

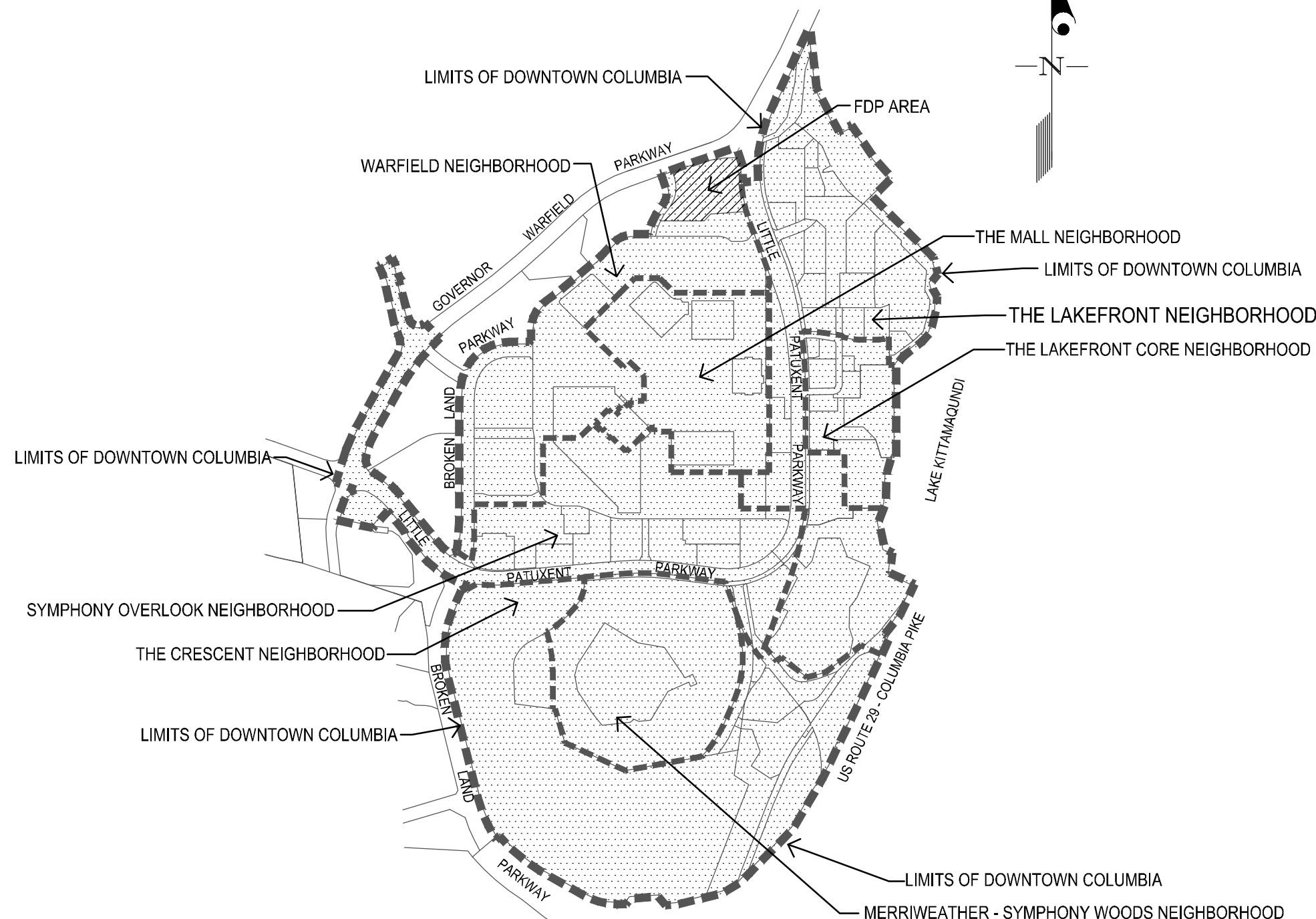
GENERAL NOTES

- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.0.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
- THE NEIGHBORHOOD DESIGN GUIDELINES (NDG), NEIGHBORHOOD CONCEPT PLAN (NCP) AND NEIGHBORHOOD IMPLEMENTATION DOCUMENT (NID), ALL AS AMENDED, WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FINAL DEVELOPMENT PLAN (FDP).
- APPLICABLE DPZ FILE NUMBERS: F-72-083, SDP-74-033, SDP-75-011, SDP-77-041, SDP-85-169, SDP-99-108, FDP-DC-WARFIELD-1
- THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. FINAL STORMWATER DESIGN WILL BE SHOWN ON THE APPLICABLE SDP(S). THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA.
- THE BEST MANAGEMENT PRACTICES FOR SYMPHONY STREAM AND LAKE KITTAMAQUONDI WATERSHEDS (A SUPPLEMENTAL DOCUMENT TO THE GENERAL PLAN AMENDMENT) DATED SEPTEMBER 2008 IDENTIFIES ONE OPPORTUNITY FOR RETROFIT, LK-R04, WITHIN THE FDP BOUNDARY. TO FULFILL THIS OPPORTUNITY, STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE DEVELOPMENT AREA WITHIN THE FDP BOUNDARY AS STATED IN NOTE 4.
- A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES DATED JANUARY 30, 2026 WAS REVIEWED AND APPROVED WITH FDP-DC-W-2. FUTURE TRAFFIC STUDIES WILL SUBMITTED WITH ALL SITE DEVELOPMENT PLANS.
- FINAL LAND USE DENSITIES WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLANS AND IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
- REFER TO THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR THE CEPPA CHART.
- FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
- AFFORDABLE HOUSING REQUIREMENTS WILL BE SATISFIED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE HOWARD COUNTY CODE AND ZONING REGULATIONS.
- PARCEL A-3 IS NOT PART OF THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) AND IS SUBJECT TO REGULATIONS IN FORCE AT THE TIME OF SDP PLAN REVIEW.

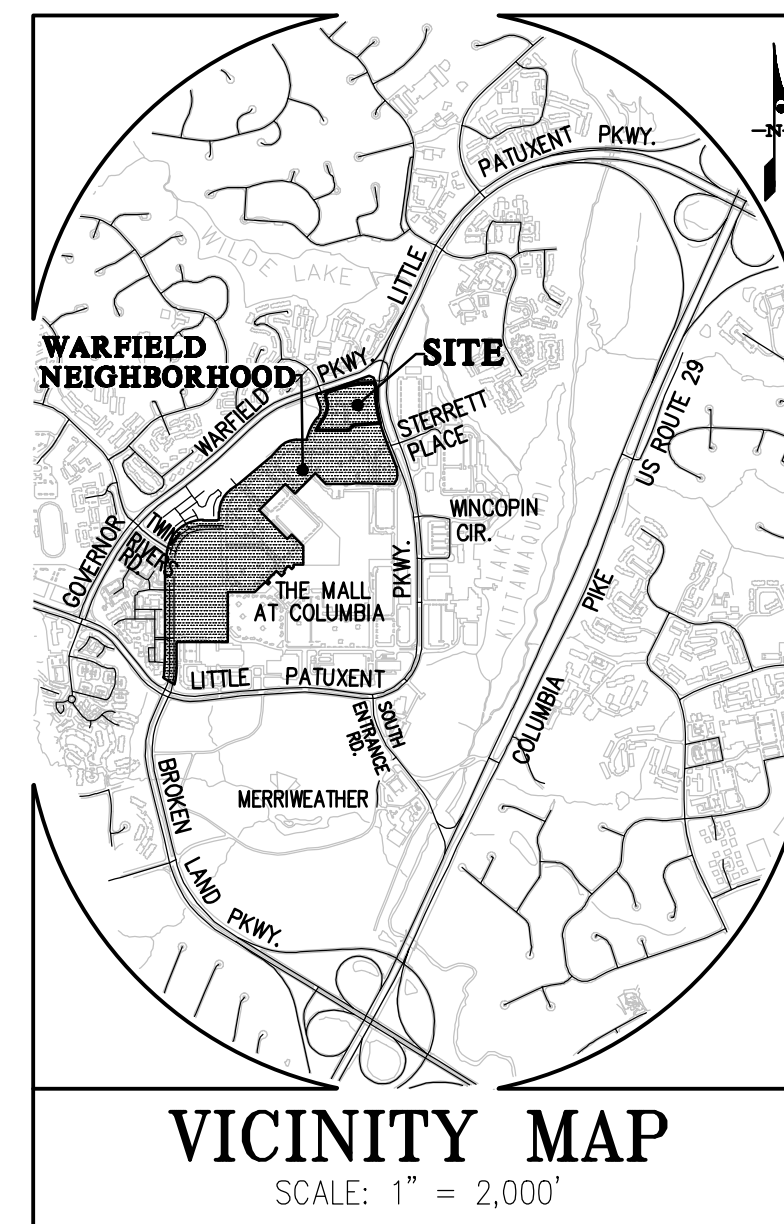
FINAL DEVELOPMENT PLAN CRITERIA

- MAXIMUM NUMBER OF UNITS:**
THE MAXIMUM NUMBER OF NET NEW UNITS IS 150 AGE-RESTRICTED ADULT HOUSING UNITS.
- MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:**
THE MAXIMUM GROSS FLOOR AREA OF NET NEW OFFICE USES IS 0 SF. A DEMOLITION DEVELOPMENT CREDIT OF 97,000 SF EXISTS BASED ON DEMOLITION OF THE OFFICE BUILDING. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL AND OFFICE USES IS 303,000 SF, INCLUDING SENIOR CARE FACILITY.
- MAXIMUM NUMBER OF NET NEW HOTEL ROOMS (CONSIDERED NON-RESIDENTIAL GFA):**
THE MAXIMUM NET NEW NUMBER OF HOTEL ROOMS IS 0. THE MAXIMUM GROSS FLOOR AREA OF NET NEW HOTEL USES IS 0 SF.
- MAXIMUM BUILDING HEIGHTS:**
THE MAXIMUM BUILDING HEIGHT FOR PARCEL A-3 IS 15 STORIES NOT TO EXCEED 170 FEET. SEE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR DETAILS.
- MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:**
THE MAXIMUM SIZE OF A SINGLE RETAIL-USE FOOTPRINT WILL NOT EXCEED 65,000 SF.
- A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:**
DOWNTOWN COMMUNITY COMMONS MAY INCLUDE SECONDARY AMENITY SPACE, WHICH COULD INCLUDE AMENITIES SUCH AS SEATING, GATHERING SPACES, OPEN AREAS, AND SHARED-USE PATHS. THE FINAL CONFIGURATION, SIZE, LOCATION, CHARACTER AND DESIGN OF SECONDARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SDP(S). FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.G
- A STATEMENT IDENTIFYING THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.0.A.9 AND THE STATUS OF ANY CEPPA'S, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN:**
THE PLANNING BOARD HAS APPROVED 3,542,215 SF AND ISSUED BUILDING PERMITS FOR ABOUT 2,456,997 SF OF NET NEW DEVELOPMENT DOWNTOWN. FINAL SQUARE FOOTAGES WILL BE MAINTAINED IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY. SEE THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR A CEPPA UPDATE.
- PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:**
NO ENVIRONMENTAL RESTORATION PROPOSED WITH THIS FDP.
- PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART, BUT NOT PROPOSED TO BE IN PUBLIC OWNERSHIP:**
PROPERTY WITHIN THE FDP AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE WILL BE HELD, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR SEPARATE ENTITY SUBJECT TO SUCH MAINTENANCE RESPONSIBILITIES POTENTIALLY BEING SHARED AMONG PROPERTY OWNERS OR ASSUMED BY A MAINTENANCE OR OTHER ORGANIZATION, OR IF AGREED TO, THE COUNTY. EACH PRIVATE STREET WILL BE OWNED BY A SINGLE ENTITY WHICH MAY BE AN ADJACENT PROPERTY OWNER, THE PETITIONER, OR A SEPARATE ENTITY. APPROPRIATE AGREEMENT FOR MAINTENANCE AND ACCESS WILL BE PROVIDED.

FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD PHASE II



THE NEIGHBORHOODS
SCALE: 1" = 1000'



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

- COVER SHEET
- CONTEXT PLAN
- SITE COMPOSITE MAP
- PLAN AREA
- COORDINATES & TABLES

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNERS AND PETITIONERS

ONE MALL NORTH LLC
10490 LITTLE PATUXENT PARKWAY, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: GABRIEL CHUNG
410-964-4800

**DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD
PHASE II
FINAL DEVELOPMENT PLAN**
COLUMBIA TOWN CENTER
SECTION 2, AREA 3 PARCEL A-3

TAX MAP 30 GRID 20 PARCEL 304
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 5



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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DATE:
APR, 2026

DRAWN BY:
JRC

CHECKED BY:
dds

DEVELOPMENT CHART

PARCEL			Uses ¹																	
			Non-Residential (SF)													Residential (DU)				
Parcel	Area (SF)	Area (Acre)	Existing				Demolition ⁵				Proposed				NET NEW ²			Existing	Proposed	Net
			Retail/Rest	Office	Other	Total	Retail/Rest	Office	Other	Total	Retail/Rest/Com ⁴	Office	Other	Total	Retail/Com ⁴	Office	Other			
A-3	234,074	5.37	0	97,000	0	97,000	0	97,000	0	97,000	0	0	400,000	400,000	-97,000	0	303,000	0	150	150
Warfield Total This FDP	234,074	5.37	0	97,000³	0	97,000³	0	97,000	0	97,000	0	0	400,000	400,000	-97,000	0	303,000	0	150	150

(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.

- NET NEW AREA TO BE USED TO CALCULATE DOWNTOWN REVITALIZATION SQUARE FOOTAGE FOR PHASING AND CEPPA'S
- EXISTING OFFICE AREA INCLUDES 97,000 SF FOR THE FORMER OFFICE BUILDING PER SDP-99-108
- INCLUDES SENIOR LIVING AND CARE FACILITY
- A DEMOLITION DEVELOPMENT CREDIT IS AVAILABLE PURSUANT TO SECTION 125.0.A.9.E.(2)

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390, EXPIRATION DATE: MAY 14, 2027

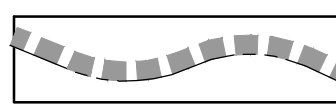
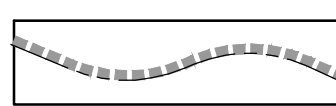
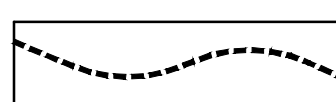
TENTATIVE ALLOCATIONS			
ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	NEXT PLAN SUBMISSION DUE DATE
1	150	---	---

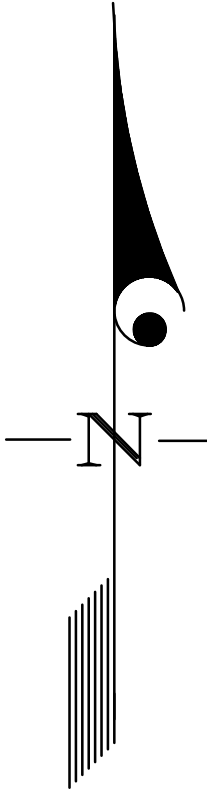
HOWARD COUNTY PLANNING BOARD

HO.CO. EXEC. SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____

L:\CADD\DRAWINGS\24071\PLANS BY CLM\FDP\24071-FDP_01_COVER.dwg PLOTTED: 4/17/2026 10:03 AM, LAST SAVED: 4/16/2026 4:19 PM, PLOTTED BY: Jennifer Cory

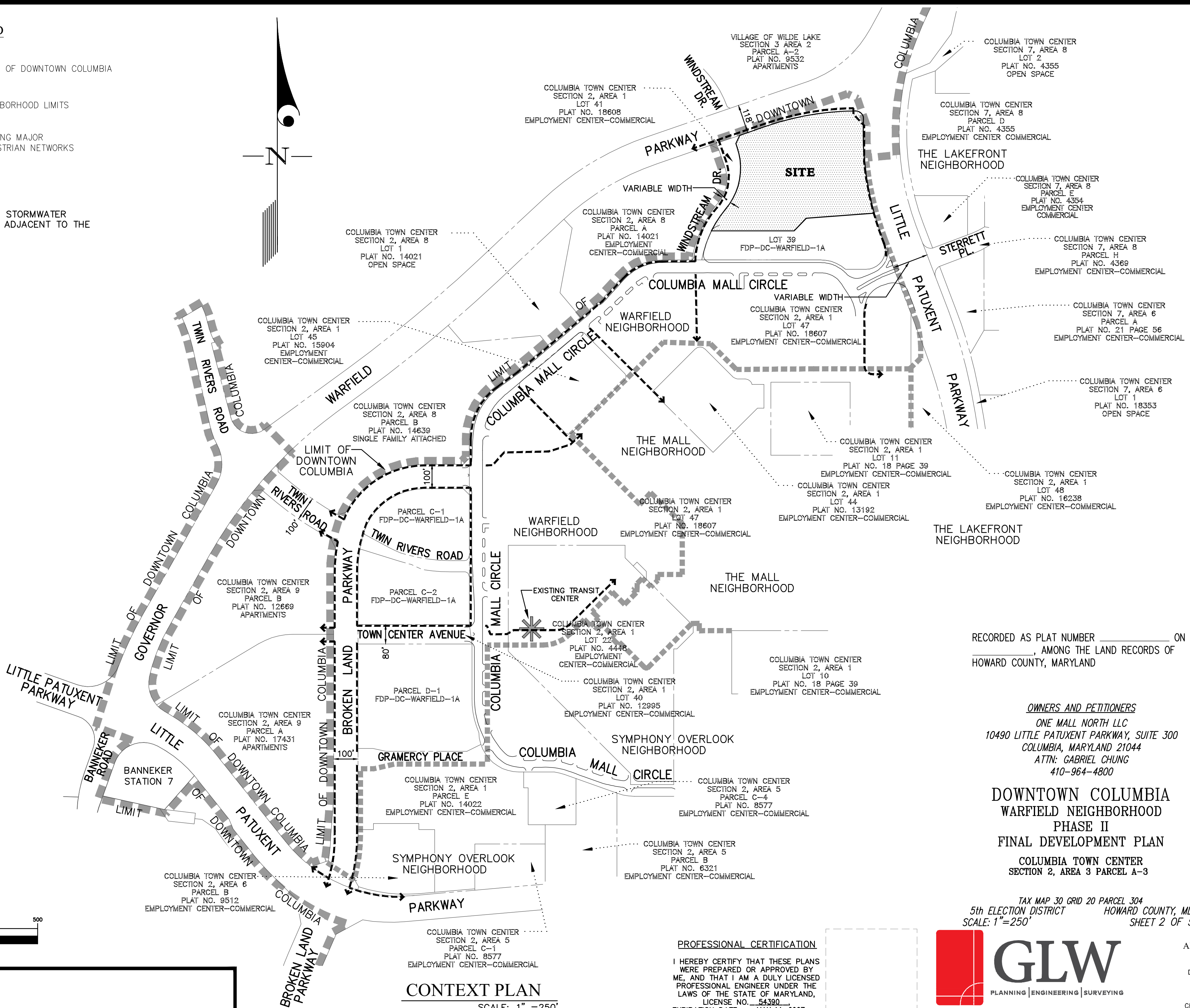
LEGEND

-  LIMITS OF DOWNTOWN COLUMBIA
-  NEIGHBORHOOD LIMITS
-  EXISTING MAJOR PEDESTRIAN NETWORKS



NOTES:

1. THERE ARE NO EXISTING STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE SITE,



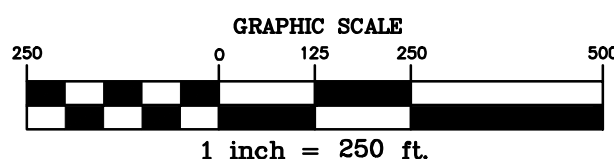
RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNERS AND PETITIONERS

ONE MALL NORTH LLC
 10490 LITTLE PATUXENT PARKWAY, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: GABRIEL CHUNG
 410-964-4800

**DOWNTOWN COLUMBIA
 WARFIELD NEIGHBORHOOD
 PHASE II
 FINAL DEVELOPMENT PLAN
 COLUMBIA TOWN CENTER
 SECTION 2, AREA 3 PARCEL A-3**

TAX MAP 30 GRID 20 PARCEL 304
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=250' SHEET 2 OF 5



HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY _____ DATE _____ HO. CO. PLAN. BD. CHAIRPERSON _____ DATE _____

CONTEXT PLAN

SCALE: 1" = 250'

PROFESSIONAL CERTIFICATION

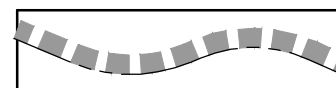
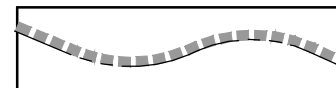

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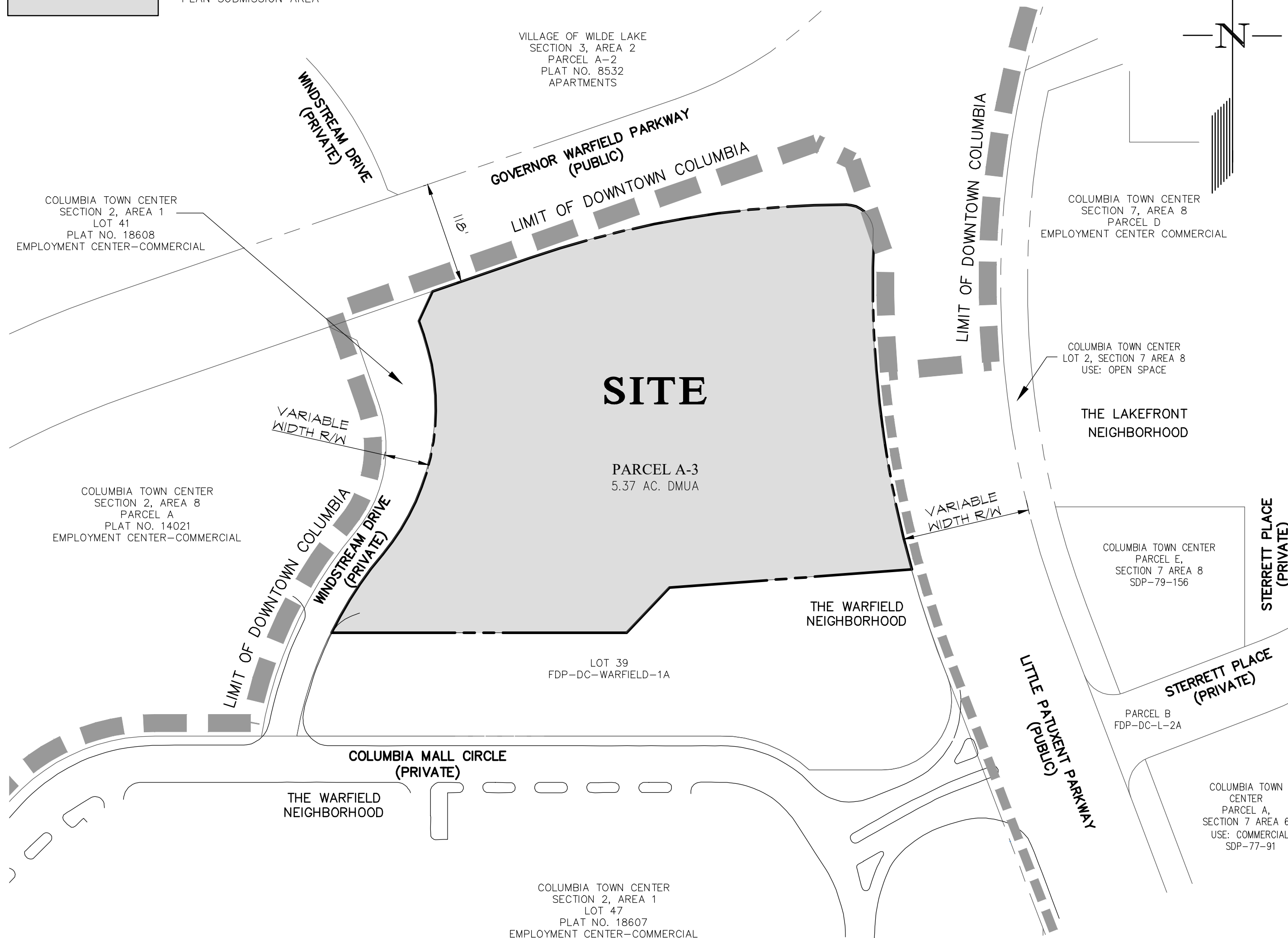


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 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/SVA: 301-989-2524 | FAX: 301-421-4186

DATE: APR., 2026
 DRAWN BY: JRC
 CHECKED BY: dds

LEGEND

-  LIMITS OF DOWNTOWN COLUMBIA
-  NEIGHBORHOOD LIMITS
-  PLAN SUBMISSION AREA



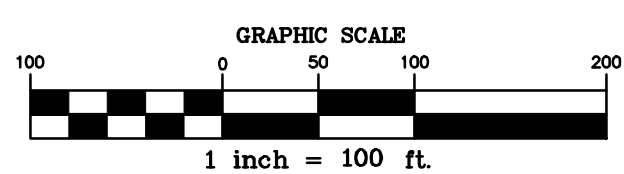
NOTES

1. TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 5.37 ACRES.
2. THE FDP AREA CONTAINS EXISTING DEVELOPED SITES.
3. PROPOSED DOWNTOWN MIXED USE AREA IS 5.37 ACRES.
4. THERE ARE NO SIGNATURE BUILDINGS WITHIN THE SITE AREA.
5. THERE ARE NO HISTORIC BUILDINGS OR STRUCTURES WITHIN THE SITE AREA.
6. ALL BOUNDARY INFORMATION AND COORDINATES ARE IN NAD '83 DATUM.
7. THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES WITHIN OR ADJACENT TO THE SITE AREA.
8. FOR INFORMATION ON BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES.
9. TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:

AREA OF FDP:	234,074 SF
AREA OF FDP REQUIRING NEW DOWNTOWN COMMUNITY COMMONS AREA:	234,074 SF
REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS:	11,704 SF
PROPOSED NET NEW DOWNTOWN COMMUNITY COMMONS TO MEET 5% REQ.:	0 SF
PROPOSED AS PRIMARY AMENITY SPACE (2,5):	0 SF
PROPOSED AS SECONDARY AMENITY SPACE:	0 SF
SURPLUS AREA PROVIDED BY THIS FDP THAT MAY BE CREDITED:	0 SF
SURPLUS AREA FROM FDP-DC-WARFIELD-1A CREDITED TOWARD THIS FDP:	11,704 SF*
- * EXCESS DOWNTOWN COMMUNITY COMMONS ON PREVIOUSLY APPROVED PLANS MAY BE CREDITED TOWARDS SUBSEQUENT FDP COMMUNITY COMMONS OBLIGATION PER SECTION 125.0.A.9.g.(4).(g)
10. EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.0.A.9 OF THE ZONING REGULATIONS SHALL PROVIDE AN ANNUAL PER SQUARE FOOT CHARGE IN AN AMOUNT OF \$0.25 PER SQUARE FOOT OF GROSS LEASABLE AREA FOR OFFICE AND RETAIL USES AND \$0.25 PER SQUARE FOOT OF NET FLOOR AREA FOR HOTELS TO THE DOWNTOWN COLUMBIA PARTNERSHIP ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH TITLE 28, SUBTITLE 1, SECTION 28.115 OF THE HOWARD COUNTY CODE OF ORDINANCES (CEPPA 25).
11. AFFORDABLE HOUSING REQUIREMENTS WILL BE SATISFIED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE HOWARD COUNTY CODE AND ZONING REGULATIONS. ADDITIONALLY, EACH OWNER WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ANNUAL PAYMENTS REQUIRED BY CEPPA 27, ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE HOWARD COUNTY CODE.
12. ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU PAID AS PROVIDED IN SECTION 125.0.A.9.f(2) OF THE ZONING REGULATIONS.
13. PER SECTION 125.0.H.4 OF THE ZONING REGULATIONS, MINOR ADJUSTMENTS TO THE PEDESTRIAN, BICYCLE, TRANSIT CIRCULATION, ROAD NETWORK, BLOCK CONFIGURATION AND DOWNTOWN COMMUNITY COMMONS MAY BE APPROVED AS A PART OF THE SITE DEVELOPMENT PLAN. THE APPROVAL AND CONSTRUCTION OF THE ROAD & UTILITY NETWORK (FINAL PLANS & W/S) MAY BE DONE IN CONSTRUCTION PHASES TO FACILITATE DEVELOPMENT.
14. EXISTING PARCEL A-3 IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS. FOREST CONSERVATION WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE.
15. PARCEL A-3 WILL CONTAIN A SIGNATURE BUILDING.

SITE COMPOSITE LOT AND PARCEL MAP

SCALE: 1" = 100'



HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE
-----------------------------	------	-------------------------------	------

NOTE:
1. THIS PLAN IS FOR GENERAL LOT AND PARCEL LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 4-5.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390, EXPIRATION DATE: MAY 14, 2027



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DATE: APR., 2026
DRAWN BY: JRC
CHECKED BY: dds

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND






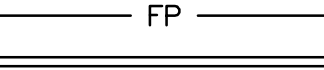


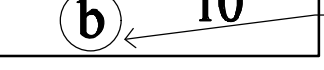



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**DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD
PHASE II
FINAL DEVELOPMENT PLAN**
COLUMBIA TOWN CENTER
SECTION 2, AREA 3 PARCEL A-3

TAX MAP 30 GRID 20 PARCEL 304
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 3 OF 5

L:\CADD\DRAWINGS\24071\PLANS BY CLM\FDP\24071-FDP-03-OVERVIEW.dwg, PLOTTED: 4/16/2026 4:21 PM, LAST SAVED: 4/16/2026 4:14 PM, PLOTTED BY: Jennifer Cory

LEGEND

-  EXISTING CONTOURS
-  EXISTING AERIAL TREE CANOPY LINE
-  EXISTING WOODED AREA
-  PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
-  SHARED-USE PATHWAY
-  FLOODPLAIN
-  LIMITS OF DOWNTOWN COLUMBIA
-  NEIGHBORHOOD LIMITS
-  PRIMARY AMENITY SPACE IDENTIFICATION
-  SECONDARY AMENITY SPACE IDENTIFICATION
-  PRIMARY PEDESTRIAN STREET
-  POTENTIAL SIGNATURE BUILDING
SEE NEIGHBORHOOD DESIGN GUIDELINES FOR MORE INFO

NOTES:

1. FOR COORDINATE INFORMATION, SEE SHEET 5.
2. THERE ARE NO WOODS OR FLOODPLAIN LOCATED ON THE FDP SITE.

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNERS AND PETITIONERS
 ONE MALL NORTH LLC
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**DOWNTOWN COLUMBIA
 WARFIELD NEIGHBORHOOD
 PHASE II
 FINAL DEVELOPMENT PLAN**

**COLUMBIA TOWN CENTER
 SECTION 2, AREA 3 PARCEL A-3**

TAX MAP 30 GRID 20 PARCEL 304
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 4 OF 5

DATE:
APR, 2026

DRAWN BY:
JRC

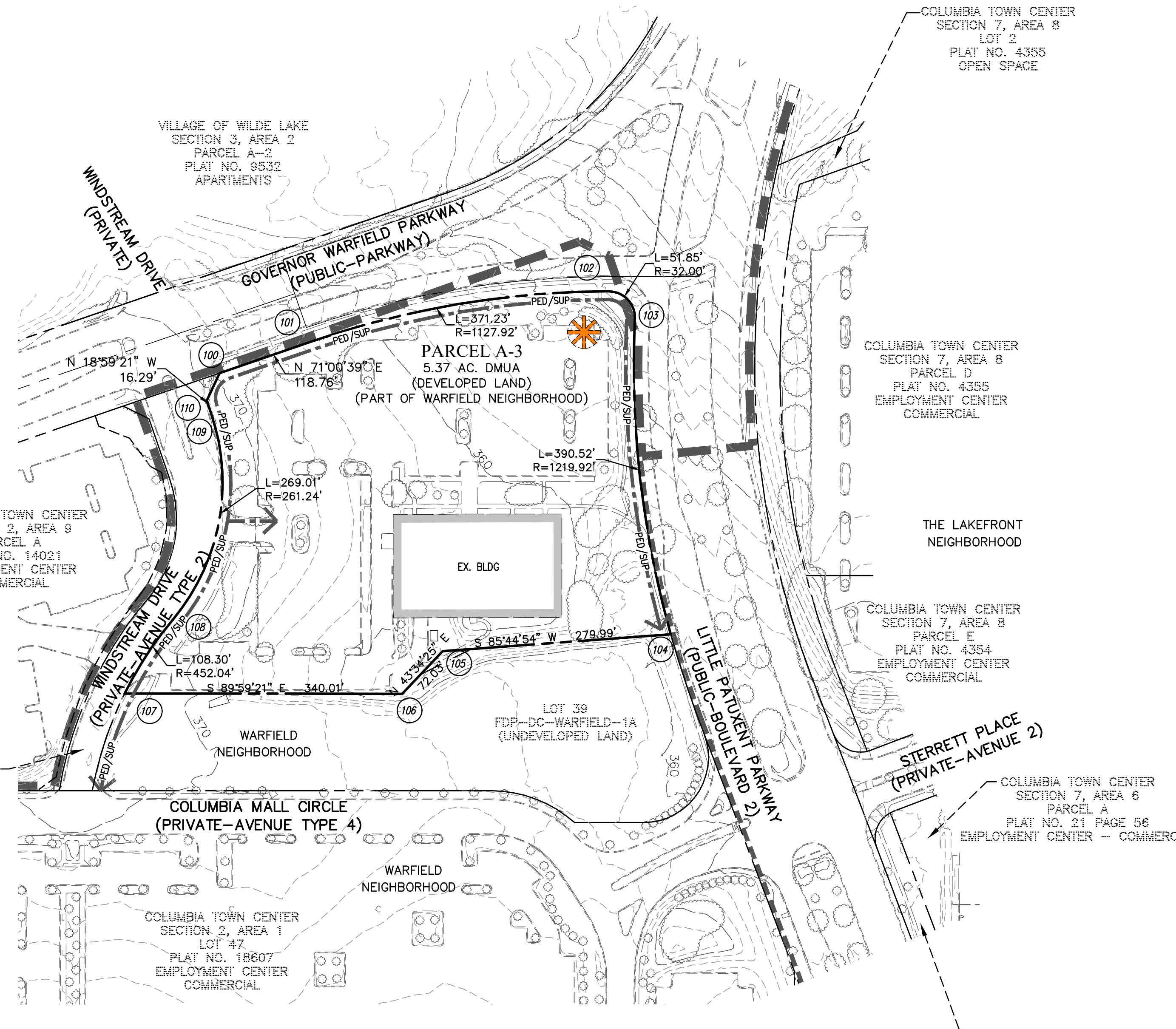
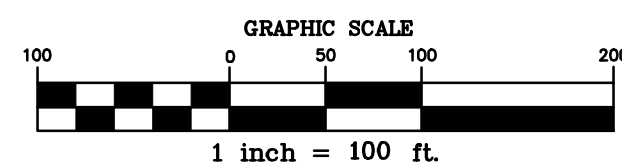
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dds



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PLAN AREA PARCEL A-3

SCALE: 1" = 100'

TABULATION OF LAND USE

	EX. DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC.	0.00 AC.
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.	0.00 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	5.37 AC.	5.37 AC.
TOTAL	5.37 AC.	5.37 AC.

* LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE
-------------------------	------	------------------------------	------

L:\CADD\DRAWINGS\24071\PLANS BY CLW\FDP\24071-FDP_04-05 PLAN.dwg, PLOTTED: 4/16/2026 4:29 PM, LAST SAVED: 4/16/2026 3:58 PM, PLOTTED BY: Jennifer Cory

COORDINATE TABLE		
PT. NO.	NORTHING	EASTING
100	565,792.3261	1,351,716.1715
101	565,830.9691	1,351,828.4687
102	565,892.3466	1,352,192.8978
103	565,858.8319	1,352,224.9351
104	565,472.4448	1,352,268.6774
105	565,451.6869	1,351,989.4479
106	565,399.5020	1,351,939.7985
107	565,399.5671	1,351,599.7890
108	565,490.0299	1,351,658.8667
109	565,742.9933	1,351,705.8001
110	565,758.3972	1,351,700.4994

NET NEW AMENITY SPACES CHART¹

KEY	TYPE	AMENITY DESCRIPTION	MIN. AREA	AREA SHOWN
X	PRIMARY	---	0 SF	0 SF
⊗	SECONDARY	---	11,704 SF ²	0 SF
TOTAL:			11,704 SF ³	

- SEE SHEET 3 NOTE 9 FOR 5% NET NEW DOWNTOWN COMMUNITY COMMONS REQUIREMENT.
- MINIMUM SECONDARY AMENITY SPACE AREA BASED ON THE 5% REQUIREMENT IS 11,704 SF MINUS PRIMARY AMENITY AREA PROVIDED (0 SF) WHICH EQUALS 11,704 SF
- SEE SHEET 3 NOTE 9 FOR ADDITIONAL INFORMATION.

DOWNTOWN REVITALIZATION PHASING PROGRESSION ⁴															
Use Type	PHASE I				PHASE II CUMULATIVE				PHASE III COMPLETION				PHASE IV COMPLETION		TOTAL
	Min		Max		Min		Max		Min		Max		Up To	Up To	
	Units	SF	Units	SF	Units	SF	Units	SF	Units	SF	Units	SF	Units	SF	
Retail		300,000		676,446		429,270		1,100,000		558,540		1,250,000		691,460	1,250,000
Office/ Conf ¹		1,000,000		1,513,991		1,868,956		2,756,375		2,737,912		4,300,000		1,562,058	4,300,000
Hotel Rms ²	100		640		200 ³		540 ³		300		640		340		640
Residential ²	656		2,921 ⁵		1,442		4,700		2,228		5,500		4,016		6,244

- OFFICE/CONFERENCE INCLUDES HOTEL CONFERENCE/BANQUET SPACE GREATER THAN 20 SQ FT PER HOTEL ROOM.
- FOR ZONING AND PHASING PURPOSES, HOTEL ROOMS AND RESIDENTIAL DEVELOPMENT ARE TRACKED BY UNIT. ACTUAL SQUARE FOOTAGE OF HOTEL AND RESIDENTIAL DEVELOPMENT WILL BE CALCULATED FOR CEPPA COMPLIANCE. AT LEAST 5% OF THE RESIDENTIAL UNITS IN PHASE I, 12% OF THE RESIDENTIAL UNITS IN PHASE II, AND 12% OF THE RESIDENTIAL UNITS IN PHASE III, MUST BE AFFORDABLE BEFORE MOVING ON TO THE SUBSEQUENT PHASE.
- THE MINIMUM NUMBER OF HOTEL ROOMS REQUIRED IN PHASE II IS 100 UNLESS MORE THAN 540 ROOMS WERE CONSTRUCTED IN PHASE I; THE MAXIMUM NUMBER OF HOTEL ROOMS FOR PHASE II WILL BE THE DIFFERENCE BETWEEN 640 AND THE NUMBER OF ROOMS CONSTRUCTED IN PHASE I.
- ADJUSTED PER SECTION 125.0.A.9.h.(4) AND THE DECISION & ORDER IN PB 455 (FDP-DC-L-2A)
- INCLUDES 475 DRRA LIHTC UNITS

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNERS AND PETITIONERS
ONE MALL NORTH LLC
 10490 LITTLE PATUXENT PARKWAY, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: GABRIEL CHUNG
 410-964-4800

**DOWNTOWN COLUMBIA
 WARFIELD NEIGHBORHOOD
 PHASE II
 FINAL DEVELOPMENT PLAN**
 COLUMBIA TOWN CENTER
 SECTION 2, AREA 3 PARCEL A-3

TAX MAP 30 GRID 20 PARCEL 304
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: AS SHOWN SHEET 5 OF 5

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390, EXPIRATION DATE: MAY 14, 2027



3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DATE: **APR, 2026**
 DRAWN BY: **JRC**
 CHECKED BY: **dds**

HOWARD COUNTY PLANNING BOARD

HO. CO. EXEC. SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____

COORDINATES & TABLES

WARFIELD NEIGHBORHOOD



BROKEN LAND PKWY

GOVERNOR WARFIELD PKWY

LITTLE PATUXENT PKWY

WARFIELD

THE MALL IN COLUMBIA

MERRIWEATHER SYMPHONY WOODS

SITE

LAKE KITTAMAQUONDI

U.S. - 28

WILDE LAKE

THE SITE



THE MALL
IN COLUMBIA

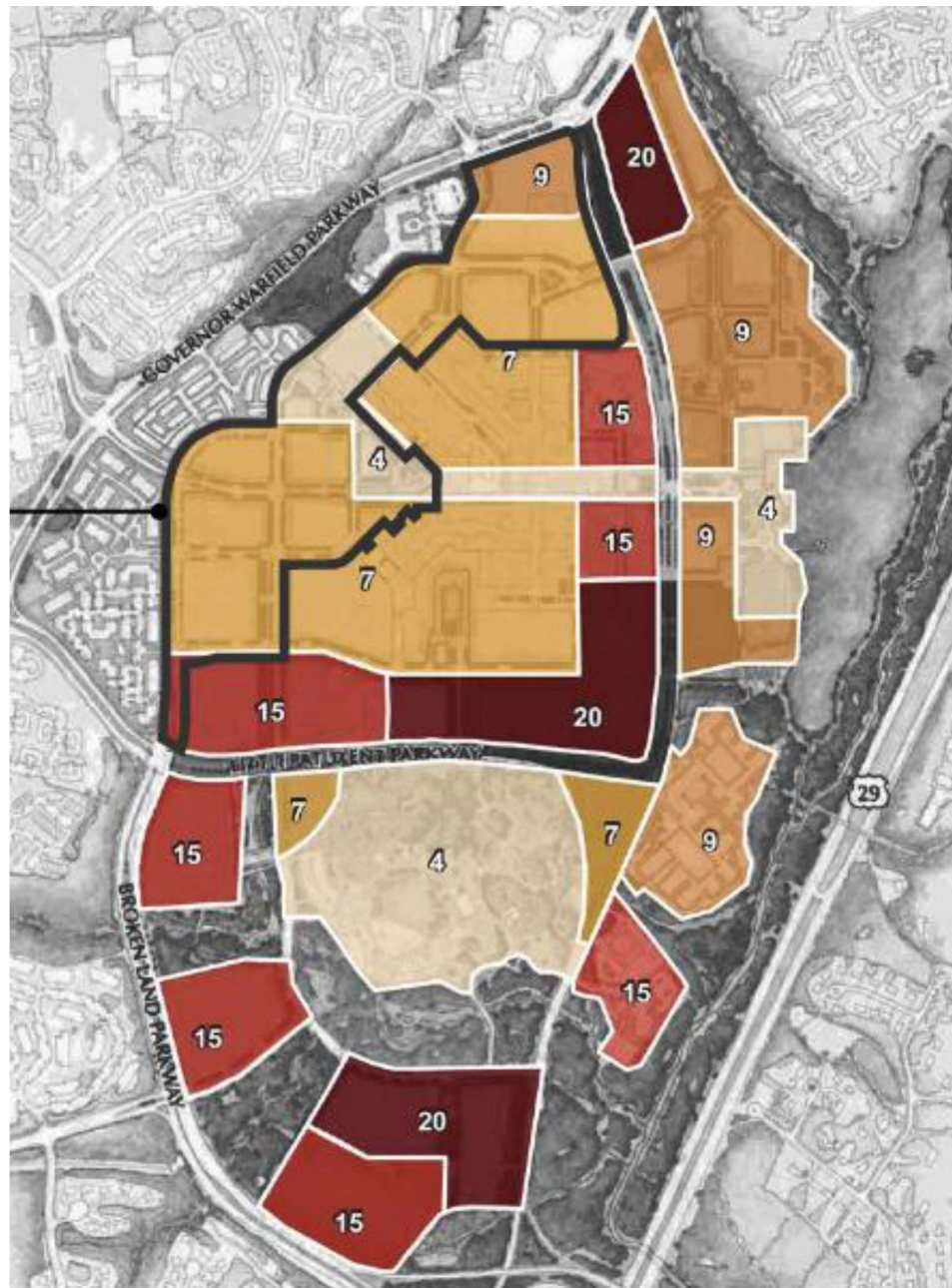
WARFIELD

SITE

LITTLE PATUXENT PKWY

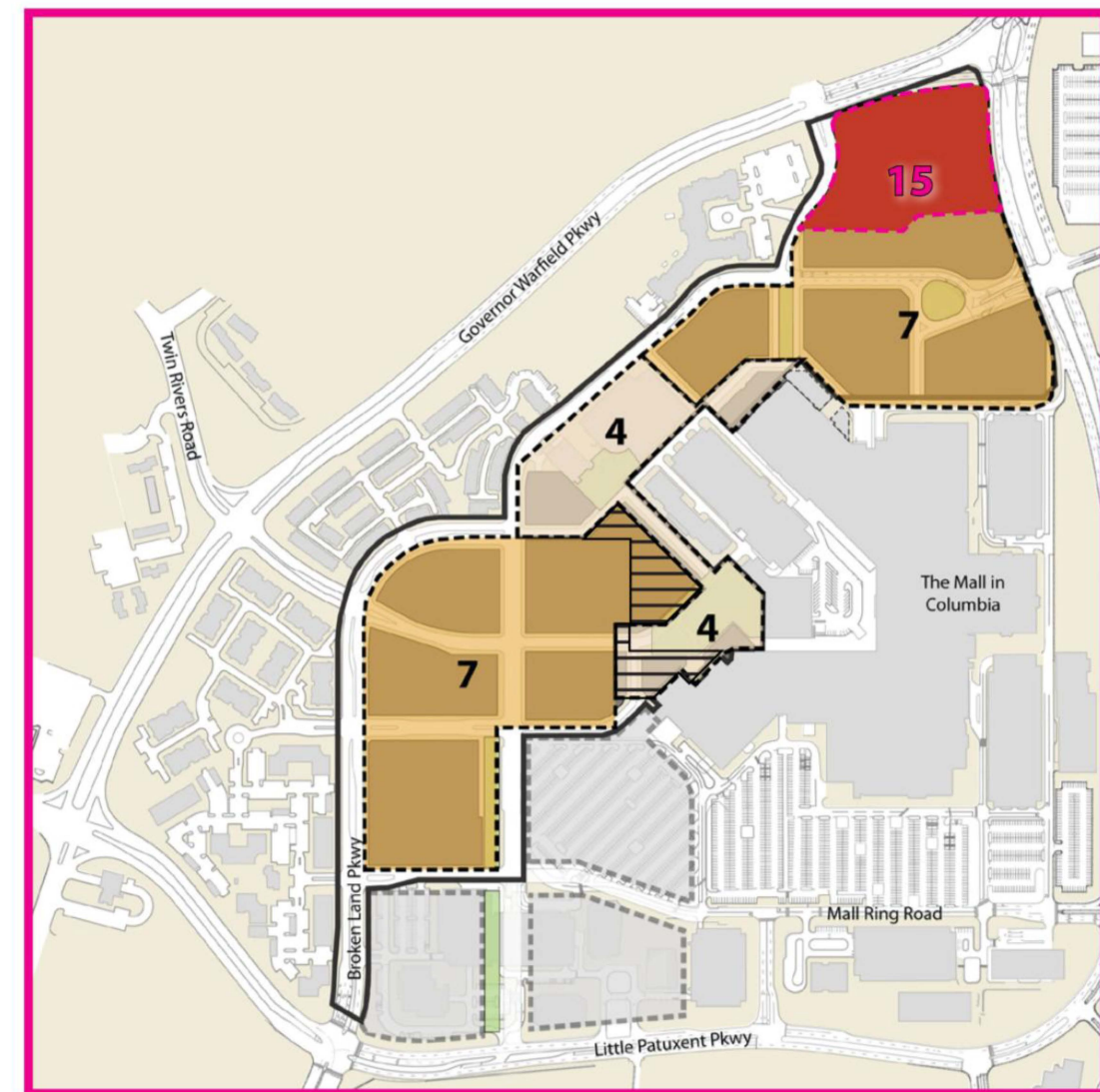
WINDSTREAM DR

GOVERNOR WARFIELD PKWY



Approved Maximum Building Height Plan

Downtown Columbia Plan- General Plan Amendment



Warfield Neighborhood Building Height Plan

KEY

- MAX. 4 STORIES (NOT TO EXCEED 60')
- MAX. 7 STORIES (NOT TO EXCEED 100')
- MAX. 15 STORIES (NOT TO EXCEED 170')
- Maximum Building Height revised area, (see also p. 18)

Proposed Maximum Building Height Plan

MAXIMUM BUILDING HEIGHT



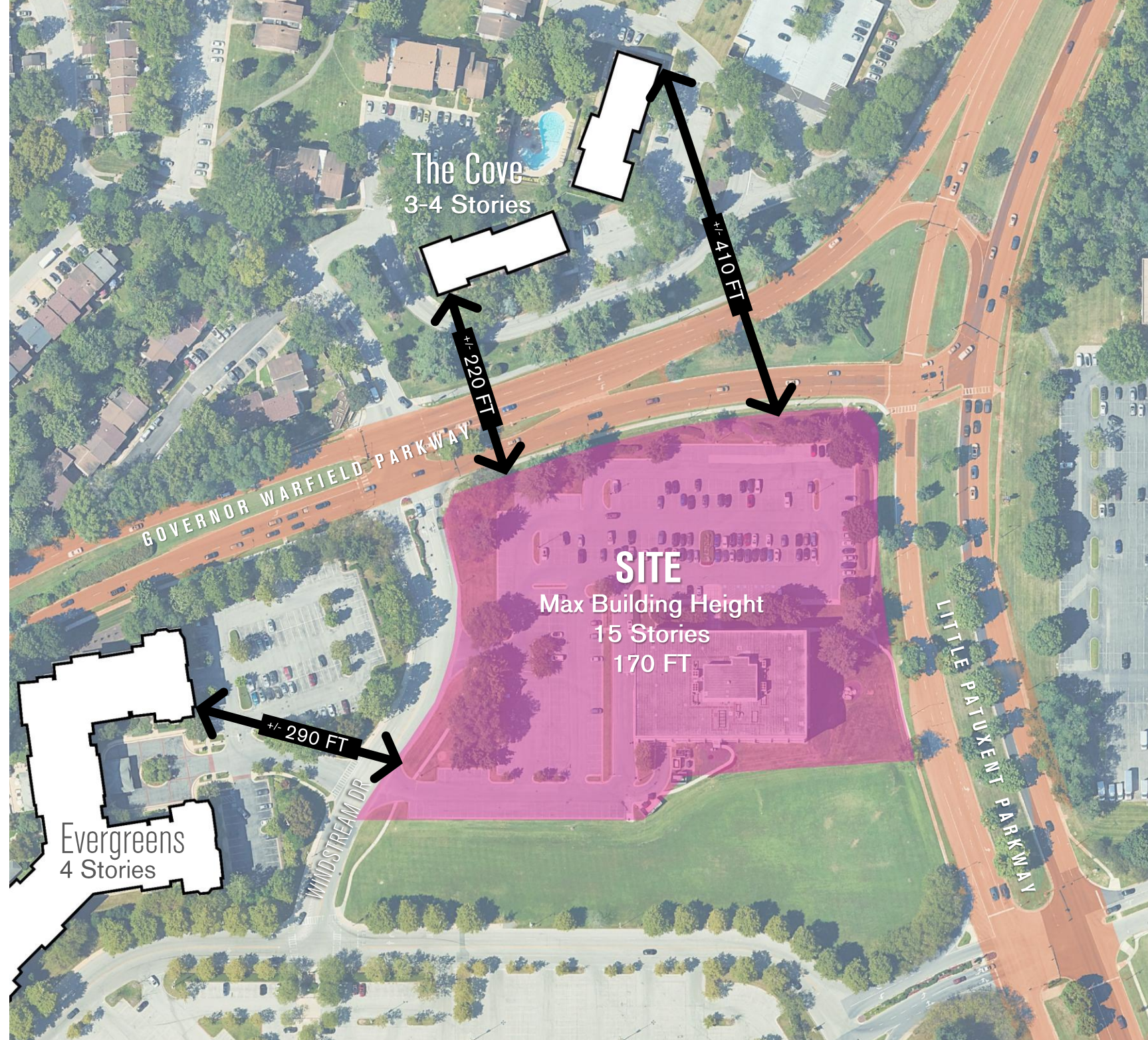
Aerial View Looking East



Warfield Neighborhood Gateways and Vistas Diagram

- KEY**
- ① TERMINATED VISTA
 - ② "GATEWAY" THRESHOLD
 - IMPORTANT AXIS
 - POTENTIAL SIGNATURE BUILDING

MAXIMUM BUILDING HEIGHT (TERMINATING VISTA AND IMPORTANT AXIS)



- Horizontal separation between the site and existing buildings is greater than proposed maximum building height.
- The Cove and site are separated by an intermediate arterial roadway and landscape buffer.

BUILDING SEPARATION (PLAN VIEW)



View South of Little Patuxent Parkway (at intersection with Governor Warfield Parkway)



View East of Governor Warfield Parkway (at intersection with Little Patuxent Parkway)



View South of Windstream Drive (at intersection with Governor Warfield Parkway)

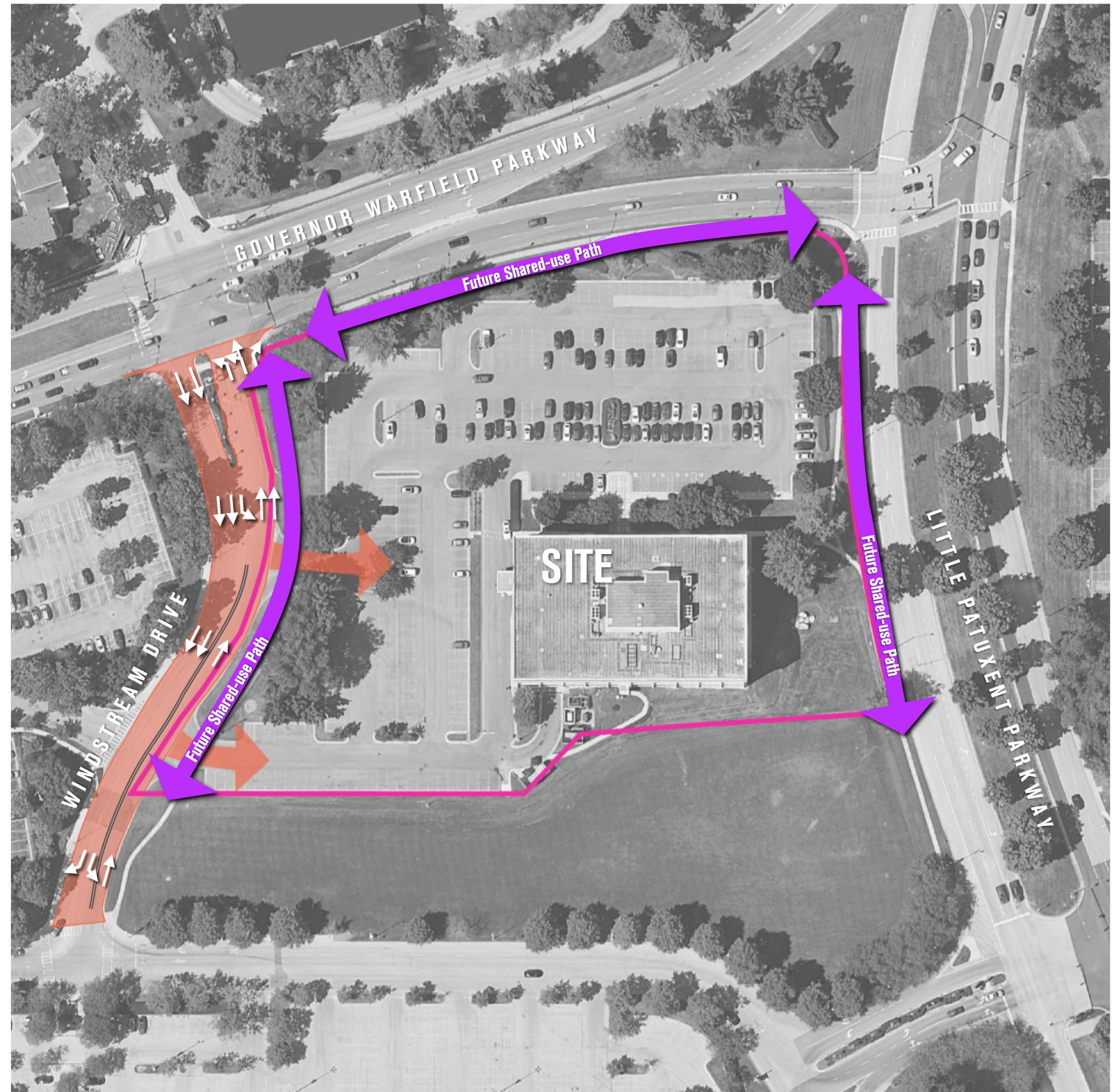
BUILDING SEPARATION (STREET VIEW)



View of Windstream Drive Looking Towards Governor Warfield Parkway

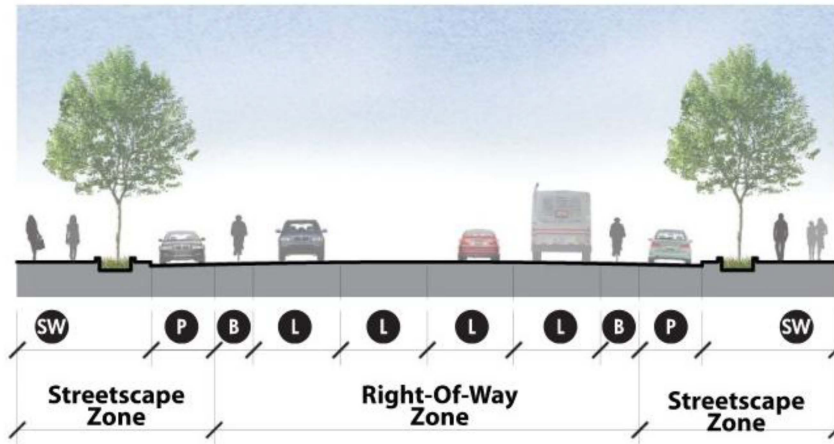


Warfield Neighborhood Street Framework Plan



AVENUE TYPE 2 (Inclusion of Shared-Use Paths)

Avenue Type 2

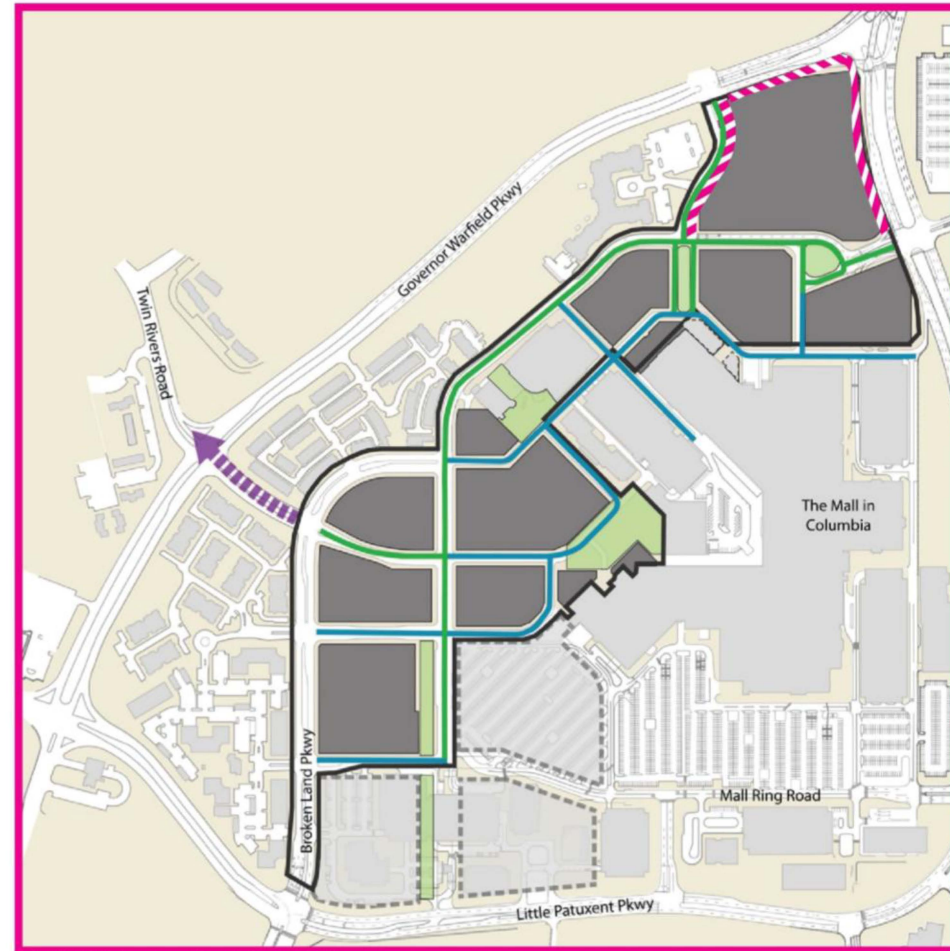


AVENUE TYPE 2 (4 LANES, DEDICATED BIKE LANES / SHARED USE PATH / SHARROWS, PARALLEL PARKING)

- L** 11' Travel Lane
- B** 5' Bike Lanes (Unless shared-use paths are provided in Sidewalk Zone. Sharrows may be used only where there are site constraints)
- P** 8' Parallel Parking (Optional) - reference Street Design: Streetscape
- SW** Sidewalk Zone- reference Street Design: Streetscape

* For dedicated bike lanes/sharrows, references Bike Circulation Plan, p. 41

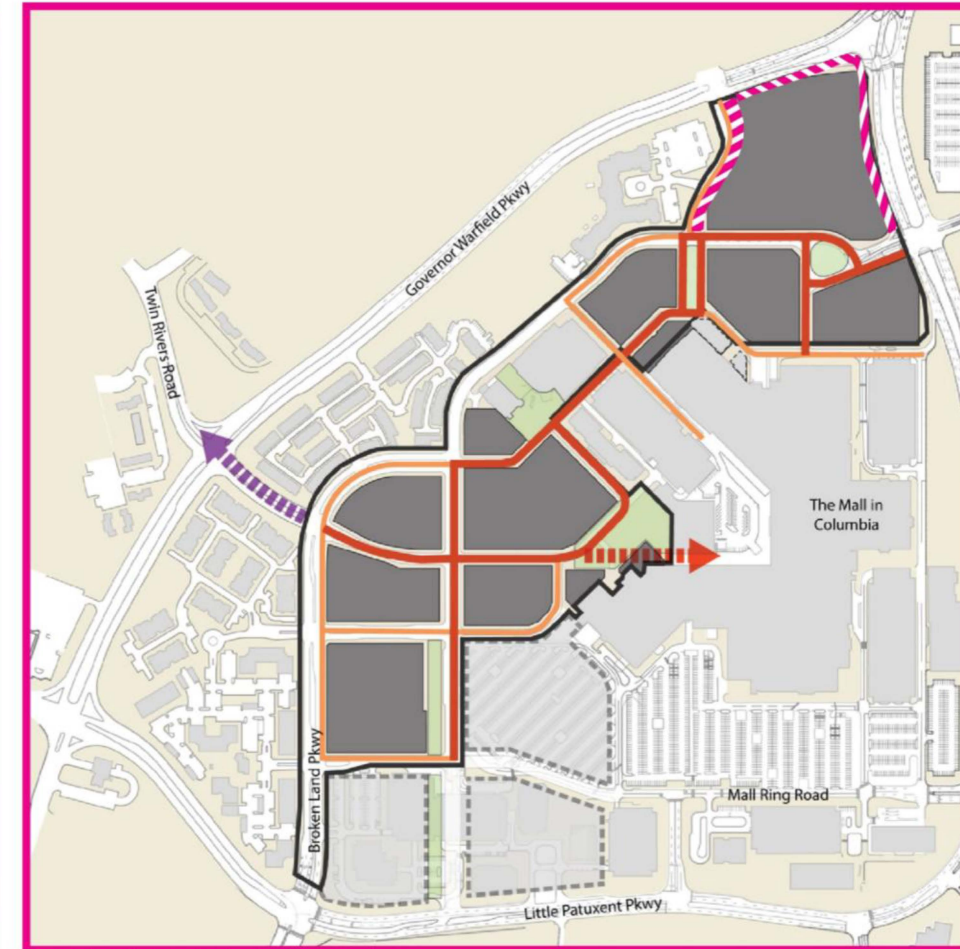
Bicycle Circulation



Warfield Neighborhood Bicycle Circulation Plan

- KEY**
- █ DEDICATED 5' BICYCLE LANES
 - █ SHARROW BICYCLE & VEHICULAR LANES
 - ▨ SHARED-USE PATHWAY (if a dedicated 5' bicycle lane is not provided).
 - ▨ SHARED-USE PATHWAY*
- * The shared-use pathway is outside Warfield; it transitions to sidewalks and bike lanes as it enters the neighborhood.
- (See Appendix A.2 for more information regarding on-road bicycle facilities.)

Pedestrian Circulation



Warfield Neighborhood Pedestrian Circulation Plan

- KEY**
- █ PRIMARY PEDESTRIAN STREETS
 - █ SECONDARY PEDESTRIAN STREETS
 - █ PRIMARY PEDESTRIAN ROUTES
 - ▨ SHARED-USE PATHWAY (if a dedicated 5' bicycle lane is not provided).
 - ▨ SHARED-USE PATHWAY*
- * The shared-use pathway is outside Warfield and it transitions to sidewalks and bike lanes as it enters the neighborhood.

(See Streetscape Zone on pp. 44-52 for more detail regarding the types and design of Warfield's streetscapes.)

AVENUE TYPE 2 (Inclusion of Shared-Use Paths)

Overview

In Warfield, **these** building heights **should** range from 3 to 15 stories. Commonly, this type will be designed as a 5-story building, with four stories of residential over a tall retail base story. 2-story retail is also permitted. The dual goals of animating the ground-floor retail while creating a subdued environment for residential living demand thoughtful design. The upper stories should have a more calm and repetitive rhythm, while the ground level should express the individual character of the retail and restaurant tenants. Along the primary street(s), the ground level use **should** be **designed to improve the public realm** (see Urban Design, p.11). The lobby to the residences may be placed on the same street as the retail, but shall have a separate, distinct lobby as a legible element of the facade. **An off-street drop-off may be used to access a building lobby, particularly for a senior living and care facility.** Individual stoop entrances to ground floor residential units may be incorporated (see Streetscape, Residential A, p. 52). Balconies and rooftop terraces are encouraged. Parking is typically accommodated in garages above or below grade. Above grade garages are ideally located mid-block, wrapped on all sides. Separate, but direct access from mid-block parking to the retail and restaurants and to the residential units is desired and shall be welcoming, safe, and well-lit. Visitable units that can be lived in or visited by people with mobility impairments are encouraged.



Examples of Senior Living and Care Facility with Vehicular Drop-Off

FDP-DC-W-2 Downtown Columbia Warfield Phase II
PB Case Number 461

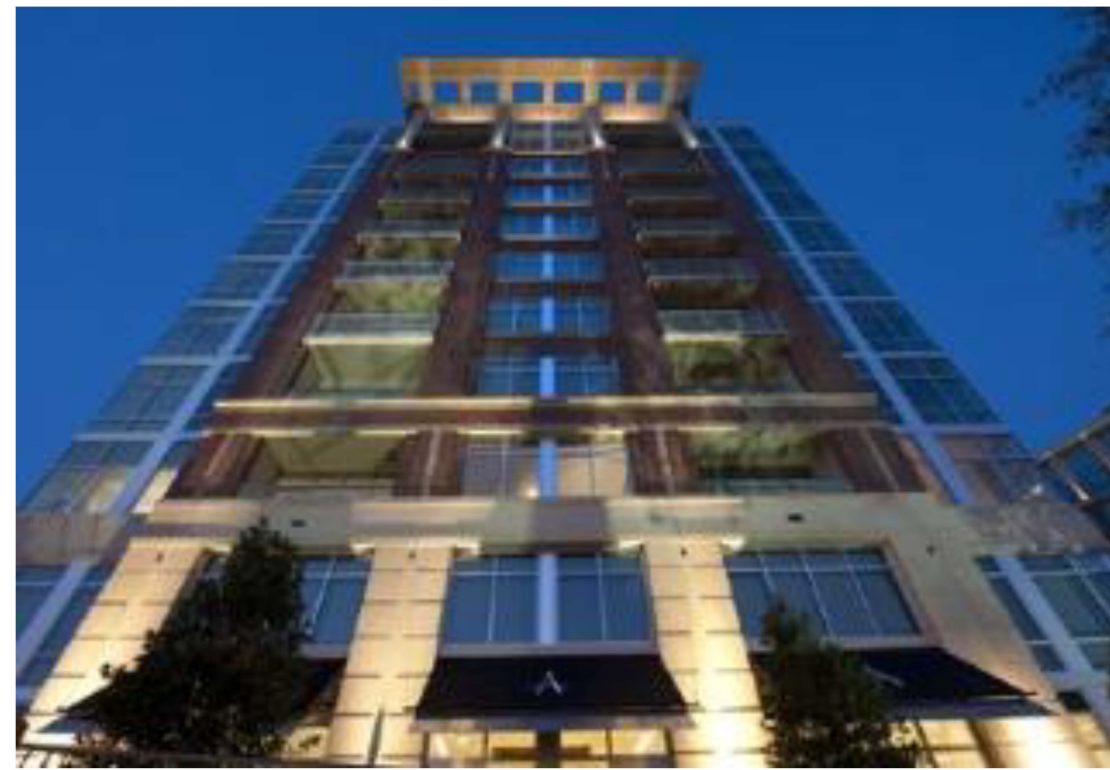
RESIDENTIAL / SENIOR LIVING & CARE FACILITY / RESIDENTIAL OVER RETAIL

Signature Building Overview

Signature buildings are not use-specific, however, due to location on prominent sites terminating key intersections or views, the architecture in these locations should have distinctive articulation or massing, such as a unique facade, lobby entrance, vertical element, or other special treatment.

Standards:

- Architectural bays **should** read in elevation.
- Typically, a strong base **should** be defined and delineated from upper stories by a cornice or other horizontal banding element.
- Walls, piers, and/or columns at the building base should visually transfer the wall load above, through the storefront, to the ground plane and shall relate in alignment to the wall areas above.
- The lobby entrance shall be highlighted as a strong, legible element of the façade.
- Window types and patterns shall be varied in a logical, restrained manner.
- Wall and roof elements shall be employed to screen roof mechanical equipment **from street-level view**.



SIGNATURE BUILDINGS

VILLAGE OF WILDE LAKE
SECTION 3, AREA 2
PARCEL A-2
PLAT NO. 8532
APARTMENTS

GOVERNOR WARFIELD PARKWAY
(PUBLIC)

WINDSTREAM DRIVE
(PRIVATE)

LIMIT OF DOWNTOWN COLUMBIA

1/8"

SITE

PARCEL A-3
5.37 AC. DMUA

LIMIT OF DOWNTOWN COLUMBIA

COLUMBIA TOWN CN
SECTION 7, AREA
PARCEL D
EMPLOYMENT CENTER COA

VARIABLE
WIDTH R/W

COLUMBIA TOWN CENTER
LOT 2, SECTION 7 AREA
USE: OPEN SPACE

THE LAKEFRON
NEIGHBORHOOD

LIMIT OF DOWNTOWN COLUMBIA
WINDSTREAM DRIVE
(PRIVATE)

VARIABLE
WIDTH R/W

COLUMBIA TOWN
PARCEL E
SECTION 7 AR
SDP-79-11

LIMIT OF DOWNTOWN COLUMBIA

THE WARFIELD
NEIGHBORHOOD

LOT 39
FDP-DC-WARFIELD-1A

LITTLE PATRICK PARKWAY
(PUBLIC)

ST
PARCEL B
FDP-DC-L-2A

COLUMBIA MALL CIRCLE
(PRIVATE)

THE WARFIELD
NEIGHBORHOOD

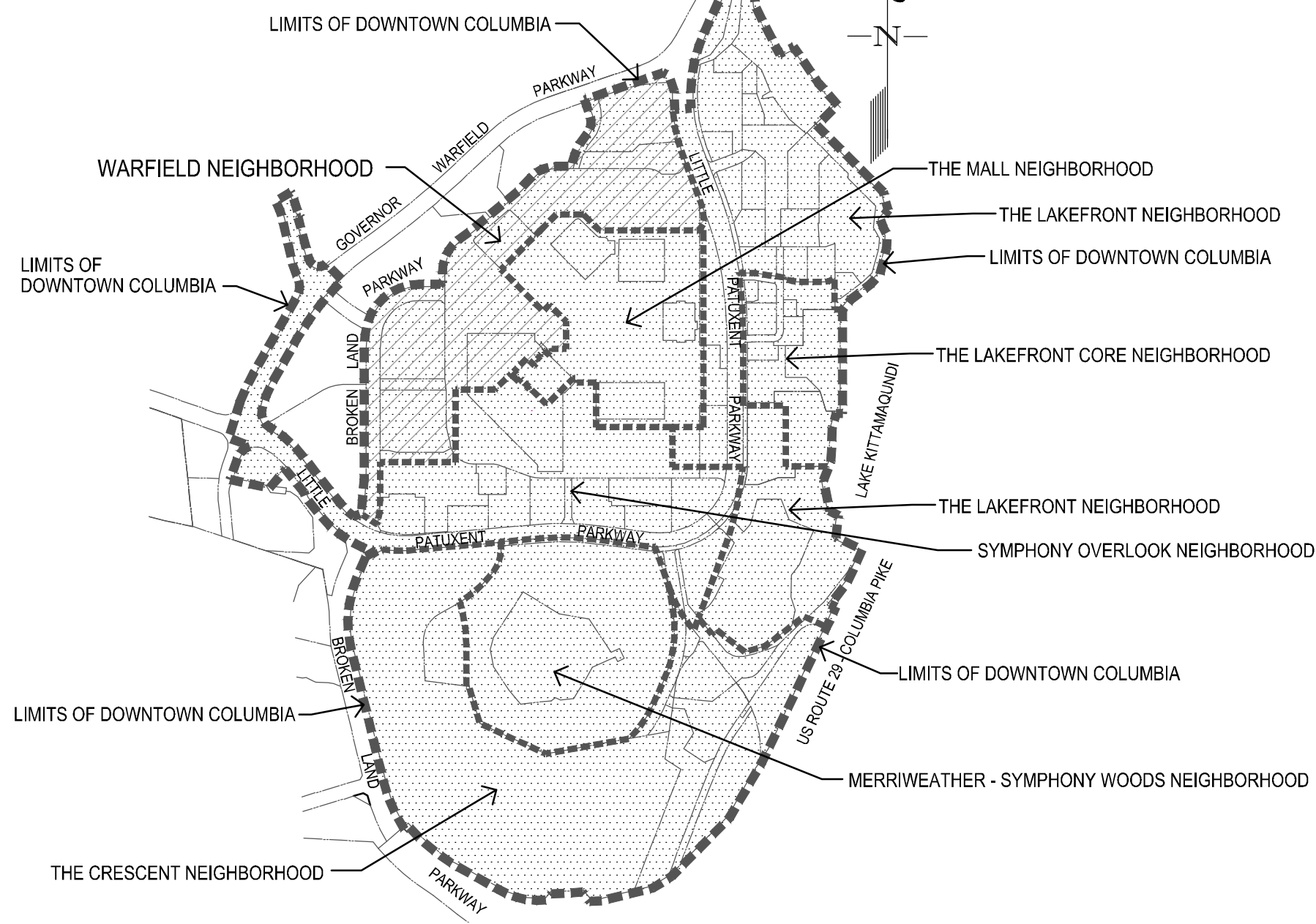
COLUMBIA TOWN CENTER
SECTION 2, AREA 1
LOT 47
PLAT NO. 18607
EMPLOYMENT CENTER-COMMERCIAL

GENERAL NOTES

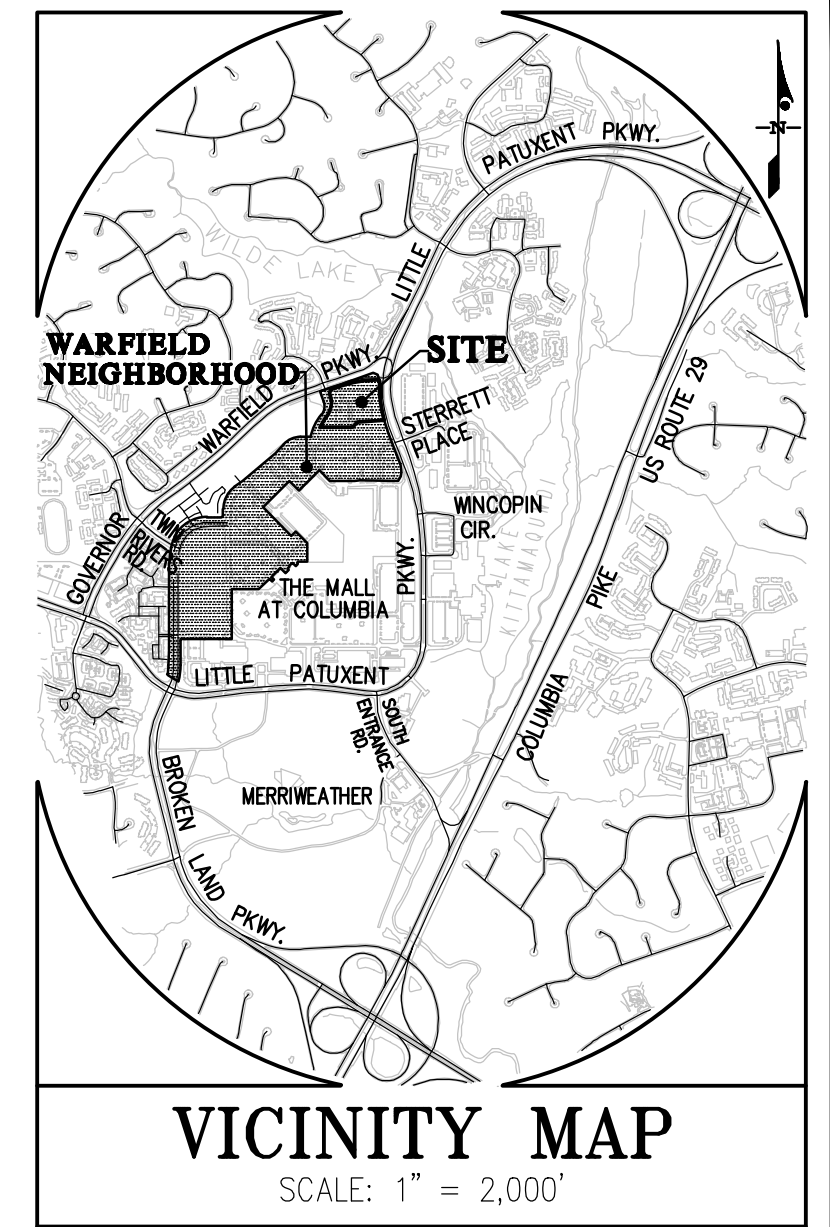
1. THE WARFIELD NEIGHBORHOOD BOUNDARY HAS BEEN TAKEN FROM THE DOWNTOWN COLUMBIA PLAN AND MODIFIED WHERE NECESSARY TO FOLLOW PREVIOUSLY APPROVED NEIGHBORHOOD CONCEPT PLANS. SEE FDP-DC-L-1 AND FDP-DC-THE MALL-1
2. THE STREET CLASSIFICATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
3. THE WARFIELD SQUARE AND WARFIELD PLAZA PRIMARY AMENITY AREAS SHOWN HAVE BEEN MODIFIED FROM THE AMENITY SPACE FRAMEWORK DIAGRAM. SEE CHAPTER 4 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION. THESE CHANGES WERE APPROVED PER FDP-DC-WARFIELD-1.
4. THE BLOCK CONFIGURATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 2 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION. THESE CHANGES WERE APPROVED PER FDP-DC-WARFIELD-1.
5. THE MAXIMUM BUILDING HEIGHT SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 2 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
6. EXISTING TWIN RIVERS ROAD FROM GOVERNOR WARFIELD PARKWAY TO THE BROKEN LAND PARKWAY IS INDICATED AS A BOULEVARD IN THE DOWNTOWN COLUMBIA GENERAL PLAN. NO IMPROVEMENTS TO THIS SECTION OF ROADWAY ARE PROPOSED BY THIS PLAN.
7. A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS MAY CONSIST OF BOTH PRIMARY AMENITY SPACES (MINIMUM NET NEW AREAS INDICATED ON THESE PLANS), AND POTENTIAL SECONDARY AMENITY SPACE LOCATIONS WHICH HAVE BEEN SHOWN ON THESE PLANS. SECONDARY AMENITY SPACE, IF PROVIDED, WILL BE LOCATED IN VARIOUS AREAS WITHIN THE LIMITS OF THE NEIGHBORHOOD. FINAL LOCATIONS, SIZE, CONFIGURATION, CHARACTERISTIC, AND DESIGN WILL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.

THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE IN ACCORDANCE WITH SECTIONS 103.0 AND 125.0.A.9.g(4) OF THE HOWARD COUNTY ZONING ORDINANCE. PARTICULARLY, DOWNTOWN COMMUNITY COMMONS SHALL NOT INCLUDE AREA FROM ANY DRIVE LANE FOR VEHICULAR TRAFFIC. FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.g(4).(g)
8. FOR THE LOCATION OF ROADS THAT WILL HAVE SHARED BICYCLE AND VEHICULAR TRAVEL LANES SEE THE WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
9. FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
10. FOR THE LOCATION OF SECONDARY PEDESTRIAN ROUTES (ROUTES OTHER THAN THE PRIMARY PEDESTRIAN ROUTES) SEE THE WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
11. SERVICE DRIVES/ACCESS LANES WITHIN THE WARFIELD PLAZA WILL BE REEVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN FUTURE NEIGHBORHOOD CONCEPT PLAN AND FINAL DEVELOPMENT PLAN SUBMISSIONS TO ENSURE ADEQUATE SITING AND SCREENING.
12. THE WARFIELD SQUARE PRIMARY AMENITY SPACE SHOWN WILL BE RE-EVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN FUTURE NEIGHBORHOOD CONCEPT PLANS AND FINAL DEVELOPMENT PLANS WITH THE SUBMITTAL OF ADDITIONAL INFORMATION REGARDING THE AUGMENTATION OF AMENITIES TO THIS SPACE AND ITS OVERALL CONFIGURATION TO ENSURE THAT IT WILL FUNCTION AS ENVISIONED AND INTENDED IN THE DOWNTOWN-WIDE GUIDELINES
13. THE EXISTING TRANSIT HUB (WITHIN BLOCK W-3) WILL BE FURTHER EVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN CONJUNCTION WITH THE NEW DOWNTOWN TRANSIT CENTER FEASIBILITY STUDY (SEE CEPPA NO. 5) WITH FUTURE NEIGHBORHOOD CONCEPT PLAN AND FINAL DEVELOPMENT PLAN SUBMISSIONS TO ENSURE THAT ADEQUATE ACCESS IS PROVIDED, MINIMIZING IMPEDANCE AND DELAYS FOR TRANSIT VEHICLES.

NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD PHASE II



THE NEIGHBORHOODS
SCALE: 1" = 1000'



SHEET INDEX

1. COVER SHEET
2. NEIGHBORHOOD CONCEPT PLAN
3. NEIGHBORHOOD CONCEPT PLAN—SOUTH ENLARGED
4. NEIGHBORHOOD CONCEPT PLAN—NORTH ENLARGED

WARFIELD NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION

AREA OF WARFIELD NEIGHBORHOOD:	2,347,378 SF
AREA OF WARFIELD NEIGHBORHOOD THAT HAS BEEN DESIGNATED AS OPEN SPACE OR PUBLIC RIGHT OF WAY AS SHOWN ON THE DOWNTOWN OPEN SPACE PRESERVATION PLAN (EXHIBIT K):	201,000 SF ¹
NET AREA OF WARFIELD NEIGHBORHOOD	2,146,378 SF
REQUIRED 5% MINIMUM DOWNTOWN COMMUNITY COMMONS:	107,319 SF
ANTICIPATED NEW PRIMARY AMENITY SPACE	81,800 SF
SECONDARY AMENITY SPACE AREA THAT WOULD BE REQUIRED IF THE MINIMUM NET NEW PRIMARY AMENITY SPACE IS PROVIDED:	26,319 SF ²

WARFIELD NEIGHBORHOOD NEW PRIMARY AMENITY SPACES CHART¹

No.	AMENITY NAME	NET NEW SF ²	(AS SHOWN) ³
1.	WARFIELD GREEN	15,500 SF	(23,871)
2.	WARFIELD PROMENADE	TBD ⁴	(8,970)
3.	WARFIELD MEWS	7,600 SF	(19,690)
4.	WARFIELD SQUARE	12,900 SF	(34,570)
8.	WARFIELD PLAZA	11,300 SF	(59,540)
10.	WARFIELD PLAYGROUND	6,000 SF	(6,000) ⁵
11.	WEST PROMENADE ⁶	28,500 SF	(28,500) ⁵
TOTAL MINIMUM NET NEW AREA:		81,800 SF	

POTENTIAL NEW SECONDARY AMENITY SPACES CHART¹

KEY AMENITY DESCRIPTION	AREA
a SDP-14-024 (PARCEL C-1)	1,321 SF
b SDP-14-024 (PARCEL C-2)	1,351 SF
TOTAL POTENTIAL NET NEW SECONDARY AREA ² :	2,672 SF
TOTAL REQUIRED NET NEW SECONDARY AREA ³ :	26,319 SF
MINIMUM ADDITIONAL SECONDARY AMENITY AREA TO BE PROVIDED AS PART OF FUTURE WARFIELD FINAL DEVELOPMENT PLANS ² :	23,647 SF

LOCATIONS AND ADDITIONAL INFORMATION ON AMENITY AREAS 1-11 ARE IN THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES REVISED JANUARY 30, 2026 AND RECORDED WITH THE FDP AND CONCEPT PLAN.
THE AREA OF EACH PRIMARY AMENITY SPACE IS INDICATED IN THE TABLE ABOVE. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE AREA INDICATED IN THE TABLE AND THE AREA SHOWN ON THIS PLAN, THE AREA IN THE TABLE GOVERNS.
¹ SEE GENERAL NOTE 7 FOR ADDITIONAL INFORMATION.
² PER EXHIBIT G DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 52-2016.
³ THE PRIMARY AMENITY SPACES DEPICTED ON THIS PLAN ARE ILLUSTRATIVE AND ARE NOT BINDING. THE SQUARE FOOTAGE SPECIFIED AND THE LOCATION AND AREA SHOWN FOR EACH PRIMARY AMENITY SPACE ARE INTENDED TO PROVIDE GUIDANCE FOR FUTURE FINAL DEVELOPMENT PLAN PETITIONS. THE FINAL SQUARE FOOTAGE AND LOCATION OF EACH PRIMARY AMENITY SPACE WILL BE DETERMINED AS A PART OF THE FINAL DEVELOPMENT PLAN IN WHICH THE AMENITY AREA IS PROPOSED, AND THE SQUARE FOOTAGES AS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE.
⁴ EXHIBIT G LISTS THE MINIMUM AREA FOR THE WARFIELD PROMENADE AS (TBD). THE AREA LISTED IN THIS CHART IS THE AREA SHOWN ON THESE PLANS. THE FINAL AREA WILL BE DETERMINED AT THE TIME OF THE SDP(S) FOR THE PARCELS ADJACENT TO THE WARFIELD PROMENADE. THE AREA MAY BE MODIFIED PROVIDED THE 5% DOWNTOWN COMMUNITY COMMONS REQUIREMENT IS STILL MET FOR EACH APPLICABLE FDP, SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.G.(4).G.
⁵ SEE SDP-13-007
⁶ THE TOTAL WEST PROMENADE AREA REQUIREMENT IS 63,000 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 PERCENTAGE OF OVERALL AREA REQUIREMENT. THE WARFIELD PORTION OF THE WEST PROMENADE IS 44.6% OF THE TOTAL WHICH EQUATES TO A 28,500 SF REQUIREMENT.

- ¹ SEE GENERAL NOTE 7 FOR ADDITIONAL INFORMATION.
- ² EACH FDP WITHIN THE WARFIELD NEIGHBORHOOD SHALL PROVIDE THE POTENTIAL OF A MINIMUM OF 5% DOWNTOWN COMMUNITY COMMONS WITHIN EACH FDP LIMIT. EXCESS CREDITED DCC MAY BE CREDITED TO A SUBSEQUENT FDP PER 125.0.A.9.g(4)(g)
- ³ SEE WARFIELD NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION FOR MORE INFORMATION ON THE REQUIRED NET NEW AREA

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNERS AND PETITIONERS
ONE MALL NORTH LLC
10490 LITTLE PATUXENT PARKWAY, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: GABRIEL CHUNG
410-964-4800

**DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD
PHASE II
FINAL DEVELOPMENT PLAN**
COLUMBIA TOWN CENTER
SECTION 2, AREA 3 PARCEL A-3

TAX MAP 30 GRID 20 PARCEL 304
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 4

HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD CHAIRPERSON	DATE
-----------------------------	------	------------------------------	------

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390, EXPIRATION DATE: MAY 14, 2027

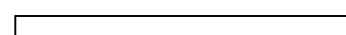


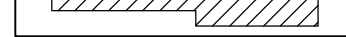
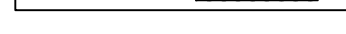
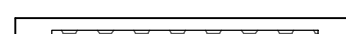
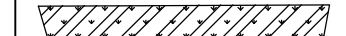





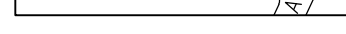




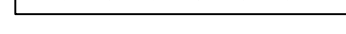
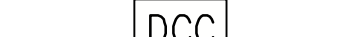







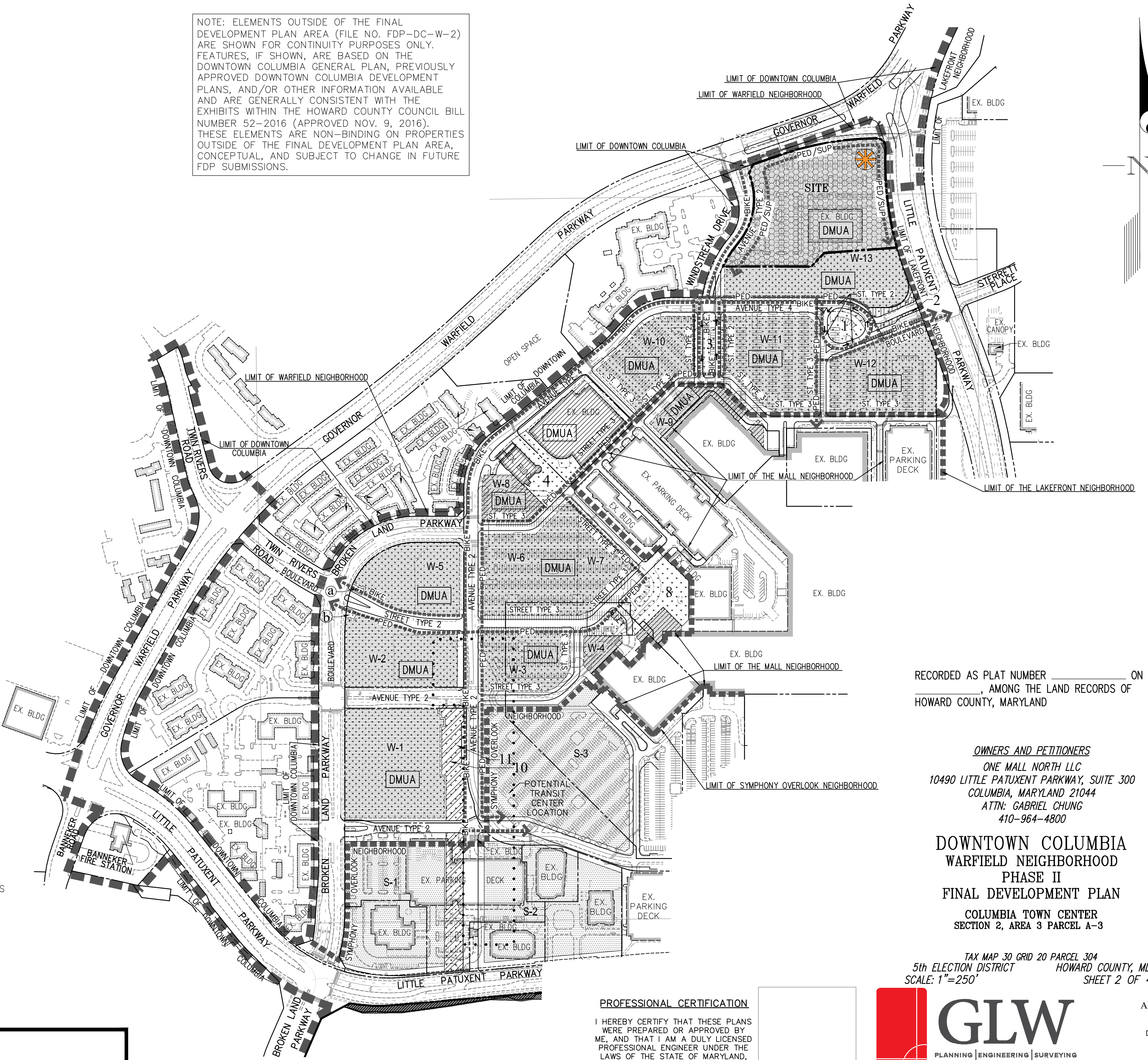
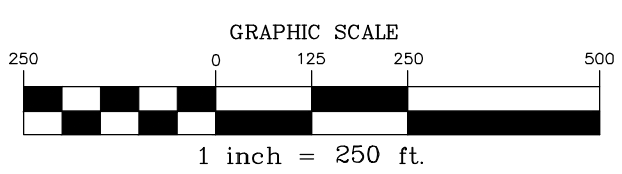
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DATE: APR., 2026
DRAWN BY: JRC
CHECKED BY: dds

LEGEND (ALL SHEETS)

NOTE: ELEMENTS OUTSIDE OF THE FINAL DEVELOPMENT PLAN AREA (FILE NO. FDP-DC-W-2) ARE SHOWN FOR CONTINUITY PURPOSES ONLY. FEATURES, IF SHOWN, ARE BASED ON THE DOWNTOWN COLUMBIA GENERAL PLAN, PREVIOUSLY APPROVED DOWNTOWN COLUMBIA DEVELOPMENT PLANS, AND/OR OTHER INFORMATION AVAILABLE AND ARE GENERALLY CONSISTENT WITH THE EXHIBITS WITHIN THE HOWARD COUNTY COUNCIL BILL NUMBER 52-2016 (APPROVED NOV. 9, 2016). THESE ELEMENTS ARE NON-BINDING ON PROPERTIES OUTSIDE OF THE FINAL DEVELOPMENT PLAN AREA, CONCEPTUAL, AND SUBJECT TO CHANGE IN FUTURE FDP SUBMISSIONS.

-  PROPERTY LINES
-  STREETS
-  BLOCKS
-  4 STORIES OR 60 FEET MAX BUILDING HEIGHT
-  7 STORIES OR 100 FEET MAX BUILDING HEIGHT
-  9 STORIES OR 145 FEET MAX BUILDING HEIGHT
-  15 STORIES OR 170 FEET MAX BUILDING HEIGHT
-  OPPORTUNITIES FOR PROMENADES W/ RAIN GARDENS
-  AMENITY AREAS
-  PRIMARY AMENITY SPACE IDENTIFICATION
-  POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
-  NEIGHBORHOOD IDENTIFICATION (WARFIELD)
-  BLOCK IDENTIFICATION NUMBER
-  BLOCK IDENTIFICATION
-  STREET TYPE
-  ONE-WAY STREET
-  SHARED-USE PATHWAY
-  PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
-  BIKE
-  NEIGHBORHOOD LIMITS
-  LIMITS OF DOWNTOWN COLUMBIA
-  POTENTIAL TRANSIT CENTER LOCATION
-  DOWNTOWN MIXED USE AREAS
-  DOWNTOWN COMMUNITY COMMONS
- POTENTIAL SIGNATURE BUILDING SEE NEIGHBORHOOD DESIGN GUIDELINES FOR MORE INFO



RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNERS AND PETITIONERS
 ONE MALL NORTH LLC
 10490 LITTLE PATUXENT PARKWAY, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: GABRIEL CHUNG
 410-964-4800

**DOWNTOWN COLUMBIA
 WARFIELD NEIGHBORHOOD
 PHASE II
 FINAL DEVELOPMENT PLAN
 COLUMBIA TOWN CENTER
 SECTION 2, AREA 3 PARCEL A-3**

TAX MAP 30 GRID 20 PARCEL 304
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=250' SHEET 2 OF 4

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390, EXPIRATION DATE: MAY 14, 2027

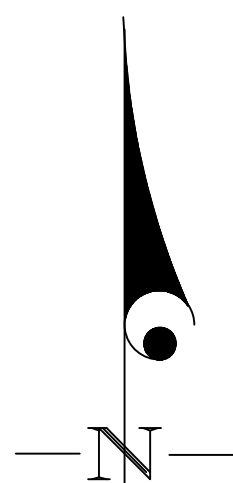
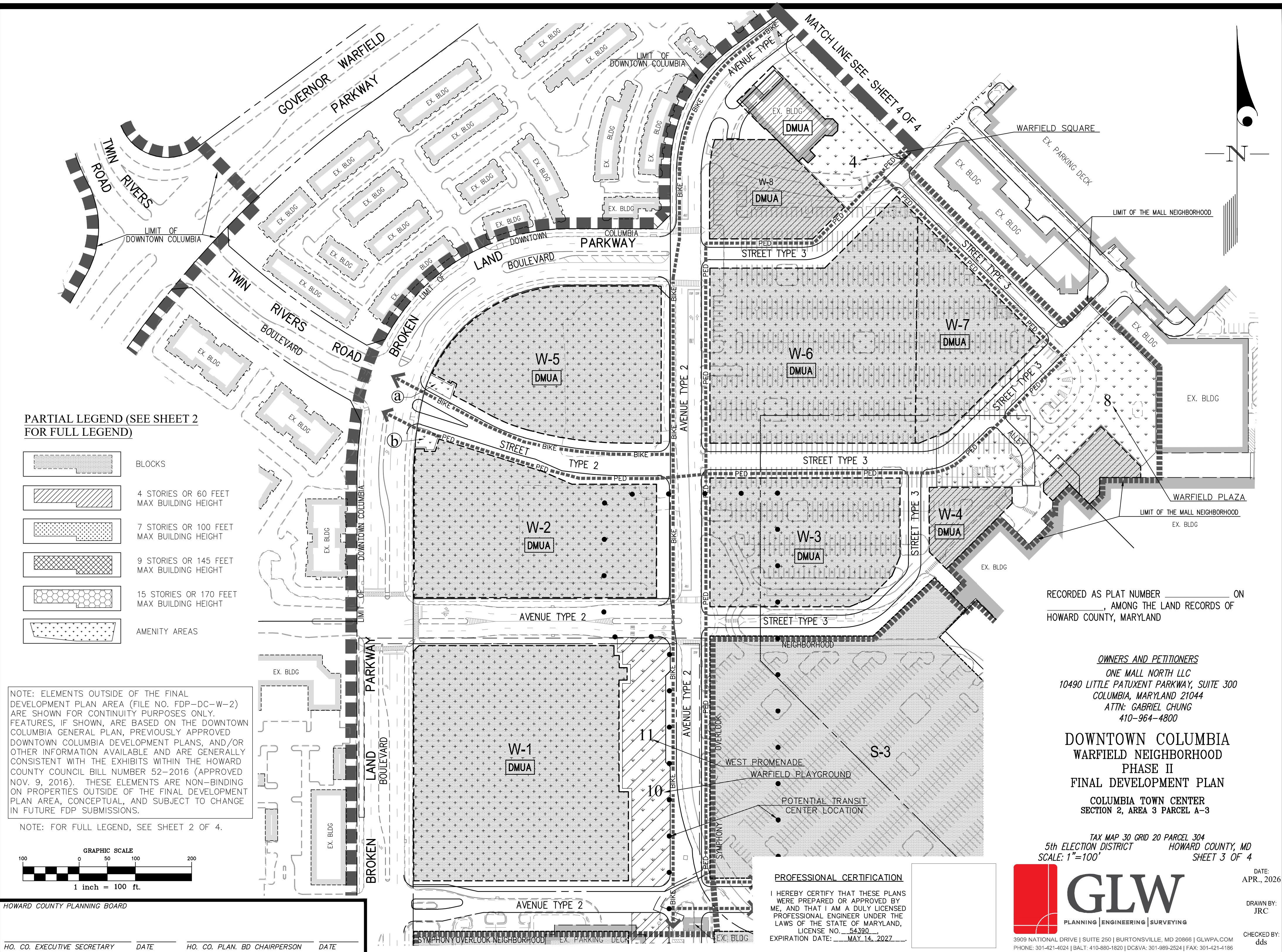


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HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY _____	DATE _____	HO. CO. PLAN. BD CHAIRPERSON _____	DATE _____
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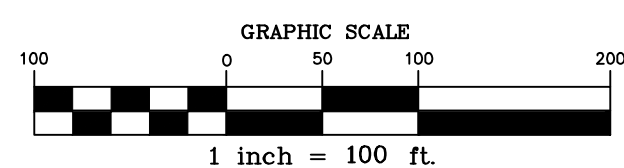


PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)

- BLOCKS
- 4 STORIES OR 60 FEET MAX BUILDING HEIGHT
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- 9 STORIES OR 145 FEET MAX BUILDING HEIGHT
- 15 STORIES OR 170 FEET MAX BUILDING HEIGHT
- AMENITY AREAS

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NOTE: FOR FULL LEGEND, SEE SHEET 2 OF 4.



HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY _____ DATE _____ HO. CO. PLAN. BD CHAIRPERSON _____ DATE _____

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TAX MAP 30 GRID 20 PARCEL 304
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 3 OF 4

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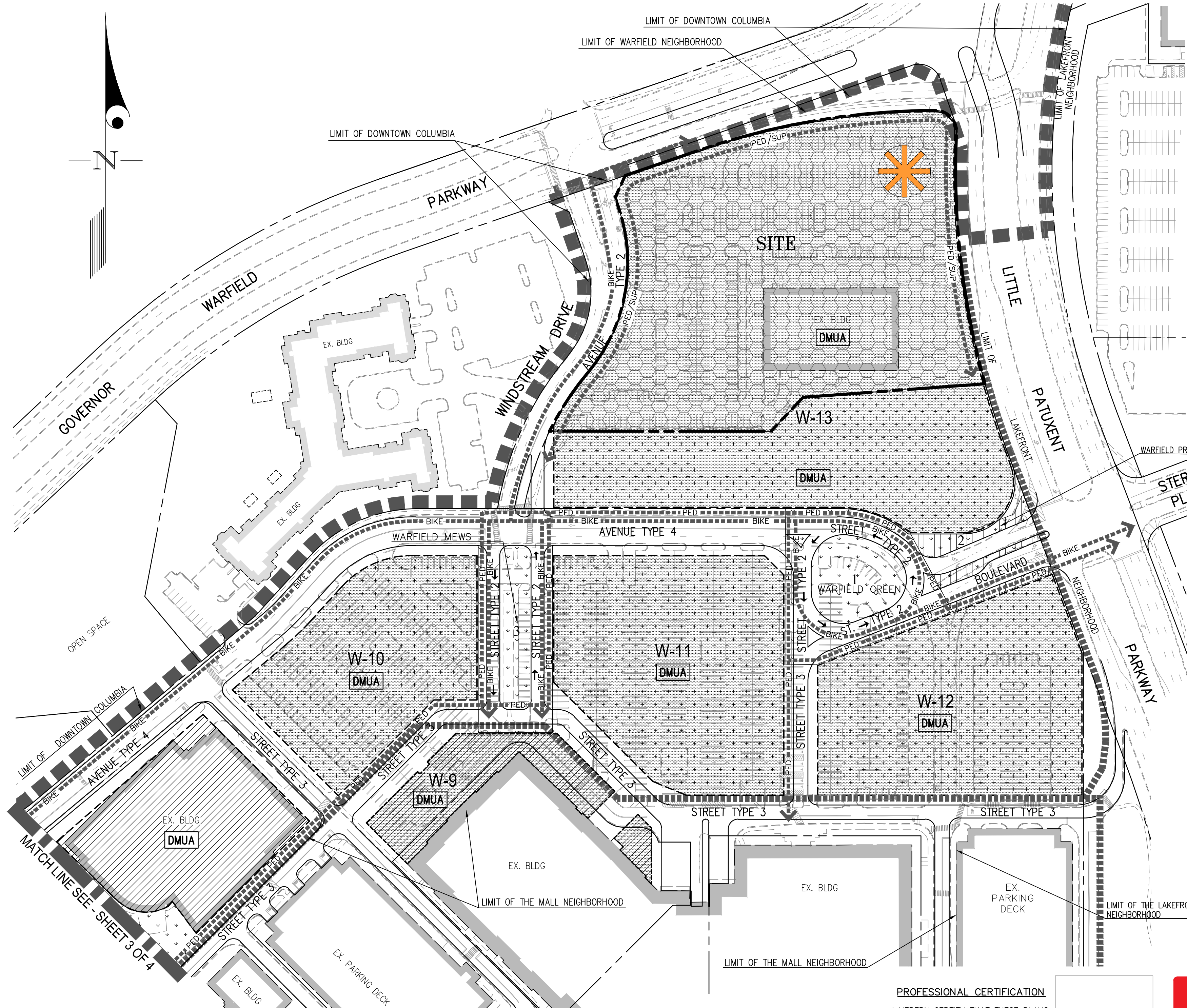


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NOTE: FOR FULL LEGEND, SEE SHEET 2 OF 4.

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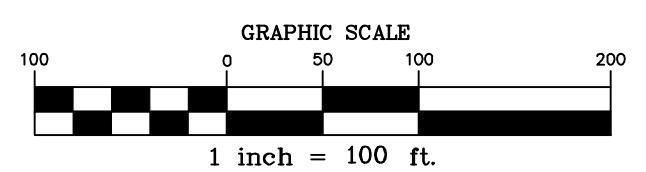
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HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD CHAIRPERSON	DATE
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509 S. Exeter St, Suite 300,
Baltimore, MD 21202
tel: 410-539-7700

WE HEREBY CERTIFY, that the annexed
advertisement of Order No 67356

Sold To:

Howard County Dept of Planning and Zoning - 126665
8250 Old Montgomery Rd
Columbia, MD 21045-2637

Bill To:


Howard County Dept of Planning and Zoning - 126665
8250 Old Montgomery Rd
Columbia, MD 21045-2637

Was published in "The Baltimore Sun", "Daily", a
newspaper printed and published in Baltimore City
and/or surrounding counties on the following dates:

30 Apr 2026

HEARING NOTICE		
Howard County Planning Board		
June 4, 2026 at 7:00 PM		
The Howard County Planning Board will hold a public hearing on revisions to their Rules of Procedure. The hearing is scheduled for June 4, 2026 at 7:00 PM in the Banneker Room, of the George Howard Building, 3430 Courthouse Drive, Ellicott City, MD 21043. The hearing can be attended virtually by registering at https://www.howardcountymd.gov/boards-commissions/planning-board . The Rules of Procedure with the proposed revision is available on the Planning Board website.		
19-000	April 30, 2026	67356

The Baltimore Sun Media Group

By 

January 30, 2026

James Cecil, Chair
And Members of the Howard County Planning Board
3430 Court House Drive
Ellicott City, Maryland 21043

Re: Warfield Neighborhood: Final Development Plan Phase II and Neighborhood Documents, Downtown Columbia

Dear Chair Cecil and Members of the Planning Board:

One Mall North LLC (the “Applicant”), owner of 10025 Governor Warfield Parkway in Columbia (the “Property”), is pleased to submit this Justification Statement for the Warfield Neighborhood Phase II Final Development Plan for Downtown Columbia Revitalization (the “FDP”) and the Warfield Neighborhood Documents. The FDP covers a portion of the Warfield Neighborhood, which is in Downtown Columbia east of Governor Warfield Parkway, as well as west to northwest of The Mall in Columbia. As discussed in greater detail below, the FDP will facilitate many recommendations of the Downtown Columbia Plan, such as supporting the evolution of Downtown Columbia into a mixed-use urban center, fostering connections between neighborhoods, and enabling the redevelopment of an obsolete site at a prominent location.

Overview

The enclosed petition (the “Petition”) includes the Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, the Warfield Neighborhood Specific Design Guidelines (the “Warfield Neighborhood Design Guidelines”), and the FDP for a 5.37-acre portion of the Warfield Neighborhood. The FDP area comprises the Property, which is addressed as 10025 Governor Warfield Parkway and is identified as Lot A-3 on a subdivision plat titled “Columbia Town Center Section 2 Area 3 Lot A-3” recorded among the Land Records for Howard County as Plat No. 13780 on July 7, 1999. The Property comprises the northern edge of the Warfield Neighborhood at the southwestern quadrant of the intersection of Governor Warfield Parkway and Little Patuxent Parkway. Each of the enclosed documents is based on those reviewed and approved by the Planning Board for the Lakefront Core, Lakefront North, Warfield, Merriweather-Symphony Woods, and Crescent neighborhoods.

The Petition proposes redeveloping the Property within the Warfield Neighborhood with a maximum of 400,000 gross square feet of new commercial area, including a residential care facility containing 80 beds for assisted living and memory care. The Property’s redevelopment will also include up to 150 units of age-restricted adult housing dwelling units, associated amenities and a minimum 10 foot-wide shared-use pathway along Windstream Drive. The FDP proposes a maximum building height of 15 stories not to exceed 170 feet. The residential care facility would be available to individuals aged 55 years and older and offer assisted living and memory care, while the age-restricted adult housing dwelling units would be available as independent living only for individuals aged 55 years and older. It is expected individuals will pay a one-time community fee, as well as a monthly fee covering bundled and inseparable services, such as meals, laundry, housekeeping, transportation, and planned activities. The development proposed in the Petition further advances the planning objectives for the Warfield Neighborhood as a vibrant urban area that offers

opportunities for social interaction, establishes centers of activity for all ages, and encourages additional pedestrian and bicycle circulation.

The area encompassed by the FDP is currently improved with an obsolete 97,000 square foot office building constructed in 1974 and surface parking facilities. All of the Property's existing office space will be demolished, resulting in a total demolition credit of 97,000 square feet. The resulting total maximum *net* new development is 303,000 square feet, as well as 150 age-restricted adult housing dwelling units.

Pre-submission Requirements

Petitioner has complied with all pre-submission requirements in accordance with Section 125.0.E.2 of the Howard County Zoning Regulations (the "Zoning Regulations"). Specifically, Petitioner held a pre-submission community meeting on December 16, 2025 at the Howard County Central Branch Library – CEN Studio. Notice of the pre-submission meeting was provided in accordance with Section 16.128 of the Subdivision and Land Development Regulations of Howard County and Section 125.0.E.2.a of the Zoning Regulations. Enclosed is Applicant's certification that (1) the pre-submission meeting notice was sent; and (2) minutes, which include written responses to any questions not verbally answered at the meeting, were sent to all meeting attendees who signed in at the pre-submittal within 30 days of the meeting either electronically or by first class mail. The list of attendees to whom the minutes were sent is included with the Petition.

Petitioner also presented proposed modifications to the Warfield Neighborhood Design Guidelines to the Howard County Design Advisory Panel (the "DAP") in accordance with Section 125.0.E.2.b of the Zoning Regulations. The DAP considered the Warfield Neighborhood Design Guidelines, including requested modifications, on December 17, 2025. Although the DAP did not vote on a formal motion, members of the DAP present at the meeting expressed their support for the Warfield Neighborhood Design Guidelines modifications, including increasing the maximum building height on the Property from nine stories (120 feet) to 15 stories (170 feet) and allowing for additional design flexibility.

FDP Submission Documents

The following materials are submitted in accordance with Section 125.0.E.3 of the Zoning Regulations:

a) Neighborhood documents that are only binding on the Property included within the boundaries of the FDP and intended to provide guidance for future final development plan petitions:

- i) *Neighborhood Concept Plan for the Warfield Neighborhood*
- ii) *Warfield Neighborhood Design Guidelines*
- iii) *Warfield Neighborhood Implementation Plan*

b) An explanation and rationale for any change from the Downtown Columbia Plan exhibits or any neighborhood documents and materials that were part of a previously approved Final Development Plan. Limited change to building height is allowed based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;

- i) *Adjustment to Building Height. The maximum building height currently identified in Exhibit F of the Downtown Columbia Plan (Maximum Building Height Plan) within the FDP area is 9 stories (120 feet). The Petition proposes increasing the maximum*

building height within the FDP area to 15 stories (170 feet). This requested height increase recognizes the Property's prominent location at the intersection of Governor Warfield Parkway and Little Patuxent Parkway, which serves as the northern gateway to Downtown Columbia and offers a terminating vista on an important axis along Little Patuxent Parkway. The proposed maximum building height is also consistent with the maximum building height of 20 stories (up to 250 feet) allowed under the Downtown Columbia Plan for the portion of the Lakefront neighborhood east of the Property across Little Patuxent Parkway. Additionally, a maximum building height of 15 stories (170 feet) is compatible with the height of nearby structures such as Watermark Place and Vantage Point, as well as the ample horizontal separation and intervening landscaping buffering between the Property, The Cove condominiums, and Evergreens at Columbia Town Center.

Adjustment to Planned Roadway Category. The Property abuts Windstream Drive. The planned roadway category identified in Exhibit H of the Downtown Columbia Plan (Street Framework Diagram) for Windstream Drive is Avenue Type 3. The Petition proposes designating Windstream Drive as Avenue Type 2. This change will promote street activation around the Property and within Downtown Columbia, improve safety for pedestrians and cyclists, and encourage alternatives to driving.

- ii) *Modifications to Warfield Neighborhood Design Guidelines. Consistent with the proposed building height adjustment to Exhibit E of the Downtown Columbia Plan discussed above, a maximum building height within the FDP area of 15 stories (170 feet) is also proposed for the Warfield Neighborhood Design Guidelines. Increased building setbacks from shared-use pathways and from roadways designated as Parkways and Boulevards in the Downtown Columbia Plan will allow sufficient space for new pedestrian and bicycle facilities and encourage appropriate relationships with surrounding roadways. The inclusion of shared-use pathways as an allowed element within the sidewalk zone of Avenue Type 2 streets will promote safe and efficient circulation for pedestrians and cyclists. A senior living & care facility building type is added to the Warfield Neighborhood Design Guidelines to accommodate the architectural characteristics of the specific use, allow programmatic architectural components associated with the specific use (such as off-street drop-offs and expanded glazing for amenity areas to allow additional natural light), and update the guidelines to include a use that was not anticipated when initially drafted. Other minor text amendments are proposed to provide flexibility for architectural treatments, materials, and signage.*

- c) Boundaries of the property covered by the Final Development Plan;

Provided on the enclosed plans.

- d) Existing topography, woodlands, and 100-year floodplain areas;

Provided on the enclosed plans.

- e) A context plan showing existing road connections, major pedestrian networks, land uses and major storm water management facilities, and open space within the entire plan area and adjoining land within 500 feet;

Provided on the enclosed plans.

- f) Total acreage within the area covered by the plan;

Provided on the enclosed plans.

- g) Location of developed and undeveloped land and parcels;

Provided on the enclosed plans.

- h) From approved Site Development Plans for the area covered by the plan;

- i) Summary of all existing and approved development;

The existing and approved development within the FDP area consists of 97,000 square feet of office uses.

- ii) The square footage of proposed office, retail, and hotel space;

The FDP proposes 303,000 square feet of net new commercial retail space including the residential care facility (80 beds for assisted living, and memory care). No office or hotel spaces are proposed.

- iii) The square footage of any other non-residential uses;

The FDP does not propose any other non-residential use.

- iv) The number of proposed hotel and motel rooms; and

The FDP does not propose any hotel or motel rooms.

- v) The number of proposed dwelling units.

The only dwelling units proposed with the FDP are the maximum of 150 age-restricted adult housing dwelling units. Under the definition of "residential care facility" codified in the Zoning Regulations, capacity for this use is measured in terms of beds, rather than individual dwelling units. See § 103.0 of the Zoning Regulations.

- i) The approximate location and total land area of the following existing and/or proposed land uses:

- i) Downtown Arts and Entertainment Parks;

The Downtown Open Space Preservation Plan included in the Downtown Columbia Plan as Exhibit K does not depict any Downtown Arts and Entertainment Parks land area in the FDP area and the FDP does not propose any such new areas.

ii) Downtown Community Commons;

The Downtown Open Space Preservation Plan included in the Downtown Columbia Plan as Exhibit K does not depict any Downtown Community Commons land area in the FDP area and the FDP does not propose any such new areas. The FDP claims an 11,704 square foot credit associated with excess downtown community commons from a previously approved plan (FDP-DC-Warfield-1A) to satisfy the required 5% minimum net new Downtown Community Commons area. See § 125.0.A.9.g.(4)(g) of the Zoning Regulations.

iii) Downtown Environmentally Sensitive Land Areas;

The Downtown Open Space Preservation Plan included in the Downtown Columbia Plan as Exhibit K does not depict any Downtown Environmentally Sensitive Land Areas in the FDP area and the FDP does not propose any such new areas.

iv) Downtown public facilities;

The Downtown Open Space Preservation Plan included in the Downtown Columbia Plan as Exhibit K does not depict any Downtown Public Facility land area in the FDP area and the FDP does not propose any such new areas.

v) Downtown Parklands; and

The Downtown Open Space Preservation Plan included in the Downtown Columbia Plan as Exhibit K does not depict any Downtown Parklands land area in the FDP area and the FDP does not propose any such new areas.

vi) Downtown Mixed-Uses.

The Downtown Open Space Preservation Plan included in the Downtown Columbia Plan as Exhibit K depicts Downtown Mixed Use Areas land area for the entire FDP area. The FDP proposes 303,000 square feet of net new commercial retail space including the residential care facility (80 beds for assisted living and memory care), as well as 150 age-restricted adult housing dwelling units. The Property's entire 5.37-acre land area will continue to be used as Downtown Mixed Use Area.

j) The general location of existing and proposed Downtown signature buildings;

There are no existing or proposed signature buildings within the FDP area.

k) Traffic and transit circulation systems showing existing and proposed streets, routes and facilities;

Provided on the enclosed plans.

- l) A traffic study as specified in the Howard County Adequate Public Facilities Ordinance for the evaluation of the adequacy of transportation facilities;

The enclosed traffic study dated January 30, 2026 was prepared by Wells + Associates as specified in the Howard County Adequate Public Facilities Ordinance and in accordance with the Howard County Design Manual requirements for Downtown Columbia.

- m) An explanation of how the proposed development addresses the environmental concepts of the Downtown Columbia Plan, and specifically addressing the concepts of green buildings and green site design;

Redevelopment of the Property will advance the Downtown Columbia Plan's sustainability recommendations. Modern stormwater management facilities will be incorporated on a site where none currently exist. As noted on the FDP, the Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds (September 2008) identifies bioswales as a stormwater retrofit opportunity on the Property (LK-R04). ESD-style stormwater management devices will be provided on-site as part of the redevelopment. Final stormwater design will be reviewed at the time of site development plan. Additionally, redevelopment will achieve LEED Certification (with targeting and achieving LEED Silver where economically feasible) and explore the use of innovative sustainability measures (such as green roofs, solar, stormwater recapture, and use of recycled materials).

- n) The locations and descriptions of historic and culturally significant existing sites, buildings or structures, and public art and an explanation of the methods proposed to retain and preserve these items;

The FDP area does not include any historically or culturally significant existing sites, buildings, structures, or public art.

- o) A statement describing how the petitioner proposes to fulfill the art in the community requirement;

Petitioner will provide art in the community equivalent in value to 1% of the building construction costs on site or will pay a fee-in-lieu in accordance with Section 125.0.A.9.f.(2) of the Zoning Regulations. Additional information about the art in the community requirement will be provided at the time of site development plan review.

- p) A statement describing how the petitioner proposes to fulfill the affordable housing requirement;

Petitioner will satisfy affordable housing requirements in accordance with applicable provisions of the Howard County Code and Zoning Regulations. Section 125.0.A.9.f.(3)(b) of the Zoning Regulations currently requires twelve percent (12%) of the age-restricted housing dwelling units be affordable as defined by Howard County's Moderate Income Housing Unit program as building heights will exceed five stories. The residential care facility is considered under the Zoning Regulations in terms of the number of beds, rather than individual dwelling units equipped with living, sleeping, and full kitchen facilities. Therefore, there are no residential dwellings associated with the residential care facility and the requirement to provide affordable units is inapplicable to this use. In accordance with CEPPA 27, Petitioner

will provide an annual payment to the Downtown Columbia Housing Foundation in the applicable amount for each square foot of gross leasable area for office and retail uses, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the Property.

- q) Layout of the existing and proposed bicycle and pedestrian circulation systems;

Provided on the enclosed plans.

- r) Conceptual storm water management plan;

The enclosed stormwater management concept plan was prepared by Gutschick, Little & Weber, P.A. and meets all applicable environmental site design criteria and requirements.

- s) A proposed plan for fulfilling required community enhancements, programs and public amenities applicable to the Final Development Plan; and

i) *To date, CEPPAs 1-13, 15-18, 20-22, 24 and 26 have either been satisfied, responsibility transferred to the Downtown Columbia Arts and Culture Commission (CEPPAs 20 and 21), or removed by legislation (CEPPA 26 by CB 52-2016).*

ii) *The following CEPPAs will not be triggered by the FDP standing alone. They may, however, be triggered depending on construction timing for previously approved development in other Downtown Columbia neighborhoods:*

CEPPA 14 (transit center) In SDP-17-027 the Planning Board approved alternative timing for CEPPA 14, to be satisfied prior to issuance of a building permit for the 3,200,000th square foot of development. Please see the Planning Board's November 17, 2017 approval letter for additional detail.

CEPPA 19 per alternative timing approved in FDP-DC-Lakefront-1, (prior to issuance of a building permit for the 3,900,000th square foot of development) requires construction of the Lakefront Terrace (Steps to the Lake).

CEPPA 23 (prior to issuance of a building permit for the 5,000,000th square foot of development) requires HRD to provide \$1,000,000 toward the initial funding of a Downtown Circulator Shuttle.

iii) *CEPPAs 25 and 27 require ongoing contributions towards the Downtown Columbia Partnership (CEPPA 25) and affordable housing (CEPPA 27). These contributions will be made as required and the FDP contains appropriate notes in this regard.*

- t) Text material regulating the following:

i) Maximum number and unit types of net new dwellings;

The maximum number and unit types of net new dwellings is 150 units of age-restricted adult housing. As noted above, a residential care facility is considered under the Zoning Regulations in terms of the number of beds, rather than as individual

dwelling units. As such, the residential care facility use does not propose any net new dwellings.

- ii) Maximum gross floor area of net new commercial office uses and commercial retail uses;

The maximum number of net new commercial retail uses is 303,000 square feet including the residential care facility (80 beds for assisted living and memory care) arising from a demolition development credit of 97,000 square feet for removal of the Property's existing office building.

The FDP does not propose any office uses.

- iii) Maximum number of net new hotel rooms;

The FDP does not propose any hotel rooms.

- iv) Maximum building heights;

The FDP proposes a maximum building height of 15 stories (170 feet). The maximum building height permitted under the Downtown Columbia Plan and Warfield Neighborhood Design Guidelines for the Property is nine stories (120 feet). As noted above, Petitioner proposes modifications to Exhibit F of the Downtown Columbia Plan and Warfield Neighborhood Design Guidelines to increase the building height within the FDP area.

- v) Maximum size of a retail-use footprint;

The FDP proposes a maximum size of a single retail-use footprint of 65,000 square feet.

- vi) A description of the Community Commons that will be included in the development;

As noted above, the FDP claims an 11,704 square foot credit associated with excess downtown community commons from a previously approved plan (FDP-DC-Warfield-1A) to satisfy the required 5% minimum net new Downtown Community Commons area. Therefore, the FDP does not include any new Downtown Community Commons.

- vii) A statement identifying (I) the cumulative amount of development approved and built to date under Section 125.0.A.9 and (II) the status of any Downtown Community Enhancements, Programs and Public Amenities, Downtown Parkland, Downtown Community Commons, and infrastructure as addressed in the Downtown Columbia Plan;

The Planning Board has approved 3,542,215 square feet of development, with building permits being issued for approximately 2,456,997 square feet of net new development in Downtown Columbia. Please see description above for the status of

applicable CEPPAs and infrastructure. The FDP does not propose any Downtown Parkland or Downtown Community Commons.

- viii) Proposed location for environmental restoration; and

Modern stormwater management facilities will be incorporated on a site where none currently exist today. As noted above, it is expected that ESD-style stormwater management devices will be provided on-site as part of redevelopment. Final stormwater design will be reviewed at the time of site development plan. The FDP does not propose any environmental restoration.

- ix) Proposed restrictions, agreements or other documents indicating a plan to hold, own, and maintain in perpetuity land intended for common, quasi-public amenity use and public art but not proposed to be in public ownership.

Property within the FDP area intended for common, quasi-public amenity use, private streets, and public art will be held, owned and maintained by the Property owner, subject to such ownership and/or maintenance responsibilities being shared among property owners or assumed by a third party pursuant to a maintenance agreement. An appropriate agreement for maintenance and access will be provided.

Planning Board Review and Approval Criteria

Section 125.0.E.4 contains the review and approval criteria the Planning Board must consider for a final development plan. The FDP meets these standards as follows:

- a) The Downtown Neighborhood Concept Plan, the Neighborhood Specific Design Guidelines, and the Neighborhood Specific Implementation Plan conform with the Downtown-Wide Design Guidelines, the Downtown Columbia Plan, the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan, or that any propose change(s) will not be detrimental to the overall design concept and phasing for Downtown Revitalization. Limited change in building heights may be approved based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;

Section 125.0.A.2.b of the Zoning Regulations provides that when a provision in Section 125 (NT (New Town) District) requires that an action “will conform,” “confirm with,” “conforms with,” or conforms to” the Downtown Columbia Plan or any part of the plan, the action being taken shall further, and not be contrary to, the following items in the Downtown Columbia Plan:

- i) Policies;*
- ii) Timing and Implementation of the plan;*
- iii) Timing of development;*
- iv) Development patterns;*
- v) Land uses; and*

vi) *Densities and intensities.*

The FDP advances the Downtown Columbia Plan’s vision of a vital Downtown Columbia in which residents can live, shop, work, entertain, exercise, and enjoy cultural opportunities in an enriched natural setting, as well as facilitates the specific goal of establishing the Warfield Neighborhood as an urban mixed-use community for families. Specifically, the introduction of the proposed residential care facility, as well as the age-restricted adult housing dwelling units will support the provision of a full spectrum of housing typologies, enhance diversity, offer meaningful opportunities for social interaction, provide new patrons for existing and future businesses, and achieve the redevelopment of an obsolete office building. The FDP’s proposed uses are also consistent with Exhibit C (Street and Block Plan)’s orientation and Exhibit K (Downtown Open Space Preservation Plan)’s Downtown Mixed Use Area (DMUA) designation. The FDP also adheres to the Downtown Revitalization Phasing Progression for commercial uses and the provision of applicable CEPPAs.

The FDP proposes modifying Exhibit F (Maximum Building Height Plan) of the Downtown Columbia Plan by increasing maximum building heights from nine stories (120 feet) to 15 stories (170 feet). As noted above, this is appropriate in light of the Property’s prominent location at the northern gateway to Downtown Columbia at a terminated vista along the important axis of Little Patuxent Parkway, the height of existing structures in the vicinity of the Property, the maximum allowed building heights of 20 stories (250 feet) east of the Property across Little Patuxent Parkway, and the horizontal separation and intervening landscaping between the Property and surrounding development across Governor Warfield Parkway and Windstream Drive. Additionally, providing additional height and density at this location will enable the continued evolution of Downtown Columbia into a mixed-use urban center.

The FDP also proposes modifying Exhibit H (Street Framework Diagram) of the Downtown Columbia Plan by reclassifying Windstream Drive from Avenue Type 3 to Avenue Type 2 street with the ability to accommodate a shared-use pathway. This will encourage both pedestrian and cyclist linkages between the Property and surrounding areas along a Primary Bicycle Route, activate the street, and enhance safety for all transportation modes.

b) The Neighborhood Design Guidelines submitted with the Final Development Plan or Final Development Plan Amendment offer sufficient detail to guide the appearance of the neighborhood over time, and promote design features that are achievable and appropriate for Downtown Revitalization in accordance with the Design Guidelines and the Downtown Columbia Plan;

The Warfield Neighborhood Design Guidelines, with proposed modifications, provide appropriate direction regarding the appearance and design features. This includes urban design (block standards and building form), street design (including elements within road cross-sections), amenity spaces, architecture (including building types, forms, materials, and elements), signage, and sustainability.

c) The Final Development Plan conforms with the Neighborhood Documents, the Revitalization Phasing Plan, the Downtown Community Enhancements, Programs, and Public Amenities Implementation Chart and Flexibility Provisions, the Downtown-wide Design Guidelines, the Downtown Columbia Plan, the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan. Limited change in building heights may be approved based on compatibility,

character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;

As explained above, the FDP conforms with the Downtown Columbia Plan and Warfield Neighborhood Design Guidelines (with proposed modifications to each), the Warfield Neighborhood Concept Plan, and the Warfield Neighborhood Implementation Plan. All of these materials were used to inform and shape the preparation of the FDP. The proposed change in building heights is consistent with the compatibility, character, and height of nearby existing and planned development and redevelopment, as well as open spaces in the area. No maximum building heights are proposed more than twenty stories.

d) The Final Development Plan, when considered in the context of surrounding planned or existing development, provides a balanced mix of housing, employment, and commercial and arts and cultural uses throughout each phase;

The FDP provides a new residential care facility, as well as age-restricted adult housing dwelling units into Downtown Columbia. These uses will offer a balanced mix of housing typologies by addressing the demand for new senior living opportunities, satisfying the objective of providing a full spectrum of housing, and strengthening activity centers for people of all ages. The FDP's proposed land uses will also transform an obsolete and underutilized property, bolster the customer base for existing and planned commercial services, offer new patrons for arts and culture, and enrich civic life within Downtown Columbia.

e) The Final Development Plan satisfies the affordable housing requirement;

Petitioner will satisfy affordable housing requirements in accordance with applicable provisions of the Howard County Code and Zoning Regulations. Section 125.0.A.9.f.(3)(b) of the Zoning Regulations currently requires twelve percent (12%) of the age-restricted housing dwelling units be affordable as defined by Howard County's Moderate Income Housing Unit program as building heights will exceed five stories. An annual payment to the Downtown Columbia Housing Foundation in the amount of the effective per square foot rate of gross leasable area for office and retail uses, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the Property. A residential care facility use is considered under the Zoning Regulations in terms of the number of beds, rather than individual dwelling units. Thus, the affordable housing requirement is inapplicable to the residential care facility because there are no dwelling units associated with this use.

f) The bicycle, pedestrian, and transit network creates convenient connections throughout the subject area and connect, wherever possible, to existing and planned sidewalks, path, and routes adjoining the development;

The FDP will create safe and efficient bicycle, pedestrian, and vehicular connections. The proposed modifications of Windstream Drive from Avenue Type 3 to Avenue Type 2, together with the ability to include a shared-use pathway within the sidewalk zone, improves conditions for walking and cycling and is consistent with the Downtown Columbia Plan's Primary Bicycle Route designation. The Property will continue to be accessed from

Windstream Drive. The FDP's activating land uses will also promote new connections between the Property and surrounding Downtown Columbia neighborhoods.

g) The Final Development Plan protects land covered by lakes, streams or rivers, flood plains and steep slopes, and provides connections, where possible to existing and planned open space within the neighborhood and in surrounding area;

The FDP will protect land covered by lakes, streams, rivers, and flood plains by integrating modern stormwater management facilities where none currently exist today. Final stormwater design will be reviewed at the time of site development plan. A new sidewalk and shared-use pathway along Windstream Drive will provide connections to the existing pedestrian/bicycle network within Downtown Columbia, as well as to planned amenities such as the Warfield Green and the Warfield Promenade.

h) The Final Development Plan provides the location of Downtown Community Commons required under Section 125.0.A.9.h as indicated in the Neighborhood Concept Plan;

The FDP claims an 11,704 square foot credit associated with excess downtown community commons from a previously approved plan (FDP-DC-Warfield-1A) to satisfy the required 5% minimum net new Downtown Community Commons area in accordance with Section 125.0.A.9.g.(4)(g) of the Zoning Regulations.

i) The Final Development Plan is in harmony with existing and planned vicinal land uses. In making this determination, the Planning Board shall consider, if appropriate:

- i) Landscape features on the boundary of the plan area, which may include protection of existing vegetation or grade changes that provide a natural separation, or landscape planting;
- ii) The size of buildings along the edges of the plan area through limits on building height or other requirements;
- iii) The use and design of nearby properties and
- iv) The adopted Downtown Columbia Plan recommendations for height, building massing and scale, and neighborhood connectivity;

The FDP is compatible with existing and planned land uses surrounding the Property. The FDP proposes a new residential care facility, as well as age-restricted adult housing dwelling units. These are two land uses that will enhance the vibrancy of the existing mixed-use environment in Downtown Columbia, increase economic activity at nearby commercial and cultural uses, improve pedestrian and bicycle connections between neighborhoods, and diversify civic life. The proposed increase in maximum building height of 15 stories (170 feet) is in harmony given the Property's location at a prominent gateway intersection, the existing building heights of structures north of Governor Warfield Parkway, the horizontal separation from nearby properties with existing landscape buffers, and the recommended building heights of up to 20 stories (250 feet) east of the Property across Little Patuxent Parkway. The proposed shared-use pathway will accommodate safe and efficient circulation for all modes of transportation. The Property will continue to be accessed from Windstream Drive given existing grades and the arterial character of Governor Warfield Property and Little Patuxent Parkway.

j) The development proposed by Final Development Plan is served by adequate public facilities, including any proposed mitigation or development staging in accordance with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code);

The enclosed traffic prepared by Wells + Associates demonstrates the development proposed in the FDP will be served by adequate transportation facilities. The FDP is exempt from the test for adequate public schools as the proposed residential care facility, as well as the age-restricted adult housing dwelling units, are limited to seniors and will not generate school-aged children. The Project will be served by public water and sewer facilities, as well as comply with applicable standards for stormwater management and solid waste facilities.

k) The Final Development Plan protects environmentally sensitive features and provides environmental restoration in accordance with the Downtown Columbia Plan;

Modern stormwater management facilities will be incorporated on a site where none currently exist today. Final stormwater design will be reviewed at the time of site development plan.

l) The Final Development Plan protects any historic or culturally significant existing sites, buildings or structures, and public art;

As noted above, there are no historic or culturally significant existing sites, buildings, structures or public art within the FDP area.

m) The Final Development Plan proposes any appropriate plan to satisfy the requirement for art in the community;

Art equivalent in value to 1% of the building construction cost will either be provided on site or Petitioner will pay an equivalent fee-in-lieu in accordance with Section 125.0.A.9.f.(2) of the Zoning Regulations.

n) The Final Development Plan provides a plan to hold, own, and maintain in perpetuity land intended for common, quasi-public amenity use and public art that is not publicly owned, including, without limitation, any Downtown Community Commons, Downtown Parkland, Downtown Arts, Cultural and Community Use, and Downtown Neighborhood Square shown on the Final Development Plan; and

Property within the FDP area intended for common, quasi-public amenity use, and public art that is not publicly owned will be held, owned and maintained by the Property owner, subject to such ownership and/or maintenance responsibilities being shared among property owners or assumed by a third party pursuant to a maintenance agreement. An appropriate agreement for maintenance and access will be provided.

o) To better ensure conformance with the Community Enhancements, Programs and Public Amenities provisions, the Final Development Plan provides for a plan to establish membership in the Downtown Columbia Partnership and payment of the annual charges. Each Final Development Plan shall show a consistent means of calculating and providing the required annual charges.

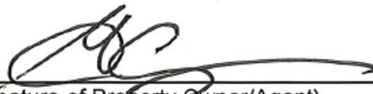
The FDP contains a note governing compliance with CEPPA 25 for participating in the Downtown Columbia Partnership and providing an annual per-square-foot charge paid prior

to issuance of occupancy permits for those buildings constructed pursuant to the FDP and subsequent site development plan.

Conclusion

The FDP satisfies all applicable requirements, standards, and findings of the Howard County Code and Zoning Regulations, as well as advances the recommendations of the Downtown Columbia Plan and associated neighborhood documents. We thank you for the opportunity to submit the FDP and Warfield Neighborhood documents. We look forward to working with the Department of Planning and Zoning and presenting the Petition to the Planning Board at the earliest possible date.

Sincerely,



(Signature of Property Owner/Agent)

Gabe Chung, Vice President

Enclosure

cc: Todd D. Brown, Esq.
Phillip A. Hummel, Esq.