

ONE MALL NORTH, LLC * BEFORE THE
 PETITIONER * PLANNING BOARD OF
 PLANNING BOARD CASE NO. 461 * HOWARD COUNTY, MARYLAND

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DECISION AND ORDER

The Planning Board of Howard County Maryland held a public hearing on June 4, 2026, in accordance with Section 125.0.E.4 of the Howard County Zoning Regulations, to consider the petition of One Mall North, LLC, Owner, to approve Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, Warfield Neighborhood Design Guidelines, and FDP-DC-W-2, which proposes redeveloping a 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 age restricted residential dwelling units. The FDP proposes a maximum building height of 15 stories not to exceed 170 feet. The 5.37-acre lot is located in the Warfiled Neighborhood and identified as Parcel 304, Lot “Parcel A-3”, on Tax Map 30, in the Fifth Election District of Howard County, Maryland. It is zoned New Town (NT) and designated as Downtown Mixed Use Area (DMUA).

The notice of hearing, which is required by the Planning Board’s Rules of Procedure, was published and the subject property was posted in accordance with the Planning Board’s requirements, as evidenced by certificates of publication and posting, all of which were made part of the record of the case.

Pursuant to the Planning Board’s Rules of Procedure, the reports and official documents pertaining to the petition, including the Technical Staff Report of the Department of Planning and Zoning, the County Code, the Howard County Zoning Regulations, the Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, Warfield Neighborhood Design Guidelines, FDP-DC-W-2, and Planning Board Hearing Application were made part of the record in this case.

Phillip A. Hummel of Shulman Rogers represented the petitioner. There was no opposition to the petition. Public testimony was accepted by the Planning Board after the petitioner concluded their presentation.

The Planning Board has the authority to review and make a decision regarding the proposed Final Development Plan in accordance with the pertinent criteria set forth, pursuant to Section 125.0.E.4 of the Zoning Regulations. Those criteria are as follows:

- a. The Downtown Neighborhood Concept Plan, the Neighborhood Specific Design Guidelines, and the Neighborhood Specific Implementation Plan conform with the Downtown-Wide Design Guidelines; the Downtown Columbia Plan (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). 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.
- 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.

- 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.
- d. The Final Development Plan, when considered in the context of surrounding planned or existing development, provides a balanced mix of housing, employment, commercial, arts, and cultural uses in each phase.
- e. The Final Development Plan satisfies the affordable housing requirement.
- 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.
- 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.
- 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.
- 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.
- j. The development, as proposed by this Final Development Plan, is adequately served by public facilities; including any proposed mitigation or development staging. It further complies with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code) for both schools and roads.
- k. The Final Development Plan protects environmentally sensitive features and provides environmental restoration in accordance with the Downtown Columbia Plan.
- l. The Final Development Plan protects any historic or culturally significant existing sites, buildings or structures, and public art.
- m. The Final Development Plan proposes any appropriate plan to satisfy the requirement for art in the community.
- 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.

- 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.

After carefully evaluating all the testimony and evidence accepted into the record, the Planning Board made the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. Donna Despres presented the Technical Staff Report for the Department of Planning and Zoning (DPZ), which identified the subject area and evaluated the Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, Warfield Neighborhood Design Guidelines, and FDP-DC-W-2 against the Planning Board criteria found in Section 12.5.0.E of the Zoning Regulations.

Donna Despres described the existing conditions of the proposed FDP land area, Parcel A-3, as developed with a 4-story office building accessed by two vehicle access entrances from the private road, Windstream Drive into surface parking. The Petition proposes redeveloping the 5.37-acre 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, which are proposed to be age-restricted adult housing. The FDP proposes a maximum building height of 15 stories not to exceed 170 feet, for the property, which is a modification from the Downtown Columbia plan. Changes from the previous version of the Warfield Neighborhood Design Guidelines and the Warfield Neighborhood Implementation Plan were summarized as part of the technical staff report and are further described in Findings of Fact 5.

The staff report and staff presentation highlighted for the Planning Board that it is unclear as submitted 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 was encouraged to seek clarity on this issue.

The technical staff report found that the petitioner's application met all applicable criteria for approval.

There were no questions from the Planning Board following the staff presentation.

2. Ahead of calling expert witnesses for the Petitioner, Mr. Hummel requested to add the following documents into the record: a letter from Mr. Jeff Bronow dated February 18, 2026 with the subject line Final Development Plan for Downtown Columbia Warfield Neighborhood Phase 2, FDP-DC-W-2, resumes of expert witnesses Mathew Fitzsimmons, Michael J. Workowsky, and Dan Sweeney and hard copies of the petitioner's presentation. Also entered into the record by reference: The FDP and Neighborhood Specific Documents as amended, the applicant's justification letter, Traffic Impact study and the DPZ Technical Staff Report.

Mr. Hummel made an opening summary statement and offered clarification that all the residential units would be age restricted. Mr. Hummel stated that he will be calling 4 witnesses to present the applicant's proposal.

3. Mr. Gabriel Chung, Senior Vice President of Howard Hughs Communities, testified as the petitioner. Howard Hughs Communities owns the subject property. Mr. Chung testified he is familiar with the FDP and companion documents. Mr. Chung provided background and context regarding the development and vision of Downtown Columbia and the long-term vision for revitalization of Downtown Columbia with a balanced mix of uses. This proposes development consistent with the adopted Downtown Columbia Plan. Mr. Chung identified senior living as an underfilled need in the Downtown Columbia area. This FDP introduces a senior living housing type to fulfill this need.

The site is in a prominent location and serves as a gateway to Downtown Columbia. The existing 97,000 SF building and associated parking were built in the 1970s. Mr. Chung stated that the existing site is underutilized relative to its prominent location. The FDP proposes 400,000 SF of commercial to include assisted living, and memory care and 150 age restricted residential units. The proposal includes: a maximum building height of 15 stories and 170 feet and shared use pathway along Governor Warfield Parkway, Little Patuxent Parkway and Windstream Drive. Mr. Chung stated the proposal presents a balanced mix of housing and commercial uses and provides needed senior living opportunities. The proposal will meet CEPPA requirements in the form of annual payment to Downtown Partnership and Downtown Housing Foundation. Mr. Chung concluded that review of future site development plans will address additional regulatory requirements including affordable housing requirements, public art and that public amenities owned by owner will be subject to shared use and maintenance agreements.

4. Mr. Mathew Fitzsimmons, AIA, AICP, LEED AP BD+C, Principal of HCM presented proposed changes to the Warfield Neighborhood Design Guidelines. Mr. Fitzsimmons stated he is a licensed Architect in Maryland and member ACIP. The Warfield Neighborhood Design Guidelines were originally adopted in 2012 and provide criteria for urban design, street design, signage and wayfinding to ensure harmony throughout the neighborhood and the Downtown Columbia area. The Design Guidelines are not a mandate and provide variations that conform with goals of Downtown wide guidelines. Mr. Fitzsimmons stated that HCM assisted the development team in reviewing and amending the Guidelines to reflect design opportunities for Parcel A3. Key modifications include an increase in building height, setbacks, and language to accommodate a proposed shared use path. Other modifications expanded the architecture types and details to include needs specific to senior housing and care uses. The modifications provide flexibility in treatments and only apply to Parcel A3.

The increase in building height will allow flexibility in creating a signature building for this gateway property. The proposal to allow 15 stories up to 170 feet is compatible with nearby existing developments. Mr. Fitzsimmons stated the modified building height was supported by Howard County's Design Advisory Panel (DAP) earlier this year. Mr. Fitzsimmons testified the proposed height follows existing patterns in the immediate area and in Downtown Columbia. Other structures in the area are the 14 story Vantage Point building and 12 story Watermark building. Mr. Fitzsimmons described the subject property as surrounded on 3 sides by roadways, which allows additional separation from existing structures located on surrounding properties. Further, horizontal separation between the site boundary and existing buildings is greater than the proposed maximum height. Existing landscaped road medians and edges provide added visual buffers.

Mr. Fitzsimmons discussed the road type modifications. Windstream Drive is proposed as an Avenue Type 2 as described in the Warfield Neighborhood Design Guidelines to provide lane transitions and widening for connections to Governor Warfield Parkway. The roadway will include a shared use path, which will provide safer user experience and connections to the broader neighborhood and Downtown Columbia. The proposal has been amended to include the shared use path on Little Patuxent Parkway and Governor Warfield Parkway. Senior living and care uses, approved by DAP, were not included in the original Design Guidelines. These uses are similar to mixed use developments with an active ground floor with higher ceiling heights at the ground level. These uses include drop-off areas needed for ride sharing opportunities for senior residents. The proposal also modified the definition of signature building to include rooftop amenity space to allow access to daylight for seniors. Mr. Fitzsimmons provided an overview of other minor text amendments for materials and other design elements such as signage and lighting.

5. Mr. Daniel D. Sweeney, P.E., Gutschick, Little, & Weber P.A testified to the changes in the Neighborhood Implementation plan which builds on the previously approved Implementation Plan. The

proposal includes demolishing 97,000 SF of existing office space to allow up to 400,000 SF of new commercial development and 150 age restricted units. Mr. Sweeney then presented the Final Development Plan which is limited to the subject property. The first sheet shows the same chart provided in the implementation plan listing the development densities, uses and maximum development level for each group. Sheet 1 also has the tentative allocation chart which shows the annual phasing, Final Development criteria including building height and other general notes. Mr. Sweeney then discussed Sheet 3 showing the site layout. Parcel A-3 is shown as DMUA, Downtown Mixed Use. This sheet also identifies how the required Downtown Community Commons will be met. Zoning regulations require 5% of the FDP was area to be designated as Downtown Community Commons, which is 11,704 SF of this 5.37-acre site. The Downtown Columbia Plan does not show any amenity areas on this site. This site will use a previous credit established with FDP-DC-W-1A to satisfy the requirement. Mr. Sweeney stated that though amenity areas are not required for this site, the petitioner may consider adding secondary amenity areas to the project with the future site development plan. Mr. Sweeney also reviewed general notes provided, including there are no historic sites or structures on the property, affordable housing and art will be met in accordance with the Zoning Regulations and fees required by CEPPA will be paid as noted. Mr. Sweeney reviewed sheet 4 and reviewed the surrounding road network. This sheet also shows Parcel A-3 as a potential location for signature building. Mr. Sweeney stated the features on this plan are consistent with the other Warfield Neighborhood documents. Mr. Sweeney then reviewed the Neighborhood Concept Plan and highlighted the chart calculating the chart for the Downtown Community Commons. Sheet 2 shows the street and block layout and classifications and other site elements. Mr. Sweeney stated all the documents discussed are binding to Parcel A-3 only. Mr. Sweeney discussed that storm water management will be provided to meet current MDE regulations. Final SWM practices will be shown on the site development plan.

6. Michael J. Workosky, PTP, TOPS, TSOS, President of Wells + Associates discussed the transportation impact study prepared by his firm. The Howard County Design Manual Chapter 4 outlines requirements specific to Downtown Columbia for preparation of traffic studies. The vehicle trip generation comparison demonstrates the change in use from office to proposed senior living is expected to reduce the total trips generated. Critical Lane Volume meets current Downtown criteria. Pedestrian and bike circulation will be improved with the proposed shared use path. Mr. Workosky testified that APFO is met. Additional studies will be required at the SDP phase.

7. In response to a question from Planning Board member Ms. Lynn Moore seeking clarification regarding the 5% amenity site credit, Mr. Sweeney stated that credit will be used for approval of the FDP. With the development of the SDP, more amenity space may be provided. Mr. Sweeney further explained that during the development of the FDP-DC-Warfield-1A, an FDP area that was constructed with apartment buildings and designated Downtown Community Commons exceeded the 5% requirement. This project is using excess towards this FDP. Mr. James Cecil asked how close are the previously built amenity areas to this site. Mr. Sweeney referenced the overall Downtown map.

8. Mr. Cecil asked who owns the green space adjacent to subject property. Mr. Sweeney stated he believes it is owned by Brookfield. Mr. Hummel confirmed it is not owned by the petitioner.

9. Mr. Cecil made comments regarding the shared use path and future connections. Council for the petitioner agreed that connections would need to be investigated with the SDP.

10. Mr. Mason Godsey asked if the Planning Board needs to clarify if all units are age restricted. Mr. Cecil asked how to clarify this point. Council for the Planning Board, Mr. David Moore, indicated that restriction could be a condition of approval.

11. The Planning Board Chair invited attendees to testify. Phil Scherer testified on behalf of Baltimoreans for People Oriented Places in support of the shared used paths and the facilities location. Jennifer Staciak, a neighbor to the project site, expressed concerns about traffic around the site and parking for staff. Joel Hurewitz, a Columbia resident, offered his opinion that the nursing home should not be age restricted.

The Planning Board Chair clarified with the petitioner and Planning Board Council that the nursing home facility is not subject to the age restrictions and stated that the age restriction needs to be addressed at the site development plan stage. The Chair also clarified with the petitioner's Council that parking would be addressed at SDP and that traffic would be reduced according to the initial traffic studies.

12. Mr. Hummel made a brief closing statement for the petitioner and affirmed the FDP as proposed satisfies the Planning Board criteria.

CONCLUSIONS OF LAW

1. The Board is persuaded that the evidence, based on the testimony provided by the petitioner's witnesses and as further set forth above, and the information in the Department of Planning and Zoning's Technical Staff Report, convincingly demonstrate the proposed Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, Warfield Neighborhood Design Guidelines, and FDP-DC-W-2 meet the requirements established in the criteria set forth in Section 125.0.E.4 of the Zoning Regulations and summarized in the Department of Planning and Zoning's Technical Staff Report, in particular:

- a. Overall, the Board believes the 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 Open Space Preservation Plan).
- b. The Board was persuaded by the staff's technical staff report and the testimony of Mr. Mathew Fitzsimmons that the Neighborhood Design Guidelines 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.
- c. The Board was persuaded that the Final Development Plan conforms with the submitted 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), as outlined by staff in the technical staff report and identified by witnesses for the Petitioner as summarized in the above Findings of Fact.
- d. The Final Development Plan, when considered in the context of surrounding planned or existing development, provides a balanced mix of housing, employment, commercial, arts, and cultural uses in each phase as outlined in the DPZ technical staff report.
- e. The Final Development Plan satisfies the affordable housing requirement. The Board was persuaded by the information in the DPZ staff report.

f. The Board was persuaded by the evidence submitted and the testimony of Mr. Mathew Fitzsimmons and Mr. Workosky as outlined above that convenient connections were established with this plan.

g. The Board was persuaded by the staff's technical staff report that 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.

h. The Board was persuaded by the staff's technical staff report and the testimony as outlined above that 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.

i. The Board was persuaded that the Final Development Plan is in harmony with existing and planned vicinal land uses. And that existing and proposed landscaping and adjacent roadway separations provide adequate buffers for the proposed use.

j. The Board was persuaded that the development, as proposed by this Final Development Plan, is adequately served by public facilities and that the proposed mitigation identified by Mr. Workosky as summarized above are appropriate. It was further acknowledged that additional traffic studies would be submitted with each SDP. The Board found that sufficient evidence was presented that the proposed FDP complies with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code) for both schools and roads.

k. The Board is persuaded, as established in staff's technical staff report and as testified by Mr. Sweeney that there are no environmentally sensitive features within the project area and no environmental restoration required within the project area.

l. The Board did not identify any existing art or historic or culturally significant sites, buildings or structures negatively impacted by the proposal.

m. The Board was persuaded by the testimony that the Final Development Plan proposes an appropriate plan to satisfy the requirement for art in the community.

n. The Board was persuaded, as outlined in staff's technical staff report, that 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.

o. The Board was persuaded, as outlined in staff's technical staff report that 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.

2. The Petitioner, as one seeking the Planning Board's approval of the Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, Warfield Neighborhood Design Guidelines, and FDP-DC-W-2, collectively filed with the Department of Planning and Zoning as FDP-DC-W-2, has the burden of demonstrating that criteria of subsections a. through o. of Section 125.0.E.4 have been met, in order for the Board to approve the above-mentioned plan and associated neighborhood documents.

3. There is sufficient evidence in the record, as identified in the Board's Findings of Fact above, for the Board to conclude that the Petitioner has met its burden of demonstrating that it has satisfied the above-cited criteria for approval.

4. For the reasons stated in the above Findings of Fact, the Board concludes that the Petitioner has conclusively established through the evidence in the record that the following criteria for approval have been met by its proposal:

- 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 Open Space Preservation Plan). Any proposed change(s) will not be detrimental to the overall design concept and phasing for Downtown Revitalization. Limited changes in building heights may be approved and have been approved based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area, as specifically provided in the above findings of fact. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories.
- 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.
- 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 changes 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.
- d. The Final Development Plan, when considered in the context of surrounding planned or existing development, provides a balanced mix of housing, employment, commercial, arts, and cultural uses in each phase.
- e. The Final Development Plan satisfies the affordable housing requirement.
- 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.
- 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.
- 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.
- i. The Final Development Plan is in harmony with existing and planned vicinal land uses. In making this determination, the Planning Board shall consider, if appropriate:
 - i. Landscape features on the boundary of the plan area, which may include protection of existing vegetation or grade changes that provide a natural separation, or landscape planting;
 - ii. The size of buildings along the edges of the plan area through limits on building height or other requirements;
 - iii. The use and design of nearby properties and

- iv. The adopted Downtown Columbia Plan recommendations for height, building massing and scale, and neighborhood connectivity.
- j. The development, as proposed by this Final Development Plan, is adequately served by public facilities; including any proposed mitigation or development staging. It further complies with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code) for both schools and roads.
- k. The Final Development Plan protects environmentally sensitive features and provides environmental restoration in accordance with the Downtown Columbia Plan.
- l. The Final Development Plan protects any historic or culturally significant existing sites, buildings or structures, and public art.
- m. The Final Development Plan proposes an appropriate plan to satisfy the requirement for art in the community.
- 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.
- 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.

For the foregoing reasons, the petition of One Mall North, LLC, to approve Warfield Neighborhood Concept Plan, the Warfield Neighborhood Implementation Plan, Warfield Neighborhood Design Guidelines, and FDP-DC-W-2, to allow redevelopment of Parcel A-3 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 shall be age-restricted adult housing. The FDP proposes a maximum building height of 15 stories not to exceed 170 feet, is this 23rd day of June, 2026 is approved by the Planning Board of Howard County, Maryland. subject to the following condition:

- 1. The FDP, Concept Plan, Design Guidelines and Implementation plan shall revise all tables, charts and notes regarding the use for age restricted units to clearly state all 150 residential units **shall** be age restricted.

HOWARD COUNTY PLANNING BOARD

Signed by:

James Cecil

James Cecil - Chairperson

DocuSigned by:

Mason Godsey

Mason Godsey - Vice Chairperson

Absent

Barbara Mosier

Signed by:

Lynn Moore

Lynn Moore

Absent

William Tilburg

PB Case No. 461

ATTEST:

DocuSigned by:

Lynda Eisenberg

Lynda Eisenberg, AICP
Executive Secretary

REVIEWED FOR LEGAL SUFFICIENCY BY:
HOWARD COUNTY OFFICE OF LAW
Gary W. Kuc, County Solicitor

DocuSigned by:

David Moore

David Moore
Senior Assistant County Solicitor

LIST OF PETITIONERS EXHIBITS:

- Exhibit 1 Mr. Bronow letter Feb 18 2026
- Exhibit 2 Matt Fitzsimmons Resume
- Exhibit 3 Michael Workosky Resume
- Exhibit 4 Dan Sweeney Resume
- Exhibit 5 Warfield FDP – FDP-DC-W-2 Petitioner Presentation
- By Reference:
- Exhibit 6 Entire Record FDP File
- Exhibit 7 - Neighborhood Specific Documents as Amended
- Exhibit 8 - Statement of Justification
- Exhibit 9 - Transportation Impact Study
- Exhibit 10 – DPZ Technical Staff Report

LIST OF PROTESTANTS EXHIBITS:

There were no protestants.