

Five neighborhoods with unique personalities

WARFIELD

Location: East of Governor Warfield Parkway and west to northwest of the mall

General Growth calls it: “A traditional mixed-use neighborhood for families”

Building heights: Maximum of nine stories, not to exceed 120 feet; minimum two stories

Character: Would be “distinctly urban residential,” located next to existing residential and retail spaces. Future development would be on streets connecting to the mall, with mixed-use buildings incorporating residences or offices above retail

shops. Parking would be on the street and in garages.

Amenities: Warfield Plaza will be the focus of the neighborhood and a meeting place during the day and at night. Warfield Square, which will link to the plaza via a retail-lined street, will be next to restaurants and a movie theater. Warfield Playground will be a small children’s park. The existing entrance to the mall will be expanded with more green space.

Links: Plans call for a cross-town walking route from the Warfield Parkway entrance to the mall and through it to the Lakefront neighborhood.

SYMPHONY OVERLOOK

Location: North of Little Patuxent Parkway and south of the mall

General Growth calls it: “Where the new downtown meets culture in the park”

Building heights: Maximum 20 stories, not to exceed 250 feet; minimum two stories

Character: Less residential, featuring more retail, office and hotel/convention space.

Amenities: Market Square will be an “urban plaza” with events in

the space, possibly including an overhead frame that would change with the seasons. An interactive fountain in summer, a farmer’s market in the fall and an ice skating rink in the winter.

Links: The neighborhood is the link between the mall and cultural amenities at Merriweather, featuring two “walkable urban” streets lined with retail: one east to west connecting Warfield to the Lakefront neighborhoods, the other north-south connecting the mall to Merriweather. The two roads intersect at Market Square.

MERRIWEATHER

Location: South of Little Patuxent Parkway between the Crescent and Symphony Overlook neighborhoods

General Growth calls it: “A strengthened tradition in a new kind of cultural park”

Building heights: Maximum four stories, not to exceed 60 feet

Character: A neighborhood primarily devoted to civic, cultural and community use, including some retail. Buildings will be set back from roads, with tree canopies hanging over them. Will plant up to 15,000 new trees in the area, removing invasive species and improving the stream corridors. Merriweather

streets that connect to cultural activities will be “park drives” that can be closed during performances.

Amenities: The neighborhood will be anchored by Merriweather Post Pavilion, possibly a new Columbia Association headquarters, library, museum and other cultural amenities on the northern edge.

Links: A new system of paths and infrastructure will be designed to better support events in the park. Merriweather will connect to Symphony Overlook on a new north/south path from Market Square at the mall. Pedestrians will cross Little Patuxent Parkway at a new vehicular entrance to Merriweather, leading to a new Fountain Plaza connecting to Merriweather Post Pavilion.



COURTESY GENERAL GROWTH PROPERTIES

THE CRESCENT

Location: East of Broken Land Parkway, south of Little Patuxent Parkway, west of South Entrance Road and south of the Merriweather neighborhood

General Growth calls it: “Where new urban settings face an extensive wooded park”

Building heights: Maximum 20 stories, not to exceed 250 feet

Character: A mixed-use neighborhood with homes, offices, shops and restaurants, overlooking a wooded park, with higher elevations providing good visibility. Could have higher density than some other areas.

Higher buildings frame Merriweather neighborhood in an arc.

Amenities: Buildings will be set amid “preserved and enhanced” forest near Symphony Stream and the Little Patuxent River.

Links: A new curving street will be built connecting the Crescent and Merriweather neighborhoods and allowing entrance to the shops and homes. The street would connect the north end of the neighborhood to Symphony Overlook and the Lakefront neighborhoods. Paths will link to Merriweather, allowing for visitors to Merriweather Post Pavilion to park in office buildings in the Crescent neighborhood.

THE LAKEFRONT

Location: From Lake Kittamaquidi west to the mall and from Little Patuxent Parkway to the north to The Crescent neighborhood on the south

General Growth calls it: “Bringing community life and activity back to the water’s edge”

Building heights: Core area (next to lake and immediately north and south of historic lakefront open spaces) have a maximum of nine stories, not to exceed 120 feet; other areas are 20-story maximum, not to exceed 250 feet; minimum two stories

Character: A walkable community connected to and surrounding the lake. At the north end, there will be residences and hotel space along a redesigned Wincopin Street.

Amenities: The existing fountain and pier area will remain, but be revitalized with more retail, restaurant, office and residential buildings. Would be a setting for performances and festivals. A pedestrian path around Lake Kittamaquidi would be completed.

Links: The Lakefront will link from east to west to other downtown areas. A series of terraces and fountains, descending down a slope will connect to the mall. The lake will connect to the Symphony Overlook neighborhood through a park with slopes and terraces going down to the water’s edge. On the north side, a pedestrian promenade extends from Warfield to a natural area north of the lake. Little Patuxent Parkway will get better sidewalks, crosswalks and signal timing. A pedestrian walkway could go between Lakefront and Symphony Woods.