



Town Center Community Association

BOARD OF DIRECTORS

Kevin Fitzgerald
Lynn Foehrkolb
Joel Broida
Dean Dworkin
Jamison Hibbard
Clara Pino

COLUMBIA COUNCIL

Lin Eagan

September 1, 2021

To: Design Advisory Panel

From: The Board of Directors of Town Center Community Association

Subject: Comments on Southlake Medical Office Building At 10285 Little Patuxent Parkway

Our Board attended the pre-submission meeting for the Southlake Medical Office Building on August 31 as well as reviewed all the pre-submission materials provided by Howard Hughes Corporation for the proposed building at 10285 Little Patuxent Parkway. We evaluated the proposed building's architecture, landscape, and site layout.

We appreciate the time that Greg Fitchitt, Howard Hughes, took at the pre-submission SDP Meeting to explain the evolution of the Downtown Plan, the Rouse vision and how all the parts integrate between the Merriweather District and the Lakefront. Understanding all these components helped the Board see how a medical office building would fit within the downtown footprint.

We understand that the site presents several problems related to the flood plain and vehicular circulation. And the architect has worked to meet those challenges, but we have a few suggestions related to the design.

Below are both specific comments and suggestions on the plan as submitted:

1. **Integration With Frank Gehry Building**: we are pleased with the offset of the Medical Office Building from the Gehry Building as it preserves the core beauty of one of Columbia's only iconic architectural buildings. The site plan works well and, we are pleased that it does not overpower the Gehry Building.



Town Center Community Association

2. **Architectural Design Elements/Materials**: the use of metal, glass, wood, and louvers creates visual interest in the building and complements the Gehry Building. The use of rectangles on the building's facade matches well with the iconic Gehry Building.
3. **Architectural Shape**: We recognize that some attention has been given to the façade to match that of the Frank Gehry building. But the cornice shown in the renderings is underdeveloped and could use more refinement. The building design is too "boxy". It is a rectangle on sticks with "limited curb appeal" in relationship to the Gehry Building. If the proposed medical office building had cutout terraces or staggered design lines like the Gehry Building it would complement the Gehry building and give it more curb appeal.
4. **Residential Units**: There was an earlier plan for the lakefront Core B Parcel (Book: 18398, Page:308) that showed condominiums at that site, which seemed appropriate with the great views of the lake. The addition of more residential buildings will make the lakefront neighborhood more lively, walkable. We were pleased to hear in the pre-submission meeting that the next project being submitted by Howard Hughes for the Lakefront Core District in 3-6 months will be residential.
5. **Underground Parking Lots**: More thought could be given to the look of the parking deck. If landscaping will not hide the open structure, perhaps the texture and or color could be refined. We would prefer that the cars parked in the garage not be viewable from the Lakefront pathways as we think it will detract from the aesthetics. Screening should be added to the building design to block the view of cars in both underground lots.



Town Center Community Association

6. **Permanent Bike Racks/EV Charging Stations/Scooter Charging Stations:** we would suggest that permanent bicycle racks be included as part of the architectural design and footprint as well as electric vehicle and scooter charging stations.
7. **LEED Platinum Certification:** we were pleased to hear about all the design elements that were included that could qualify the building for LEED Platinum Building Certification.
8. **ADA Components:** we support all efforts to allow for ingress and egress to the lakefront for people with disabilities and urge Howard Hughes Corporation to incorporate these elements in the design and layout of the new building.
9. **Ramp In Back Over CA Land:** we ask that if built, it should be aesthetically pleasing, include interesting design elements and blend in with the overall design and footprint of the building.
10. **Landscaping:** The landscape plan will be critical to the success of the building. We recommend more robust planting to mask the parking deck. Prefer the use of Maryland native plants that complement the lakefront and overall building design and layout.
11. **Rooftop Terrace:** it would be nice to include a small public-access rooftop terrace for people to enjoy the lake views. It does not have to displace the solar panels that are being contemplated.
12. **Lower-Level Public Terrace (4,500+ SF):** We look forward to seeing how the public terrace will connect to the existing lake pathways.
13. **Sight Lines from Other Existing and Future Buildings:** We believe like others that attended the pre-submission SDP meeting that the future buildings may be looking down at the roof of this building. Mechanical equipment should be shielded from view.



Town Center Community Association

14. **Other Design/Ownership Options to Consider:** We have been promised residential units within the Lakefront footprint for some time and would challenge the developer to go “mixed use” on this building with the possibility of doing the following:

- half of the building facing the Lake Kittamaquondi containing mixed income residential units, some owned by residents plus some owned and managed by the developer; and
- half of the building facing the Columbia Mall occupied by medical offices, partially owned, and deeded to the occupants and the remainder owned and rented by the developer