

**D R A F T**  
**COLUMBIA DOWNTOWN MASTER PLAN**  
**DPZ Program and Height Recommendations**  
For Discussion at August 30, 2006 Focus Group Meeting

<b>DEVELOPMENT PROGRAM</b>						
<b>TYPE OF DEVELOPMENT</b>	<b>WARFIELD TRIANGLE</b>	<b>CORPORATE BOULEVARD</b>	<b>LAKEFRONT / LP PARKWAY</b>	<b>THE CRESCENT</b>	<b>COLUMBIA MALL</b>	<b>TOTAL</b>
<b>Residential (DU)</b>	500	300	2,200	2,200	300	<b>5,500</b>
<b>Office (SF)</b>	100,000	2,200,000	200,000	500,000	0	<b>3,000,000</b>
<b>Retail (SF)</b>	300,000	100,000	175,000	75,000	100,000	<b>750,000</b>
<b>Hotel (Rooms)</b>			300 Rooms/Conference Center	125 Rooms	125 Rooms	

<b>BUILDING HEIGHTS</b>							
	<b>WARFIELD TRIANGLE</b>	<b>CORPORATE BOULEVARD</b>	<b>LAKEFRONT &amp; GW PARKWAY</b>	<b>LP PARKWAY</b>	<b>THE CRESCENT</b>	<b>COLUMBIA MALL</b>	
<b>Height of tallest existing building</b>	4 stories (Evergreen Apts)	13 stories (Park View)	4 stories (Teachers Building)	12 stories (Merryl Lynch)	NA	2 stories	
<b>Height range shown on DPZ schematic illustrations (1)</b>	2 to 6 stories	6 to 12 stories	3 to 6 stories	4 to 12 stories	4 to 12 stories	NA	
<b>Proposed maximum building height in stories and feet (2)</b>	6 stories 80 feet	14 stories 180 feet	6 stories 80 feet	14 stories 180 feet	14 stories 180 feet	14 stories 180 feet	

(1) Heights for illustrations and calculations do not include the possibility of two stories of above-ground parking beneath buildings.

(2) Maximum height in stories and feet. Assumes approximate 12 foot floors with 20 foot ground floor, round up to nearest 10 feet.

Maximum height allows for parking below, variation in heights and/or sloped roofs on buildings. Does not include mechanical equipment and roof screens.

Under consideration is whether a greater height could be approved by the Planning Board if mitigation is provided such as: LEED certified green building, added green space, added civic/community space or other amenities.