

Sarah Lane  
302 E West Street  
Baltimore, MD 21230

Good evening, Council Chairman Ball and members of the County Council.

My name is Sarah Lane, and I live in Federal Hill, and I work in Columbia. I am here this evening to testify in support of both the Joint Recommendations on Affordable Housing and on the public financing for roads and public parking garage.

My support for the legislation is personal. I would like the option of being able to live in an affordable apartment in an area that includes restaurants and shopping and things to do within walking distance. It would be great if that affordable apartment didn't require me to spend so much time on 95 going to and from work.

I like my job in Columbia, but rent isn't the only reason I don't live here. Columbia is primarily a suburban community which is great for families but not as attractive to people my age. We prefer a more urban style of living with many more activities and people around. That is in the plans for Downtown Columbia, and the sooner the better.

I can see that Downtown Columbia is becoming more interesting and attractive to young professionals like me. Merriweather's renovation is exciting and more is to come. I look forward to what the future holds for Downtown Columbia and encourage you to support legislation that includes mixed income apartment complexes and will increase the momentum of development by financing new roads and a public parking garage for Merriweather.

Thank you.

## **PTA COUNCIL OF HOWARD COUNTY 9/22/2016**

**PTA Council of Howard County, MD (PTACHC) serves our 74 PTAs and its 25,000+ members in Howard County, MD who through advocacy support the mission of PTA**

**PTA is the proactive advocate for children's legislative issues**

- **To testify before the School Board and the county or state legislature**
- **The largest and most effective association advocating for the education, health, safety, and well-being of all children and youth**

**The PTAC has voted and stated a position that as a major stakeholder in current and upcoming APFO legislation that ample time is requested to communicate proposed changes to APFO law with its delegates, retain feedback and communicate it's position with the council. Operating on a monthly cycle with a summer break and formation of new officers poses a challenge, but we can say with certainty that the entire membership has a vested interest in the outcome of this legislation proposed.**

**APFO regulations directly affect growth rates, capacity and the ability to provide services for children.**

**CB-55 is of particular interest in that it reduces APFO protections for overcrowding in the Columbia West region.**

**CR-103 is even more compelling in it's stipulations that prevent adjustments of APFO standards under most circumstances for a period of 40 years with the exception of protections reduced in CB-55 if passed.**

**Part of this legislation includes a funding mechanism that creates a demand for school resources with an indirect revenue stream that must compete with other capital projects and variables to provide resources**

**The funding, siting, accessibility and suitability of permanent educational resources such as the library and school facilities have items of concern which require your utmost attention with such a large scale proposal.**

**The PTAC encourages the Council to use its ability to amend and vote on legislation to support Howard County's children as one of its highest priorities. The expectation to provide a safe, secure, and appropriately sized and funded educational environment is not unreasonable.**

**We ask that the council take these items into consideration and avoid language and contracts that restrict the enforceability to improve our educational standards and commit to expansion without assured ability to provide resources.**

BACK-UP

**Downtown Columbia – Special Public Hearing/Howard County Council  
September 22, 2016**

**Talking Points**

- I am representing Corporate Office Properties Trust (COPT) as CEO and myself as a resident of Howard County.
- COPT is a REIT with a market capitalization of about \$5 billion, located in Columbia, Maryland.
- Our investment in Howard County approximates \$700 million in value.
- We paid \$4.1 million in property taxes last year.
- COPT has reviewed the TIF plan and we generally support the TIF.
- We also support Howard Hughes Corporation's mixed use development plan. Particularly the low income housing requirement.
- It is my impression that the TIF team gave substantial thought to the residential components, but overlooked some potentially adverse impacts of the office development component.
- I also believe that I am representing, without sanction, the interests of every office building owner and developer in Howard County.
- The Phase I TIF Plan provides for a 2,500 space structured parking facility, with funding levels at \$20,000/space.
- It appears, from the public documents, that this public facility will be used to satisfy the parking requirement for 1 million SF of future office development.
- My comments rely on this assumption.
- We believe this aspect of the Plan will create adverse consequences for other owners and developers of office properties located in Howard County.

- Relieving Howard Hughes Corporation from the County obligation to provide 3.4 parking spaces per 1,000 SF provides Hughes approximately a 20% cost advantage to other developers.
- Funding the garage development at \$20,000 per space drives that advantage to 24% or 25%.
- Hughes public documents reveal the garage constructed at One Merriweather cost approximately \$13,300 per space.
- These savings would provide Hughes a \$4-\$6 per square foot rental rate cost advantage at a given fair rate of return.
- In essence, Hughes advantage could be compared to selling brand new cars at the price of 5 year old used cars.
- This cost advantage will have two significant implications:
  1. Every other office development site in the County will be rendered uncompetitive on price and the land investment value diminished in the foreseeable future.
  2. Hughes Development will be cost competitive with almost every existing office property in the County, regardless of age.
- The unintended consequences of the TIF structure are:
  1. Other developers, many located here in Maryland and Howard County, will have diminished opportunity.
  2. The pricing advantage will draw tenants from existing buildings at a faster rate than the free market would otherwise provide.
  3. Barring unprecedented growth in the Columbia office market, the Phase I TIF has the potential to increase vacancy in the Columbia submarket by up to 8%.
    - a. Hurting long term owners financial returns; and
    - b. Diminishing property values, and ultimately real estate tax proceeds.



- In summary, COPT is supportive of the TIF generally.
- We fully support the Phase I infrastructure funding.
- We do NOT support the terms to provide Hughes free parking for their office development . . .
- Unless the terms are amended to level the playing field with competitive developers and owners.
- One possible solution is to require Hughes to pay an annual usage fee equal to the fair rate of return on the cost of the capacity their developments are being provided.
- This structure would have an added benefit of accelerating the repayment of the bonds.
- I urge the Council to delay the vote scheduled for October 5<sup>th</sup> to allow the office investor community in Howard County to work toward an equitable solution.
- We have never experienced a TIF structure that provides a single developer such a compelling business advantage.

Ladies and Gentlemen of Howard County,

My name is Matthew Schweiss and I am a junior at Atholton High School.

I live here in beautiful Columbia Maryland. In fact, Columbia was just named the best place to live in the United States according to the October issue of Money Magazine. I have grown up in the Howard County public schools here, first going to Clemens Crossing Elementary School, then Wilde Lake Middle School, and currently Atholton High School. I am so glad that I get to be some of the best schools in Maryland and I am very confident that when I graduate high school, the education I got from these schools will have prepared me for my future.

The county administrations' proposal calls for the implementation of a TIF. Now I am not any kind of expert on TIFs, but I do know that TIFs are primarily for impoverished communities. According to a paper published by the State of Maryland in 2013, TIFs are to be used only if the project would not be possible without a TIF. Well, I do not believe we are in need of a TIF to add more apartments, to a current apartment building program.

Furthermore, a TIF would put tax money toward infrastructure related to the new apartments, and not into schools. Well, have been in the schools here, they are great, but they are not exactly flowing with extra money. As a STEM person, I have seen quite a short comings. In Middle School, half of the Lego robots are not functional because of age or hard use. The presentation board for their morning announcement program was made in the 1990s and the slide

button on it is broken off so it must be held on carefully to make it work, and I have become accustomed to some of the school computers having missing keyboard keys. Now all of these things may be insignificant and, I still believe that these schools have given me a quality education, but the schools could use a little more money. So please, do not put a TIF in our community unless you can guarantee to me and all other Howard County students, that the schools will not be negatively affected.

Good evening, Councilmembers. My name is Lynnéa Culhane, and I am a resident of the Banneker Place neighborhood, in addition to being Treasurer of the Banneker HOA. I am here tonight to speak against the proposed development of the 200+ residences above the Banneker Fire Station as part of both Downtown Columbia proposals presented to the Council. While I favor Councilmember Terrasa's plan, I request that the Council place a condition on whichever proposal it agrees to that the Banneker Fire Station residences be relocated and revised.

My reasons for this request line up with many of the residents and neighbors you have heard speak to you tonight and in the past. I too have written to all of you about my opposition to these residences. But what I am most concerned with is that we have been assured by Councilmembers and others that as a part of the Downtown Columbia/Town Center community, we, as stakeholders, would be part of the collaborative process of planning for Downtown Columbia. After all, this is a **public-private** partnership. However, we, as the public, have been excluded in the cooperative conversations on what would be best for the existing community and Downtown Columbia as a whole. We are the current and future residents of Downtown Columbia – we have been here for 20+ years and have helped shape it into the #1 small city to live in in the United States. Have the planners, administration, and commission visited and collaborated with our small community of a total of 200 homes between Banneker and Wyndham? Have they interacted with the neighbors as we use the open space at the fire station for our children and dogs to play and to socialize as a community, just as Jim Rouse envisioned?

I am all in favor of affordable housing and developing the Downtown. Councilmember Sigaty, you and I spoke at the meeting organized by the Wilde Lake PTA this summer. I want your daughter and others to be able to have affordable housing options in our community. Many of the Banneker residents rely on the affordable options in Columbia as well. However, I ask for the same consideration that Toby Orenstein was given. She was able to play a part in the planning and design of her new theater and her new neighborhood. The Banneker community was not afforded this same opportunity and as current Downtown Columbia residents and stakeholders in the plan, we should have been a part of the conversation to help this city thrive.

Thank you for the opportunity to speak this evening and for consideration of my request.

Good evening, Council Chair Ball and members of the Howard County Council.

My name is Brian Dunn and I live at 9402 Sunfall Ct in Kings Contrivance. Aside from college and a few years in Boston trying to convince my girlfriend (now wife) to move back to my hometown of Columbia, I have lived here my whole life. My parents were in that second wave of pioneers that came here looking to live the Rouse vision, and we certainly did. My experiences growing up here have shaped the person I am today.

I am here tonight to speak in favor of the Joint Recommendations on Affordable Housing and the Tax Increment Financing legislation.

I have listened to a lot of testimony and read newspaper stories, blogs and facebook posts about these two issues. I have spent over a decade engaged in advocacy for the revitalization of Downtown Columbia. The highpoint was the unanimous passage in 2010 of the General Plan Amendment that established the Downtown Columbia Plan.

That plan addresses just 380 acres in the center of Columbia and will include residences, office buildings, stores and restaurants, hotels, entertainment venues, cultural and civic institutions, as well as parks and other natural amenities. It will be transformative, and I can hardly wait.

As we look at the housing and TIF proposals, I ask myself a simple question: Will they advance the fulfillment of the revitalization of Downtown Columbia?

We can see that development is underway, that The Metropolitan is completed, and One Merriweather is making great progress, that other buildings have been started, but only somewhere between 5 and 10% of the plan has been completed.

To accelerate the revitalization, new and improved roads and public parking are critical. (Public parking for Merriweather Post Pavilion is long overdue.) Tax Increment Financing is a community used public financing tool, and we should use it now because the development it will support will generate enough new revenues to not only pay the debt but also fund other civic amenities in Columbia and elsewhere in Howard County.

As for the Joint Recommendation on Affordable Housing, it is obvious that the best solution is the solution that will work, that has the backing of the people needed to make it happen. The Joint Recommendations on Affordable Housing are the product of the county, the Housing Commission, the Columbia Downtown Housing Corporation and The Howard Hughes Corporation. All the players have agreed the recommendations will work and endorse them as a practical, efficient, effective way to provide more housing units at a quicker pace than would be provided if we depended upon the ups and downs of future residential development.

I thank you for all you do to advance the Downtown Columbia Plan and urge you to approve the Joint Recommendations on Affordable Housing and the Tax Increment Financing proposal.

Brian Dunn  
9402 Sunfall Ct.  
Columbia, MD 21046

**Dr. C. Vernon Gray**

**8502 Dark Park Circle**

Columbia, Md. 21045

*Testimony on Downtown Columbia Development*

September 22, 2016

Dr. Calvin Ball, Chair

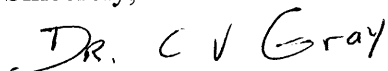
Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Dr. Ball:

Thank you and my colleagues for this opportunity to testify on the important developments in “Downtown Columbia.” We must go further though than the two prominent current aspects of the development of downtown Columbia to creating the opportunity of ensuring that minority owned businesses have a stake in benefiting from construction management and supplier contracting, etc. Within this context, I ask that 30% of TIF (Tax increment financing) be slated for African American and minority—owned contracting firms. For it’s clear that highly qualified Black and minority owned contractors are highly noticeable in, and around Columbia and Howard County Maryland.

To conclude, we look forward to you addressing this concern as you move forward in your process.

Sincerely,



Dr. C. Vernon Gray, Former Member and Chair

Howard County Council

Howard county Maryland

# **Banneker/Wyndham Community Association**

**6057 Shepherd Square, Columbia, MD 21044 443.631.5533**

**Jerry Krasnick, President [bwcommunityassoc@gmail.com](mailto:bwcommunityassoc@gmail.com)**

## **Howard County Council**

**Councilmember Calvin Ball, Chairperson**

**Councilmember Jon Weinstein, Vice Chairperson**

**Councilmember Greg Fox**

**Councilmember Mary Kay Sigaty**

**Councilmember Jen Terrasa**

**Thursday, September 22, 2016**

**6:00pm, George Howard Building, 3451 Courthouse Drive, Ellicott City, MD 21042**

Good evening Councilmembers, my name is Jerry Krasnick, I am representing the Banneker/Wyndham Community Association on Banneker Road. We are a group of 649 people, 577 that are voters.

Our two neighborhoods are vehemently opposed to the apartments that are being proposed to be built on top of a new Banneker firehouse.

We keep hearing from everyone, including the County Executive's office, of which I have an e-mail attached to the copies of my testimony that you were given, that it is a conceptual plan.

If it's conceptual, why did CA take a half acre of our open space last fall and give it to the Howard Hughes Corporation so they could, in turn give it to the Housing Commission in order to get the necessary acreage to build this project? This doesn't sound conceptual, this sounds like you have plans to go through with it before it's even approved or voted on. That's disturbing.

Out of all the affordable housing sites, this is the only one that is being proposed in an already established neighborhood, and nobody from the County Council, the Housing Commission, or the County Executive's office even asked us for any input, more disturbing.

This proposal keeps being compared to the Station at Potomac Yard in Alexandria, Virginia, Monarch Mills, and Burgess Mills. There is absolutely no comparison whatsoever. The landscape, and the roads around it are very different. Banneker road cannot handle this.



The parking density ratio was decreased to 1.3 cars per unit. This is ludicrous! Burgess Mills has a 1.93 parking density, Monarch Mill has a 2.16 parking density. Even with Studio & one bedroom apartments, married people will live there, adults will live together, etc. People who live here will need to drive to work, and chances are they will not be within walking distance of their job, unless you're just going to let people who live within walking distance to live there, which is not going to happen. So the Housing Commission is comparing this proposed building project with the aforementioned other projects, yet the parking density ratio is totally different.

You are trying to push a square peg through a round hole with this project. This proposal will not work on Banneker Road. We are not opposed to the Downtown Development, we are not opposed to a new fire station, we are not opposed to affordable housing, and we are not opposed to low income housing. However, we are opposed to politicians trying to push through projects that don't make any sense for the purpose of saving money and trying to meet a quota. The administration has set the stage for the Housing Commission building the County a new firehouse, thus taking over 20 million dollars off of the County's Capital Budget, while also being able to knock off a hundred or so affordable housing units off your quota because the Ulman Administration made bad choices, and dropped the ball with taking money from developers in exchange for allowing them not to put any affordable housing units in their projects for the past 6+ years. And we, at Wyndham and Banneker are going to be your sacrificial lamb? No, no, and no!

Have any of you been on Banneker Road? Banneker Road is like a 150 yard Road, and is a dead end street with one way in and one way out. On Banneker Road there is an Exxon Gas Station that has a carry out restaurant, a major 12 bay garage repair shop, and car wash, there is an office building with over 20 businesses, two communities, and the firehouse. The amount of cars coming onto our tiny little street every day is in the thousands, and it's at full capacity for traffic and parking.

There are 205 total residential units in our two little neighborhoods. This proposal would almost double the population on Banneker Road, and would create an absolute traffic and parking nightmare.

No traffic or parking studies have been done, but we've been told that you are going to do that later.....really? Isn't that backwards? Before approving something, don't you do the studies first, and then approve or deny based on the studies? Who approves something first, and then says after approval "let's do a study to see if this will work?" That is tantamount to an architect building a house with materials that have not been approved or tested, and then after it's all done, saying "hmmm, I better conduct studies on the materials I used to make sure my house doesn't fall down.

You have got to amend this zoning legislation to exclude the apartments on Banneker Road. You can sprinkle the affordable housing units amongst the other five sites that have already been identified.

When the people in our neighborhoods moved there.....there was not any way that any additional residential housing could be built. You had the firehouse, our two neighborhoods, and open space that

abutted to the firehouse and completely surrounding our communities, so to pull this type of bait & switch is completely unethical. Buying a property and looking at the zoning around that property should make buying that property predictable.

**STOP LETTING THE PEOPLE WITH THE MONEY CONTROL THE SHIP!**

Thank you for your time. Do any of the councilmembers have any questions?

**From:** Wilson, B Diane <BDWilson@howardcountymd.gov>  
**To:** The Krasnicks <krasnickfamily@aol.com>  
**Cc:** Rand, Victoria <vrand@howardcountymd.gov>  
**Subject:** RE: Meeting - Banneker Firehouse/Proposed Residential High-rise  
**Date:** Sun, May 15, 2016 3:40 pm

---

Hi Jerry,

Thanks for copying me on this email. At this point in the process I don't think that any specific information is available in terms of site development plans, etc. I am fairly certain it is a conceptual plan. I'll check with the Department of Planning and Zoning. I have copied my assistant, Vicki Rand as she is the one that keeps my calendar and tries to keep me straight! The "Lisa Hall" at Howard County.

Good to see you on Wednesday,  
Diane

**From:** The Krasnicks [mailto:krasnickfamily@aol.com]  
**Sent:** Friday, May 13, 2016 2:34 PM  
**To:** Weinstein, Jon; Ball, Calvin B; Terrasa, Jen; Fox, Greg; Sigaty, Mary Kay; Kittleman, Allan  
**Cc:** KrasnickFamily@aol.com; Pruiam, Kimberly; Smith, Gary; McLeod, Kate; Knight, Karen; Clay, Mary; Wilson, B Diane; tpeters1914@verizon.net; GaryASTewart@verizon.net; TTHEJoy@aol.com  
**Subject:** Meeting - Banneker Firehouse/Proposed Residential High-rise

Dear County Executive Kittleman, Councilmembers:

My name is Jerry Krasnick, I am spearheading a large group (approximately 400 people) that would like answers to some very important questions regarding the proposed Banneker Firehouse/residential high-rise development on Banneker Road, and point out some serious problems we foresee. So far we have been given little time to speak about this proposal, and we are looking for answers to some serious concerns.

The questions we have require lots of visuals to the site, relative to it's surroundings. It would be virtually impossible for us to express these concerns/questions without being present at the proposed site.

We would like to ask that you meet myself and 5-6 other leaders of this effort at the Banneker Firehouse. You may bring others if you would like. Please let us know when would be a good time to meet would be. Weekdays after 6:00pm would most likely be good for all involved, as many people will be at work during the day.

Please confirm that you received this correspondence, and we look forward to meeting with you on-site.

Appreciatively,

*Jerry Krasnick*

Good evening, Howard County Council Chair Ball and Council members.

**I am here tonight to urge you to approve the Joint Recommendations on Affordable Housing and financing for public infrastructure to support the implementation of the Downtown Columbia Plan.** They will help further the wish of founder James Rouse that Columbia be a “real city.”

The development underway is intended to produce a Center of Culture and Commerce for Columbia and, indeed, for all of Howard County. Diverse housing options and necessary public infrastructure, such as roadways and structured parking, were anticipated in the Downtown Columbia Plan and are components that should be addressed now.

As a long time Realtor and Associate Broker in Howard County, I am especially impressed with the Joint Recommendations on Affordable Housing for Downtown Columbia. A partnership of Howard County government, Howard County Housing Commission, Columbia Downtown Housing Corporation and The Howard Hughes Corporation developed this plan for immediate and long term affordable housing options, including ownership of mixed income projects by the non-profit Howard County Housing Commission and providing a funding stream for additional affordable housing.

The Joint Recommendations represent the best thinking of housing experts, and leverage programs and resources at the local, state and federal level to produce affordable housing that will be available sooner and in greater numbers than simply relying on the Moderate Income Housing Unit program which is dependent upon private development over the course of the entire project. The Joint Recommendations produce a plan that will work now, and more people will be served. This is the plan that should be adopted.

Linda Odum  
10129 Hyla Brook Road  
Columbia, MD 21044  
410-715-3206

Dave Simmons  
1705 Nordic Hill Circle  
Silver Spring, MD 20906

Good evening, Council Chairman Ball and members of the Howard County Council. My name is Dave Simmons, and I am Programming Manager for the Columbia Festival of the Arts, located at 5575 Sterrett Place, Suite 280, in Downtown Columbia. I am speaking as an individual and am here tonight to offer my support for both the Joint Recommendations on Affordable Housing and on the public financial proposal under consideration.

First of all, I have been working for the Columbia Festival of the Arts since 2013, and I see the revitalization of Downtown Columbia as the perfect opportunity to advance arts and culture in Columbia, in Howard County and in the region.

The comprehensive renovation of Merriweather Post Pavilion and its pending transfer in ownership from The Howard Hughes Corporation to the Downtown Columbia Arts and Culture Commission is going to be transformative in so many ways. Programming will be upgraded as a majority of popular touring acts now travel with increasingly elaborate stage set-ups that require specific technical production requirements. Local arts organizations should be rejuvenated by increased opportunities afforded by the nonprofit owners.

In addition, the Inner Arbor Trust is completing its first major structure – the Chrysalis – in Symphony Woods, adding a new and exciting performance venue.

Also nearby, plans are underway for the county's first cultural arts center that will include performing arts space, a visual arts center and a relocated Toby's Dinner Theatre.

Most of these plans rest upon the successful delivery of public infrastructure -- new and improved roads and a public parking garage for Merriweather patrons and others – which would be funded through Tax Increment Financing and repaid by new taxes from the Merriweather District redevelopment, which will also generate revenue for other civic amenities in Downtown Columbia and elsewhere in the county.

By the way, the cultural arts center is expected to include flats designed for artists. Half of the units will be targeted to people who earn 50% of the county's median income. This mixed income project is included in the Joint Recommendations, which is the creative answer to the need for affordable housing for people in many fields – health, education and certainly the arts.

I encourage you to approve the Joint Recommendations and the TIF.

Thank you.  
Dave Simmons

To: Howard County Council

From: Barbara Kellner  
10061 Windstream Drive  
Columbia, MD 21044  
Bkellner45@hotmail.com  
Date: September 22, 2016

I am speaking in favor of the bills to advance the affordable housing plan and the Tax Increment Financing.

Fifty two years ago Jim Rouse sat before the Howard County governing body and presented the physical and psychological vision of downtown. A year and a half later – with more detailed plans -- legislation was passed to allow for the development. It was a leap of faith for the rural county. What followed was hard work and compromise and the blossoming of a city that made headlines for its innovation and met success attracting businesses and people.

There are many parallels to the early years and today -- including a developer with a comprehensive plan trying to balance the budget with the development goals.

There have also been many changes and challenges -- rapid initial growth, the 1970s recession that stymied downtown development, followed by subsequent booms and slowdowns as the economy went through cycles. We've seen sweeping changes in the country politically, socially and financially. We've seen population growth in the Baltimore-Washington corridor and, of course, a change in ownership of the developer. None of these is insignificant.

What has remained constant though has been the excellent cooperation between the county and the developer. There have been compromises on both sides.

Jim Rouse's genius was his remarkable combination of vision and pragmatism. He knew that pragmatism is what turns vision into action – dreams into reality.

When the County Council passed the Amendment to New Town Zoning it brought with it the promise that Columbia's original goal for a comprehensive Downtown might finally be on track. It's long overdue. The goal is as important today as it was – actually more important if Columbia is going to compete in the region for jobs and residents. All of our quality of life issues depend on that.

The plans that are on the table offer a pragmatic solution. Not perfect – but practical. Rouse himself said you don't expect to reach the North Star but you sail by it. I support the bills because I think it is necessary to accept conditions as they exist and work within the parameters.

The coalition that put the plan together for affordable housing understood the practicality. It was a coalition comprised of people who have a stake in the game. The representatives of the Howard County Housing Commission, the Columbia Downtown Housing Corporation, the Howard Hughes Corporation and the Howard County government looked at the challenges from all sides. Would we like to see the developer pay more, see less profit, be more willing to settle for less and give more. Sure. But it is impractical to expect this. Do we want to see less than the city we have been promised? I don't. I want to continue to live in the place that values a high quality of life - a quality of life achieved by supporting services, institutions, jobs, culture, recreation and more. A place that meets the needs of a diverse population. But what I want is less important than what today's children need because it is they who will be reaping the benefits of what we do today.

The plan on your agenda means Howard Hughes stays the course, builds the places that will meet the needs of multiple generations. Jim Rouse said – When you face a problem, don't fight it – look beyond it. Figure out what the situation would be if everything worked. Then figure out how to get there.

The stakes are high. Let's make this work.

Good evening, Chairman Ball and members of the Howard County Council.

My name is Darrell Nevin, and I live at 11005 Hidden Fox Court in Ellicott City. Most of my professional career has been spent in Howard County, and I am currently Managing Director of KW Commercial division of *Keller Williams* Realty Centre of Greater Howard. I worked for The Rouse Company from 1988-1995. While I have been involved in many nonprofit organizations, the Rotary Club of Columbia-Patuxent has been a major focus of my community service efforts.

My perspective on the legislation before you has been influenced by my experience as a person doing business in Howard County and by my work as a volunteer.

I am here tonight to support both the Joint Recommendations on Affordable Housing and the Tax Increment Financing legislation.

I support the Joint Recommendations on Affordable Housing because they were developed by people who will actually implement them, rather than by people who basically have no skin in the game. It doesn't take much to make you a proponent of affordable housing. Being a parent of young adults will do. But making affordable housing happen in an urban environment on expensive land requires the public-private partnership called for in the Joint Recommendations.

Those of us who have been advocating for the revitalization of Downtown Columbia, however, will tell you that what is most needed is a wide spectrum of new residents to be attracted to Downtown Columbia in order for it to be successful. We will have no trouble attracting residents with low and middle income; build the housing and they will come. We need to attract well-paid young professionals and their employers who will bring an estimated 20,000 new jobs and revenues that will strengthen the economic foundation of Columbia which has been slipping as competitors nearby grab what should be its rightful market share.

What I urge is the approval of the Tax Increment Financing package in front of you. Development waits upon the the public infrastructure: roads and road improvements and an overdue parking garage. Without this public infrastructure, the Downtown Columbia revitalization will move at an entirely different pace and result in entirely different, more suburban development. We rejected that vision for Downtown Columbia years ago in favor of an urban core for this suburban community. It is that urban core that will bring new residents and businesses to Downtown Columbia.

Thank you.

Darrell Nevin  
11005 Hidden Fox Ct.  
Ellicott City, MD 21042



David M. Feehan  
Former Interim Executive Director  
Management Consultant  
Downtown Columbia Partnership  
10480 Little Patuxent Parkway, Suite 400  
Columbia, MD 21044

Good evening, members of the Howard County Council. My name is David Feehan, and I am the former Interim Executive Director of the Downtown Columbia Partnership, and currently serve as a management consultant to the Partnership. As you know, the creation of Downtown Columbia Partnership was mandated in the Downtown Columbia Plan, unanimously approved by the County Council in February of 2010.

The Downtown Columbia Partnership was established in 2013 to lead the promotion and advance the growth of Downtown Columbia as a vibrant, economically robust and desirable place for employment, entertainment, living and learning.

It is with this background that I offer the following testimony.

The revitalization efforts in Downtown Columbia to date have included a number of important projects, such as the expansion at The Mall, major renovations underway at Merriweather Post Pavilion, the building of new apartments at The Metropolitan, with a second residential building under construction next door, the renovation of Clyde's and the reimagining of the Rouse Building into Whole Foods Market and a wellness spa. These projects have enhanced Downtown Columbia for residents and visitors, and increased its attractiveness to new businesses and new residents.

However, as you know, **just 5% of Downtown Columbia's redevelopment has been completed.** Development to date has been building by building, and simply not enough has been completed to communicate to the world outside of Howard County that Downtown Columbia is a great place to visit, shop, locate your business, or find a job or a place to live.

It is time for the next big step, and that requires a more aggressive schedule for the construction of the public infrastructure including new and improved roads and, most importantly, a public parking garage. As one who has extensive consulting experience in parking, I can testify that the public financing plan before you would fund and build the necessary infrastructure to ratchet up development. The new garage will assure prospective tenants and developers that the essential infrastructure to support a vibrant downtown is underway.

From the beginning, the Downtown Columbia Plan was the product of a public-private partnership. Now is the time for Howard County to provide public improvements to support the private development that will generate income for the quality of life we have come to expect in Columbia and in Howard County, private development that will create a Downtown community that is truly an economic engine for all of Howard County

10480 Little Patuxent Parkway  
Suite 400  
Columbia MD 21044  
443.539.8468  
[www.downtowncolumbiamd.com](http://www.downtowncolumbiamd.com)



Tom O'Connor

Address 4637 Old Dragon Path  
Address Ellicott City, MD 21042

Good evening, Council Chair Ball and members of the County Council. Sorry I haven't been able to volunteer to help downtown Ellicott City. I've been working on repairing my basement which flooded that evening. The good news is I will be moving stuff back to the basement this weekend.

My name is Tom O'Connor, and I live at 4637 Old Dragon Path in Dorsey Search in Columbia, the intersection of Ellicott City and Columbia. Yes, the best place to live in the USA. I am here tonight to support the Joint Recommendations on Affordable Housing and Tax Increment Financing plan. As many of you know I've been working on the revitalization of Downtown Columbia since 2005 as a member of the CA Board for twelve years.

Given recent news reports, I'd like to address the issue of transportation.

Transit is important for Downtown Columbia and that is why it has such a prominent role in the Downtown Columbia Plan. The Howard Hughes Corporation is nearly complete with the first Multi-Use Pathway, the Downtown Trail running from the Hospital all the way to Blandair Park, providing options to get around downtown besides the car. The company is also working with the Downtown Columbia Partnership and Howard County transportation staff to implement a Transportation Demand Management plan that will decrease the number of single-driver vehicles through encouraging carpooling, biking, walking and public transit. The bike share program launching next spring is a great idea, as is improving the bridge across 29. The Plan also calls for another multi use pathway to the Wilde Lake Village Center, and a million dollar contribution from Howard Hughes toward transit once the plan reaches 5 million square feet in the buildout.

And that, perhaps, is the most important point. Transit will only be viable when much more of the development has been built. Buses with shorter head ways only work if there are enough people living and working within a short walk to fill the buses - otherwise you end up with empty buses driving around, wasting energy and taxpayer money. We don't have enough density yet in Downtown Columbia to justify a high level of transit service. We need many more people living and working downtown, and the sooner we have that, the sooner we will get high quality transit.

One more point for the past five years I've been active supporting the automotive electronics industry. This industry is changing. First, my sons haven't driven to a Merriweather concert. They take Uber. The automotive industry is rapidly moving away from drivers. I predict my three year old granddaughter will not ever need a driver's license. This will have major implications on automobile ownership in ten years. Automotive manufactures are already getting ready to be viable companies with lower sales volumes. So please, plan as if it is 2026 not 2006.

Finally please, approve the Joint Recommendations, so we can get more housing built sooner downtown, both market rate and affordable, and approve the TIF so we can get more people working in new office buildings downtown. Approval of both these plans will bring exactly what is needed for transit - more people living and more people working downtown, and soon. Without your approval of the TIF and the Joint Recommendations, we will keep waiting for a bus that will never come.

Thank you.

Tom O'Connor 

Good evening, Council Chair Ball and members of the County Council:

My name is Kate Flanagan, and I live in Bryant Woods (just a few doors down from Councilwoman Sigaty in fact) in a section that is close to the Downtown Columbia area now under redevelopment, which is one of the reasons my family chose to live there. I'm a native Columbian, my husband grew up in Ellicott City, our three children have lived here their entire lives, and the two oldest are now attending school here.

Our family has been excited about the plans for Downtown Columbia since the Downtown Columbia Plan was approved. We already make use of Whole Foods Market, Tomato Palace, AMC Movie Theatre, The Mall, the Library and the Lakefront. We wish they were better connected and look forward to a future when we can bicycle or walk from one place to another, possibly directly from our house, maybe after leaving our car at a public parking garage. We look forward to more shopping, restaurant and entertainment choices, which we know won't come until there are more people living and working in Downtown.

We favor the Joint Recommendations for Affordable Housing because we believe the housing experts who developed the plans will implement them, and we already know the benefit of living in a diverse community. In fact, one of the main reasons that we choose to move back not just to Columbia but to Bryant Woods specifically was the socioeconomic and racial diversity. We live across the street from Columbia's first officially "affordable housing." It is integrated in our neighborhood and it is attractive, but nowadays we know better than to build such a concentration of affordable housing. I like the Joint Recommendation on Affordable Housing because they include plans for mixed income developments, where people of varied incomes will live together like they do at Burgess Mill Station which was developed by the Housing Commission. I expect young working people will move into this housing, bringing vibrancy, customers and employees for emerging businesses.

We also support the public financing for roads and parking in Downtown Columbia. That infrastructure is necessary for redevelopment to continue in a timely fashion. We've been waiting a long time to enjoy a more urban Town Center.

So, I add my voice to the chorus urging you to support the Joint Recommendation on Affordable House and the Tax Increment Financing that will move Downtown Columbia redevelopment forward.

Thank you for your consideration.

Kate Flanagan  
5645 Open Sky  
Columbia MD 21044

410-740-3478

Dear County Council Chair Dr. Calvin Ball and members of the Council:

My name is Joseph V. Murray, Sr., and I live at 6504 Quiet Hours in Owen Brown. I have lived and worked in Columbia for 37 years. My wife worked for the Howard County school system for 25 years, and I have two daughters currently employed in middle and elementary schools in Columbia.

We are proud of our community and I have been fortunate to serve on many non-profit boards of directors, including my service as President of The Arc of Howard County.

Our involvement in non-profits has been revealing. Every day in our county, we have seen people struggling to get by. We know that we can make it easier on some of them through policy decisions that affect their greatest expense: the cost of housing.

I think we all agree that we need more affordable housing for the most vulnerable people like individuals with developmental disabilities and those who make minimum wage, but also for people who work in human services, health care and education who find it difficult to live in expensive Howard County. In addition, many retirees will find it difficult to live in Howard County unless efforts are made to provide lower cost housing options.

I support the Joint Recommendations on Affordable Housing because if they are followed there will be more affordable housing in Downtown Columbia more quickly than if we waited for future apartment buildings to be built with 15% of the units available for people with low and moderate incomes.

I would also like to add my support to the legislation before you authorizing public financing of public infrastructure in Downtown Columbia. It will pay for the road improvements and public parking that are necessary for future development to transform Downtown Columbia into a more urban center. As an arts participant and supporter, and former Chair of the Friends of the Howard County Library System, I am especially excited by the ideas for a performing arts center, a new library and other civic amenities that will make Columbia a special place for people who enjoy having arts and culture opportunities in their hometown.

Thank you.

Joseph V. Murray, Sr.

6504 Quiet Hours  
Columbia, MD 21045

PHONE: 410-381-9121

**Barbara Nicklas**

**Testimony – Howard County Council**

**September 22, 2016**

My name is Barbara Nicklas and I am the Senior General Manager of The Mall in Columbia, 10300 Little Patuxent Parkway. I am testifying tonight in support of both the Joint Recommendations on Affordable Housing and the Tax Increment Financing. And I am speaking for General Growth Properties as their local representative, as well as for myself personally.

In 1960, my family moved to Catonsville MD where I essentially grew up. We watched as Columbia unfolded and I shopped at The Mall in Columbia in its earliest days. My family moved to Columbia in 1980 and less than a year later I started my career with The Rouse Company at The Mall in Columbia. Fast-forward 24 years, employed now by General Growth, I moved back to Columbia with the merger of The Rouse Company and within a year of that move was working for the Community Development Division focusing nearly all my time and efforts on the entitlement and master planning efforts for the redevelopment of Downtown Columbia. I worked in that capacity for over four years through the approval of the Downtown Columbia Plan; worked for two years as the Executive Director of the Downtown Columbia Partnership. And now since February of this year have been with The Mall in Columbia.

Is there any doubt I am passionate about all things related to Downtown Columbia!?

There are two issues before the Council tonight and I'd like to address the affordable housing component first.

During my four years with GGP working on the redevelopment of Downtown Columbia, our team had countless meetings with community leaders and stakeholders as well as consultants discussing the best approach to – as it says in the plan – a full spectrum and diverse mix of housing. The typical approach of including a set percentage of residential units as affordable housing units was certainly one approach, but in all our conversations people felt that something different, something creative, something more in keeping with Columbia's reputation of offering new development solutions was in order. These conversations were intense and inclusive of many organizations and individuals. And in the end I will never forget the joy that was experienced in the County Council Chamber when the Council approved the Diverse Housing measures and funding sources that were incorporated into the plan. In February of 2010, the community felt it had the right solution. And it was proud of what it had held the developer accountable for. It wasn't until four years later that the Columbia Downtown Housing Corporation determined that the funds everyone was so thrilled with in 2010, were not going to be sufficient resources to accomplish the diverse housing objectives.

In those four years, Howard Hughes and other developers have been following the requirements of the plan and made the requisite payments. In fact, a total of nearly \$5 million has been paid to the Housing Fund. They have been doing exactly what was agreed to. I think the collaborative approach of building the affordable units as outlined in the Joint Recommendations on Affordable Housing is an excellent and creative solution to the challenge before the community. It optimizes space in projects that traditionally have not incorporated residential units and suggests utilizing an iconic Columbia structure that has sat empty for years. It is a solution that is worthy of Columbia and will produce a wonderful mix of housing throughout the downtown redevelopment.

Now turning to the TIF, as part of the community of professionals and residents working on the Downtown Columbia Plan, I can personally attest that the necessary inclusion of a public-private partnership was thoroughly discussed and debated at the time of the Plan's approval and included in the Plan in two different places. From the developer's standpoint it was clearly a necessary component, given the amount of new infrastructure that was in the Plan and the robust CEPPAs included as requirements of the developer.

At the same time Howard County is contemplating its TIF for Downtown Columbia's redevelopment, Baltimore City has just passed this week the largest TIF in the history of the state. There was much public debate about Baltimore's TIF but ultimately it was seen that the benefits to the community would not be able to be realized without this public-private partnership. Similarly, the city of Frederick is contemplating a TIF to develop a flagship hotel and conference center in Downtown Frederick. This too is a much needed amenity for the growth and sustainability of the Downtown. And without the TIF, the project would not be able to be built. For both the Baltimore and Frederick developers, providing all that was included within the development plan just did not pencil without the TIF.

And the same is true in the case of Downtown Columbia.

In summary, we are supporting both the Joint Recommendations on Affordable Housing and the Tax Increment Financing. Both are public-private partnerships that will build a strong foundation for Downtown Columbia.

Josh Tzucker

Testimony before the Howard County Council

September 22, 2016

My name is Josh Tzucker, I live at 7665 Midtown Road, Fulton, Maryland. I was born and raised in Columbia and served as chairperson of the Planning Board when the downtown plan was submitted and passed.

I have come here to offer my support for much of the package in front of you. Is it perfect? No. There are areas that I hope compromise can be found and items that I would have done differently.

There's a lot before you, and in the time I have I can't properly address them all. The TIF, with proper oversight from the Council and from the citizens, can work and will work. It isn't corporate welfare, it isn't a sweetheart giveaway. It is a necessary, albeit complicated, financing tool to ensure vital infrastructure is built and the vision we've all worked so hard for can happen.

The issues I want to focus most of my testimony on are all related- housing, density, and parking.

I support the concept of bringing additional housing units downtown. I really do believe that 5,500 units is too low, adding more is a step in the right direction. I also believe it is VITAL that we embrace the limits on parking in the legislation.

What will make downtown Columbia succeed is vibrancy. The vibrancy of a cosmopolitan core is the vision the Planning Board supported and I'll argue, it was the vision Jim Rouse planned for our city.

Increased density is important because it means diverse housing choices for a diverse population in an area in need of them.

The ideas, and the rationale, for affordable housing policy has changed dramatically in the last 50 years. Jim Rouse's ideas, and Columbia's success, helped make that change. Unfortunately, we hear the same narrative from 50 years ago.

Today affordability increasingly means making sure our Millennials, our empty nesters, our artists, and non-profit employees have places they can live, create, and contribute.



We need various housing types. The only way to get that is through increased density and increasing walkability.

As our economy and culture changed, what makes a city succeed and sustain itself has changed too. A generation or two ago, a city's health was tied to its factories. Cities now grow or shrink based on the ideas exchanged within them. Density brings those exchanges.

I want a downtown where mature adults fill the restaurants from 5 to 7pm then from 10pm until the wee hours fresh college grads living nearby take their place. I want those college grads to meet someone over drinks and then start a business with them a few months later. I want a retiree to purchase art from a local artist who lives a few blocks away.

This doesn't happen without increased density. This doesn't happen when people are in their cars rather than on their feet. This doesn't happen if we build downtown Columbia with the driver, rather than pedestrian in mind.

I commend Councilwoman Teresa for her laser focus on affordability, but I think the solution can be found in embracing more units. Creating 900 more places for people to live enlarges the market.

A healthy, robust housing market will drive affordability. The healthier we can make it- with diverse choices, with less dependence on cars- the more likely we can get to a solution.

Good evening, Council members.

My name is Lynda Maxwell, and I live in the Hobbits Glen Neighborhood in Columbia. My family and I have been in Columbia since 1972. We've seen a lot of changes and growth. I have owned and operated a small business, a travel agency, since 1990. It feels like Columbia and I have grown up together. Now I'm growing old, but Columbia doesn't have to. This new plan for the redevelopment of Downtown Columbia will revitalize and rejuvenate our City. I have been involved in supporting the redevelopment of Downtown Columbia for over a decade and strongly support the Joint Recommendations on Affordable Housing and the Tax Increment Financing legislation that is before you.

I love Columbia and selfishly would be happy to build a wall and keep it all for ourselves, but let's face it the people are coming. Because they are, our best hope is to welcome them to a more exciting city with more shops, more restaurants and more entertainment. We need to make Columbia Downtown the Center of Culture and Commerce which is the purpose of the Crescent. As a business person I will welcome more businesses and residents who will need my services.

The Downtown Columbia Plan is the solution. The legislation before you today will make this happen sooner rather than later. We will need new and improved roads and public parking. Tax Increment Financing is the solution. Projections indicate that the new taxes generated by these improvements will not only pay this debt but provide revenue for other public infrastructure needs in Columbia and elsewhere in Howard County.

As for the Joint Recommendations, providing affordable housing is a Columbia must. These Joint Recommendations produce more housing, starting at lower levels, and produce it faster than waiting for future development projects.

All in all, I would like to see as much of the Downtown Columbia Plan achieved as possible during my lifetime. Some of my contemporaries who were the early, strongest advocates for the Plan have not been so lucky. They have passed on. Maybe, like me, you will remember them when you are making your decisions on fulfilling the Downtown Columbia Plan.

Thank you for your attention and for all you do.

Lynda Maxwell, CTC, President  
Destinations, Incorporated  
11169 Oakenshield Circle  
Columbia, MD 21044



Appreciate the past. **Imagine the future.**

Columbia 50th Birthday Celebration Inc.  
 6310 Hillside Court, Columbia, MD 21046  
 columbia@columbiamd50.com  
 410-423-1878

September 22, 2016

Testimony of Marlys East

Good evening, Chair Dr. Ball and members of the County Council.

My name is Marlys East . My address is 7650 Sweet Hours Way--Dickinson in Kings Contrivance, where I have lived for the past 31 years.

Today I am pleased to have the assignment of Managing Director for Columbia’s 50<sup>th</sup> Birthday Celebration.

My first job in Columbia was in 1969, when I joined The Rouse Company, and had the privilege to work alongside many talented and dedicated people who helped shape this special community that will soon turn half a century old.

Concentrating every day on Columbia’s 50<sup>th</sup> Birthday’s dual themes on “honoring the past” and “imagining the future,” can be an emotional experience. Where have we been? What have we accomplished? What can we yet become?

One might answer, “We have been pioneers and innovators, we have achieved a community that rests upon belief in personal development, inclusion and care of our environment.” We are, however, still in the process of “becoming.” Rests in the two packages before you. Some of that “becoming” rests with the two legislative packages before you.

We have witnessed a small but perceptible flat-lining in Columbia over the years. The revitalization efforts under way give us hope that this decline will be reversed and that the next generation will find this an attractive community in which to live, just as we all have.

**Officers**

Victor Broccolino  
Chair  
 Melissa Mattey  
Vice-Chair  
 Michelle Miller  
President  
 Nancy Smith  
Treasurer  
 Barbara Kellner  
Recording Secretary

**Board of Directors**

Jessica Feldmark  
Howard County Council  
 Rob Goldman  
Community Member  
 Bridget Graham  
Howard County Tourism  
 Elizabeth Edsall Kromm  
Howard County General Hospital

Barbara Lawson  
Community Member  
 Dave Matthews  
Columbia Festival of the Arts  
 Milton Matthews  
Columbia Association  
 Leonardo McClarty  
Howard County Chamber of Commerce

Jean Moon  
Jean Moon & Associates  
 Barb Nicklas  
General Growth Properties  
 Harry Oken  
Community Member  
 Jean Parker  
Merriweather Post Pavilion  
 Vanessa Rodriguez  
Howard Hughes Corporation

Mary Schiller  
Howard County Public School System  
 Beverly White-Seals  
Community Foundation of Howard County  
 Kelli Shimabukuro  
Howard County Library System  
 B. Diane Wilson  
Howard County Government



Appreciate the past. **Imagine the future.**

Columbia 50th Birthday Celebration Inc.  
6310 Hillside Court, Columbia, MD 21046  
columbia@columbiamd50.com  
410-423-1878

They will, of course, have to be able to afford to live here. I am heartened by the Joint Recommendations on Affordable Housing because I believe they are realistic in their intentions, that they will advance our values of diversity and will produce housing for

the younger generation seeking a less automobile-centric place to live, where there is entertainment and restaurants and shopping nearby as we expect in a city.

Public infrastructure is necessary to accelerate efforts to create the “city” that Columbia’s founder and my former boss, James Rouse intended. The taxes from the development that occurs on the property served by the infrastructure will pay off the debt assumed to fund the roads and parking that are the backbone of development. In the meantime, the revitalization that follows will advance the economic development we need, generating additional revenue that will pay for more amenities Downtown, to attract the next generation and serve those already here.

As a long-time resident of Columbia, I support a wide range of housing to be available for the people who work in Downtown Columbia, as well as for those on limited incomes who would like to spend their retirement years here in a walkable community

I support public financing of the public infrastructure in Downtown Columbia.

Thank you.

Marlys K. East  
Managing Director

**Officers**

Victor Broccolino  
Chair  
Melissa Matthey  
Vice-Chair  
Michelle Miller  
President  
Nancy Smith  
Treasurer  
Barbara Kellner  
Recording Secretary

**Board of Directors**

Jessica Feldmark  
Howard County Council  
Rob Goldman  
Community Member  
Bridget Graham  
Howard County Tourism  
Elizabeth Edsall Kromm  
Howard County General Hospital

Barbara Lawson  
Community Member  
Dave Matthews  
Columbia Festival  
of the Arts  
Milton Matthews  
Columbia Association  
Leonardo McClarty  
Howard County Chamber  
of Commerce

Jean Moon  
Jean Moon & Associates  
Barb Nicklas  
General Growth Properties  
Harry Oken  
Community Member  
Jean Parker  
Merriweather Post Pavilion  
Vanessa Rodriguez  
Howard Hughes Corporation

Mary Schiller  
Howard County  
Public School System  
Beverly White-Seals  
Community Foundation  
of Howard County  
Kelli Shimabukuro  
Howard County Library System  
B. Diane Wilson  
Howard County Government

Good evening, Council Chair Ball and members of the County Council.

My name is Jean Parker, and I live at 773 Chessie Crossing Way, Woodbine. I am the General Manager of Merriweather Post Pavilion, and I am here tonight to speak in support of the public financing plan that will fund roads and a public parking garage in Downtown Columbia.

My interest in the legislation before you is, admittedly, motivated by my desire to improve parking for the fans who attend performances at Merriweather. Right now, there is almost no public parking near Merriweather. Through agreements with property owners, we manage to park the thousands of vehicles of people coming to concerts in a variety of lots Downtown. We are grateful for these arrangements. In the future, however, land now being used for Merriweather parking will be developed for office, retail, apartment buildings, parks and other amenities. This will add greatly to the character of Downtown and make it more attractive, but we need to replace those lost parking spaces. A public parking garage is the solution. It is a good solution because a garage will prevent valuable land from being used for surface parking, and it is also a good solution because it allows Merriweather to share parking space with adjacent commercial and retail businesses. This is efficient use of land and resources and contributes to the urban environment we are trying to create in Downtown Columbia.

In addition, Howard Hughes has committed to funding any shortfall if the anticipated revenues do not meet the projections.

So, I urge you to support the public financing plan before you. It will fund road improvements necessary for redevelopment efforts to continue, as well as fund a much needed public parking garage.

Thank you.

Jean Parker  
773 Chessie Crossing Way  
Woodbine, MD 21797

Good evening. My name is Cathy Smith, and I live at 4710 Bounty Court in Ellicott City. I have lived in Howard County for 26 years and raised my children here.

Like others here, I urge you to approve both the Joint Recommendations on Affordable House and the public financing proposal for road improvements and public parking in Downtown Columbia.

There are many things to say about the legislation before you. I am going to speak as a parent.

First of all, like most parents I want my children to have as many opportunities as possible to enjoy professional success, social connections, outstanding arts and culture, a beautiful physical environment. I cannot predict their life choices, but it is important that they have the option of living in Howard County and that they find it an affordable and attractive choice.

That means providing housing they will be able to afford as entry level employees and that will be near the many amenities this generation expects – jobs, restaurants, entertainment, natural beauty – within walking distance of where they live.

The Joint Recommendations on Affordable Housing include provisions for housing from the lowest end of the income spectrum to those with medium income jobs. These recommendations come from a collaboration of county government, the Housing Commission, the Columbia Downtown Housing Corporation and developer Howard Hughes Corporation, and I applaud the public-private partnership that will bring more housing units at a quicker rate than depending only upon the developer's projects.

In addition, I favor the approval of the public financing of road improvements and public parking that are critical to the continued evolution of Downtown Columbia. It is exciting to see Columbia becoming a more urban center, and I urge you to pass the legislation necessary to maintain the momentum now underway.

Thank you.

Cathy Smith  
4710 Bounty Court  
Ellicott City, MD 21043

Testimony Presented by  
Andrea S. Ingram, Member of the Columbia Downtown Housing Corporation Board  
September 22, 2016

I am honored to present this testimony as a member of the Columbia Downtown Housing Corporation Board since its inception. As Director of Grassroots Crisis Intervention Center, I have long been an advocate for housing opportunities for our residents with low incomes, and a bit of a late comer to the moderate income discussion. One of the great things about Howard County is that this legislative controversy is over HOW to achieve full spectrum housing, rather than whether or not we should even try. With all of the dedicated experts and housing advocates having this discussion, that gives me both comfort and pride in Howard County.

You have received a great deal of input and testimony on the details of the proposals before you. I want to give you my experience of the process that the CDHC went through to get here.

The CDHC board is composed of dedicated housing advocates and experts in the complex field of affordable housing. Not being a housing expert myself, every meeting has been an intensive learning opportunity for me. Some of our members are career housing professionals who have had an impact on affordable housing in multiple jurisdictions throughout the state and country.

When the CDHC took up its mission, it was with determination, enthusiasm, and creativity. It gradually became apparent that with the only tool being the trust fund, we were not going to be successful in creating affordable units.

The CDHC presented the Council with a legislative proposal, as did the Howard Hughes Corporation. The Council then instructed the parties to work together on joint recommendations. The most experienced and artful of our members worked intensively, diligently, and thoughtfully with representatives of Howard Hughes to come up with the



product before you. They put in countless hours with numerous iterations that were brought to the whole board for discussion. Many modifications were made which speaks to the hard negotiating on the part of the DCHD Board in response to input from the community, and to the intention of the Howard Hughes Corporation to develop a collaborative plan. For me, it was inspiring to watch professional and gracious adults conduct business and reach consensus on difficult issues. I have great confidence and trust in the judgement of these individuals, led by Paul Casey our board president, who were the primary negotiators on behalf of the board. As a board member, I voted for the joint recommendations and continue to support them.

I have enormous respect and admiration for the dedicated and knowledgeable advocates who have presented alternative points of view that deserve consideration. It is all the better if thoughtful amendments bring improvements to the legislation. As the Council deliberates over the next two months, I hope that the active community involvement in this process will result in legislation that will ensure the development of a full spectrum of housing in Downtown Columbia. That is the goal that we all seek.

Laurel Pulford  
13135 Williamfield Dr.  
Ellicott City, MD, 20142

Good evening, Chairman Ball and members of the Howard County Council.

My name is Laurel Pulford, and I live in Ellicott City. I am a senior at River Hill High School.

I am here tonight to ask you to vote in favor of the legislation that will pay for a parking garage for Merriweather Post Pavilion.

As you know, all of Downtown Columbia is undergoing big changes. There have been changes at The Mall, and new apartments and a Whole Foods have been built. Furthermore, Merriweather is still the reason that most people know about Columbia, certainly people of my generation.

I work at Merriweather Post Pavilion, and I am proud of the major renovations that are happening there. The stage has been completely replaced; new permanent side stages are being built, and there are now better back stage offices. When the roof is raised, Merriweather will be even better and can attract artists with elaborate stage set ups that can't be handled now. Entertainers who won't come to Merriweather now will want to come when they see what an amazing place it is to do a show.

Right now, the really popular shows bring thousands of people into town, and finding parking nearby is really hard. Just two weekends ago, I watched 17,000 people overflow the Lawn just to hear a group called the *Lumineers*. This summer, Merriweather hosted a *huge* travelling rock festival called "The Vans Warped Tour;" I never heard the exact number of the amount of people who came that day but if I were to guess I would say that we were at max capacity of 19,500 people. Merriweather's parking lots are obviously not nearly enough to accommodate the largest crowds Merriweather gets now. Arrangements are made with private property owners to use their parking areas. When the new housing and stores and offices are built around Merriweather, they will be built where the parking lots that are currently in use are, so new parking has to be found.

"Park Merriweather" is a movement to support building a public parking garage for Merriweather. The parking garage will help Merriweather recruit the best of today's acts and ensure its survival as the most important attraction in Columbia.

So, today I ask you to vote for the public parking garage.

Thank you for your time and your consideration.

Good Evening.

My name is Mallory Smith, and I live at 4710 Bounty Court in Ellicott City. I am a junior at Washington College on the Eastern Shore of Maryland.

I am here tonight to speak in support of the Joint Recommendations on Affordable Housing. As you can imagine, my peers and I are thinking about jobs and moving out of their family homes. When I am ready, I would like the option of living in the community where I work and where I can spend my free time in close vicinity to shops, restaurants, and other places of entertainment.

When you are thinking about “affordable housing,” I hope you will keep people my age in mind, as well as older adults and families with low incomes. Entry level jobs often don’t pay very much, and it is hard to find decent housing at a price we can afford. That’s why so many young people are living with their parents even though they have a job.

I have seen the mixed income housing at Burgess Mill Station, and I think it offers a lot of choices for people. I understand that half of the apartments are subsidized and the other half are at regular prices., but you can’t tell at all by looking at the buildings. That model would be great to have in Downtown Columbia now and in the future.

Thank you for listening.

Mallory Smith  
4710 Bounty Court  
Ellicott City, Maryland 21043  
410-302-4694



**Board of Directors**  
6310 Hillside Court, Suite 100  
Columbia, Maryland 21046-1070  
410-715-3111  
ColumbiaAssociation.org

September 14, 2016

Dr. Calvin Ball, Chairman  
Howard County Council  
3430 Court House Drive  
Ellicott City, MD 21043

RE: Downtown Columbia Affordable Housing

Dear Council Chairman Ball and County Councilmembers:

On behalf of the Columbia Association Board of Directors (CA Board), I am writing to express the CA Board's strong support for affordable housing in Downtown Columbia. Based on the CA Board's discussion and consideration of the two housing proposals for their impacts on Columbia, I offer the following comments, which the CA Board voted to support. In addition, on behalf of the CA Board I offer my appreciation of the Council's efforts on this important issue that will have significant impacts on the future of Columbia.

#### **Overall Cap/Fixed Number of Units**

The CA Board recommends that there be a cap on the total number of residential units constructed in Downtown Columbia.

The CA Board recommends a 6,000 residential unit cap for Downtown Columbia (subject to the Downtown Columbia Plan) including projects already built or under construction, with the additional 500 unit density for affordable units only.

#### **Parking**

The CA Board recommends that parking for residential and commercial uses be more efficiently utilized and supports a reduction in parking requirements and car use for ecological and economic reasons. Any reduction in parking requirements should go hand in hand with a good transit plan and optimizing shared parking.

#### **Low Income Housing Tax Credit (LIHTC)**

The CA Board supports the development of affordable housing in Downtown Columbia using the LIHTC program. It also supports a limited number of seniors-only/age-restricted LIHTC units.

**Andrew Stack**  
*Chair*

Owen Brown  
410-381-8897

**Dick Boulton**  
*Vice Chair*

Dorsey's Search  
410-884-2964

**Reginald Avery**  
Oakland Mills  
443-545-6714

**Brian Dunn**  
Kings Contrivance  
301-473-0077

**Lin Eagan**  
Town Center  
443-255-0733

**Janet Evans**  
Long Reach  
724-516-0550

**Alan Klein**  
Harper's Choice  
410-992-3025

**Milton W. Matthews**  
CA President/CEO  
410-715-3110

**Nancy McCord**  
Wilde Lake  
410-730-2309

**Gregg Schwind**  
Hickory Ridge  
443-831-8847

**Chao Wu**  
River Hill  
240-481-9637

September 14, 2016

Dr. Calvin Ball  
Howard County Council Members  
Downtown Affordable Housing  
Page 2

### **Developer Rights and Responsibilities Agreement – Timeframe**

The CA Board does not support the proposed 40 year term of the DRRA and urges the County Council to better define the triggers that would suspend the DRRA for health, safety and welfare reasons.

### **Timeframe for Affordable Housing Units**

The CA Board recommends that affordable housing units be retained as affordable units indefinitely or for the same timeframe as is applied under the County's Moderate Income Housing Unit regulations.

### **Percentage of Affordable Housing Units**

The Board recommends that there should be affordable housing in every residential development project. The percentage determined has to be economically feasible, which the Board believes is at least 10% affordable housing in Downtown Columbia. The percentage should be achievable so that any affordable housing units for Downtown Columbia are built in Downtown Columbia.

### **Columbia Vision**

In addition to the specific recommendation above, I wanted to make you aware of CA's "Guiding Principles for the 21<sup>st</sup> Century Planned Community of Columbia," which the CA Board approved in April 2015 to help guide our efforts and those of the community and government partners as Columbia continues to grow and position itself for the next 50 years. I have attached a copy of the principles for your reference.

Thank you for your consideration.

Sincerely,



Andrew Stack, Chairman  
Columbia Association Board of Directors

Attachment: Guiding Principles for the 21<sup>st</sup> Century Planned Community of Columbia

cc: Columbia Association Board of Directors

# Guiding Principles for the 21st Century Planned Community of Columbia, Maryland

---



## Introduction

James Rouse established four goals for Columbia. These goals are often cited when the history and framework of Columbia is discussed. The Rouse goals were: *to build a complete city; to respect the land; to provide for the growth of people; and to make a profit.*

When Wilde Lake was dedicated in 1967, James Rouse remarked that he hoped Columbia would never be finished, that the community would continue to develop and that the residents who would come to call Columbia home would be actively engaged in the process. That has proven to be true and the development and evolution of Columbia is ongoing.

As we look to the future, almost 50 years after Columbia's founding, Columbia Association (CA) acknowledges the continued relevance of those early Rouse goals. Columbia Association has established guiding principles, which we believe to be fundamental to the continued evolution and growth of Columbia as a planned community of choice in the 21st Century.

These principles are organized in five categories that are in alignment with Rouse's goals for Columbia and focus on the characteristics that make Columbia distinctive: Diversity; Stewardship; Land Use and Design; Neighborhoods and Destinations; and Community Facilities and Services.

## Guiding Principles – Managing Columbia’s Growth and Change

*The following guiding principles are a set of values and establish expectations for the planned community of Columbia as it continues to evolve and change.*

### 1. Diversity / Inclusion Principles

- a. **Population Diversity.** Diversity in Columbia’s population in all respects (age, race, ethnicity, religion, economic etc.) is important. Columbia should be a community that is attractive to all generations.
- b. **Mix of Housing Types.** Housing should accommodate households of different sizes, income levels and ages/stages of life including families, singles, couples and older adults.
- c. **Civic Engagement.** Columbia is a place where civic engagement is a core part of community life.

*Relationship to Rouse’s Vision: Rouse built Columbia as an “open community,” one that would be a new model to overcome racial and economic discrimination and segregation. He also incorporated amenities to enhance the lives of Columbians of various ages and stages of life.*

### 2. Stewardship Principles

- a. **Permanent Open Space.** The number of permanent open space acres in Columbia must be retained.
- b. **Environmental Stewardship.** Focus environmental enhancement on natural resource conservation. Reforestation and conservation of tree cover should be emphasized, including the replacement of trees removed on a one-for-one basis.

*Relationship to Rouse’s Vision: The distinctive tight weave of Columbia’s open spaces, residential neighborhoods and other development is a distinguishing feature of the community. These open space resources provide health, recreation, aesthetic and ecological benefits that contribute to Columbia’s quality of life.*

### 3. Land Use and Design Principles

- a. **Land Use Mix.** Residential, shopping, recreational, cultural, and employment choices in Columbia must continue to evolve to meet the desires of its diverse population and changing regional and national economic trends.
- b. **Employment.** Columbia should continue to be Howard County’s employment hub.

- c. **Design and Architectural Excellence.** New buildings and associated civic spaces and public art should create a sense of place and exemplify excellence in design.
- d. **Redevelopment.** Accommodating new residents and jobs in Columbia is important to create the critical mass needed to support desired services, amenities and multi-modal transportation opportunities. Future growth in Columbia will be predominantly through on-going redevelopment, a key component of reinvigorating and enhancing the community.
- e. **New Housing.** The addition of new housing is vital to the viability and attractiveness of Columbia for existing and new residents. Residential options will range from the more urban Downtown Columbia setting to traditional suburban neighborhoods.

*Relationship to Rouse's Vision: Rouse imagined and planned for a "complete city", not just a residential community. The focus on livable neighborhoods in close proximity to a significant amount of employment and shopping areas set it aside from other developments. He also planned for the long-term, understanding that Columbia would continue to grow and evolve over time.*

#### **4. Neighborhood and Destination Principles**

- a. **Downtown Columbia.** The redevelopment of Downtown Columbia as a mixed use and walkable, urban center should reinforce the downtown area as the county's primary location for specialty/destination retail stores, places of employment, higher density multi-family residential properties, and entertainment uses.
- b. **Village Centers.** To maintain the vitality of Columbia's village centers as important local destinations and service and social hubs, village centers within highly competitive environments should be repositioned with alternatives to an anchor grocery store and with the potential addition of residential uses. For the other village centers, incremental change should include enhancements to the mix of retail and food and beverage offerings, and the potential addition of residential uses. It is important to maintain and enhance the village centers as mixed use community focal points that provide places for people to gather and socialize as well as live, shop and access programs and services.
- c. **Corridors.** Both a vision and development guidelines are needed for some of Columbia's commercial/industrial corridors. Without a planned development approach, these areas may present a host of economic, safety, environmental, aesthetic and (re)development challenges.
- d. **Neighborhood Revitalization.** In neighborhoods where the housing stock has outlived its useful life or is in poor condition, existing housing should be enhanced



through rehabilitation where possible. However, when rehabilitation is not possible or feasible, these properties present opportunities for redevelopment and residential infill that can improve the attractiveness and desirability of the neighborhood. Any new residential redevelopment should be designed as an integral part of the community.

- e. **Neighborhood Conservation.** Additions and alterations to existing properties in neighborhoods with positive physical and economic characteristics should be consistent in scale and architectural character with what is already developed.

*Relationship to Rouse's Vision: Rouse envisioned quality neighborhoods organized three or four to a village that would be anchored by a village center comprised of shopping, educational and civic/recreational uses. The nine villages were developed around a Town Center, the commercial core of Columbia.*

## **5. Community Facilities and Services**

- a. **Balanced Transportation System.** Increased connectivity in and around Columbia is important to serve the community's diverse resident and employee populations. Investments in transportation should focus on systems that connect people of all ages with the places and activities they need to reach. Investments should also expand safety for all users, including drivers, transit riders, pedestrians, and cyclists. Columbia's signature pathway system should continue to be enhanced.
- b. **Public Safety.** As Columbia continues to develop and change, it is important that public safety services be responsive to these changes. Public safety is vital to the quality of life in the community.

*Relationship to Rouse's Vision: Rouse placed great emphasis on, and planned for, transportation, public facilities, civic and recreational uses to serve the whole community.*

## **How Will the Principles be Used?**

The guiding principles will be used to guide those involved in shaping the future of Columbia. For instance, they would be used by CA managers who have the responsibility for planning, facilities and natural resources, finance, communications/advocacy or other CA functions related to decisions and investments impacting the Columbia community. They would also be used as CA coordinates and partners with Howard County government or the State of Maryland and as the Howard County government reviews and updates the New Town zoning regulations.