

- **The applicant's name, address, phone number, and email address;**
  - JP2 Architects, R. James Pett, 410.646.8301, jpett@jp2architects.com
- **All of the companies/individuals that were involved in the project;**
  - The Howard Hughes Corporation
  - Daft McCune Walker, Inc.
  - Gutschick, Little and Weber, P.A.
  - B & R Construction Services
  - Mahan Rykiel Associates – Landscape Architecture
  - The Lighting Practice – Lighting Design
  - Ashton Design Signage and Graphics
  - Lorax – LEED and sustainability Consulting
- **A 2-3 sentence “overview” paragraph describing the project;**
  - Merriweather District is a vibrant live-work-play community with a modern aesthetic on 68 acres of land in Downtown Columbia, Maryland. The master plan envisions a 25-acre mixed use centerpiece in the District. Certified by the USGBC as a LEED Neighborhood Design project, the plan infused sustainability into a modern, urban vision for the area. Intended to augment the historic planning of James Rouse's 'city in a garden' vision, it provides a new, mixed-use core for Columbia.
- **A brief description of how the project meets the Judging Criteria following the outline below;**
  - Please see below.
- **When the project was completed (no later than 9/1/2022);**
  - The project public areas opened in 2019. Additional buildings opened in 2020, 2021 and early 2022. Given its size and complexity, future phases are planned and will continue to open over the next several years, with the second apartment building scheduled for occupancy shortly.
- **Any other pertinent information the applicant wishes to include.**
- **High resolution images of plans and/or photographs, preferred over renderings, that clearly demonstrate the project and help in the evaluation of the application; and**
  - Please see attached document, titled “Submission Photos”
- **Point of contact for Award Submission**
  - Janie Doyle, 410.464.8291, jdoyle@jp2architects.com
- **Submit a featured image or 2-3 images for a possible Power Point Presentation**
  - Please see attached document, titled “Power Point Images”
- **Printed display board**

Judging Criteria – Applications should clearly address the following categories and should be organized in the same manner:

- **PROJECT OVERVIEW – provide a 2-3 sentence descriptive overview of the project.**
  - Merriweather District is a vibrant live-work-play community with a modern aesthetic on 68 acres of land in Downtown Columbia, Maryland. The master plan envisions a 22-acre mixed use centerpiece in the District. Certified by the USGBC as a LEED Neighborhood Design project, the plan infused sustainability into a modern, urban vision for the area. Intended to augment the historic planning of James Rouse’s ‘city in a garden’ vision, it provides a new, mixed-use core for Columbia.
- **COMPLETENESS – describe in detail the completeness and financial viability of the project. A program and/or process (i.e. growth management strategy or publicly guided development program) must be fully implemented and must be a sound investment of private and/or public funds in terms of their success in transforming communities and neighborhoods.**
  - Built by the commercial development company Howard Hughes Corporation, the project advanced the public realm in Columbia by creating a new, walkable public urban core and open spaces. This included the use of some public funding through a TIF process to extend public roads and transit into the area. Additional privately built roads, open space and public amenities including a public art program were funded and built by the developer. The road network has been in place for two years. Color Burst Park, with its interactive fountain, winter skating rink and activity lawn has also been open to the general public for two years. The development strategy synthesizing both public and private investment has expanded the community of Columbia, extended transit and infrastructure, and added new park and open space amenities. The project has created successful new development parcels resulting in new apartment, office and retail space – a win-win for both the developer and the community at large. Currently, the first apartment building with over 300 units is stabilized, an award-winning initial office building of 200,000 s.f. is well leased including the lead tenant Tenable, and retail and restaurant tenants already open and enjoying solid sales include Busboys and Poets, Yogasix, Dok Khao Eatery, The Charmery, Clove and Cardamon, and others.
- **A SENSE OF PLACE AND QUALITY – explain how the project reflects the special characteristics of the locality, community, and region in which it is located OR creates an inspiring environment that becomes an important anchor of the surrounding community. The project shall achieve a high standard of excellence in all areas – design, construction, economics, marketing, and management.**
  - Emerging adjacent to the newly renovated Merriweather Post Pavilion, this master plan delicately walks the line of creating an urban, live-work-play environment in an otherwise highly suburban context.

Rouse wanted Columbia to be integrated and diverse. He wanted “to grow better people; more creative, more productive, more inspired, more loving people.”

Further advancing the goal of creating a project with social impact, the master plan not only included components like affordable housing, its layout was urban enough to attract and secure community-oriented companies typically found in big cities. Busboys and Poets is a restaurant business that routinely hosts political and community events, and its arrival speaks to the intangible place-value created by the plan.

The master plan today remains about building for people and with consideration for the environment. Under the park sits one of the largest underground storm water facilities in Maryland, part of a state-of-the-art stormwater solution. This required extensive coordination between each of the surrounding building’s architects and engineering team, the landscape architect, sustainability consultants, technology consultants and many more stakeholders.

- **SUSTAINABILITY – describe how the project incorporates elements of sustainability such as being in a priority funding area (preferably a redevelopment or infill site), use of existing infrastructure, utilization of green technologies (building and/or site), use of alternative transportation methods and/or transit-oriented design, and addressing existing local neighborhood needs such as job training, employment growth, educational and recreational programs for all ages.**

- When it was certified in 2018, Merriweather district was the first LEED Neighborhood v4 Plan in Maryland, second on the East coast and one of only 10 globally. 100% of buildings are pursuing LEED certification - several in place are LEED gold. The district features over 1 mile of sidewalks; more than 60% are shaded with native and adaptive species.

A variety of open plazas incorporated into the design encourage pedestrian activity and reduce driving speeds on internal neighborhood roads. Intensive wetland restoration reflects the commitment to the shared sense of responsibility for the Chesapeake Bay watershed.

Additionally, trails knit together conservation areas and various uses across this master plan, infusing sustainability into this modern, urban vision. A pedestrian promenade ties into a natural conservation area and trail to the west, as well as an extending walking and biking path.

The master plan strove to incorporate sustainability efforts as walkability, community engagement, and open space were priorities from the start.

- **VISIONARY AND EMULATION – illustrate how the project steps out from the norm, taking a concept to a brand-new level that others will want to emulate.**
  - The master plan is organized around an active public park, Color Burst Park, providing the district a center for events including concerts, festivals, ice skating, and more. The design and execution of the park required intensive coordination efforts by the master planner. The public realm was designed and built components were envisioned in conjunction with a choreographed approach to how the spaces would be used throughout the year. This activity-based approach included curating activities like street fairs, live music, an interactive fountain, and skating rink. Infrastructure to support these functions was carefully and unobtrusively incorporated into the design (refrigerant piping for the skating is in underground vaults, sound and light systems are incorporated into the park and pavilion, etc.). Hand-in-hand the landscape architect, two civil engineers (one for the public roads on the east and west and another for the private road to the south), an ice rink specialist, lighting consultant, technology consultant (all the buildings are connected by the same fiber and building management system), sustainability consultant, structural engineer, fountain manufacturer, a contractor for the design build of the underground SWM, and signage consultant all came together to make this project a success. Collaboration was key.

The approach to sustainability also distinguishes the project. The first LEED v.4 Neighborhood in Maryland and one of the first in the county, sustainable approaches were conceived and executed not only within the individual buildings, but across the development as a whole. For example, stormwater is collected from the adjacent buildings' down leaders and continues along at grade horizontally through recessed troughs that lead to the "ESD" (Environmentally Sensitive Design) collection integrated into the neighborhoods sidewalks. The building's energy management systems are all united in a combined digital network so energy use can be monitored not only within one building, but again, across the entire development.

- **A NEED – demonstrate that the project responds to the unique needs of the area in which it is located and to the customers it will serve.**
  - Originally intended as a "city in a garden", Columbia was designed as a place for people to flourish. What the plan got right was the inclusion of open and green spaces. However, the low density, large yards, and wide roads resulted in a suburban, auto dependent environment. Today we have learned such development needs to be augmented by a walkable mixed-use core, enhancing the health of the planet, people, and communities.

The iconic plan for Columbia was in need of a walkable mixed-use urban core. This master plan is designed to correct that deficiency while respecting Rouse's vision, the existing community, and the environment. The site became the first LEED Neighborhood v4 plan in Maryland. A park centric design, wetland conservation, trails, significant storm water management

infrastructure, all buildings achieving silver or higher rating, and a focus on walkability and density all contributed to this achievement.