

EXHIBITS

PLANNING DOCUMENTS | INCLUDED
IN THIS SECTION ARE EIGHT PLAN DOCUMENTS which describe the intended configuration, massing, layout and master planning intent of the General Plan Amendment. These conceptual documents should be used as a guide for review and approval of future development plans, infrastructure and amenities.

A. TOWN CENTER REVITALIZATION DISTRICT

The Town Center Revitalization District plan graphically shows the approximate geographic area and limits of the General Plan Amendment which is generally bound by Broken Land Parkway and Governor Warfield Parkway to the west and north, the western edge of Lake Kittamaqundi and Route 29 to the east, and Broken Land Parkway to the south.

B. LAND OWNERSHIP PLAN

Of the 364 total acres in the Town Center Revitalization District, General Growth and its affiliates own or control about 240 acres. Third parties own the remainder, including the Columbia Association property at Symphony Woods and the Lakefront. This plan exhibit is provided as a reference to delineate the ownership areas of GGP and these third party owners.

C. STREET AND BLOCK PLAN

The Street and Block Plan frames a possible layout and dimension of streets, blocks, open spaces, and illustrates how buildings, streets and landscape support and reinforce the urban grid of Town Center.

D. ILLUSTRATIVE MASTER PLAN

The Town Center Illustrative Master Plan identifies possible locations and configurations of uses, the potential layout and dimension of streets, blocks and amenity spaces within the five distinctive neighborhoods.

E. THE NEIGHBORHOODS

This plan exhibit defines the general limits of five new and reconfigured downtown neighborhoods – Warfield, The Lakefront, The Crescent, Merriweather and Symphony Overlook.

F. BUILDING HEIGHT ZONES PLAN

The Building Height Zones Plan illustrates maximum building heights by neighborhood and sub areas. It is intended to provide planning guidance as to maximum building heights, while recognizing that as the overall redevelopment proceeds the goal is to achieve variety in heights within a neighborhood. To this end, maximum height sub zones may be modified while still maintaining consistency with the overall intent of the General Plan.

G. AMENITY SPACE FRAMEWORK DIAGRAM

The Amenity Space Framework Diagram suggests a network of Amenity Spaces, including parks, promenades, natural areas, squares, plazas, mews, and greens and paths that form a Town Center Amenity Space system.

H. STREET FRAMEWORK DIAGRAM

The Street Framework Diagram classifies and describes the intended street network based on the distinctive character of the roadway and sidewalks, which may be defined by the number of potential lanes, and the presence of medians or other special treatment of the vehicular and pedestrian ways.

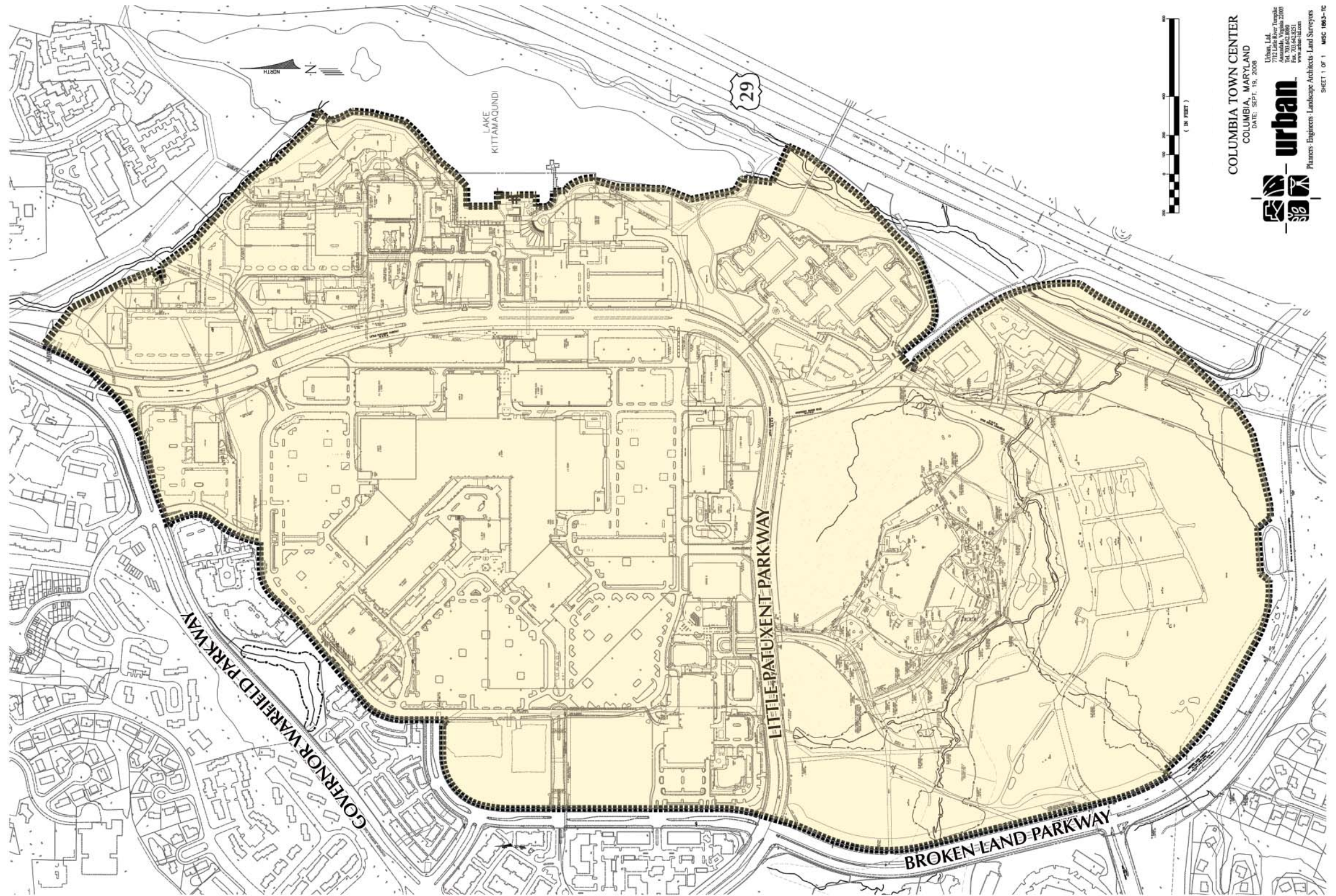


Santana Row, San Jose, CA



A. TOWN CENTER REVITALIZATION DISTRICT

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COLUMBIA TOWN CENTER
COLUMBIA, MARYLAND
DATE: SEPT. 19, 2008

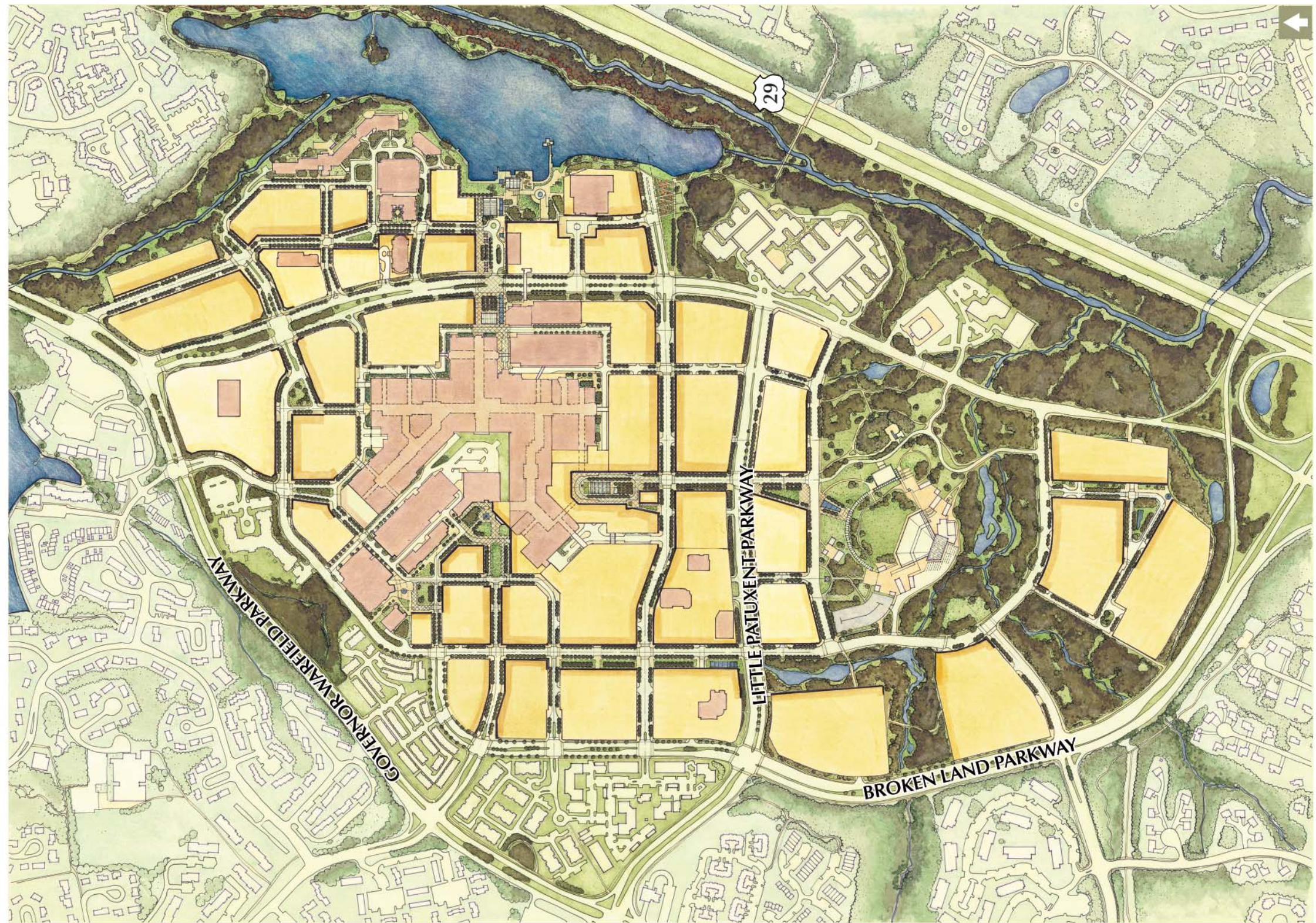


SHEET 1 OF 1 MSC 100-5-1C

Limits of Town Center Revitalization District



C. STREET AND BLOCK PLAN



D. ILLUSTRATIVE MASTER PLAN

