

PB-461, FDP-DC-W-2
Downtown Columbia Warfield
Neighborhood Phase II

Petitioner: One Mall North, LLC
Planning Board Public Hearing
June 4, 2026

Parcel A-3
Outlined in
red

10025 Governor
Warfield Parkway



Howard County Department of Planning & Zoning
Maryland Department of Planning
Month Day, Year

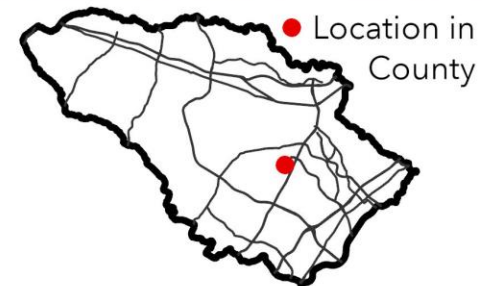
Zoning & Vicinity

**DOWNTOWN COLUMBIA -
WARFIELD**



FDP-DC-W-2 Zoning

- NT
- Property Boundaries



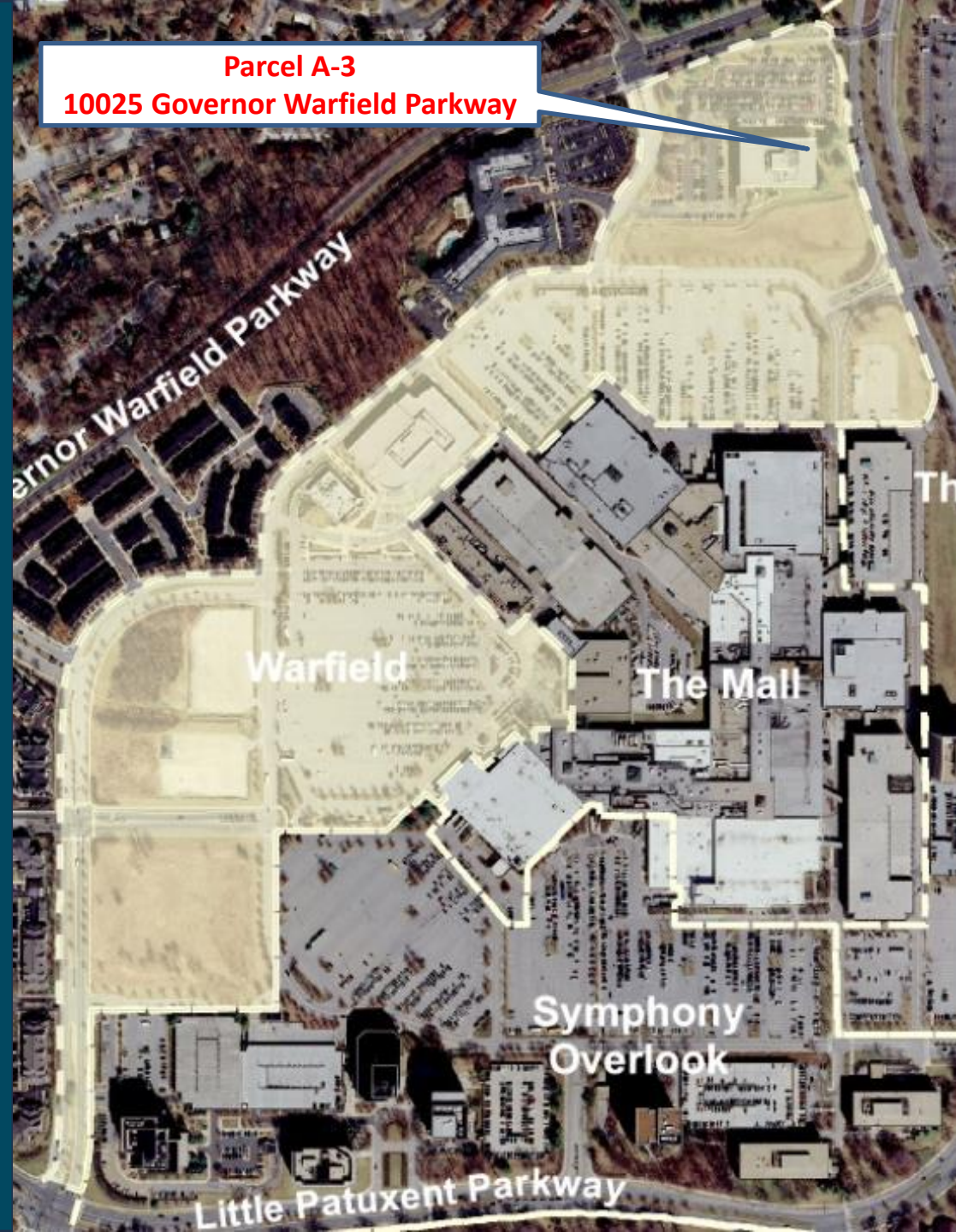
Downtown Columbia

Parcel A-3 location marked with red star



Warfield Neighborhood

Parcel A-3
10025 Governor Warfield Parkway

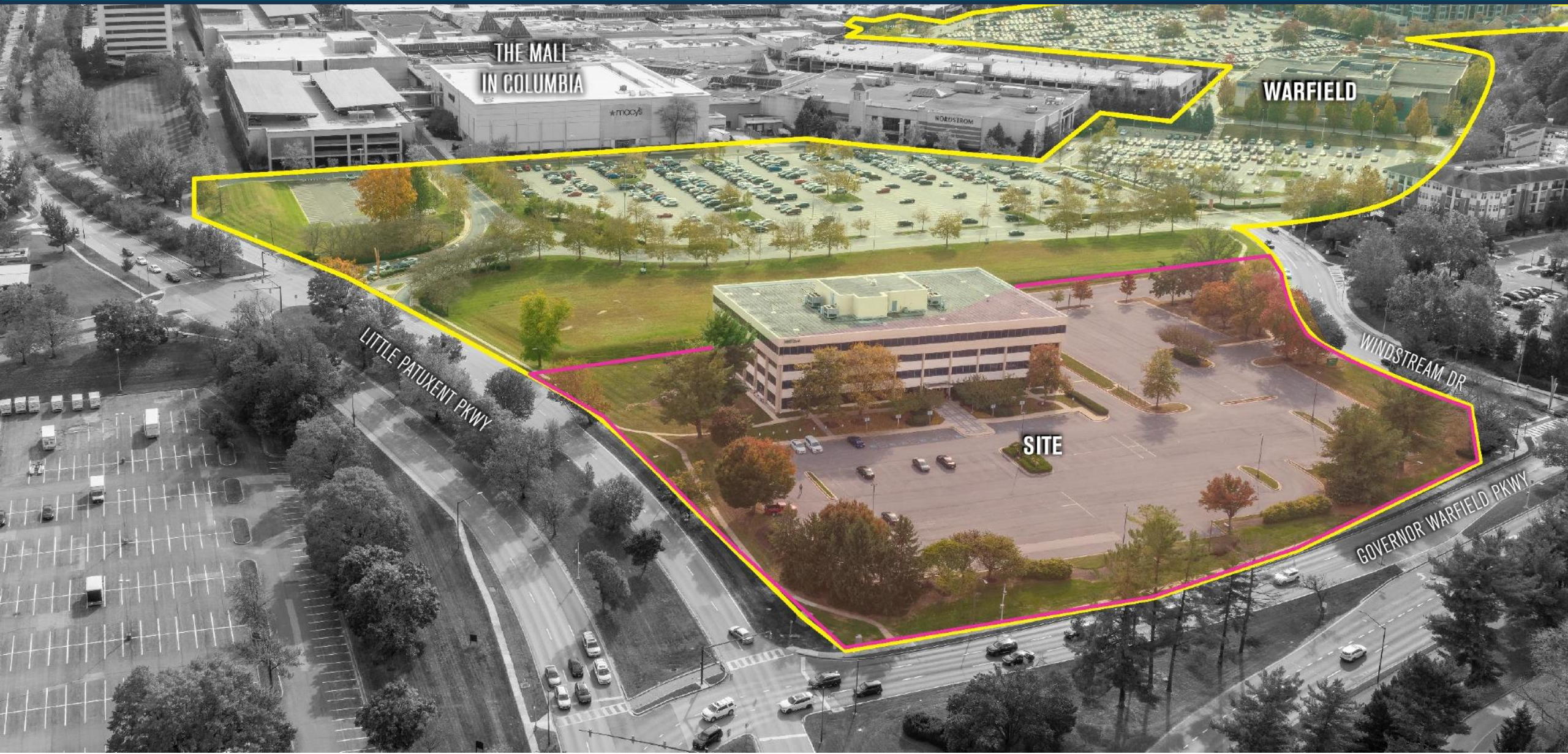


Existing Conditions



- Parcel A-3
- 5.37 acres
- 10025 Governor Warfield Parkway
- 4 story office building built early 1970's
- 2 vehicle access points off Windstream Drive
- Existing surface parking

Existing Conditions Additional View



Hearing Posted and Advertised



Documents Incorporated into the Record

- The Final Development Plan (FDP-DC-W-2)
- Warfield Neighborhood Concept Plan
- Warfield Neighborhood Specific Design Guidelines
- Warfield Neighborhood Specific Implementation Plan
- Certification of advertising
- Certification of posting of the property
- Howard County Code
- Downtown Columbia Plan, a General Plan Amendment
- Howard County Zoning Regulations
- Downtown-Wide Design Guidelines
- The Adequate Public Facilities Act and Howard County Design Manual (Volume 3, Chapter 4)
- Howard County Sign Ordinance
- FDP-DC-W-2 applications, correspondence and file
- The Technical Staff Report of the Department of Planning and Zoning
- The reports of the responding reviewing agencies

Background on Downtown Columbia Redevelopment

- 2010 Downtown Columbia Plan adopted, amended 2016
- Established policy and framework for implementation with the goal of balancing land uses as development occurred.
- Identified six neighborhoods, The Warfield is one of the six neighborhoods
- Each Neighborhood is subject to the Downtown Columbia Plan and is developed under Neighborhood specific Documents.
 - The Final Development Plan, FDP
 - The Neighborhood Specific Concept Plan
 - The Neighborhood Specific Guidelines
 - The Neighborhood Specific Implementation Plan

About Phasing Development, CEPPAS, and Monitoring Reports

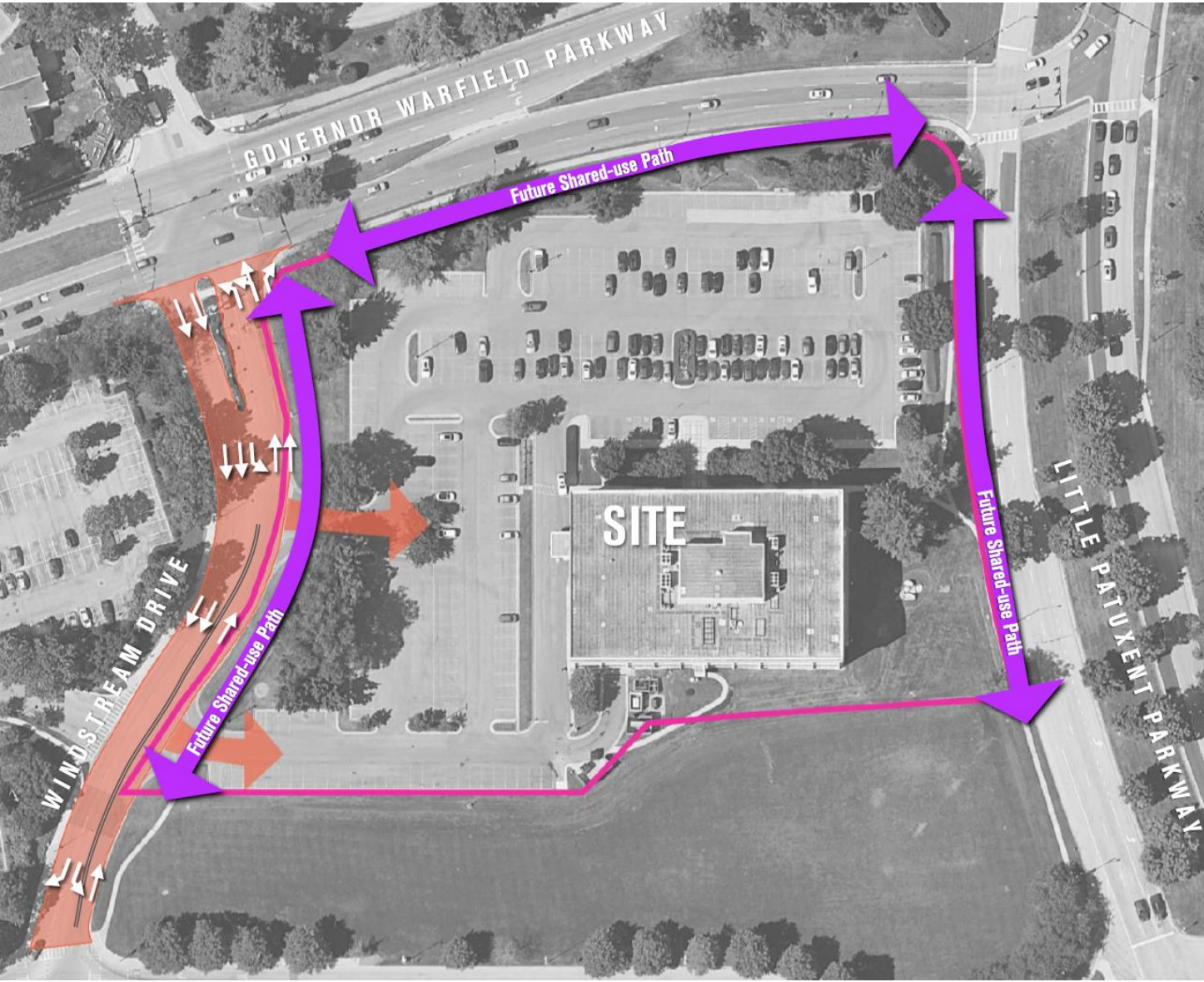
- Phasing requires a balance of land use development within in each phase. (retail, office, hotel, residential)
- CEPPAS, Community Enhancements, Programs & Public Amenities.
- Monitoring Reports provided by the Department of Planning and Zoning. (2018 & 2023)

Process in Brief

- This application:
 - Warfield Neighborhood Concept Plan
 - Warfield Neighborhood Specific Design Guidelines
 - Warfield Neighborhood Specific Implementation Plan
 - The Final Development Plan (FDP-DC-W-2)
- SDP, Site Development Plan
 - Pre-submission Community Meeting and Design Advisory Panel (DAP)
 - Subdivision Review Committee review (SDP)
 - Planning Board meeting
- Permits

Plan & Documents for Planning Board Review

- The Final Development Plan (FDP-DC-W-2)
- Warfield Neighborhood Phase II Concept Plan
- Warfield Neighborhood Design Guidelines
- Warfield Neighborhood Implementation Plan



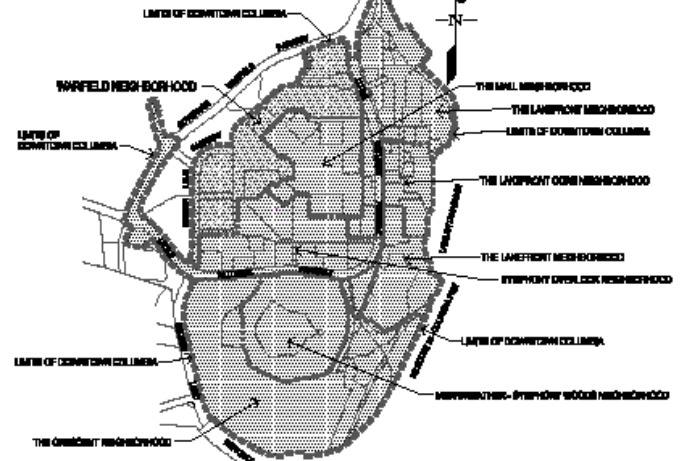
The Petition Proposes

- 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, may include a residential care facility containing 80 beds.
- a maximum building height of 15 stories not to exceed 170 feet.
- Three 10 foot-wide shared-use pathways.

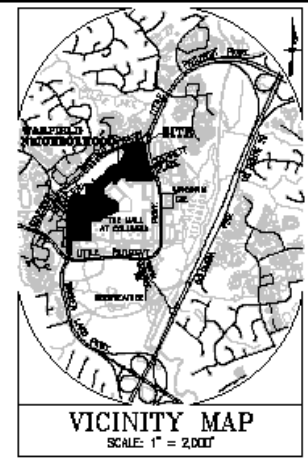
GENERAL NOTES

1. THE WARFIELD NEIGHBORHOOD BOUNDARY HAS BEEN TAKEN FROM THE DOWNTOWN COLUMBIA PLAN AND MODIFIED WHERE NECESSARY TO FOLLOW PREVIOUSLY APPROVED NEIGHBORHOOD CONCEPT PLANS. SEE FDP-DC-L-1 AND FDP-DC-THE MALL-1.
2. THE STREET CLASSIFICATIONS SHOWN HAVE BEEN IDENTIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
3. THE WARFIELD SQUARE AND WARFIELD PLAZA PRIMARY AVENUE AREAS SHOWN HAVE BEEN MODIFIED FROM THE AVENUE SPACE FRAMEWORK DIAGRAM. SEE CHAPTER 4 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION. THESE CHANGES WERE APPROVED PER FDP-DC-WARFIELD-1.
4. THE BLOCK CONFIGURATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 2 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION. THESE CHANGES WERE APPROVED PER FDP-DC-WARFIELD-1.
5. THE MAXIMUM BUILDING HEIGHT SHOWN HAVE BEEN IDENTIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 2 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
6. EXISTING TWIN RIVERS ROAD FROM GOVERNOR WARFIELD PARKWAY TO THE BROKEN LAND PARKWAY IS INDICATED AS A BOULEVARD IN THE DOWNTOWN COLUMBIA GENERAL PLAN. NO IMPROVEMENTS TO THIS SECTION OF ROADWAY ARE PROPOSED BY THIS PLAN.
7. A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS MAY CONSIST OF BOTH PRIMARY AVENUE SPACES (MINIMUM NET NEW AREAS INDICATED ON THESE PLANS) AND POTENTIAL SECONDARY AVENUE SPACE LOCATIONS WHICH HAVE BEEN SHOWN ON THESE PLANS. SECONDARY AVENUE SPACE, IF PROVIDED, WILL BE LOCATED IN VARIOUS AREAS WITHIN THE LIMITS OF THE NEIGHBORHOOD. FINAL LOCATIONS, SIZE, CONFIGURATION, CHARACTERISTICS, AND DESIGN WILL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.
8. THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE IN ADDITION TO SECTIONS 103.0 AND 125.0.A.2(a) OF THE HOWARD COUNTY ZONING ORDINANCE. POTENTIALLY, DOWNTOWN COMMUNITY COMMONS SHALL NOT INCLUDE AREA FROM ANY DRIVE LANE FOR VEHICULAR TRAFFIC. FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.2(a)(9).
9. FOR THE LOCATION OF ROADS THAT WILL HAVE SHARED BICYCLE AND VEHICULAR TRAVEL LANES SEE THE WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
10. FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
11. FOR THE LOCATION OF SECONDARY PEDESTRIAN ROUTES (ROUTES OTHER THAN THE PRIMARY PEDESTRIAN ROUTES) SEE THE WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
12. SERVICE DRIVES/ACCESS LANES WITHIN THE WARFIELD PLAZA WILL BE RE-EVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN FUTURE NEIGHBORHOOD CONCEPT PLAN AND FINAL DEVELOPMENT PLAN SUBMISSIONS TO ENSURE ADEQUATE SITING AND SCREENING.
13. THE WARFIELD SQUARE PRIMARY AVENUE SPACE SHOWN WILL BE RE-EVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN FUTURE NEIGHBORHOOD CONCEPT PLANS AND FINAL DEVELOPMENT PLANS WITH THE SUBMITTAL OF ADDITIONAL INFORMATION REGARDING THE ADJUNCTION OF AVENUES TO THIS SPACE AND ITS OVERALL CONTRIBUTION TO ENSURE THAT IT WILL FUNCTION AS DIVIDED AND INTENDED IN THE DOWNTOWN-WIDE GUIDELINES.
14. THE EXISTING TRANSIT HUB (WITHIN BLOCK M-2) WILL BE FURTHER EVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN CONJUNCTION WITH THE NEW DOWNTOWN TRANSIT CENTER FEASIBILITY STUDY (SEE CEPPA (NO. 5) WITH FUTURE NEIGHBORHOOD CONCEPT PLAN AND FINAL DEVELOPMENT PLAN SUBMISSIONS TO ENSURE THAT ADEQUATE ACCESS IS PROVIDED, MINIMIZING INTERFERENCE AND DELAY FOR TRANSIT VEHICLES.

NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD PHASE II



THE NEIGHBORHOODS
SCALE: 1" = 100'



SHEET INDEX

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

WARFIELD NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION

AREA OF WARFIELD NEIGHBORHOOD:	2,347,376 SF
AREA OF WARFIELD NEIGHBORHOOD THAT HAS BEEN DESIGNATED AS OPEN SPACE OR PUBLIC RIGHT OF WAY AS SHOWN ON THE DOWNTOWN OPEN SPACE PRESERVATION PLAN (SHEET 1):	201,000 SF
NET AREA OF WARFIELD NEIGHBORHOOD:	2,146,376 SF
REQUIRED 5% MINIMUM DOWNTOWN COMMUNITY COMMONS:	107,319 SF
ANTICIPATED NEW PRIMARY AVENUE SPACE:	59,800 SF
SECONDARY AVENUE SPACE AREA THAT WOULD BE REQUIRED IF THE MINIMUM NET NEW PRIMARY AVENUE SPACE IS PROVIDED:	28,319 SF*

* PER SECTION 125.0.A.2(a)(9).

* THE TOTAL REQUIRED AMOUNT OF SECONDARY AVENUE SPACE, IF ANY, IS DEPENDENT ON THE TOTAL PRIMARY AVENUE SPACE PROVIDED. SEE WARFIELD NEW PRIMARY AVENUE SPACE CHART.

WARFIELD NEIGHBORHOOD NEW PRIMARY AVENUE SPACES CHART*

No.	AVENUE NAME	NET NEW SF*	(AS SHOWN)†
1.	WARFIELD GREEN	13,200 SF	(23,871)
2.	WARFIELD PROMENADE	7,000 SF	(8,900)
3.	WARFIELD NEWS	7,800 SF	(19,890)
4.	WARFIELD SQUARE	12,900 SF	(24,070)
5.	WARFIELD PLAZA	11,300 SF	(29,540)
10.	WARFIELD PLAYGROUND	8,000 SF	(8,000)‡
11.	WEST PROMENADE*	28,800 SF	(29,000)‡
TOTAL MINIMUM NET NEW AREA:		81,600 SF	

LOCATIONS AND ADDITIONAL INFORMATION ON AVENUE AREAS 1-11 ARE IN THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES REVISED JANUARY 30, 2025 AND RECORDED WITH THE FDP AND CONCEPT PLAN.

THE AREA OF EACH PRIMARY AVENUE SPACE IS INDICATED IN THE TABLE ABOVE. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE AREA INDICATED IN THE TABLE AND THE AREA SHOWN ON THIS PLAN, THE AREA IN THE TABLE GOVERNS.

1. SEE GENERAL NOTE 7 FOR ADDITIONAL INFORMATION.

2. PER EXHIBIT C DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 52-2016.

3. THE PRIMARY AVENUE SPACES DERIVED ON THIS PLAN ARE ILLUSTRATIVE AND ARE NOT BINDING. THE SERVICE FEATURES SPECIFIED AND THE LOCATION AND AREA SHOWN FOR EACH PRIMARY AVENUE SPACE ARE INTENDED TO PROVIDE GUIDANCE FOR FUTURE FINAL DEVELOPMENT PLAN SUBMISSIONS. THE FINAL SQUARE FOOTAGE AND LOCATION OF EACH PRIMARY AVENUE SPACE WILL BE DETERMINED AS A PART OF THE FINAL DEVELOPMENT PLAN IN WHICH THE AVENUE AREA IS PROPOSED, AND THE SQUARE FOOTAGES AS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE.

4. EXHIBIT G LISTS THE MINIMUM AREA FOR THE WARFIELD PROMENADE AS (TBD). THE AREA LISTED IN THIS CHART IS THE AREA SHOWN ON THESE PLANS. THE FINAL AREA WILL BE DETERMINED AT THE TIME OF THE SDP(S) FOR THE PARCELS ADJACENT TO THE WARFIELD PROMENADE. THE AREA MAY BE MODIFIED PROVIDED THE 5% DOWNTOWN COMMUNITY COMMONS REQUIREMENT IS STILL MET FOR EACH AFFLUABLE FDP, SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.2(a)(9).

5. SEE SDP-13-007.

6. THE TOTAL WEST PROMENADE AREA REQUIREMENT IS 43,000 SF INCLUDING A PORTION OF A BLOCK IN WARFIELD (BLOCK M-1) AND A PORTION OF A BLOCK TO THE SOUTH (BLOCK S-1) IN THE SYMPHONY OVERLOOK NEIGHBORHOOD. FOR THE WARFIELD PORTION OF THE PROMENADE, A MINIMUM NET NEW FOOTPRINT MUST BE DETERMINED. THE PORTION OF THE PROMENADE AREA REQUIREMENT IN THE WARFIELD PORTION OF THE WEST PROMENADE IS 28,800 SF OF THE TOTAL, WHICH EQUATES TO A 28,800 SF REQUIREMENT.

POTENTIAL NEW SECONDARY AVENUE SPACES CHART*

NET AVENUE DESCRIPTION	NET NEW SF
a. SDP-14-024 (PARCEL C-1)	1,300 SF
b. SDP-14-024 (PARCEL C-2)	1,300 SF
TOTAL POTENTIAL NET NEW SECONDARY AVENUE AREA:	2,600 SF
TOTAL REQUIRED NET NEW SECONDARY AVENUE AREA:	28,319 SF
MINIMUM ADDITIONAL SECONDARY AVENUE AREA TO BE PROVIDED AS PART OF FUTURE WARFIELD FINAL DEVELOPMENT PLAN(S):	25,719 SF

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

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15808.

EXPIRATION DATE: MAY 14, 2027



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

OWNERS AND BENEFICIARIES
ONE MALL NORTH LLC
10940 LITTLE PATRICK PARKWAY, SUITE 300
COLUMBIA, MARYLAND 21046
ATTN: GABRIEL CYRUS
310-864-8800

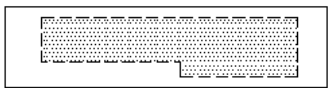
**DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD
PHASE II
FINAL DEVELOPMENT PLAN**

COLUMBIA TOWN CENTER
BLOCK M, AREA 3 PUBLIC A-3

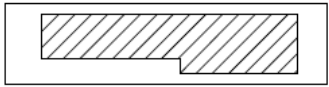
SEE MAP 30 AND 31 PARCELS 304
30A ELECTION DISTRICT
SCALE AS SHOWN SHEET 1 OF 4

GLW
PLANNING ENGINEERS ARCHITECTS INTERIORS

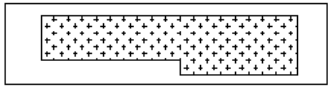
3400 NATIONAL PARKWAY | SUITE 607 | WASHINGTON, DC 20007 | (202) 462-1000
PHOENIX: (602) 452-4888 | BOSTON: (617) 850-8888 | CHICAGO: (312) 850-8888 | SAN FRANCISCO: (415) 424-1000



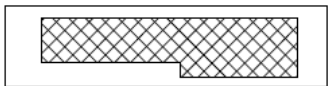
BLOCKS



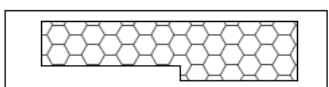
4 STORIES OR 60 FEET
MAX BUILDING HEIGHT



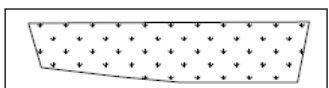
7 STORIES OR 100 FEET
MAX BUILDING HEIGHT



9 STORIES OR 145 FEET
MAX BUILDING HEIGHT



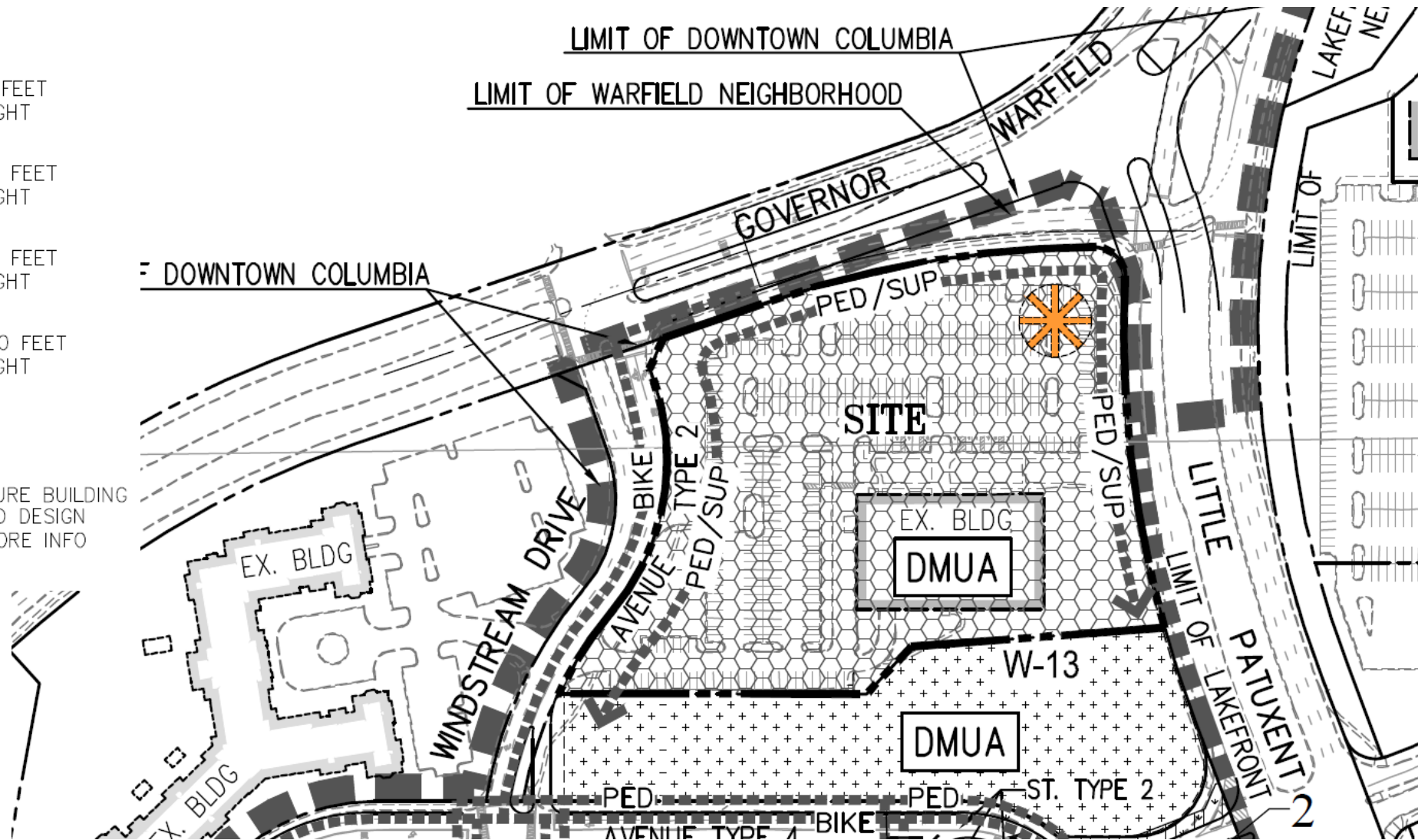
15 STORIES OR 170 FEET
MAX BUILDING HEIGHT



AMENITY AREAS



POTENTIAL SIGNATURE BUILDING
SEE NEIGHBORHOOD DESIGN
GUIDELINES FOR MORE INFO



Warfield Neighborhood Phase II Concept Plan Parcel

Neighborhood Design Guidelines

Section 125.0.E.3.a.2 of the Zoning Regulations is provided:

- Urban design, including scale and massing, block configuration, parking and service functions, building entrances, and street lighting and furniture
- Street design and framework
- Downtown Community Commons and Downtown Parkland
- Architectural design
- Green building and green site design
- Pedestrian and bicycle circulation features
- Signage

Implementation Plan

Provides all information required per Section 125.0.E.3(a)(3)

- The balance of uses within each implementation phase;
- The phasing of Downtown Mixed-Use Development;
- The phasing of Downtown Community Commons Spaces;
- The phasing of the transportation and circulation facilities;
- The phasing of the required infrastructure including public water & sewer;
- Transportation and circulation facilities;
- Environmental restoration;
- Downtown Arts, Cultural and Community Uses; and
- Any other items as specified in the Downtown Community Enhancements, Programs and Public Amenities Implementation Chart

Section 125.0.E.4.a-o of the Zoning Regulations

4. Planning Board Review and Approval Criteria

The Planning Board shall consider the Final Development Plan or Final Development Plan Amendment at a public hearing. The Planning Board shall approve, approve with conditions, or deny the petition based on whether the petition satisfies 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, the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan, or that any 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 or Final Development Plan Amendment offer sufficient detail to guide the appearance of the neighborhood over time, and promote design features that are achievable and appropriate for Downtown Revitalization in accordance with the Design Guidelines and the Downtown Columbia Plan;
- c. The Final Development Plan conforms with the Neighborhood Documents, the Revitalization Phasing Plan, the Downtown Community Enhancements, Programs, and Public Amenities Implementation Chart and Flexibility Provisions, the Downtown-wide Design Guidelines, the Downtown Columbia Plan, the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan. Limited change in building heights may be approved based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;
- 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;
- 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 125.0.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 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);
- 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 publically owned, including, without limitation, any Downtown Community Commons, Downtown Parkland, Downtown Arts, Cultural and Community Use, and Downtown Neighborhood Square shown on the Final Development Plan; and
- 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.

Planning Board Criterion 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;

Warfield Neighborhood Concept Plan- Modifications

- Street Classifications
 - Downtown Columbia Plan (Street Framework Diagram) identifies Windstream Drive as 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.
 - 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.
- Maximum Building Height
 - 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).
 - permitted based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area.
 - in response to Parcel A-3's prominent location
 - compatible with the height of existing residential structures located nearby

Warfield Neighborhood Design Guidelines - Modifications

- a maximum building height within the FDP area of 15 stories (170 feet)
- Increased building setbacks from shared-use pathways and from roadways designated as Parkways and Boulevards
- shared-use pathways as an allowed element within the sidewalk zone of Avenue Type 2 streets
- A senior living & care facility building type is added

Warfield Neighborhood Implementation Plan

- a credit of 97,000 square feet of office space to be used in future Downtown development.
- 400,000 gross square feet of new retail commercial space
- The net change of overall commercial square footage (retail and office) is 303,000 square feet.
- a maximum of 150 residential units
- No Downtown Arts and Entertainment Parks are proposed on this FDP.
- No Downtown Community Commons are proposed with this FDP.
- The Property's entire 5.37-acre land area is identified Downtown Mixed-Use Area.

Planning Board Review Criteria

Section 125.0.E.4 of the Zoning Regulations

- The Planning Board is to evaluate and approve, approve with conditions, or deny the submission based on criteria A- O.
- The Subdivision Review Committee recommends approval subject to compliance with technical comments issued with the DPZ letter dated April 8, 2026.