



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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**TECHNICAL STAFF REPORT**  
**Planning Board Hearing June 4, 2026**

**Case No./Petitioner:** PB-461, One Mall North, LLC

**Project Name:** Downtown Columbia Warfield Phase II, FDP-DC-W-2

**DPZ Planner:** Donna Despres, RLA  
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**Request:** Planning Board approval for Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, Warfield Neighborhood Design Guidelines, and FDP-DC-W-2 for a 5.37-acre portion of the Warfield Neighborhood, identified as Parcel A-3. The Petition proposes redeveloping the property within the Warfield Neighborhood with a maximum of 400,000 gross square feet of new commercial retail 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 residential dwelling units, of which all or a portion may be age-restricted adult housing. The FDP proposes a maximum building height of 15 stories not to exceed 170 feet.

**The Department of Planning and Zoning prepared this technical staff report regarding the following submission components that require Planning Board's approval:**

- A. The Warfield Neighborhood Phase II Concept Plan as submitted with FDP-DC-W-2;**
- B. The Warfield Neighborhood Design Guidelines as submitted with FDP-DC-W-2;**
- C. The Warfield Neighborhood Implementation Plan as submitted with FDP-DC-W-2; and**
- D. The Final Development Plan, FDP-DC-W-2,**

**All comments provided by the Subdivision Review Committee in the letter dated April 8, 2026 are included as Attachments C and D.**

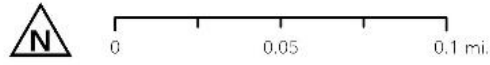
**Location:** Parcel A-3 is the northernmost parcel in the Warfield District at the intersection of Little Patuxent Parkway and Governor Warfield Parkway. The 5.37-acre site is identified as Tax Map 30, Parcel 304, Parcel A-3 and addressed as 10025 Governor Warfield Parkway. The property is also identified as part of Warfield Neighborhood Block W-13 on the Warfield Neighborhood Concept Plan recorded as Plat 22012-22015 with FDP-DC-Warfield-1 as well as within the documents included with this petition.

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**Zoning & Vicinity**

**DOWNTOWN COLUMBIA - WARFIELD**

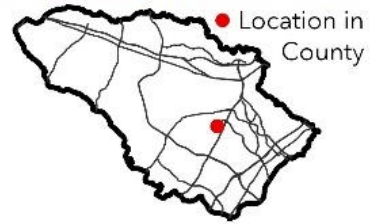


Sources: Esri, Garmin, FAA, NOAA, USGS, ©OpenStreetMap contributors and the GIS User Community

**FDP-DC-W-2**

**Zoning**

- NT
- Property Boundaries



**Vicinal Properties:**

**North:** The north boundary is adjacent to Governor Warfield Parkway. Across the public road is an apartment development in the Village of Wilde Lake.

**South:** The south boundary is adjacent to an undeveloped 2.59-acre parcel not owned by Howard Hughes Communities. Farther south is the Columbia Mall.

**East:** The east boundary is adjacent to Little Patuxent Parkway. Across the public road is commercial office accessed by Sterrett Place.

**West:** The west property boundary is adjacent to a private Windstream Drive. Across the private road is a 55+ apartment development known as the Evergreens at Town Center.

**Neighborhood:** The Warfield Neighborhood, described in the Downtown Columbia Plan, should be compatible with existing retail and residential areas. Design objectives include mixed-use buildings, alternate routes between neighborhoods, green amenity spaces of various sizes, and active sidewalk connections to the Mall and Lakefront neighborhoods for both residents and shoppers. “The sidewalks,

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parks, plazas, playground and other public spaces in this distinctly urban residential neighborhood encourage interaction of residents and are activity centers for all ages.”<sup>a</sup>

**I. General Comments**

**A. Relevant Site History**

The site is developed with a 4-story office building constructed in the early 1970s with SDP-74-033 and revised with SDP-75-011 and SDP-77-041. The site has two vehicle access entrances from the private road, Windstream Drive into surface parking that is on the west and north side of the building. SDP-85-169 further improved the site with additional parking and landscaping.

The original Parcel A was planned with FDP-121 as an employment and commercial center. FDP-121 was approved by the Howard County Planning Board in May 1972 and recorded in Plat Book 20 Folio 122 in the Land Records of Howard County Maryland on May 25, 1972. Also recorded on May 25, 1972, F-72-083 recorded easements onto Parcel A. Parcel A was re-subdivided into Lots A-1 and A-2 with plat F-85-005, plat number 5964 recorded October 5, 1984. In July 7, 1999, Plat 13780, a re-subdivision of Parcel A-1, added 0.4916 acres of Howard Research and Development (HRD) property previously recorded on Plat Book 23, Folio 10 to Parcel A-1; thus creating Parcel A-3.

The Downtown Columbia Plan Amended has been adopted by the County Council as an amendment to the County’s General Plan and creates a 30-year master plan for revitalization and redevelopment of Downtown Columbia. The amended Downtown Columbia Plan established the Warfield Neighborhood. FDP-DC-W-1 Phase 1 established neighborhood wide guidelines for the Warfield Neighborhood. This FDP and associated documents supersede FDP-121 for the subject property only .

**B. Legal Notice**

- 1) The site was posted with 3 posters on May 26, 2026 in accordance with Howard County Law.
- 2) Legal advertisements were published in two local papers, The Baltimore Sun and the Washington Post on April 30, 2026 and in accordance with County Law.

**C. Regulatory Compliance**

- 1) The Downtown Columbia Plan, Council Bill No. 58-2009, which approved an amendment to the Howard County General Plan, adopted February 1, 2010, and amended with Council Bill No. 52-2016 on November 9, 2016.
- 2) The Zoning Regulations, including sections enacted as part of an amendment to the Zoning Regulations as Council Bill No. 59-2009 (ZRA 113).
- 3) The Downtown-Wide Design Guidelines, passed as Council Resolution 138-2010.
- 4) Subtitle 11 of the Subdivision and Land Development Regulations – Adequate Public Facilities.
- 5) The Sign Ordinance, amended for Downtown Columbia as Council Bill 56-2010.

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<sup>a</sup> Downtown Columbia Plan A General Plan Amendment February 9, 2016, Page 9:  
[https://www.howardcountymd.gov/sites/default/files/media/2016-01/downtown\\_columbia\\_plan\\_amended.pdf](https://www.howardcountymd.gov/sites/default/files/media/2016-01/downtown_columbia_plan_amended.pdf)

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6) The petitioner met the following pre-submission requirements:

- i. A Pre-submission Community Meeting was held December 16, 2025, in accordance with Section 125.0.E.2 of the Zoning Regulations and Section 16.128(b)-(g) of the Subdivision and Land Development Regulations.
- ii. The Design Advisory Panel (DAP) reviewed the Warfield Neighborhood FDP Design Guidelines December 17, 2025 in accordance with Section 125.0.E.2 of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. There were no DAP motions. See Attachment E for the DAP meeting minutes.

**D. Definitions**

- 1) Downtown Columbia Definitions: Please refer to the attached definitions (Attachment A) of terms relating to Downtown Columbia revitalization as excerpted from Section 103.A.38-60 of the Zoning Regulations as needed.
- 2) Neighborhood Documents: The Neighborhood Concept Plan, Neighborhood Specific Design Guidelines and the Neighborhood Specific Implementation Plan are at times referred to collectively as the “Neighborhood Documents” within this technical staff report.
- 3) Purpose of Petition – The purpose of the Final Development Plan (FDP) is to identify:
  - i. Existing conditions for the subject area;
  - ii. The proposed land uses;
  - iii. Any other information related to how the proposed development complies with the Downtown Revitalization requirements.

As part of the Final Development Plan submission, petitioners are required to propose a Neighborhood Concept Plan, Neighborhood Specific Design Guidelines, and a Neighborhood Implementation Plan, which are intended to provide a context for evaluation for the initial Final Development Plan and provide guidance for future Final Development Plan petitions, but are only binding on the property included within this FDP.

**II. Final Development Plan and Associated Neighborhood Documents Proposal**

**A. Proposed Final Development Plan** – The Final Development Plan (FDP) includes 150 residential dwelling units, of which all or a portion may be age-restricted adult housing, and a maximum of 400,000 gross square feet of new commercial retail area on Parcel A-3. Anticipated future uses for the retail component include a residential care facility containing 80 beds for assisted living and memory care. A demolition credit of 97,000 SF of office would occur with a future SDP or redline revision to the existing SDP once the existing office building is removed.

The FDP proposes a maximum building height of 15 stories not to exceed 170 feet for Parcel A-3. Three 10 foot-wide shared-use pathways along Windstream Drive, Governor Warfield Parkway, and Little Patuxent Parkway are also proposed. Changes from the Downtown Columbia Plan will be discussed further in the Planning Board Criteria section of this Technical Staff Report.

**B. Warfield Neighborhood Phase II Concept Plan** - The purpose of the Neighborhood Concept Plan is to show an entire neighborhood as identified in the Downtown Columbia Plan and depict a general layout for proposed public and private streets, block, maximum building heights and Downtown

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Community Commons as a context for evaluation of the Final Development Plan. It may provide guidance for future Final Development Plan petitions but is only binding on the property included within the boundaries of this Final Development Plan.

The block configuration and street network, as well as the proposed vehicular, pedestrian, and bicycle circulation patterns shown on the Warfield Neighborhood Concept Plan are largely identical to the Exhibits in the Downtown Columbia Plan. Any modifications are discussed in the Planning Board Criteria section. Building Heights for Parcel A-3 have been modified from the Downtown Columbia Plan and are proposed to be a maximum height of 15 stories not to exceed 170 feet; whereas the Downtown Columbia Plan proposes a maximum of 9 stories or 120 feet for the Warfield Neighborhood. The Neighborhood Concept Plan also identifies the Downtown Community Commons (as defined in the Downtown Columbia Master Plan) that are primary amenity spaces for the Warfield Neighborhood:

## Warfield Neighborhood New Primary Amenity Space Chart

No.	Amenity Name	Net New SF	(As Shown)
1	Warfield Green	15,500 SF	-23,871
2	Warfield Promenade	TBD	-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
11	West Promenade	28,500 SF	-28,500
<b>Total Minimum Net New Area</b>		<b>81,800 SF</b>	

**C. The Warfield Neighborhood Design Guidelines**, revised with this submission, provides urban design guidelines for an individual neighborhood and offers a context for evaluation of the Final Development Plan and future site development plans. While it may provide guidance for future Final Development Plan petitions, it is only binding on the property included within the boundaries of this Final Development Plan unless it is updated to specifically include the area within FDP-DC-Warfield-1(A). The Warfield Neighborhood Specific Design Guidelines were modeled after the approved Downtown-Wide Design Guidelines and include detailed information regarding block standards, building form, street and streetscape design (including circulation for vehicles, pedestrians, and bicycles, and design and materials standards), amenity area (including Downtown Community Commons) design and material standards, architectural standards for buildings, and signage standards. This Petition proposes some updates based on the proposed use and modifications to the language for clarity.

**D. The Warfield Neighborhood Implementation Plan** provides a framework for how the Warfield Neighborhood may build out over future phases relative to proposed land uses and infrastructure. It addresses the balance of uses in each implementation phase, phasing of Downtown Mixed-Use Development, the phasing of the required Downtown Community Commons Spaces, and the phasing of infrastructure improvements for transportation and circulation, public water, and sewer. The Plan also indicates the status of the Community Enhancements, Programs and Public Amenities (CEPPA)<sup>b</sup> requirements required by the Downtown Columbia Plan. It is meant to provide a context for evaluation for future site development plans.

**III. Planning Board Criteria<sup>c</sup>:** In accordance with **Section 125.0.E.4** of the Howard County Zoning Regulations, the Planning Board is to evaluate and approve, approve with conditions, or deny the petition based on whether the Final Development Plan and associated Neighborhood Documents satisfy the following **criteria**:

**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 (including 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**

<sup>b</sup> See Attachment B for breakdown of CEPPA requirements and status.

<sup>c</sup> In Section III, A-O of this report, **Bold** text indicates Planning Board Criteria from Section 125.E.4 of the Zoning regulations. Non-bold text represent staff summary of the submission.

**Open Space Preservation Plan). Any proposed 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;**

In the Neighborhood Documents, the petitioner has exhibited conformance with the Downtown Columbia Plan and most associated exhibits as well as with the Downtown-Wide Design Guidelines. Any modifications proposed continue to further, and are not contrary to, the policies, timing and implementation of the plan, timing of development, development patterns, land uses or densities and intensities as described in the Downtown Columbia Plan. Modifications are listed below:

1) Modifications of the Warfield Neighborhood Concept Plan

- Street Classifications – The Property abuts Windstream Drive. The planned roadway category identified in the Downtown Columbia Plan (Street Framework Diagram) for Windstream Drive is Avenue Type 3, which is described in the Downtown Wide Design Guidelines as 4 lanes of travel, no parking and buildings on one side adjacent to an open space. A cross-section illustration provides a treed landscape strip between the roadway and a public walkway. The Petitioner proposes designating Windstream Drive as Avenue Type 2. The Warfield Design Guidelines depict the Avenue Type 2 with 4 lanes of travel with 5-foot bike lanes, or an optional shared-use pathway, and optional parallel parking. This change will promote street activation around the Property and within Downtown Columbia, improve safety for pedestrians and cyclists, and encourage alternatives to driving. The Avenue Type 2 will include a shared-use pathway as an allowed element if a dedicated bike lane is not provided.
- Maximum Building Height is increased for Parcel A-3 to 15 stories and 170 feet maximum from the previous maximum, outlined in the Downtown Columbia Plan, of 9 stories (or 120 feet). Limited change to building height is permitted 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. The requested height increase is in response to Parcel A-3'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 compatible with the Lakefront Neighborhood, located east of Parcel A-3 and across Little Patuxent Parkway, which allows a maximum building height of 20 stories (up to 250 feet). Additionally, a maximum building height of 15 stories (170 feet) is compatible with the height of existing residential structures located nearby, such as Watermark Place and Vantage Point, the Cove condominiums on the north side of Governor Warfield Parkway, and Evergreens at Columbia Town Center on the west side of Windstream Drive. The varying heights of these nearby residential structures as well as horizontal separation provided by landscaping and road rights-of-way provide context that the height adjustments are compatible with the existing surrounding development.

2) Modifications to the Warfield Specific Neighborhood Design Guidelines

- Consistent with the proposed building height adjustment permitted in the Downtown Columbia Plan discussed above, a maximum building height within the FDP area of 15 stories (170 feet) is also proposed in 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

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for combined pedestrian and bicycle facilities and encourage appropriate relationships with both new structures and the surrounding roadways.

- The inclusion of shared-use pathways as an allowed element within the sidewalk zone of Avenue Type 2 streets reflects current standards to co-locate pedestrian and bicycle traffic to promote safer distances from traditional vehicular traffic and facilitate more efficient circulation for all users of the right-of-way.
- 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.

3) Modifications to the Warfield Specific Implementation Plan

- All of the existing office space on Parcel A-3 will be demolished, resulting in a credit of 97,000 square feet of office space to be used in future Downtown development.
- The FDP proposes 400,000 gross square feet of new retail commercial space in Downtown Columbia. As proposed, all or a portion of this commercial retail square footage may be constructed as a residential care facility (80 beds for assisted living, and memory care) within this FDP area. No office square footage or hotel units are proposed with this FDP area.
- The net change of overall commercial square footage (retail and office) is 303,000 square feet.
- The FDP proposes a maximum of 150 residential units, of which all or a portion would be age-restricted adult housing. However, the Downtown Columbia Plan does not distinguish between residential use types or exclusions. Therefore, the land use chart on Sheet 1 of the FDP permits 150 residential dwelling units of any kind. The final residential use types will be memorialized on a future site development plan. However, any units that are not age-restricted on a future site development plan would require additional APFO testing for allocations and school capacity.
- It is unclear if the FDP limits the 150 residential units to age restricted or if the Planning Board approval of the FDP includes flexibility for dwelling units of any kind. The Planning Board is encouraged to seek clarity on this issue.
- Residential square footage is not itemized on this FDP but will be provided on a future site development plan (SDP). Residential square footage is not considered in the balance of uses in the Downtown Revitalization Phasing Chart but is included in the accounting for the CEPPAs.
- No Downtown Arts and Entertainment Parks are proposed on this FDP.
- The Downtown Open Space Preservation Plan included in the Downtown Columbia Plan does not depict any Downtown Arts and Entertainment Parks land area on Parcel A-3 and no new areas are included in this proposal.

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- The Downtown Open Space Preservation Plan included in the Downtown Columbia Plan does not depict any Downtown Community Commons land area on Parcel A-3 and no new areas are included in this proposed FDP. While Section 125.0.g.(4)(a) of the Zoning Regulations requires a minimum of 5% of the land area in Downtown Columbia not previously designated as open space or public right-of-way to be dedicated as Downtown Community Commons, Section 125.0.g.(4)(g) permits excess Downtown Community Commons identified on previous FDPs to be credited to a subsequent FDP. The petitioner is exercising this option with this FDP by crediting excess Downtown Community Commons provided with FDP-DC-Warfield-1(A). That FDP required 22,277 SF of Downtown Community Commons for 445,531 SF of land area and created 34,500 SF of Downtown Community Commons, resulting in a 12,223 SF surplus to the FDP minimum generated at that time. Based on 234,074 SF of land area included on FDP-DC-W-2, there is a 11,704 SF Downtown Community Commons obligation. This FDP is crediting 11,704 SF of the 12,223 SF surplus generated under FDP-DC-W-1(A) to meet the statutory requirements. It should be noted that the square footage of the Downtown Community Commons-Primary Amenity Areas identified in the Downtown Columbia Plan is less than 5% of the overall Downtown Revitalization Area not already designated as open space or public right-of-way. The petitioner is encouraged to provide secondary amenity area accessible to the public on future SDPs to contribute to the ultimate 5% land area goal.
- The Property's entire 5.37-acre land area is identified Downtown Mixed-Use Area. The uses proposed are permitted per Section 125.0.A.9.b. of the Zoning Regulations as "Dwellings" and "Nursing Homes and Residential Care Facilities" permitted by right in the B-1, B-2, and POR zoning districts.

**B. The Neighborhood Design Guidelines submitted with the Final Development Plan 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.**

An iteration of the Warfield Neighborhood Design Guidelines was approved under FDP-DC-W-1 by the Planning Board under PB-392 April 2, 2012, which were binding only to the properties identified on this FDP and recorded in the Howard County Land Records as Liber 14166, Folio 1-250. As part of that approval, the Planning Board found that The Warfield Neighborhood Design Guidelines provide the sufficient guidance as required by Section 125.0.E.3.a.2.

The Warfield Neighborhood Design Guidelines submitted with this petition, and binding specifically to Parcel A-3 (the FDP area), build on the previous approved guidelines for the neighborhood. The modifications proposed with FDP-DC-W-2 continue to 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. The Design Guidelines are only modified to the extent necessary to accommodate the change in use, building height and street type, and to provide flexibility in regard to architectural treatments, materials and signage

**C. The Final Development Plan conforms with: the Neighborhood Documents; the Revitalization Phasing Plan, the Downtown Community Enhancements, Programs, and Public Amenities (CEPPA) Implementation Chart and Flexibility Provisions; the Downtown-wide Design Guidelines; the Downtown Columbia Plan, (including 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;**

The proposed FDP conforms with the updated Warfield Neighborhood Concept Plan, Warfield Neighborhood Design Guidelines (with proposed modifications to each), and the Warfield Neighborhood Implementation Plan. Deviations from the Downtown Columbia Plan meet the conformance standards articulated in Section 125.0.A.2.(b) of the Zoning Regulations. All of these materials were used to inform and shape the preparation of FDP-DC-W-2. 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. Comments were made with this submission to consider adding language in the Warfield Neighborhood Design Guidelines to consider massing step-backs that would improve compatibility with surrounding residential developments while maximizing height closer to Little Patuxent Parkway.

**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 and retail commercial development. As part of this submission, a residential care facility, as well as age-restricted adult housing dwelling units are proposed potential uses. 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.**

The developer, in coordination with the Department of Planning and Zoning, will work with the Department of Community Housing Development and the Downtown Columbia Housing Corporation to determine any affordable housing requirements for this development, which is located outside the Development Rights and Responsibility Agreement area identified under CR103-2016, with a future site development plan. An annual payment to the Downtown Columbia Housing Corporation, in the amount of the effective per square foot rate of gross leasable area for office and retail uses will be assessed, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the Property in accordance with CEPPA 27.

**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 proposed land uses will also promote new connections between the Property and surrounding Downtown Columbia neighborhoods through shared-use pathways along Governor Warfield Parkway and Little Patuxent Parkway as requested by the Department of Planning and Zoning and included in the final Planning Board exhibits.

**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, Governor Warfield Parkway and Little Patuxent Parkway will enhance the existing pedestrian/bicycle network within Downtown Columbia and build connections to planned future amenities such as the Warfield Green and the Warfield Promenade, and the surrounding neighborhoods.

**H. The Final Development Plan provides the location of Downtown Community Commons required under Section 125.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. Please see the analysis of Downtown Community Commons in earlier sections (III.A) of the report. The Department of Planning and Zoning encourages that secondary amenity areas, especially those that can be provided along shared-use pathways, are planned as an integral component of any future site development plan to contribute toward the 5% land area goal of the overall Downtown Columbia Plan.

**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:**

- 1) 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;**
- 2) The size of buildings along the edges of the plan area through limits on building height or other requirements**
- 3) The use and design of nearby properties and**
- 4) 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 150 residential dwelling units, of which all or a portion may be age-restricted adult housing. 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.

**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).**

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The proposed Final Development Plan (FDP) is in compliance with the Adequate Public Facilities Ordinance for schools and roads.

- 1) Housing Allocations: The site was evaluated as a proposed age-restricted adult housing development for allocations as described in Title 16, Subtitle 11 of the Howard County Code and have been granted 150 Tentative Allocations for the 2028 Allocation Year for the proposed 150 units on Parcel A-3.
- 2) Schools: 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. Should any units be identified not as age-restricted on a future site development plan, new testing for school capacity will be required.
- 3) Transportation: The petition includes a Traffic Study prepared by Wells + Associates which demonstrates the development proposed in the FDP will be served by adequate transportation facilities. The site development plan will require project specific traffic analysis to determine if road or intersection improvements are required. Additional analysis will be conducted with any subsequent SDP that proposed the ultimate construction on this site.

**K. The Final Development Plan protects environmentally sensitive features and provides environmental restoration in accordance with the Downtown Columbia Plan.**

There are no existing environmentally sensitive features on the subject parcels, and therefore no environmental restoration proposed with this FDP.

Modern stormwater management facilities will be incorporated on a site where none currently exist. 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.**

There are no existing historic or culturally significant existing sites, buildings or structures or public art within the subject parcel.

**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. Requirements are public art are evaluated upon site development plans approval during the building permit process.

**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.**

Property within the FDP area that is intended for common, quasi-public amenity use is held, owned and maintained subject to a reciprocal easement agreement granting pedestrian and vehicular access and ingress/egress rights between the FDP area and adjacent public thoroughfares, including sidewalks and walkways, as well as use of all common areas for their intended purpose. Each property owner is required to share in the maintenance expenses of such spaces pursuant to the reciprocal easement

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agreement. Such maintenance responsibilities may ultimately be assumed by a Downtown Partnership, the County, or other organization.

- 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 (Sheet 3 Note 10) 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.

**SRC Action:** The Subdivision Review committee has recommended approval subject to the technical comments issued in the letter dated April 8, 2026.

DocuSigned by:  
*Mary Kendall* Mary Kendall Deputy  
Director For 5/21/2026  
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**Lynda Eisenberg, AICP, Director** **Date**

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

**Attachment A**  
**PB 461 – Warfield Neighborhood, Phase II**

**Relevant Definitions Relating to Downtown Columbia Revitalization**  
*for PB 461*  
**Final Development Plans for Downtown Columbia Revitalization**  
(Excerpted from Section 103.0 of the Zoning Regulations)

Downtown Arts, Cultural and Community Use: Land areas, uses and facilities established for cultural, civic, recreation, educational, environmental, entertainment or community use or benefit, whether or not enclosed and whether publicly or privately owned or operated for profit, including, but not limited to, libraries, fire stations, schools, museums, galleries, artistic work, and transit facilities. Eating, seating and gathering areas that are accessory to these uses are permitted.

Downtown Arts and Entertainment Park: A contiguous area including a large outdoor amphitheater which may be surrounded by a variety of smaller indoor or outdoor artistic and performance spaces, museums, galleries and similar cultural or educational uses in a park-like setting. Ancillary uses such as food vendors, gift shops, small restaurants and supporting infrastructure such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking are also permitted.

Downtown CEPPA Implementation Chart: The chart and associated text and flexibility provisions contained in the Downtown Columbia Plan which identify the phasing for Downtown Community Enhancements, Programs and Public Amenities.

Downtown Columbia: The following recorded Final Development Plan Phases: Phase 4, Phase 4-A-5, Phase 21, Phase 47-A-7, Phase 52, Phase 62-A-1, Phase 95, Phase 101-A, Phase 105, Phase 111-A-1, Phase 115, Phase 121, Phase 122-A, Phase 139-A-3, Phase 140-A-1, Phase 192-A, Phase 211, Phase 217-A-1, Phase 219, Phase 234, and the area within the described limits included in exhibit A of the Appendix in these regulations.

Downtown Columbia Plan: The General Plan Amendment for Downtown Columbia approved by County Council Bill No. 58-2009.

Downtown Community Commons: Amenity spaces such as plazas, promenades, greens, gardens, squares and other pedestrian-oriented areas, whether publicly or privately owned, that are intended for community interaction and may include spaces for seating, walking, eating, gathering, fountains, public art, way-finding signage, kiosks, or other similar public amenities. Downtown Community Commons can also include walkways that are designed to enhance and be an integral part of the adjacent amenity space, but shall not include any drive lane for vehicular traffic such as private streets, alleys and public roadways for automotive use. Downtown Community Commons must be generally accessible by the public without charge. Included in this category are Downtown Neighborhood Squares. Downtown Community Commons may be integrated into or developed as a part of other uses and may include underground parking, utilities and other infrastructure supporting downtown revitalization.

Downtown Community Enhancements, Programs and Public Amenities (CEPPA): The specific feasibility studies, improvement and management organizations, environmental enhancement programs, and physical improvements identified in the Downtown CEPPA implementation chart contained in the Downtown Columbia Plan.

Downtown Environmental Restoration: Projects within Downtown Columbia that are identified in Columbia Town Center Merriweather and Crescent Environmental Enhancements Study or Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds involving forest restoration and enhancement, reforestation and afforestation, wetland enhancement, and stream restoration activities.

Downtown Environmentally Sensitive Land Area: An area within Downtown Columbia meeting the definition in the Howard County Land Development Regulations of either a floodplain, steep slope, stream or wetland buffers.

Downtown Maximum Building Height Plan: The plan which graphically represents the maximum building height requirements for all Downtown revitalization, as depicted in the Downtown Columbia Plan.

Downtown Mixed-Use: A land-use designation that permits any use or combination of uses permitted under Section 125.0.A.9.B., including supporting infrastructure, such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking.

Downtown Neighborhood Concept Plan: A concept plan showing an individual neighborhood identified in the Downtown Columbia Plan that depicts a general layout for proposed public and private streets, block sizes and configurations, maximum building heights and proposed Downtown Community Commons as context for the evaluation of the Final Development Plans.

**Attachment A**  
**PB 461 – Warfield Neighborhood, Phase II**

Downtown Neighborhood Design Guidelines: Urban design guidelines for an individual neighborhood identified in the Downtown Columbia Plan.

Downtown Neighborhood Square: An outdoor amenity space comprised of not less than 25,000 contiguous square feet, exclusive of bike paths and required sidewalks that might be located along its perimeter. A Downtown Neighborhood Square may be covered or partially covered.

Downtown Net New: As applicable, the number of dwellings, hotel and motel rooms, and the amount of gross floor area of commercial office and commercial retail uses that are permitted under the Downtown Revitalization Approval Process after April 6, 2010 in excess of the number of dwellings, hotel and motel rooms, and gross floor area of commercial office and commercial retail uses that are shown on a Site Development Plan for property located within Downtown Columbia that was approved prior to April 6, 2010.

Downtown Open Space Preservation Plan: A plan included in the Downtown Columbia Plan delineating all land in Downtown Columbia designated as open space on a Final Development Plan recorded prior to April 6, 2010 that is required to retain its existing character as: Downtown Environmentally Sensitive Land; Downtown Parkland; Downtown Community Commons; or a Downtown Arts and Entertainment park, as specified in Section 125.0.A.9.H.

Downtown Parkland: An area generally accessible by the public without charge for active and/or passive recreation purposes which consists primarily of vegetated areas with a natural character, more formal lawns, gardens and walks, pedestrian connections, minor active structured recreation uses such as urban playgrounds, public art, fountains and minimal structures such as cafes and outdoor dining areas, gazebos, pavilions, outdoor stages, and kiosks.

Downtown Primary Amenity Space Framework Diagram: A plan and associated text included in the Downtown Columbia Plan depicting existing and proposed primary amenity and natural spaces in Downtown Columbia.

Downtown Public Art: Original outdoor artwork which is accessible to the public.

Downtown Revitalization: A form of development required in Downtown Columbia after April 6, 2010 in compliance with the applicable provisions of Section 125.0 that must conform with the recommendations of the Downtown Columbia Plan.

Downtown Revitalization Phasing Plan: A phasing plan included in the Downtown Columbia Plan identifying additional development rights by phase for Downtown Revitalization.

Downtown Signature Building: An existing or proposed structure which requires premiere attention to its architectural design because of its cultural significance or prominent location in relationship to the public realm, such as its position on a street or open space, or as the terminus of a vista.

Downtown-wide Design Guidelines: General urban design guidelines for Downtown Revitalization adopted by the Howard County Council.

**ATTACHMENT B  
PB 461 – Warfield Neighborhood, Phase II**

**DOWNTOWN COLUMBIA REVITALIZATION  
COMMUNITY ENHANCEMENTS PROGRAMS AND PUBLIC AMENITIES (CEPPA)  
STATUS SUMMARY  
(AS OF MARCH 16, 2023)**

<b>PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN</b>		
<b>1</b>	HHC completed at its expense an environmental assessment of the three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaqundi located upstream of the Merriweather & Crescent Environmental Enhancements Study area.	<b>COMPLETE</b>
<b>2</b>	HHC will commission at HHC's expense (i) the preparation of the Land Framework component of the Downtown Columbia Sustainability Program and (ii) a detailed outline for the Community Framework component of the Sustainability Program.	<b>COMPLETE</b>
<b>3</b>	HHC will commission at HHC's expense in consultation with Howard County a study evaluating a new Downtown Columbia Route 29 interchange between Route 175 and Broken Land Parkway and options for a connection over Route 29 connecting Downtown Columbia to Oakland Mills, including potential bicycle, transit and multimodal improvements.	<b>COMPLETE</b>
<b>4</b>	HHC will prepare at its expense Downtown-wide Design Guidelines.	<b>COMPLETE</b>
<b>PRIOR TO APPROVAL OF THE FIRST FINAL DEVELOPMENT PLAN</b>		
<b>5</b>	HHC will commission at HHC's expense and in consultation with Howard County one or more feasibility studies for the following: (i) a new Broken Land Parkway/Route 29 north/south collector road connection to Little Patuxent Parkway and (ii) a new Downtown transit center and Downtown Circulator Shuttle.	<b>COMPLETE</b>
<b>6</b>	HHC and Howard County will jointly determine the functions, organizational structure, implementation phasing schedule consistent with the redevelopment phasing schedule, potential funding sources and projected funding needs of the Downtown Columbia Partnership, prior to HHC's establishment of this Partnership. As such, at least fifty percent (50%) of the revenue collected pursuant to CEPPA No. 25 shall be utilized for the implementation of transportation initiatives in the shuttle feasibility study or other direct transit services downtown.	<b>COMPLETE</b>
<b>PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN</b>		
<b>7</b>	HHC will submit a phasing schedule for implementation of the restoration work on HHC's property and a Site Development Plan for the first phase of the environmental restoration work as described in CEPPA No. 15.	<b>COMPLETE</b>
<b>8</b>	HHC, in collaboration with the County, will establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion's revitalization in accordance with this Plan and the development of Downtown Columbia as an artistic and cultural center.	<b>COMPLETE</b>
<b>PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT</b>		
<b>9</b>	To facilitate the renovation of the Banneker Fire Station, HHC and the County shall cooperate to identify a site for the development of a temporary fire station while the Banneker Fire station is being renovated.	<b>COMPLETE</b> - Crescent Area 4 identified if a temporary location is needed
<b>UPON ISSUANCE OF THE FIRST BUILDING PERMIT</b>		
<b>10</b>	HHC shall contribute \$1.5 million in initial funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal	<b>COMPLETE</b>

**CEPPA Status Summary (continued)**

	is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.	
<b>UPON ISSUANCE OF THE BUILDING PERMIT FOR THE 400<sup>th</sup> RESIDENTIAL UNIT</b>		
11	HHC shall contribute \$1.5 million in additional funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.	<b>COMPLETE</b>
<b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000<sup>th</sup> SF OF DEVELOPMENT</b>		
12	HHC will complete at its expense the pedestrian and bicycle pathway from the Howard County General Hospital to Blandair Park. In addition, HHC along with the County and community will develop a scope of work for renovation of the existing Route 29 pedestrian bridge. HHC will contribute up to \$500,000 towards the implementation of the selected improvements.	Alternative Compliance approved on 8/20/15 <b>COMPLETE</b>
13	HHC will enter into and record in the land records of Howard County, Maryland, a declaration of restrictive covenants that shall prohibit the demolition or major exterior alteration of the former Rouse Company Headquarters building.	<b>COMPLETE</b>
<b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000<sup>th</sup> SF OF DEVELOPMENT</b>		
14	HHC in cooperation with Howard Transit shall identify a location in Downtown Columbia for a new Howard County Transit Center and shall provide a location either by fee transfer at no cost or a long-term lease for a nominal sum subject to all applicable laws and regulations.	<b>PENDING</b> - Potential site identified. Alternative timing compliance to 3.2 MSF approved by Planning Board on Nov. 16, 2017 to complete transaction
15	HHC will complete environmental restoration projects in the Merriweather-Symphony Woods and Crescent areas.	<b>COMPLETE</b>
16	HHC will complete Phase I of the Merriweather Post Pavilion redevelopment program.	<b>COMPLETE</b>
<b>PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375<sup>th</sup> NEW RESIDENTIAL UNIT</b>		
17	HHC shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.	<b>COMPLETE</b> – BOE received 2 school sites through negotiation
<b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000<sup>th</sup> SF OF DEVELOPMENT</b>		
18	HHC will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway.	<b>COMPLETE</b>
19	HHC will construct at its expense the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade.	<b>PENDING</b> – alternative timing to 3.9 MSF is proposed with this FDP.
20	HHC will complete Phase II of Merriweather Post Pavilion redevelopment program.	<b>COMPLETE</b> – alternative compliance approved November 4, 2016 so that no project will be held up due to Merriweather Post Pavilion redevelopment.
<b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000<sup>th</sup> SF OF DEVELOPMENT</b>		
21	HHC will complete Phase III of Merriweather Post Pavilion redevelopment program.	<b>COMPLETE</b> – alternative compliance approved November 4, 2016 so that no project will be held up due to Merriweather Post Pavilion redevelopment

**CEPPA Status Summary (continued)**

<b>22</b>	At least one Downtown Neighborhood Square shall be completed and deeded to Howard County for public land.	<b>COMPLETE</b>
<b>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000<sup>th</sup> SF OF DEVELOPMENT</b>		
<b>23</b>	HHC will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.	<b>PENDING</b>
<b>24</b>	Transfer of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero-dollar consideration.	<b>COMPLETE</b>
<b>PRIOR TO THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN</b>		
<b>25</b>	Each owner of property developed with commercial uses shall pay an annual fee of twenty-five cents (\$0.25) per square foot of Gross Leasable Area for office and retail uses and twenty-five cents (\$0.25) per square foot of net floor area for hotels to the Downtown Columbia Partnership.	<b>ON-GOING</b>
<b>UPON ISSUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS</b>		
<b>26</b>	To fulfill an affordable housing obligation, each developer will pay a per unit fee to the DCCHF in the following amounts: \$2,000/unit for each unit up to and including the 1,500th unit; \$7,000/unit for each unit between the 1,501th unit up to and including the 3,500th unit; \$9,000/unit for each unit between the 3,501st unit up to and including the 5,500th unit.	<b>CEPPA REMOVED IN 2017 DCP UPDATE AND REPLACED WITH DRRRA and MOU</b>
<b>ADDITIONAL CEPPA CONTRIBUTION</b>		
<b>27</b>	Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall provide an annual payment to the DCCHF in the amount of five cents (\$0.05) per square foot of Gross Leasable Area for office and retail uses, and five cents (\$0.05) per square foot of net floor area for hotels. The payment will be made annually by the property owner, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the property. The amount of the charge will be subject to annual adjustment based on a builder's index, land value, or other index provided in the implementing legislation.	<b>ON-GOING</b>



# Howard County

*Internal Memorandum*

***Subject: FDP-DC-W-2 Downtown Columbia, Warfield Neighborhood Phase II, Parcel A-3***

***From: The Department of Planning and Zoning, Division of Land Development***

***Date: March 17, 2026***

**Confirmed no comment via e-mail 3/17/26:**

HCSCD  
DRP

**DLD approves subject to the following comments:**

General,

1. Please explain when demo of the existing building will occur.
2. Signature Building – As a prominent parcel located at the northernmost buildable point of Downtown Columbia, the property should be designated for placement of a signature building. Please update all materials (FDP, NCP, Design Guidelines (NDG)) accordingly.

FDP sheet 1

1. Please complete notes 3 and 5.
2. Please add a General Note that Parcel A-3 is not part of the Developers Rights and Responsibilities Agreement (DRRA) and is subject to regulations in force at the time of SDP plan review.

FDP Sheet 3

1. Note 10, Please expand the code section citation to include “Title 28, Subtitle 1, Section 28.115 of the Howard County Code of Ordinances”.

FDP Sheet 4

1. A designation for a Primary Bike/Pedestrian Shared Use Path (SUP) should be included along the frontage of Little Patuxent Parkway on the east side of the property. A primary or secondary pedestrian/bike circulation connection should be located along the north boundary with Governor Warfield Parkway.
2. While adjacent Lot 39 is not part of this FDP area as it is under different ownership, the lot along with the subject property are identified as a single block on the Downtown Columbia Plan. Potential internal circulation connections should be considered with the FDP and as the future site development plan is being prepared. Coordination with the owner of Lot 39 is strongly encouraged.

Concept Plan Sheet 1

1. Check spelling of provide on note 2 beneath the potential new secondary amenity space chart.
2. On the Amenity chart, please add a note that the locations and more 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 Neighborhood Specific-Design Guidelines

1. These changes will be specific only to Parcel A-3. The title of the document should reflect that and the purpose statement should clarify that.

**DEPARTMENT OF PLANNING AND ZONING  
DEVELOPMENT ENGINEERING DIVISION**

**March 12, 2026**

**TO: Jill Manion, Chief  
Division of Land Development**

**FROM: Jim Witmer, Chief  
Development Engineering Division**

**Project Engineer Heather Akers**

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**RE: Comments File no. FDP-DC-W-2**

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**Downtown Columbia – Warfield Neighborhood Phase II, Parcel A-3**

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Approved subject to the following:

**DED Comments:  
See Below**

**Traffic Comments:  
See Below**

**Fire & Rescue Comments:  
None**

**SHA Comments:  
None**

**DED Comments:**

**Final Development Plan:**

1. Please complete Note 3.
2. Please complete Note 6.
3. Please at a shared use pathway to the frontage along LPP.

**Neighborhood Concept Plan**

1. Please add a shared use pathway to the frontage along LPP.

**Traffic Impact Study:**

1. At the SDP stage please provide counts for Saturdays. Typically, offices are closed on the weekends and with the change in use traffic could increase.

**Traffic Comments:**

1. At SDP, provide queue analysis at key intersections to confirm that peak queues do not extend to or block the site driveways under existing and projected conditions.
2. As part of the project's Transportation Demand Management strategy, evaluate nearby bus stops (there are at least 3 bus stops in the vicinity of the site) for: ADA compliance upgrades, installation of shelters, landing pads and accessible connections, lighting improvements, pedestrian connectivity to the site.
3. The site proposes to retain two existing access points along Windstream Drive with relatively close spacing. Given the high-volume commercial nature of the Columbia Mall

- area, access points serving major commercial generators are typically treated as street-type connections. Please evaluate whether a design manual waiver or similar approval may be required for the continued use of both access points under the proposed redevelopment.
4. The TIA evaluates only weekday AM and PM peak periods. Given the Downtown Columbia setting and surrounding land uses (including the mall, movie theater, restaurants, and other commercial activity), weekend travel patterns may be significant, particularly with traffic concentrating at the Windstream/Columbia Mall access area. Please provide weekend turning movement counts and operational review at the study intersections.
  5. Given the conversion to residential care and age-restricted housing, the SDP should include a sight-distance analysis and turning-template study for emergency vehicles and paratransit shuttles for both site entrances

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## Meeting Summary December 17, 2025

### Attendance

Panel Members: Kellie Hollenbeck, Chair  
Xi Wang  
Larry Quarrick  
Greg Ault  
Shahriar Etemadi

DPZ Staff: Nick Haines and Payton Semmont

- 1. Opening of Meeting** – DAP Chair Kellie Hollenbeck opened the meeting at 7:06pm. The Panel and County made their introductions.
- 2. Review of Plan No. 25-18:** Twigg Property Age Restricted Adult Housing – Ellicott City, MD  
Engineer: Benchmark Engineering – Dave Thompson  
Developer: Elm Street Development – Taylor Faris

### Background

The 29.64 acre site is zoned RR-DEO (Rural Residential – Density Exchange Option) and is comprised of Lot 2 that have frontage along Triadelphia Road. Age restricted adult housing developments are permitted in RR-DEO zoned properties subject to a conditional use approval. Lot 2 is currently developed with existing house, barn, sheds, and outbuildings. The property also contains open field and forested areas. The property is bordered by Triadelphia Road to the South, residential properties to the North, West, and East. The property contains a stream and stream buffer and two ponds in the wooded area in the rear of the property.

The proposed project was previously reviewed at the October 8, 2025 DAP meeting and requested that the applicants revise the designs and return for another review. The DAP had expressed concern over some of the projects designs and had made comments and motions toward revising the projects layout to incorporate more central public space and amenities. The DAP contemplated alternatives for the community center's function in terms of use, location, and architectural style, foreseeing potential issues with its size, function, and distinction as currently intended. The DAP also made comments and recommended including an active recreation element, such as a pickleball court or similar feature. The panel also expressed support for the overall bungalow and cottage-style architecture, noting that the inclusion of front porches, street-facing entries, and window designs contribute positively to the neighborhood character

### Applicant Presentation

The applicant presented the plans for the revisions to the design for the 26.72-acre property located off Triadelphia Road. The applicant provided concepts of designs considered based upon the DAP comments generated in the previous reviews. The submitted concept revised the layout to place seven

#### **4. Review of Plan No. 25-20: Warfield FDP Design Guidelines – Columbia, MD**

Engineer: GLW – Dan Sweeney

Developer: Howard Hughes Communities – Gabe Chung

Architect: Hord Coplan Macht – Matthew Fitzsimmons

#### **Background**

The Warfield Neighborhood is in Downtown Columbia, along the western edge of The Lakefront Neighborhood, Columbia Mall, and the Symphony Woods Neighborhood. The Warfield Neighborhood is also bordered by Broken Land Parkway, Columbia Mall Road, and Governor Warfield Parkway as shown in Figure 1. The area includes mixed use commercial and residential development and amenity spaces. The zoning code requires Neighborhood Specific Design Guidelines (NSDGs) to be submitted to the DAP for review and are subject to Downtown Revitalization requirements.

#### **Applicant Presentation**

The applicant presented the presentation to update the Warfield Neighborhood FDP Design Guidelines and gave a brief overview of the existing site conditions and noted its location at the northernmost point of Downtown Columbia. The intent of the update is to update a 5.4 acre piece of property along Governor Warfield Parkway that's located in a northern gateway into the downtown Columbia area. There is a hundred thousand square foot office building that is NO longer performing as originally intended. So as we evaluate senior oriented use or uses on the site, the focus is on how future development fit within the surrounding urban area and aligns with the Warfield Neighborhood Design Guidelines. Updates to the existing neighborhood design guidelines are highlighted throughout the document.

The site in question is a 5.4 acre piece of property along Governor Warfield Parkway and is framed by Little Patuxent Parkway and Windstream Drive. Access to the property is accessed from Windstream Drive. The site is currently developed with an existing 4 story office building and associated parking infrastructure.

The intent of the update is to take a look at how to amend the design guidelines, particularly in the urban design looking at additional building height and some flexibility in how the building could be set back on the site in street design. Inclusion of a shared use path which has some ramifications to the pedestrian and bicycle network for the neighborhood, but also and how we think about setback to the site elements as well. The intent to create the new senior living and care facility, would require updates and amendments of some of the language in the guidelines and the architecture to address the new building type. The big component to our conversation tonight it with that building the maximum building height, our site is designated as nine stories and up to a 120 ft. The proposal will shift the maximum up to 15 stories, which is the next increment up in the downtown master plan from the nine. The 15 story and 170 foot maximum height increment up seemed to make sense at this pivotal and important and crossroad of Governor Warfield and as the property is a terminated vista and the important access implied by Little Patuxent Parkway as you're driving into Columbia.

The document also updates the multiuse pathway requirements, bicycle circulation plans, and pedestrian circulation plans for the neighborhood. Streetscape updates were also provided as well as text amendments trying to capture what maybe needed for a senior living community to add a little bit more flexibility to promote high quality materials that could be applied to this project.

## **DAP Questions and Comments**

The DAP thought in general, the recommendations of increasing the building height at that corner is a really good idea and the proposed age restricted use would be a good fit for the area. Given the location of the building in relation to the intersection the heights seemed to make sense in terms of everything else in the surrounding area. DAP thought that the updates and modernizing the documents for the future of Columbia was a welcome step.

DAP had mentioned that they had seen and some worked on a couple of design guidelines before for a couple of clients, and were curious of what context were some of the text changes made in, in terms of enforceability.

The applicant responded that the intent of the design guidelines is to be kind of a tool for the DAP and the county to use when the designs come forward to establish criteria to evaluate those buildings and site elements. From the designers perspective, we wanted to have some flexibility and updates with options, materials from the previous 2012 Manual. The framework for the neighborhood can be established with greater options to permit more flexibility from the developers side to move forward with advanced designs.

DAP discussed that on the legal side of recently where if you use the words like shall or must, the enforceability of guidelines becomes an issue. DAP thought in terms of language with the document, would the specific language might be something to consider if you really want to meet specific end goals, which words are you using and how can it actually be implemented and enforced in your designs.

## **DAP Motions for Recommendations**

No DAP motions were made for the Warfield FDP Design Guidelines.

## **5. Call to Adjourn**

DAP Chair Kellie Hollenbeck adjourned the meeting at 9:30pm.