

1.3 DISTRICTS | “SHAPE NEW DEVELOPMENT

to form well-defined districts within downtown; orient structures to the street, making them inviting to pedestrians; and establish bulk regulations, including height limits, appropriate to each district’s character. “
—*Downtown Columbia: A Community Vision*

THE NEIGHBORHOODS

This Amendment includes five new and reconfigured downtown neighborhoods – Warfield, The Lakefront, The Crescent, Merriweather and Symphony Overlook. The neighborhood structure for downtown encourages a greater mix of uses with the emphasis on certain uses varying between neighborhoods. That mix of uses combined with each district’s plan for amenity spaces creates a distinctive identity for each neighborhood.

As shown on Exhibit E to this Amendment, the Mall in Columbia is placed within the Warfield, Symphony Overlook and the Lakefront Neighborhoods. Any redevelopment of the Mall must comply with the respective Design Guidelines for the applicable Neighborhood(s), and adhere to the Building Heights Zones Plan (Exhibit F).

WARFIELD

A Traditional Mixed-Use Neighborhood for Families

Location: East of Governor Warfield Parkway and west to northwest of The Mall in Columbia.

Warfield will be directly adjacent to existing residential and retail areas. Future development will be compatible with these existing areas and will occur along streets connecting to The Mall. Mixed-use buildings will include up to eight stories of residential units and offices above retail shops. Streets and sidewalks are expected to be active with both residents and shoppers. Parking will be provided both on-street and in garages. The sidewalks, parks, plazas, playgrounds and other public spaces in this distinctly urban residential neighborhood encourage interaction of residents and are activity centers for all ages.