

**GENERAL NOTES**

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE APRIL 6, 2010.
2. 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 THE RECORDING OF THIS FINAL DEVELOPMENT PLAN.
3. APPLICABLE DPZ NUMBERS: FDP-4-A-V, SDP-80-01, F-97-14, F-91-11, F-97-155, F-97-154, S-46-04, SDP-97-107, SDP-97-158, SDP-98-44, NP-98-81, SDP-98-124, SDP-99-116, SDP-00-57, NP-03-034, F-04-45, FDP-47-A-VII, SDP-05-27, SDP-10-47, SDP-81-81, SDP-91-126, F-91-174, F-98-145, F-98-47, F-05-154, F-05-123, NP-04-52.
4. A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES WAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT PLAN.

**FINAL DEVELOPMENT PLAN CRITERIA**

1. MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICES USES AND COMMERCIAL RETAIL USES:  
37,800 SQ. FT. ± OF EXISTING RETAIL LOCATED ON LOT 47 WILL BE DEMOLISHED AND REPLACED WITH 75,000 SQ. FT. ± OF NEW RETAIL/RESTAURANT SPACE, (37,200 SQ. FT. ± NET INCREASE OF G.L.A.)

2. MAXIMUM BUILDING HEIGHTS:  
THE MAXIMUM BUILDING HEIGHTS PERMITTED ON THE MALL NEIGHBORHOOD IS AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.

3. MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:  
THIS FINAL DEVELOPMENT PLAN PROPOSES STREET LEVEL NEIGHBORHOOD RETAIL USE. THE MAXIMUM RETAIL USE FOOTPRINT WILL NOT EXCEED 75,000 SQ. FT.

4. A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:  
SECONDARY AMENITY SPACE OF AT LEAST 12,950 SQ. FT. WILL BE LOCATED IN AN AREA BETWEEN THE EXISTING L.L. BEAN PLAZA AND FUTURE MALL ENTRANCE AND BETWEEN THE EXISTING MALL ENTRANCE AND THE CURRENT NORDSTROM PARKING DECK. FINAL LOCATION AND CONFIGURATION WILL BE DETERMINED AT THE SDP SUBMISSION.

5. PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:  
PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN DOWNTOWN, THE HOWARD HUGHES CORPORATION (THHC) WILL SUBMIT A PHASING SCHEDULE FOR IMPLEMENTATION OF THE ENVIRONMENTAL RESTORATION WORK ON PROPERTY OWNED BY THHC AND WILL ALSO SUBMIT A SITE DEVELOPMENT PLAN FOR THE FIRST PHASE OF THIS WORK TO SATISFY CEPPA #7.

6. 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 FINAL DEVELOPMENT PLAN AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE IS HELD, OWNED AND MAINTAINED SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT GRANTING PEDESTRIAN AND VEHICULAR ACCESS AND INGRESS AND EGRESS RIGHTS BETWEEN THE FDP AREA AND ADJACENT PUBLIC THOROUGHFARES, INCLUDING UPON SIDEWALKS AND WALKWAYS, AS WELL AS AN EASEMENT TO USE ALL COMMON AREA FOR THEIR INTENDED PURPOSE. EACH PROPERTY OWNER IS REQUIRED TO SHARE IN THE MAINTENANCE EXPENSES OF SUCH SPACES PURSUANT TO THE RECIPROCAL EASEMENT AGREEMENT. SUCH MAINTENANCE RESPONSIBILITIES MAY ULTIMATELY BE ASSUMED BY A DOWNTOWN MAINTENANCE ORGANIZATION, THE COUNTY OR OTHER ORGANIZATION. THIS DOCUMENT IS AVAILABLE AT LIBER 552 PAGE 582 OF THE HOWARD COUNTY LAND RECORDS.

**ADDITIONAL FDP INFORMATION**

1. MAXIMUM NUMBER AND UNIT TYPES OF NET NEW DWELLINGS: N/A
2. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES IS SHOWN ON THE BALANCE OF USES CHART ON THIS SHEET 1 OF THE FDP AS 37,200 SF.
3. MAXIMUM NUMBER OF NET NEW HOTEL ROOMS: N/A
4. MAXIMUM BUILDING HEIGHTS: THE MAXIMUM BUILDING HEIGHTS ARE SHOWN ON PAGE 2 OF THE NEIGHBORHOOD CONCEPT PLAN.
5. MAXIMUM SIZE OF A RETAIL-USE FOOTPRINT: THE MAXIMUM SIZE OF A RETAIL FOOTPRINT WILL BE 75,000 SQ. FT.
6. A DESCRIPTION OF THE COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE:
7. THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.A.4 AND -NONE: N/A

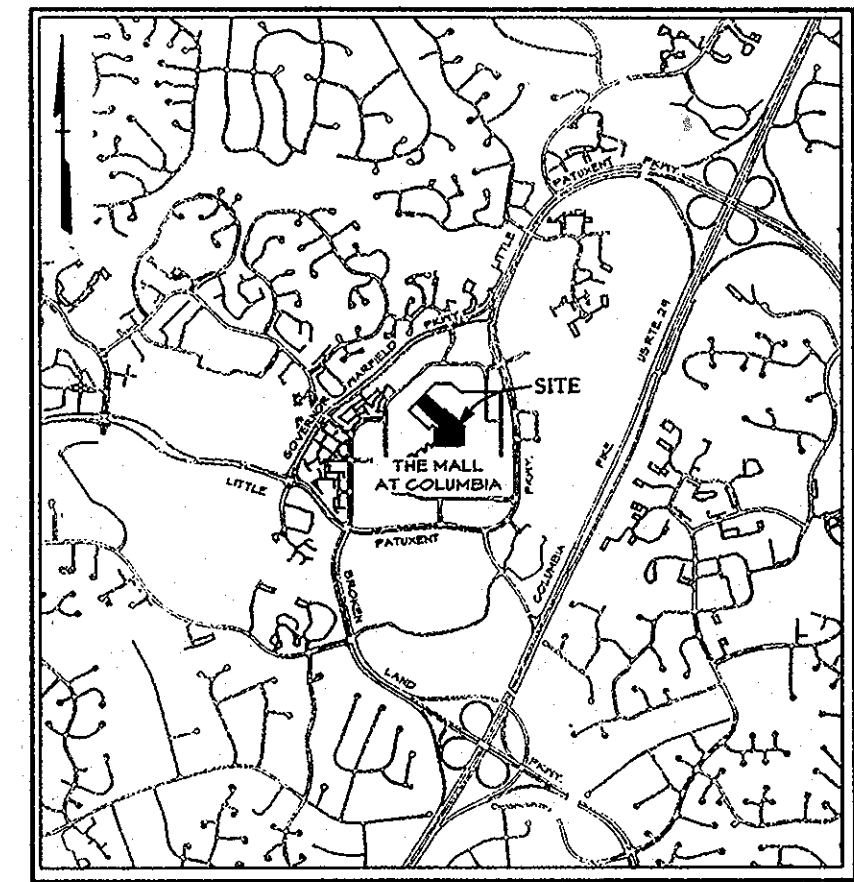
THE STATUS OF ANY DOWNTOWN COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS, AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN; SEE PAGES 23 THROUGH 33 OF THE NEIGHBORHOOD IMPLEMENTATION PLAN.

8. PROPOSED LOCATION FOR ENVIRONMENTAL RESTORATION: N/A
9. 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 NOT PROPOSED TO BE IN PUBLIC OWNERSHIP; SEE GENERAL NOTE #6 ABOVE.
10. EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.A.4 OF THE HOWARD COUNTY 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 ESTABLISHED OR TO BE ESTABLISHED PURSUANT TO THE DOWNTOWN COLUMBIA PLAN. THE CHARGE SHALL BE CALCULATED AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL AND SHALL INCLUDE AN ANNUAL ADJUSTMENT BASED ON THE CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U) FOR THE WASHINGTON AND BALTIMORE AREA PUBLISHED BY THE BUREAU OF LABOR STATISTICS OF THE UNITED STATES WITHIN THE BUILDING SHOWN ON AN SITE DEVELOPMENT PLAN SHALL BE PAID PRIOR TO ISSUANCE OF THE OCCUPANCY PERMIT FOR THAT BUILDING OR SPACE.

# Final Development Plan

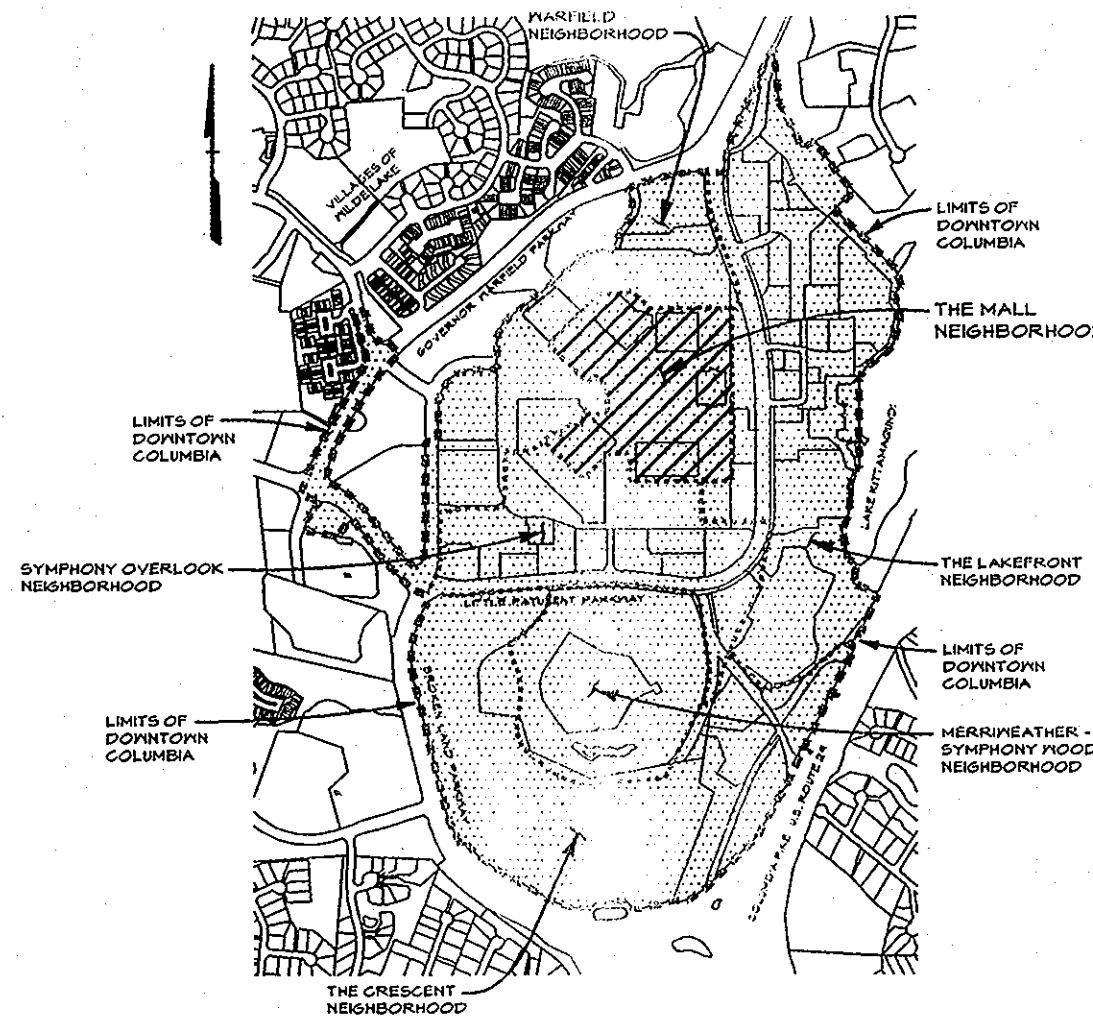
# DOWNTOWN COLUMBIA

## The Mall Neighborhood



**VICINITY MAP**

Scale: 1"=3000'



**THE NEIGHBORHOODS**

Scale: 1"=1500'

**SHEET INDEX**

- 1 COVER SHEET
- 2 CONTEXT PLAN
- 3 PLAN AREA

**PURPOSE NOTE:**

1. 37,800 SQ. FT. ± OF EXISTING RETAIL LOCATED ON LOT 47 WILL BE DEMOLISHED AND REPLACED WITH 75,000 SQ. FT. ± OF NEW RETAIL/RESTAURANT SPACE, (37,200 SQ. FT. ± NET INCREASE OF G.L.A.)
2. THE ADDITIONAL NET NEW LEASABLE AREA WILL REQUIRE ADDITIONAL PARKING. UNTIL THE SDP STAGE IT WILL BE UNKNOWN HOW MUCH PARKING AND WHERE IT WILL BE LOCATED. PARKING WILL BE CALCULATED BASED ON THE CURRENT ZONING REGULATIONS SECTION 139.E.3 - DOWNTOWN REVITALIZATION. THE REQUIRED PARKING WILL BE MET BY A COMBINATION OF ON-SITE PARKING, SHARED PARKING, STRUCTURAL PARKING, OR A COMBINATION THEREOF.

**BALANCE OF USES**

The Mall neighborhood improvements include 5.67 acres of area are part of the first phase of development, as shown on the FDP. Remaining areas are planned as future improvements. The charts below reflect the anticipated retail development. It is expected that market conditions, planning metrics and design will determine the final yields and proposed program elements.

Phase 1 - Proposed Program				
FDP Area	Existing Retail	Existing Retail to be Removed	Prop. Retail	Net Retail
SF	Acres	SF	SF	SF
246,985	5.67	37,800 SF	75,000 SF	37,200 SF

Future Phases - Proposed Program				
FDP Area	Existing Mall	Existing Retail to be Removed	Prop. Improvements	Net Improvements
SF	Acres	Area	TBD	TBD
1,409,926	32.37	1,199,366 SF	TBD	TBD

RECORDED AS PLAT NUMBER ON \_\_\_\_\_ AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND

**OWNER/PETITIONER**

**GENERAL GROWTH PROPERTIES**  
10440 LITTLE PATUXENT PARKWAY, SUITE 1000  
COLUMBIA, MARYLAND 21044  
ATTN: CHRISTINE McGRUL  
410-492-6000

**DOWNTOWN COLUMBIA**  
**THE MALL NEIGHBORHOOD**  
**COLUMBIA**  
**FINAL DEVELOPMENT PLAN**

COLUMBIA TOWN CENTER  
SECTION 2 AREA 1

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP: 36 PARCEL 47  
SCALE: 1"=1500' SHEET 1 OF 3



**TABULATION OF LAND USE**

DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	N/A
DOWNTOWN COMMUNITY COMMONS (DCC)	12,350 SF.
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	N/A
DOWNTOWN PUBLIC FACILITIES (DPF)	N/A
DOWNTOWN PARKLAND (DPL)	N/A
DOWNTOWN MIXED USE AREAS (DUMA)	234,635 SF.
<b>TOTAL</b>	<b>246,985 SF. (5.67 AC.)</b>

RECORDED - PLAT NO. 20118  
ON 10/10/12 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

**NOTES**

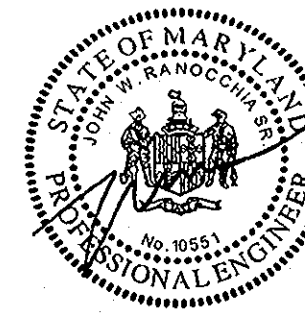
THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.

THE NEIGHBORHOOD DESIGN GUIDELINES (NDG); NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THE FDP PLAN.

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS 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: 10951 EXPIRATION DATE: 01/20/13



HOWARD COUNTY PLANNING BOARD

Mark A. Leight 10/10/12 Paul Shultz 10/10/12  
HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

DRAWN BY: M.S.S. CHECK BY: M.J.P. DATE: 10/4 2012

S:\2008\Facilities\2014\1.00 Columbia Mall\CADD\Drawings\FDP\2014.02 (FDP 1-3) Final Dev Plan 1.dwg Oct 17, 2012 1:05am cdoiron

**BOUNDARY INFORMATION**

1	DUE EAST 651.71'	14	R-203.71 L-49.27'
2	R-154.00' L-112.25'	15	DUE WEST 149.00'
3	DUE EAST 84.01'	16	R-165.00' L-295.65'
4	R-80.00' L-154.73'	17	R-360.00' L-149.02'
5	S 20° 40' 59" E 311.84'	18	DUE NORTH 224.82'
6	DUE SOUTH 850.41'	19	N 0° 1' 45" W 80.75'
7	DUE EAST 30.00'	20	DUE NORTH 762.64'
8	DUE SOUTH 430.00'	21	R-270.82' L-256.04'
9	DUE WEST 30.18'	22	N 54° 00' 57" W 104.80'
10	DUE SOUTH 516.03'	23	N 50° 00' 00" E 450.24'
11	DUE WEST 126.65'	24	N 42° 20' 02" E 124.45'
12	R-202.48' L-64.26'	25	R-223.69' L-116.64'
13	N 70° 24' 04" W 293.11'		

BOUNDARY INFORMATION SHOWN ON THIS PLAN IS FROM AN ALTA/ACSLAND TITLE SURVEY OF PORTIONS OF THE COLUMBIA TOWN CENTER, DATED SEPTEMBER 27, 2007.

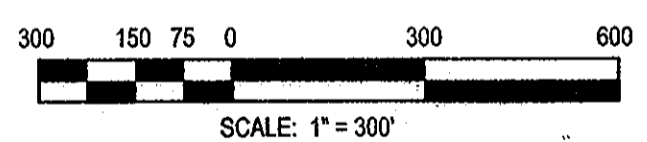
**LOT/PARCEL TABLE**

- |   |  |
|---|--|
| 1 MALL IN COLUMBIA BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 47 PARCEL 460, PLAT NO. 18607 MALL RETAIL & PARKING LOTS    | 18 PARKVIEW OFFICE, LP COLUMBIA TOWN CENTER SECTION 2, AREA 5, PARCEL B, PLAT 1414/824, PARCEL 490 OFFICE                                      |
| 2 CH H BUSINESS TRUST C/O THE MAY CO. - MACYS INC. COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 11 PLAT NO. 10, PAGE 39 PARCEL 460, RETAIL | 19 PARK SQUARE LIMITED PARTNERSHIP COLUMBIA TOWN CENTER SECTION 2, AREA 5 PARCEL C-4 C/O PROPERTY TAX DEPARTMENT PLAT 4423/286 OFFICE          |
| 3 LOT 48 BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 48 PLAT NO. 4393, PARCEL 460 UN-DEVELOPED                             | 20 PARKSIDE LIMITED COLUMBIA TOWN CENTER SECTION 2, AREA 5 PLAT NO. 8577 OFFICE  |
| 4 LT PROPGO, LLC COLUMBIA TOWN CENTER SECTION 2, LOT 43, PARCEL 460 PLAT NO. 13111, RETAIL  | 21 CM CORPORATE PARKING BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, PARCEL E PLAT 1853/546, PARCEL 582 PARKING DECK                 |
| 5 PP PATUXENT PKRY, LLC COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 9 PARCEL 522, OFFICE  | 22 SEVENTY COLUMBIA CORPORATE CENTER, LP COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL B, PLAT NO. 9512 PARCEL 504, OFFICE                     |
| 6 J.C. PENNY COMPANY, INC. COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 10 PLAT NO. 10, PAGE 39 PARCEL 522, RETAIL                         | 23 PARCEL D BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL D, UN-DEVELOPED   |
| 7 BEARS ROEBUCK & CO COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 22 PLAT NO. 4448, PARCEL 522 RETAIL                                      | 24 COLUMBIA TOWN CENTER, LLC COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL A, PLAT NO. 17431 PARCEL 514, RESIDENTIAL                           |
| 8 CM THEATER BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 45 PLAT NO. 15104, PARCEL 460 CHINA                               | 25 THE WHITNEY & TOWN CENTER CONDOMINIUM COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL B, PLAT NO. 12669 PARCEL 514 (PRT48) RESIDENTIAL        |
| 9 CH H BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 44 PLAT NO. 13142, PARCEL 460 RETAIL                                    | 26 MALL ENTRANCES BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 40 PLAT NO. 12495 ENTRANCE DRIVE                                  |
| 10 ONE MALL, LLC COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT A-3 PARCEL 504, PLAT NO. 13780 COMMERCIAL                                    | 27 PARCEL C BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL C UN-DEVELOPED  |
| 11 COLUMBIA LAND HOLDINGS, INC. COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 34 PLAT NO. 18604 UN-DEVELOPED                                | 28 GOVERNOR'S GRANT CONDOMINIUM COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL B, PLAT NO. 14659 SINGLE FAMILY ATTACHED PARCEL 514, RESIDENTIAL |
| 12 PARCEL A-2 COLUMBIA TOWN CENTER SECTION 2, AREA 4 PLAT NO. 4542, PARCEL 463 RESTAURANT/OFFICE  | 29 HOWARD RESEARCH & DEVELOPMENT CORP. COLUMBIA TOWN CENTER SECTION 2, AREA 6 LOT 1 PLAT NO. 14021 OPEN SPACE                                  |
| 13 20 CC BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 4 PARCEL A-4, OFFICE   | 30 THE EVERGREENS AT COLUMBIA TOWN CENTER, LLC COLUMBIA TOWN CENTER SECTION 2, AREA 6, PARCEL A PLAT NO. 14021, PARCEL 522 (LOT A) RESIDENTIAL |
| 14 CM CORPORATE PARKING BUSINESS TRUST PARCEL A-6 PARCEL 463, PARKING DECK  |  |
| 15 30 CCC BUSINESS TRUST C/O PROPERTY TAX DEPT. COLUMBIA TOWN CENTER SECTION 2, AREA 4, PARCEL A-7 PARCEL 463, OFFICE                     |  |
| 16 COLUMBIA TOWN CENTER SECTION 2, AREA 2 ENTRANCE DRIVE  |  |
| 17 CM CORPORATE PARKING BUSINESS TRUST COLUMBIA TOWN CENTER PARCEL A, PLAT BOOK 6321 PARCEL 490, PARKING DECK                             |  |

NOTE: ALL PROPERTIES ARE ZONED NT (NEW TOWN) - EMPLOYMENT CENTER COMMERCIAL.

**LEGEND**

- |          |          |                                   |
|----------|----------|-----------------------------------|
| EXISTING | PROPOSED |                                   |
| ---      | ---      | THE MALL NEIGHBORHOOD             |
| ---      | ---      | SYMPHONY MOODS NEIGHBORHOOD       |
| ---      | ---      | MARFIELD NEIGHBORHOOD             |
| ---      | ---      | THE LAKEFRONT NEIGHBORHOOD        |
| ---      | ---      | SITE LIMITS / LIMIT OF SUBMISSION |
| ---      | ---      | LIMITS DOWNTOWN COLUMBIA          |
|          | M-1      | BLOCK LABEL                       |



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

**OWNER/PETITIONER**  
 GENERAL GROWTH PROPERTIES  
 10440 LITTLE PATUXENT PARKWAY, SUITE 1000  
 COLUMBIA, MARYLAND 21044  
 ATTN: CHRISTINE MCGRIL  
 410-442-6000

RECORDED - PLAT NO. 22119  
 ON 10/26/12 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD

**DOWNTOWN COLUMBIA  
 THE MALL NEIGHBORHOOD  
 COLUMBIA  
 FINAL DEVELOPMENT PLAN**

COLUMBIA TOWN CENTER SECTION 2 AREA 1

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP: 36 PARCEL 47  
 SCALE: 1"=200' SHEET 2 OF 3

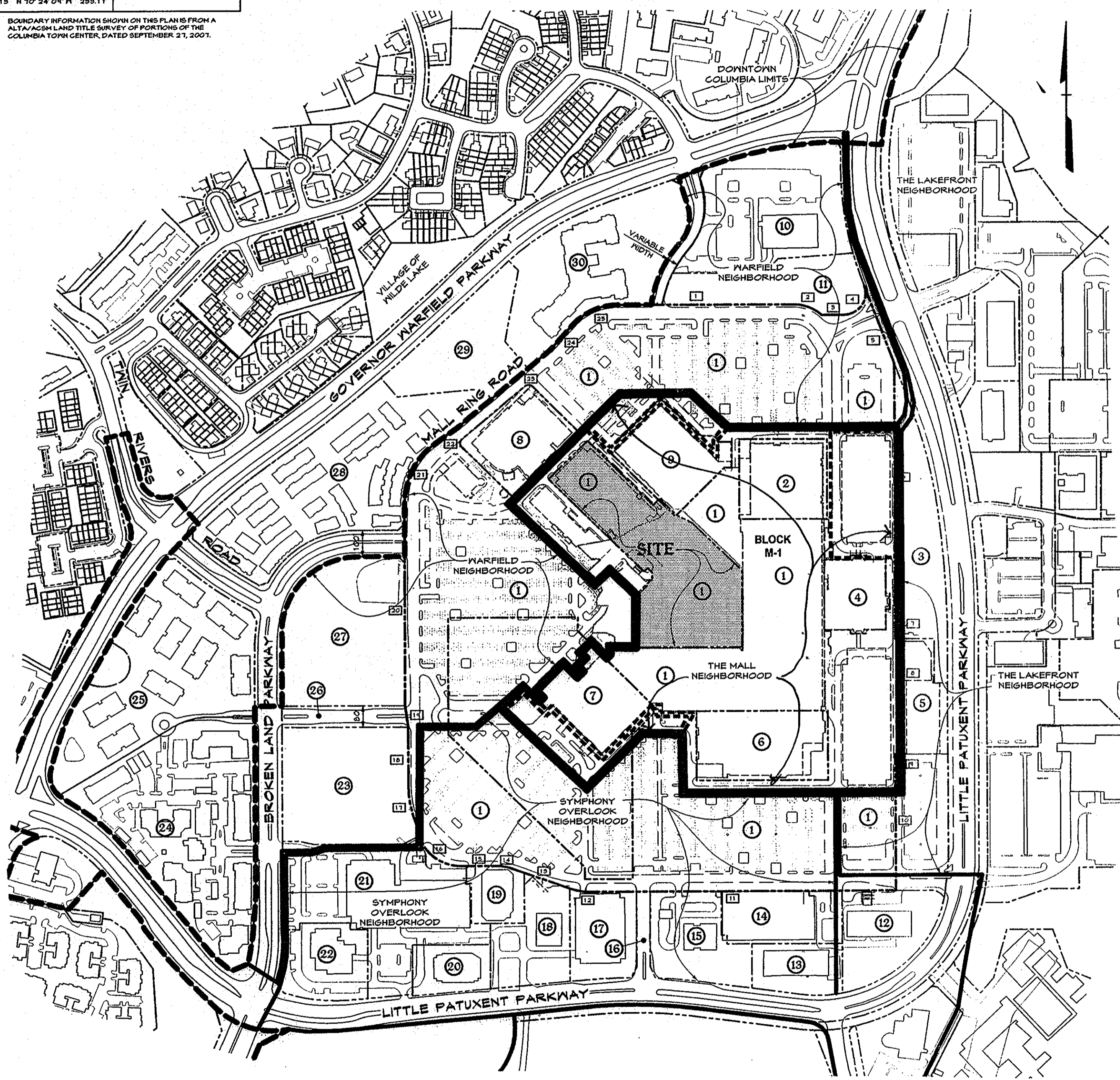


**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS 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: 10951 EXPIRATION DATE: 8/26/13

DRAWN BY: M.S.S. CHECK BY: M.J.P. DATE: 10/4 2012



**CONTEXT PLAN**

Scale: 1"=300'

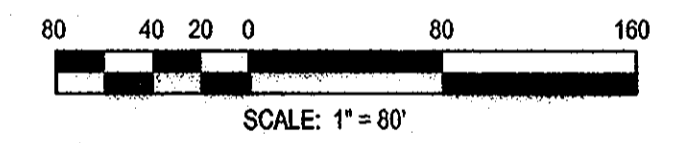
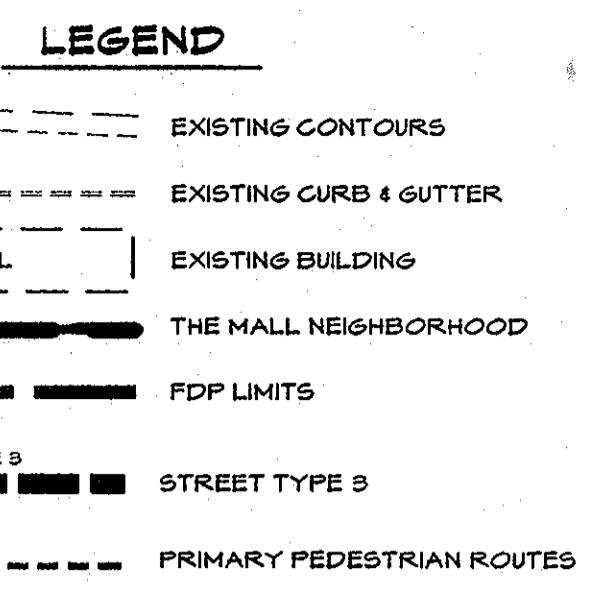
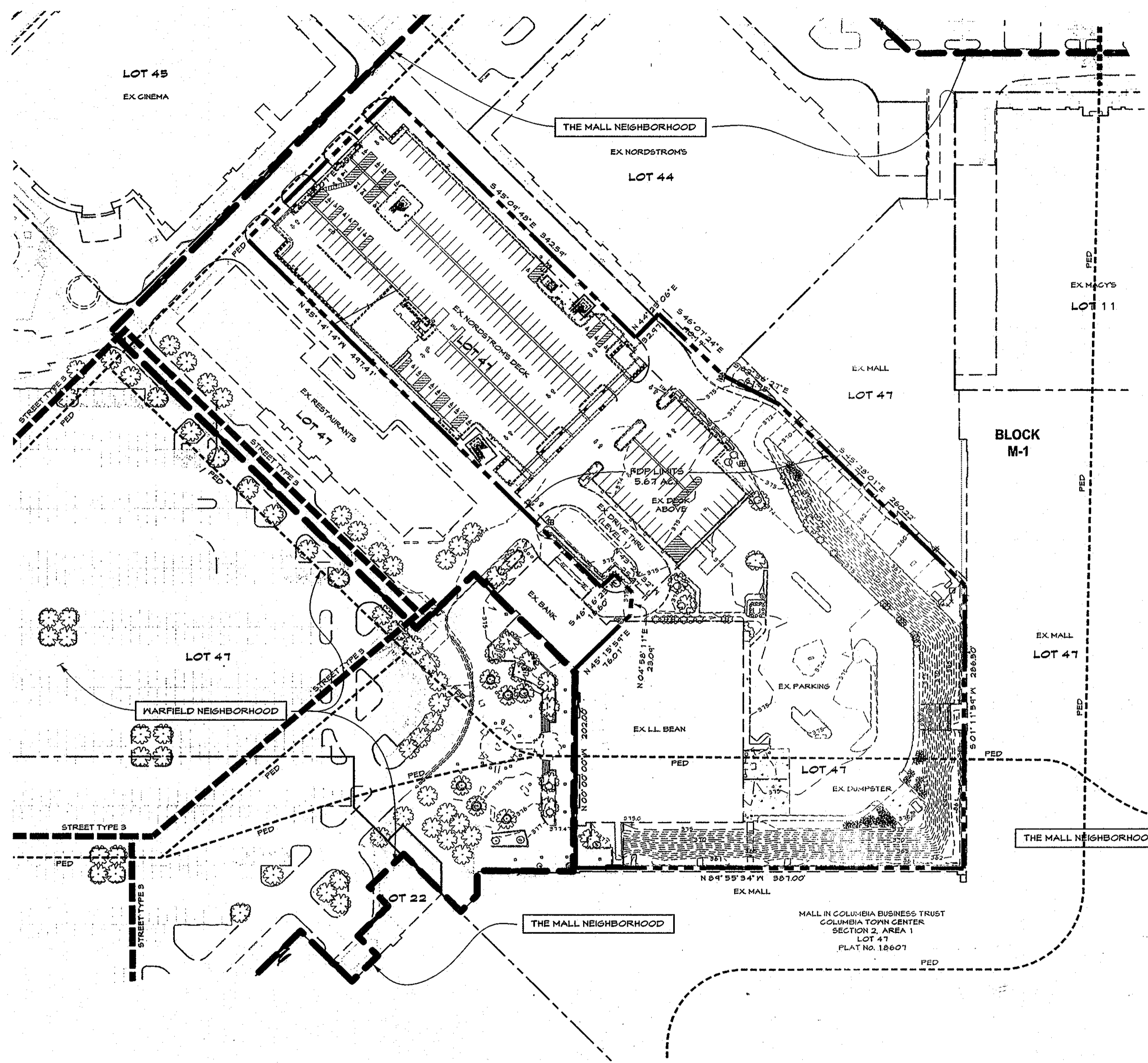
HOWARD COUNTY PLANNING BOARD

*Frank K. Gough* 10/18/12 *Don Kullback* 10/18/12  
 HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE



S:\2008\Facilities\28141.00 Columbia Mall\CADD\Drawings\FDP\28141.02 (FDP 2-3) Final Dev Plan 2.dwg Oct 17, 2012 11:04am cdofton

S:\2008\Facilities\2014\1.00 Columbia Mall\CIVIL\CADD\Drawings\FDP\2014\1.02 (FDP 3-3) Final Dev Plan 3.dwg Oct 17, 2012 11:03am cdoiron



**PLAN AREA**  
Scale: 1"=80'

RECORDED - PLAT NO. 22120  
ON 10/26/12 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

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

**OWNER/PETITIONER**  
GENERAL GROWTH PROPERTIES  
10440 LITTLE PATUXENT PARKWAY, SUITE 1000  
COLUMBIA, MARYLAND 21044  
ATTN: CHRISTINE McGRUILL  
410-492-6000

**DOWNTOWN COLUMBIA  
THE MALL NEIGHBORHOOD  
COLUMBIA  
FINAL DEVELOPMENT PLAN**

COLUMBIA TOWN CENTER  
SECTION 2 AREA 1

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP: 36 PARCEL 47  
SCALE: 1"=80' SHEET 3 OF 3

**NOTES**  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION  
125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS  
EFFECTIVE ON APRIL 6, 2010.

THE NEIGHBORHOOD DESIGN GUIDELINES (NDG);  
NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND  
NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
ALONG WITH THE RECORDING OF THE FDP PLAN.

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS 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: 10551 EXPIRATION DATE: 8/26/13



HOWARD COUNTY PLANNING BOARD

Christine McGrull 10/26/12 Dan Kelly 10/26/12  
HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

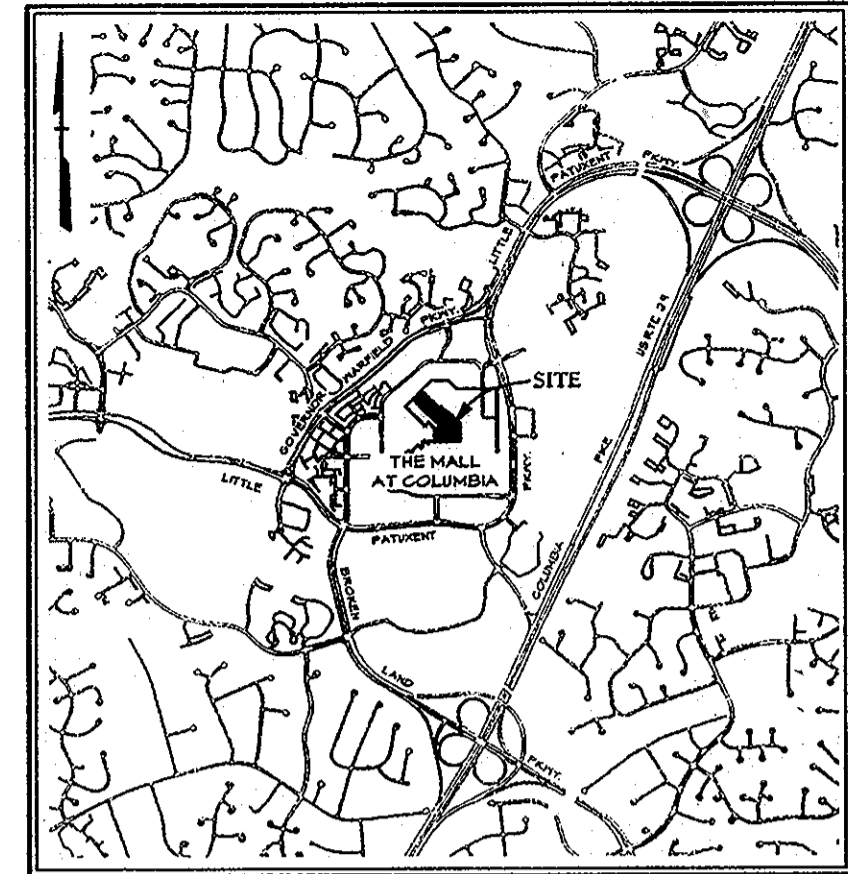
**CENTURY**  
ENGINEERING  
CONSULTING ENGINEERS - PLANNERS  
10710 Gilroy Road, Hunt Valley, MD 21031  
Phone: 443.589.2400 Fax: 443.589.2401  
www.centuryeng.com

DRAWN BY: M.S.S. CHECK BY: M.J.P. DATE: 10/4 2012

# Neighborhood Concept Plan

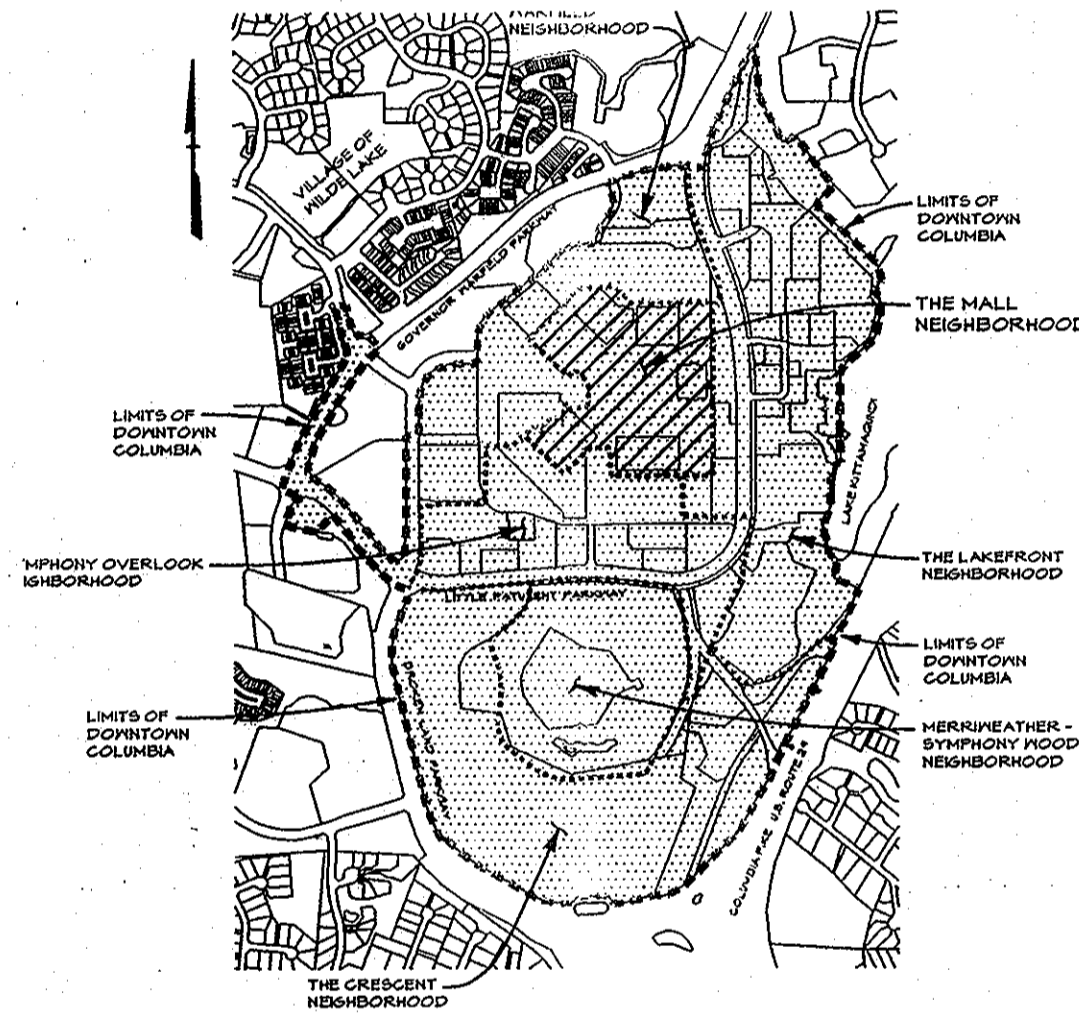
# DOWNTOWN COLUMBIA

## The Mall Neighborhood



**VICINITY MAP**

Scale: 1"=3000'



**THE NEIGHBORHOODS**

Scale: 1"=1500'

**SHEET INDEX**

- 1 COVER SHEET
- 2 NEIGHBORHOOD CONCEPT PLAN

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

**OWNER/PETITIONER**

GENERAL GROWTH PROPERTIES  
10440 LITTLE PATUXENT PARKWAY, SUITE 1000  
COLUMBIA, MARYLAND 21044  
ATTN: CHRISTINE McGRUILL  
410-492-6000

**DOWNTOWN COLUMBIA**  
**THE MALL NEIGHBORHOOD**  
**COLUMBIA**  
**NEIGHBORHOOD CONCEPT PLAN**

COLUMBIA TOWN CENTER  
SECTION 2 AREA 1

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP: 36 PARCEL 47  
SCALE: 1"=1000' SHEET 1 OF 2

**CENTURY**  
**ENGINEERING**  
CONSULTING ENGINEERS - PLANNERS  
10710 Gilroy Road, Hunt Valley, MD 21031  
Phone: 443.589.2400 Fax: 443.589.2401  
www.centuryeng.com

DRAWN BY: M.S.S. CHECK BY: M.J.P. DATE: 10/4 2012

**GENERAL NOTES**

1. THE STREET CLASSIFICATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE SECTION 2.0 (STREET DESIGN) OF THE MALL NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
2. THE BLOCK CONFIGURATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE SECTION 1.0 (INTRODUCTION) OF THE MALL NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
3. A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS SHALL CONSIST OF 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.A.43 AND 123.A.4.3.4 OF THE HOWARD COUNTY ZONING ORDINANCE. PARTICULARLY, DOWNTOWN COMMUNITY COMMONS SHALL NOT INCLUDE AREA FROM ANY DRIVE LANE FOR VEHICULAR TRAFFIC. SECONDARY AMENITY SPACE OF AT LEAST 12,350 SQ. FT. WILL BE LOCATED IN AN AREA BETWEEN THE EXISTING MALL ENTRANCE AND THE CURRENT NORDSTROM PARKING DECK. FINAL LOCATION AND CONFIGURATION WILL BE DETERMINED AT THE SDP SUBMISSION.
4. FOR LOCATION OF SECONDARY PEDESTRIAN ROUTES (ROUTES OTHER THAN THE PRIMARY PEDESTRIAN ROUTES) SEE THE MALL NEIGHBORHOOD IMPLEMENTATION PLAN, SECTION 'C' (COMMON SPACES), AND SECTION 'D' (TRANSPORTATION).

THE MALL NEIGHBORHOOD AMENITY SPACE CHART				
NO.	AMENITY NAME	FDP AREA	5% REQUIRED	AMENITY SPACE REQUIRED
1.	MALL PLAZA	246,985 S.F. (5.67 AC.)	12,350 S.F.	12,350 S.F.**

\*\* AMENITY SPACE REQUIRED WILL BE PROVIDED WITHIN THE  
FDP LIMITS AND DETAILED ON THE SITE DEVELOPMENT PLAN.

- PURPOSE NOTE:
1. 97,000 SQ. FT. ± OF EXISTING RETAIL LOCATED ON LOT 47 WILL BE DEMOLISHED AND REPLACED WITH 75,000 SQ. FT. ± OF NEW RETAIL/RESTAURANT SPACE, (37,200 SQ. FT. ± NET INCREASE OF G.L.A.)
  2. THE ADDITIONAL NET NEW LEASABLE AREA WILL REQUIRE ADDITIONAL PARKING. UNTIL THE SDP STAGE IT WILL BE UNKNOWN HOW MUCH PARKING AND WHERE IT WILL BE LOCATED SO A NOTE HAS BEEN ADDED TO THE FDP PLAN WHICH INDICATES THAT THE PARKING WILL BE CALCULATED BASED ON THE CURRENT ZONING REGULATIONS SECTION 133.E.3 - DOWNTOWN REVITALIZATION.



RECORDED - PLAT NO. 22/21  
ON 10/26/12 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

NOTES  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 123.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.  
THE NEIGHBORHOOD DESIGN GUIDELINES (NDG), NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND FINAL DEVELOPMENT PLAN (FDP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THE NCP PLAN.

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

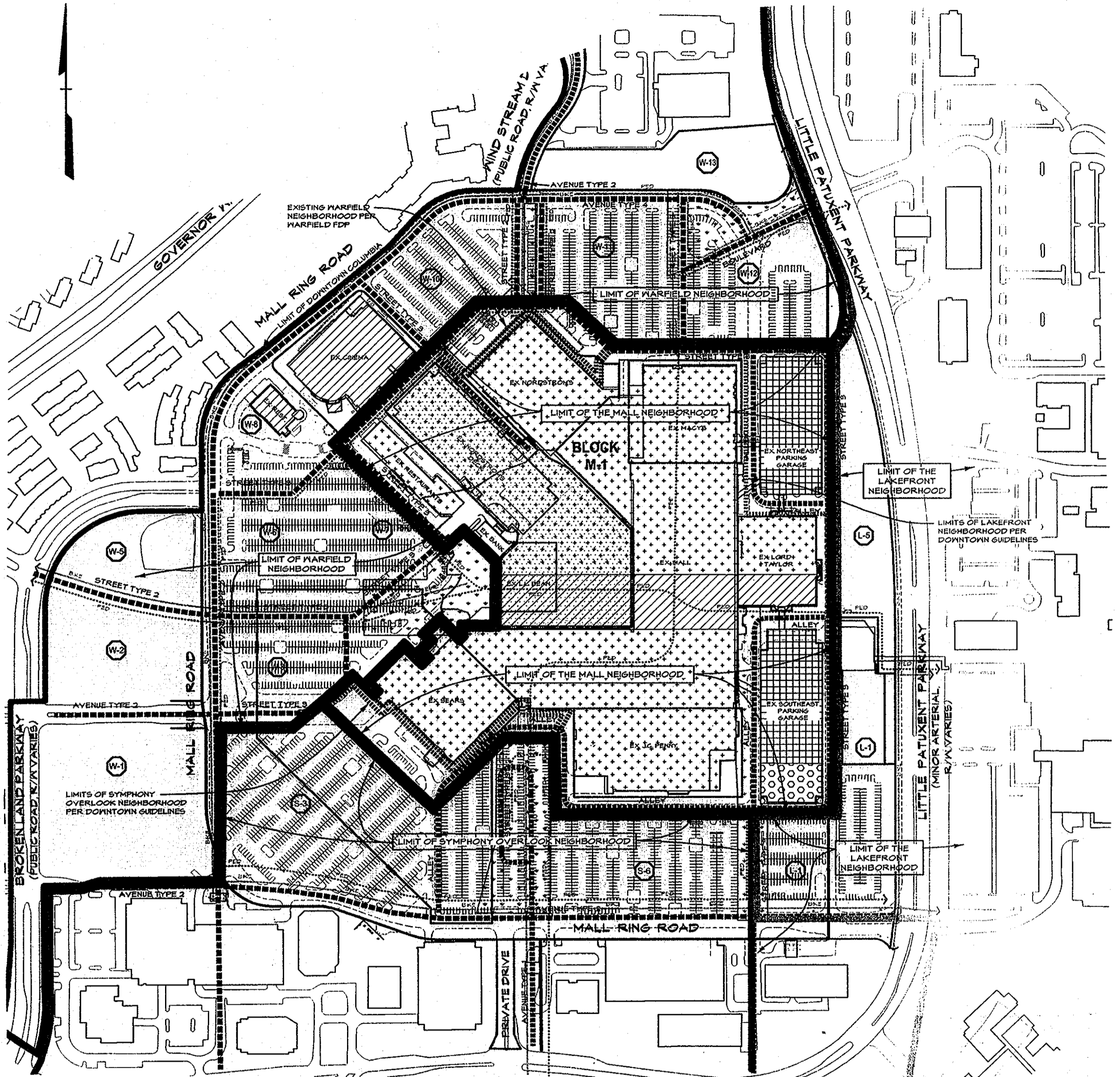
LICENSE No: 10991 EXPIRATION DATE: 8/29/19

HOWARD COUNTY PLANNING BOARD

Mark H. Weger 10/16/12 Paul Smith 10/16/12  
HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

S:\2008\Facilities\2814.100 Columbia Mall\CIVIL\CADD\Drawings\FDP\2814.102 (NCP 1-2) NCP-FDP 1.dwg Oct 17, 2012 11:07am cdoiron

SA 2008\Facilities\28 14 1.00 Columbia Main\CADD\Drawings\FDP\28 14 1.02 (NCP 2-2) NCP-FDP 2.dwg Oct 17, 2012 11:24am cddrcon

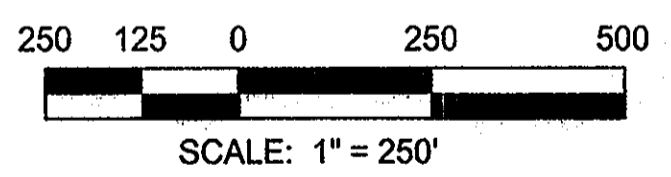


**NEIGHBORHOOD CONCEPT PLAN**  
Scale: 1"=250'

**LEGEND**

- STREETS
- BLOCKS  
BLOCK LIMITS (APPROXIMATE)
- 4 STORIES MAX. BUILDING HEIGHT (NOT TO EXCEED 60')
- 7 STORIES MAX. BUILDING HEIGHT (NOT TO EXCEED 100')
- 15 STORIES MAX. BUILDING HEIGHT (NOT TO EXCEED 170')
- 20 STORIES MAX. BUILDING HEIGHT (NOT TO EXCEED 250')
- BOULEVARD
- BOULEVARD
- AVENUE TYPE 1
- AVENUE TYPE 1
- AVENUE TYPE 2
- AVENUE TYPE 2
- AVENUE TYPE 4
- AVENUE TYPE 4
- ALLEY
- ALLEY
- STREET TYPE 2
- STREET TYPE 2
- STREET TYPE 3
- STREET TYPE 3
- BIKE
- EXISTING PRIMARY BICYCLE ROUTES (PER DOWNTOWN & WARFIELD NEIGHBORHOOD)
- PED
- EXISTING PRIMARY PEDESTRIAN ROUTES (PER DOWNTOWN & WARFIELD NEIGHBORHOOD)
- LIMITS DOWNTOWN COLUMBIA
- PROPOSED THE MALL NEIGHBORHOOD EXISTING THE MALL NEIGHBORHOOD (PER DOWNTOWN MASTER PLAN)
- PROPOSED SYMPHONY WOODS NEIGHBORHOOD EXISTING SYMPHONY WOODS NEIGHBORHOOD (PER DOWNTOWN MASTER PLAN)
- PROPOSED WARFIELD NEIGHBORHOOD EXISTING WARFIELD NEIGHBORHOOD (PER DOWNTOWN MASTER PLAN)
- PROPOSED THE LAKEFRONT NEIGHBORHOOD EXISTING THE LAKEFRONT NEIGHBORHOOD (PER DOWNTOWN MASTER PLAN)
- AMENITY AREAS
- PROJECT LIMIT

NOTE: ELEMENTS OUTSIDE OF THE MALL NEIGHBORHOOD ARE 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 9, 2010).



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

**OWNER/PETITIONER**  
GENERAL GROWTH PROPERTIES  
10440 LITTLE PATUXENT PARKWAY, SUITE 1000  
COLUMBIA, MARYLAND 21044  
ATTN: CHRISTINE McGRUILL  
410-492-6000

RECORDED - PLAT NO. 22182  
ON 10/26/12 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

**DOWNTOWN COLUMBIA  
THE MALL NEIGHBORHOOD  
COLUMBIA  
NEIGHBORHOOD CONCEPT PLAN**

COLUMBIA TOWN CENTER  
SECTION 2 AREA 1

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP: 36 PARCEL 47  
SCALE: 1"=150' SHEET 2 OF 2

**CENTURY**  
ENGINEERING  
CONSULTING ENGINEERS - PLANNERS  
10710 Gilroy Road, Hunt Valley, MD 21031  
Phone: 443.589.2400 Fax: 443.589.2401  
www.centuryeng.com

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 10551 EXPIRATION DATE 07/29/16

DRAWN BY: M.S.S.	CHECK BY: M.J.P.	DATE: 10/4 2012
------------------	------------------	-----------------

HOWARD COUNTY PLANNING BOARD			
<i>Marked Wright</i>	<i>10/16/12</i>	<i>Dea Halko</i>	<i>10/16/12</i>
HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE