

# WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN

downtown  columbia

*Prepared for* The Howard Hughes Corporation

January 2012

**Revised April 24, 2026**

Magenta text and graphic outlines indicated revisions from the previously-approved version.

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## A. Balance of Uses Within Each Implementation Phase

Under the Downtown Revitalization Phasing Progression in the Downtown Columbia Plan, Phase 1 requires certain minimum/maximum levels of development. Development within Phase 1 may (and is likely to) take place in more than one Downtown Columbia Neighborhood. Therefore it is likely that the mix and balance of uses identified for Phase 1 in the Downtown Revitalization Phasing Progression will be achieved in areas outside the Warfield Neighborhood.

The Warfield Neighborhood blocks W-1 (Parcel D), W-2 (Parcel C-2), W-5 (Parcel C-1), and W-13 (Parcel A-3) are part of the first phase of Downtown Revitalization. The development within all blocks of the Warfield Neighborhood will be market-driven. Accordingly, development within the Warfield Neighborhood is anticipated to occur over time and may occur in Phase(s) 1, 2 and/or 3 of Downtown Revitalization.

The charts below reflect the estimated Block and Total Development areas for the entirety of the Warfield Neighborhood, along with estimated retail, office, hotel, cultural, and residential development amounts. Market conditions, planning metrics and design factors will determine the final development yields and uses within each block.

With respect to Phase 1 of the Downtown Revitalization Phasing Progression, the following minimum/maximum development levels are identified, [adjusted per Section 125.0.A.9.h.\(4\) and the Decision & Order in PB 455 \(FDP-DC-L-2A\)](#):

Retail: 300,000 sf/676,446 sf

Office/Conference: 1,000,000 sf/1,513,991 sf

Hotel: 100 rooms/640 rooms

Residential: 656 dus/2,921 dus

The estimated development levels in the Warfield Neighborhood shown on the charts below confirm the total amount of anticipated residential, retail, and office development within the Warfield Neighborhood [Phase 1 and 2 \(1,967 dus, 359,878 sf retail, and 117,400 sf office, and 400,000 sf Senior Living and Care\)](#) will meet but not exceed the minimum/maximum levels of development permitted in Phase 1 of the Downtown Revitalization Phasing Progression. However, as noted above, the timing and location of future development activity will be market-driven and therefore development within Phase 1 may occur outside the Warfield Neighborhood and must be factored into future phasing calculations.

**Phase 1 - Program Yield Per Block**

PARCEL			Uses																			
			Non-Residential (SF)															Residential (DU)				
			Existing				Demolition				Proposed				NET NEW			Existing	Proposed	Net		
Parcel	Area (SF)	Area (Acre)	Retail/ Rest	Office	Other	Total	Retail/ Rest	Office	Other	Total	Retail/ Rest/ Com.	Office	Other	Total	Retail/ Rest/ Com.	Office	Other				Total	
W-1	214,093	4.91	0	0	0	0	0	0	0	0	0	14,000	0	0	14,000	14,000	0	0	14,000	0	390	390
W-2	110,675	2.54	0	0	0	0	0	0	0	0	0	29,680	0	0	29,680	29,680	0	0	29,680	0	267	267
W-5	80,465	1.85	0	0	0	0	0	0	0	0	0	32,418	0	0	32,418	32,418	0	0	32,418	0	160	160
<b>Warfield Total (Phase 1)</b>	<b>405,233</b>	<b>9.30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>76,098</b>	<b>0</b>	<b>0</b>	<b>76,098</b>	<b>76,098</b>	<b>0</b>	<b>0</b>	<b>76,098</b>	<b>0</b>	<b>817</b>	<b>817</b>

LOT 39: NO PROGRAM IS ANTICIPATED IN THIS FDP SUBMISSION. LOT 39 IS ANTICIPATED TO PROVIDE A TEMPORARY ALTERNATIVE LOCATION FOR OVERFLOW PARKING, CONDITIONED UPON CONSTRUCTION OF BLOCKS W-2 AND W-5 WHERE THE SURFACE PARKING CURRENTLY EXISTS.

**Phase 2 - Program Yield Per Block**

PARCEL			Uses <sup>1</sup>																		
			Non-Residential (SF)															Residential (DU)			
			Existing				Demolition <sup>5</sup>				Proposed				NET NEW <sup>2</sup>			Existing	Proposed	Net	
Parcel	Area (SF)	Area (Acre)	Retail/ Rest	Office	Other	Total	Retail/ Rest	Office	Other	Total	Retail/ Rest/ Com. <sup>4</sup>	Office	Other	Total	Retail/ Rest/ Com. <sup>4</sup>	Office	Other				Total
W-13A	234,074	5.37	0	97,000	0	97,000	0	97,000	0	97,000	400,000	0	0	400,000	400,000	-97,000	0	303,000	0	150	150
<b>Warfield Total (Phase 2)</b>	<b>234,074</b>	<b>5.37</b>	<b>0</b>	<b>97,000<sup>3</sup></b>	<b>0</b>	<b>97,000<sup>3</sup></b>	<b>0</b>	<b>97,000</b>	<b>0</b>	<b>97,000</b>	<b>400,000</b>	<b>0</b>	<b>0</b>	<b>400,000</b>	<b>400,000</b>	<b>-97,000</b>	<b>0</b>	<b>303,000</b>	<b>0</b>	<b>150</b>	<b>150</b>

(1) THE NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA, THE NUMBER OF RESIDENTIAL UNITS AND/OR THE LAND USE APPROVED FOR AN INDIVIDUAL PARCEL MAY BE REALLOCATED AMONG OTHER PARCELS WITHIN THE FDP AREA AND/OR EXCEEDED ON A SUBSEQUENT SITE DEVELOPMENT PLAN WITHOUT AMENDING THIS FDP, PROVIDED THE TOTAL NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA AND THE TOTAL NUMBER OF RESIDENTIAL UNITS APPROVED FOR ALL PARCELS WITHIN THE FDP AREA IS NOT EXCEEDED. THE USES SHOWN ARE ONLY FOR THE LIMIT OF THIS SUBMISSION.

(2) NET NEW AREA TO BE USED TO CALCULATE DOWNTOWN REVITALIZATION SQUARE FOOTAGE FOR PHASING AND CEPPA'S

(3) EXISTING OFFICE AREA INCLUDES 97,000 SF FOR THE FORMER OFFICE BUILDING PER SDP-99-108

(4) INCLUDES SENIOR LIVING AND CARE FACILITY

(5) A DEMOLITION DEVELOPMENT CREDIT IS AVAILABLE PURSUANT TO SECTION 125.0.A.9.E.(2)

**Future Phases - Program Yield Per Block<sup>1</sup>**

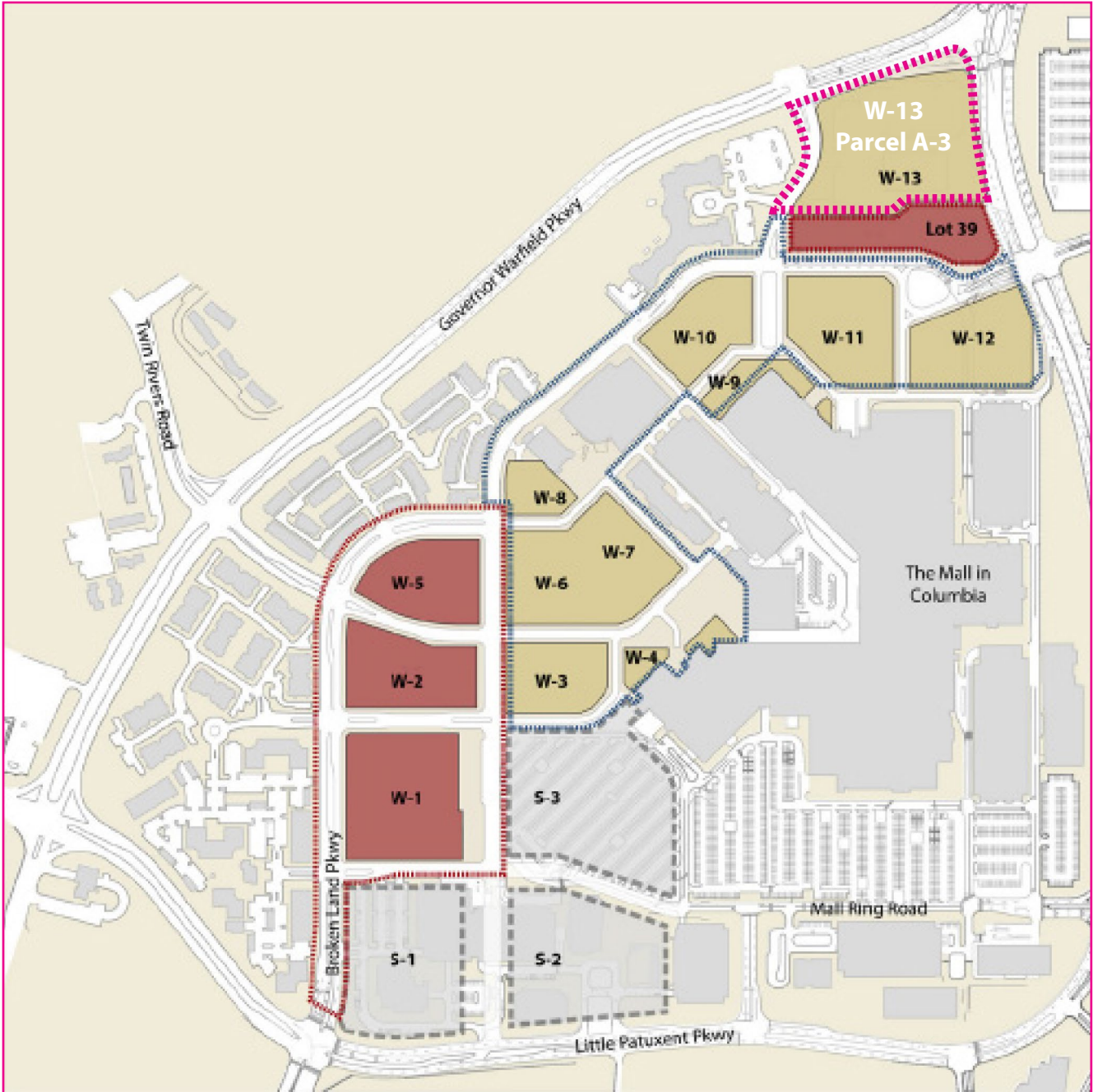
PARCEL			Uses																			
			Non-Residential (SF)															Residential (DU)				
			Existing				Demolition <sup>3</sup>				Proposed				NET NEW <sup>2</sup>			Existing	Proposed	Net		
Parcel	Area (SF)	Area (Acre)	Retail/ Rest	Office	Other	Total	Retail/ Rest	Office	Other	Total	Retail/ Rest/ Com.	Office	Other	Total	Retail/ Rest/ Com.	Office	Other				Total	
W-3	80,792	1.85	0	0	0	0	0	0	0	0	38,620	0	0	38,620	38,620	0	0	38,620	0	140	140	
W-4	33,360	0.77	0	0	0	0	0	0	0	0	13,200	0	0	13,200	13,200	0	0	13,200	0	0	0	
W-6	88,275	2.03	0	0	0	0	0	0	0	0	38,970	0	0	38,970	38,970	0	0	38,970	0	140	140	
W-7	32,404	0.74	0	0	0	0	0	0	0	0	62,310	0	0	62,310	62,310	0	0	62,310	0	24	24	
W-8	19,353	0.44	0	0	0	0	0	0	0	0	38,710	0	0	38,710	38,710	0	0	38,710	0	0	0	
W-9	19,415	0.45	0	0	0	0	0	0	0	0	16,560	0	0	16,560	16,560	0	0	16,560	0	0	0	
W-10	69,447	1.59	0	0	0	0	0	0	0	0	10,760	0	0	10,760	10,760	0	0	10,760	0	60	60	
W-11	118,724	2.73	0	0	0	0	0	0	0	0	49,310	0	0	49,310	49,310	0	0	49,310	0	198	198	
W-12	106,884	2.45	0	0	0	0	0	0	0	0	15,340	0	0	15,340	15,340	0	0	15,340	0	216	216	
W-13B	321,116	7.37	0	0	0	0	0	0	0	0	0	117,400	0	0	117,400	0	117,400	0	117,400	0	222	222
<b>Warfield Total (Phase 1)</b>	<b>889,770</b>	<b>20.43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>283,780</b>	<b>117,400</b>	<b>0</b>	<b>401,180</b>	<b>283,780</b>	<b>117,400</b>	<b>0</b>	<b>401,180</b>	<b>0</b>	<b>1,000</b>	<b>1,000</b>	

(1) USES FOR FUTURE PHASES ARE ESTIMATES ONLY. FUTURE DEVELOPMENT DENSITY IS NON-BINDING AND SUBJECT TO CHANGE WITH FUTURE FDP SUBMISSIONS.

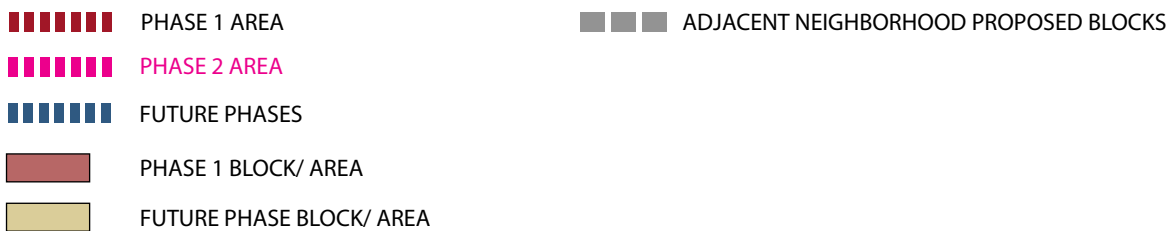
(2) NET NEW AREA TO BE USED TO CALCULATE DOWNTOWN REVITALIZATION SQUARE FOOTAGE FOR PHASING AND CEPPA'S

(3) A DEMOLITION DEVELOPMENT CREDIT IS AVAILABLE PURSUANT TO SECTION 125.0.A.9.E.(2)

## B. Phasing of Downtown Mixed-Use Development

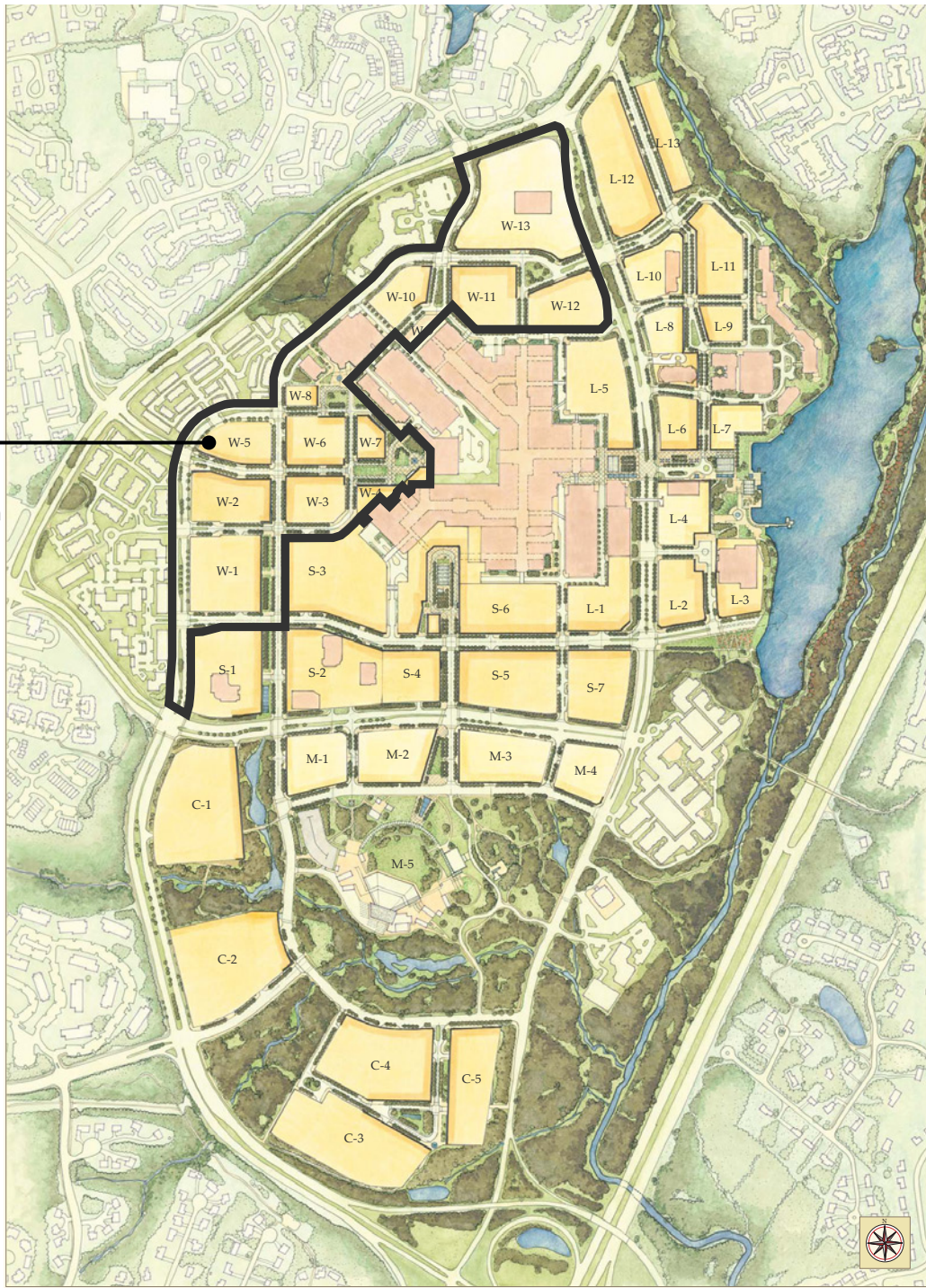


Phasing Diagram Plan



Reference *Downtown Columbia Plan - General Plan Amendment*; Street Block ID Plan on page 4.

See correspond-  
ing boundary on  
facing page



Downtown Columbia Plan - General Plan Amendment; Street Block ID Plan

## C. Phasing of Downtown Community Commons Spaces

Per Exhibit G, Primary Amenity Space Framework Diagram, in the Downtown Plan, the following amenity spaces are required in the Warfield Neighborhood. Amenity Space square foot (sf) area is calculated from face of curb to face of building and includes walkways, fountains, public art, and similar elements, but excludes any drive lanes intended for vehicular use.

• Warfield Plaza	11,300 sf	(.26 acres)
• Warfield Square	12,900 sf	(.30 acres)
• Warfield Mews	7,600 sf	(.17 acres)
• Warfield Green	15,500 sf	(.36 acres)
• West Promenade **	28,500 sf ***	(.65 acres)
• Warfield Playground **	6,000 sf	(.14 acres)
• Warfield Promenade	TBD	TBD
Warfield Total Minimum	81,800 sf	( 1.88 acres)
Net New Amenity Space*		

\* Does not include secondary amenity spaces that maybe associated with individual development blocks.

\*\* As one of the Community Commons, the Linear Green on Block W-1, including the West Promenade and Playground, meets the Downtown Neighborhood Square requirement of 25,000sf for the Warfield Neighborhood.

\*\*\* The total West Promenade area requirement is 63,800 sf, including a portion of a block in Warfield (Block W-1) and a portion of a block to the south (Block S-1), in the Symphony Overlook Neighborhood. For the Warfield portion of the promenade, a linear foot measurement was used to determine the correct percentage of the overall area requirement. The Warfield portion of the West Promenade is 44.6% of the total (443' of the overall length of 993') which equates to a 28,500 sf area requirement.

As noted in previous sections, the development of Block W-1 (Parcel D) is anticipated to proceed first within the Warfield Neighborhood. Accordingly, it is also anticipated that the development of the portion of the West Promenade and Playground located within Block W-1 (Parcel D) will be the first Downtown Primary Amenity Space to be developed. It is further anticipated that in addition to the West Promenade and Playground, Block W-1 (Parcel D) may also contain secondary Downtown Community Commons space that will be designed in conjunction with the building design for Block W-1 (Parcel D) and identified on the Site Development Plan for the parcel. The Downtown Community Commons located within Block W-1 (Parcel D) will be constructed prior to occupancy of more than 50% of the proposed buildings within Block W-1 (Parcel D) having a façade adjacent to the space.











The remaining Primary Amenity Spaces within the Warfield Neighborhood are anticipated to be developed in conjunction with the private development of the adjacent blocks. As noted above, the timing and location of this development will be market-driven. However, each Downtown Community Commons will be constructed prior to occupancy of more than 50% of all existing and proposed buildings having a façade adjacent to the space unless alternative phasing is approved as part of a Final Development Plan.

A minimum of 5% Net New Downtown Community Commons shall be provided. These commons shall consist of both primary amenity spaces (Warfield Total Minimum Net New Amenity Space indicated above) which shall be indicated on the FDP, and secondary amenity spaces which shall be located on the development blocks and indicated at the SDP stage. The 5% net new downtown community commons shall be in accordance with section 125.A.9.g.4(G) of the Howard County Zoning Ordinance

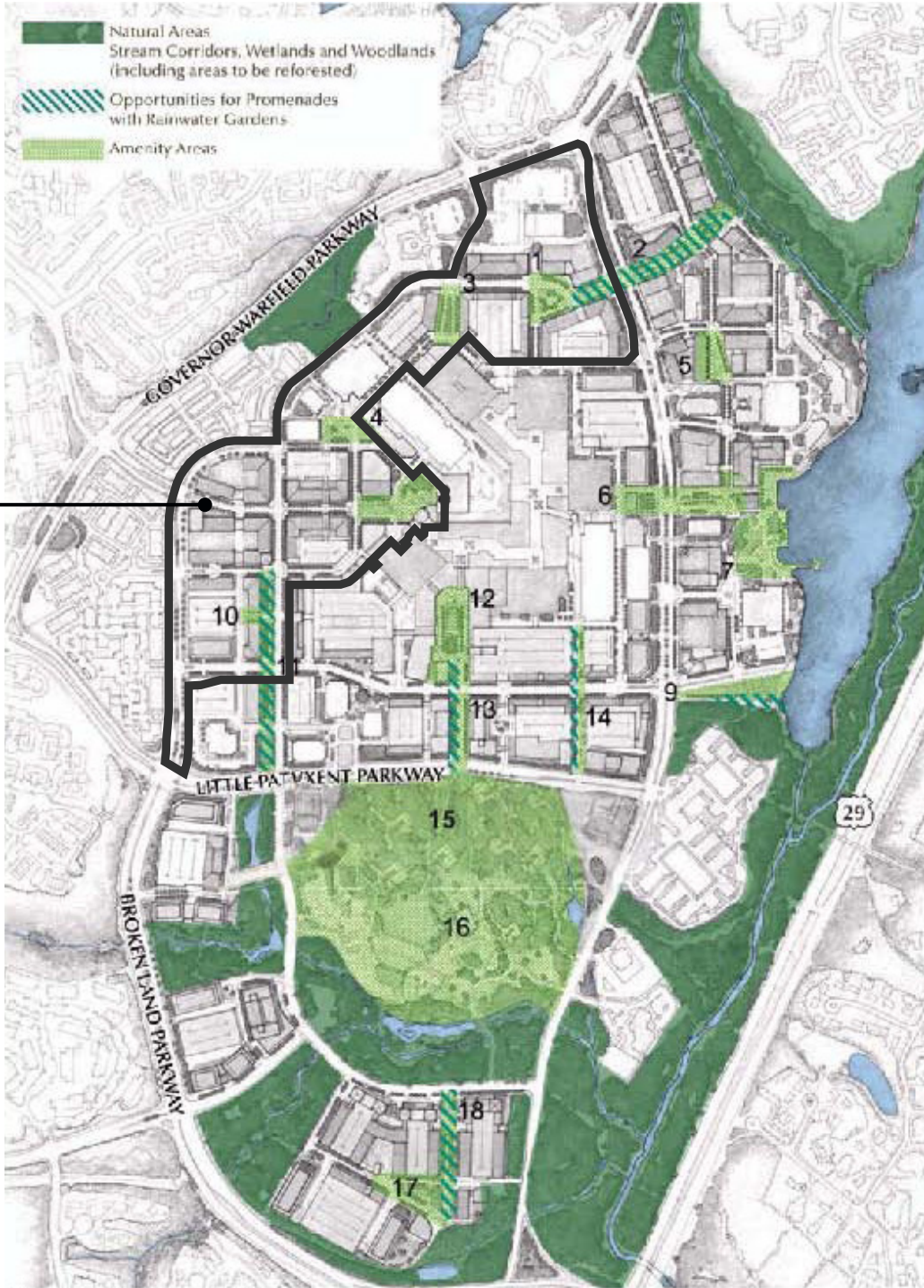
• Area of Warfield Neighborhood	2,347,378 sf	(53.9 acres)
• Required 5% Minimum Downtown Community Commons	107,319 sf	( 2.5 acres)
• Required Secondary Amenity Space Area (Based on providing the minimum net new primary amenity space)	26,319 sf	(0.6 acres)



Community Commons Spaces Plan

- |            |   |   |   |  |                                       |
|------------|---|---|---|--|---------------------------------------|
| <b>(A)</b> |  | WARFIELD PLAZA                                | <b>(F)</b>  |   | WARFIELD PROMENADE                    |
| <b>(B)</b> |  | WARFIELD SQUARE                               | *   |  | PLAYGROUND                            |
| <b>(C)</b> |  | WARFIELD MEWS                                 |  |  | PHASE 1 AREA      PHASE 2 AREA        |
| <b>(D)</b> |  | WARFIELD GREEN                                |  |  | FUTURE PHASES                         |
| <b>(E)</b> |  | LINEAR GREEN<br>(WEST PROMENADE & PLAYGROUND) |  |  | ADJACENT NEIGHBORHOOD PROPOSED BLOCKS |

Reference *Downtown-wide Columbia Design Guidelines*, Primary Amenity Space Framework Diagram, on page 8.



See corresponding boundary on facing page

- |                         |                         |                              |
|-------------------------|-------------------------|------------------------------|
| 1. Warfield Green       | 7. Lakefront Plaza      | 13. Symphony Promenade       |
| 2. Warfield Promenade   | 8. Warfield Plaza       | 14. East Promenade           |
| 3. Warfield Mews        | 9. Lakefront Terrace    | 15. Symphony Woods Park      |
| 4. Warfield Square      | 10. Warfield Playground | 16. Merriweather Park        |
| 5. Wincopin Green       | 11. West Promenade      | 17. South Crescent Park      |
| 6. Lakefront Connection | 12. Market Square       | 18. South Crescent Promenade |

*Downtown Columbia Plan - General Plan Amendment; Exhibit G. Primary Amenity Space Framework Diagram*

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## D. Phasing of the Transportation and Circulation Facilities

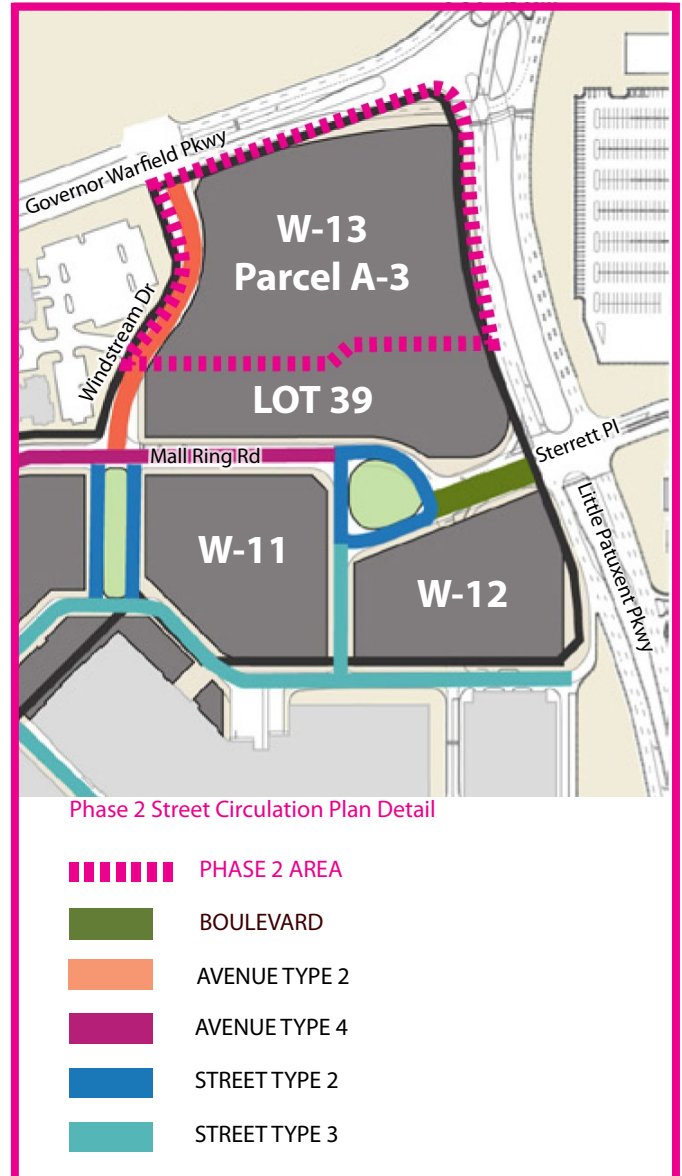
The road network adjacent to Warfield Parcel A-3 will be constructed consummately with the development of the parcel. Windstream Drive will be widened to an Avenue Type 2 road section that would provide four (4) lanes along the site frontage. In addition, a 10-foot wide shared-use pathway with a six-foot buffer will also be provided along the Windstream Drive site frontage. The construction of the shared-use pathway is intended to satisfy the need for a dedicated bicycle lane along this section.

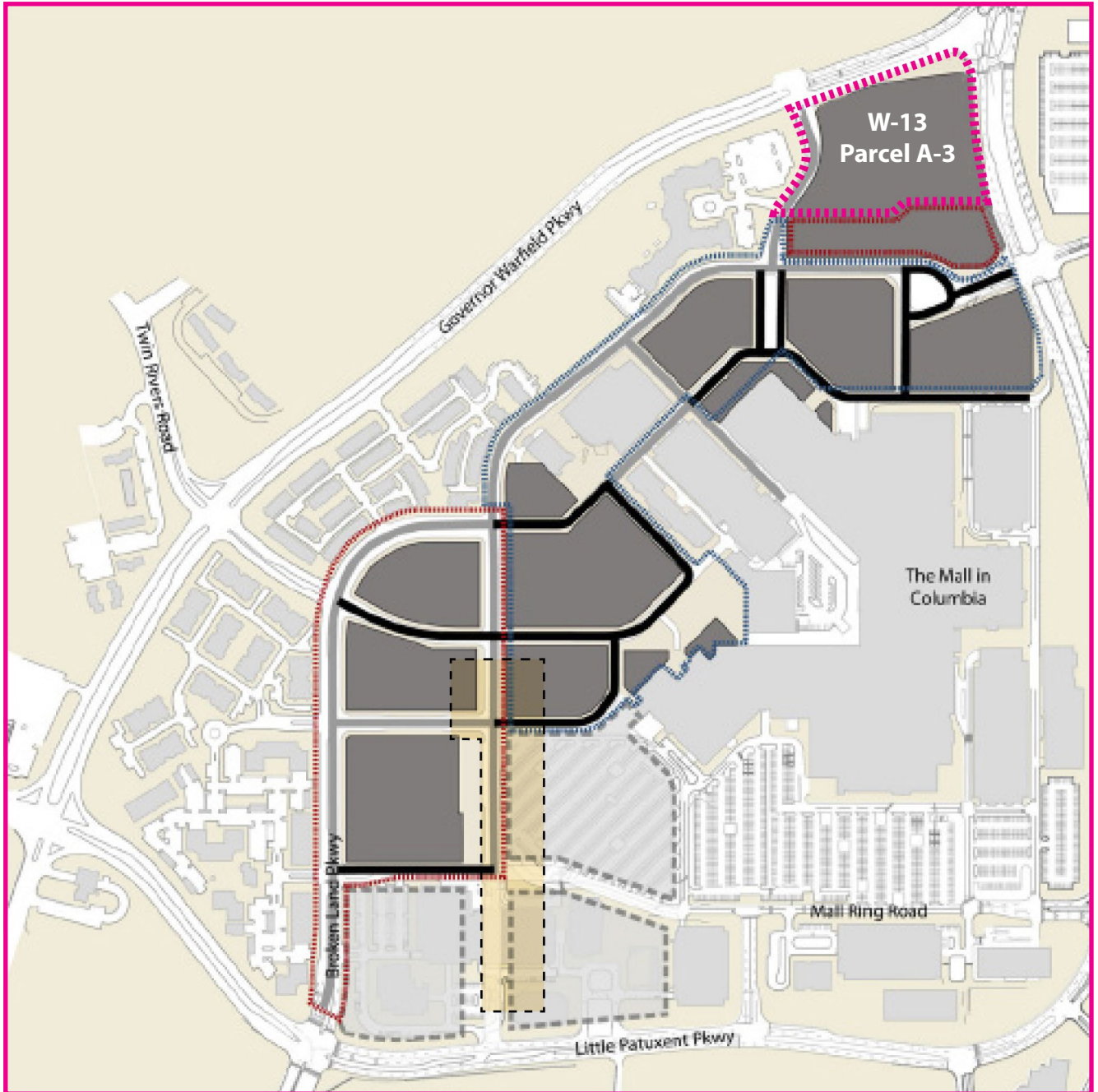
Vehicular access to the parking and loading areas within Parcel A-3 would be provided via two (2) existing entrances on Windstream Drive, generally consistent with the Downtown-wide Design Guidelines. Convenient bus service is provided with stops located on both sides of Windstream Drive.

It is anticipated the remaining roads and any associated pedestrian or bicycle facilities within the Warfield Neighborhood will be constructed in conjunction with the development of each of the adjacent blocks within the neighborhood. Depending on the location of proposed new development, additional road, sidewalk or bikeway construction consistent with the following Street, Pedestrian, and Bicycle Circulation Plans might also be desirable or necessary to facilitate an important vehicular, pedestrian or bicycle connection.









Twin Rivers Road Extended will be constructed with the development of Parcel W-2 (Phase 1B) as a two-lane roadway with curbside parking on both sides and dedicated bike lanes. It would be designated as a "Street Type 2". Access to Parcels W-2 and W-5 are expected to occur via Twin Rivers Road Extended, consistent with the Downtown-wide Design Guidelines. The exact location of these driveways and service/loading facilities will be finalized at a later date. No additional road construction is planned with the development of Parcel W-5. Vehicular access and loading is planned to be provided on Twin Rivers Road Extended.

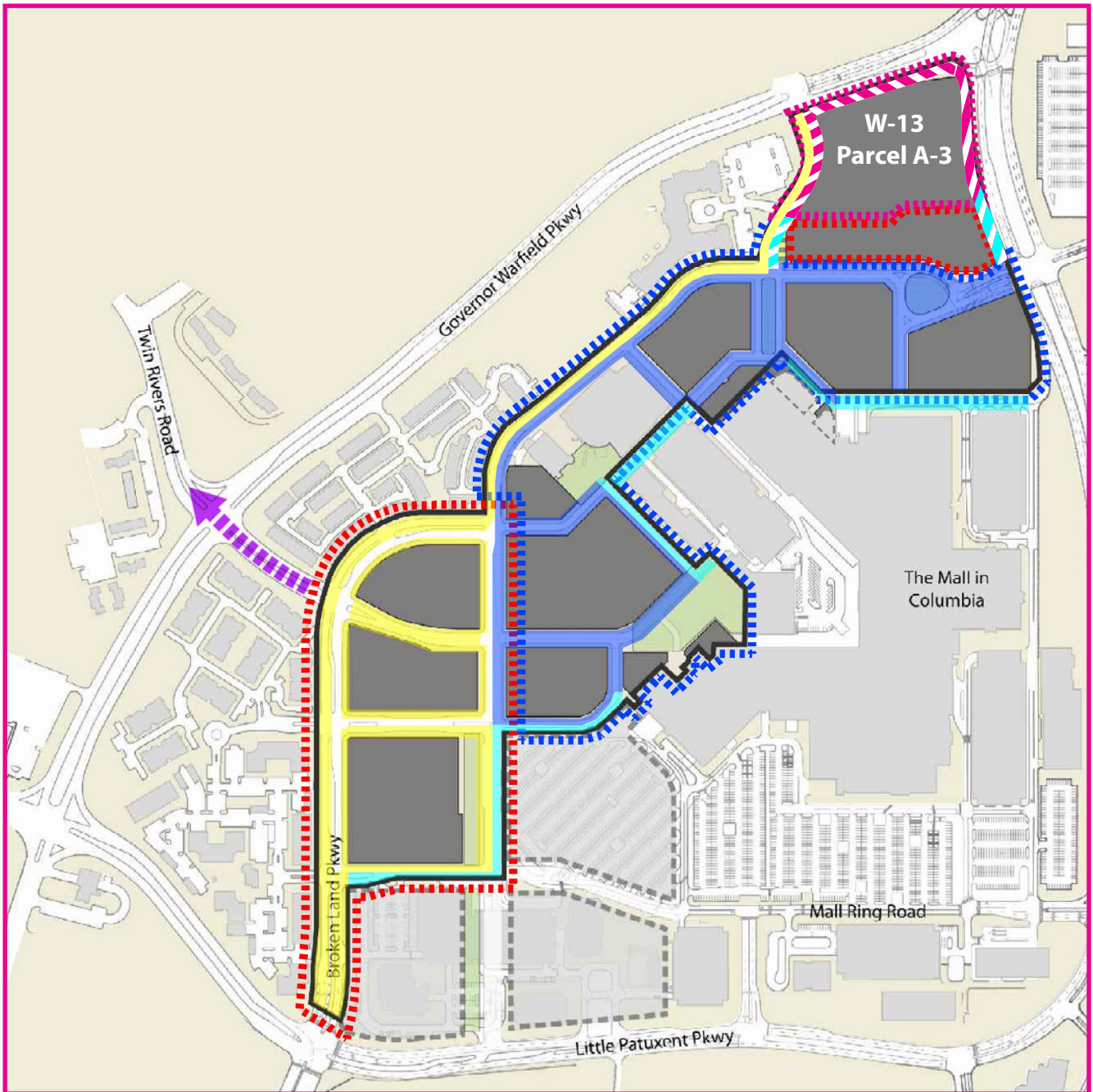
Further, a portion of the Warfield Neighborhood has been identified as a potential location for the Downtown Columbia transit hub. As outlined in the Downtown Community Enhancements, Programs and Public Amenities (CEPPAs) implementation document, a future transit hub is planned to provide enhanced transit service and is currently planned within the southern portion of the Warfield Neighborhood. While additional studies have been prepared that contemplate relocating the transit center to the Symphony Overlook Neighborhood, a final location has not been selected.

















Street Circulation Plan - Existing and Proposed

- |   |                  |   |                                       |
|---|------------------|---|---------------------------------------|
|  | PHASE 1 AREA     |  | WARFIELD BLOCKS                       |
|  | PHASE 2 AREA     |  | Potential Transit Center Location     |
|  | FUTURE PHASES    |  | ADJACENT NEIGHBORHOOD PROPOSED BLOCKS |
|  | EXISTING ROADWAY |   |                                       |
|  | PROPOSED ROADWAY |   |                                       |



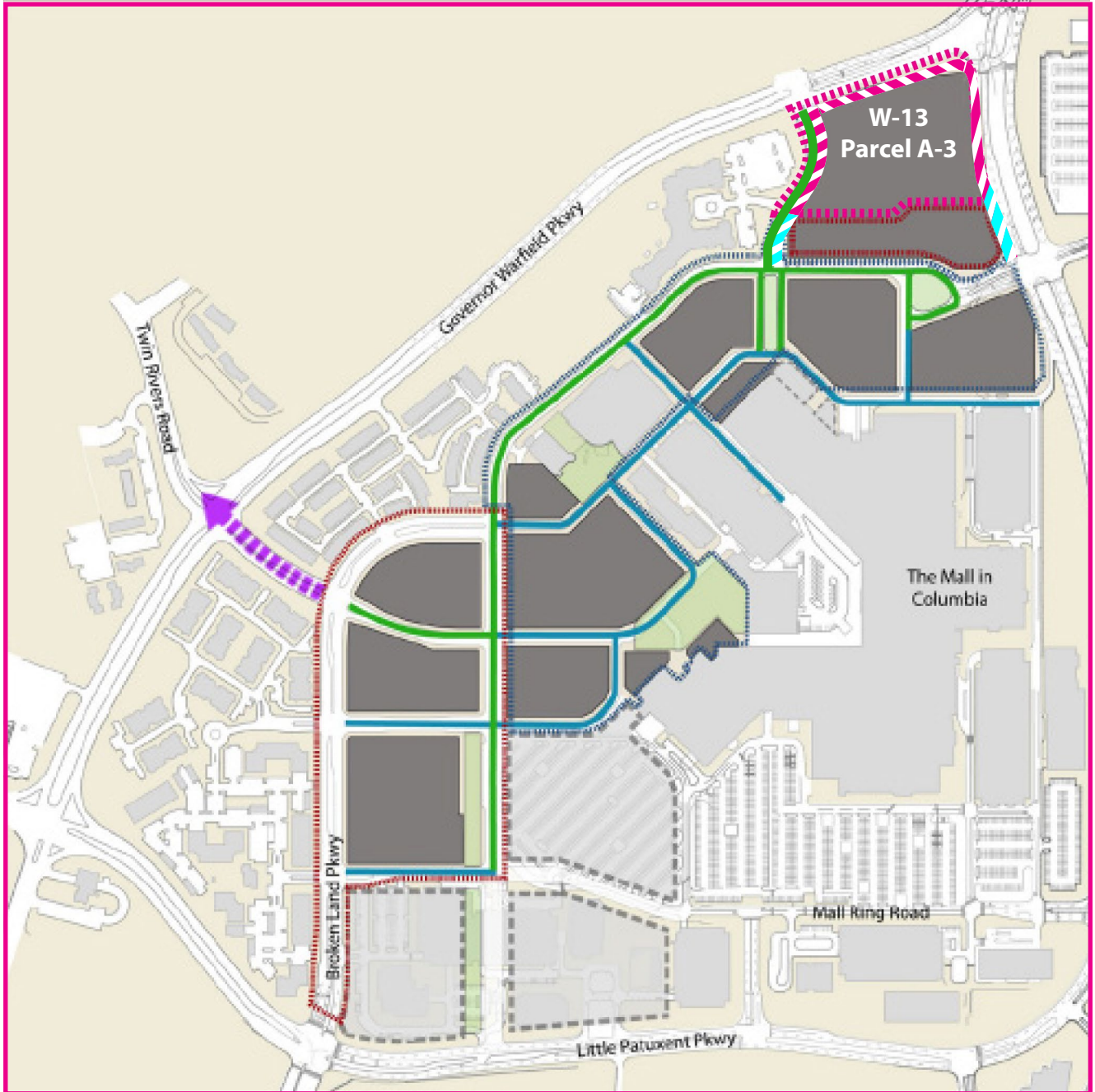
Pedestrian Circulation Plan - Existing and Proposed

- |   |                                       |   |  |   |  |
|---|---------------------------------------|---|--|---|--|
|  | PHASE 1 AREA                          |  | PHASE 2 AREA                                   |  | EXISTING SIDEWALK                        |
|  | FUTURE PHASES                         |  | SHARED-USE PATHWAY (PHASE 2) <sup>1</sup>      |  | FUTURE SIDEWALK IN ADJACENT NEIGHBORHOOD |
|  | ADJACENT NEIGHBORHOOD PROPOSED BLOCKS |  | SHARED-USE PATHWAY - FUTURE PHASE <sup>1</sup> |  | PROPOSED SIDEWALK - FUTURE PHASES        |
|  |                                       |  |  |  | SHARED-USE PATHWAY*                      |

Reference *DOWNTOWN COLUMBIA PLAN - GENERAL PLAN AMENDMENT*; Bicycle and Pedestrian Circulation Plan, on page 14.

<sup>1</sup> If a dedicated 5' bicycle lane is not provided

\* The shared-use pathway is outside Warfield; it transitions to sidewalks and bike lanes as it enters the neighborhood.



Bicycle Circulation Plan - Existing<sup>2</sup> and Proposed

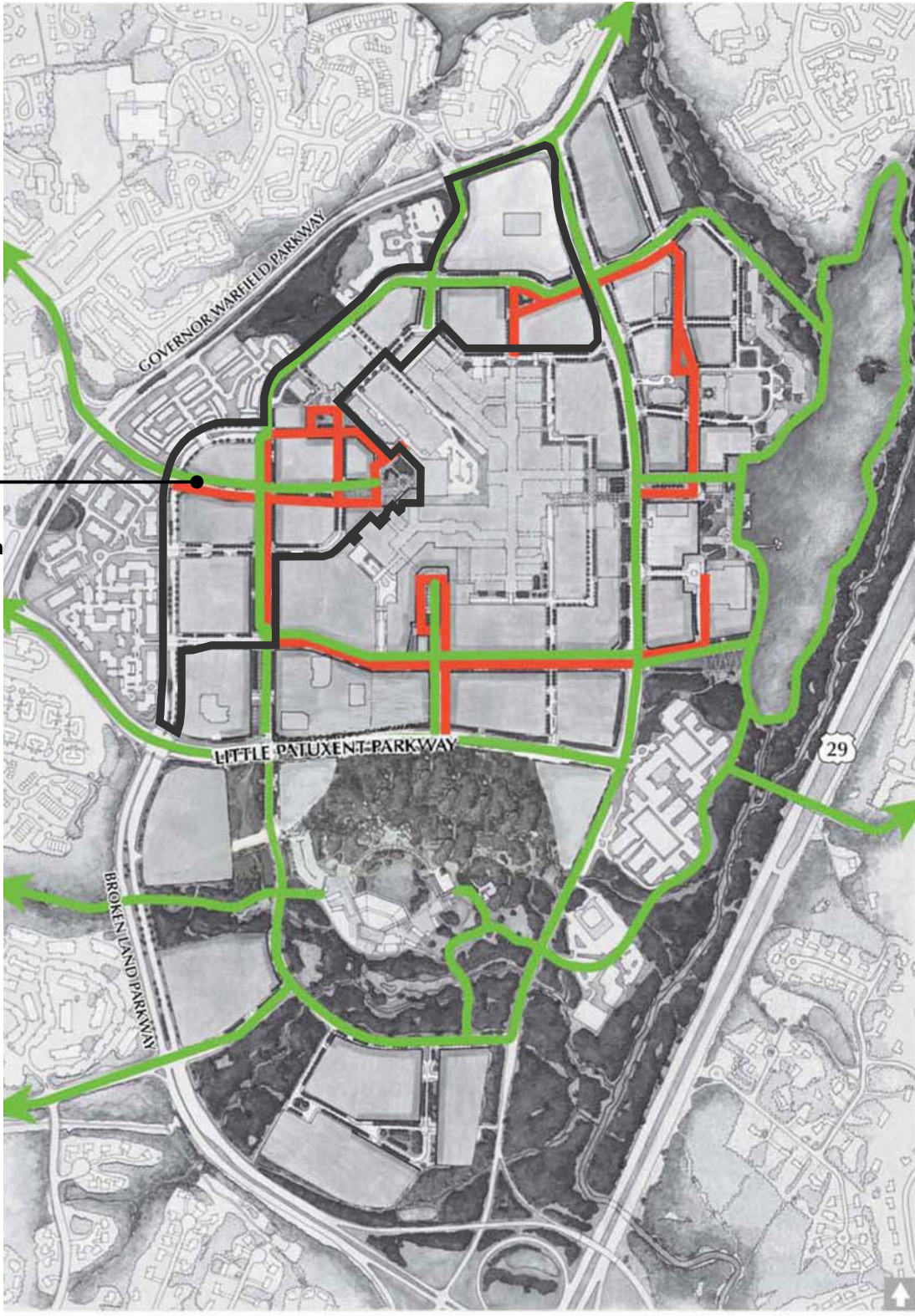
- |  |                                       |  |              |  |  |
|--|---------------------------------------|--|--------------|--|--|
|  | PHASE 1 AREA                          |  | PHASE 2 AREA |  | SHARROW BICYCLE & VEHICULAR LANE               |
|  | FUTURE PHASES                         |  |              |  | DEDICATED 5' BICYCLE LANE                      |
|  | ADJACENT NEIGHBORHOOD PROPOSED BLOCKS |  |              |  | SHARED-USE PATHWAY*                            |
|  | COMMONS SPACES                        |  |              |  | SHARED-USE PATHWAY (PHASE 2) <sup>1</sup>      |
|  | WARFIELD BLOCKS                       |  |              |  | SHARED-USE PATHWAY - FUTURE PHASE <sup>1</sup> |

<sup>1</sup> If a dedicated 5' bicycle lane is not provided

<sup>2</sup> No Existing Bicycle Facilities in proximity to this FDP site.

Reference *DOWNTOWN COLUMBIA PLAN - GENERAL PLAN AMENDMENT*, Bicycle and Pedestrian Circulation Plan, on page 14.

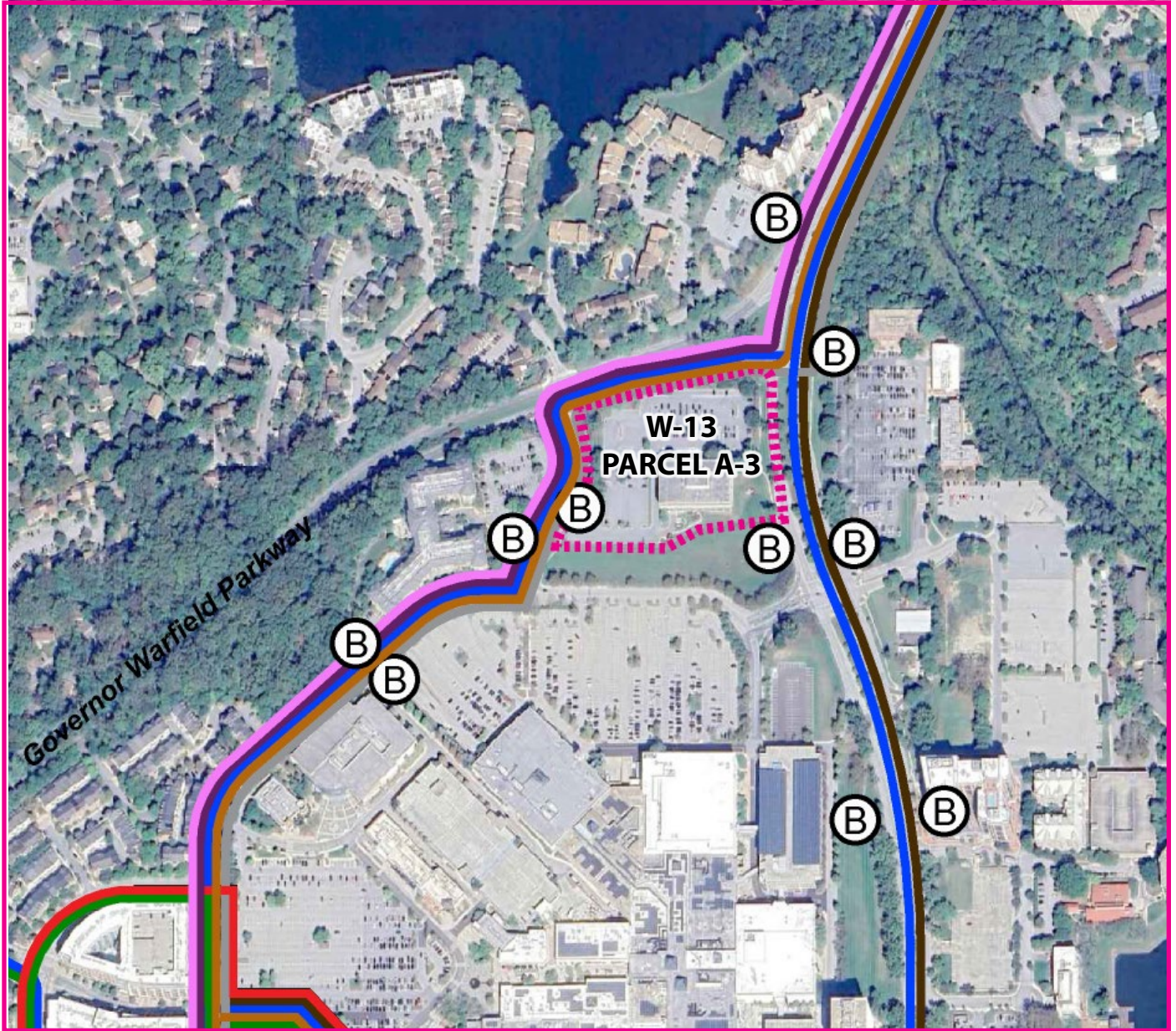
\* The shared-use pathway is outside Warfield; it transitions to sidewalks and bike lanes as it enters the neighborhood.



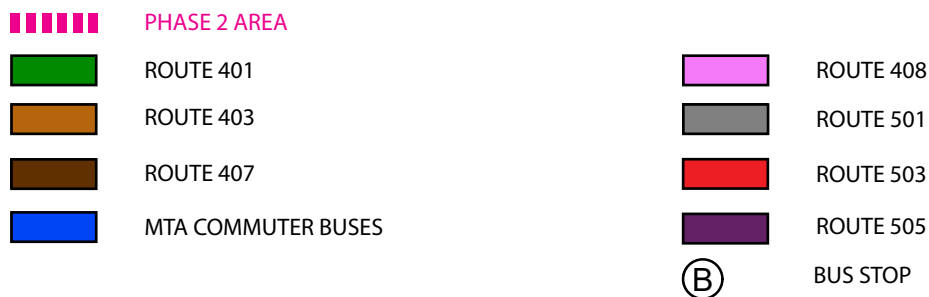
See corresponding boundary on facing page



Downtown Columbia Plan - General Plan Amendment; Bicycle and Pedestrian Circulation Plan



Howard Shuttle Transit Plan - Existing and Proposed\*



\* No new Transit Facilities are anticipated in this FDP.

## E. Phasing of Required Infrastructure - Including Public Water and Sewer

The construction of the utility infrastructure does suggest a development order or phasing based on the required public extension(s) to serve the block(s):

All of the blocks below have access to public water, sewer and/or storm drain facilities. Each block is further profiled below:

### Phase 1 includes:

- Southern portion of Block W-13 (Lot 39);
- Block W-1;
- Block W-2;
- Block W-5

### Phase 2 includes:

Northern portion of Block W-13 (Parcel A-3);

### Block W-13:

This block fronts the Mall Ring Road to the South with an existing public sewer in the roadway and an existing water main in Little Patuxent Parkway (LPP) to the east. There is also an existing public storm drain connection to the Lot.

The northern part of Block W-13 (Parcel A-3) has existing public water in the adjacent Little Patuxent Parkway and Governor Warfield Parkway. Public water may need to be extended within Windstream Drive from Governor Warfield Parkway to serve the western portion of the block. An existing public sewer is located within Lot 39 and runs to the southern property line of Parcel A-3. No public sewer extension is expected as part of the Phase 2 improvements.

### Block W-1:

Block W-1 has existing public water, sewer and storm drain in the adjacent Brokenland Parkway (BLP) right-of-way on the western border of the block. From the main, there is an existing public sewer connection from BLP in the southwest corner of the block. There is an existing private water main on the adjacent property to the South. As well, there is an existing private storm drain system on the adjacent property to the east.

This block will need to have a public sewer extension to serve the lowest corner of the Block. Since the ultimate storm drain outfall for this area is through the Symphony Overlook Neighborhood, the existing storm drain and any extensions to serve the block and new roads will need to be developed as a private system with the intention that it be accepted into the County storm drain system when the connection to LPP is available.

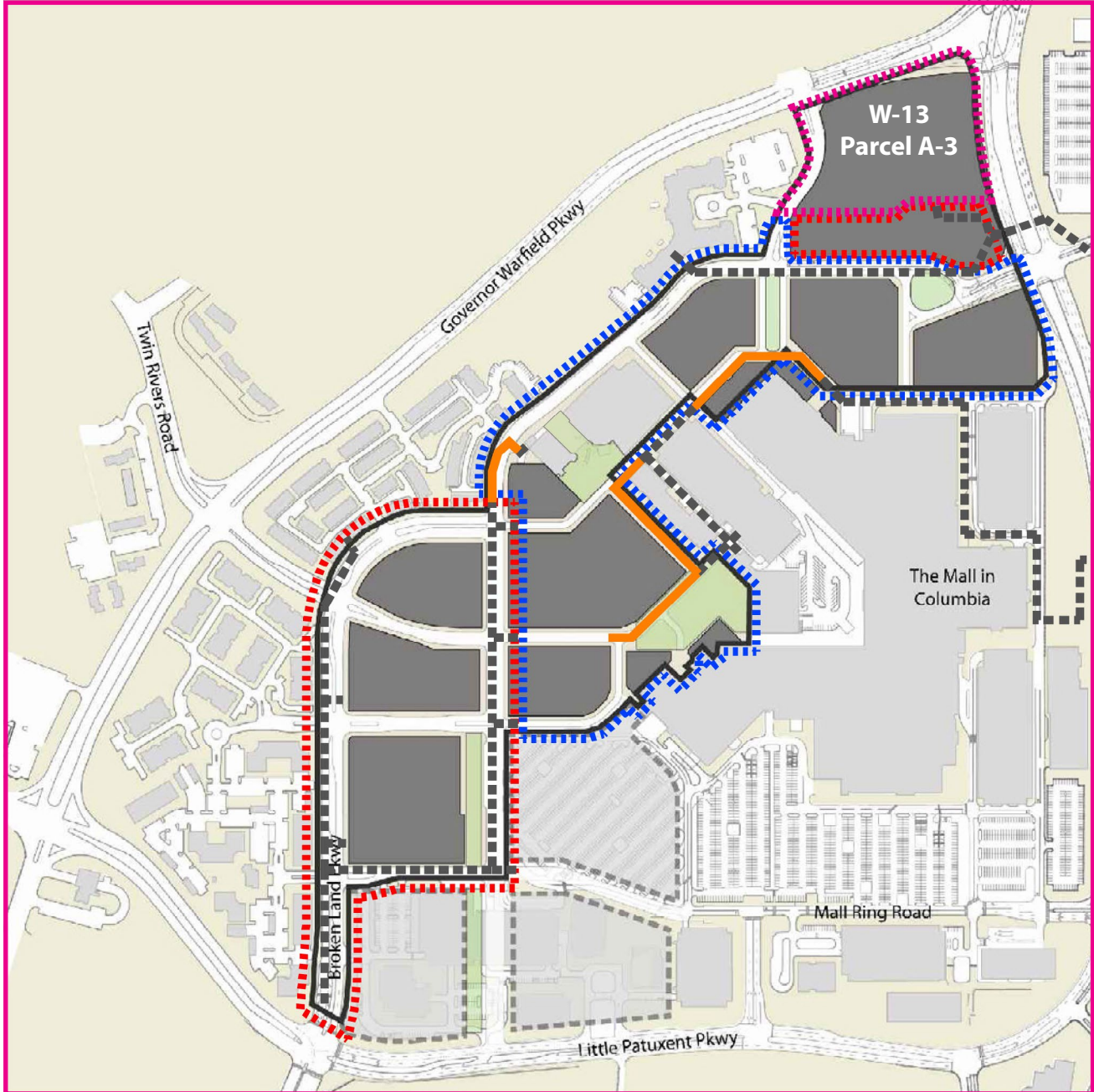
### Block W-2 and W-5:

Blocks W-2 and W-5 have existing public water, sewer and storm drain in the adjacent BLP right-of-way on the western and northern border of these blocks. There is an existing public sewer connection from BLP in the southwest corner of the Block W-2. As well, there is an existing private storm drain system on the adjacent property to the east.

These blocks will require public water extensions to loop the block to serve the residential component of the block. They will also need to have public sewer extension to serve the lowest corner of the blocks. Since the ultimate storm drain outfall for this area is through the Symphony Overlook Neighborhood, the existing storm drain and any extensions to serve the site and new roads will need to be developed as a private system with the intention that it be accepted into the County storm drain system when the connection to LPP is available.

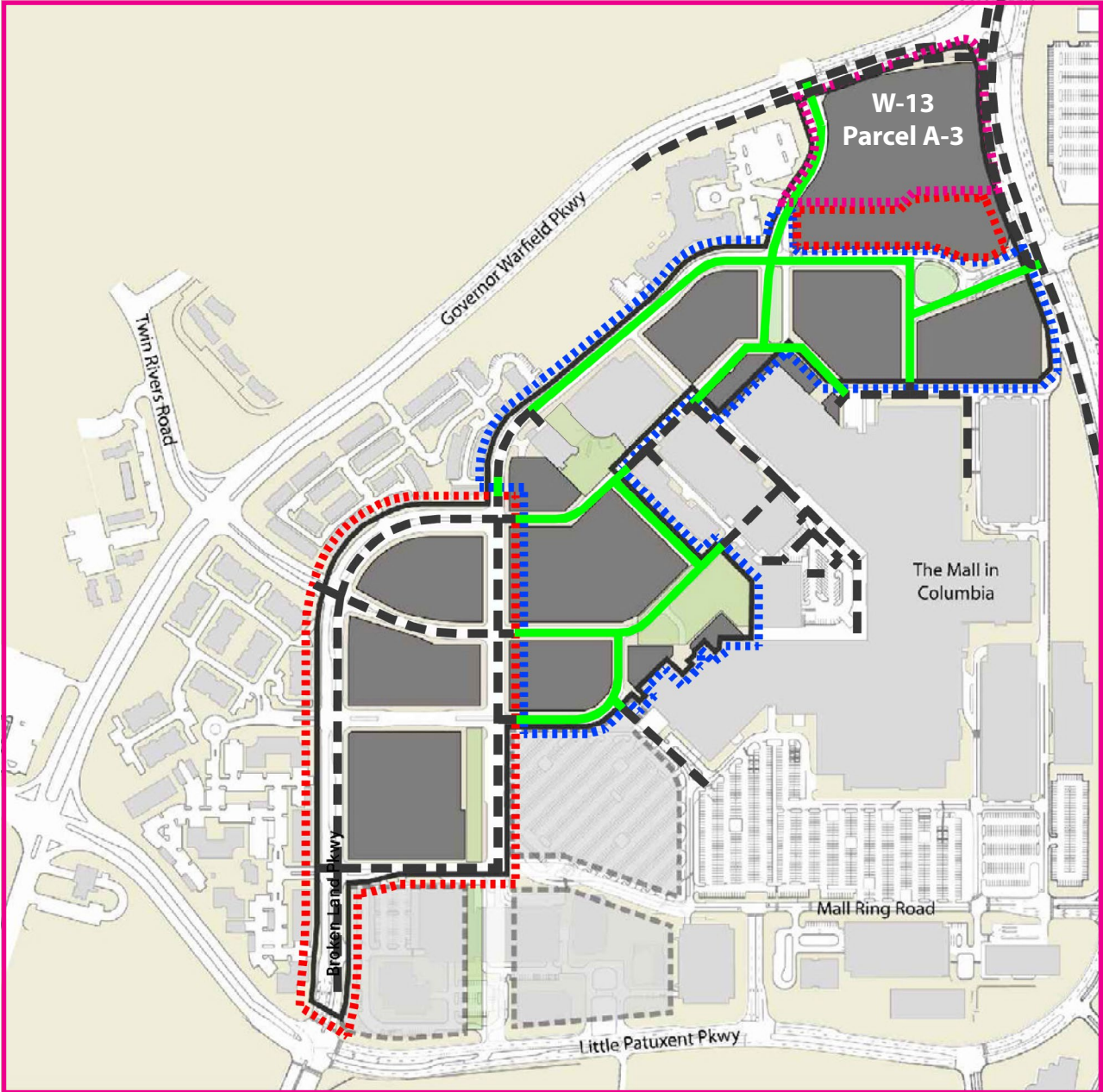
### Future Phases would include:

All of the remaining blocks are predominately dependent on the establishment of new public water, sewer and storm drain systems that would possibly consist of a combination of proposed mains and existing mains that now service the Mall. Portions of these blocks may have access to public sewer mains, however each entire block may not be able to be served by these mains due to the invert elevations anticipated.



Public Sewer Plan - Existing and Proposed

- PHASE 1 AREA
- PHASE 2 AREA
- FUTURE PHASES
- PROPOSED SEWER LINE IMPROVEMENTS
- EXISTING SEWER LINE
- ADJACENT NEIGHBORHOOD PROPOSED BLOCKS



Public Water Plan - Existing and Proposed

- PHASE 1 AREA
- PHASE 2 AREA
- FUTURE PHASES
- PROPOSED WATER LINE IMPROVEMENTS
- EXISTING WATER LINE
- ADJACENT NEIGHBORHOOD PROPOSED BLOCKS

## **F.** Benchmarks for Transportation and Circulation Facilities

As noted on p. 10, road and associated pedestrian and bicycle improvements will be constructed in conjunction with the development of adjacent property. Additional facilities consistent with the Street, Pedestrian and Bicycle Circulations Plans might also be desirable to facilitate an important or necessary vehicular, pedestrian or bicycle connection.

Additional benchmarks for transportation and circulation facilities can be found in the CEPPA Implementation Chart in the Downtown Columbia Plan. The following section summarizes the major CEPPA benchmarks. Interested parties should consult the CEPPA chart in the Downtown Columbia Plan for specifics. All CEPPA requirements are also subject to the CEPPA flexibility provisions in the Zoning Regulations.

CEPPA 12 requires the completion of the pedestrian and bicycle pathway described in the chart prior to issuance of a building permit for the 500,000 sf of development.

CEPPA 12 also requires a site development plan to be submitted when the first site development plan is submitted under the Downtown Columbia Plan to facilitate implementation of the pathway improvements.

CEPPA 12 further requires the development of a scope of work for renovation of the existing Route 29 pedestrian bridge and contribution of up to \$500,000 towards the implementation of the selected improvements.

CEPPA 14 requires the identification a location for a new Howard Transit Center and provide the location by fee transfer or long term lease. This must occur prior to issuance of a building permit for the 1,300,000 sf of development.

CEPPA 18 requires the construction of the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway as described in the CEPPA. The pathway must be constructed prior to issuance of a building permit for the 2,600,000 sf of development.

CEPPA 23 requires contribution of \$1 Million towards the initial funding of a Downtown Circulator Shuttle prior to issuance of a building permit for the 5,000,000 sf of development.

## G. Benchmarks for Environmental Restoration

### BEST MANAGEMENT PRACTICES FOR SYMPHONY STREAM AND LAKE KITTAMAQUNDI

#### Remediation locations

General Growth Properties and its ecological consultant Biohabitats, performed watershed assessments for the three Columbia sub watersheds of Symphony Stream, Wilde Lake and Lake Kittamaqundi located up stream of *Downtown Columbia's Town Center Merriweather and Crescent Environmental Enhancements Study* area. Watershed assessments were performed to target stormwater retrofits and riparian corridor restoration opportunities for the watersheds of the two streams flowing through Downtown Columbia.

The chart to the right captures stormwater retrofit projects located within Downtown Columbia from this study. As Downtown develops, property owners should consult this list and the recommendations and suggestions in the Best Management Practices document for ways to include environmental restoration and enhancements in their projects.

No stormwater remediation sites are located in Phase 1 of the Warfield Neighborhood development. **Stormwater remediation site LK-R04 is located in Phase 2 of the Warfield Neighborhood development. To fulfill this opportunity, stormwater management will be provided for the development area within the FDP boundary in accordance with Maryland Department of the Environment and Howard County stormwater regulations.**

Moreover, **Maryland Department of the Environment stormwater regulations** require all redevelopment to implement environmental site design practices to treat at least 50% of the existing impervious area. This requirement will constitute a stormwater retrofit on all future redeveloped parcels.

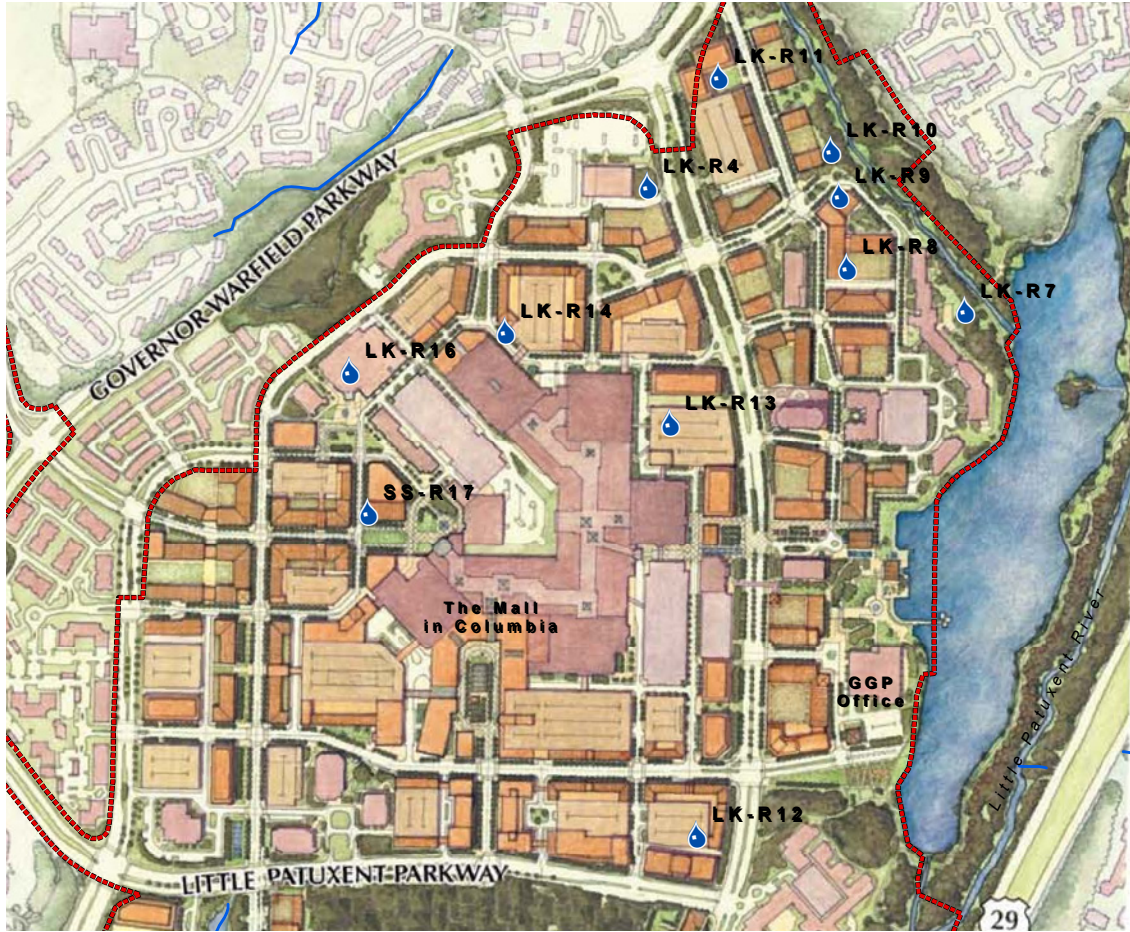
It is noted the adoption of State legislation in 2007 and final implementing regulations in 2010 generally require environmental site design (ESD) to be utilized to the maximum extent practicable to control stormwater runoff. This ESD requirement will be implemented on a case-by-case basis as each new development proposal is submitted, and the requirements associated with approved stormwater management plans will be implemented in conjunction with each new construction project. It is anticipated the ESD requirements will provide enhanced environmental benefit over the stormwater management retrofit projects identified in the Environmental Enhancements study referenced above.

As is the case with transportation and circulation facilities, the CEPPA chart in the Downtown Columbia Plan also contains benchmarks for environmental restoration.

CEPPA 7 requires the submission of a phasing schedule for implementation of the environmental restoration work as described in the CEPPA prior to the approval of the first site development plan.

CEPPA 7 also requires submission of a site development plan for the first phase of the environmental restoration work prior to approval of the first site development plan.

CEPPA 15 requires the completion of environmental restoration projects as described in the CEPPA prior to issuance of a building permit for the 1,300,000 sf of development.



*Downtown-wide Columbia Design Guidelines, Opportunities for Stormwater Retrofits and Water Quality Best Management Practices in Downtown Columbia*

Location	Existing Conditions	Drainage Area (acres)	Target Water Quality Volume (cubic ft)
LK-R04 (One Mall North on Little Patuxent Parkway)	West side of parking lot drains to single storm drain inlet that is upstream of an unutilized swale and depression.	1.50	3,790
LK-R07 (Sheraton Hotel)	Outfall conveying flows from hotel, adjacent parking lot, and commercial areas discharges to channel behind the Sheraton. The channel cuts through an open space with trees and grass before crossing the recreational path and entering Lake Kittamaqundi	8.50	17,550
LK-R08 (Sheraton Hotel)	Outfall conveying flows from hotel parking lot and adjacent commercial areas discharges to top of steep streambank.	3.40	9,860
LK-R09 (Parking Lot between Chamber of Commerce and Sheraton Hotel on Little Patuxent Parkway)	Outfall conveying flows from parking lot and commercial areas discharges to top of steep streambank, causing pipe sections to separate and large scour hole and eroded channel.	4.70	8,850
LK-R10 (Chamber of Commerce Office Building on Little Patuxent Parkway)	Existing pond lacks direct inflow and may or may not have been designed for stormwater management.	6.90	14,030
LK-R11 (Chamber of Commerce Office Building on Little Patuxent Parkway)	Small portion of Chamber of Commerce parking lot drains to eroded swale via curb cut.	0.60	1,190
LK-R12 (10-70 Columbia Corp Center)	Outfall conveying flows from parking deck, adjacent parking lot, and commercial areas discharges to open channel/ existing stormwater facility. The vegetated channel cuts through an open space with trees and grass before passing under Governor Warfield P	6.70	13,750
LK-R13 (Columbia Mall)	The east parking structure of the mall appears to drain to the storm sewer system with no stormwater treatment.	1.80	5,560
LK-R14 (Columbia Mall)	The north parking lot of the mall appears to drain to the storm sewer system with no stormwater treatment.	10.20	28,950
LK-R16 (Columbia Mall)	The roof drains of the AMC Columbia 14 Cinemas building appear to drain to the storm sewer system with no stormwater treatment.	1.70	4,930
SS-R17 (Columbia Mall)	The west parking lot of the mall appears to drain to the storm sewer system with no stormwater treatment.	18.70	46,790

Stormwater Retrofits Table

## **H.** Benchmarks for Downtown Arts, Cultural and Community Uses

Downtown Arts, Cultural and Community Uses include land areas, uses and facilities established for cultural, civic, recreation, educational, environmental, entertainment or community use or benefit.

The Warfield Neighborhood includes several primary amenity spaces (Downtown Community Commons) designed for community use and benefit. As noted previously, the construction of these primary amenity spaces, as well as other Downtown Community Commons, must be constructed prior to occupancy of more than 50% of all existing and proposed buildings having a façade adjacent to the space or in accordance with alternative phasing approved as part of a final development plan.

Downtown Arts, Cultural and Community Uses also include artistic works. Within the Warfield Neighborhood, Downtown Revitalization must provide for art in the community that is equivalent in value to 1% of the building construction cost in accordance with the Zoning Regulations. The art must either be provided on each particular development site or on other property located within Downtown Revitalization development. Alternatively, each petitioner may pay a fee in-lieu of providing art on-site that is equivalent in value to 1% of the building construction cost. If the fee- in-lieu option is selected, the fee must be paid prior to issuance of a use and occupancy permit for the first building in the project that generates the requirement, and all fees collected must be used to provide art on property within Downtown Revitalization developments.

The complete requirements for art in community are set forth in the Zoning Regulations.

In addition, CEPPA 8 requires establishment of a Downtown Arts and Cultural Commission to support the development of Downtown Columbia as an artistic and cultural center. The Commission must be established prior to approval of the first site development plan.

## I. Other

### **DOWNTOWN COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES (CEPPAs) IMPLEMENTATION CHART**

The Downtown CEPPA Implementation Chart identifies the timing and implementation of the various specific CEPPAs to be provided. The Downtown Columbia Plan anticipates that GGP, as the principal property owner, will undertake many of the CEPPAs. However, the responsibility lies with all property owners undertaking development or redevelopment in Downtown Columbia. Moreover, in the event of any future fragmentation of ownership of GGP's holdings, the CEPPAs must still be provided in accordance with the benchmarks established in this chart. Under such circumstances, the required CEPPAs could be funded by the developer(s) of individual parcels, a cooperative of developers or otherwise. In no case shall the obligation to provide a CEPPA to be triggered: (i) by the development or construction of downtown arts, cultural and community uses, downtown community commons, or downtown parkland; or (ii) when the development of an individual parcel of land shown on a plat or deed recorded among the County Land Records as of (effective date) consists only of up to a total of 10,000 square feet of commercial floor area and no other development. The timing and implementation of other amenities discussed in this Plan or shown in concept on the exhibits to this Plan will be governed by the zoning regulation recommended by this Plan.

If a specific CEPPA identified in the Downtown CEPPA Implementation chart cannot be provided because: (i) the consent of the owner of the land on which the CEPPA is to be located or from whom access is required cannot reasonably be obtained; (ii) all necessary permits or approvals cannot reasonably be obtained from applicable governmental authorities; or (iii) factors exist that are beyond the reasonable control of the petitioner, then the Planning Board shall: (i) require the petitioner to post security with the County in an amount sufficient to cover the cost of the original CEPPA; or (ii) approve an alternate CEPPA comparable to the original and appropriate timing for such alternate CEPPA or alternative timing for the original CEPPA. In approving an alternate comparable CEPPA or timing, the Planning Board must conclude the alternate comparable CEPPA and/or timing: (i) does not result in piecemeal development inconsistent with the Plan; (ii) advances the public interest; and (iii) conforms to the goals of the Downtown Plan.

Additionally, because development phasing is inextricably linked to market forces and third party approvals, it will be important for the zoning to provide sufficient flexibility to consider a Final Development Plan which takes advantage of major or unique employment, economic development or evolving land use concepts or opportunities, and to consider a Final Development Plan amendment that adjusts the location, timing or schedule of CEPPAs and/or the residential and commercial phasing balance to take advantage of these opportunities.

**Community Enhancements, Programs and Public Amenities (CEPPA's) Tracking Chart**

Downtown Columbia Plan			
	CEPPA	Trigger	Notes
1	Environmental Assessment	Prior to Submission of First FDP	Satisfied
2	Environmental Sustainability Program	Prior to Submission of First FDP	Satisfied
3	Rte. 29 Interchange Study	Prior to Submission of First FDP	Satisfied
4	Downtown Wide Design Guidelines	Prior to Approval of First FDP	Satisfied
5	Transportation Feasibility Study	Prior to Approval of First FDP	Satisfied
6	Downtown Columbia Partnership	Prior to Approval of First FDP	Satisfied
7	Environmental Restoration Phasing/initial SDP	Prior to Approval of First FDP	Satisfied
8	Downtown Arts and Culture Commission (DCACC)	Prior to Approval of First FDP	Satisfied
9	Fire Station	Prior to the Issuance of the First Building Permit	Satisfied
10	\$1.5 million Housing Fund Payment	Upon Issuance of the First Building Permit	Satisfied
11	\$1.5 million Housing Fund Payment	Upon Issuance of the First Building Permit for the 400th	Satisfied
12	Downtown Pedestrian Pathways	Prior to Issuance of a Building Permit for the 500,000th SF of Development (Pathway SDP Only)	Satisfied, per Alternative Compliance
13	Rouse Building Covenants	Prior to Issuance of a Building Permit for the 500,000th	Satisfied
14	Transit Center	Prior to Issuance of a Building Permit for the 1,300,000th SF of Development	Pending; Alternative Timing to 3,200,000 SF Approved November 17,
15	Environmental Restoration	Prior to Issuance of a Building Permit for the 1,300,000th SF of Development	Satisfied
16	Phase 1 Merriweather Improvements	Prior to Issuance of a Building Permit for the 1,300,000th SF of Development	Satisfied
17	School Site or Equivalent	Upon Issuance of the of a Building Permit for the	Satisfied
18	Wilde Lake Pathway	Prior to Issuance of a Building Permit for the 3,900,000th SF of Development.	Satisfied
19	Lakefront Terrace	Prior to Issuance of a Building Permit for the 2,600,000th SF of Development.	Pending - Alternative timing to 3.9 MSF approved June 21, 2018
20	Phase 2 Merriweather Improvements	Prior to Issuance of a Building Permit for the 2,600,000th SF of Development.	See Alternative Compliance approved November 4, 2016
21	Phase 3 Merriweather Improvements	Prior to Issuance of a Building Permit for the 3,900,000th SF of Development.	See Alternative Compliance approved November 4, 2016
22	Downtown Neighborhood Square to County	Prior to Issuance of a Building Permit for the 2,600,000th SF of Development.	Satisfied
23	\$1million funding for Downtown Shuttle	Prior to Issuance of a Building Permit for the 5,000,000th SF of Development.	Pending
24	Transfer of Merriweather to DCACC	Prior to Issuance of a Building Permit for the 5,000,000t	Satisfied
25	*Downtown Columbia Partnership Funding (ongoing)	Prior to each FDP	On-going
26	Removed	n/a	Removed by passage of C 52-2016
27	** Housing Fund Payments (ongoing)	Additional CEPPA Contribution	On-going

