

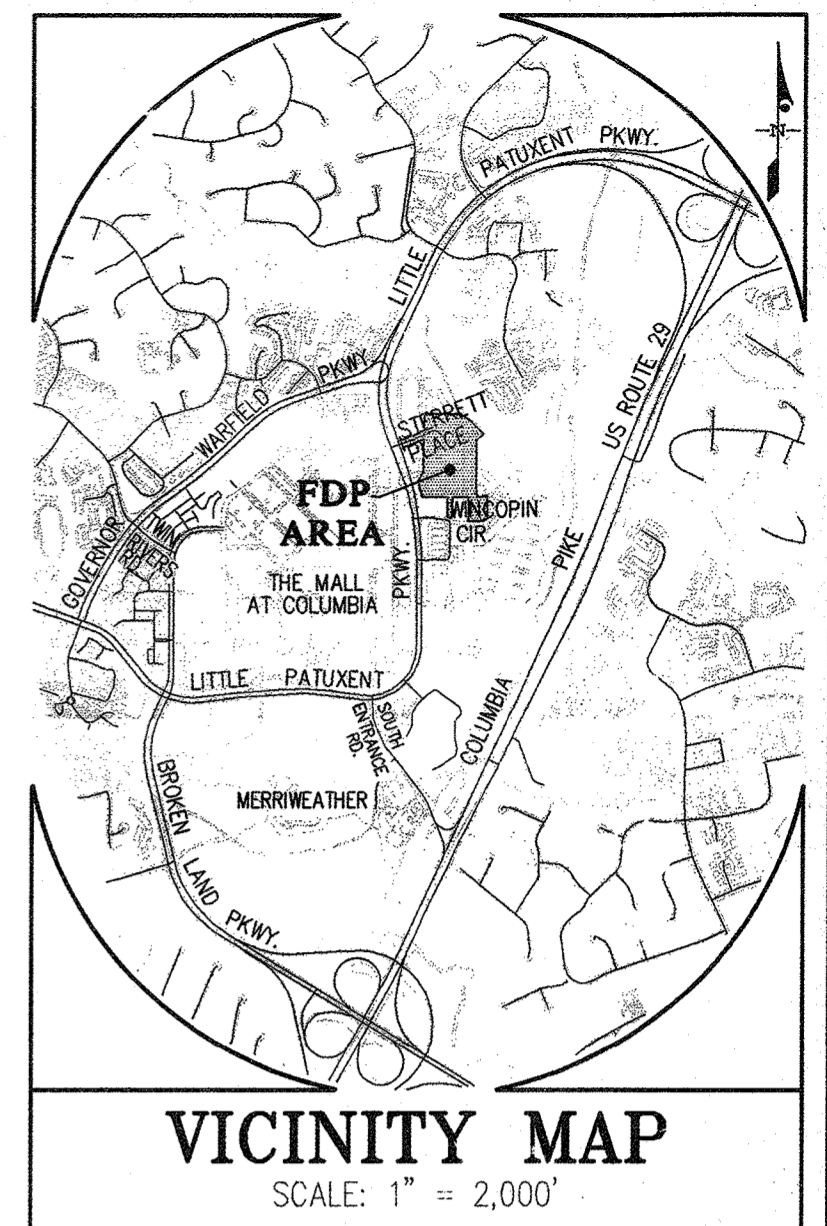
**GENERAL NOTES**

- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.0.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
- THE NEIGHBORHOOD DESIGN GUIDELINES (NDG), NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THIS FINAL DEVELOPMENT PLAN (FDP).
- APPLICABLE DPZ FILE NUMBERS: FDP-4-A-V, FDP-62-A-1, FDP-111-A-1, PB: 18-040, PB: 26-23, F-71-052, F-79-174, F-06-222, SDP-71-055, SDP-73-014, SDP-79-044, SDP-79-156, SDP-03-136, WP-18-033, PB-448
- THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF MICRO-BIORETENTION (M-6), GREEN ROOF (A-1), STORMCEPTORS, AND UNDERGROUND CPV STORAGE. ESD TO THE MEP MUST BE ACHIEVED PRIOR TO ANY UNDERGROUND CPV STORAGE FACILITIES BEING USED. ALL STORMWATER DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED. THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA.
- THE BEST MANAGEMENT PRACTICES FOR SYMPHONY STREAM AND LAKE KITTAMAQUONDI WATERSHEDS (A SUPPLEMENTAL DOCUMENT TO THE GENERAL PLAN AMENDMENT) DATED SEPTEMBER 2008 IDENTIFIES TWO OPPORTUNITIES FOR RETROFIT, LK-R08 AND LK-R09, WITHIN THE FDP BOUNDARY. TO FULFILL THESE OPPORTUNITIES, STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE DEVELOPMENT AREA WITHIN THE FDP BOUNDARY AS STATED IN NOTE 4 AND THE TWO EXISTING STORM DRAIN OUTFALLS WITHIN THE FDP BOUNDARY WILL EITHER BE REMOVED OR UPGRADED TO MEET CURRENT STANDARDS.
- A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES DATED JANUARY 2019 AND REVISED JULY 2019 WAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT PLAN. FUTURE TRAFFIC STUDIES WILL SUBMITTED WITH ALL SITE DEVELOPMENT PLANS.
- FINAL LAND USE DENSITIES WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLANS AND IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
- REFER TO THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR THE CEPPA CHART.
- FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
- AFFORDABLE HOUSING WILL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT DATED FEBRUARY 3, 2017 AND RECORDED IN BOOK: 17457, PAGE: 265

# FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I

**SHEET INDEX**

- COVER SHEET
- CONTEXT PLAN
- SITE COMPOSITE MAP
- PLAN AREA NORTH
- PLAN AREA MID
- PLAN AREA SOUTH
- COORDINATE TABLES



**FINAL DEVELOPMENT PLAN CRITERIA**

- MAXIMUM NUMBER OF UNITS:**  
THE MAXIMUM NUMBER OF NET NEW MULTIFAMILY DWELLING UNITS IS 775 UNITS.
- MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:**  
THE MAXIMUM GROSS FLOOR AREA OF NET NEW OFFICE USES IS 44,088 SF, INCLUDING GENERAL OFFICE AND MEDICAL OFFICE. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES IS 150,000 SF, INCLUDING RESTAURANT AND FITNESS USES.
- MAXIMUM NUMBER OF NET NEW HOTEL ROOMS (CONSIDERED NON-RESIDENTIAL GFA):**  
THE MAXIMUM NET NEW NUMBER OF HOTEL ROOMS IS 0. THE MAXIMUM GROSS FLOOR AREA OF NET NEW HOTEL USES IS 0 SF.
- MAXIMUM BUILDING HEIGHTS:**  
THE MAXIMUM BUILDING HEIGHT PERMITTED FOR NONRESIDENTIAL DEVELOPMENT IS 9 STORIES NOT TO EXCEED 145 FEET AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN. THE MAXIMUM BUILDING HEIGHT PERMITTED FOR BUILDINGS THAT INCLUDE A RESIDENTIAL COMPONENT IS 9 STORIES NOT TO EXCEED 145 FEET WITH ADDITIONAL DESIGN SCRUTINY AT THE DESIGN ADVISORY PANEL.
- MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:**  
THE MAXIMUM RETAIL-USE FOOTPRINT WILL NOT EXCEED 65,000 SF.
- A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:**  
DOWNTOWN COMMUNITY COMMONS WILL INCLUDE BOTH PRIMARY AND SECONDARY AMENITY SPACE, INCLUDING THE WNCOPIN GREEN AND A PORTION OF THE WARFIELD PROMENADE PRIMARY AMENITY SPACES. SECONDARY AMENITY SPACES WILL INCLUDE A NEW DOWNTOWN NEIGHBORHOOD SQUARE (PARCEL G). FINAL DESIGN AND DELINEATION OF THE PRIMARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SDP(S), AND THE AREA OF WNCOPIN GREEN MUST INCLUDE AT LEAST 4,100 SF. THERE IS NO MINIMUM AREA FOR THE WARFIELD PROMENADE. THE FINAL CONFIGURATION, SIZE, LOCATION, CHARACTER AND DESIGN OF SECONDARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SDP(S). FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.G
- A STATEMENT IDENTIFYING THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.0.A.9 AND THE STATUS OF ANY CEPPA'S, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN:**  
THE PLANNING BOARD HAS APPROVED 2,661,593 SF AND ISSUED BUILDING PERMITS FOR ABOUT 2,070,069 SF OF NET NEW DEVELOPMENT DOWNTOWN. FINAL SQUARE FOOTAGES WILL BE MAINTAINED IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY. SEE THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR A CEPPA UPDATE.
- PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:**  
NO ENVIRONMENTAL RESTORATION PROPOSED WITH THIS FDP.
- PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART, BUT NOT PROPOSED TO BE IN PUBLIC OWNERSHIP:**  
PROPERTY WITHIN THE FDP AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE WILL BE HELD, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) SUBJECT TO SUCH MAINTENANCE RESPONSIBILITIES POTENTIALLY BEING SHARED AMONG PROPERTY OWNERS OR ASSUMED BY A MAINTENANCE OR OTHER ORGANIZATION, OR IF AGREED TO, THE COUNTY. IT IS ANTICIPATED THAT THE DOWNTOWN COMMUNITY COMMONS WILL BE OWNED BY THE ADJACENT PROPERTY OWNER(S) AND THAT APPROPRIATE AGREEMENTS FOR MAINTENANCE AND ACCESS WILL BE PROVIDED, WHERE NECESSARY, TO ASSURE A MEANS OF ACCESS TO DOWNTOWN COMMUNITY COMMONS SPACE. EACH PRIVATE STREET WILL BE OWNED BY A SINGLE ENTITY WHICH MAY BE AN ADJACENT PROPERTY OWNER, THE PETITIONER, OR A SEPARATE ENTITY. APPROPRIATE AGREEMENT FOR MAINTENANCE AND ACCESS WILL BE PROVIDED.

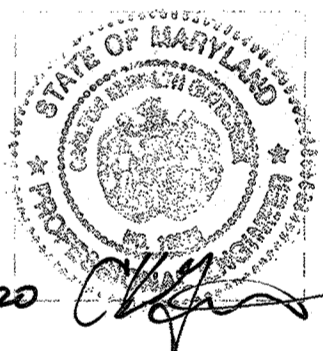


TENTATIVE ALLOCATIONS			
ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	NEXT PLAN SUBMISSION DUE DATE
1	125*	2023	
	400	2023	
2	250	2025	

\*AGE RESTRICTED UNITS

**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. 12975, EXPIRATION DATE: MAY 26, 2020



**OWNERS AND PETITIONERS**

HRD PARKING DECK BUSINESS TRUST  
STERRETT BUILDING HOLDINGS, LLC  
TOWN CENTER EAST BUSINESS TRUST  
TOWN CENTER EAST PARKING LOTS BUSINESS TRUST  
10960 GRANTCHESTER WAY, SUITE 110  
COLUMBIA, MARYLAND 21044  
ATTN: GABRIEL CHUNG  
410-964-4800

**DOWNTOWN COLUMBIA  
LAKEFRONT  
NEIGHBORHOOD  
PHASE I**

COLUMBIA TOWN CENTER  
SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1  
SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H  
TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
5th ELECTION DISTRICT HOWARD COUNTY, MD  
SCALE: AS SHOWN SHEET 1 OF 7

RECORDED AS PLAT NUMBER 25391 ON 3-13-2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

HOWARD COUNTY PLANNING BOARD  
 [Signature] 3-10-20  
 [Signature] 3-5-20  
 HO. CO. EXEC. SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

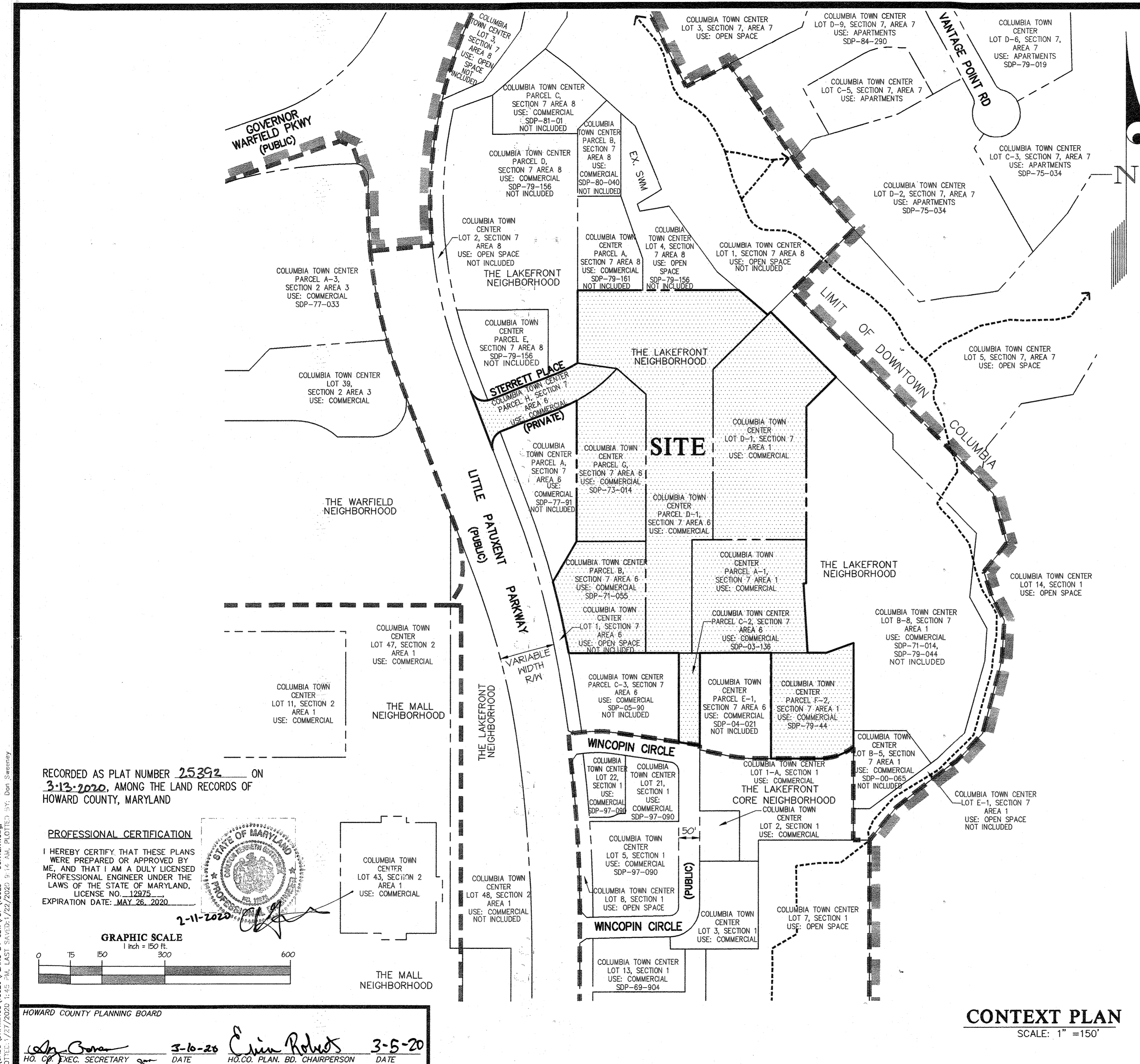
PARCEL	Uses <sup>1</sup>																				
	Non-Residential (SF)																		Residential (DU) <sup>7</sup>		
	Existing						Demolition <sup>6</sup>			Proposed						NET NEW <sup>3</sup>			Existing	Proposed	Net
Parcel	Area (SF)	Area (Acres)	Retail/Rest	Office	Other	Total	Retail/Rest	Office	Other	Total	Retail/Rest	Office <sup>5</sup>	Other	Total	Retail/Rest	Office <sup>5</sup>	Other	Total			
A	67,629	1.55	0	0	0	0	0	0	0	0	115,000	200,000	0	315,000	115,000	200,000	0	315,000	0	0	0
B	78,366	1.80	0	0	0	0	0	0	0	0	35,000	0	0	35,000	35,000	0	0	35,000	0	400	400
C-2 <sup>2</sup>	10,813	0.25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D	150,334	3.45	0	155,912 <sup>4</sup>	0	155,912 <sup>4</sup>	0	155,912	0	155,912	0	0	0	0	0	-155,912	0	-155,912	0	125	125
E	55,229	1.27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	250
F-2 <sup>2</sup>	49,444	1.14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G <sup>2</sup>	48,886	1.12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H <sup>2</sup>	82,148	1.89	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
I <sup>2</sup>	13,466	0.31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakefront Total This FDP	556,316	12.77	0	155,912	0	155,912	0	155,912	0	155,912	150,000	200,000	0	350,000	150,000	44,088	0	194,088	0	775	775

- THE NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA, THE NUMBER OF RESIDENTIAL UNITS AND/OR THE LAND USE APPROVED FOR AN INDIVIDUAL PARCEL MAY BE REALLOCATED AMONG OTHER PARCELS WITHIN THE FDP AREA AND/OR EXCEEDED ON A SUBSEQUENT SITE DEVELOPMENT PLAN WITHOUT AMENDING THIS FDP, PROVIDED THE TOTAL NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA AND THE TOTAL NUMBER OF RESIDENTIAL UNITS APPROVED FOR ALL PARCELS WITHIN THE FDP AREA IS NOT EXCEEDED. THE USES SHOWN ARE ONLY FOR THE LIMIT OF THIS SUBMISSION.
- PARCELS C, H, & I ARE ANTICIPATED TO PROVIDE DOWNTOWN COMMUNITY COMMONS (PRIMARY AND SECONDARY AMENITY SPACES), AND POSSIBLE FUTURE OR EXISTING ROAD IMPROVEMENTS. PARCEL C-2 IS AN EXISTING IMPROVED ROAD PARCEL AND PARCEL F-2 IS IMPROVED WITH AN EXISTING PARKING STRUCTURE.
- NET NEW AREA TO BE USED TO CALCULATE DOWNTOWN REVITALIZATION SQUARE FOOTAGE FOR PHASING AND CEPPA'S
- EXISTING OFFICE AREA INCLUDES 40,000 SF FOR THE FORMER RIDGELY BUILDING PER WP-18-033.
- INCLUDES GENERAL OFFICE AND MEDICAL OFFICE
- A DEMOLITION DEVELOPMENT CREDIT IS AVAILABLE PURSUANT TO SECTION 125.0.A.9.E.(2)
- 850 NON AGE-RESTRICTED RESIDENTIAL UNITS AND 125 AGE-RESTRICTED RESIDENTIAL UNITS ARE ANTICIPATED. RESIDENTIAL UNITS MAY INCLUDE APARTMENTS AND/OR CONDOMINIUM UNITS. THE SHIFT OF APPROVED BUT UNUSED SCHOOL CAPACITY FROM ANOTHER DOWNTOWN NEIGHBORHOOD WILL REQUIRE AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN IN WHICH THE CAPACITY WAS APPROVED.

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
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DATE: FEB. 2020  
DRAWN BY: dds  
CHECKED BY:

30 APR 2020 9:16 AM PLOTTED BY: Don Swerney  
 20 APR 2020 9:16 AM PLOTTED BY: Don Swerney  
 17 APR 2020 9:16 AM PLOTTED BY: Don Swerney



**LEGEND**

- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- EXISTING MAJOR PEDESTRIAN NETWORKS
- PLAN SUBMISSION AREA

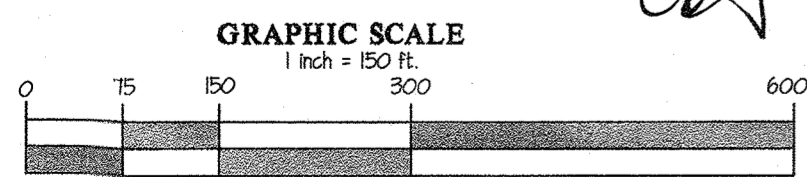
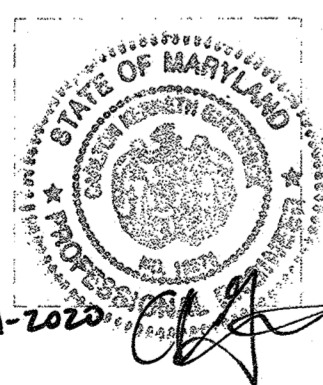
**NOTES:**

1. THERE IS AN EXISTING STORMWATER MANAGEMENT FACILITY ADJACENT TO THE SITE, LOCATED ON LOT 4, SECTION 7 AREA 8.
8. NO PART OF THE FDP AREA DRAINS TO THIS FACILITY.

RECORDED AS PLAT NUMBER 25392 ON 3-13-2020, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**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. 12975, EXPIRATION DATE: MAY 26, 2020



HOWARD COUNTY PLANNING BOARD

*Alan Gove* 3-10-20 HO. CO. EXEC. SECRETARY DATE  
*Erin Roberts* 3-5-20 HO. CO. PLAN. BD. CHAIRPERSON DATE

**OWNERS AND PETITIONERS**

HRD PARKING DECK BUSINESS TRUST  
 STERRETT BUILDING HOLDINGS, LLC  
 TOWN CENTER EAST BUSINESS TRUST  
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST  
 10960 GRANTCHESTER WAY, SUITE 110  
 COLUMBIA, MARYLAND 21044  
 ATTN: GABRIEL CHUNG  
 410-964-4800

**DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I**

COLUMBIA TOWN CENTER SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H

TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=150' SHEET 2 OF 7

**CONTEXT PLAN**

SCALE: 1" = 150'



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 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DATE: FEB, 2020

DRAWN BY: dds

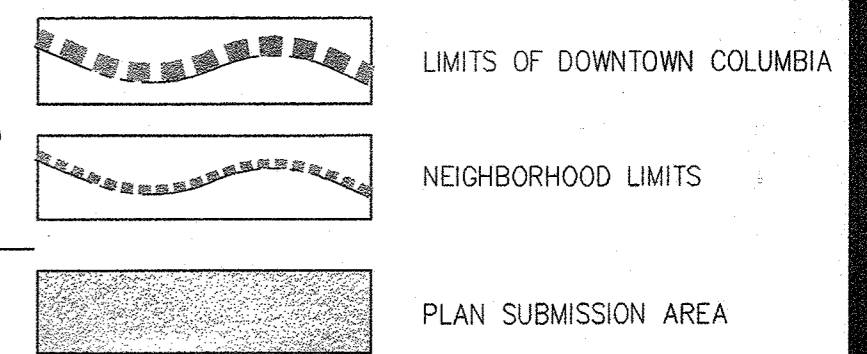
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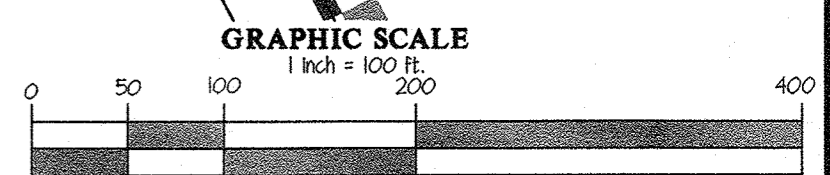
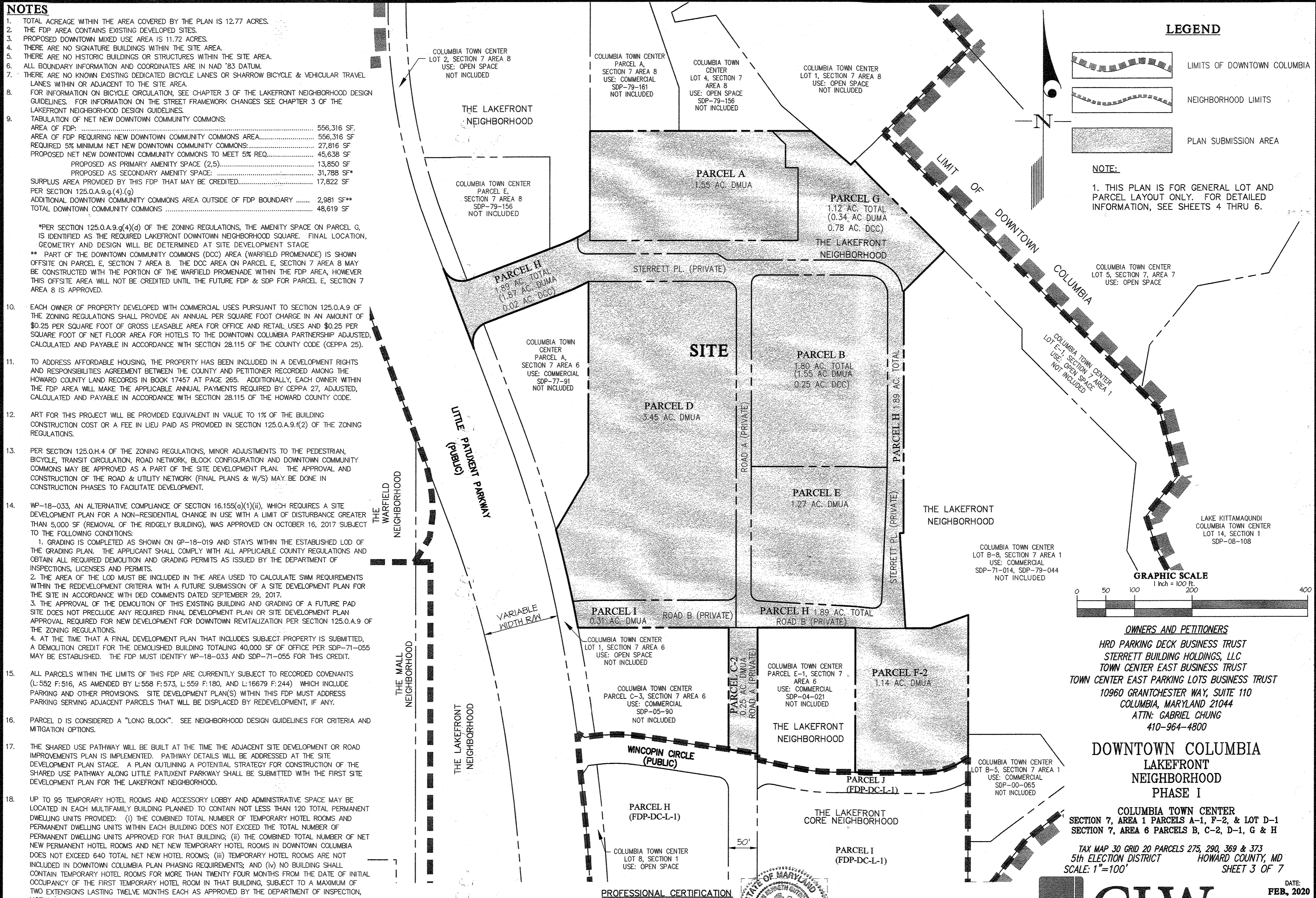
**NOTES**

- TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 12.77 ACRES.
- THE FDP AREA CONTAINS EXISTING DEVELOPED SITES.
- PROPOSED DOWNTOWN MIXED USE AREA IS 11.72 ACRES.
- THERE ARE NO SIGNATURE BUILDINGS WITHIN THE SITE AREA.
- THERE ARE NO HISTORIC BUILDINGS OR STRUCTURES WITHIN THE SITE AREA.
- ALL BOUNDARY INFORMATION AND COORDINATES ARE IN NAD '83 DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES WITHIN OR ADJACENT TO THE SITE AREA.
- FOR INFORMATION ON BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES.
- TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:  
 AREA OF FDP: ..... 556,316 SF.  
 AREA OF FDP REQUIRING NEW DOWNTOWN COMMUNITY COMMONS AREA..... 556,316 SF  
 REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS..... 27,816 SF  
 PROPOSED NET NEW DOWNTOWN COMMUNITY COMMONS TO MEET 5% REQ..... 45,638 SF  
 PROPOSED AS PRIMARY AMENITY SPACE (2,5)..... 13,850 SF  
 PROPOSED AS SECONDARY AMENITY SPACE: ..... 31,788 SF\*  
 SURPLUS AREA PROVIDED BY THIS FDP THAT MAY BE CREDITED..... 17,822 SF  
 PER SECTION 125.0.A.9.g.(4).(g)  
 ADDITIONAL DOWNTOWN COMMUNITY COMMONS AREA OUTSIDE OF FDP BOUNDARY ..... 2,981 SF\*\*  
 TOTAL DOWNTOWN COMMUNITY COMMONS ..... 48,619 SF
- \*PER SECTION 125.0.A.9.g.(4)(d) OF THE ZONING REGULATIONS, THE AMENITY SPACE ON PARCEL G, IS IDENTIFIED AS THE REQUIRED LAKEFRONT DOWNTOWN NEIGHBORHOOD SQUARE. FINAL LOCATION, GEOMETRY AND DESIGN WILL BE DETERMINED AT SITE DEVELOPMENT STAGE
- \*\* PART OF THE DOWNTOWN COMMUNITY COMMONS (DCC) AREA (WARFIELD PROMENADE) IS SHOWN OFFSITE ON PARCEL E, SECTION 7 AREA 8. THE DCC AREA ON PARCEL E, SECTION 7 AREA 8 MAY BE CONSTRUCTED WITH THE PORTION OF THE WARFIELD PROMENADE WITHIN THE FDP AREA, HOWEVER THIS OFFSITE AREA WILL NOT BE CREDITED UNTIL THE FUTURE FDP & SDP FOR PARCEL E, SECTION 7 AREA 8 IS APPROVED.
- EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.0.A.9 OF THE ZONING REGULATIONS SHALL PROVIDE AN ANNUAL PER SQUARE FOOT CHARGE IN AN AMOUNT OF \$0.25 PER SQUARE FOOT OF GROSS LEASABLE AREA FOR OFFICE AND RETAIL USES AND \$0.25 PER SQUARE FOOT OF NET FLOOR AREA FOR HOTELS TO THE DOWNTOWN COLUMBIA PARTNERSHIP ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE COUNTY CODE (CEPPA 25).
- TO ADDRESS AFFORDABLE HOUSING, THE PROPERTY HAS BEEN INCLUDED IN A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT BETWEEN THE COUNTY AND PETITIONER RECORDED AMONG THE HOWARD COUNTY LAND RECORDS IN BOOK 17457 AT PAGE 265. ADDITIONALLY, EACH OWNER WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ANNUAL PAYMENTS REQUIRED BY CEPPA 27, ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE HOWARD COUNTY CODE.
- ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU PAID AS PROVIDED IN SECTION 125.0.A.9.f.(2) OF THE ZONING REGULATIONS.
- PER SECTION 125.0.H.4 OF THE ZONING REGULATIONS, MINOR ADJUSTMENTS TO THE PEDESTRIAN, BICYCLE, TRANSIT CIRCULATION, ROAD NETWORK, BLOCK CONFIGURATION AND DOWNTOWN COMMUNITY COMMONS MAY BE APPROVED AS A PART OF THE SITE DEVELOPMENT PLAN. THE APPROVAL AND CONSTRUCTION OF THE ROAD & UTILITY NETWORK (FINAL PLANS & W/S) MAY BE DONE IN CONSTRUCTION PHASES TO FACILITATE DEVELOPMENT.
- WP-18-033, AN ALTERNATIVE COMPLIANCE OF SECTION 16.155(a)(1)(ii), WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR A NON-RESIDENTIAL CHANGE IN USE WITH A LIMIT OF DISTURBANCE GREATER THAN 5,000 SF (REMOVAL OF THE RIDGELY BUILDING), WAS APPROVED ON OCTOBER 16, 2017 SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. GRADING IS COMPLETED AS SHOWN ON GP-18-019 AND STAYS WITHIN THE ESTABLISHED LOD OF THE GRADING PLAN. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE COUNTY REGULATIONS AND OBTAIN ALL REQUIRED DEMOLITION AND GRADING PERMITS AS ISSUED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.  
 2. THE AREA OF THE LOD MUST BE INCLUDED IN THE AREA USED TO CALCULATE SWM REQUIREMENTS WITHIN THE REDEVELOPMENT CRITERIA WITH A FUTURE SUBMISSION OF A SITE DEVELOPMENT PLAN FOR THE SITE IN ACCORDANCE WITH DED COMMENTS DATED SEPTEMBER 29, 2017.  
 3. THE APPROVAL OF THE DEMOLITION OF THIS EXISTING BUILDING AND GRADING OF A FUTURE PAD SITE DOES NOT PRECLUDE ANY REQUIRED FINAL DEVELOPMENT PLAN OR SITE DEVELOPMENT PLAN APPROVAL REQUIRED FOR NEW DEVELOPMENT FOR DOWNTOWN REVITALIZATION PER SECTION 125.0.A.9 OF THE ZONING REGULATIONS.  
 4. AT THE TIME THAT A FINAL DEVELOPMENT PLAN THAT INCLUDES SUBJECT PROPERTY IS SUBMITTED, A DEMOLITION CREDIT FOR THE DEMOLISHED BUILDING TOTALING 40,000 SF OF OFFICE PER SDP-71-055 MAY BE ESTABLISHED. THE FDP MUST IDENTIFY WP-18-033 AND SDP-71-055 FOR THIS CREDIT.
- ALL PARCELS WITHIN THE LIMITS OF THIS FDP ARE CURRENTLY SUBJECT TO RECORDED COVENANTS (L:552 F:516, AS AMENDED BY L:558 F:573, L:559 F:180, AND L:16679 F:244) WHICH INCLUDE PARKING AND OTHER PROVISIONS. SITE DEVELOPMENT PLAN(S) WITHIN THIS FDP MUST ADDRESS PARKING SERVING ADJACENT PARCELS THAT WILL BE DISPLACED BY REDEVELOPMENT, IF ANY.
- PARCEL D IS CONSIDERED A "LONG BLOCK". SEE NEIGHBORHOOD DESIGN GUIDELINES FOR CRITERIA AND MITIGATION OPTIONS.
- THE SHARED USE PATHWAY WILL BE BUILT AT THE TIME THE ADJACENT SITE DEVELOPMENT OR ROAD IMPROVEMENTS PLAN IS IMPLEMENTED. PATHWAY DETAILS WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE. A PLAN OUTLINING A POTENTIAL STRATEGY FOR CONSTRUCTION OF THE SHARED USE PATHWAY ALONG LITTLE PATUXENT PARKWAY SHALL BE SUBMITTED WITH THE FIRST SITE DEVELOPMENT PLAN FOR THE LAKEFRONT NEIGHBORHOOD.
- UP TO 95 TEMPORARY HOTEL ROOMS AND ACCESSORY LOBBY AND ADMINISTRATIVE SPACE MAY BE LOCATED IN EACH MULTIFAMILY BUILDING PLANNED TO CONTAIN NOT LESS THAN 120 TOTAL PERMANENT DWELLING UNITS PROVIDED: (i) THE COMBINED TOTAL NUMBER OF TEMPORARY HOTEL ROOMS AND PERMANENT DWELLING UNITS WITHIN EACH BUILDING DOES NOT EXCEED THE TOTAL NUMBER OF PERMANENT DWELLING UNITS APPROVED FOR THAT BUILDING; (ii) THE COMBINED TOTAL NUMBER OF NET NEW PERMANENT HOTEL ROOMS AND NET NEW TEMPORARY HOTEL ROOMS IN DOWNTOWN COLUMBIA DOES NOT EXCEED 640 TOTAL NET NEW HOTEL ROOMS; (iii) TEMPORARY HOTEL ROOMS ARE NOT INCLUDED IN DOWNTOWN COLUMBIA PLAN PHASING REQUIREMENTS; AND (iv) NO BUILDING SHALL CONTAIN TEMPORARY HOTEL ROOMS FOR MORE THAN TWENTY FOUR MONTHS FROM THE DATE OF INITIAL OCCUPANCY OF THE FIRST TEMPORARY HOTEL ROOM IN THAT BUILDING, SUBJECT TO A MAXIMUM OF TWO EXTENSIONS LASTING TWELVE MONTHS EACH AS APPROVED BY THE DEPARTMENT OF INSPECTION, LICENSES AND PERMITS AS A PART OF ITS RENTAL LICENSING RENEWAL PROCESS.

**LEGEND**



**NOTE:**  
 1. THIS PLAN IS FOR GENERAL LOT AND PARCEL LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 4 THRU 6.



**OWNERS AND PETITIONERS**

HRD PARKING DECK BUSINESS TRUST  
 STERRETT BUILDING HOLDINGS, LLC  
 TOWN CENTER EAST BUSINESS TRUST  
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST  
 10960 GRANTCHESTER WAY, SUITE 110  
 COLUMBIA, MARYLAND 21044  
 ATTN: GABRIEL CHUNG  
 410-964-4800

**DOWNTOWN COLUMBIA  
 LAKEFRONT  
 NEIGHBORHOOD  
 PHASE I**

COLUMBIA TOWN CENTER  
 SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1  
 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H

TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=100' SHEET 3 OF 7

**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. 12975  
 EXPIRATION DATE: MAY 28, 2020



**SITE COMPOSITE LOT AND PARCEL MAP**

SCALE: 1" = 100'

HOWARD COUNTY PLANNING BOARD

3-10-20  
 DATE  
 HO. CO. EXEC. SECRETARY

3-5-20  
 DATE  
 HO. CO. PLAN. BD. CHAIRPERSON

RECORDED AS PLAT NUMBER 25393 ON  
 3-13-2020, AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND



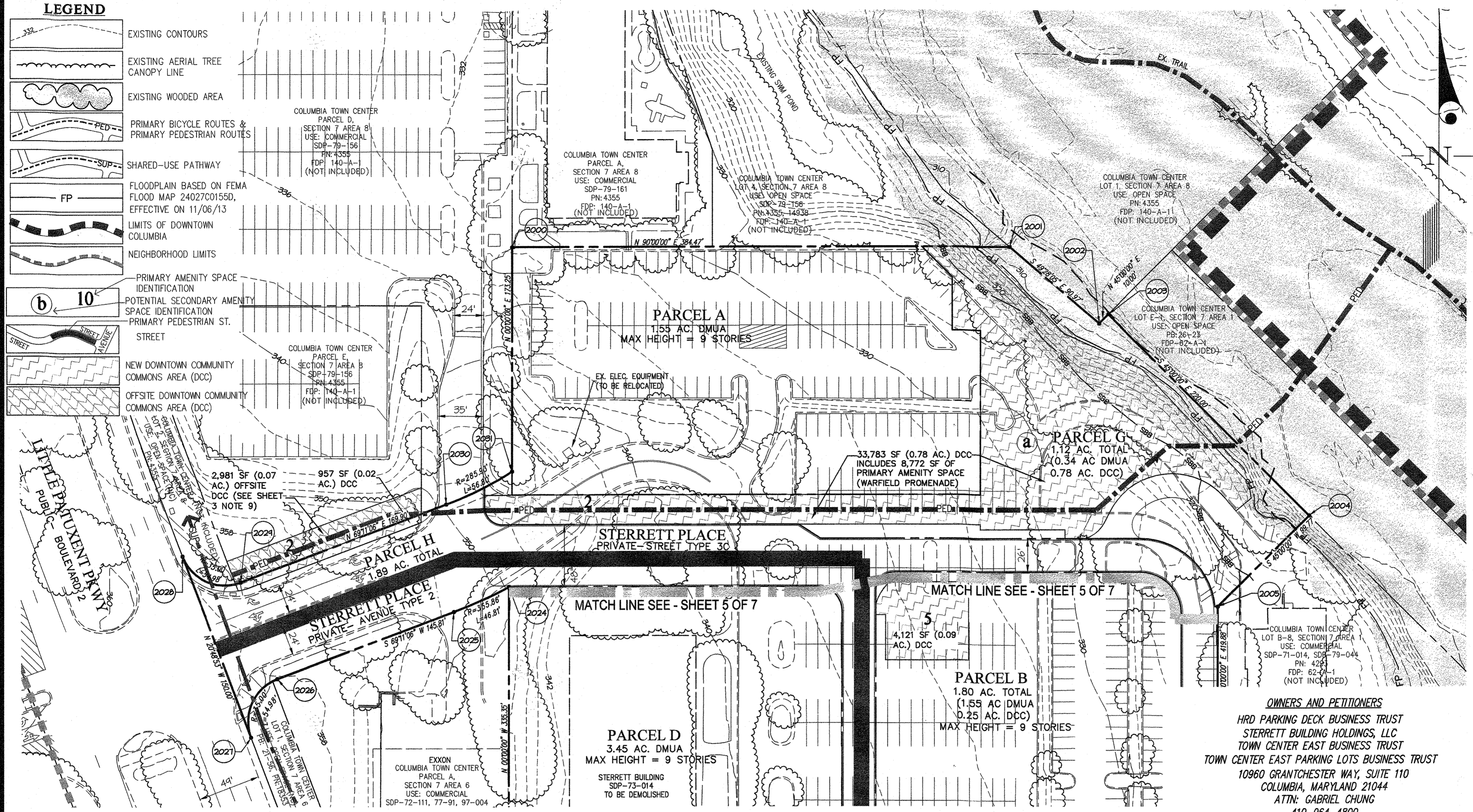
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DATE:  
**FEB, 2020**

DRAWN BY:  
 dds

CHECKED BY:

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**LEGEND**

- EXISTING CONTOURS
- EXISTING AERIAL TREE CANOPY LINE
- EXISTING WOODED AREA
- PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
- SHARED-USE PATHWAY
- FLOODPLAIN BASED ON FEMA FLOOD MAP 24027C0155D, EFFECTIVE ON 11/06/13
- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- PRIMARY AMENITY SPACE IDENTIFICATION
- POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
- PRIMARY PEDESTRIAN ST. STREET
- NEW DOWNTOWN COMMUNITY COMMONS AREA (DCC)
- OFFSITE DOWNTOWN COMMUNITY COMMONS AREA (DCC)

**TABULATION OF LAND USE**

EX. DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC.
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	12.77 AC.
TOTAL	12.77 AC.

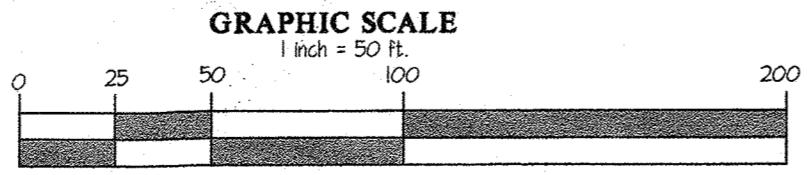
\* LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009  
 \*\* DOES NOT INCLUDE 2,981 SF OF DCC ADJACENT TO THE FDP AREA ON PARCEL E, SECTION 7 AREA 8. SEE SHEET 3 NOTE 9 FOR MORE INFORMATION.

RECORDED AS PLAT NUMBER **25394** ON **3-13-2020**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

HOWARD COUNTY PLANNING BOARD

*[Signature]* **3-10-20**  
 HO. CO. EXEC. SECRETARY DATE

*[Signature]* **3-5-20**  
 HO. CO. PLAN. BD. CHAIRPERSON DATE



**PLAN AREA-NORTH  
 PARCELS A, G, & part of PARCEL H**

**OWNERS AND PETITIONERS**  
 HRD PARKING DECK BUSINESS TRUST  
 STERRETT BUILDING HOLDINGS, LLC  
 TOWN CENTER EAST BUSINESS TRUST  
 TOWN CENTER EAST PARKING LOTS BUSINESS TRUST  
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 LAKEFRONT  
 NEIGHBORHOOD  
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TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=50' SHEET 4 OF 7

**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. 12915  
 EXPIRATION DATE: MAY 26, 2020

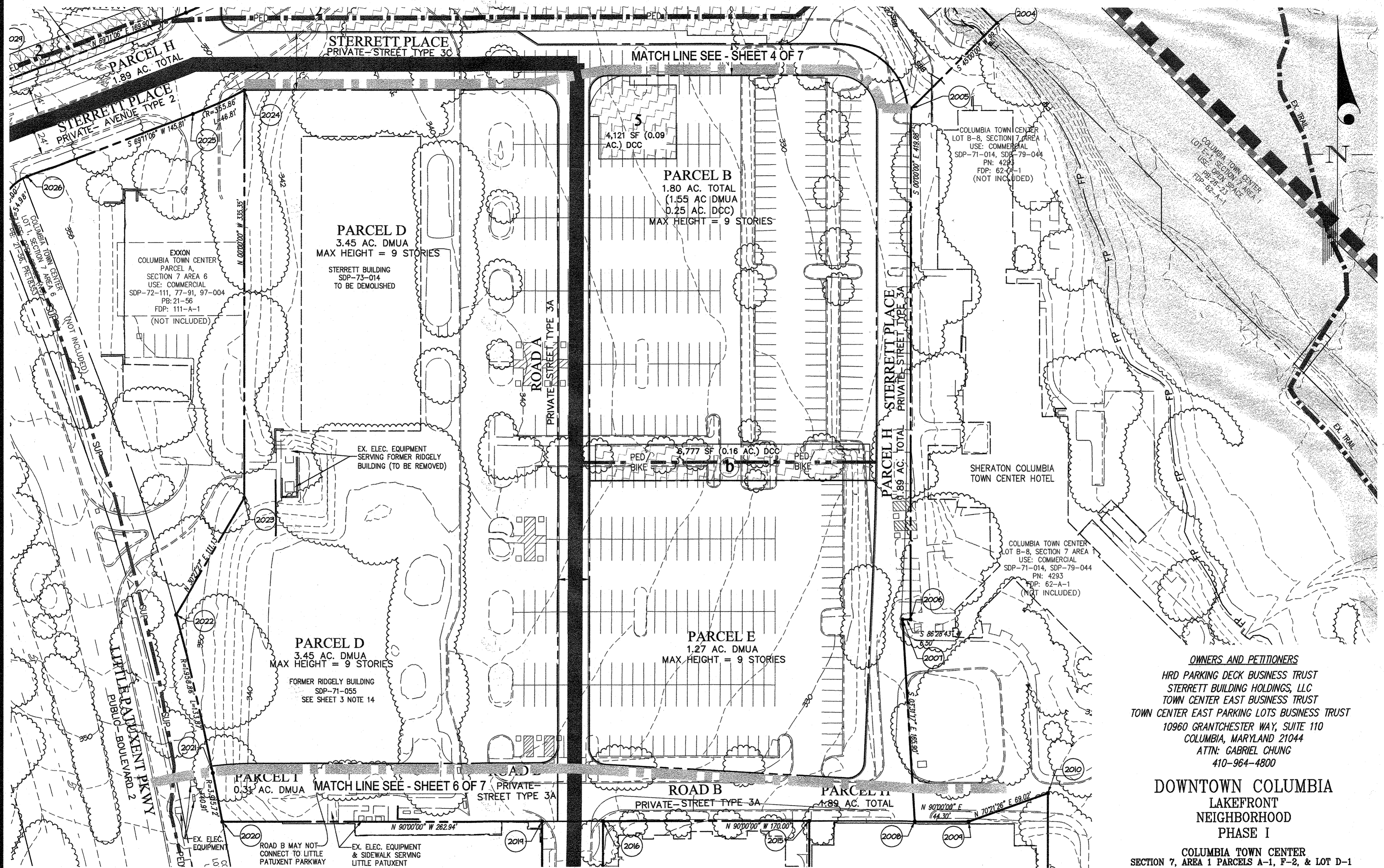


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DATE: **FEB, 2020**  
 DRAWN BY: **dds**

CHECKED BY:

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TABULATION OF LAND USE  
SEE SHEET 4 OF 7

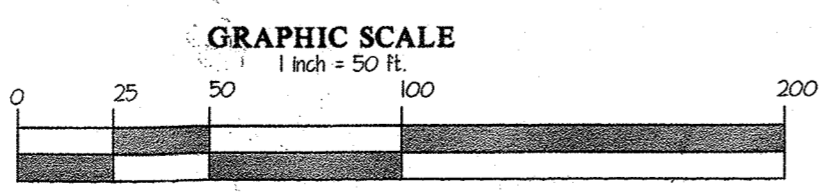
RECORDED AS PLAT NUMBER **25395** ON  
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HOWARD COUNTY PLANNING BOARD

*[Signature]* 3-10-20  
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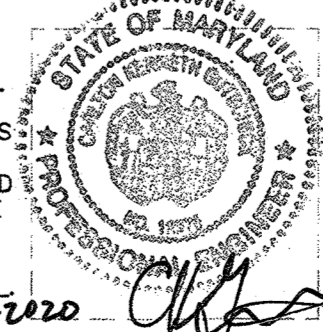
*[Signature]* 3-5-20  
HO. CO. PLAN. BD. CHAIRPERSON DATE

**PLAN AREA-MID**  
**PARCELS B, D, E, & part of PARCEL H**



**PROFESSIONAL CERTIFICATION**

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EXPIRATION DATE: MAY 26, 2020



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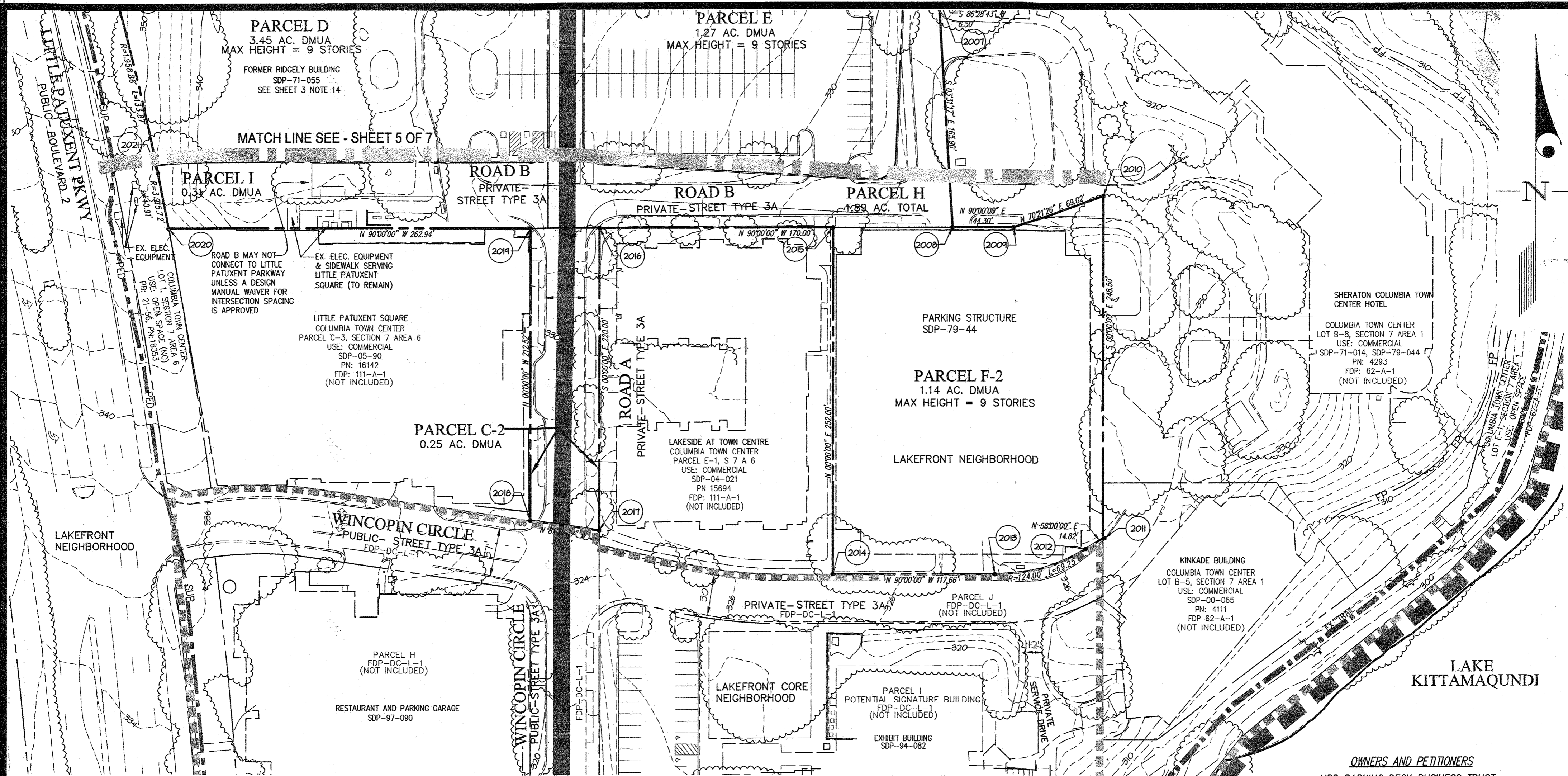
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5th ELECTION DISTRICT HOWARD COUNTY, MD  
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**PLAN AREA-SOUTH  
PARCELS C-2, F-2, I, & part of PARCEL H**

**NET NEW AMENITY SPACES CHART<sup>1</sup>**

KEY	TYPE	AMENITY DESCRIPTION	MIN. AREA	AREA SHOWN
2	PRIMARY	WARFIELD PROMENADE	N/A	9,729 SF <sup>2</sup>
5	PRIMARY	WINCOPIN GREEN	4,100 SF	4,121 SF
6	SECONDARY	NEIGHBORHOOD SQUARE <sup>4</sup>	13,966 SF <sup>3</sup>	25,011 SF
6	SECONDARY	MEWS	N/A	6,777 SF
TOTAL:				45,638 SF

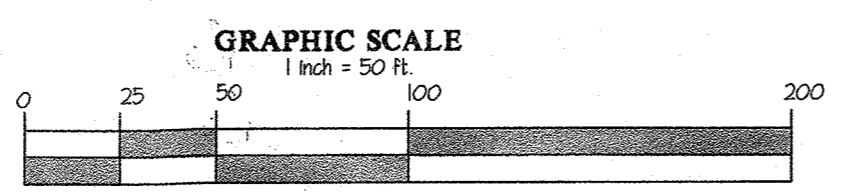
1. SEE SHEET 3 NOTE 9 FOR 5% NET NEW DOWNTOWN COMMUNITY COMMONS REQUIREMENT.  
 2. DOES NOT INCLUDE 2,981 SF OF DCC ADJACENT TO THE FDP AREA ON PARCEL E, SECTION 7 AREA 8. SEE SHEET 3 NOTE 9 FOR MORE INFORMATION.  
 3. MINIMUM SECONDARY AMENITY SPACE AREA BASED ON THE 5% REQUIREMENT IS 27,816 SF MINUS PRIMARY AMENITY AREA PROVIDED (13,850 SF) WHICH EQUALS 13,966 SF  
 4. IF PROVIDED, A DOWNTOWN NEIGHBORHOOD SQUARE MUST CONTAIN AT LEAST 25,000 SF PER SECTION 103 & SECTION 125.0.A.9.g(4)(d)

**TABULATION OF LAND USE**  
SEE SHEET 4 OF 7

RECORDED AS PLAT NUMBER 25396 ON  
3-13-2020, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

HOWARD COUNTY PLANNING BOARD

*Ann Cone* 3-10-20 HO. CO. REC. SECRETARY  
*Cara Rodes* 3-5-20 PLANN. BD. CHAIRPERSON



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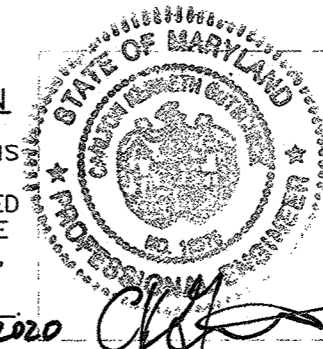
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SCALE: 1"=50' SHEET 6 OF 7

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 EXPIRATION DATE: MAY 26, 2020



**GLW**  
 PLANNING | ENGINEERING | SURVEYING

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COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
2000	565589.3067	1352122.0411
2001	565589.3067	1353106.5103
2002	565530.1879	1353175.6513
2003	565531.2590	1353182.7224
2004	565381.6930	1353338.2884
2005	565311.1450	1353267.7404
2006	564891.2650	1353267.7404
2007	564890.8658	1353261.2526
2008	564725.2790	1353271.4424
2009	564725.2790	1353315.7424
2010	564748.4810	1353380.7475
2011	564499.9220	1353381.7660
2012	564492.1244	1353368.1822
2013	564473.2824	1353302.4722
2014	564473.2824	1353184.8124
2015	564725.2790	1353184.8124
2016	564725.2790	1353014.8124
2017	564505.2799	1353014.8124
2018	564512.7581	1352964.8124
2019	564725.2790	1352964.8124

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
2020	564725.2790	1352701.8703
2021	564765.4338	1352694.0705
2022	564895.7205	1352663.3984
2023	564991.5190	1352719.7324
2024	565326.8678	1352719.7324
2025	565307.4073	1352677.1946
2026	565255.5945	1352540.9038
2027	565210.4416	1352520.6254
2028	565350.6498	1352467.3241
2029	565330.3713	1352512.4771
2030	565390.7471	1352671.2922
2031	565416.0567	1352722.0411

**COORDINATE TABLES**

RECORDED AS PLAT NUMBER 25297 ON 3-13-2020, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

HOWARD COUNTY PLANNING BOARD

*[Signature]* 3-10-20 *[Signature]* 3-5-20  
 HO. CO. SEC. SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

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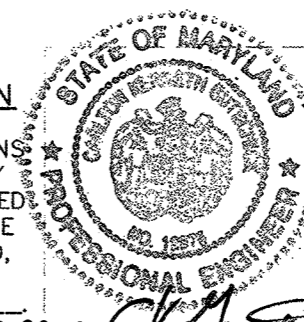
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*[Signature]* 2-11-2020

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