



WARFIELD NEIGHBORHOOD FINAL DEVELOPMENT PLAN (FDP)

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

Planning Board Hearing

June 4, 2026

Howard Hughes

SHULMAN
ROGERS

GLW
PLANNING | ENGINEERING | SURVEYING

WA
WELLS + ASSOCIATES

HCM

PRESENTERS

Gabe Chung

Howard Hughes

Matthew Fitzsimmons



Dan Sweeney



Phillip Hummel



Michael Workosky





The Downtown Columbia Plan

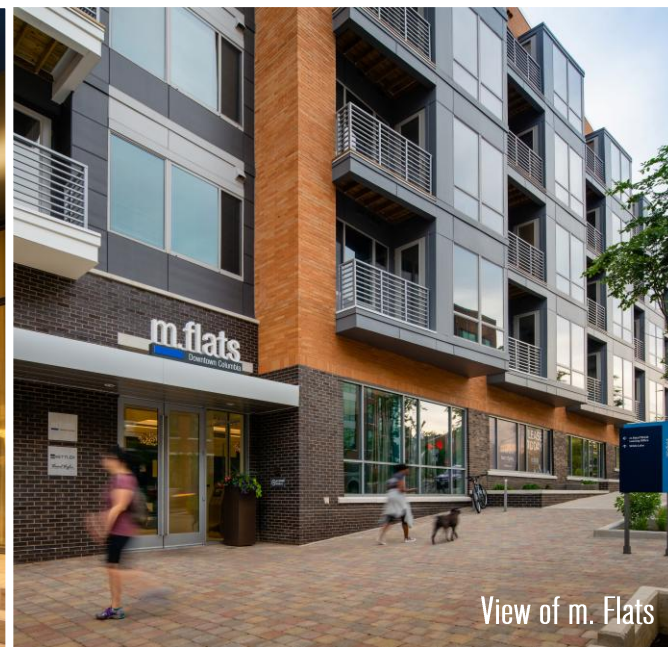
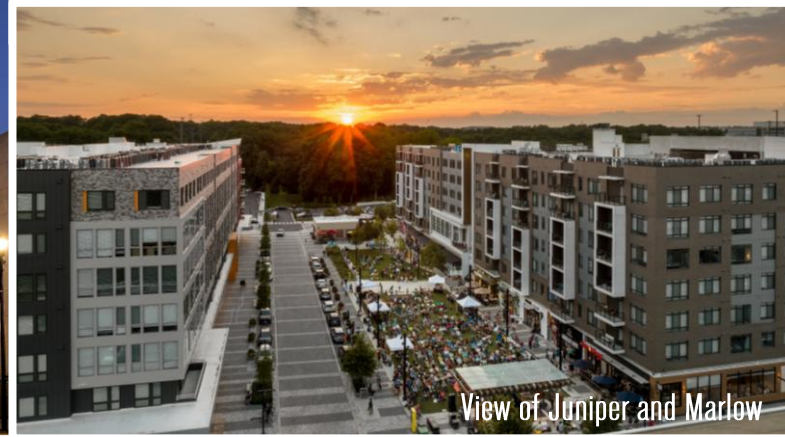
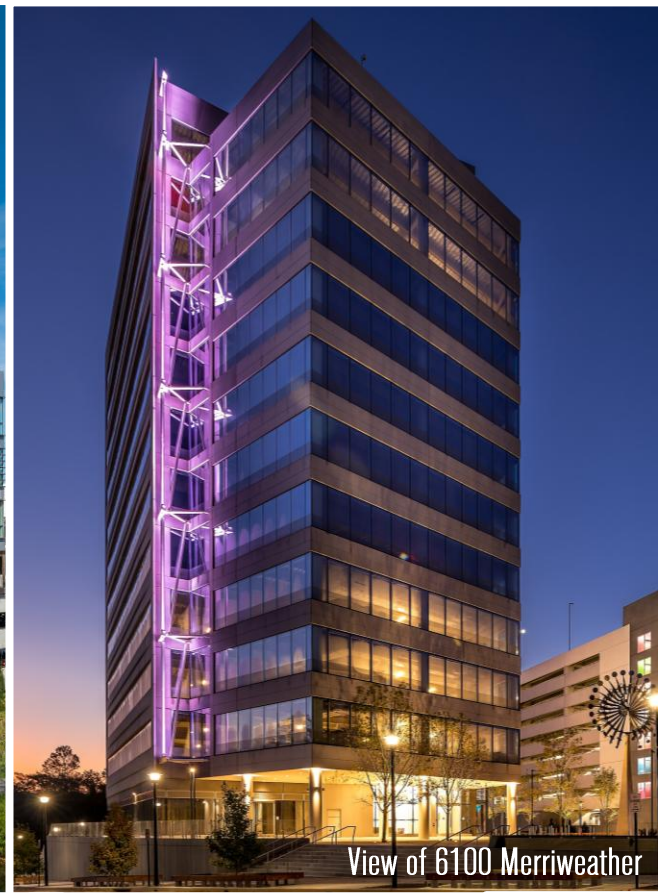
Council Passed Unanimously in 2010, amended in 2016

Land Area:	400 Acres
New Development:	13 Million SF
Residential:	6,244 DU
Office:	4.30 Million SF
Retail:	1.25 Million SF
Hotel:	640 Rooms

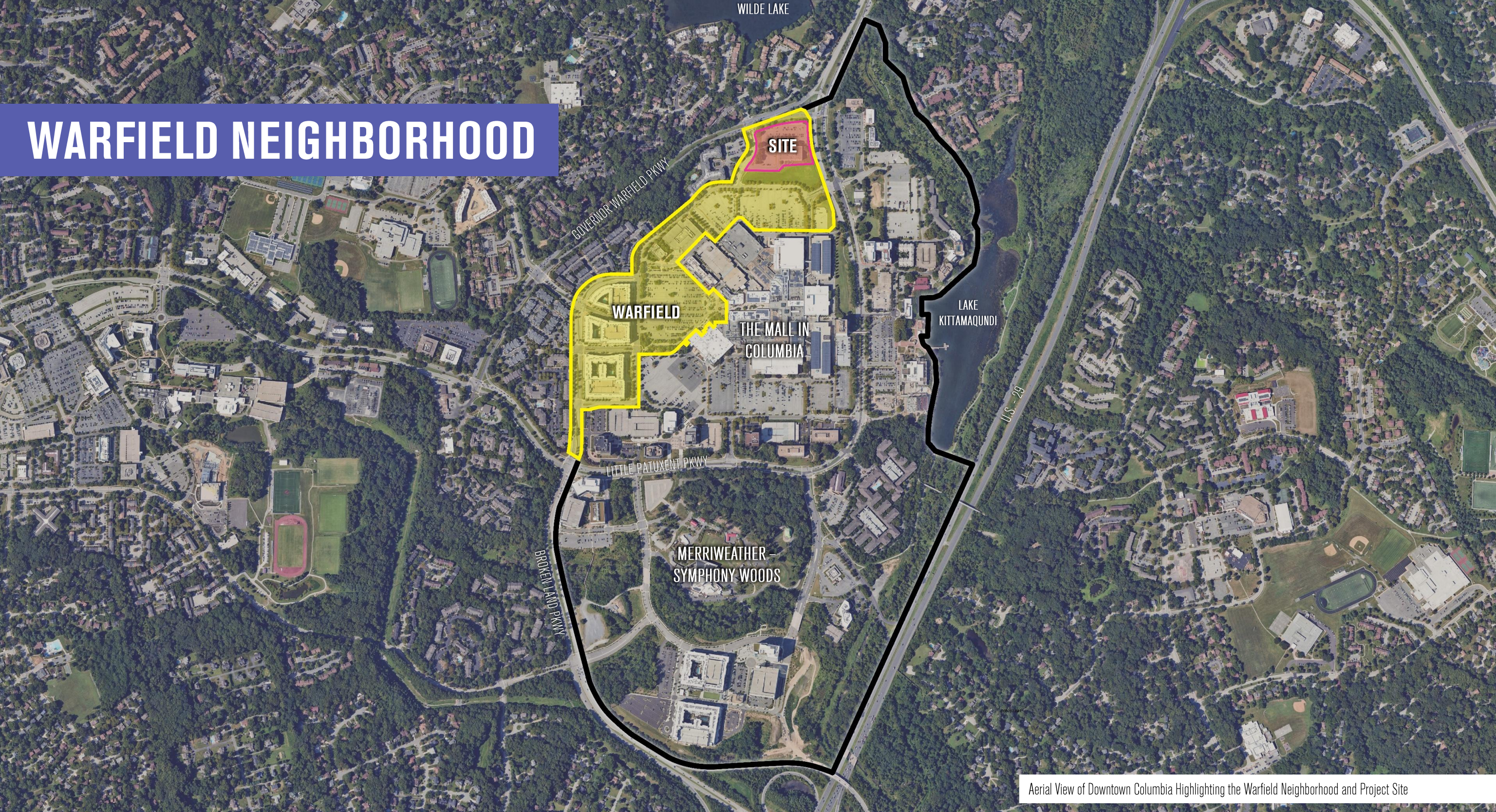
Map: Downtown Columbia Plan

Downtown Columbia Developments

Rouse Headquarters- Whole Foods
Metropolitan
Ten.M
m.Flats
One and Two Merriweather
Merriweather Post Pavilion
Juniper
6100 Merriweather
Marlow
10285 Lakefront
New Cultural Art Center

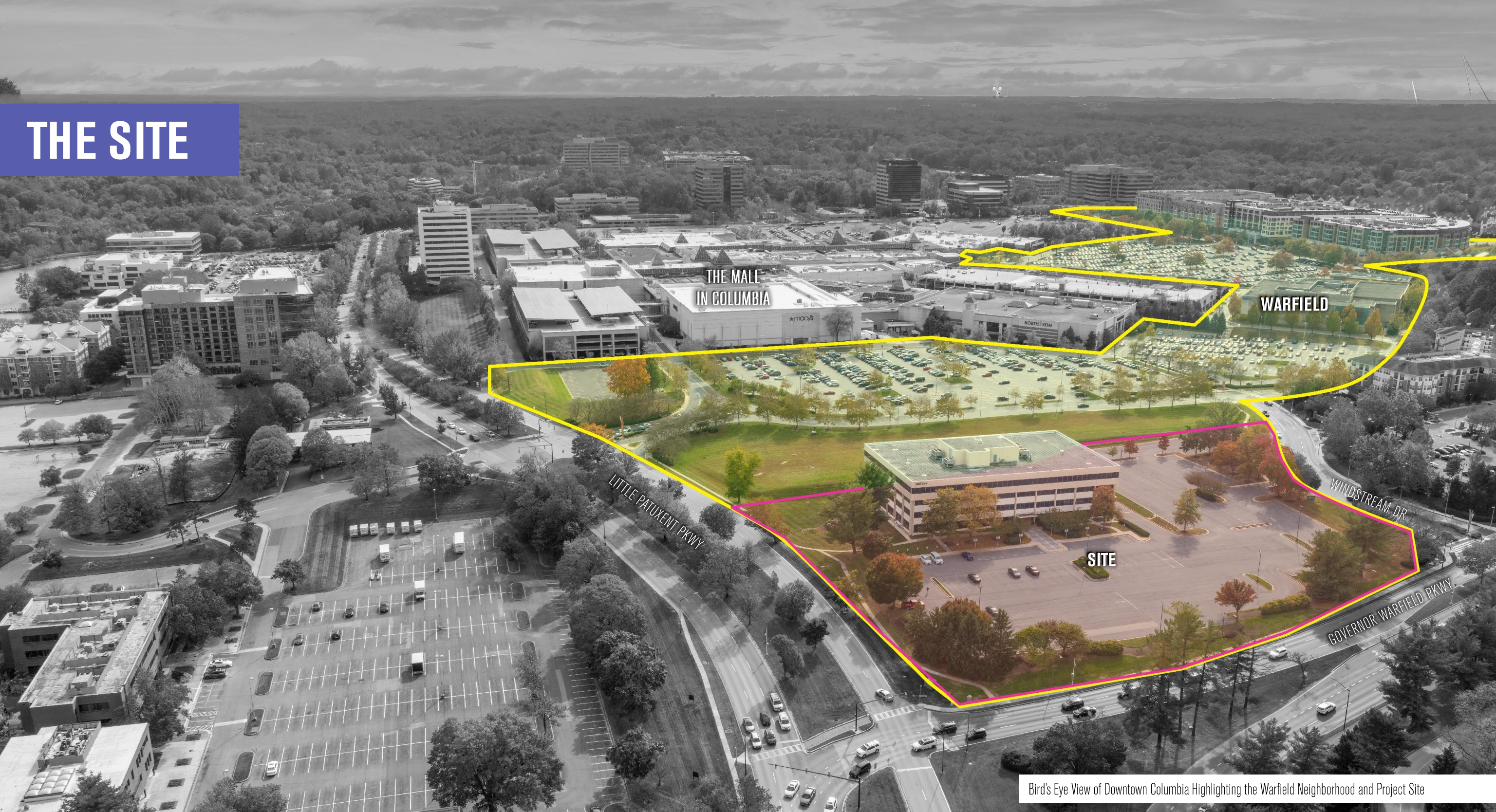


WARFIELD NEIGHBORHOOD



Aerial View of Downtown Columbia Highlighting the Warfield Neighborhood and Project Site

THE SITE



THE MALL
IN COLUMBIA

WARFIELD

SITE

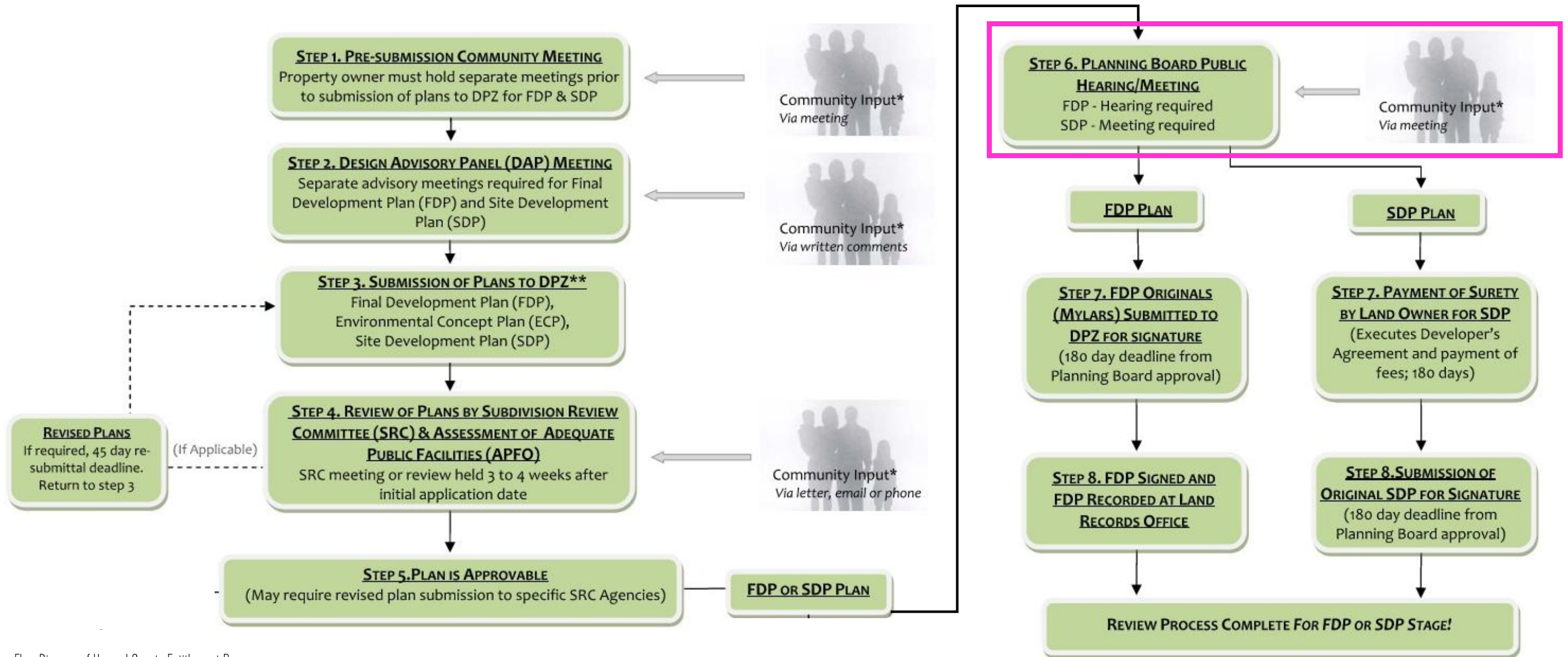
LITTLE PATUXENT PKWY

WINDSTREAM DR

GOVERNOR WARFIELD PKWY

Bird's Eye View of Downtown Columbia Highlighting the Warfield Neighborhood and Project Site

FDP PROCESS



WARFIELD NEIGHBORHOOD DESIGN GUIDELINES

downtown  columbia

Prepared for The Howard Hughes Corporation

March 2012 Approved: July 2012

Revised Apr 24, 2026

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

The revisions identified in this amended Design Guidelines document address site specific conditions associated with Parcel A-3 only.



Bird's Eye View of the Project Site

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DESIGN GUIDELINE UPDATES

2.0 Urban Design

- Building Height
- Setback

3.0 Street Design

- Inclusion of shared-use path

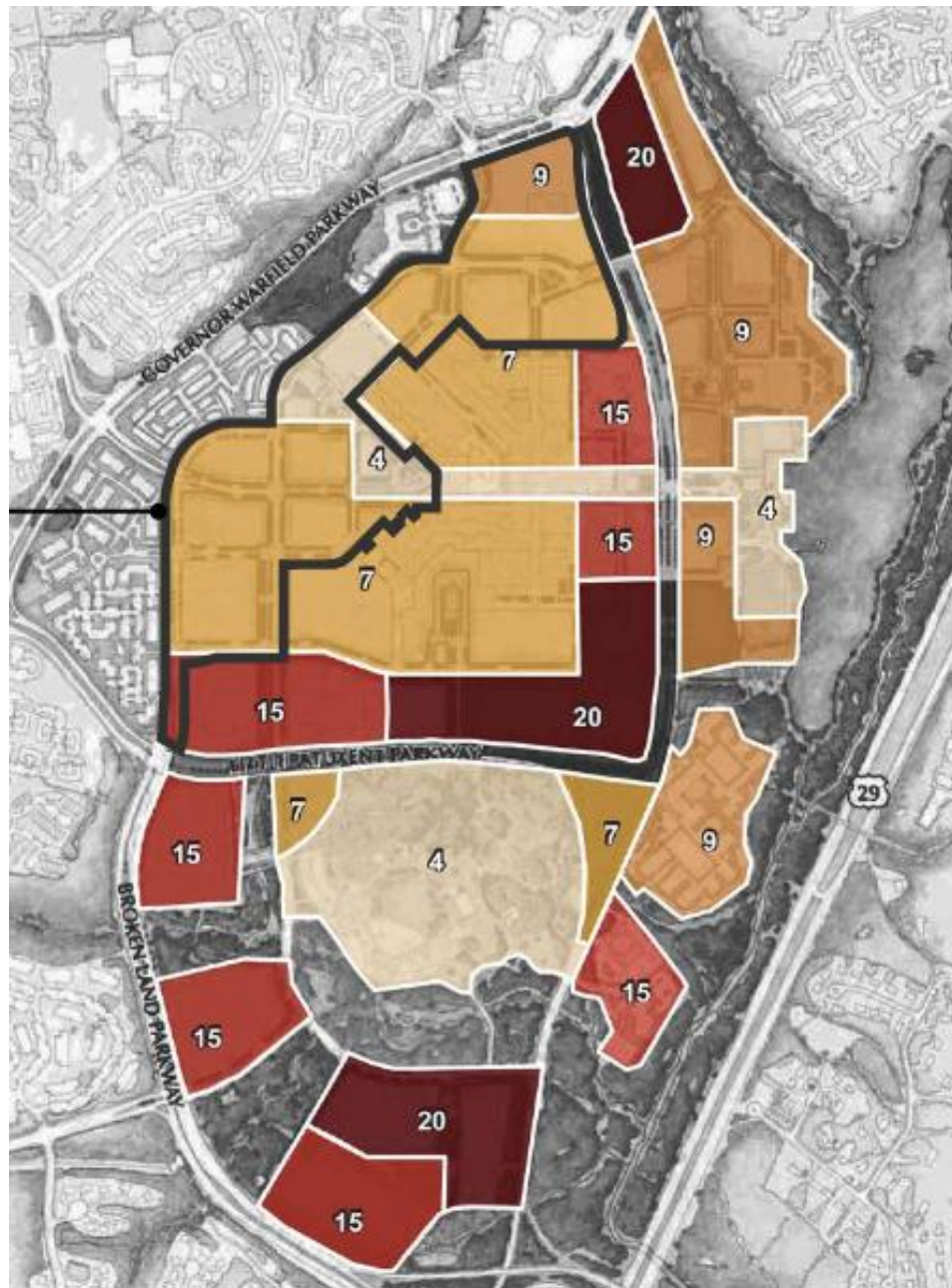
5.0 Architecture

- Inclusion of Senior Living and Care Facility
- Minor Text Amendments

6.0 Signage

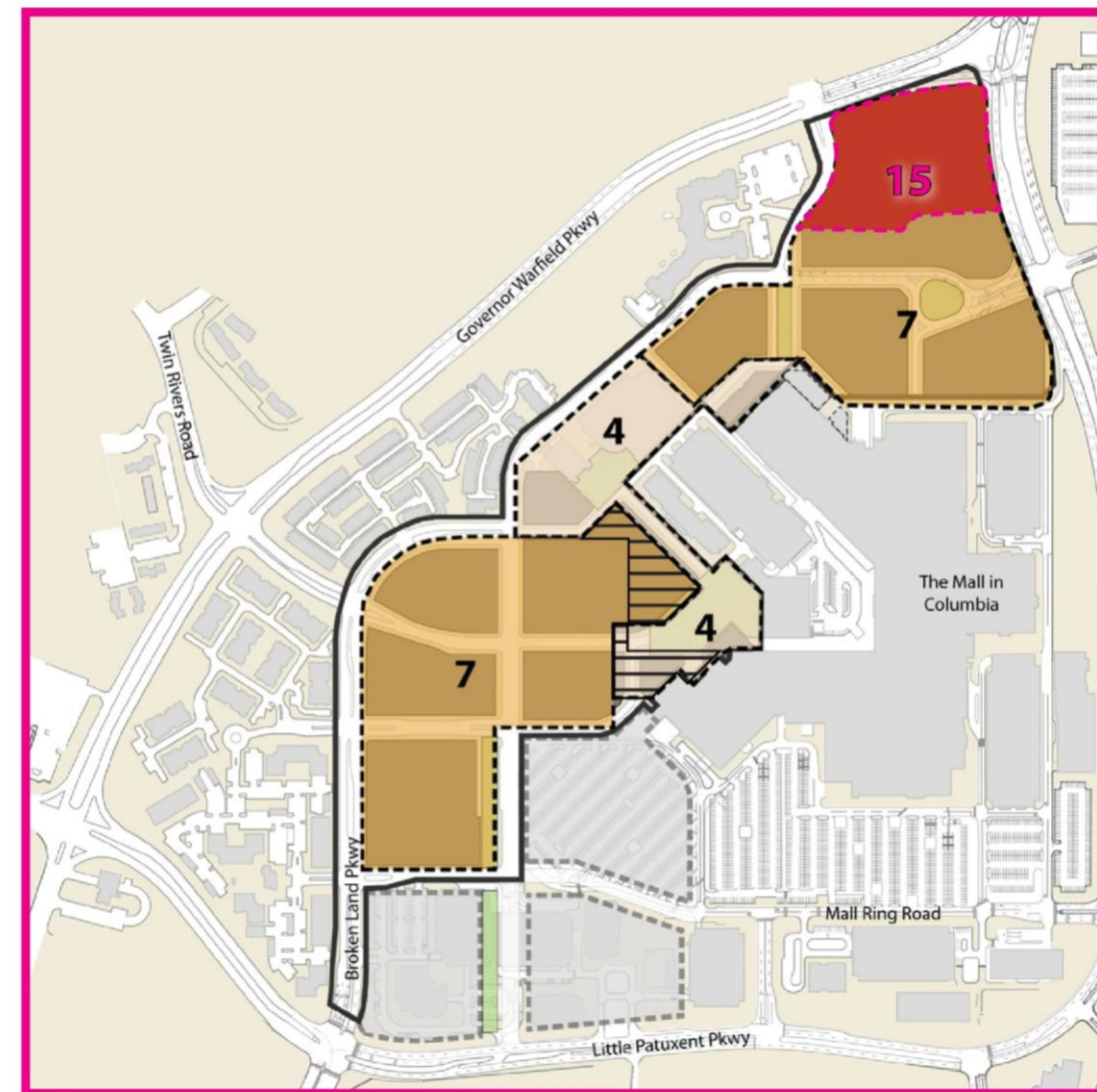
- Minor Text Amendments





Approved Maximum Building Height Plan

Downtown Columbia Plan- General Plan Amendment



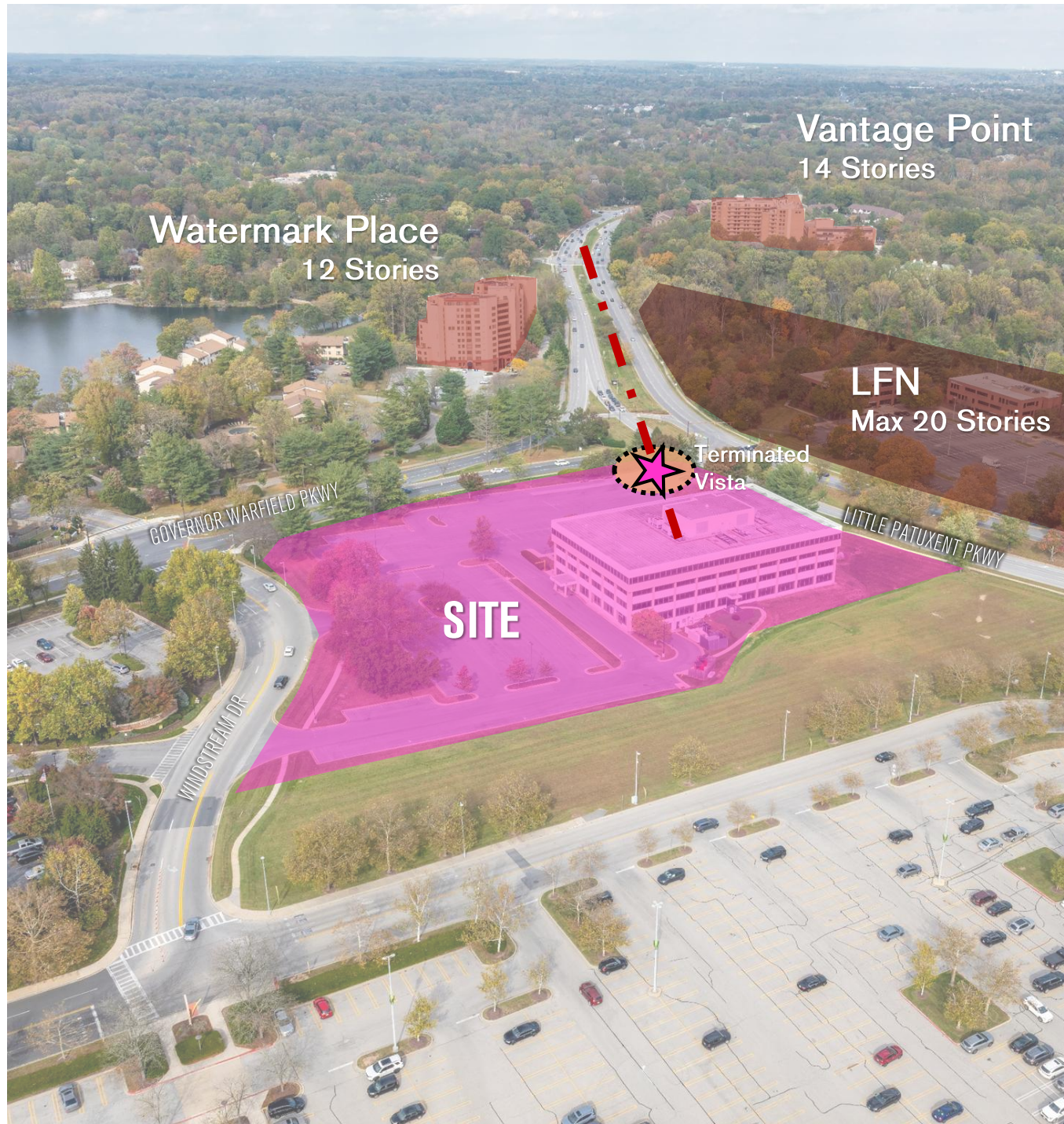
Warfield Neighborhood Building Height Plan

KEY

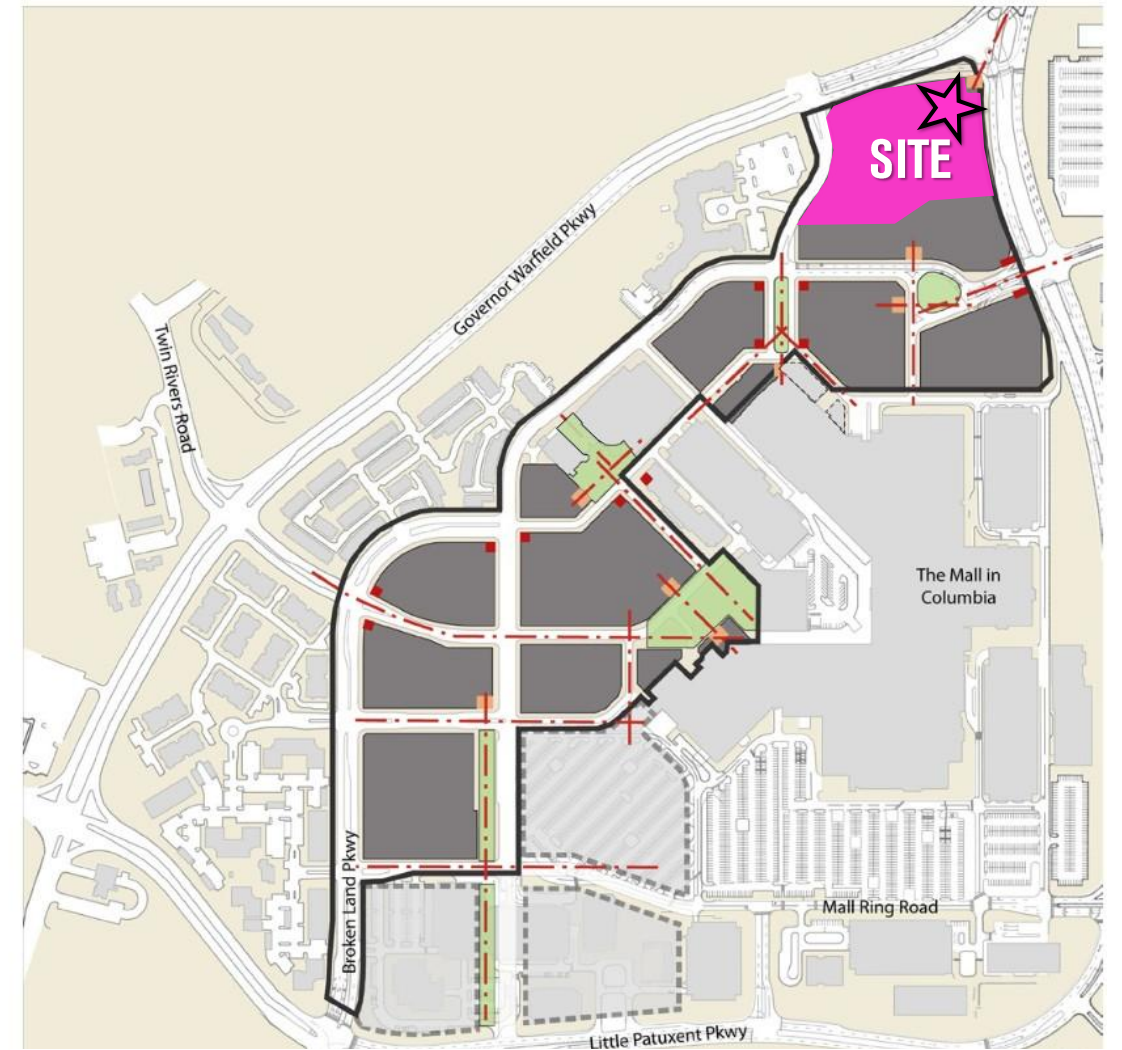
- MAX. 4 STORIES (NOT TO EXCEED 60')
- MAX. 7 STORIES (NOT TO EXCEED 100')
- MAX. 15 STORIES (NOT TO EXCEED 170')
- Maximum Building Height revised area, (see also p. 18)

Proposed Maximum Building Height Plan

MAXIMUM BUILDING HEIGHT



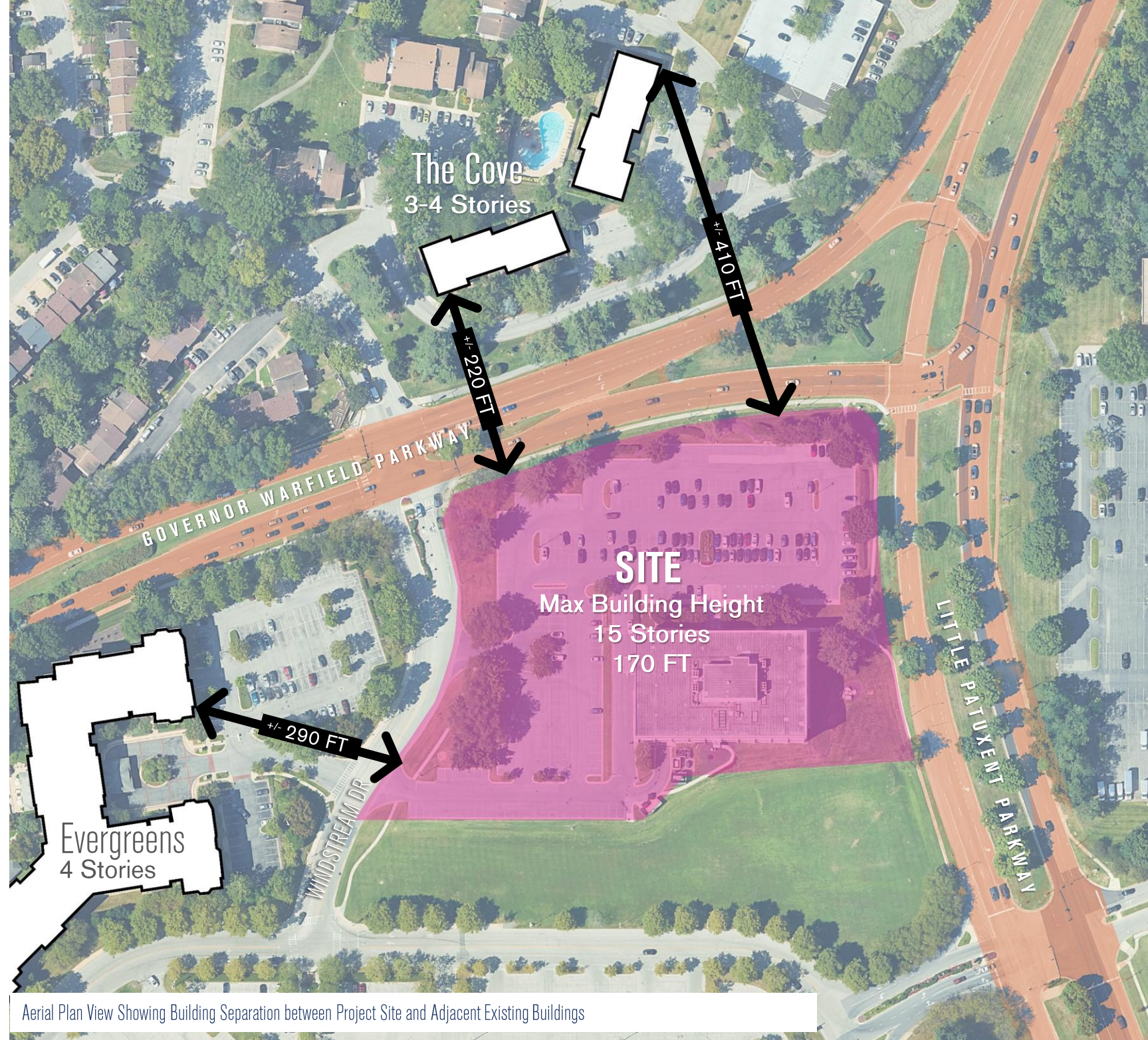
Aerial View East of Project Site Showing Terminated Vista and Potential Signature Building Location



Plan View of Warfield Neighborhood Showing Terminated Vista and Potential Signature Building Locations

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

MAXIMUM BUILDING HEIGHT (TERMINATING VISTA AND IMPORTANT AXIS)



Aerial Plan View Showing Building Separation between Project Site and Adjacent Existing Buildings

- 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.
- The Evergreens and the site are separated by Windstream Drive (Avenue Type 2) and the Evergreens surface parking lot.

BUILDING SEPARATION (PLAN VIEW)



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



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



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

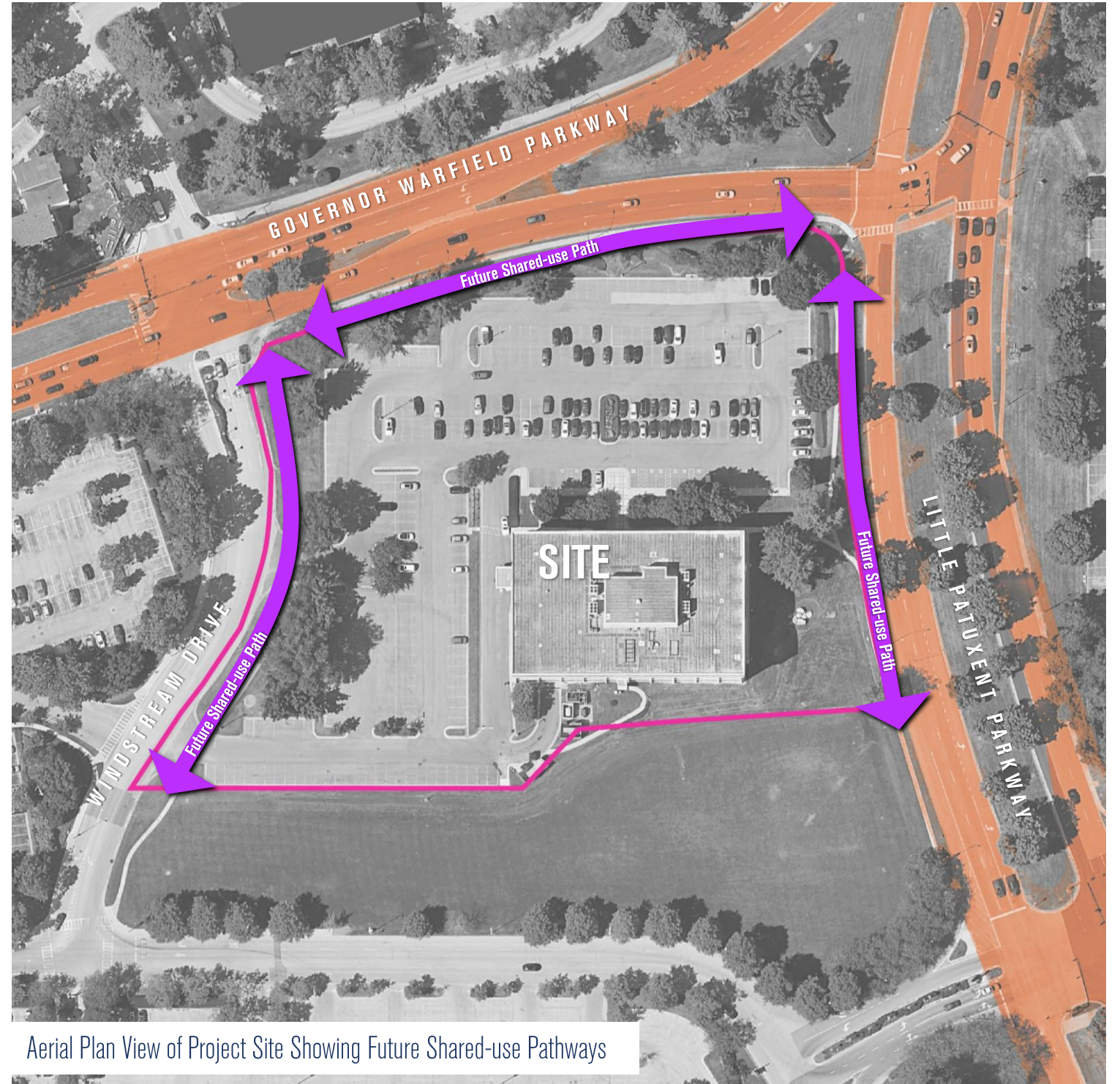
BUILDING SEPARATION (STREET VIEW)



View of Site from Intersection of Little Patuxent and Governor Warfield Parkways

Setbacks ①

The required front setback shall be between 15' - 25' from outside face of curb to building face, unless an Amenity Space or Shared-Use Path is located between street and building in which case the front setback may be larger than 25'. All building setbacks, including front setbacks, from roadways designated as Parkways and Boulevards in the Downtown Columbia Plan may exceed 25'. An optional 8' parallel parking space may be added to front setback requirements.

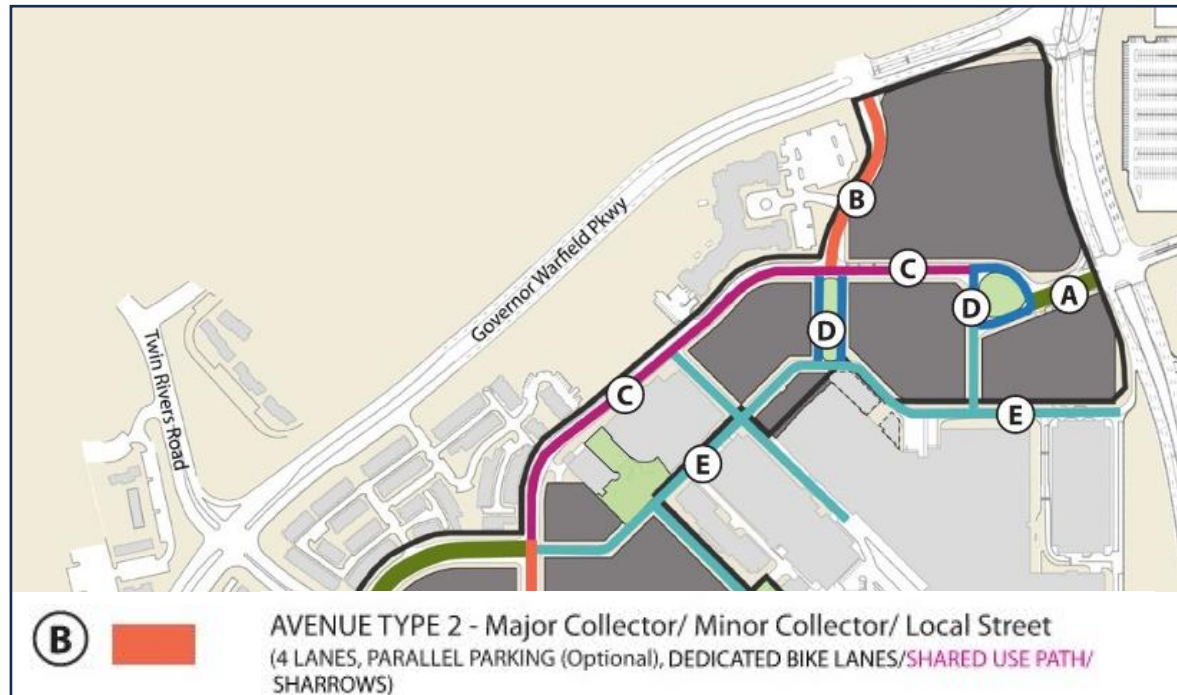


Aerial Plan View of Project Site Showing Future Shared-use Pathways

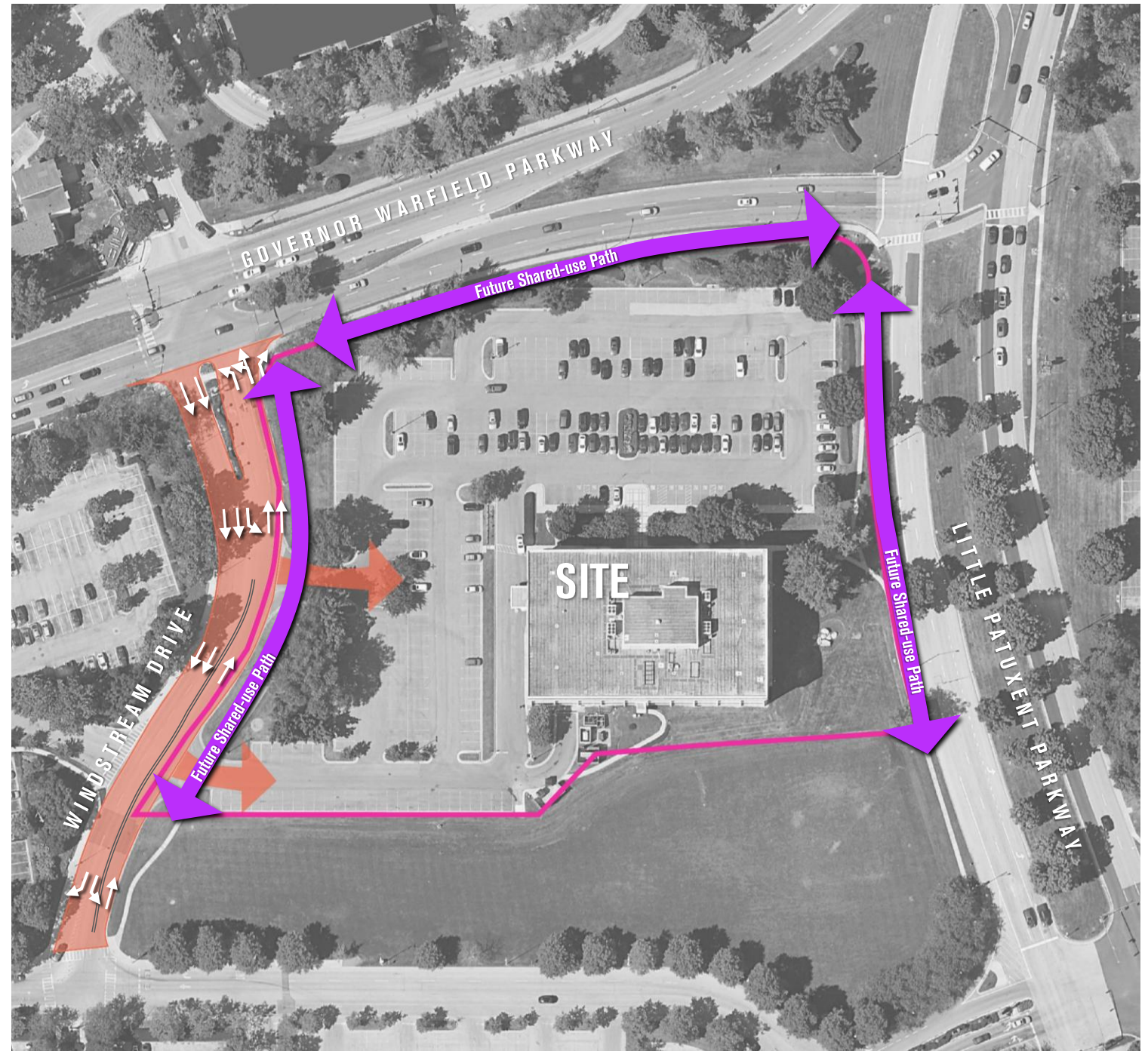
SETBACKS (Inclusion of Shared-Use Paths and Parkways)



View of Windstream Drive Looking Towards Governor Warfield Parkway



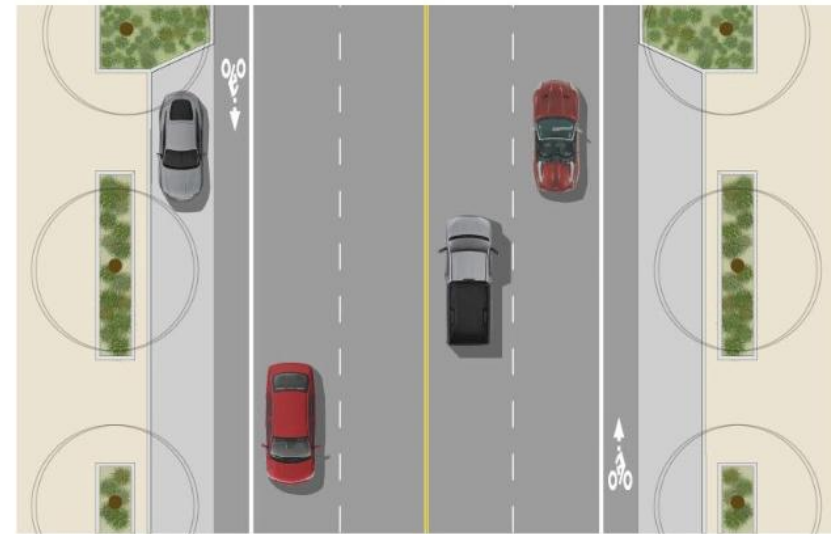
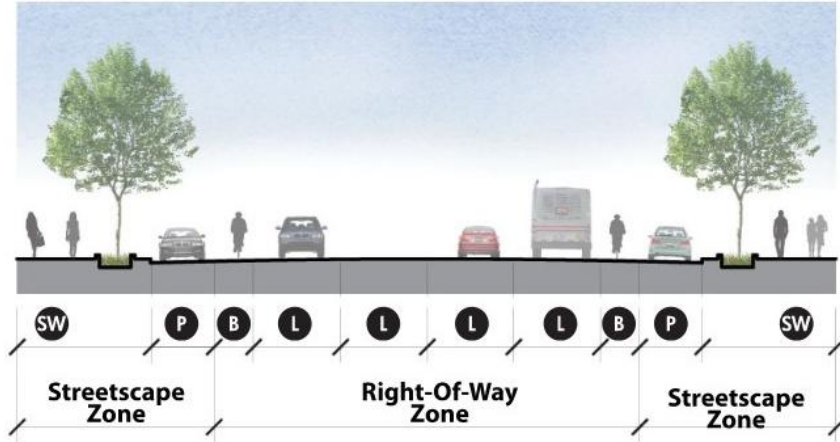
Warfield Neighborhood Street Framework Plan



Aerial Plan View of Project Site Showing Future Shared-use Pathways

AVENUE TYPE 2 (Inclusion of Shared-Use Paths)

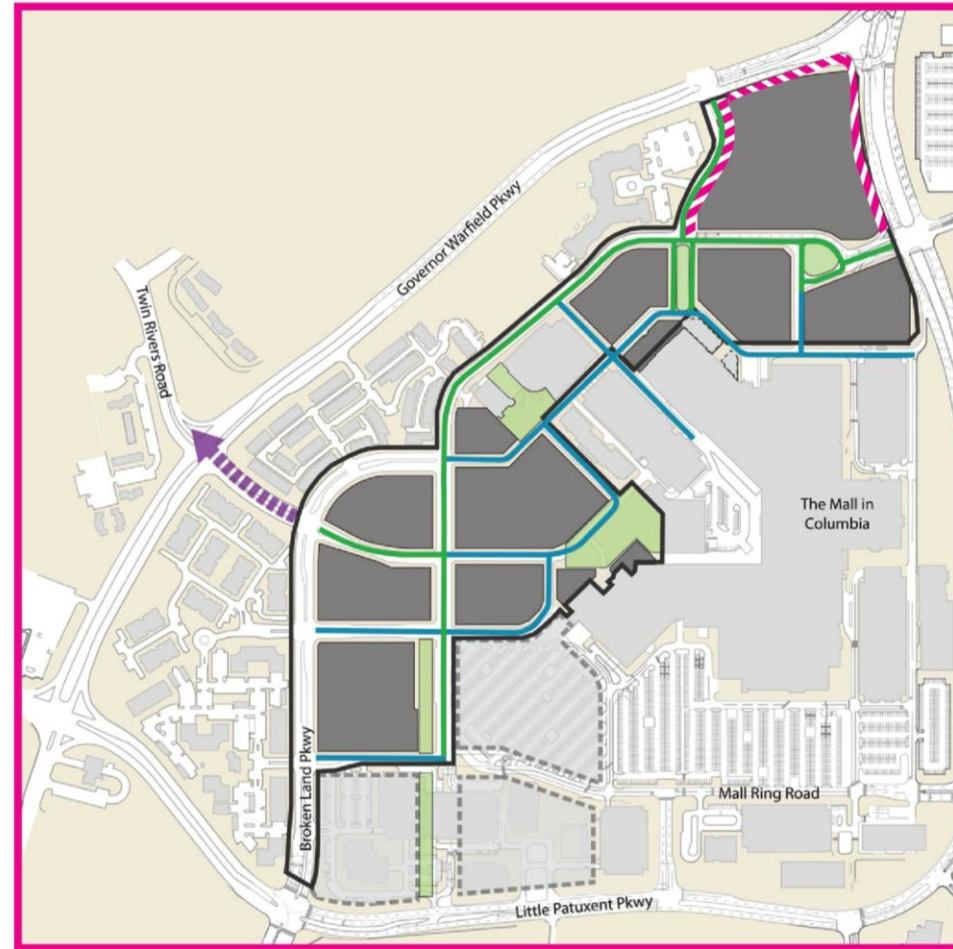
Avenue Type 2 (Section and Plan)



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

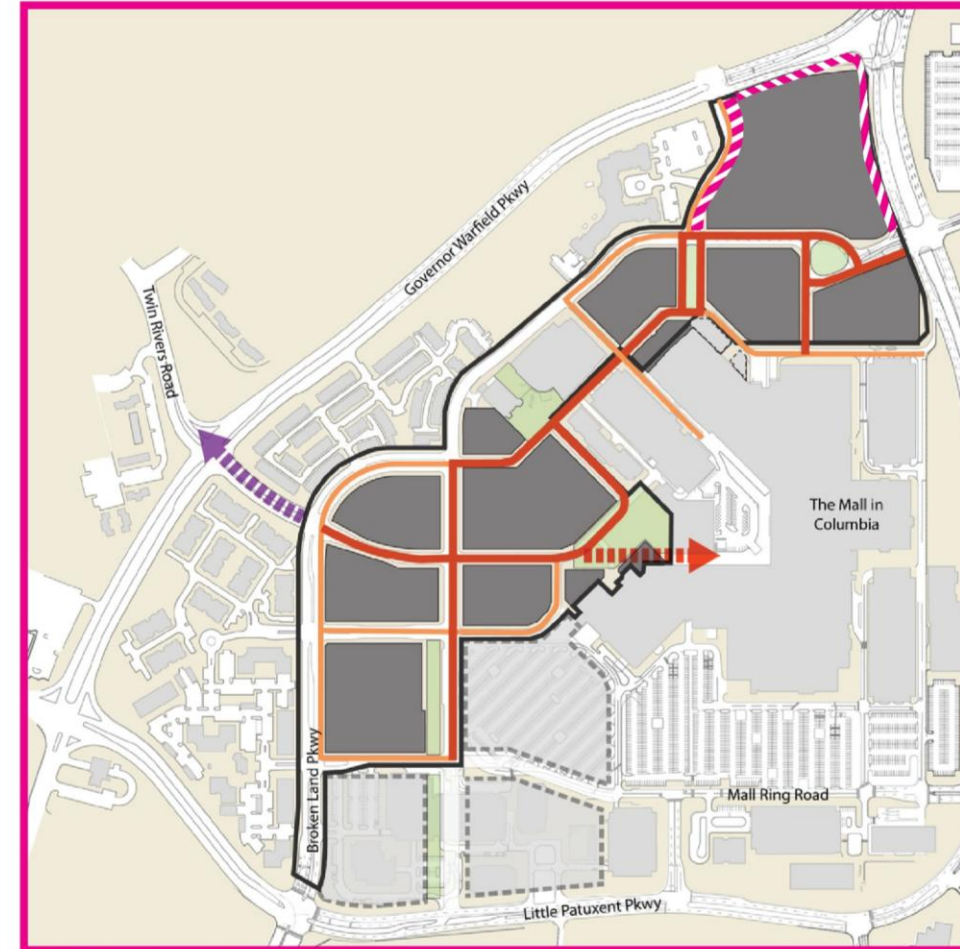
Bicycle Circulation Diagram



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 Diagram



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

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.



Example Views of Senior Living and Care Facility with Vehicular Drop-Off

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**.



Example Views of Signature Buildings

SIGNATURE BUILDINGS



Example View of Penthouse with Expanded Glazing

Expands the range of opening for this building type:

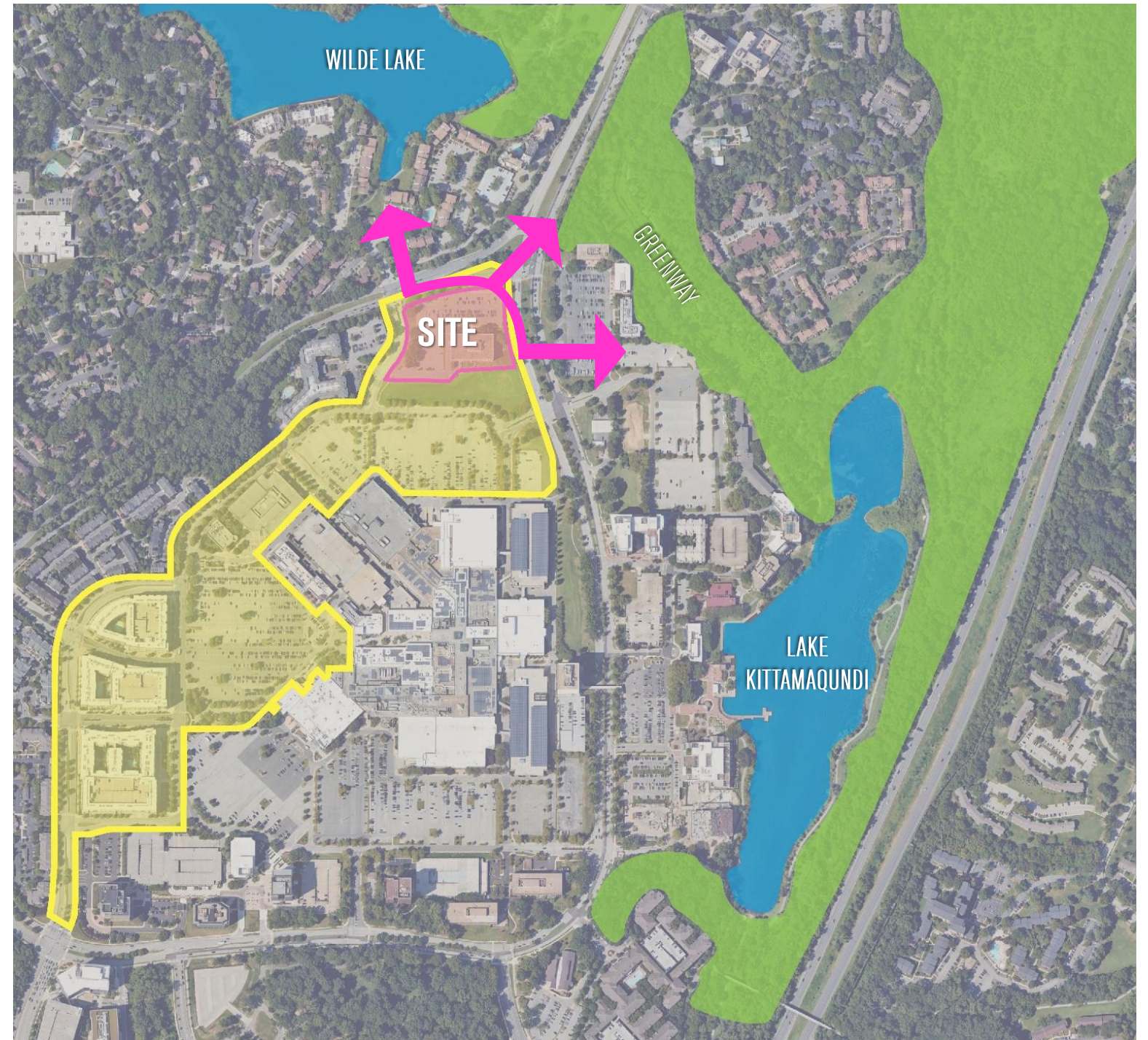
Current NDG Percentage of Openings:

- Ground Floor Residential: 15-40%
- Upper Floor Residential: 15- 60%

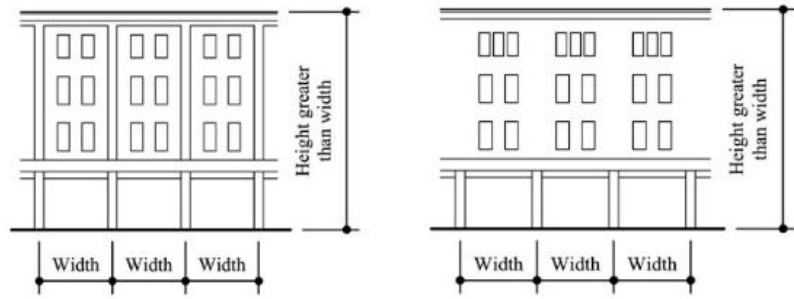
Proposed NDG Percentage of Openings:

- Ground Floor Residential: 15-80%
- Upper Floor Residential: 15- 80%

SOLID-VOID RATIO



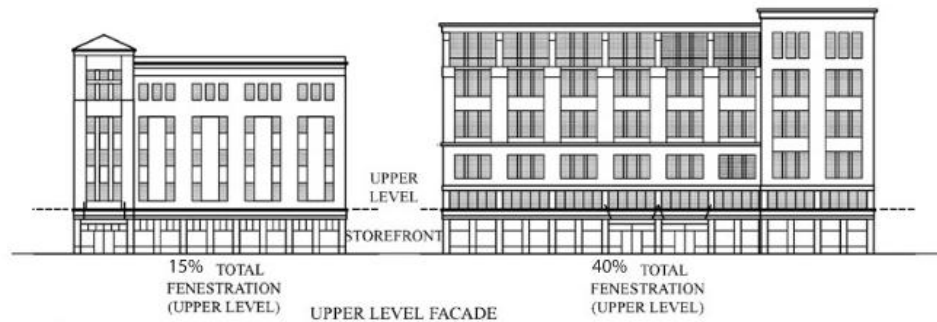
Aerial Plan View of Potential Views from Site Towards Adjacent Greenways and Lakes



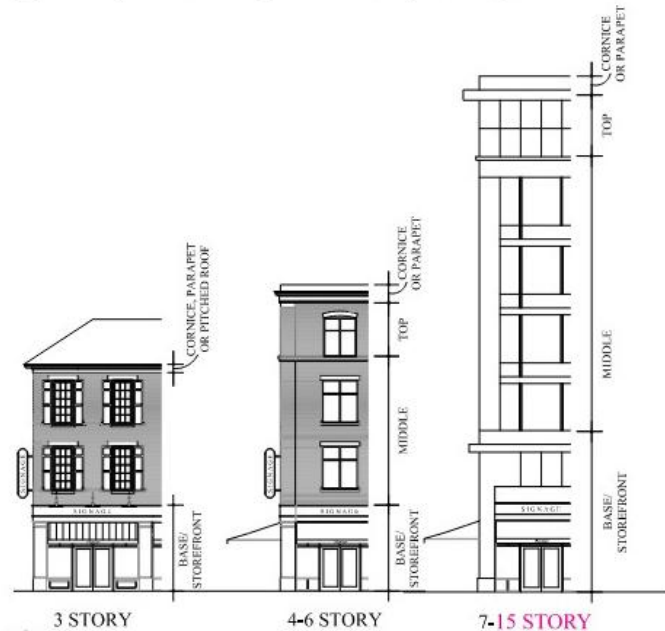
EXPLICIT SYSTEMS USE COLUMNS OR PILASTERS ON THE PRINCIPAL FACADE TO ACCENTUATE SMALLER INCREMENT BUILDINGS AND STOREFRONTS WITH VERTICAL PROPORTIONS.

IMPLICIT SYSTEMS USE WINDOW GROUPINGS IN THE BASE, INTERVENING FLOORS, AND THE CORNICE AREA TO DENOTE BAYS USING VERTICAL PROPORTIONS.

② Examples of implicit and explicit bay systems



⑦ Examples of building fenestration percentages



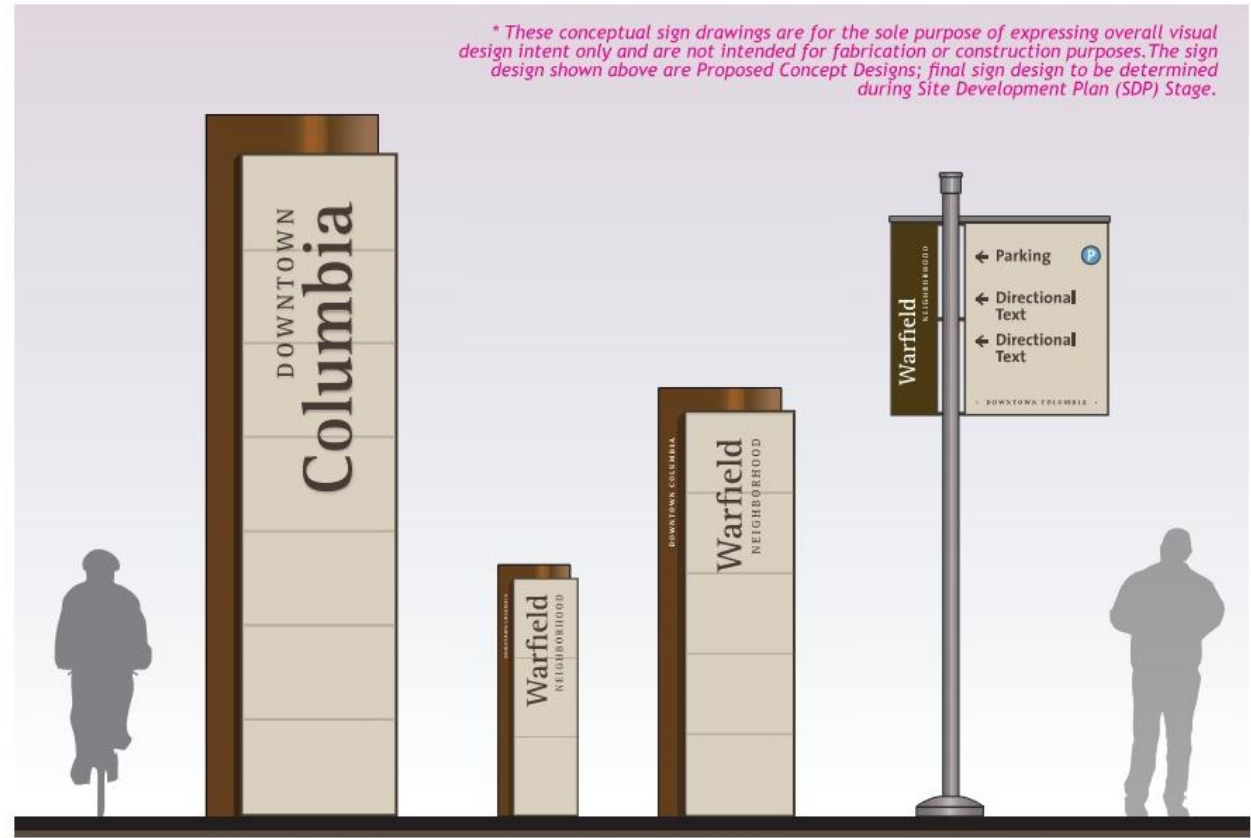
⑧ Base, middle, and top diagram

** The diagrams on this page are intended to depict the General Provisions criteria on the facing page, not to suggest an architectural style. See the precedents on the following pages for additional images of the envisioned architectural character in the Warfield neighborhood.*

MINOR TEXT AMENDMENTS

(throughout chapter) to provide flexibility for architectural treatments and materials.

← Façade Diagrams Illustrating Design Guideline Recommendations



** These conceptual sign drawings are for the sole purpose of expressing overall visual design intent only and are not intended for fabrication or construction purposes. The sign design shown above are Proposed Concept Designs; final sign design to be determined during Site Development Plan (SDP) Stage.*

Permanent Identification:
Downtown Columbia

Permanent Identification:
Warfield Neighborhood

Vehicular Directional

Color Palette

Recommended



Dark Bronze Metallic Pantone 7533c Pantone 7529c

Alternate 1



Copper Metallic Pantone 8624c Pantone 7502c

Alternate 2



Pantone 167c Pantone Black 2c Pantone 7499c

Alternate 3



Pantone 133c Pantone 627c Pantone 1245c

Sign types shown above are Proposed Designs

MINOR TEXT AMENDMENTS
(throughout chapter) to provide flexibility
for signage standards.

← Sign Types Illustrating Design Guideline Recommendations

WARFIELD NEIGHBORHOOD

IMPLEMENTATION PLAN



Prepared for The Howard Hughes Corporation

January 2012 Approved: July 2012

Revised April 24, 2026

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

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IMPLEMENTATION PLAN

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Phase 2 - Program Yield Per Block

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

(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)

PHASE 2 (PROGRAM YIELD PER BLOCK MATRIX)

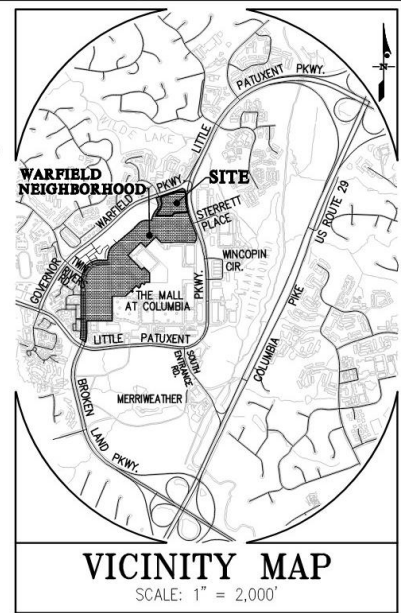
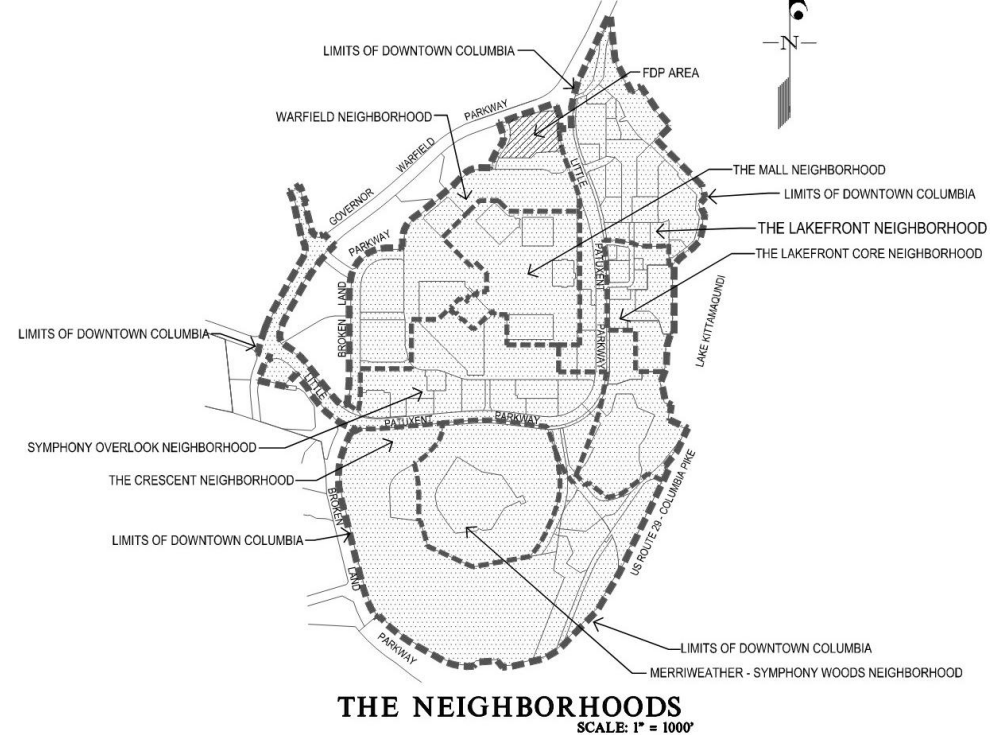
GENERAL NOTES

- 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-99-109, 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 KITTAMAOUNDI 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



SHEET INDEX

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

DEVELOPMENT CHART

PARCEL	Uses ¹																				
	Area (Acres)		Non-Residential (SF)																Residential (DU)		
			Existing				Demolition ⁵				Proposed				NET NEW ²				Existing	Proposed	Net
Parcel	Area (SF)	Area (Acre)	Retail/Rest	Office	Other	Total	Retail/Rest	Office	Other	Total	Retail/Rest/Com ⁴	Office	Other	Total	Retail/Rest/Com ⁴	Office	Other	Total	Existing	Proposed	Net
A-3	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
Warfield Total This FDP	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

- 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)

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

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

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWVA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DCVA: 301-889-2524 | FAX: 301-421-4198

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. 54350
EXPIRATION DATE: MAY 14, 2027

TENTATIVE ALLOCATIONS

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

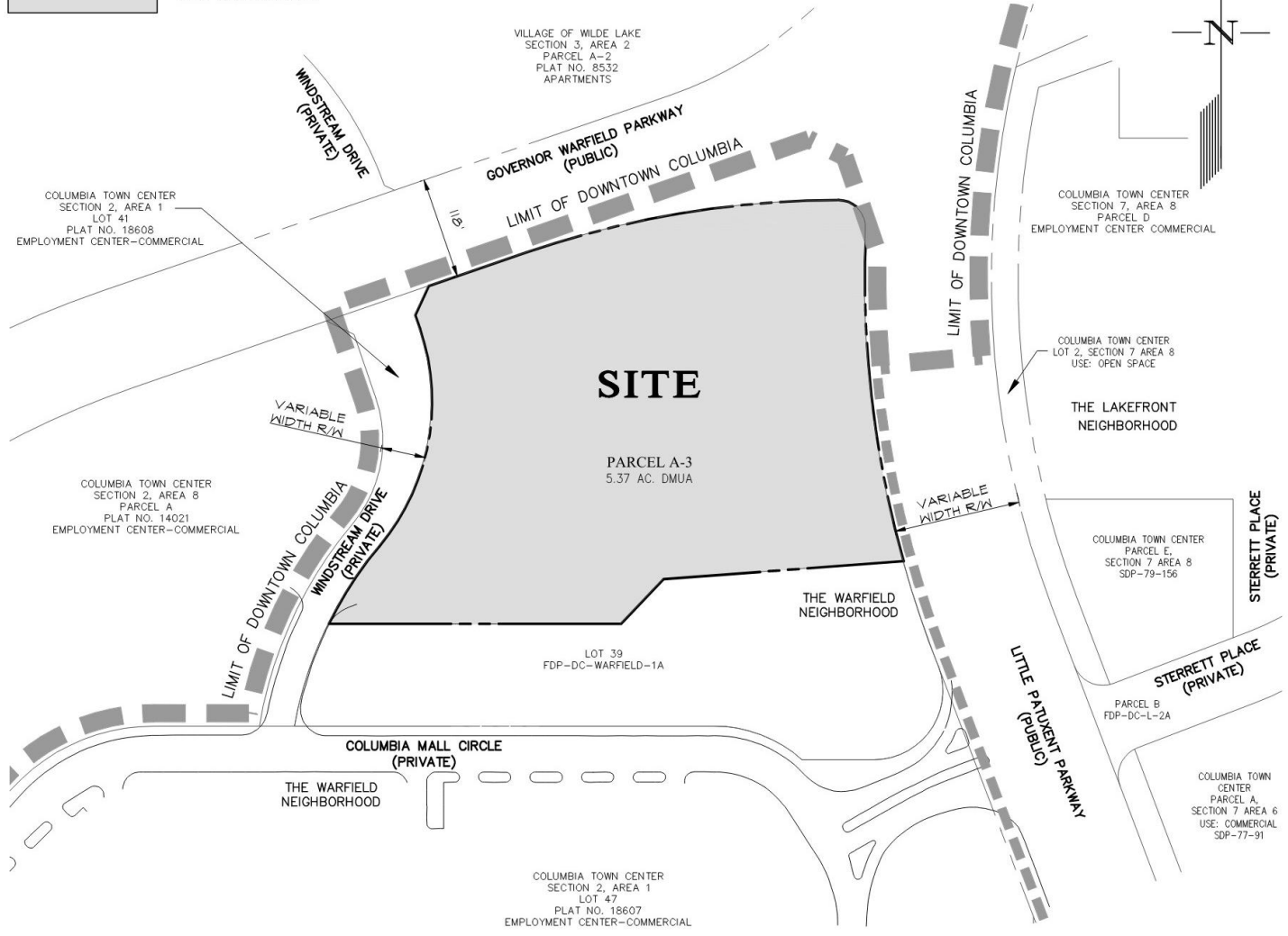
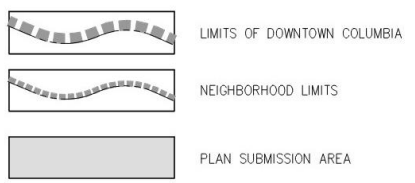
HOWARD COUNTY PLANNING BOARD

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

FDP PHASE II

(Sheet 2 of 5)

LEGEND

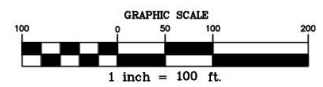


NOTES

- TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 5.37 ACRES.
- THE FDP AREA CONTAINS EXISTING DEVELOPED SITES.
- PROPOSED DOWNTOWN MIXED USE AREA IS 5.37 ACRES.
- THERE ARE NO SIGNATURE BUILDINGS WITHIN THE SITE AREA.
- THERE ARE NO HISTORIC BUILDINGS OR STRUCTURES WITHIN THE SITE AREA.
- ALL BOUNDARY INFORMATION AND COORDINATES ARE IN NAD '83 DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES WITHIN OR ADJACENT TO THE SITE AREA.
- 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.
- 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.(4).(g)
- 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).
- 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.
- 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.(2) OF THE ZONING REGULATIONS.
- 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.
- EXISTING PARCEL A-3 IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS. FOREST CONSERVATION WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE.
- PARCEL A-3 WILL CONTAIN A SIGNATURE BUILDING.

SITE COMPOSITE LOT AND PARCEL MAP
SCALE: 1" = 100'



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

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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 3 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.



3950 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLW/PA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-889-2524 | FAX: 301-421-4186

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

L:\CAD\DRAWINGS\24071\PLANS BY GLW\FDP\24071-FDP_03_OVERVIEW.dwg, PLOTTED: 4/16/2026 4:21 PM, LAST SAVED: 4/16/2026 4:14 PM, PLOTTED BY: Jennifer Chen

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.

FDP PHASE II

(Sheet 4 of 5)

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

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 COLUMBIA, MARYLAND 21044
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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



3900 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLW/P/A/CA
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-689-2524 | FAX: 301-421-4196

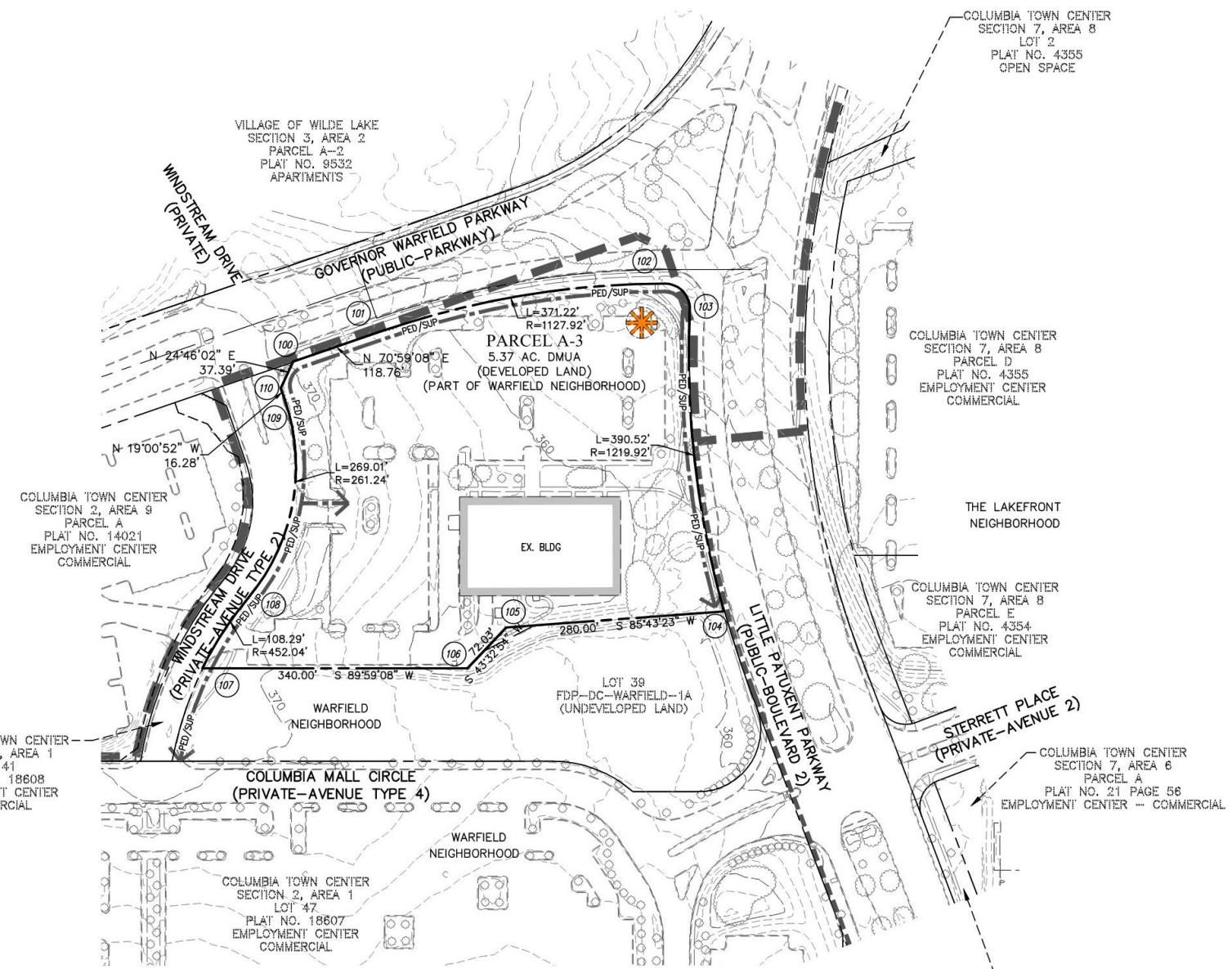
DATE: **APR, 2024**

DRAWN BY: **JRC**

CHECKED BY: **dds**

PROFESSIONAL CERTIFICATION

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 EXPIRATION DATE: MAY 14, 2027



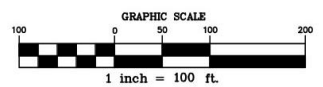
PLAN AREA PARCEL A-3
 SCALE: 1" = 100'

TABULATION OF LAND USE

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



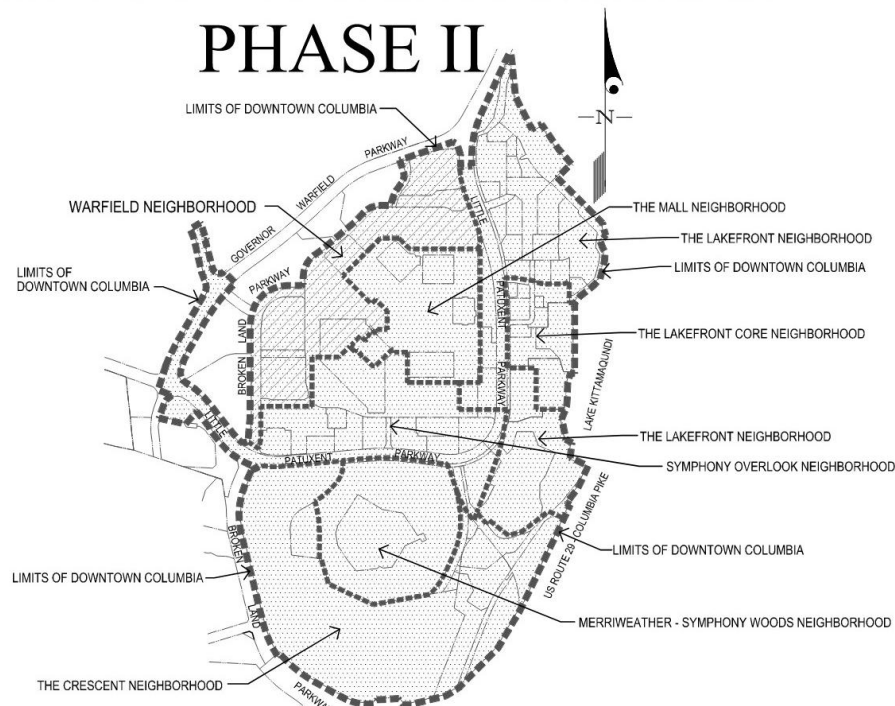
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GENERAL NOTES

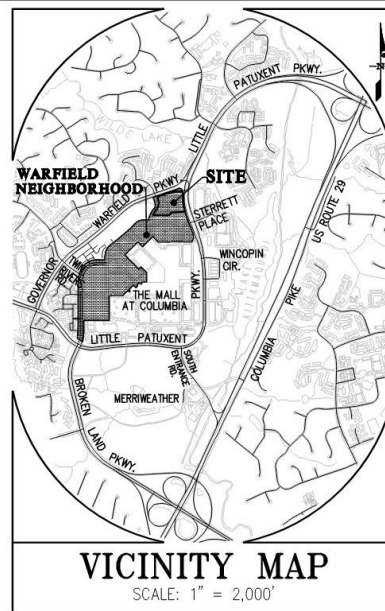
1. THE WARFIELD NEIGHBORHOOD BOUNDARY HAS BEEN TAKEN FROM THE DOWNTOWN COLUMBIA PLAN AND MODIFIED WHERE NECESSARY TO FOLLOW PREVIOUSLY APPROVED NEIGHBORHOOD CONCEPT PLANS. SEE FDP-DC-L-1 AND FDP-DC-THE MALL-1.
2. THE STREET CLASSIFICATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE 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'



VICINITY MAP
SCALE: 1" = 2,000'

NEIGHBORHOOD CONCEPT PLAN (Sheet 1 of 4)

SHEET INDEX

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

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
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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



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DATE:
APR., 2026

DRAWN BY:
JRC

CHECKED BY:
dds

POTENTIAL NEW SECONDARY AMENITY SPACES CHART ¹	
KEY AMENITY DESCRIPTION	
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 AREA²:	2,672 SF
TOTAL REQUIRED NET NEW SECONDARY AREA³:	2,139 SF
MINIMUM ADDITIONAL SECONDARY AMENITY AREA TO BE PROVIDED AS PART OF FUTURE WARFIELD FINAL DEVELOPMENT PLANS²:	23,647 SF

- 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.g.(4)(g).
- ³ SEE WARFIELD NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION FOR MORE INFORMATION ON THE REQUIRED NET NEW AREA.

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.



WARFIELD NEIGHBORHOOD NEW PRIMARY AMENITY SPACES CHART ¹		
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

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.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.

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

- ¹ PER SECTION 125.0.A.9.g.(4)(a).
- ² THE TOTAL REQUIRED AMOUNT OF SECONDARY AMENITY SPACE, IF ANY, IS DEPENDENT ON THE TOTAL PRIMARY AMENITY SPACE PROVIDED. SEE WARFIELD NEW PRIMARY AMENITY SPACE CHART.

HOWARD COUNTY PLANNING BOARD			
HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD CHAIRPERSON	DATE

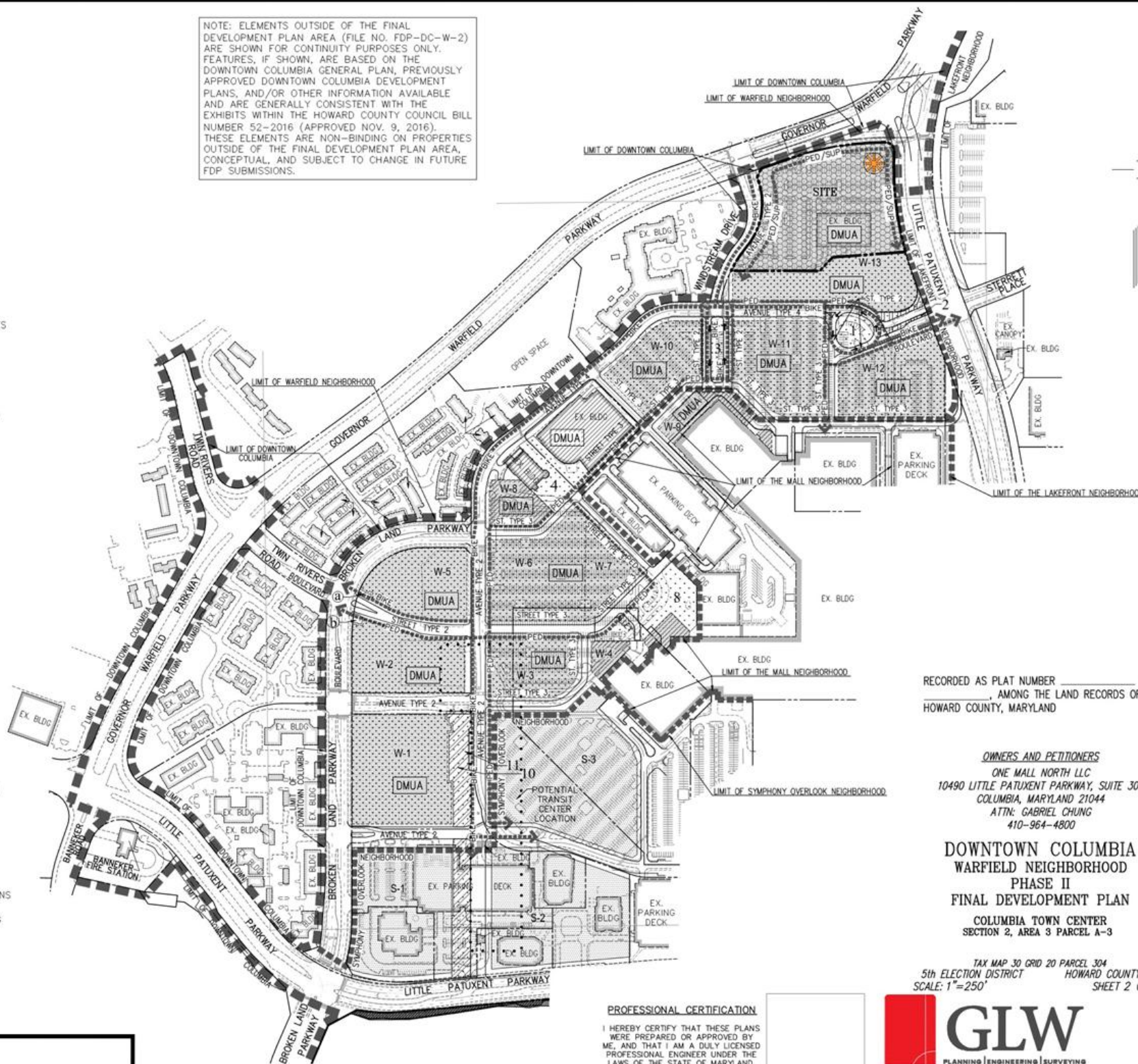
NEIGHBORHOOD CONCEPT PLAN

(Sheet 2 of 4)

LEGEND (ALL SHEETS)

- 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

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.



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. 54,350, 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: 301-695-2524 | FAX: 301-421-4198

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

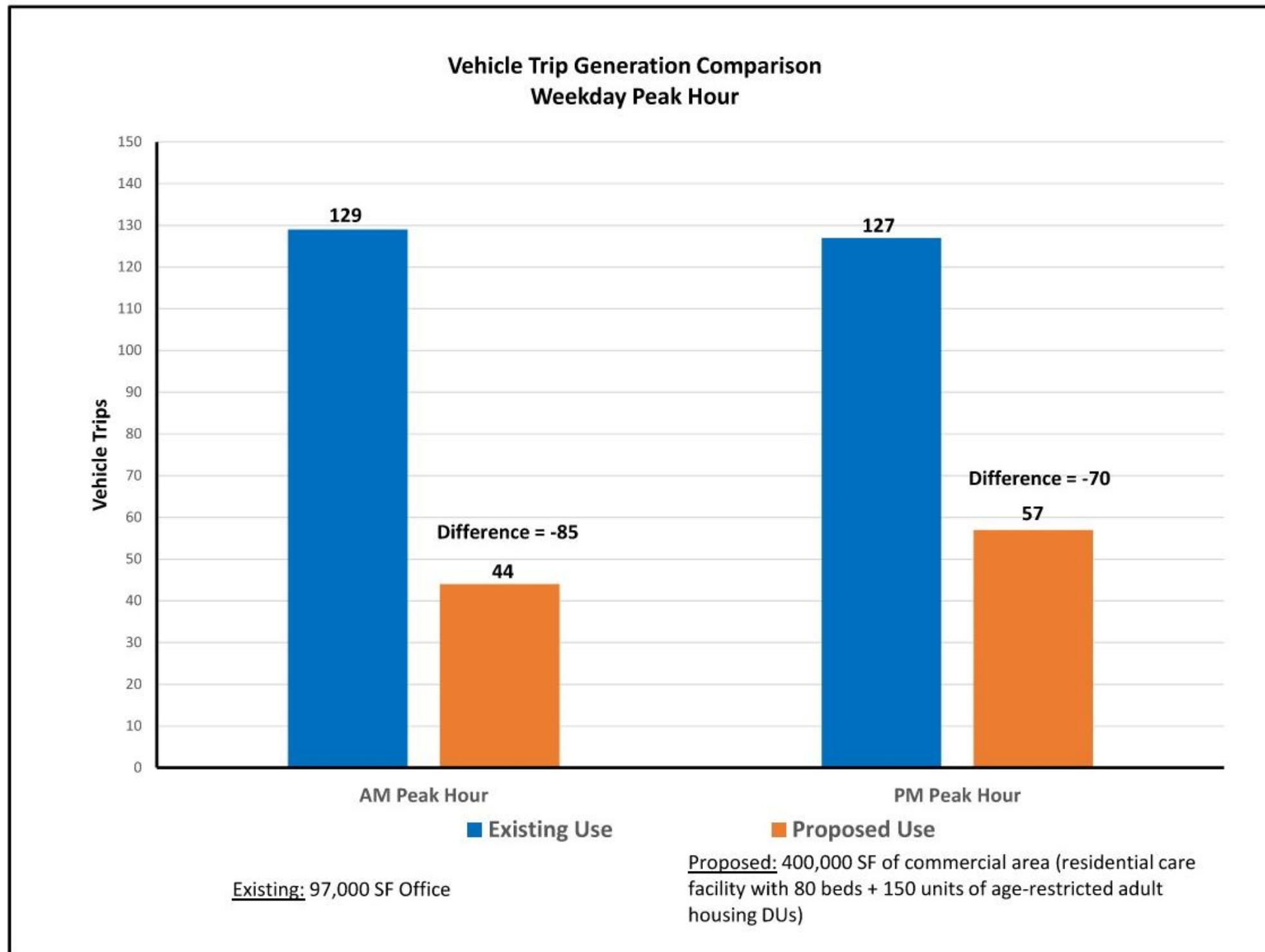
HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD CHAIRPERSON	DATE
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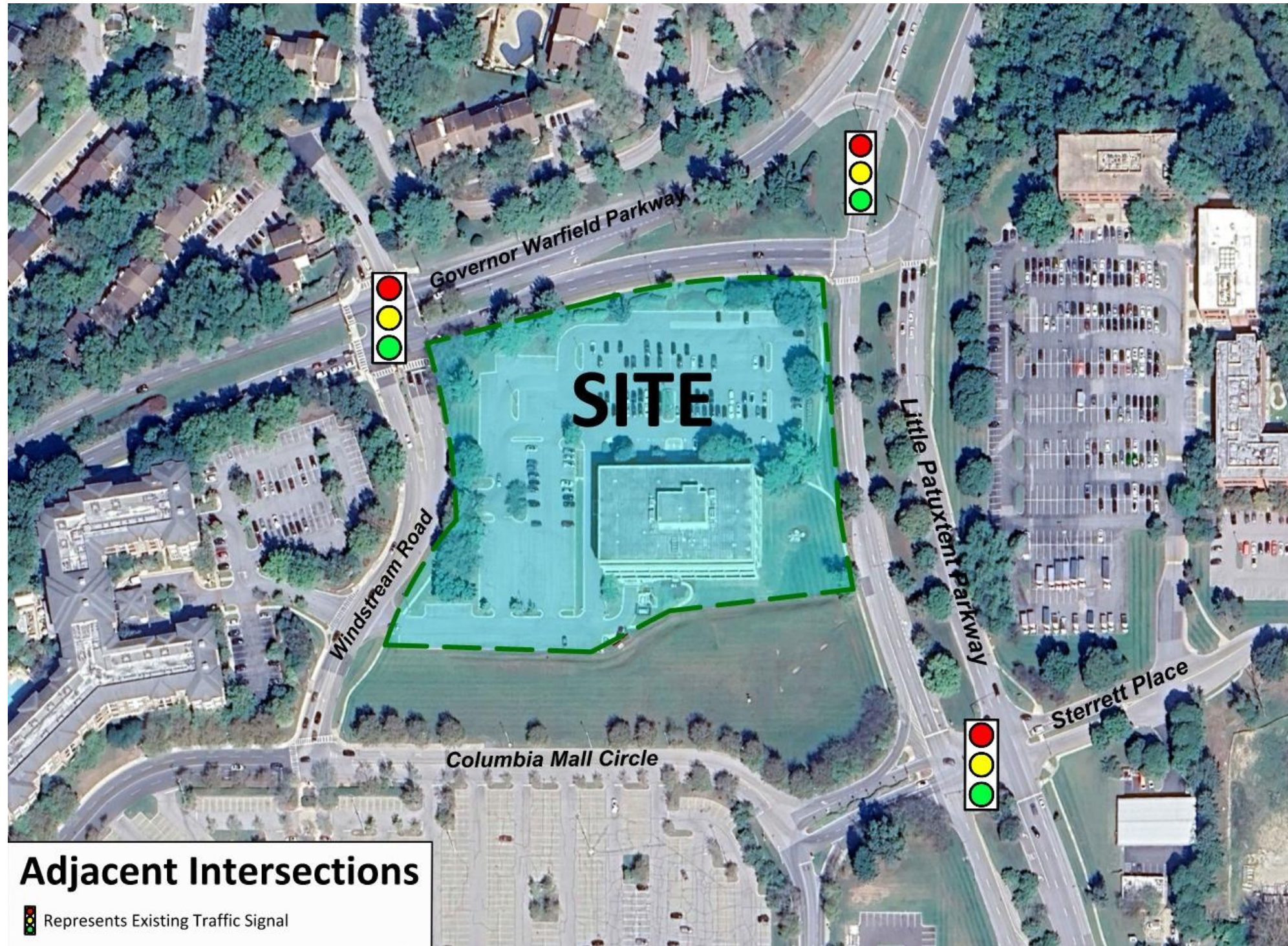
- **Study Methodology**
 - *Followed Chapter 4 of the Howard County Design Manual*
- Reviewed the existing conditions and the FDP application
- Compared the anticipated weekday AM and PM peak hour vehicle trip generation for both the existing and proposed uses
 - *Confirmed that the proposed uses would generate fewer than 20 net new peak hour trips*
- Collected weekday AM and PM traffic counts at three (3) adjacent signalized intersections
- Calculated the Critical Lane Volume (CLV) at each of the adjacent intersections
 - *Confirmed that each of the intersections currently operate with CLV below 1,500*
- Evaluated the pedestrian and bicycle facilities adjacent to the site
 - *All facilities currently operate within an acceptable standard (at Level of Service "C")*
- Identified potential Transportation Demand Management (TDM) Measures

The results concluded that the transportation system is adequate for the proposed uses. Additional studies will be provided at the Site Development Plan (SDP) stage.

TRANSPORTATION IMPACT STUDY SUMMARY



VEHICLE TRIP GENERATION COMPARISON



ADJACENT INTERSECTIONS



QUESTIONS AND ANSWERS