

Sayers, Margery

From: MAKBLK <circle5064@verizon.net>
Sent: Sunday, October 01, 2017 5:05 PM
To: HOWARD-CITIZEN@yahoogroups.com
Cc: CouncilMail; CA Board; Columbia Flier
Subject: Re: [HOWARD-CITIZEN] Parking for Downtown Columbia Non-Profit Owned Amenities

Russ, if you listen to those who believe self driving cars are the future (we're getting really lazy, aren't we?) it's all about Lyft and Uber.
Nobody will drive anymore because of these two entities so parking will never be a problem in crowded Utopia, I mean, Columbia.
La, la land anyone?
Maria

On Oct 1, 2017, at 2:44 PM, Russ Swatek swatek1@yahoo.com [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com> wrote:

James,

I never said change the TIF district. The incremental revenue stream comes from developing those parking lots used for decades by users of the now non-profit owned amenities. (Surprised there is not a squatter's rights provision that could come into play.)

But the bottom line is that whether via TIF or not, the County should see that parking is provided for these amenities. Particularly in the Lake Kittamaqundi and Amphitheatre case the amenities are provided and maintained by CA and have and do benefit the County enormously. The County could at least step up and insure parking is available.

Russ Swatek

On Sunday, October 1, 2017, 1:01:45 PM EDT, James Howard howardjp@gmail.com [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com> wrote:

Russ,

This is an awful idea. No iBank would underwrite this issue because you cannot tie the capital expenditure to any associated incremental revenue stream. Since the TIF would obviously fail, nobody would buy the bonds.

If the TIF cannot be used as intended, and I still support paying for a parking garage in the business district, it is best to repeal the legislation.

On Sun, Oct 1, 2017, 10:22 Russ Swatek swatek1@yahoo.com [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahogroups.com> wrote:

Dear Council Members,

Please repeal/redo or amend the current Downtown Columbia Tax Increment Financing (TIF) package to focus it on providing the necessary parking for the several Downtown non-profit owned/operated amenities. I do not support TIF financing to provide the infrastructure needed by for-profit development in prosperous areas that would be developed anyway. But Downtown has several non-profit owned facilities loved by the community that do or will need parking facilities as the land long used to provide their parking is developed.

Two of these facilities are the Columbia Association (CA) owned and operated Lake Kittamaqundi and the Lakefront Amphitheatre. A third facility is Merriweather Post Pavilion now owned by the Downtown Columbia Arts and Cultural Commission. Another is Merriweather Park on land owned by CA but now controlled by Inner Arbor.

Users of Lake Kittamaqundi or its Amphitheatre have long used the American City parking lot (170 spaces) and the old Copeland's restaurant parking garage (284 spaces). Now the Howard Hughes Corporation (HHC) is proposing to build 15-story primarily residential buildings on both of those parking sites. Currently HHC has only committed to provide parking for their buildings' current and future users. There has been no commitment to provide public parking for the Lake or Amphitheater users.

Please direct the County to acquire the American City parking lot, and eventually

construct a two or three level public parking garage there as part of any TIF package. This would provide the parking necessary for the Lake and Amphitheatre users, and prevent the construction of a 15-story building that would close in the Amphitheatre, blocking its afternoon sunlight and impeding airflow through the area.

Unfortunately as Downtown Columbia becomes more urban we need to adopt one of the other urban trappings, paid parking. Some communities already forbid construction of free parking lots to discourage private vehicle use. In this case paid parking would serve to:

1. Prevent this parking from being taken over by the residents of HHC's nearby buildings, and
2. Provide a funding stream for the operation of the parking facility.

Thank you for your consideration of this matter,
Russ Swatek
Long Reach

Posted by: Russ Swatek <swatek1@yahoo.com>

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From: Russ Swatek <swatek1@yahoo.com>
Sent: Sunday, October 01, 2017 2:44 PM
To: HOWARD-CITIZEN@yahoogroups.com; CouncilMail
Cc: CA Board; Columbia Flier
Subject: Re: [HOWARD-CITIZEN] Parking for Downtown Columbia Non-Profit Owned Amenities

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Long Reach

Posted by: James Howard <jh@jameshoward.us>

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From: James Howard <jh@jameshoward.us>
Sent: Sunday, October 01, 2017 1:01 PM
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Cc: CA Board; Columbia Flier
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From: Russ Swatek <swatek1@yahoo.com>
Sent: Sunday, October 01, 2017 10:21 AM
To: CouncilMail
Cc: CA Board; HCCA Howard County Citizens Association; Columbia Flier
Subject: Parking for Downtown Columbia Non-Profit Owned Amenities

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