PHASE I DEVELOPMENT PROGRAM
CONCEPTUAL - SUBJECT TO CHANGE

April 28, 2016

Downtown Columbia TIF District - Special Tax District 1

TOS - Special Tax District 1
Phase I Development

- Parcel C-1O1
  - Office: 204,000 sf
  - Retail/Restaurant: 0,000 sf
- Parcel C-1O2
  - Office: 125,000 sf
  - Retail/Restaurant: 0,000 sf
- Parcel C-1G
  - Privately Financed Garage*: 1,377 sp
- Parcel C-3R2
  - Residential: 115 units
  - Retail/Restaurant: 57,800 sf
  - Privately Financed Garage: 562 sp
- Parcel C-3R3
  - Residential: 416 units
  - Retail/Restaurant: 47,600 sf
  - Privately Financed Garage: 563 sp
- Parcel C-3Park
  - Civic/Recreation: 25,000 sf
  - Retail/Restaurant: 8,815 sf
- Parcel C-3O1
  - Office: 325,000 sf
  - Retail/Restaurant: 24,000 sf
- Parcel C-3O2
  - Office: 311,000 sf
  - Retail/Restaurant: 12,000 sf
- Parcel C-3G
  - Retail/Restaurant: 6,700 sf
  - Publicly Financed Garage: 2,545 sp

Total Program (sf)

- 1,946,500 sf

*To be subject to agreement to provide MPP Parking

Future Development

- Little Patuxent Parkway
- Merriweather Parkway
- Symphony Drive
- Hickory Ridge Road
- Broken Land Parkway
- US Route 29
- Divided Sky Lane
Downtown Columbia TIF District - Special Tax District 1

PHASE I PUBLIC IMPROVEMENTS
CONCEPTUAL - SUBJECT TO CHANGE

April 28, 2016

- Divided Sky Lane
- Governor Warfield Pkwy
- Broken Land Parkway
- Hickory Ridge Rd
- Symphony Dr
- Merriweather Dr
- Little Patuxent Parkway
- Merriweather Dr

Publicly Financed Garage
Public Roadway Improvements*
Intersection Improvements

Future Development

*Public streets include all improvements directly associated with the roadway, including water and sewer, drainage and sanitary facilities, traffic signals, sidewalks, ETC., but excluding dry utilities.