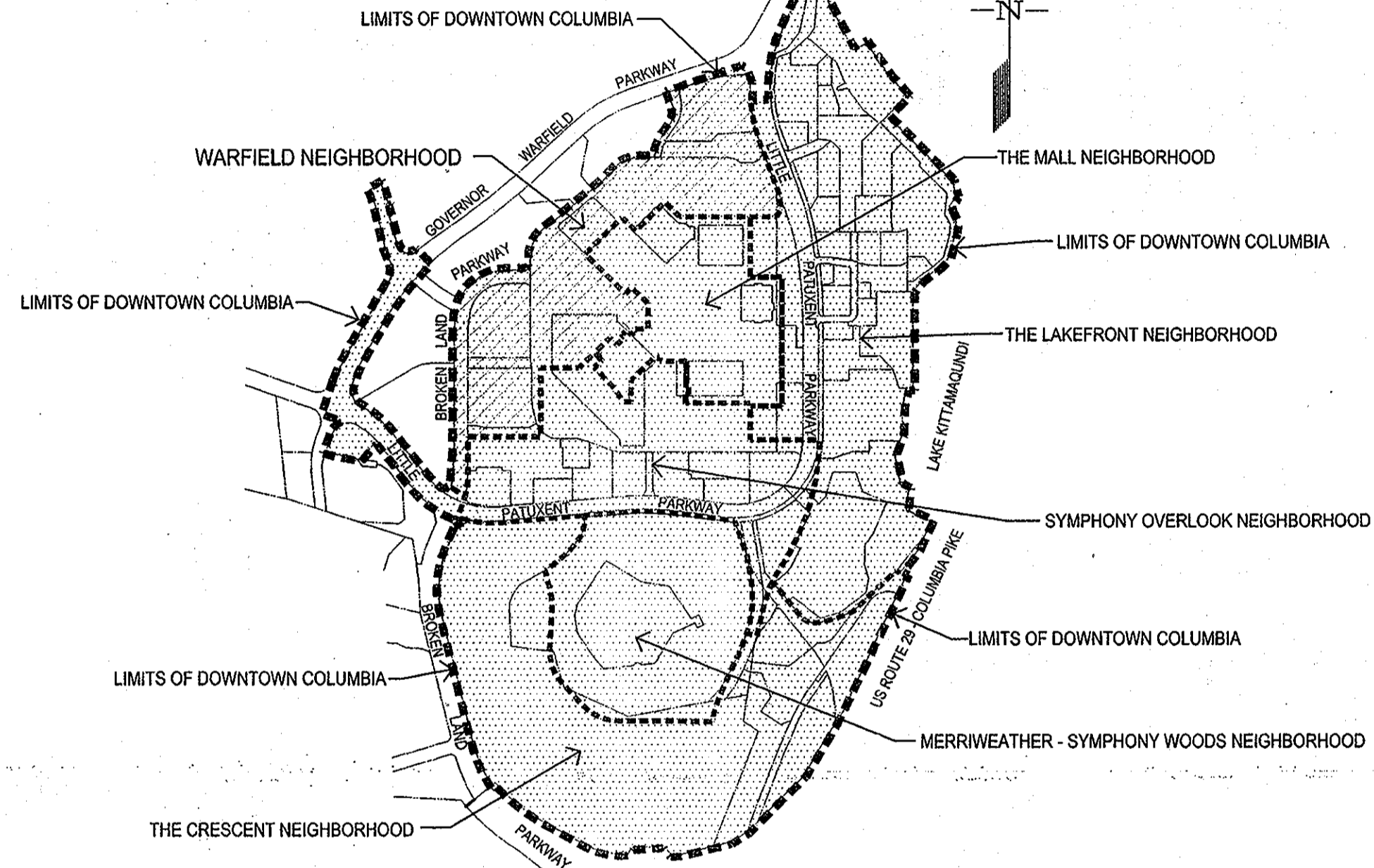


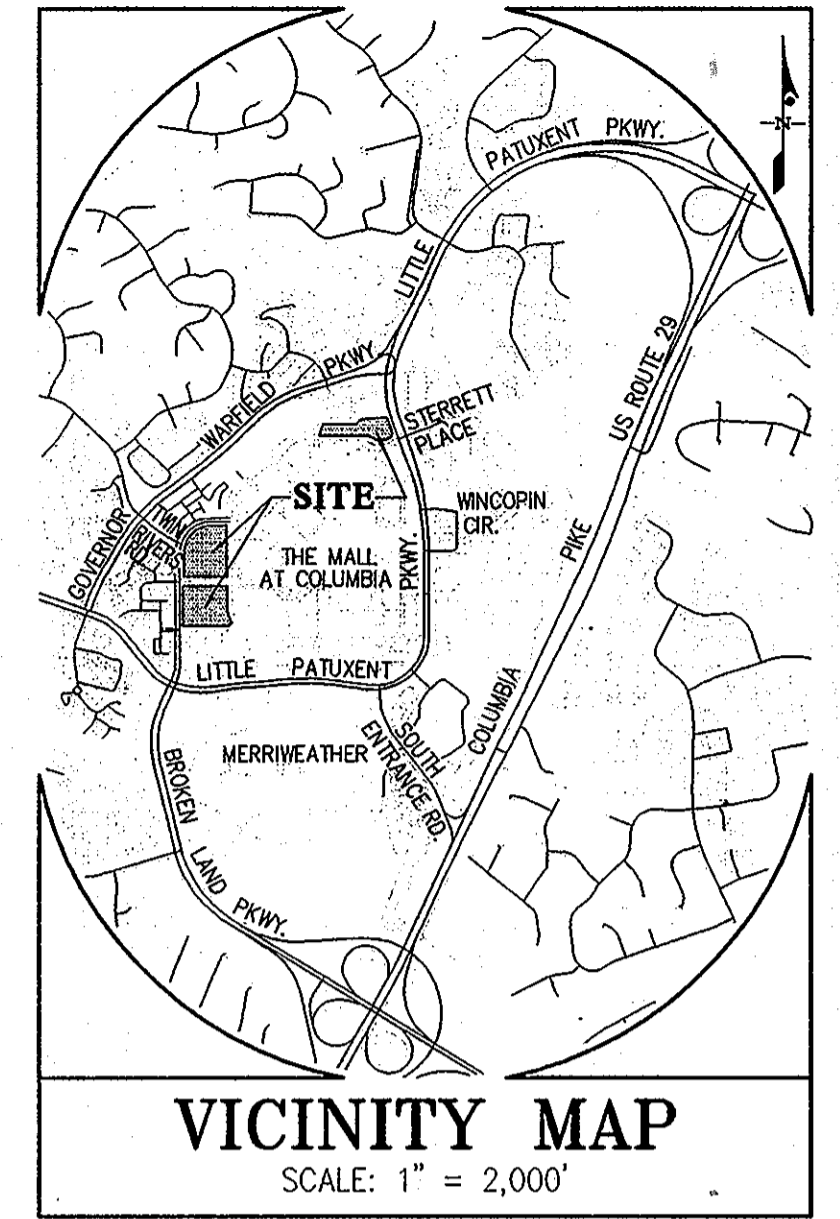
**GENERAL NOTES**

1. THE WARFIELD NEIGHBORHOOD BOUNDARY SHOWN HAS BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. THE BOUNDARY HAS BEEN ADJUSTED TO EXCLUDE THE REMAINING PORTION OF THE EXISTING BUILDING NORTHEAST OF THE WARFIELD PLAZA AND ADJACENT TO THE MALL.
2. THE STREET CLASSIFICATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
3. THE WARFIELD SQUARE AND WARFIELD PLAZA PRIMARY AMENITY AREAS SHOWN HAVE BEEN MODIFIED FROM THE AMENITY SPACE FRAMEWORK DIAGRAM. SEE CHAPTER 4 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
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 AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
5. THE MAXIMUM BUILDING HEIGHT SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 2 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
6. EXISTING TWIN RIVERS ROAD FROM GOVERNOR WARFIELD PARKWAY TO THE BROKEN LAND PARKWAY IS INDICATED AS A BOULEVARD IN THE DOWNTOWN COLUMBIA GENERAL PLAN. NO IMPROVEMENTS TO THIS SECTION OF ROADWAY ARE PROPOSED BY THIS PLAN.
7. A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS SHALL CONSIST OF BOTH PRIMARY AMENITY SPACES (MINIMUM NET NEW AREAS INDICATED ON THESE PLANS) WHICH SHALL BE INDICATED ON THE FINAL DEVELOPMENT PLAN, AND SECONDARY AMENITY SPACES WHICH SHALL BE LOCATED ON THE DEVELOPMENT BLOCKS AND INDICATED AT THE SITE DEVELOPMENT PLAN STAGE. THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE IN ACCORDANCE WITH SECTIONS 103 AND 125.A.9.g.4 OF THE HOWARD COUNTY ZONING ORDINANCE. PARTICULARLY, DOWNTOWN COMMUNITY COMMONS SHALL NOT INCLUDE AREA FROM ANY DRIVE LANE FOR VEHICULAR TRAFFIC.
8. FOR THE LOCATION OF ROADS THAT WILL HAVE SHARED BICYCLE AND VEHICULAR TRAVEL LANES SEE THE WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
9. 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.
10. SERVICE DRIVES/ACCESS LANES WITHIN THE WARFIELD PLAZA WILL BE REEVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN FUTURE NEIGHBORHOOD CONCEPT PLAN AND FINAL DEVELOPMENT PLAN SUBMISSIONS TO ENSURE ADEQUATE SITING AND SCREENING.
11. THE WARFIELD SQUARE PRIMARY AMENITY SPACE SHOWN WILL BE RE-EVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN FUTURE NEIGHBORHOOD CONCEPT PLANS AND FINAL DEVELOPMENT PLANS WITH THE SUBMITTAL OF ADDITIONAL INFORMATION REGARDING THE AUGMENTATION OF AMENITIES TO THIS SPACE AND ITS OVERALL CONFIGURATION TO ENSURE THAT IT WILL FUNCTION AS ENVISIONED AND INTENDED IN THE DOWNTOWN-WIDE GUIDELINES.
12. THE EXISTING TRANSIT HUB (WITHIN BLOCK W-3) WILL BE FURTHER EVALUATED BY THE DEPARTMENT OF PLANNING AND ZONING IN CONJUNCTION WITH THE NEW DOWNTOWN TRANSIT CENTER FEASIBILITY STUDY (SEE CEPPA NO. 5) WITH FUTURE NEIGHBORHOOD CONCEPT PLAN AND FINAL DEVELOPMENT PLAN SUBMISSIONS TO ENSURE THAT ADEQUATE ACCESS IS PROVIDED, MINIMIZING IMPEDANCE AND DELAYS FOR TRANSIT VEHICLES.

# NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD PHASE I



**THE NEIGHBORHOODS**  
SCALE: 1" = 1000'



**SHEET INDEX**

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

RECORDED AS PLAT NUMBER 22012 ON 7/27/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**OWNER PARCELS C & D AND PETITIONER**  
THE HOWARD HUGHES CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
ATTN: BOB JENKINS  
410-964-5443

**OWNER LOT 39**  
COLUMBIA LAND HOLDINGS, INC.  
110 NORTH WACKER DRIVE  
CHICAGO, ILLINOIS 60606

**DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD  
PHASE I**

**FINAL DEVELOPMENT PLAN**  
COLUMBIA TOWN CENTER  
SECTION 2 AREA 8  
PARCELS C AND D  
and  
SECTION 1 AREA 2  
LOT 39

5th ELECTION DISTRICT HOWARD COUNTY, MD  
SCALE: AS SHOWN SHEET 1 OF 4  
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *mjt* CHECK BY: *MJT* DATE: JULY, 2012

**WARFIELD NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION**

AREA OF WARFIELD NEIGHBORHOOD:	2,392,160 SF
REQUIRED 5% MINIMUM DOWNTOWN COMMUNITY COMMONS:	119,608 SF
SECONDARY AMENITY SPACE AREA THAT WOULD BE REQUIRED IF THE MINIMUM NET NEW PRIMARY AMENITY SPACE IS PROVIDED:	37,808 SF*

\*THE TOTAL REQUIRED AMOUNT OF SECONDARY AMENITY SPACE, IF ANY, IS DEPENDANT ON THE TOTAL PRIMARY AMENITY SPACE PROVIDED.

**WARFIELD NEIGHBORHOOD NEW PRIMARY AMENITY SPACES 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 (THIS FDP)	6,000 SF (6,000)
11.	WEST PROMENADE (THIS FDP)***	28,500 SF (28,500)
TOTAL MINIMUM NET NEW AREA:		81,800 SF

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

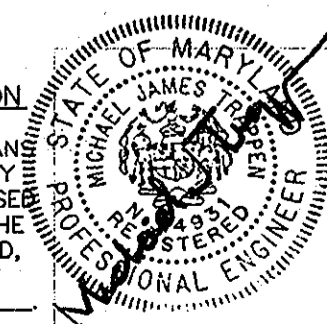
\*SEE GENERAL NOTE 6 FOR ADDITIONAL INFORMATION.

\*\*THE PRIMARY AMENITY SPACES DEPICTED ON THIS PLAN ARE ILLUSTRATIVE AND ARE NOT BINDING. THE SQUARE FOOTAGE SPECIFIED AND THE LOCATION AND AREA SHOWN FOR EACH PRIMARY AMENITY SPACE ARE INTENDED TO PROVIDE GUIDANCE FOR FUTURE FINAL DEVELOPMENT PLAN PETITIONS. THE FINAL SQUARE FOOTAGE AND LOCATION OF EACH PRIMARY AMENITY SPACE WILL BE DETERMINED AS A PART OF THE FINAL DEVELOPMENT PLAN IN WHICH THE AMENITY AREA IS PROPOSED, AND THE SQUARE FOOTAGES AS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE.

\*\*\*THE TOTAL WEST PROMENADE AREA REQUIREMENT IS 63,000 SF INCLUDING A PORTION OF A BLOCK IN WARFIELD (BLOCK W-1) AND A PORTION OF A BLOCK TO THE SOUTH (BLOCK S-1) IN THE SYMPHONY OVERLOOK NEIGHBORHOOD. FOR THE WARFIELD PORTION OF THE PROMENADE, A LINEAR FOOT MEASUREMENT WAS USED TO DETERMINE THE PERCENTAGE OF OVERALL AREA REQUIREMENT. THE WARFIELD PORTION OF THE WEST PROMENADE IS 44.6% OF THE TOTAL WHICH EQUATES TO A 28,500 SF REQUIREMENT.

**PROFESSIONAL CERTIFICATION**



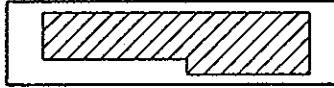
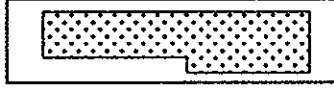
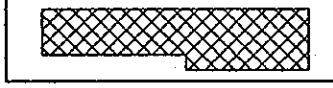

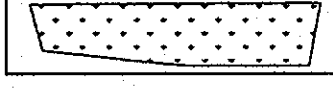
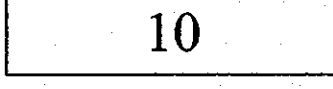
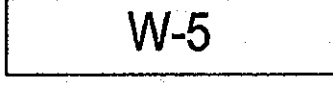
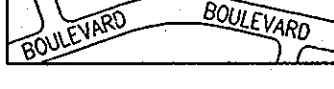
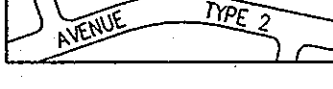
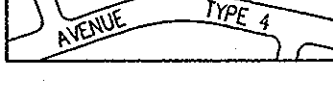
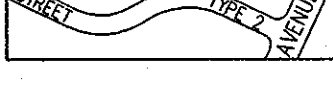
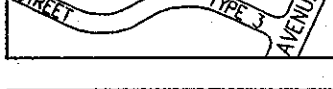
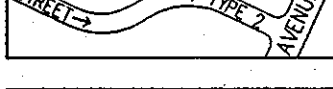
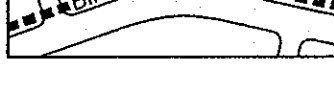




I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, EXPIRATION DATE: 5/21/2014



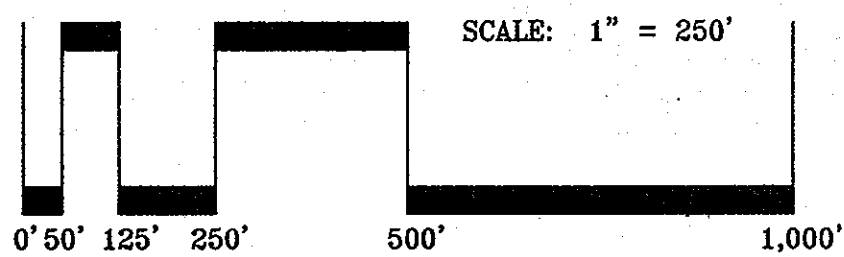
HOWARD COUNTY PLANNING BOARD

*Frank A. Lynch* 7/12/12 *Paul Stubbli* 7-12-12  
HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD CHAIRPERSON DATE

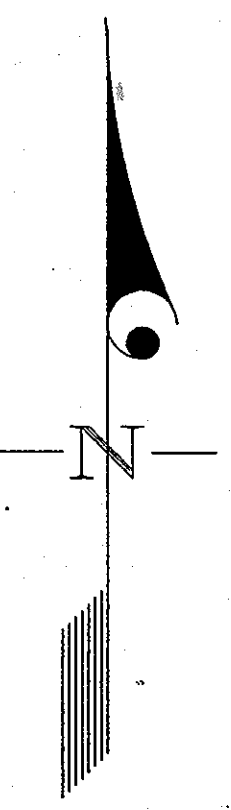
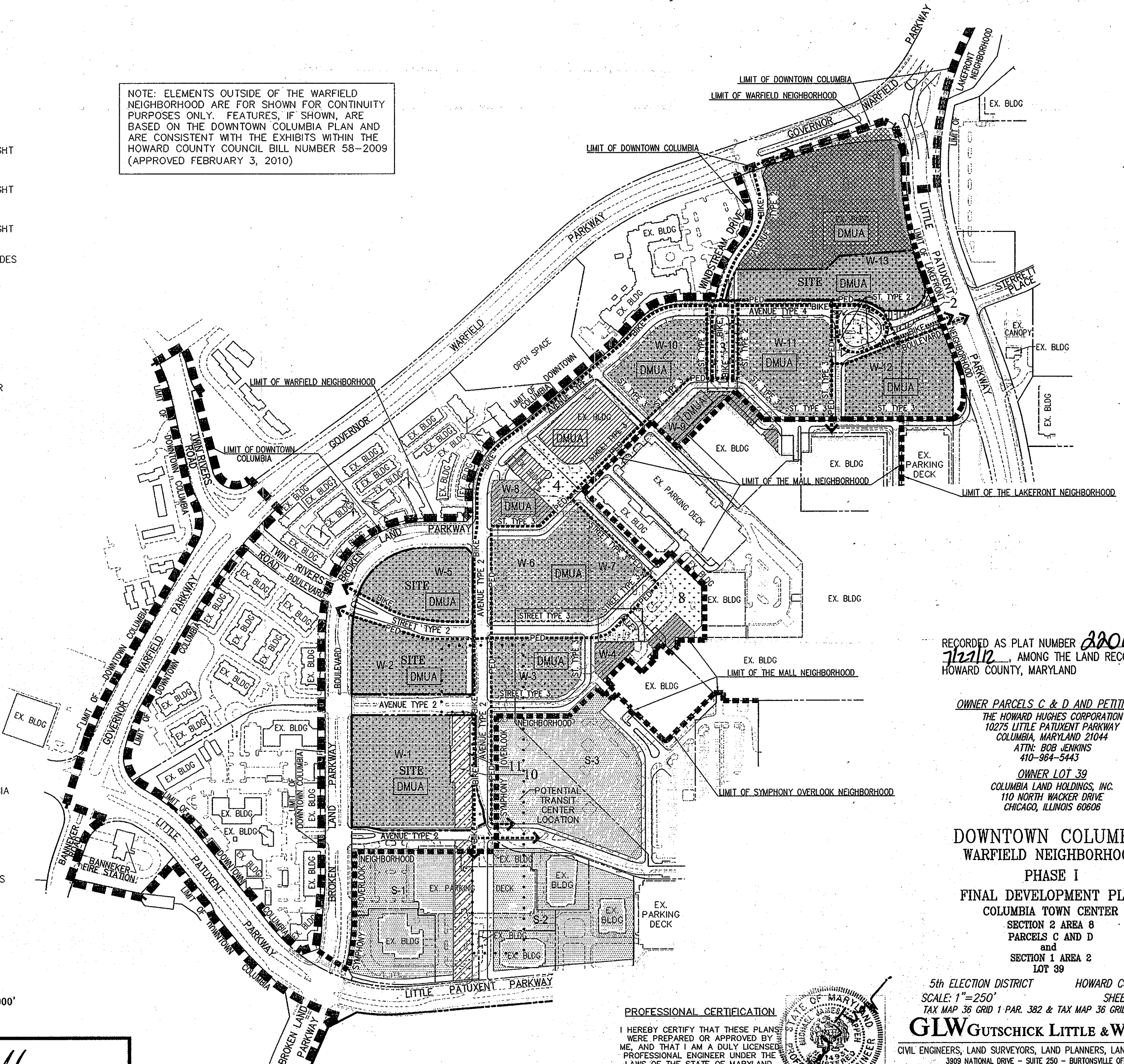
**LEGEND**

-  STREETS
-  BLOCKS
-  4 STORIES MAX BUILDING HEIGHT
-  7 STORIES MAX BUILDING HEIGHT
-  9 STORIES MAX BUILDING HEIGHT
-  OPPORTUNITIES FOR PROMENADES W/ RAIN GARDENS
-  AMENITY AREAS
-  10 PRIMARY AMENITY SPACE IDENTIFICATION NUMBER
-  W-5 BLOCK IDENTIFICATION NUMBER
-  BOULEVARD
-  AVENUE TYPE 2
-  AVENUE TYPE 4
-  STREET TYPE 2
-  STREET TYPE 3
-  ONE-WAY STREET
-  PRIMARY BICYCLE ROUTES
-  PRIMARY PEDESTRIAN ROUTES
-  NEIGHBORHOOD LIMITS
-  LIMITS OF DOWNTOWN COLUMBIA
-  POTENTIAL TRANSIT CENTER LOCATION

DMUA DOWNTOWN MIXED USE AREAS



NOTE: ELEMENTS OUTSIDE OF THE WARFIELD NEIGHBORHOOD ARE SHOWN FOR CONTINUITY PURPOSES ONLY. FEATURES, IF SHOWN, ARE BASED ON THE DOWNTOWN COLUMBIA PLAN AND ARE CONSISTENT WITH THE EXHIBITS WITHIN THE HOWARD COUNTY COUNCIL BILL NUMBER 58-2009 (APPROVED FEBRUARY 3, 2010)



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OWNER PARCELS C & D AND PETITIONER  
 THE HOWARD HUGHES CORPORATION  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 ATTN: BOB JENKINS  
 410-964-5443  
 OWNER LOT 39  
 COLUMBIA LAND HOLDINGS, INC.  
 110 NORTH WACKER DRIVE  
 CHICAGO, ILLINOIS 60606

**DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD  
 PHASE I  
 FINAL DEVELOPMENT PLAN  
 COLUMBIA TOWN CENTER  
 SECTION 2 AREA 8  
 PARCELS C AND D  
 and  
 SECTION 1 AREA 2  
 LOT 39**

5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=250' SHEET 2 OF 4  
 TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: mjt CHECK BY: MJT DATE: JULY, 2012

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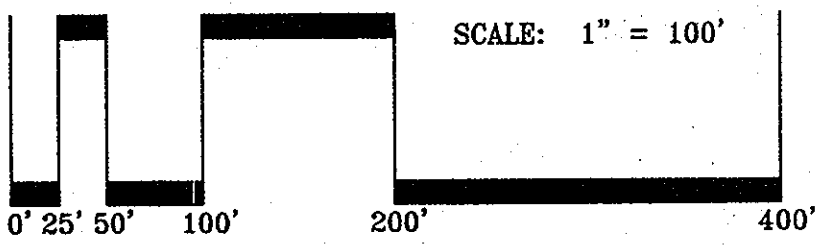
HOWARD COUNTY PLANNING BOARD

*David K. Uyle* 7/12/12 *Deal K. White* 7-12-12  
 HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD CHAIRPERSON DATE

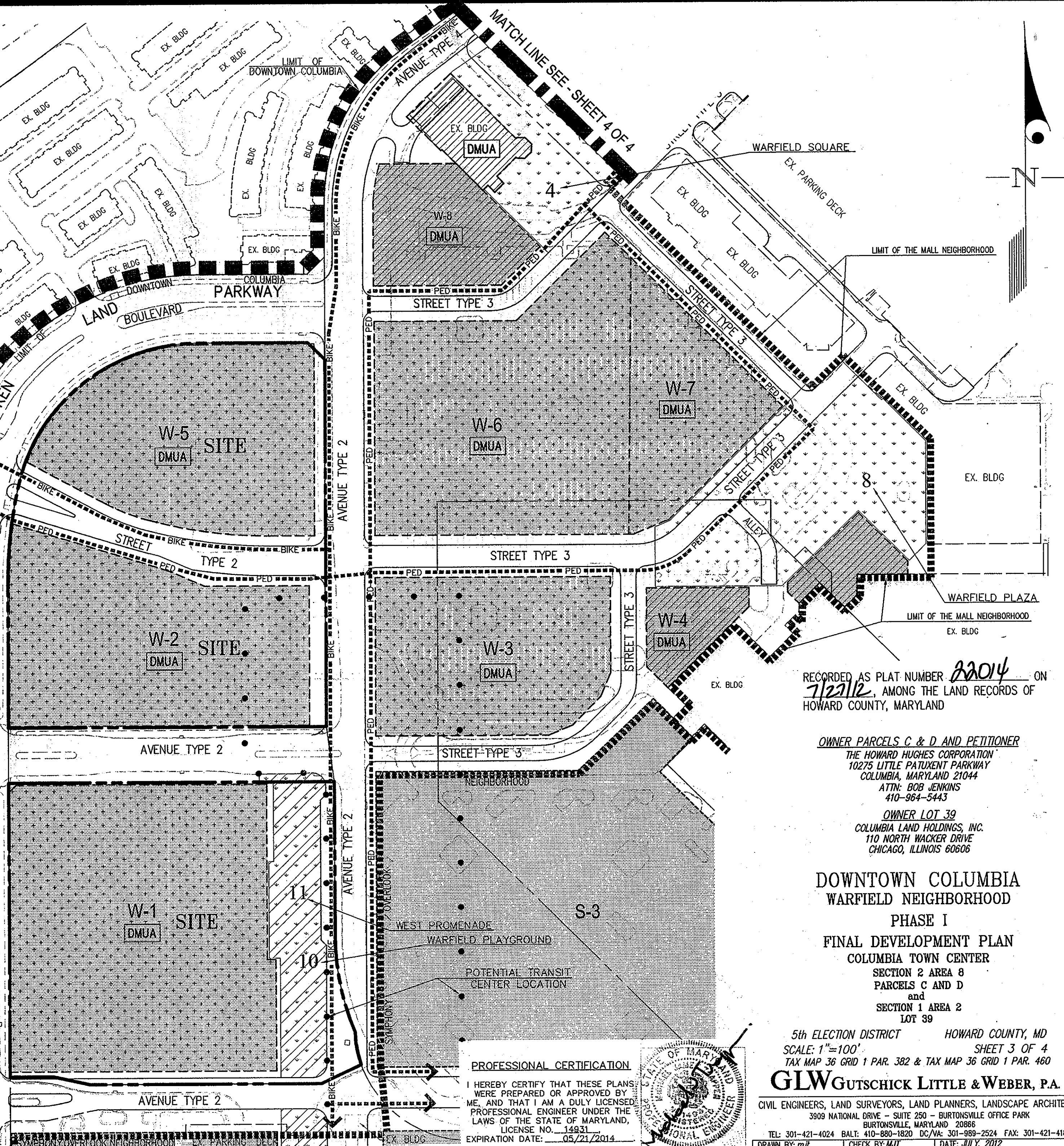


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NOTE: FOR LEGEND, SEE SHEET 2 OF 4.



HOWARD COUNTY PLANNING BOARD  
*Mark A. Lytle* 7/14/12 HO. CO. EXECUTIVE SECRETARY DATE  
*Dea Kalabala* 7-12-12 HO. CO. PLAN. BD CHAIRPERSON DATE



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 THE HOWARD HUGHES CORPORATION  
 10275 LITTLE PATUXENT PARKWAY  
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 410-964-5443

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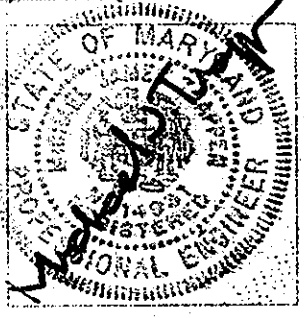
5th ELECTION DISTRICT HOWARD COUNTY, MD  
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**GLWGUTSCHICK LITTLE & WEBER, P.A.**

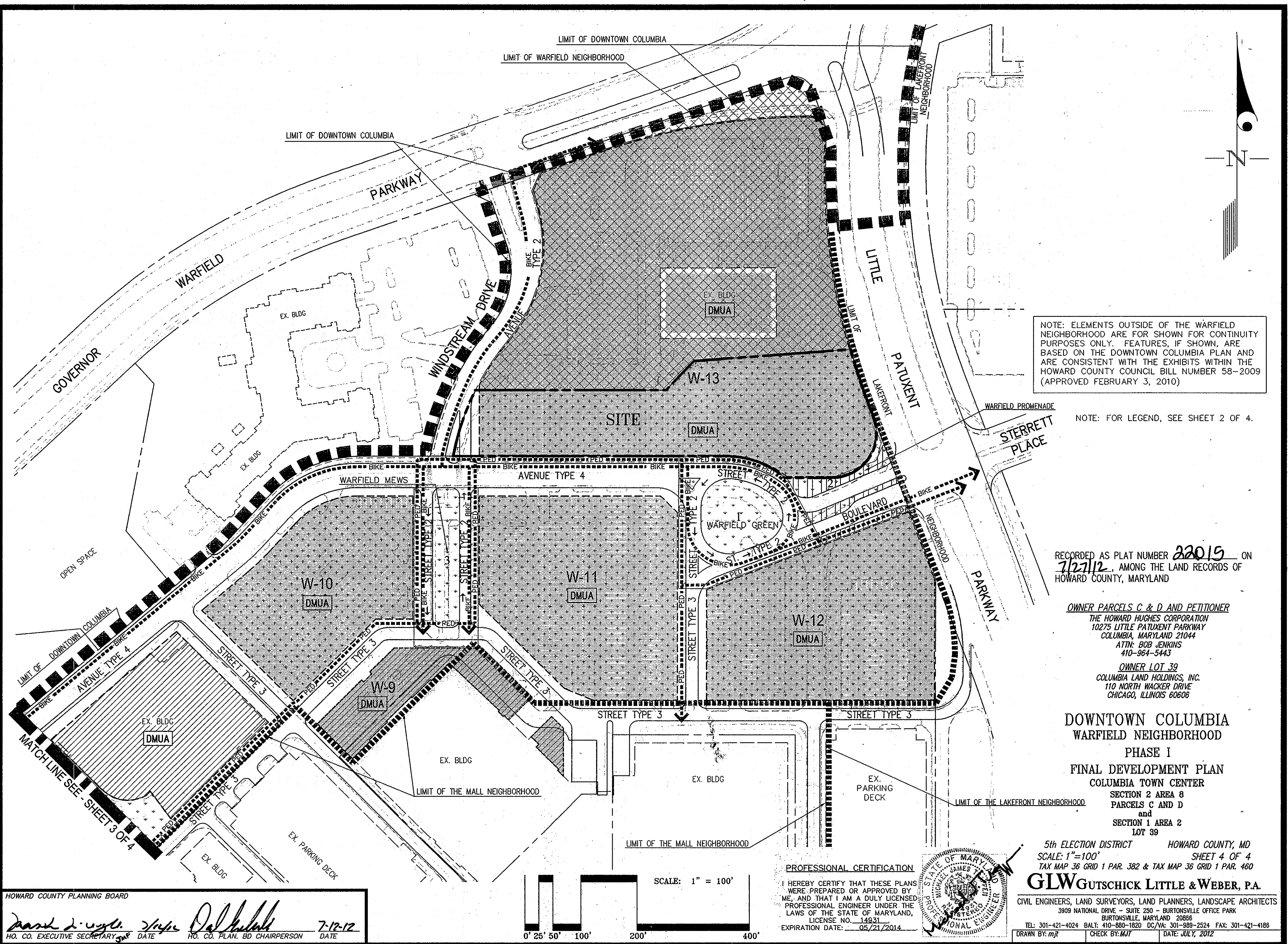
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 DRAWN BY: *mjt* CHECK BY: *mjt* DATE: JULY, 2012

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NOTE: FOR LEGEND, SEE SHEET 2 OF 4.

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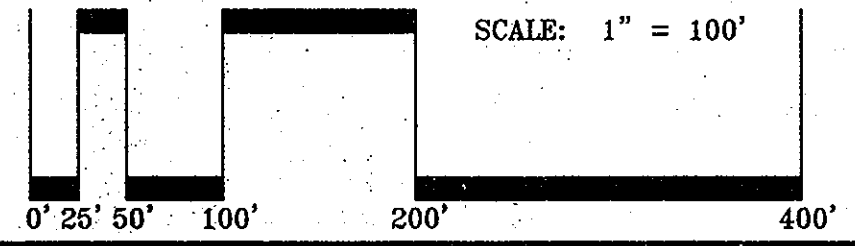
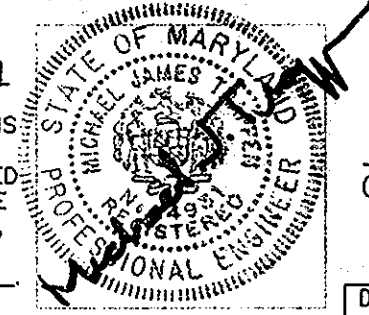
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HOWARD COUNTY PLANNING BOARD

*David L. Cagle* *7/12/12*  
 HO. CO. EXECUTIVE SECRETARY DATE

*David L. Cagle*  
 HO. CO. PLAN. BD CHAIRPERSON DATE