the same appeal. That opportunity should  
21 be made the most of.

0

30

1 Next. Finally, we have called this Symphony  
2 Overlook, where the new downtown meets culture in the  
3 park (indicating). The new downtown, that is what is  
4 south of the mall, including a really important retail,  
5 square, hotel, mixed-use housing, and shops and offices  
6 overlooking this, is an extraordinary opportunity.  
7 This is what it's like now (indicating). This could be  
8 an office park anywhere. The intention is to change  
9 that so that it's denser and much more appealing. And  
10 it's like those pictures that I showed you of Central  
11 Park and Western Fifth Avenue. It allows you to come  
12 from the mall, through a retail square, down into

13 Merriweather.

14           These are the numbers. I am going to speed  
15 it up, I am talking much too long. Keep going.

16           This is this retail square (indicating).  
17 This is the mall (indicating). Lots of things are  
18 going to happen. Alan is going to explain that to you.  
19 If you go here (indicating), that's looking back north,  
20 you come right out into the central park area, the  
21 so-called Symphony Woods, which is still a great name.

▯

31

1           This is the kind of place -- this is a  
2 project we did in the midwest (indicating), which has  
3 been very successful. People love doing this. And  
4 that's what can happen in this Precinct. You can sit  
5 outside, you can eat, there may be residents above,  
6 shops on this ground level. This is about shopping and  
7 eating and wanting to walk around and seeing things.

8           Next. More examples of this (indicating).  
9 We are taking examples of things that have been very  
10 successful. This is a project in California in which  
11 there are ground floor retail, office and residences,  
12 here on top. And you get this kind of activity.

13           Next. In Easton, which is one of our most  
14 successful new mixed-use downtown communities. People  
15 on weekends come, they close off the square, there are  
16 concerts, there are jazz concerts. The place is  
17 heavily used the year round.

18           Next. I show you this (indicating), because  
19 one move, which is to take a retail, residential

20 square, and in the middle of it put a park that has a  
21 huge tree. There is no one who would drive into a

□

32

1 place like that who wouldn't want to say, "Stop, let's  
2 get out of the car, let's go look at this place, this  
3 is wonderful." That's what people like us are supposed  
4 to be doing. We are supposed to be making places that  
5 are as good as that. And we hope to try to do that and  
6 help you do that here.

7           Next. So I am about to finish, and you will  
8 all breath a sigh of relief. The illustrative Master  
9 Plan (indicating). This shows different uses in these  
10 different yellow parcels. And this a theoretical final  
11 build out. It's a million square feet of retail, it  
12 4,900,000 square feet of offices. There is 270,000  
13 square feet of cultural and civic uses. There are two,  
14 maybe three hotels with that many rooms, and 5500  
15 dwelling units.

16           None us know, me, no one in the audience  
17 knows what that mix is going to be over the next 20 to  
18 25 years. The problem in my business, it takes 20 to  
19 25 years to make these kinds of changes, and sometimes  
20 longer. The key to this plan was flexibility, so that  
21 you could change a residential block to an office block

□

33

1 or vice versa, depending on what happened to the  
2 marketplace. In the end you have to remember one of

3 Rouse's central principles, you cannot develop well  
4 unless you make money. You need the money to provide  
5 the amenities and infrastructure. That was his  
6 absolute bottom line, and it was very good. It's why  
7 it worked.

8           Next. This is the first take (indicating),  
9 and where you would have height zones. Twenty stories  
10 sort of highest, four stories lowest. And you can see  
11 there are some higher points in certain places because  
12 of the views they have. And there are these  
13 opportunities, and they are much lower areas here  
14 (indicating). And this is a very, very -- this is a  
15 previously approved 23 stories. This is a building  
16 here (indicating) that we were not so much in love with  
17 it, but anyway, that's the way it was.

18           This actually -- if you turn that into the  
19 next slide, and you say if you take this plan you will  
20 see where some of taller buildings are in these key  
21 locations (indicating). And, in fact, the overall

□

34

1 density of this is less than we thought. And if you  
2 look at this plan and compare it to the Charrette plan,  
3 there is more open space here.

4           One more slide. This is a kind of model that  
5 shows you -- there is the shopping center, Warfield,  
6 the waterfront. This property is not owned here.  
7 Residential stuff, office stuff. This a huge amount of  
8 green space. And Alan is going to talk about that, and  
9 you will like what he showed you better than what I

10 showed you.

11                   Nonetheless, all of us are talking about how  
12 do you make an attractive new downtown for Columbia, so  
13 that everyone who lives here will want to go to and  
14 use. And it will give you huge diversity. And that is  
15 what great cities are about and great places are about.

16                   Okay. Alan, it's yours, my friend.

17                   MR. WARD: Good evening. First, it's a  
18 pleasure and honor to be back and show further progress  
19 on the Master Plan Vision for Columbia.

20                   It has also been quite an honor to work with  
21 Jaque Robertson on this plan. And Part 2, while the

□

35

1 focus is open-space framework, it's clear that Jaque has  
2 also talked about the open space, because being the  
3 great planner that he is, we all shared the collective  
4 philosophy that great places, great master plans are  
5 really organized around open spaces.

6                   So what I will do is instead of repeating a  
7 great deal of what he has covered, I will show you in a  
8 little more detail, amplify some of the ideas, and have  
9 a little more focus on the details related to this  
10 open-space framework.

11                   Now, Greg mentioned the first principle that  
12 guided our work was connectivity. And it's the  
13 open-space framework that really provides that  
14 connectivity. And it's much more than just the parts  
15 of the open space. When you look at it more broadly,  
16 we looked at these categories, and kind of a general

17 grouping of what is called amenity areas; that's the  
18 squares, parks, plazas, greens, mews, which are small  
19 green spaces, play areas. Those are the small spaces  
20 that are within each of the neighborhoods that Jaque  
21 described.

□

36

1 But there is also some connectivity and  
2 continuity that extends throughout the downtown and  
3 beyond. The streets are, in fact, part of the  
4 open-face system. The streets are, with the process of  
5 guidelines, are required to have tree-line sidewalks.  
6 So part of this connective framework includes the  
7 street, themselves, with continuous street planning.

8 Some of these streets are wider. We call  
9 them promenades. It is an idea introduced in the  
10 Charrette process. That was widened sidewalks,  
11 multiple rows of trees. And then there is an extensive  
12 system of natural areas, and that's shown in dark green  
13 here (indicating). See the Little Patuxent, the  
14 tributaries. And then the promenades are also  
15 opportunities to extend the drainage system, the  
16 sustainability strategy into the downtown environment.

17 So those are diagrams here extending into the  
18 green spaces, into the natural areas, as a way to bring  
19 the sustainability strategy into the downtown forum.

20 Then there are paths which extend beyond  
21 downtown, and link into some of the adjacent

□

1 neighborhoods and communities.

2           So the streets, which all will be governed by  
3 guidelines as they are built over time, and the aim is  
4 to create this kind of environment that you see here.  
5 You have shaded sidewalks. If you look at it from  
6 above, in fact, green corridors that connect the open  
7 spaces.

8           These are the kinds of drawings which are in  
9 process now, which show some of these required street  
10 sections, a typical urban street, one lane in each  
11 direction, parking on each side. It is similar to the  
12 rendering that Jaque showed, with the requirement for  
13 this kind of spacing of trees along the street. This  
14 is the promenade on one side of an avenue (indicating),  
15 where you have a double row of trees, which creates  
16 this shaded walk, broader kind of corridor, extending  
17 into downtown, typically from a natural area. The aim  
18 is to create something like this (indicating). This is  
19 a street we did in Dallas years ago, mature trees,  
20 framing an important walkway.

21           Now, the sustainability strategy is overlaid

□

1 on this open-space framework. This shows the idea that  
2 you deal with the rainwater at the street level. You  
3 slow it down, infiltrate it into these planting areas.  
4 During a big storm event it carries on. Some of it is  
5 infiltrated, some of it passes on, but it's slowed

6 down. And it's part of a larger strategy. It also  
7 creates quite an interesting street environment.

8 Now, that relates to the larger strategies  
9 for natural areas and environmental enhancement in the  
10 downtown and beyond. And this is, in terms of other  
11 projects we have worked on, this is unprecedented in  
12 terms of the scope of thinking here. I give GGP credit  
13 for thinking so broadly about the environmental issues,  
14 which have long been fundamental to Columbia.

15 First, reforestation is shown here in the  
16 bright green (indicating). You can see zones which  
17 currently are not forested, the edges are filled in,  
18 and extended beyond the existing forest area. And then  
19 within these zones of existing forest, that area is  
20 enhanced, because in fact, overtime, in terms of their  
21 ecological value, are really not functioning the way

□

39

1 you would expect a mixed-deciduous forest to be  
2 functioning. The idea here is to restore the  
3 ecological value of these corridors in terms of  
4 reforestation. That is a major undertaking, over 57  
5 acres of significant replanting within the forest area.  
6 You look at it today, it looks great, it looks like a  
7 forest, but measured ecologically, it's not performing  
8 as it should in terms of the environmental story here.  
9 And that also applies, even more importantly, to the  
10 wetlands and stream corridors, which also need  
11 reforestation of stream banks, vegetation, it helps  
12 filter this water as it moves through. So there is

13 extensive enhancement to existing corridors, as well  
14 as, the major Little Patuxent corridor, as well.

15           Then, even beyond the downtown, which you are  
16 now looking at, is establishing a 501(C) corporation to  
17 look at point discharge into this watershed upstream,  
18 so that you tackle the water issue with retention, even  
19 beyond the downtown. So it starts to deal with where  
20 the problem begins, which is actually upstream from  
21 downtown. It's a broad comprehensive thinking about

]

40

1 the environment at the appropriate scale.

2           So, also, as part of the natural areas, are  
3 paths which connect, for example, along the lake edge.  
4 This is shown as about 10 feet wide, to allow  
5 pedestrians, bicyclists, to make it more usable. This  
6 is a path system extending westwards towards the  
7 college, towards the hospital, over the wetlands zone  
8 to create pedestrian and bike paths to well beyond  
9 downtown. The distances aren't that great, if you have  
10 a good path system.

11           Likewise, some of the key boulevards,  
12 parkways into downtown have remnants, pieces of paths.  
13 This shows the Little Patuxent (indicating). Likewise,  
14 a 10-foot wide path; bicycle, pedestrian, native  
15 grasses in that zone between stream and path. We don't  
16 control it. And here we are Twin Rivers Road, which as  
17 Jaque pointed out, leads right into Warfield and into  
18 the mall, extending that path to Wild Lake Village.

19           Now, let us look at each of the neighborhoods

20 in more detail at the open spaces. Now, the focus that  
21 Jaque described is at the square and plaza, right here

□

41

1 in the center (indicating). This is real enhancement  
2 of the existing space there. That's the kind of center  
3 at Warfield where the district and Twin Rivers meets  
4 the entry to the mall. But also, as a residential  
5 neighborhood, there should be smaller green spaces in  
6 this area to the north (indicating). All of these need  
7 new names eventually. These are rather generic names.  
8 This would be called Warfield Green, Warfield Mews.

9 But these become the focal points within the  
10 residential area; the address, the front door, the  
11 gathering place within a community, a place to walk  
12 your dog, take the children. There is also one of  
13 these promenades, which extends southward to the  
14 drainage area down to Merriweather, which also becomes  
15 a linear green space for the residential.

16 So this starts to show the character of these  
17 small greens (indicating). It's a space that is well  
18 defined by the buildings. But it really becomes a  
19 focus of the residential neighborhood, and then  
20 connected by streets, like you see on the right.

21 Part of the guidelines also will deal with

□

42

1 the retail restaurant uses, and where they meet the  
2 sidewalks, with provisions for enhanced setbacks, where

3 you have restaurants within the plant, so you can  
4 create this kind of generous outdoor seating. So you  
5 will have a passage on one side, or against a building.

6 But then the guidelines then get more  
7 specific as applied to the particular uses within a  
8 retail restaurant district like Warfield.

9 Then, as a neighborhood oriented to families,  
10 there should be small urban spaces which are focal  
11 points for children. There are some new parks that  
12 have been designed in Western Europe, Germany, which  
13 are more innovative on how you make play stations that  
14 fit within the urban fabric. So the design of this  
15 public realm is oriented to the users, but also to the  
16 residential community.

17 The lake front, I think Jaque described the  
18 connection quite well, the topography. Also, there is  
19 another important dimension here, you might say the  
20 historic dimension that this is related to the founding  
21 of Columbia. It has special historic and cultural

□

43

1 significance as we look at potential adjustments to the  
2 lake front. But also other spaces, quite long and  
3 thin, organized along the lake front, along this  
4 tributary here (indicating). So you would expect a  
5 network of spaces. We call this Tobin Green, a focus  
6 for the residential zone. The idea is to be within  
7 five minutes of walking distance of any of the green  
8 spaces in your urban neighborhood. Another promenade  
9 that, once again, deals with the rainwater into the

10 tributaries, slowing it down, filtering it.

11           So as we look at ways to build upon this  
12 great asset we have here, I think an important next  
13 step is to look at what we call cultural landscape.  
14 And that means doing an evaluation of areas that are  
15 character defining, that need to be preserved or  
16 restored, because it has such significance to the  
17 community, and that would include perhaps the sloped  
18 terrace area here (indicating), the fountain here  
19 (indicating), along with these landmark iconic pieces  
20 of sculpture that are so important to the community.  
21 So the first step is to identify those areas that

□

44

1 absolutely need to be preserved as part of a cultural  
2 landscape study, and then where can we make adjustments  
3 in areas which aren't character defining. This is the  
4 way you would approach a historic landscape that was of  
5 19th century homestead landscape.

6           And we feel now that the time, you know,  
7 these modern landscapes, as a landmark, as a new town  
8 in America, also is now a culturally significant  
9 landscape associated with the new town movement.

10           So one of the issues here is dealing with  
11 topography and extension of the views to the water from  
12 the mall; likewise, from the lake front back to the  
13 mall. So there is an opportunity here to use water in  
14 an interesting way by combination of taking the drop in  
15 topography, using the water to kind of amplify that  
16 drop, but also having these still and calm basins which

17 reflect then the water site line beyond.

18                   We can also deal with, once again, the  
19 rainwater in an interesting way, as part of the channel  
20 system, that connects down to the lake front, that uses  
21 topography in an interesting and dramatic way.

□

45

1                   You are going to think we are obsessed with  
2 small boats, but this is a park and canal system we did  
3 in Indianapolis (indicating). Boating is an integral  
4 part of how people use this canal system. This  
5 building on the right here in Charleston (indicating),  
6 was designed to relate to boating activity.

7                   So one might expect additional structures,  
8 additional amenities brought to the lake front that fit  
9 within this historic framework, but bring activities to  
10 the lake front, as well as preserving or enhancing its  
11 use as a performance and event space.

12                   There is a second important connection to the  
13 lake, and that is to the south, at the south end of the  
14 lake. This would be LPP (indicating). This would be  
15 the extension of the alignment of Tobin Street right  
16 here (indicating). This is something overlooking the  
17 retail street, extending down to LPP (indicating). So  
18 we are looking west from the south end of the lake.

19                   What this shows is a civic space here at the  
20 end of the retail street (indicating), where you can  
21 stage events, festivals and green. And then it

□

1 terraces down rather rapidly, with the steps kind of  
2 splay outward and open onto the lake, and then a series  
3 of ramps and then natural meadow vegetation brought up  
4 to this green space here (indicating).

5           So it's a meeting place, where you have a  
6 civic landscape that is quite usable, and then a  
7 natural landscape, which includes replanting at the  
8 lake edge, to help filter this water that goes down to  
9 the tributary basin. And then bringing that natural  
10 landscape up into this connection (indicating). So  
11 it's a meeting place for both.

12           And, once again, here is another connection  
13 of stormwater, rainwater management, and a series of  
14 mirrors looking down into the lake (indicating).

15           The Crescent, as Jaque pointed out, is really  
16 an area as much about open space as much as  
17 development. Each of those parcels are framed by  
18 natural areas. And within them are also green spaces,  
19 but they are treated quite architecturally; the  
20 geometry, the architectural expression, it's all green,  
21 but it's a geometrically organized space within these

□

1 parcels, and all the natural areas beyond. These are  
2 small urban scale gathering spaces within the parcels  
3 of The Crescent.

4           The Crescent is at a higher elevation here to  
5 the south (indicating), so there is an issue of

6 connectivity, how do you get over this natural area at  
7 much lower elevations, higher elevations here in  
8 central park (indicating)? Particularly here is a  
9 higher elevation (indicating).

10 Here in Minneapolis (indicating), they  
11 created a pedestrian-only bridge that spans and  
12 connects from a park to an art museum. It's an amazing  
13 bridge. It has interpretive elements all the way along  
14 it. So you can make this connection quite a beautiful  
15 and poetic link between this redeveloped area  
16 (indicating), the park and the symphony. Link parking  
17 that would be used in the evenings to the Post  
18 Pavilion.

19 Next is Merriweather. Basically, this is a  
20 green space that has three zones, natural area to the  
21 south. Then central park here in the middle

0

48

1 (indicating), which has extensive vegetation, some  
2 reforestation. But it's a green space, of course,  
3 designed for use by people. And then the cultural uses  
4 in this series of blocks just south of LPP  
5 (indicating), these are buildings within the park  
6 space.

7 So, once again, this view (indicating). The  
8 idea here was to capture a view from Symphony Overlook,  
9 from Market Plaza, to this landmark (indicating), and  
10 then turn the pedestrian towards the point of gathering  
11 along the edge of Merriweather Post. It's shaded, at  
12 least in the entry here (indicating).

13 LPP we are showing as a pedestrian crossing.  
14 We realize there are significant traffic volumes here.  
15 We don't think people will use an overpass or  
16 underpass. This is designed to allow for that  
17 crossing, designed for pedestrians as well as  
18 significant car use.  
19 Topography comes into play here. This shows  
20 a section that is basically cut through from this park  
21 drive (indicating), through to the green on the Post

□

49

1 Pavilion, through the natural area onto The Crescent.  
2 Here is that drive (indicating). Here is a grade  
3 rising (indicating) with a step water feature up to the  
4 top of the lawn seating with that arbor here  
5 (indicating). Screen planting there (indicating).  
6 That existing seating lawn enhanced here in the natural  
7 area and the low lying area and up to The Crescent.  
8 So our vision for this series of cultural  
9 uses at the north end of Merriweather are buildings  
10 like this (indicating). This is a building at  
11 Interlocken (indicating), the famous art school, set in  
12 the woods, or outdoor open spaces, like here at Jacob's  
13 Pillow, where you take advantage of views, and beyond  
14 the green space.  
15 Perhaps the existing barns, which are on the  
16 site, could be integrated into a cultural use, a  
17 performing arts use, or a children's theatre, which  
18 might take advantage of existing buildings, along with  
19 new buildings that connect or link to these. Kind of

20 build upon the history that is there.

21 Like Jaque said, these cultural uses in the

▯

50

1 park will have spaces for food and beverage, so you can  
2 be part of this park space, and have that kind of  
3 opportunity of terraces in the green related to those  
4 cultural uses.

5 The other opportunities to integrate public  
6 art into this setting, a number of years ago in a  
7 bowl-shaped space, designed to be a sculpture garden,  
8 now grown in quite nicely, this could be quite an  
9 intriguing setting, as a sort of an outdoor art museum  
10 in parts of central park, or perhaps on these  
11 cultural-use sites. It would take a partnership with  
12 the right institution.

13 Then the park, itself, central park, the aim  
14 here is to have better access, better use. So a trail  
15 system through it; a paved trail, which is not only  
16 good for bicycles, but also pedestrians, but also  
17 protects the trees, protects the root zones of the  
18 trees. So we would imagine trails somewhat like this  
19 (indicating), that would start to structure the  
20 movement, allow more intensity of use, while still  
21 protecting the landscape.

▯

51

1 Post Pavilion, the intent is to have a  
2 greatly enhanced Post Pavilion, which includes all

3 practical requirements of the new service needs, to  
4 bring it to the 21st Century, new concessions and  
5 restaurant buildings, new entry on each side to  
6 accommodate the flow of people through the concessions,  
7 but preserving the lawn seating. And most importantly,  
8 as recommended by the advisory panel, to preserve the  
9 overall ambience of Post Pavilion in this wooded  
10 landscape.

11 In fact, we would argue that this enhanced  
12 ambience, the sequence of going to the Pavilion, with  
13 this sequence of open spaces, connectivity,  
14 reforestation, other new pieces of the landscape, will  
15 make the experience begin when you arrive in your car  
16 and make the walk to the Post Pavilion.

17 This is a section through that (indicating).  
18 This is sort of an idea of what that arbor might look  
19 like in another project we have done.

20 And then the natural areas, in this low-lying  
21 zone (indicating), here is where you want to tread

□

52

1 lightly. The ecological value is also about a path  
2 system that finds its way through that zone. And there  
3 are opportunities to interpret it, to have it be a  
4 usable space, as well as, have it be important as part  
5 of the environmental network. This is design work done  
6 at Walden Pond in Massachusetts (indicating), which is  
7 an important cultural landscape, also important  
8 ecologically and historically in the present day.

9 And finally, homestretch here, Symphony  
Page 40

10 Overlook. This is the area which is at a crossroads of  
11 sorts, where you have this focus of retail, restaurant,  
12 mixed-use program, hotel, office. And in the center,  
13 when you look at the connectivity to the east, the  
14 south, west to Warfield. So at the heart of downtown  
15 is Market Plaza. And then that connection south, along  
16 The Promenade, to the cultural uses, and on to  
17 Merriweather. And then two other promenades here  
18 (indicating), with, once again, the rainwater  
19 harvesting strategy, that links into these green  
20 drainage ways.

21 So here is an overall view looking south,

0

53

1 southwest. There is the mall (indicating), new mall  
2 entry, Market Square, a square lined with retail. Then  
3 these mixed-use parcels along Little Patuxent Parkway  
4 (indicating). The connection then, the cultural uses  
5 here (indicating), and then on to central park and Post  
6 Pavilion.

7 So compare that today to the fields of  
8 parking. This is quiet an interesting experience along  
9 these store fronts, the series of activities and green  
10 spaces that connect you to central park and Post  
11 Pavilion.

12 This is a view looking north at Market Square  
13 (indicating). We showed this last time. The thinking  
14 here is to make this a space of changes through the  
15 seasons. Here we are in the summer, or perhaps spring,  
16 fall, with a concert going on (indicating). It's a

17 flexible, tensile structure that moves across here  
18 shading the band who is playing, or whoever is  
19 performing. The crowd is gathered here (indicating).  
20 You close this street (indicating) to have a bigger  
21 event. A pavilion structure here (indicating) with

□

54

1 outdoor seating, tables and chairs and trees, and a  
2 green framework around the square. This is a flexible  
3 space that changes. And the idea is to bring people  
4 back each weekend and have something going on here.

5           That's the pavilion looking south  
6 (indicating). Here it is say in fall or spring, shaded  
7 market space under that canopy, would be staged at key  
8 times on the weekend perhaps. Even in winter ice  
9 skating, with pavilion providing beverages. You need  
10 protection here in this climate. That's the way Reston  
11 works, the roofing protects from the ice sheet. So the  
12 idea is to have it come to life at all times. This is  
13 the heart of downtown (including).

14           So if you add it together, once again, to  
15 return to this key issue of connectivity, making great  
16 places, just to reiterate one of Jaque's points, the  
17 world's great cities are as much about open space as  
18 they are about the buildings, but not more so. We try  
19 to make this open-space framework meet the respective  
20 uses in the districts that range from small  
21 neighborhood greens to these active spaces that are

□

1 programmed each and every day or weekend of the year;  
2 large green spaces to stage larger events, cultural  
3 uses in the park.

4 Tying it all together is the connectivity  
5 with the bigger diagram here (indicating), Warfield  
6 through the mall to the lake, and then this north/south  
7 link from the mall to Merriweather on to Crescent.

8 So that's an overview of the open-space  
9 framework.

10 We are back to Greg to wrap things up before  
11 we go on to questions.

12 MR. HAMM: Thank you very much, Alan.

13 As I indicated before, following April 28th,  
14 we undertook a series of additional meetings to go  
15 through a number of issues in great detail. We had an  
16 evening with Keith Bowers, actually two evenings with  
17 Keith, went through the many environmental  
18 opportunities that presented themselves, traffic and  
19 transit we addressed. We addressed -- separately have  
20 formed a committee to underwrite and figure out in an  
21 innovative and responsive way to accommodate housing

□

1 and the affordability thereof. And we also went  
2 through virtually every component in great detail of  
3 the project.

4 And at the end of the day, we had determined,  
5 in order to meet our four objectives, that certain

6 outcomes are expected, and something that we need to  
7 achieve.

8 For starters, for the sake of the  
9 environment, for the sake of our health, for the sake  
10 of reinvigorating a place that needs invigoration, we  
11 need to have a cohesive walkable downtown. And  
12 increasingly, I think, with every day, people are  
13 understanding the significance of this single feature.  
14 Hopefully, tonight the methodology in achieving that  
15 was unfolding.

16 Additionally, we need to restore and  
17 invigorate long-cherished but under-utilized community  
18 assets. And some of these might include Merriweather.  
19 Merriweather sits alone. It's currently owned by DPG.  
20 We have an operator who has done an excellent job in  
21 bringing life to Merriweather over the last few years.

0

57

1 But it needs significant help. And in order to help  
2 it, we need to do a number of things. We need to make  
3 it accessible. We need to allow traffic to circulate  
4 around it. And we need to think about the long-term  
5 ownership structure. Right now it's a nice asset for a  
6 business. But we want to make Merriweather an asset  
7 for the community. And we believe that through our  
8 program and our planning that can happen.

9 We need to realign the natural environment,  
10 and that has many facets. One is, we need a stormwater  
11 management system. Most of Columbia has none. That's  
12 a big problem. It hurts the bay. It hurts the local

13 lakes. The Columbia Association budget I think this  
14 year is approaching \$15 million towards dredging.

15 You all are making me nervous, so my mouth is  
16 getting dry.

17 We have beautiful open spaces, but they need,  
18 again, to be better connected. Green rooms and  
19 construction will be an essential part of our program  
20 going forward. We have very specific ways to address  
21 that. That has been discussed and has been refined

]

58

1 since our last meeting with Keith Bowers.

2 Reduction of asphalt and vehicle travel. I  
3 don't know of anybody who has ever told me that they  
4 had trouble finding a parking space in Columbia. We  
5 have more parking here than maybe anywhere I have ever  
6 seen in the world. And asphalt parking lots are  
7 nice -- I am teasing -- but they could be better. We  
8 think there is a great opportunity to improve upon that  
9 baseline condition.

10 We believe that the plan that we have been  
11 refining provides an opportunity for 22.7 acres of  
12 reforestation, then 57 acres of forest restoration.  
13 Reforestation is planting on areas that have been  
14 cleared. And forest restoration is restoring parts of  
15 forests that are degraded. And Symphony Woods is a  
16 seriously degraded environment, as are the tributaries,  
17 and as is a portion of the Little Patuxent, that is a  
18 very important environmental corridor.

19 Part of forest restoration includes invasive

20 species management and enhancement of main species.  
21 There is also an opportunity for 4800 linear feet of

▯

59

1 stream restoration. I had spoken earlier about the  
2 revitalization of Merriweather Post Pavilion, which I  
3 think is quite an important undertaking, and a very  
4 significant one.

5           We believe that with that, and as part of  
6 that, we need to get people into Symphony Woods, into a  
7 renovated, enhanced, improved and ecologically viable  
8 and sustainable Symphony Woods. That means we need to  
9 get restaurants and cafes. We need to connect those  
10 things so that life can come there.

11           I met yesterday with a very important  
12 Columbia citizen who has an interest in and a passion  
13 for bringing children's theatre to Symphony Woods. And  
14 we were out there at 10:00 in the morning, it was a  
15 beautiful summer day, and there was nobody there. And  
16 virtually every time I have been to Symphony Woods,  
17 it's a very under-utilized asset. We believe it can  
18 come to life.

19           We spoke before, at one of our cultural  
20 meetings, about the Center for the Study of Small  
21 Cities. And I had spoken to some people about that,

▯

60

1 and they rolled their eyes and thought this was some  
2 ploy.

3           Those of you who heard Gail Lord speak,  
4 understand that is not the case at all. We believe  
5 that the next act for Columbia, Columbia the next 30  
6 years, can really be a tremendous example for cities  
7 around the world, of which there are many, under  
8 200,000 people, an example of how cities can come  
9 together and tackle and solve complicated problems that  
10 many people believe are intractable and can't be fixed.  
11 The Columbia archives, that are run by the Columbia  
12 Association very professionally, the papers of Jim  
13 Rouse, are a treasure trove of history and information  
14 on how cities can be built. And Columbia was looked at  
15 30 years ago, 45 years ago, by the entire world. It  
16 can be looked at again, and we can be part of showing  
17 how cities can overcome some of the challenges that are  
18 common to many of them.

19           Affordability and quality of life for all. I  
20 said it before, how many people are under 30 here  
21 tonight, and you don't need to raise your hands. There

□

61

1 aren't that many. I wish there were more. We need to  
2 make this place, a place that is attractive, maybe hot  
3 to our own children, because our own children often  
4 want to go off and find different things and fly, but  
5 the chances of them coming back will be significantly  
6 enhanced if other people's children are living here  
7 after they graduate from high school and college. And  
8 we think that Columbia, through a number of other  
9 things that we have spoken about, can become that

10 place.

11           The system of well designed and free-flowing  
12 streets is absolutely critical to enhancing the traffic  
13 experience in Columbia, reducing auto miles driven.  
14 Marty Wells spoke at great length about the value of  
15 linear streets, streets that our current mall has --  
16 there are virtually no east/west north/south streets  
17 once you get into that. There are all kinds of parking  
18 lots you can navigate around, but there are no clear  
19 cut streets.

20           And by providing streets with sidewalks, that  
21 Alan referenced, with trees, that are inviting for

▯

62

1 pedestrians, not only do you enhance walking, but you  
2 also give a driver many opportunities to navigate  
3 traffic. And increasingly, these new communities that  
4 have done this are showing reduced traffic impact by  
5 providing alternatives.

6           Significant new public gathering spaces, we  
7 believe are needed in all the neighborhoods of town  
8 center. And we believe there exists phenomenal  
9 opportunities, many of which have been shown and  
10 explored with you this evening.

11           Jim Rouse spoke of -- and I didn't know, I  
12 thought I knew something about Jim Rouse eight months  
13 ago, but I have learned a lot more about him and have a  
14 great deal of respect for his vision. Among his  
15 critical founding principles, in addition to the human  
16 person, the environment, making sure downtown was a

17 real city, was making it profitable. And I am of the  
18 opinion by that he meant that profitability ties into  
19 sustainability. Part of it is our ability to build a  
20 park, yes. But part of it is also the ability of  
21 people around you to pass on a great city to the next

□

63

1 generation. And without economic vitality that cannot  
2 happen.

3           Currently, the office vacancy rate in  
4 downtown Columbia is 25 percent. Now, that is good,  
5 because our team has been working, since we took over,  
6 is improving. It used to be 50 percent. So people are  
7 moving out of downtown Columbia. And one would say  
8 that the office market at this moment is not that  
9 exciting, and it's not that sustainable. I am  
10 delighted to have picked up 25 percent, but it's not  
11 where it needs to be.

12           And in order to begin the repair of that  
13 situation, we need to make sure that Columbia is a  
14 place that employers want. And the reason employers  
15 would want to come here is because it would be an  
16 attractive place for their employees.

17           And Columbia's assets are manifold, as I have  
18 suggested. And I think, provided we accomplish the  
19 other goals, this goal of making it a desirable place  
20 for businesses downtown is absolutely achievable.

21           And another outcome that the County has

□

1 underscored in an earlier study, I believe that was  
2 done in 2003 perhaps, shows that not only did Columbia,  
3 by adapting its plan and integrating uses and making  
4 downtown a vertically integrated mixed-use community  
5 can it sustain itself, but there will be significant  
6 net benefit to the County and to the taxpayers of  
7 Columbia. Their estimates were north of \$20 million a  
8 year on stabilization. And assuming 50 percent  
9 increase in service cost for that area, there was still  
10 a net \$11 million benefit to the County on an annual  
11 basis. That's a significant opportunity.

12           So not only is there a chance to reverse some  
13 trends that are not as good as they need to be, but  
14 there is a chance to significantly improve the quality  
15 of life and the fiscal situation of the County, and the  
16 economic situation of those who live here.

17           So if we are true to our guiding principles  
18 of connectivity restoration, inclusion, and the  
19 addition of amenities, we firmly believe and are  
20 excited about the opportunity to move Columbia to the  
21 next level, and adequately position it for the next 30

□

1 years.

2           Thank you very much for your attendance this  
3 evening. Thank you very much.

4           It's 9:00. And as we have done before, we  
5 will be delighted to take questions. They can be asked

6 a couple of ways, by those who wish to raise their  
7 hands and be called on. Microphones will be brought  
8 down the three aisles. And then there will be cards  
9 that will be passed to the center. And we will be  
10 happy to answer questions, and to get the cards as  
11 well.

12 I would ask our distinguished team of  
13 Mr. Ward and Mr. Robertson to join me up on the three  
14 chairs, and would love to take some questions.

15 Yes ma'am.

16 AUDIENCE MEMBER: I have a question. Every  
17 time I try to get out of my neighborhood, which is just  
18 north of Town Center, at 5:00 in the afternoon, or at  
19 8:00 in the morning, you can't move out of our  
20 neighborhood, because there is so much traffic coming  
21 in and out. And you want to add more people downtown?

0

66

1 We need more streets to get people in and out, if you  
2 want to have more people living in Town Center, and  
3 more people working down here. I mean, it's great to  
4 have more people, I guess, but we have got to have a  
5 way to get them in and out.

6 MR. HAMM: That's a fantastic point. Thank  
7 you for making it.

8 I would encourage you to look at our Web  
9 site, which is [www.columbiatowncenter.info](http://www.columbiatowncenter.info). And we did  
10 have an evening on transportation, and it was a very  
11 detailed evening, and the transcript of that is  
12 available on our Web site, along with the data, the

13 traffic data.

14 And importantly, as was shown tonight, adding  
15 streets is exactly what we will be doing, and improving  
16 the efficiency of the streets, by creating a relinear  
17 grid system that replaces the rather circuitous system  
18 of roads that we have today, that is increasingly shown  
19 to make it more difficult to manage traffic.

20 Thank you.

21 Yes, ma'am?

□

67

1 AUDIENCE MEMBER: One of the comments made  
2 about the creation of the 501(C) organization I want to  
3 understand a little more. What would be the  
4 sustainability, and how we can support it? Thank you.

5 MR. HAMM: Thank you. This will be further  
6 disclosed. This will be further outlined in our zoning  
7 application. But we will be offering the formation of  
8 and some initial funding for a 501(C)(3), and there may  
9 be a few different 501(C)(3)s with different focuses.  
10 But one of them will be for the environment. And we,  
11 on our Web site, the presentation made by Keith Bowers,  
12 identified roughly almost 60 different places well  
13 beyond our property lines, where stormwater management  
14 is not optimally treated. So stormwater management, or  
15 where the rainwater hits the asphalt, goes down the  
16 gutter, and then it dumps into a wash, and it carries  
17 with it nitrogen, phosphorous and silt, and from there  
18 it goes either into the lakes that Columbia Association  
19 is budgeted, I believe, \$15 million to dredge, or it

20 goes directly into Little Patuxent River, which then  
21 pollutes the bay. So because we don't have that

□

68

1 regional system, we create a huge problem. Most of  
2 that water, much of it, ends up in Symphony Woods, and  
3 the tributaries around that.

4           So what our team will do is work with  
5 Columbia Association, with whom we have begun to have  
6 some very productive meetings. And hopefully, the  
7 County and, hopefully, others, who have expressed  
8 interest in joining us, to go to third-party property  
9 owners, and ask them to participate in a solution on  
10 their particular site.

11           We have identified close to 60 of those.  
12 Again, we don't own them all, but we have had  
13 discussions, very productive discussions with Howard  
14 County Community College, who owns some, with Howard  
15 County Hospital. There are a lot of large and  
16 committed owners to this community, who can work  
17 together to do this. So we would envision many of  
18 these organizations joining this group. And we would  
19 hope to have many community members joining it, as  
20 well.

21           This can be both a watchdog, to make sure

□

69

1 that General Growth does what it says, it can also be a  
2 group that is involved in the solution of fixing these

3 places.

4 So, hopefully, that answers your question.

5 And thank you for it.

6 Yes, ma'am?

7 AUDIENCE MEMBER: First, I want to thank you  
8 for all the good work and this wonderful presentation  
9 tonight.

10 Secondly, I just wanted to say that Rouse  
11 Company used to do big ads about Columbia and our  
12 amenities. It brought thousands and thousands of  
13 people, and they wanted to live here.

14 My question is about density. We have a  
15 community in the downtown that is highly dense. And  
16 word from these people is that they never get to see  
17 another person, or interact with another person,  
18 because they come out their front doors, there is a  
19 little piece of space to go into the street, if they go  
20 out their back door, they are in their garage, and  
21 there is no people space. And I can imagine just how

0

70

1 frustrating that is. I wonder what kinds of things  
2 would be done to make sure that this doesn't happen?

3 MR. HAMM: I am going to ask Jaque or Alan to  
4 address that.

5 MR. ROBERTSON: If you look carefully at the  
6 stuff that we showed tonight, almost everything that we  
7 are proposing is about providing pedestrian circulation  
8 on sidewalks, through all of the town centers. Any  
9 place that doesn't have that, we have got a giant

10 parking lot. It's one of the reason that automobile  
11 circulation is so hopeless, and why it's so congested.

12 If you build streets and blocks, which this  
13 plan is all about, you will not only get much better  
14 vehicular circulation, you will have places that you  
15 can walk on the sidewalks. Almost every photograph we  
16 showed you was about the pedestrianization of downtown  
17 Columbia.

18 Thank you.

19 MR. HAMM: I have a number of questions here  
20 from those who chose to write, and they are very good.

21 The first one was inclusion and diversity,

0

71

1 how would low-cost housing be integrated in all  
2 residences, multiple floors of retail stand-alone  
3 residences?

4 I don't see any members of our task -- I see  
5 Mr. Susinsky over here. My guess, there are a couple  
6 of others.

7 What we did, we took people who were actively  
8 involved in the affordability issue in Columbia. And  
9 we have had three meetings thus far. Members of  
10 Columbia Housing's Board, developers who focused on  
11 mixed-income product, the County's head of Mixed-Income  
12 and Affordable Housing. We also brought in a developer  
13 who is personally committed to significant involvement  
14 in affordable housing, as is his company, and obviously  
15 members of enterprise.

16 And we have been coming up with some very

17 good concepts that we will be -- we need at least one  
18 more meeting, and we will be able to share those with  
19 the community.

20 The goal is to make sure that really human  
21 dignity and people are given a boost, and whether units

□

72

1 be market rate or affordable, we think there should be  
2 no differentiation between the two, they should be  
3 fully integrated. And we are coming up with some ideas  
4 that are, I think, are very worthy of the history of  
5 Columbia, and look forward to talking about those in  
6 more detail at a future gathering.

7 How do you plan to accommodate for  
8 Merriweather? How do you plan to park for the civic  
9 buildings in Merriweather?

10 Well, on one of the slides, there was a  
11 little parking area. That is where the current  
12 handicapped spaces are located. And we think that is  
13 an opportunity for a deck. We also are studying very  
14 carefully with Biohabitats the overall situation of  
15 forest restoration and reforestation, which are  
16 different things.

17 In order to understand the impact of any  
18 development in Symphony Woods, and among the things  
19 that suggest themselves, is building below the  
20 buildings. There is a community center, or a library.  
21 Below grade parking, will reduce the impact of trees

□

1 there. But the picture that is being painted on the  
2 environmental front is, I think, very positive. And we  
3 will be speaking of that in a subsequent forum, as  
4 well.

5           And we think that parking below grade  
6 represents an opportunity, as parking above the  
7 building does. We want to make the footprint as  
8 unobtrusive as possible, to save as many of the  
9 existing trees that are not degraded as we can, and  
10 also to make way for the new trees.

11           Do you want to add something else?

12           MR. WARD: Back to the first question of  
13 where do you park for Merriweather, the mixed-use  
14 program in the Symphony Overlook included a fair amount  
15 of office space. There is also office space in the  
16 Crescent parcels to the south. The events in that  
17 Symphony Woods are in the evenings and weekends. It's  
18 a perfect shared parking situation.

19           And these enhanced pedestrian sidewalks,  
20 pedestrian places, then make that walk from the office  
21 parking and Symphony Overlook and Crescent all the more

□

1 interesting when you connect.

2           MR. HAMM: Yes, ma'am?

3           AUDIENCE MEMBER: With 5500 more units being  
4 proposed, that would mean more residents, more  
5 children. And what I noticed there is no discussion

6 about additional schools, or any kind of plan for that.  
7 So I would like to make sure that gets included in the  
8 plan, as you go forward.

9 MR. HAMM: Thank you. I don't know if  
10 Dr. Cousins is here tonight. We met with Dr. Cousins,  
11 and have visited with him about this issue. The County  
12 studied this, studies it annually. And the average  
13 household size anticipated nationwide, and likely in  
14 these units, becomes smaller every year. It's now  
15 anticipating 1.7 people per unit.

16 We hope there are more children. We want to  
17 have children's theatre. We think children are  
18 critical. One of the ideas with a county building,  
19 that we would want to be in the public square, is  
20 integrating with the library educational programs,  
21 potentially magnet programs, or other learning

0

75

1 opportunities that could be integrated with the  
2 existing school system. That's one thought.

3 The other thought is that with a number of  
4 schools very near town center, and the windfall, the  
5 financial windfall that the County will enjoy through  
6 this, there are ample opportunities to amend and  
7 improve upon the existing schools.

8 So we very much want education in the form of  
9 a library, in the form of a museum that celebrates the  
10 diversity and the integration of Columbia, and working  
11 very carefully with the college, as well as, the school  
12 system, to make sure that we address those needs as

13 they are identified.

14 Yes, sir?

15 AUDIENCE MEMBER: Thank you, Greg.

16 I just wanted to touch base back on the  
17 density question. We are adding about 5500 units. I  
18 really have to question that 1.7 people per unit. I  
19 represent, as you know, River Hill. I think the school  
20 system was using the same number when River Hill was  
21 built. The elementary school that was put up was built

]

76

1 for 700 students, and within five years was up to 1200  
2 and, you know, currently it's larger than a number of  
3 the high schools in the County.

4 I just don't think that number is realistic.  
5 It has to be at least two. And my suspicion is that  
6 you are trying to attract younger people into town  
7 center, and you know, some might want to get married,  
8 some might want to have children. I am thinking two is  
9 probably very, very conservative.

10 You are talking maybe another 10,000 to  
11 15,000 people living in town center. Actually, it's  
12 larger than the size of the average village. So you  
13 are increasing the population of Columbia by well over  
14 10 percent.

15 And while I think the plans, for the most  
16 part, are wonderful, you know, I am loving what you are  
17 doing to the environment, I understand about the need  
18 for vitality. My overriding concern is not so much  
19 with the plan, but with the infrastructure, with that

20 many more people, is the County going to commit the  
21 resources for fire and rescue, for schools? God

0

77

1 forbid, they should help with recreational facilities.  
2 You know, we are going to need all of these things for  
3 another 10,000 to 15,000 people that you are planning  
4 to attract to the Town Center.

5 MR. HAMM: Thanks for the question. It's a  
6 very good one.

7 I would guess the average unit size in River  
8 Hill is probably 2000 square feet, 2500 square feet.  
9 The aggregate size here is going to be closer to 1100  
10 square feet. So by definition, they are likely going  
11 to attract something smaller than the national average,  
12 just by physical constraints.

13 So I believe our numbers are really the same  
14 numbers that the County had come up with before. And  
15 they are consistent with what is happening around the  
16 country in these types of settings. So I wouldn't  
17 guess that we would be more dense or as dense as River  
18 Hill.

19 And so I respectfully think that less density  
20 is going to happen. I think it's probably 7000 people,  
21 is my guess, over 30 years. Of course, which probably

0

78

1 represents a growth rate of .3 or .4 percent, well  
2 below Maryland's average, well below the state and the  
Page 60

3 well below the national average. So it's a very  
4 confined amount of growth over an extended period of  
5 time.

6           Having said all of that, managing the future  
7 surplus of funds well is important. And, you know, we  
8 are proposing a significant good and public benefit,  
9 and we will be proposing that in our submission. We  
10 have spoken, we have broadcast what many of those  
11 things are about as clearly as we can.

12           And I think we have to look at the entire  
13 plan, look at the economic benefit, and look at the  
14 cost of not doing it. And I think the cost of not  
15 making a change is enormous. And I think the benefits  
16 and this opportunity are even greater.

17           Yes, ma'am?

18           AUDIENCE MEMBER: I say congratulations. I  
19 think the plan you have shown us tonight is absolutely  
20 gorgeous. To open up the mall to pedestrians, and then  
21 to the lake, I am especially excited about

□

79

1 Merriweather. A children's theatre there would just be  
2 magnificent, more visual performing arts. Columbia can  
3 then become all that it can become, and I say thank  
4 you.

5           MR. HAMM: Thank you very much.

6           Yes, ma'am?

7           AUDIENCE MEMBER: Thank you. Well, first of  
8 all, I am very excited about the plans and art space  
9 that you proposed. I am president and artistic

10 director of a presenting organization that works with  
11 the Kennedy Center and the National Gallery of Art. We  
12 are right here, right here in Columbia in. We present  
13 chamber music, concerts, children's theatre, the  
14 Washington Ballet. We will be presenting in the  
15 theatre when it comes back.

16 But our major problem, and I think this goes  
17 for several other arts groups, we have moved our  
18 offices several times in the past few years. We have  
19 no affordable space. I was hoping and I was wondering  
20 if you could address the art space situation for groups  
21 like ours?

□

80

1 MR. HAMM: Well, thank you. I don't know if  
2 you met with Gayle Lord?

3 AUDIENCE MEMBER: No, I haven't. We met  
4 privately when I think she was going around and doing  
5 --

6 MR. HAMM: The inventory?

7 AUDIENCE MEMBER: Yes, the inventory.

8 MR. HAMM: If you are involved in the arts  
9 and you didn't meet her, you are very lucky, because  
10 she in about a month met with everybody, inventoried  
11 the entire arts community, and has can come up with  
12 some very good recommendations, all of which we will be  
13 addressing and presenting in our proposal. We cannot  
14 fix them all, but we can begin to provide some funding  
15 and enthusiasm. And the talent that she uncovered in  
16 Columbia was unbelievable. And I am a suburban person,

17 I am not an urban sophisticate like the fellows to my  
18 left.

19 But Columbia having its own symphony  
20 orchestra, having its chamber orchestra, the night  
21 Gayle spoke a fellow who does poetry recitals, the

□

81

1 night they come here, it was packed, it was 400 people  
2 for a poetry reading. And we want there to be a place  
3 for those things to congeal and come together and grow  
4 with one another.

5 So we have land, and Merriweather is going to  
6 be a great catalyst for some of this. So we hope to --  
7 we hope to make some really good things happen, and  
8 hopefully with that will be enclosed spaces. Live work  
9 space for artists perhaps. And the ultimate provision  
10 for some of these other groups.

11 I don't know if Jaque or Alan would like to  
12 add anything to that.

13 MR. ROBERTSON: Yes. We had just been  
14 talking about the question you asked. It is a generic  
15 issue in almost any community that has cultural  
16 aspirations. And probably over the last 15 years as  
17 much thought has been given to that, how you provide  
18 below-market areas, where artists can live and work,  
19 how different groups can support one another and share  
20 facilities.

21 There is no question, with the kind of

□

1 education and profile that this community has, that is  
2 going to be attacked, and I believe successfully  
3 addressed. It's a major issue.

4 MR. HAMM: And place matters, and we want to  
5 help provide the place.

6 Yes, sir?

7 AUDIENCE MEMBER: I think this is a wonderful  
8 plan, and I think you have addressed something that is  
9 forward thinking and progressive in nature. At the  
10 same time I would like to hitchhike on what was asked  
11 from my right over there, about the affordability  
12 element of it. I mean, we all just got in the last two  
13 weeks two bills, one from CA and one from Howard  
14 County. And you mentioned the surplus. I think we  
15 would like to see some of those numbers and someone  
16 held accountable for those numbers. If you can do this  
17 kind of stuff, you are smart people. But show us the  
18 numbers, because you are talking about public safety,  
19 schools, roads, stormwater management, and I could go  
20 on and on. I don't think too many taxpayers in this  
21 room are going to believe someone who says we are going

□

1 to have a surplus if you do all that stuff you are  
2 talking about. It's just a fact of life. If you are  
3 going to do it, let's see the numbers.

4 MR. HAMM: Thank you. I encourage you to go  
5 to the County's Web site. Those are their numbers I

6 referenced earlier. I would also encourage you to look  
7 at the Brookings Institute's studies on smart growth  
8 and the benefits to municipalities, to begin to create  
9 walkable environments and begin to consolidate services  
10 and find the areas where services are provided. I can  
11 speak of Woodlands, one of our projects in Houston,  
12 where we have done -- I will get those numbers, and  
13 perhaps if it's -- I am committing my team members to  
14 things, but I will. I would like to get those numbers  
15 and show Woodlands before and after the town center and  
16 the tax base. It has been an extraordinary success.  
17 In Reston, the before and after story of the net taxes,  
18 plus the job creation has just been overwhelming. I  
19 have seen it work in a number of places. Howard County  
20 is a Triple A bond-rated county, very competently run.  
21 I think they will manage good fortune very well.

□

84

1 Yes, sir?

2 AUDIENCE MEMBER: I want to commend your  
3 company and your team for the sustainability thinking,  
4 the walkability, mixed-use, all those kinds of things  
5 that you have done. But I would take issue with my  
6 concept and your concept of central park. It's one of  
7 the first things that came out of the community  
8 discussions. What I am seeing is incredible shrinking  
9 of central park. What I see is Symphony Woods, and I  
10 think it was Mr. Robertson who said, "What a beautiful  
11 concept." Well, now we have Symphony Overlook and  
12 Merriweather, which are gone, which is not too

13 surprising considering a third of Symphony Woods would  
14 be removed.

15 So my question is: Don't you think, Mr.  
16 Hamm, that it's appropriate that GGP, in exchange for  
17 the density approval that they would like to have,  
18 should provide some of their land for more open space  
19 and more civic land?

20 MR. HAMM: Well, I think the final proposal  
21 that we will make isn't outstanding, and we haven't

□

85

1 made it yet. It will be made, hopefully, in early  
2 August. Symphony Woods is not much. The environmental  
3 study of Symphony -- were you able to attend Keith's  
4 presentation?

5 AUDIENCE MEMBER: Sure. And I would point  
6 out The Crescent, northwest corner, and southeast  
7 corner of The Little Patuxent, that is now cleared.

8 MR. HAMM: I would agree with you those woods  
9 are far more valuable than the woods that are shown  
10 where the cultural amenities are. I would agree with  
11 you. Those are very good woods that Keith has shown  
12 us.

13 What I would say to you, though, with respect  
14 to the assumption that you are only saving -- number  
15 one, we will have a very clear delineation of  
16 reforested area and forest restoration. And when we  
17 show you that plan, I think we can have an intelligent,  
18 fair discussion about it. I think it will show more  
19 reforestation and reforested land than it will

20 disturbed land. So we will be including the status quo  
21 I think by any fair evaluation of that. And nobody is

□

86

1 required to fix the problem that we have.

2 And Symphony, the system in Symphony Woods is  
3 badly degraded, and it gets worse every year. So  
4 without somebody taking leadership in fixing that, you  
5 know, to claim that it's environmentally wise to do  
6 nothing, I don't think is a very sound argument.

7 Yes, sir?

8 AUDIENCE MEMBER: Thanks very much for this.  
9 I have lived here since I was five, and I think we  
10 probably would all agree, or somewhat agree, that the  
11 innovation and creativity that you guys are bringing to  
12 this ended in Columbia sometime probably in the early  
13 nineties, so thanks for bringing it back. This is  
14 great.

15 I haven't heard a lot of it tonight, but I  
16 certainly read a lot about it, it seems like the big  
17 stumbling block is the residential density of the plan.  
18 Why do we need it? What happens to this plan if we  
19 don't add the residential units?

20 MR. ROBERTSON: Well, successful downtowns,  
21 where people live, American cities died after the

□

87

1 Second World War, when people left the cities, lived in  
2 the suburbs. We destroyed our own cities in virtually

3 20 years. They are now coming back. People are moving  
4 back to the center of towns. There is no such thing as  
5 a successful city in which people don't live, period,  
6 anywhere in the world.

7 AUDIENCE MEMBER: A question about the time  
8 element? When you mentioned 30 years, when the 30,000  
9 people are here, we get all excited about all these  
10 changes. They are not going to happen overnight. Do  
11 you have a five-year or ten-year plan for some of the  
12 developments? I am not going to live next to these  
13 kids in 30 years.

14 MR. HAMM: Thank you. I think the first five  
15 or ten years is probably the -- might be the slowest of  
16 those, because it takes so long to get something  
17 designed and approved and then built. And then a  
18 place, people begin to see what it is, and more and  
19 more people want it, and then it picks up momentum. I  
20 would be surprised if a third of the program is in  
21 place 10 years from today. Twenty years from today

□

88

1 more than two thirds may be in place. And we also  
2 don't know what the market conditions will be.

3 MR. ROBERTSON: I am with you. I would like  
4 to see it, too, but it's slow. These things take time.  
5 And there is nothing worth doing that you can do fast.  
6 Americans built more junk faster than any culture in  
7 the history of the world, and it's all junk, and we are  
8 paying a horrible price for it. So to build well takes  
9 time, and energy, and persistence. And you keep

10 bringing people back together in the center.

11 MR. HAMM: I would like to summarize a few of  
12 these questions, and then probably take two more from  
13 the audience.

14 Question 1, will the 20-story high buildings  
15 be visible walking around Wild Lake? No, I honestly  
16 don't believe so. Something we are going to check.  
17 It's an excellent question. We have attempted to keep  
18 higher buildings away from residences, so that people  
19 don't have their view blocked or a shadow falling over  
20 them. They are not in people's normal course of use.  
21 So that's something that we are taking very seriously.

□

89

1 Where is the transportation center? Very  
2 good question. There is a section on our Web site  
3 about transit. And one of the early things that we  
4 will be proposing to do is fixing the existing transit  
5 facility at the mall, improving it, enhancing it.

6 We have had some very good meetings with the  
7 college, with the hospital, with CA about some very  
8 innovative transit ideas that we can begin on before  
9 the zoning takes place. So we are very excited about  
10 that.

11 How will the neighborhoods connect to  
12 Wildlife Village? Very important. Alan studied that.  
13 We will be proposing guidelines and participation  
14 with -- we have met three times with the owners of  
15 Wildlife Village, to try to figure out how we can come  
16 up with enhanced pedestrian connections there.

17 I think some of these others I have touched  
18 upon. Those which I haven't, we will attempt to  
19 address on the Web site.

20 If I could take two more questions?

21 Yes ma'am?

□

90

1 AUDIENCE MEMBER: I would like to thank you,  
2 Greg, for the degree of communication with the public.  
3 I am Brigitte McDonney of the Focus Group Downtown.  
4 You presented ideas to the public early on, and I  
5 commend you. I know it has been very hard work for all  
6 of you and your team.

7 I did want to draw to your attention that the  
8 constraints that were found in DPD's work on the Master  
9 Plan came from a study by Walter Koulash in 2006, a  
10 traffic study. And he found that the level of density  
11 that you are proposing, including the office space,  
12 which contributes a lot to rush-hour density on the  
13 roads, was not feasible with our current road  
14 configuration. We weren't able to find that the grid  
15 would help very much because of the issue with access  
16 to 29. So he felt that the choke point  
17 intersections -- there are three -- would be at the F  
18 level of services, which means waiting two to three  
19 lights to get through rush hour. I don't know if it's  
20 feasible, but I would like for you to study that issue  
21 early on. Thank you.

□

1 MR. HAMM: Thank you, Brigitte.  
2 The third level of service, the third  
3 interchange, is anticipated. Through the course of the  
4 post April 28th meetings, we heard a lot of great  
5 comments. And one of them at the very last village,  
6 second to last village I attended, was King's  
7 Contrivance. And the question was raised of the bridge  
8 abutting the beautiful steps to the lake. And we  
9 airbrushed that bridge out of our pictures,  
10 seriously -- I am being facetious -- we did airbrush,  
11 and we did that because the location of that bridge is  
12 going to be the subject of a great deal of study. We  
13 won't know, there are a number of places it could go.  
14 And it's premature for us showing a location.

15 I wanted to introduce the idea. We found it  
16 fascinating, the same place Jim Rouse had planned to  
17 put the bridge, and the connection to 29. You are  
18 correct, for us to get the full density, especially the  
19 office, we will need another interchange.

20 MR. ROBERTSON: I have worked with Walter  
21 Koulash. Walter is most well known for slowing traffic

□

1 down in towns. He likes slow traffic. He makes narrow  
2 streets to slow traffic down. And he is against big  
3 throughways that speed it up.

4 He is correct, all the things you said about  
5 the choke points, any decent traffic person is going to

6 pick that up very fast. So the traffic solution is not  
7 going to be high-speed, congestion free. It will never  
8 be in this country until a couple of things happen.  
9 One, vehicles are going to get smaller and lots of  
10 people are not going to be traveling in vehicles.  
11 That's a real fact, and it's going to come faster than  
12 we think. Walter is very good. His assessments are  
13 good, but just remember he likes slow traffic in town.

14 MR. HAMM: One of the things along those  
15 lines, why I have hope, I am an eternal optimist, and  
16 you know this place has got so many good things going  
17 for it, so many great organizations, so much underlying  
18 potential and positive potential. But I have seen  
19 things like our relationship with Columbia Association  
20 group, and I have seen us begin to work with them step  
21 by step, peace by piece, on beginning to improve the

0

93

1 dialogue and the relationship.

2 We met with the college the other day and the  
3 hospital, and we were talking about transportation.  
4 And the idea came up, "Hey, we own a mall," and the  
5 college has growth of some of your students at  
6 seven percent a year. And I think maybe the full-time  
7 students at seven percent. It's growing by leaps and  
8 bounds. The hospitals, I have never been at one that  
9 has enough parking. So we are talking about ways now  
10 that we can begin to work on improving the system.

11 An idea that came out, and it may bear fruit,  
12 it may not, but it seemed pretty simple, and something

13 that we will be exploring, is all of us getting  
14 together and approaching people with zip cars, to get  
15 10 zip car spaces prominently displayed in a few places  
16 around Columbia. And our thought is, the college  
17 students might find that a pretty good thing.

18 We can begin by just working together in  
19 small steps and I think accomplish some neat things,  
20 even with respect to transportation.

21 I will take one more question back here, and

□

94

1 then be available afterwards if I missed you.

2 AUDIENCE MEMBER: The last question, I would  
3 like to thank you again, as everybody else has. Just a  
4 quick question. There was a comment made during the  
5 presentation that you were talking about boats a lot.  
6 I worked down on the lake here for four summers. Keep  
7 talking about the boats.

8 MR. HAMM: Thank you all very much.

9 AUDIENCE MEMBER: I have one quick question.  
10 You did answer a question with regard to the pace of  
11 development here with respect to the buildings, the  
12 hard structure. I heard so many wonderful things, and  
13 when will be seeing the plans, sooner or later?

14 MR. HAMM: You will be seeing it this summer,  
15 hopefully, early August. And we will lay out what we  
16 can do, and it's going to be a collaborative effort  
17 with the County and the community. But I think you  
18 will see our plans sooner, and we would like to  
19 front-end load as much of that as we can.

20 Thank you very much.  
21 (The community forum closed at 9:45 p.m.)

▯

95

1 State of Maryland  
2 Baltimore County, to wit:

3 I, William J. Counts, a Notary Public of  
4 the State of Maryland, Baltimore County, do hereby  
5 certify that the within-named witness personally  
6 appeared before me at the time and place herein set  
7 out, and after having been duly sworn by me, according  
8 to law, was examined by counsel.

9 I further certify that the examination was  
10 recorded stenographically by me and this transcript is  
11 a true record of the proceedings.

12 I further certify that I am not of counsel  
13 to any of the parties, nor in any way interested in the  
14 outcome of this action.

15 As witness my hand and notarial seal this  
16 18th day of July, 2008.

17 \_\_\_\_\_

18 William J. Counts  
19 Notary Public

20 My Commission Expires:  
21 November 20, 2011

▯