

Amendment 1 to Amendment No. 1 to Council Bill No. 66 - 2025

BY: Deb Jung

**Legislative Day 14
Date: October 6, 2025**

Amendment 1 to Amendment No. 1

(This Amendment to Amendment 1 proposes alternative language that addresses future land use of contaminated sites.)

- 1 On page 62A of the Gateway Master Plan, attached to Amendment 1, in the first paragraph, in
2 line 6 after “time”, strike beginning with the comma up to the period in line 9, and insert the
3 following:
4 “future monitoring or remediation may result in compliance with current environmental safety
5 standards allowing modifications to current land use limitations”.
6

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Am 1 Am 1 CB 66 2025
~~passed on~~ October 6, 2025
Michelle Darr
Council Administrator

Failed

Amendment 1 to Council Bill No. 66-2025

BY: The Chairperson at the Request
of the County Executive

Legislative Day 14
Date: October 6, 2025

Amendment No. 1

(This Amendment further explains environmental restrictions.)

- 1 In the Gateway Master Plan, attached to this Act, insert pages 62A and 62B after page 62.
- 2
- 3 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 4 amendment.

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Am 1 CB 66-2025
passed on October 6, 2025

Nicholas Haezler
Council Administrator

The following table lists the parcels depicted on Map 7 and associated environmental restriction information as gleaned from EPA and MDE resources. As noted by MDE, data is provided for guidance and general information purposes and users should not rely upon the data for making final decisions regarding the status of a property. It should also be noted that the restrictions reflect current conditions, and it is possible that over time, monitoring may show the site is getting cleaner, or future cleanup methods will address the remaining hazardous wastes, at which point the Institutional Control (IC) plan could be modified, potentially resulting in more options for future land use.

<u>Parcel</u>	<u>Environmental restriction</u>	<u>Source of environmental restriction information</u>
<u>A74 – portion shown in solid red on Map 7</u>	<u>Residential land use* prohibited</u>	<u>EPA Institutional Control (IC) Plan in the Corrective Action Permit Renewal (2022)</u>
<u>A74 – portion shown with hatched red on Map 7</u>	<u>First-floor residential land use* prohibited (residential land use is allowed on upper floors)</u>	<u>MDE Land Restoration Program mapping service; Further, MDE offers a fact sheet about its residential redevelopment and land use control policy applicable to sites under the oversight of the Land Restoration Program.</u>
<u>A40</u>	<u>Residential land use* prohibited</u>	<u>EPA Institutional Control (IC) Plan in the Corrective Action Permit Renewal (2022)</u>
<u>A10</u>	<u>Residential land use* prohibited</u>	<u>EPA Environmental Covenant</u> <u>EPA Institutional Control (IC) Plan in the Corrective Action Permit Renewal (2022)</u>
<u>PAR A – closed former landfill</u>	<u>Residential land use prohibited*</u>	<u>EPA Environmental Covenant</u>
<u>Lot 15 – portion of property that overlaps with groundwater impacts of CMS Unit 4</u>	<u>Residential land use* prohibited</u>	<u>EPA Environmental Covenant</u>

**Residential land use defined as single family homes, multiple family dwellings, schools, day care centers, childcare centers, apartment buildings, dormitories, other residential-style facilities, hospitals, and inpatient health care facilities*

Amendment 1 to Amendment No. 2 to Council Bill No. 66-2025

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 1 to Amendment No. 2

(This Amendment clarifies that references to industrial uses are to “new” industrial uses.)

- 1 In Amendment No. 2, on revised page 68 of the Gateway Master Plan, in footnote 13, in the
- 2 second line, before “industrial”, insert “new”.

I certify that this a true copy of
Am1 Am2 CB66-2025
passed on October 6, 2025
Michelle Hazzard
Council Administrator

Amendment 2 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 2

(This Amendment clarifies by what is meant by “supporting industrial uses”.)

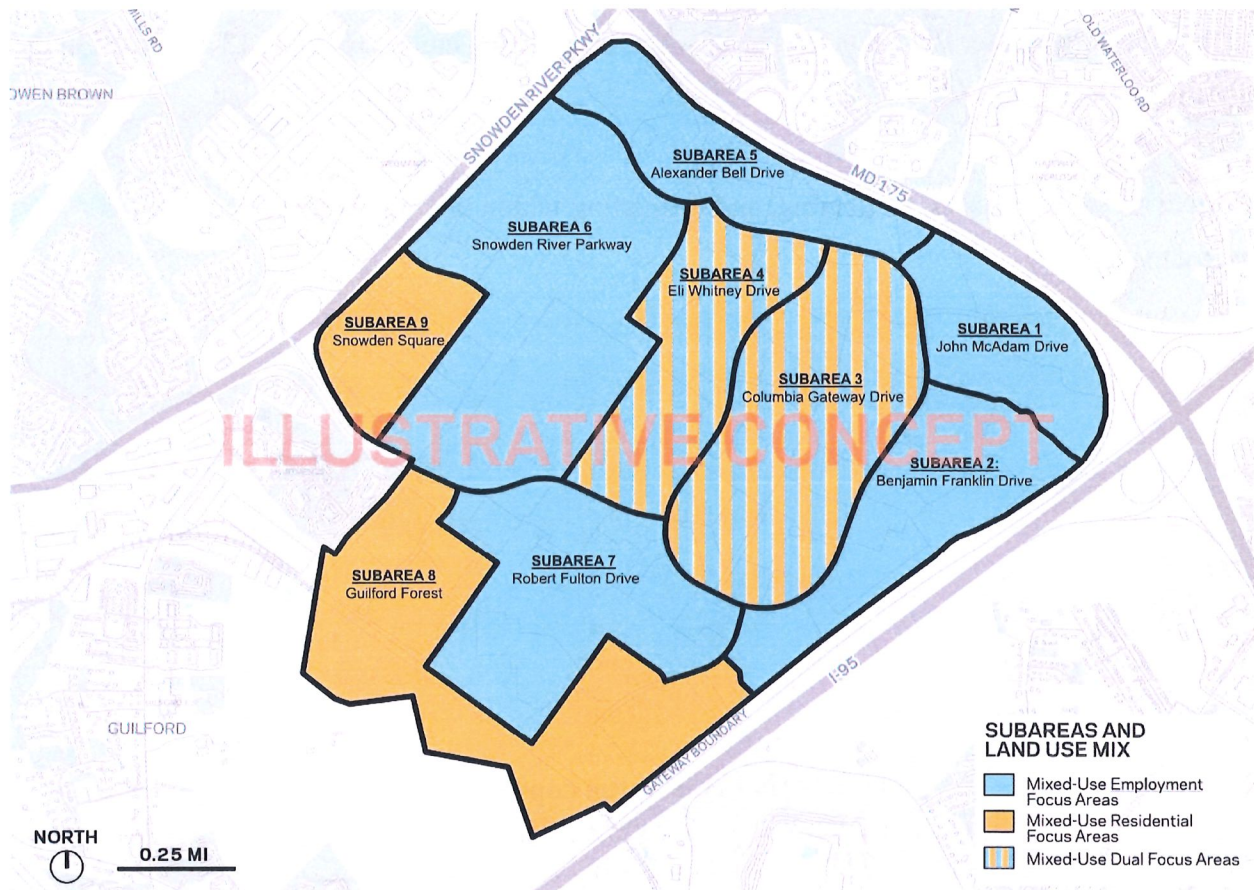
- 1 In the Gateway Master Plan, attached to this Act, on page 68, amend footnote 13 as shown in the
- 2 attached revised page 68.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

I certify that this a true copy of

Am2 CB66-2025
passed on October 6, 2025
Michelle Dwyer
Council Administrator

Potential Uses

Potential uses across all mixed-use focus areas could include – but are not limited to – office, research and development (R&D), commercial, retail, supporting industrial¹³, hotel, dense missing middle housing (such as stacked townhomes and multiplexes), multi-family residential, community facilities/institutions, and educational uses. Following the adoption of the master plan, a detailed zoning program/code effort will be undertaken (further described under the Zoning Recommendations section later in this chapter) to establish the specific list of permitted uses for each mixed-use focus area.



Map 10: Subareas and Land Use Mix Map

¹³ Supporting industrial uses are encouraged to be “clean” and supportive of a mixed-use environment. Supporting new industrial refers to certain industrial uses, such as flex spaces and data centers, that support targeted employment sectors in innovation districts. Similar to light industrial uses with operations generally performed in enclosed spaces, “clean” industrial uses have minimal environmental impacts in terms of pollution, odors, and other nuisance characteristics.

Amendment 1 to Amendment No. 3 to Council Bill No. 66 - 2025

BY: Deb Jung

**Legislative Day 14
Date: October 6, 2025**

Amendment1 to Amendment No. 3

(This Amendment to Amendment 3 proposes alternate language to strengthen guidance on supporting industrial uses and restrictions on future residential uses.)

1 On page 84 of the Gateway Master Plan draft, attached to Amendment 3, in line 19, strike “may
2 be” and substitute “are”.

3
4 On page 84 of the Gateway Master Plan draft, attached to Amendment 3, in line 21, strike “may
5 be” and substitute “are more”.

6
7 On page 84 of the Gateway Master Plan draft, attached to Amendment 3, in line 23, after
8 “properly”, insert “shielded by a structure.”

9
10 On page 84 of the Gateway Master Plan draft, attached to Amendment 3, strike from line 24
11 through “redevelopment” in line 26, and substitute “Redevelopment”.

12
13 On page 84 of the Gateway Master Plan draft, attached to Amendment 3, in line 28 after
14 “employment”, insert “even if environmental constraints on residential uses are lifted in the
15 future”.

I certify that this a true copy of

Am1 Am3 CB66-2025
passed on October 6, 2025

Failed

Michelle D'Amico
Council Administrator

Amendment 3 to Council Bill No. 66-2025

BY: The Chairperson at the Request
of the County Executive

Legislative Day 14
Date: October 6, 2025

Amendment No. 3

(This Amendment reorganizes the redevelopment vision for Subarea 6, Snowden River Parkway, in order to be more explicit as to where certain types of redevelopment may occur.)

- 1 In the Gateway Master Plan, attached to this Act, on pages 84 and 85, amend the redevelopment
- 2 vision for the Snowden River Subarea as shown in the attached revised pages 84 and 85.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

I certify that this a true copy of

Am 3 CB 66-2025
passed on October 6, 2025
Michelle Anderson
Council Administrator

SUBAREA 6: SNOWDEN RIVER PARKWAY

This 210-acre subarea, located along the northern boundary of Gateway, covers much of the Snowden River Parkway frontage. The existing development primarily consists of large industrial warehouse buildings, surrounded by extensive surface parking areas. Brownfields are present in this subarea.



Keymap

Current Zoning

This area is zoned for manufacturing and light industrial uses (M-1) and business general (B2). Refer to the Howard County Zoning Regulations Section 122.0: M-1 (Manufacturing: Light) District, and Section 119.0: - B-2 (Business: General) District for permitted uses, density and height regulations in the existing zoning districts.

Redevelopment Vision

This subarea includes properties with existing low-density industrial uses, where redevelopment within the 30-year horizon of this plan is unlikely. The master plan recommends that future development continue to have an employment focus where industrial coexists with other uses. This approach allows these areas to redevelop with a broader mix of uses or continue to thrive as industrial sites. Given the presence of environmental contamination, future residential uses may be limited on some sites; therefore, supporting industrial, low-density industrial uses or other employment-focused uses may be appropriate. Supporting industrial includes certain industrial uses, such as flex spaces and data centers that support targeted employment sectors in innovation districts. Supporting industrial uses should be properly screened or set back from neighboring uses. However, not all sites are contaminated, and further, monitoring could show sites getting cleaner over time, or future technologies may allow for more cleanup that results in additional use options in the future. Therefore, redevelopment of this subarea over the long-term With its frontage along Robert Fulton Drive and Snowden River Parkway, redevelopment of this subarea should consider a mix of uses with a focus on employment. Uses including but not limited to high-density office, R&D, supporting industrial, commercial uses, and residential uses could benefit from access to Snowden River Parkway and Robert Fulton Drive. Supporting industrial includes certain industrial uses, such as flex spaces and data centers that support targeted employment sectors in innovation districts. Supporting industrial uses should be properly screened or set back from neighboring uses. Further, given the presence of environmental contamination, future uses may be limited on some sites and supporting industrial or low-density industrial uses may be appropriate.

~~This subarea includes properties with existing low-density industrial uses, where redevelopment within the 30-year horizon of this plan is unlikely. The master plan recommends that future development continue to have an employment focus where industrial coexists with other uses. This approach allows these areas to redevelop with a broader mix of uses or continue to thrive as industrial sites.~~

Land Use Mix and Targeted Percentages:

This subarea is envisioned to achieve a mix of land uses with a focus on employment, with the following areawide use targets:

- Non-Residential Uses: 70—100%
- Residential Uses: 0—30%

Transportation Infrastructure Goals:

As redevelopment in this subarea is likely to occur over the very long term, the master plan does not anticipate immediate infrastructure improvements. However, beyond the 30-year timeframe of the master plan, redevelopment may occur, incorporating an interconnected network of streets and a potential connection to McGaw Road.

Open Space and Public Amenities:

A neighborhood park and a pocket park are envisioned as the main shared open spaces for this subarea. These open spaces can serve as a buffer between supporting industrial uses and neighboring uses. Refer to Map 16: Conceptual Open Space Framework Map for additional information.

Urban Form and Building Height:

The character and urban form envisioned for this subarea is a dense, compact development with mid-rise buildings and certain variation in building heights and massing articulation. Buildings along public roadways, and especially along Snowden River Parkway should be designed to help establish a defined urban frontage. Refer to Map 13: Conceptual Height Zones Map for more details about the potential building height zones.

Amendment 1 to Amendment No. 4 to Council Bill No. 66 - 2025

BY: Deb Jung

**Legislative Day 14
Date: October 6, 2025**

Amendment 1 to Amendment No. 4

(This Amendment to Amendment 4 proposes alternate language to strengthen guidance on restrictions on future residential uses on Brownfield parcels.)

On page 87 of the Gateway Master Plan draft, attached to Amendment 4, in line 2, strike
“Redevelopment should” and insert the following:

“Given the presence of environmental contamination, parcels designated as Brownfields must
undergo current federally required remediation before any residential redevelopment occurs. As
long as contamination persists, residential uses are prohibited. Supporting industrial or low-
density industrial uses are more appropriate for those sites. Supporting industrial uses should be
properly shielded by a structure, screened or set back from neighboring uses. After remediation,
redevelopment could”.

On page 87 of the Gateway Master Plan draft, attached to Amendment 4, strike lines 4-7 in their
entirety.

On page 87 of the Gateway Master Plan draft, attached to Amendment 4, in line 9, strike
beginning with The” through to”, and substitute the following: “After the former landfill site
(PAR A) has been remediated to current Federal environmental standards, the site could”.

On page 87 of the Gateway Master Plan draft, attached to Amendment 4, in lines 14-15, after
“Institutional”, strike “and residential uses”.

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Am 1 to Am 4 C B66-2025
~~passed on~~ October 6, 2025

Not moved

Michelle Herrod
Council Administrator

Amendment 4 to Council Bill No. 66-2025

BY: The Chairperson at the Request
of the County Executive

Legislative Day 14
Date: October 6, 2025

Amendment No. 4

(This Amendment reorganizes the redevelopment vision for Subarea 7, Robert Fulton Drive, in order to be more explicit as to where certain types of redevelopment may occur.)

- 1 In the Gateway Master Plan, attached to this Act, on page 87, amend the redevelopment vision
- 2 for the Robert Fulton Drive Subarea as shown in the attached revised page 87.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

I certify that this a true copy of

Am 4 C.B. 66-2025
passed on October 6, 2025
Michelle Howard
Council Administrator

Redevelopment Vision

Redevelopment should capitalize on the proximity to the CSX Multi-modal Corridor and a potential future transit station to create dense and walkable communities. Future uses may be limited on sites with environmental contamination (in the southern portion of this subarea) and supporting industrial or low-density industrial uses may be appropriate for those sites. Supporting industrial uses should be properly screened or set back from neighboring uses.

The former landfill site (PAR A) may also have the potential to be transformed into a park with a blend of active and passive recreation amenities, a location for on-site renewable energy production, or other productive uses that may support the innovation district. Meanwhile, the parcels along The Robert Fulton Drive Subarea are envisioned as an urban neighborhood with a mix of uses including but not limited to office, research and development, commercial, Institutional and residential uses, and certain industrial uses, such as flex spaces and data centers, that support targeted employment sector in innovation districts. ~~Supporting industrial uses should be properly screened or set back from neighboring uses. The former landfill site (PAR A) has potential to be transformed into a park with a blend of active and passive recreation amenities, a location for on-site renewable energy production, or other productive uses that may support the innovation district. Given the presence of environmental contamination, future uses may be limited on some sites and supporting industrial or low-density industrial uses may be appropriate.~~

~~Redevelopment should capitalize on the proximity to the CSX Multi-modal Corridor and a potential future transit station to create dense and walkable communities. Future uses may be limited on sites with environmental contamination and supporting industrial or low-density industrial uses may be appropriate.~~

Land Use Mix and Targeted Percentages:

The master plan recommends a mix of land uses with a focus on employment and the following areawide use targets:

- Non-Residential Uses: 70—100%
- Residential Uses: 0—30%

Transportation Infrastructure Goals:

- Robert Fulton Drive is envisioned to be reconfigured as a complete street with a designated transit lane.
- Separated bike lanes and sidewalks are envisioned along Robert Fulton Drive, between the Woonerf and Lee Deforest Drive, and a shared use path west of Lee Deforest Drive, connecting the Woonerf to Snowden River Parkway and communities beyond.

Amendment 1 to Amendment No. 5 to Council Bill No. 66-2025

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 1 to Amendment No. 5

(This Amendment clarifies that references to industrial uses are to “new” industrial uses.)

- 1 In Amendment No. 5, on revised page 94 of the Gateway Master Plan:
- 2 In line 20, before “industrial” insert “new”.
- 3 In line 21, before “permitted” insert “new”.
- 4 In line 28, before “industrial” insert “new”.

I certify that this a true copy of

Am 1 Am 5 CB 66-2025
passed on October 6, 2025

Michelle Garza

Council Administrator

Amendment 5 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 5

(This Amendment adds language that supporting industrial uses in zoning will be important.)

- 1 In the Gateway Master Plan, attached to this Act, on page 94, amend the Zoning Approach
- 2 language as shown in the attached revised page 94.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

I certify that this a true copy of
Am 5 CB66-2025
passed on October 6, 2025
Michelle Hazzard
Council Administrator

Zoning Approach

The long-term transformation of Gateway from a traditional business park – with a strong focus on industrial, manufacturing, and office uses – into an innovation district will require flexibility in terms of zoning regulations. The vision for Gateway is to continue to support economic development and business growth in Howard County, while integrating new employment and housing opportunities along with public amenities, multi-modal connections, transit options, and open spaces to foster the development of a thriving community of innovation.

The existing underlying zoning districts in Gateway contain height limitations that are restrictive, setbacks that do not allow for closely spaced taller buildings and prohibit residential uses. As Howard County does not currently have any zoning districts in its code that could realize the master plan's vision, and given the number of public amenities, open spaces, affordable housing goals and mix of uses the master plan would like to achieve, a new zoning district will need to be created. While the master plan provides recommendations on potential land uses, the master plan by itself does not change zoning or the permitted uses within Gateway. Following the adoption of the Master Plan, a detailed zoning program/code effort will be undertaken to establish the specific zoning regulations including a list of permitted uses for each mixed-use focus area.

Zoning will guide new industrial uses to be supportive of a mixed-use environment and compatible with future neighboring residential uses. Establishing new permitted supporting industrial uses and their requirements, such as appropriate setback, screening, and buffer requirements will be an important part of developing Gateway's zoning program and therefore, may require an evaluation of the base zoning district in certain areas – such as residential-focused and dual-focused subareas. This evaluation should be conducted in collaboration with property owners and innovation district stakeholders to ensure permitted uses will support the innovation industry cluster. In general, new industrial uses will be encouraged to be "clean" with minimal environmental impacts in terms of pollution and odors and will be further defined in the future zoning update.

For Gateway, the preliminary recommendation is to consider alternative zoning approaches such as performance-based zoning, incentive-based zoning, overlay districts, or form-based codes. These zoning tools could be applied individually or in combination to provide effective guidance on creating a great place. For example, a combined approach could result in an overlay district that contains performance standards, incentives, and/or form-based elements. And, as an alternative to a form-based code, design guidelines could be developed as part of the alternative zoning approach. While the master plan does not recommend a preferred zoning approach, stakeholders indicated a preference for an overlay district that would allow

Amendment 1 to Amendment No. 6 to Council Bill No. 66 - 2025

BY: Liz Walsh

**Legislative Day 14
Date: October 6, 2025**

Amendment 1 to Amendment No. 6

(This Amendment to Amendment 6 increases the required percentage of Moderate Income Housing Units (MIHUs) for new dwelling units in Gateway from 15% to 20%)

1 On page 1, in line 2 of the parenthetical, after “and to”, strike the remainder of the sentence and
2 substitute the following: “require 20% of new developments within Gateway be Moderate
3 Income Housing Units (MIHUs).”.

4
5 On page 158 of the Gateway Master Plan, attached to this Amendment, in line 10, make the
6 following changes:

- 7 • In line 10, strike “15%” and substitute “20%”.
- 8 • In line 11, strike “generally”.
- 9 • In line 13, strike “15%” and substitute “20%”. In the same line, strike “moderate-income”
10 and substitute “disability-income”.
- 11 • Strike beginning with line 14 through the period in line 15 in its entirety. Make a new
12 bullet, beginning with “Of” in line 15 through the remainder of line 16.

13
14
I certify that this a true copy of
Am 1 Am 6 CB 66-2025
passed on October 6, 2025
Mitchell H. H. H. H.
Council Administrator

Amendment 6 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 6

(This Amendment adds language related to housing goals for Gateway to include exploring public-private or nonprofit partnerships and to ~~include a 20% affordable goal for new units~~ require 20% of new developments within Gateway be Moderate Income Housing Units (MIHUs). This amendment also provides examples of certain types of housing.)

- 1 In the Gateway Master Plan, attached to this Act, on page 158, amend the Housing Goals for
- 2 Gateway as shown in the attached revised page 158.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

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Am 6 CB 66-2025
passed on October 6, 2025
Nichelle Howard
Council Administrator

Housing Goals for Gateway

For Gateway, the vision is to include affordable and multigenerational housing, consistent with the general plan's direction. The market demand for multi-family residential is anticipated to reach up to 6,600 units over the next 30 years, and up to 1,800 dense missing middle units are expected to be in demand within the same timeframe. The Master Plan anticipates that a combination of housing programs and future zoning regulations should include requirements and incentives to achieve affordable and multigenerational housing options. Example strategies include, but are not limited to:

- ~~Implementing the County's Moderate Income Housing Unit (MIHU) Program within Gateway, requiring developers to sell or rent up to 15% of the new dwelling units to households with a moderate income. Requiring 15% 20% of the new dwelling units to be Moderate Income Housing Units (MIHU) within Gateway. MIHU requirements should generally be met onsite.~~
- Creating incentives, or exploring public-private or nonprofit partnerships, to achieve additional affordable units above the 15% 20% MIHU requirement for low- and moderate-income disability-income households. The County's goal is to ensure that 20% of all new units in Gateway are affordable to low- and moderate-income households.
- Of these new affordable units, at least 10% should be physically accessible to persons with disabilities, as recommended by HoCo By Design
- Establishing incentives for developers to provide Low Income Housing Units (LIHU), with reduced rents available for low-income households, including incentives for mixed-use developments combining public, commercial, retail, and/or transportation facilities with mixed-income affordable rental housing
- Promoting incentives for developers to reserve a portion of the new housing units for households receiving a disability income (Disability Income Housing Units – DIHU) and age-restricted households
- Allowing for denser missing middle housing types (such as multiplex, stacked "flats," stacked 2-over-2 townhomes, stacked 3-over-1 townhomes, stacked 2-over-1 townhomes, and live-work units)
- Requiring sites of a certain size in residential focus subareas to redevelop with more than one housing type (i.e. multifamily and single-family attached or other missing middle types, such as multiplex, stacked "flats," stacked 2-over-2 townhomes, stacked 3-over-1 townhomes, stacked 2-over-1 townhomes, and live-work units)
- Providing incentives to create homeownership opportunities, such as a density bonus for projects that create affordable for-sale housing
- Exploring a "live near your work" program, as described in the Transportation Demand Management section (3.7 Transportation and Mobility)

Key Recommendations:

- +** Pursue requirements and incentives, through a combination of housing programs and future zoning regulations, to achieve affordable and multigenerational housing options that are available for rental and/or homeownership opportunities.

Amendment 7 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 7

(This Amendment adds language about the importance of planning when addressing infrastructure needs.)

- 1 In the Gateway Master Plan, attached to this Act, on page 203, amend the Phasing Infrastructure
- 2 Investment as shown in the attached revised page 203.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

I certify that this a true copy of

Am 7 CB 66-2025
passed on October 6, 2025
Nichelle Harwood
Council Administrator

1 *Phasing Infrastructure Investment*

2 Gateway's redevelopment will not occur all at once, and neither will investment in its
 3 infrastructure. As previously mentioned, a plan for public infrastructure and
 4 financing should be developed. This plan should further evaluate and establish a
 5 recommended sequence of investments and consider how some nodes may be the
 6 earliest locations for new development; however, the master plan provides an
 7 illustrative concept of how some key infrastructure pieces could be phased
 8 (illustrated in Map 22: Conceptual Infrastructure Phasing). Infrastructure
 9 investments—along with expanded programming to support employment growth
 10 and new zoning—can catalyze redevelopment. Some infrastructure investments
 11 may require an incremental approach. For example, the Woonerf and new streets
 12 may develop gradually, as redevelopment occurs.

13 The design of the Woonerf will depend on the scope of the design of the associated
 14 redevelopment. For example, a phase one scenario could involve the development of
 15 the Innovation Hub and an associated plaza that is designed to become a part of the
 16 Woonerf. Meanwhile, a redevelopment in another block could build a segment of the
 17 Woonerf and a side road; to avoid a 'hidden' front door, the redevelopment's front
 18 door could be located at the corner of the new side road and Woonerf. To connect
 19 the Innovation Hub Plaza to this Woonerf segment, a temporary multi-use path
 20 could be built. That temporary path would then be transformed into the Woonerf as
 21 additional redevelopments occur.

22 It is important to note that certain types of infrastructure – like police and fire access
 23 needs and stormwater – are reviewed and addressed at the site plan level, when
 24 redevelopment projects are proposed. Redevelopment projects are subject to
 25 Adequate Public Facilities Ordinance (APFO) requirements. On the water-sewer side,
 26 the County updates its Master Plan for Water and Sewerage every three years;
 27 therefore, Gateway will be incorporated into triennial updates. The Howard County
 28 Public School System updates its Educational Facilities Master Plan annually, and it
 29 will address Gateway in the future. Community facilities, such as police, fire, and
 30 recreational, are addressed through capital planning. Overall, the county has various
 31 reviews and planning processes to provide adequacy checks along the way for
 32 redevelopment projects.

Amendment 8 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 8

(This Amendment provides examples of Tax Credits and Incentives and adds that the Plan should consider the needs of legacy businesses and adjacent residents.)

- 1 In the Gateway Master Plan, attached to this Act, on page 224, amend the Potential Infrastructure
- 2 Financing Tools as shown in the attached revised page 224.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

I certify that this a true copy of

Am 8 CB 66-2025
passed on October 6, 2025

Nicholas D'Amico
Council Administrator

4.2 Potential Infrastructure Financing Tools

Designing, funding, and constructing Gateway's many types of infrastructure projects will be a complex, phased undertaking. The master plan recognizes that a combination of financing tools will be necessary, and multiple tools should be considered. These tools can be tailored to meet the specific needs of a project and ensure its successful implementation. Key tools in the public financing toolbox include:

- Tax Increment Financing (TIF): a method that uses future real property tax revenues generated by the project to finance certain improvements
- Special Taxing Districts: can be used alone to create additional revenues and/or as a back-up credit enhancement together with TIF to fund certain improvements
- Other Revenues: includes local county (income, admissions, hotel/motel) and state (real property, sales) sources of revenue
- Public Private Partnerships (PPP): collaborative agreements between government entities and private sector companies to share resources, risks, and rewards with true "three-P's" consisting of availability/lease payments, operations and maintenance payments, and other agreed upon fees/payments
- Grants and Subsidies: direct financial assistance provided by government agencies to support specific project components
- Tax Credits and Incentives: provided to reduce tax liabilities and encourage investment. For example, Gateway is part of the Eastern Howard County Enterprise Zone, which offers tax credits to encourage businesses to make capital investments and create new jobs.

An infrastructure phasing and financing plan will be an important early step in the plan's implementation. This plan should identify when and how various public financing tools should be deployed and the priorities of infrastructure projects. The plan should also consider the needs of legacy businesses and adjacent residents, and explore ways to retain these important contributors to the community.

Key Recommendations:

- + Determine how various public financing tools should be used as part of the development of an infrastructure phasing and financing plan

Amendment 9 to Council Bill No. 66-2025

BY: The Chairperson at the Request
of the County Executive

Legislative Day 14
Date: October 6, 2025

Amendment No. 9

(This Amendment revises Recommended Strategic Actions and assigns a lead agency and timeframe to each action.)

- 1 In the Gateway Master Plan, attached to this Act, on page 226, amend the Recommended
- 2 Strategic Actions as shown in the attached revised page 226. Insert new pages 226A and 226B
- 3 after page 226.
- 4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 6 amendment.

I certify that this a true copy of

Am 9 CB 66-2025
passed on October 6, 2025
Michelle Harrell
Council Administrator

Recommended Strategic Actions

The County, property owners, and other stakeholders may pursue various strategic actions in the near-term to help lay the foundation for the innovation district. The actions listed below focus on business attraction, funding mechanisms, zoning, and other planning activities.

- ~~Focus **business attraction and retention** efforts on identified priority industries~~
- ~~Establish anchor institution(s)~~
- ~~Create opportunities to **establish early pathways to education** and careers in innovation~~
- ~~Support Howard County Economic Development Authority (EDA) in its efforts to **scale up the Maryland Innovation Center (MIC)**~~
- ~~Pursue the development of an **Innovation Hub** as an opportunity to expand the programming at the MIC and create a thriving innovation core at the heart of Gateway~~
- ~~Establish a Gateway Innovation District **Board of Directors**~~
- ~~**Catalyze/facilitate redevelopment** by planning appropriately for public infrastructure (such as roads, community amenities, school facilities, etc.).~~
- ~~**Strategically acquire sites for public amenities and infrastructure** based on infrastructure planning.~~
- ~~**Establish/codify financing mechanisms** for infrastructure improvements as needed.~~
- ~~**Develop/amend zoning** that encourages building development/improvement in line with the master plan and provides incentives to catalyze mixed-use redevelopment that offers an array of publicly accessible open spaces, amenities and facilities; achieves sustainable design goals; and creates opportunities for affordable, multi-generational housing.~~
- ~~Establish a **communications plan** to guide the strategic communication efforts and promotions of Gateway Innovation District, including to bring awareness, funding opportunities, and support for Gateway from different levels of government, and to create ambassadors and champions within government.~~

<u>Recommended Strategic Action</u>	<u>Lead Agency</u>	<u>Timeframe</u>
<u>Focus business attraction and retention efforts on identified priority industries</u>	<u>Howard County Economic Development Authority</u>	<u>Years 0-5</u>
<u>Establish anchor institution(s) and champion(s)</u>	<u>Howard County Economic Development Authority</u>	<u>Years 0-5</u>
<u>Create opportunities to establish early pathways to education and careers in innovation</u>	<u>Howard County Economic Development Authority</u>	<u>Years 0-5</u>
<u>Support Howard County Economic Development Authority (EDA) in its efforts to scale up the Maryland Innovation Center (MIC)</u>	<u>Howard County Economic Development Authority</u>	<u>Years 0-5</u>
<u>Pursue the development of an Innovation Hub as an opportunity to expand the programming at the MIC and create a thriving innovation core at the heart of Gateway</u>	<u>Howard County Economic Development Authority</u>	<u>Years 0-5</u>
<u>Establish a Gateway Innovation District Board of Directors</u>	<u>Howard County Economic Development Authority</u>	<u>Years 0-5</u>

<u>Catalyze/facilitate redevelopment by planning appropriately for public infrastructure (such as roads, community amenities, school facilities, etc.).</u>	<u>Howard County Department of Public Works; Howard County Office of Transportation; Howard County Public School System, etc.</u>	<u>Years 0-5</u>
<u>Strategically acquire sites for public amenities and infrastructure based on infrastructure planning.</u>	<u>Howard County Department of General Services</u>	<u>Years 0-5</u>
<u>Establish/codify financing mechanisms for infrastructure improvements as needed.</u>	<u>Howard County Finance Department</u>	<u>Years 0-5</u>
<u>Develop/amend zoning that encourages building development/improvement in line with the master plan and provides incentives to catalyze mixed-use redevelopment that offers an array of publicly accessible open spaces, amenities and facilities; achieves sustainable design goals; and creates opportunities for affordable, multi-generational housing.</u>	<u>Howard County Department of Planning and Zoning</u>	<u>Years 0-5</u>
<u>Establish a communications plan to guide the strategic communication efforts and promotions of Gateway Innovation District, including to bring awareness, funding opportunities, and support for Gateway from different levels of government, and to create ambassadors and champions within government.</u>	<u>Howard County Economic Development Authority</u>	<u>Years 0-5</u>

Amendment 10 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 10

(This Amendment adds a statement about internal and external champions.)

- 1 In the Gateway Master Plan, attached to this Act, on page 227, amend the Recommended
- 2 Strategic Actions as shown in the attached revised page 227.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

I certify that this a true copy of
Am 10 CB 66-2025
passed on October 6, 2025
Michelle D'Amico
Council Administrator

Partnerships/Champion

Section 2.2 explains that “a Champion” is an influential representative(s) who can build awareness and help attract new support/participation, and can help advocate for the development, raising awareness and building buy-in for the district.

Gateway is fortunate to have a strong industry cluster, committed property owners, and various entities already playing a supportive or catalytic role in Gateway. These entities will also play a critical role in realizing the master plan vision. Together, these entities may be able to identify or establish an organization that could play the “champion” role to help realize the master plan’s vision, fill-in programming gaps and coordinate partnerships.

Some of those key entities are:

- **Columbia Gateway Association** – A non-profit organization consisting of approximately 25 property owners in the Gateway area primarily established to organize events that promote the Gateway Business District.
- **Howard County Economic Development Authority (HCEDA)** - The HCEDA is a quasi-governmental organization whose mission is to be a catalyst for economic growth and stability in Howard County. It performs an essential public function in promoting and enhancing the economic welfare of the County through its programs to encourage job creation, retain existing businesses, and attract new businesses. HCEDA is also the home to the Maryland Innovation Center and is located within the Gateway Innovation District.
- **Columbia Association** – A non-profit community services corporation that manages and provides a multitude of services, amenities, and public spaces to the nearly 100,000 residents living in Columbia, MD.
- **Howard County Government**
- **Gateway property owners/business owners/developers**

In the near-term future, Gateway can benefit from the development of diverse champions that extend beyond these current groups. These connections can form the basis of new relationships and opportunities (such as higher education partners and new tenants). There can be both champions internal and external to County Government.

Amendment 1 to Amendment No. 11 to Council Bill No. 66-2025

BY: David Yungmann

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 1 to Amendment No. 11

(This Amendment makes certain changes in order to better highlight the Gateway Innovation District.)

In Amendment No. 11:

On page 1, in line 9, before “MD175/MD”, insert “or near”.

On page 1, in lines 16 and 17:

- Strike the comma after “today,” and substitute a period
- Strike “identified” in line 16 down through and including “Plan.” in line 17, and substitute “The identification of permitted uses should address the needs of “Priority Industries” for an Innovation District in Section 2.3 of the Plan.”.

On page 2, in line 11, strike “strike the period and substitute” and substitute “after the period,
insert”.

On page 2, strike lines 12 and 13 and substitute:

“As redevelopment occurs, the “Woonerf” can emerge as the area’s spine that connects these anchors and becomes a main focal point itself.”.

On page 2, in line 23, after “after” insert “the period following”.

On page 3, strike lines 1 and 2 and substitute:

“Site design for new neighboring uses may need to incorporate buffers, screening, setbacks, or other elements and transitions – while ensuring business visibility where needed – to support existing uses and current priority industries that are integral to the Innovation District vision.”.

I certify that this a true copy of

Am 1 Am 11 CB 66-2025
passed on October 6, 2025

1

Marilyn Hocking
Council Administrator

- 1 On page 3, in line 5, strike “including the” and substitute “including uses that will
- 2 accommodate”.

Amendment 11 to Council Bill No. 66 - 2025

BY: David Yungmann

Legislative Day 14
Date: October 6, 2025

Amendment No. 11

(This Amendment adds language that emphasizes the Innovation District, prioritizes preservation and expansion of existing nonresidential uses in Gateway and adds language that prioritizes the proposed northern access point at MD175/MD108/Columbia Gateway Drive.)

The following changes are amendments to the Gateway Master Plan Legislative Draft - July 2025 attached to Council Bill 66 – 2025:

On page 15 of the plan, line 22, after “industries”, insert the following: “whose retention, expansion and growth are an integral part of the vision of an Innovation District”. In the same line, after “Gateway”, strike “will need” and substitute “are anticipated”.

On page 57 of the plan, strike beginning with “a” in line 21 through the remainder of the sentence in line 22, and substitute the following: “the new northern access point at or near MD 175/MD 108/Columbia Gateway Drive as recommended in HoCo by Design as a priority to improve safety and provide critical operational connectivity for the current Priority Industries and future residents and businesses of the Gateway Innovation District.”.

On page 68 of the plan, in line 9, strike the period after “area” and substitute the following: “, including preservation and expansion capabilities of the existing commercial innovation uses in Gateway today. The identification of permitted uses should address the needs of “Priority Industries” for an Innovation District in Section 2.3 of the Plan identified as areas of strength in the “Priority Industries” for an Innovation District in Section 2.3 of the Plan.”.

On page 76 of the plan, line 14, after “become”, insert “one of”.

I certify that this is a true copy of
Am 11 CB66-2025
passed on October 6, 2025
Michelle Herzog
Council Administrator

1

2 On page 76 of the plan, line 15, strike beginning with “area” through the remainder of the
3 sentence, and substitute the following: “areas, featuring a high concentration and diversity of
4 uses in Gateway as the area redevelops over the life of the Plan.”.

5

6 On page 76 of the plan, strike beginning with “the” in line 16, up to but not including the word
7 “multiple” in line 17.

8

9 On page 76 of the plan, in line 18, before “public”, insert “Innovation District”.

10

11 On page 76 of the plan, in line 21, strike the period and substitute after the period, insert the following
12 “, and the spine of the area to serve as the “Woonerf” connecting these anchors as a main focal
13 point itself as redevelopment occurs.”. “As redevelopment occurs, the “Woonerf” can emerge as the
14 area’s spine that connects these anchors and becomes a main focal point itself.”.

15

16 On page 77 of the plan, in line 3, before “focus”, insert “redevelopment”.

17

18 On page 77 of the plan, in line 5, after “urban”, insert “Innovation District”.

19

20 On page 77 of the plan, in line 8, before “light”, insert “new”.

21

22 On page 77 of the plan, in line 10, strike “redevelopment” and substitute “new development”On page 77
of the plan, in line 11, after the period following “redevelopment”, insert the following:

1 ~~“and site design for new neighboring uses should incorporate support and growth of these~~
2 ~~existing Priority Industries that are integral to the Innovation District vision”.~~ “Site design for
3 new neighboring uses may need to incorporate buffers, screening, setbacks, or other elements and
4 transitions – while ensuring business visibility where needed – to support existing uses and current
5 priority industries that are integral to the Innovation District vision.”.

6
7 On page 104 of the plan, in the box entitled “Key Recommendations:”, in the first
8 recommendation, after “uses”, insert the following: “, ~~including the~~ including uses that will
accommodate Priority Industries that are an integral part of the Innovation District vision”.

9
10 On page 204 of the plan, in line 1, insert the title “Conceptual Infrastructure Phasing”.

11
12 On page 224 of the plan, in line 26, after the period, insert the following:
13 “The plan should also consider the needs of legacy businesses, particularly those in the identified
14 Priority Industries for the Innovation District, and adjacent residents and explore ways to retain
15 these important contributors to the community.”.

16
17 On page 226 of the plan, in line 7, after “industries”, insert the following: “and aligned with the
18 common characteristics and employment goals of the Innovation District vision”.

Amendment 1 to Amendment No. 12 to Council Bill No. 66 - 2025

BY: Deb Jung

**Legislative Day 14
Date: October 6, 2025**

Amendment 1 to Amendment No. 12

(This Amendment to Amendment 12 corrects a drafting error and adds clarifying language to guidance for shielding supporting industrial uses.)

- 1 On page 2, in line 1, after “shielded”, insert “by a structure”.
- 2
- 3 On page 2, in lines 10, 15, and 20, strike “reduce incompatibility with existing uses” and
- 4 substitute “ensure compatibility of employment and residential uses”.
- 5
- 6

I certify that this a true copy of

Am 1 Am 12 CB66-2025
passed on October 6, 2025

Nichelle Dasso
Council Administrator

Failed

Amendment 12 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment No. 12

(This Amendment adds language to ensure that future non-residential land uses in Gateway are compatible with future residential land uses and adds language that calls for implementation of regulations to ensure future compatibility.)

The following changes are amendments to the Gateway Master Plan Legislative Draft - July 2025 attached to Council Bill 66 – 2025:

On page 33 of the plan, line 4, after “that”, insert “are compatible with each other, create healthy communities, and”.

On page 68 of the plan, line 2, after “areas”, insert “must be compatible with future residences and”.

On page 71 of the plan, line 20, strike the comma after “Route 175”.

On page 71, after the period in line 23, insert the following: “Future residential uses should not be sited adjacent to employment uses that create emissions, noise, or other incompatible activities.”.

On page 73, in line 19, strike beginning with the first comma after “recommended” through the second “ – “, and substitute “and could include, but are not limited to,”. In the same line, after “high-density office,” insert “air permit exempt”.

I certify that this a true copy of

Am 12 C B 66-2025
passed on October 6, 2025

Michelle Barrad

Council Administrator

1 On page 73, in line 23, after “properly”, insert “shielded”.

2

3 On page 77, line 11, after “incremental”, strike from the semicolon through “redevelopment” and
4 substitute the following: “and regulations will be developed to reduce incompatibility with
5 existing uses”.

6

7 On page 80, line 17, before “R&D”, insert “air permit exempt”.

8

9 On page 80, line 18, insert the following after the period: “Regulations will be developed to
10 reduce incompatibility with existing uses.”.

11

12 On page 82, line 18, before “R&D”, insert “air permit exempt”.

13

14 On page 82, line 19, insert the following after the period: “Regulations will be developed to
15 reduce incompatibility with existing uses.”.

16

17 On page 84, line 18, before “R&D”, insert “air permit exempt”.

18

19 On page 84, line 20, insert the following after the period: “Regulations will be developed to
20 reduce incompatibility with existing uses.”.

21

Amendment 13 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14
Date: October 6, 2025

Amendment No. 13

(This Amendment adds additional map layers to Map 6 and Map 10 in the proposed Master Plan draft to show the brownfields areas in Gateway)

The following changes are amendments to the Gateway Master Plan Legislative Draft - July 2025 attached to Council Bill 66 – 2025:

On page 61 of the plan, in line 1, amend “Map 6: Existing Land Use Map” to add a text insert that states “Some parcels that are currently designated undeveloped industrial, industrial, and parks and open spaces are brownfield sites with EPA restrictions. See Map 7 for more information.”.

On page 68 of the plan, in line 10, amend “Map 10: Subareas and Land Use Mix Map” to add a legend for “Brownfields with Environmental Restrictions” and include an additional layer showing the brownfields areas, like the layers shown on “Map 7: Brownfields Environmental Restrictions Map”. On the same page, change the map title to “Map 10: Subareas, Land Use, and Brownfields Map.”

I certify that this a true copy of

Am 13 CB66-2025
passed on October 6, 2025
Michelle Harlan
Council Administrator

Amendment 14 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment No. 14

(This Amendment adds language to indicate the possible future development of a medical campus in Subarea 1 and adds language to ensure coordination with property owners on evaluating a future site access point along Route 175.)

The following changes are amendments to the Gateway Master Plan Legislative Draft - July 2025 attached to Council Bill 66 – 2025:

On page 71 of the plan, in line 10, after “undeveloped”, insert the following: “though there are plans by one of the property owners to develop a medical campus allowed by right under the current zoning”.

On page 72 of the plan, in line 16, after “coordination”, insert “with affected property owners and”.

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Am 14 CB66-2025

passed on October 6, 2025

Michele Darrad

Council Administrator

Not Moved

Amendment 1 to Amendment No. 15 - Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment No. 1 to Amendment No. 15

(This Amendment to Amendment 15 adds clarifying language to the guidance about screening industrial uses.)

1 On page 1, line 4, after “shielded”, insert “by a structure”.

2

3 On page 1, line 6, after “shielded”, insert “by a structure”.

4

5

6

I certify that this is a true copy of
Am 1 Am 15 CB66-2025
passed on October 6, 2025
Nichelle Haezel
Council Administrator

Amendment 15 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment No. 15

(This Amendment adds language to strengthen the existing language that encourages screening of industrial uses from neighboring uses.)

1 The following changes are amendments to the Gateway Master Plan Legislative Draft - July
2 2025 attached to Council Bill 66 – 2025:

3

4 On page 84 of the plan, in line 23, after “properly”, insert “shielded by a structure.”.

5

6 On page 87 of the plan, in line 6, after “properly”, insert “shielded by a structure.”.

7

I certify that this is a true copy of
Am 15 CB 66-2025
passed on October 6, 2025
Michelle Charred
Council Administrator

Amendment 1 to Amendment No. 16 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment 1 to Amendment No. 16

(This Amendment to Amendment 16 adds language to clarify which areas must undergo environmental remediation before redevelopment occurs.)

- 1 On page 1, in line 5, strike "this Subarea" and insert "the parcels designated as Brownfields".
- 2

I certify that this a true copy of
Am 1 Am 16 CB 66-2025
passed on October 6, 2025
Michele Harrell
Council Administrator

Amendment 16 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment No. 16

(This Amendment adds language to require that the Subareas with environmental contamination must be remediated to current standards before redevelopment occurs.)

The following changes are amendments to the Gateway Master Plan Legislative Draft - July 2025 attached to Council Bill 66 – 2025:

On page 87 of the plan, in line 7, after the period, insert the following:

“Given the presence of environmental contamination, this Subarea the parcels designated as Brownfields must undergo current federally required remediation before any redevelopment occurs. As long as contamination persists, residential uses are prohibited and future employment uses must be limited to currently approved uses supporting industrial or low-density industrial uses.”.

In the same line, strike “The former landfill site (PAR A) has potential to be” and substitute “After the former landfill site (PAR A) has been remediated to current federal standards, the site could be”.

On page 87, strike beginning with “Given” in line 10 through the remainder of the sentence in line 12.

On page 87, in line 13, strike “Redevelopment” and substitute the following: “Once environmental remediation has occurred on contaminated parcels, then redevelopment”.

I certify that this a true copy of

Am 16 CB66-2025

1 passed on October 6, 2025

Michelle D. Reed

Council Administrator

Failed

1 On page 87, in line 14, strike “to create dense and walkable communities”
2

3 On page 87, in line 15, strike “may”, and substitute “will”. In the same line, after “limited”,
4 insert “to supporting industrial or low-density industrial uses”. Also in the same line, add a
5 period after “contamination” and strike beginning with “and” through the remainder of the
6 sentence in line 16.

7
8 On page 89, in line 17, strike “This” and substitute the following: “Once Subarea 7 has been
9 successfully remediated to current standards, this”.

Amendment 17 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment No. 17

(This Amendment revises language in the Gateway Master Plan regarding considerations for Baltimore/Washington International Thurgood Marshall Airport Flight Paths.)

1 The following changes are amendments to the Gateway Master Plan Legislative Draft - July
2 2025 attached to Council Bill 66 – 2025:

3
4 On page 127 of the plan, in line 1 of the graphic titled “Baltimore/Washington International
5 Thurgood Marshall Airport Flight Paths”, strike the second paragraph and third paragraphs in
6 their entirety and substitute the following:

7 “Though Gateway is outside the BWI Airport Noise Zone (ANZ), Gateway is adversely
8 impacted by noise caused by NextGen flight paths and future development should be required to
9 utilize best practices in building standards for attenuating noise, as called for in the General Plan.
10 Structures with a height greater than 200 feet may require further coordination with the Maryland
11 Aviation Administration.”.

12

I certify that this a true copy of
Am 17 CB 66-2025
passed on October 6, 2025
Michelle H. Hest
Council Administrator

Amendment 18 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14
Date: October 6, 2025

Amendment No. 18

(This Amendment removes "R&D" from the "Ground Floor Facades" minimum transparent glazing requirement)

1 The following change amends the Gateway Master Plan Legislative Draft - July 2025 attached to
2 Council Bill 66 – 2025:

3

4 On page 118 of the plan, in line 3, strike “, R&D,”.

5

6

7

I certify that this a true copy of

Am 18 CB66-2025
passed on October 16, 2025
Michelle Harris
Council Administrator

Failed

Amendment 19 to Council Bill No. 66 - 2025

BY: Deb Jung

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 19

(This Amendment strikes “rental” and “apartment” from the “Explore the Development of a Live Near Your Work Program”)

- 1 The following changes are amendments to the Gateway Master Plan Legislative Draft - July
- 2 2025 attached to Council Bill 66 – 2025:
- 3
- 4 On page 189 of the plan, in line 27, strike “or rental”. On the same line, strike “or apartment”.
- 5
- 6 On Page 189 of the plan, in line 32, after “reflects the”, insert “for-purchase”.
- 7

I certify that this a true copy of
Am 19 CB 66-2025
passed on October 6, 2025
Michelle Bureau
Council Administrator
Not Moved

Amendment 20 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment No. 20

(This Amendment deletes the title of "Near-term preliminary recommendations and replaces with "Preliminary Recommendations"; adds language to ensure adequate school capacity is funded; deletes "Near/mid-term preliminary recommendations"; and deletes "Alternative School Site Models")

1 The following changes are amendments to the Gateway Master Plan Legislative Draft - July
2 2025 attached to Council Bill 66 – 2025:

3

4 On page 214 of the plan, in line 1, strike "Near-term". On the same line, strike "preliminary" and
5 substitute with "Preliminary".

6

7 On page 214 of the plan, immediately before line 12, insert the following:

8 "• New revenue sources for purchasing land and building new schools in Gateway should be
9 considered to ensure that adequate school capacity is funded."

10

11 On page 214 of the plan, strike lines, 19 through 26, in their entirety.

12

13 Strike pages 215 through 218 of the plan, in their entirety.

I certify that this a true copy of

Am 20 CB 66-2025
passed on

October 6, 2025

Michelle H. H. H.

Council Administrator

Failed

Amendment 1 to Amendment No. 21 to Council Bill No. 66 - 2025

BY: Christiana Rigby

Legislative Day 14

Date: October 6, 2025

Amendment 1 to Amendment No. 21

(This Amendment to Amendment 21 proposes revisions to the proposed “Key Recommendations” language regarding labor standards for development companies using public financing.)

1 On page 1, in line 5, strike “qualifying and substitute “approved”.”

2

3 On page 1, in line 10, strike “companies” and substitute: “entities”.

4

5

6

Amendment 21 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14

Date: October 6, 2025

Amendment No. 21

(This Amendment adds language to ensure that projects qualifying for public financing tools adhere to general labor standards)

1 The following changes are amendments to the Gateway Master Plan Legislative Draft - July
2 2025 attached to Council Bill 66 – 2025:

3

4 On page 224 of the plan, in line 6, immediately after the period insert the following:

5 “Any project qualifying for public financing tools should adhere to general labor standards,
6 including prevailing wage, apprentice utilization, local hiring, and workplace conditions.”.

7

8 On page 224 of the plan, in the box entitled “Key Recommendations:”, after the
9 recommendation, insert the following:

10 “+ Develop and require labor standards for companies using public financing tools in order to
11 support a local and well-paid construction and maintenance workforce”.

I certify that this a true copy of

Am 21 CB 66-2025
passed on October 6, 2025

Failed

Michelle Herron
Council Administrator

Amendment 22 to Council Bill No. 66 - 2025

BY: Deb Jung

Legislative Day 14
Date: October 6, 2025

Amendment No. 22

(This Amendment removes "Tax Increment Financing" from "Potential Infrastructure Financing Tools")

1 The following change amends the Gateway Master Plan Legislative Draft - July 2025 attached to
2 Council Bill 66 – 2025:

3

4 On page 224 of the plan, strike lines, 8 through 9, in their entirety.

5

I certify that this a true copy of
Am 22 CB66-2025
~~passed on~~ October 6, 2025
Michelle De Zeeuw
Council Administrator

Failed

Amendment 1 to Amendment No. 23 to Council Bill No. 66 - 2025

BY: Liz Walsh

Legislative Day 14
Date: October 6, 2025

Amendment 1 to Amendment No. 23

(This Amendment to Amendment 23 restructures the proposed language in the Recommended Strategic Actions section of the Gateway Master Plan.)

- 1 On page 1, strike lines 10-14 in their entirety and substitute the following:

<u>Require the use of a project labor agreement in</u> <u>procurement and contract administration processes</u> <u>and require compliance with Maryland Prevailing</u> <u>Wage Law for future redevelopment in the</u> <u>Gateway Master Plan area, in accordance with the</u> <u>provisions of Sections 4.122 and 4.122A of the</u> <u>Howard County Code, and with Title 17, Subtitle 2</u> <u>State Finance & Procurement Article of the</u> <u>Annotated Code of Maryland.</u>	<u>Howard County</u> <u>Office of</u> <u>Procurement and</u> <u>Contract</u> <u>Administration</u>	<u>Years 0-5</u>
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2

3

4

I certify that this a true copy of
Am 1 Am 23 CB66-2025
passed on October 6, 2025
Muchelle De28Ad
Council Administrator

Amendment 23 to Council Bill No. 66 - 2025

BY: Liz Walsh

Legislative Day 14

Date: October 6, 2025

Amendment No. 23

(This Amendment adds language to indicate preference to prevailing wage requirements and a requirement to use project labor agreements in County procurement practices for projects in the Gateway Master Plan area.)

1 On page 2, immediately following line 8, insert the following:

2 “WHEREAS, the County Council wishes to indicate a requirement to use a project labor
3 agreement in procurement and contract administration processes and require compliance with
4 Maryland Prevailing Wage Law for future redevelopment of Gateway, in accordance with the
5 provisions of Sections 4.122 and 4.122A of the Howard County Code, and with the State Finance
6 & Procurement Article of the Annotated Code of Maryland; and”.

7

8 In the Gateway Master Plan Legislative Draft - July 2025 attached to Council Bill 66 – 2025, on
9 page 226 of the plan, immediately after line 33, insert the following:

10 ~~● “Require the use of a project labor agreement in procurement and contract administration~~
11 ~~processes and require compliance with Maryland Prevailing Wage Law for future~~
12 ~~redevelopment in the Gateway Master Plan area, in accordance with the provisions of~~
13 ~~Sections 4.122 and 4.122A of the Howard County Code, and with Title 17, Subtitle 2~~
14 ~~State Finance & Procurement Article of the Annotated Code of Maryland.”~~

I certify that this a true copy of

Am 23 CB66-2025
passed on October 6, 2025

Failed

Michelle Harrod

Council Administrator

<u>Require the use of a project labor agreement in procurement and contract administration processes and require compliance with Maryland Prevailing Wage Law for future redevelopment in the Gateway Master Plan area, in accordance with the provisions of Sections 4.122 and 4.122A of the Howard County Code, and with Title 17, Subtitle 2 State Finance & Procurement Article of the Annotated Code of Maryland.</u>	<u>Howard County</u> <u>Office of</u> <u>Procurement and</u> <u>Contract</u> <u>Administration</u>	<u>Years 0-5</u>
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HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043 ■

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Subject: Testimony for Council Bill ____-2025 – Adoption of the Gateway Master Plan

To: Brandee Ganz
Chief Administrative Officer

From: Lynda Eisenberg, Director
Department of Planning and Zoning 

Date: August 14, 2025

The Department of Planning and Zoning (DPZ) supports Council Bill ____-2025, which proposes adoption of the Gateway Master Plan as a General Plan Amendment.

Background

HoCo By Design, the general plan for Howard County, envisions Gateway as a Regional Activity Center, which represents a major hub for employment, entertainment, and innovation in the County. HoCo By Design describes Gateway's significant growth and development potential as follows:

Gateway is referred to by some as "the last frontier" for significant growth in Howard County. The County should maximize its development potential as a major employment hub and plan for housing, open space, and civic uses as essential components to building a 'complete community' for the twenty-first century. The footprint of Gateway—over 1,000 acres—offers a significant opportunity to plan a special place in Howard County that will evolve over decades.

HoCo By Design's implementing action EP-5.4 calls for DPZ to:

"Develop a master plan for Gateway that describes the area's desired future mix of uses, open space network, development phasing and intensity, building height range, and infrastructure approach. Build upon the general considerations included in the HoCo By Design Focus Areas technical appendix."

Gateway Master Plan Vision, Principles, and Key Features

The Gateway Master Plan presents a comprehensive, actionable roadmap to guide the long-term transformation of Gateway into a thriving innovation district, a major hub for cybersecurity, defense, technology, artificial intelligence (AI), quantum, and other emerging industries that also offers residents a connected, vibrant, and thriving community in which to live, work, and play.

Eight planning principles provide the overarching foundation for Gateway’s long-term transformation:

1. **Innovation and Growth:** establish the Gateway Innovation District as an epicenter for employment, research, and innovation
2. **Mix the Uses:** create a mixed-use, walkable physical environment that supports innovation and creates a socially vibrant, pedestrian-focused community
3. **A Unique Sense of Place:** create a “there, there” for Gateway – recognizable shared open spaces for the community
4. **A Place for People:** develop a multi-generational, accessible, and mixed-income community where all people can thrive
5. **Walkable Environment:** establish a human-scale urban form that prioritizes walkability
6. **Sustainability and Resiliency:** take green design to the next level
7. **Transportation and Mobility:** develop a multi-modal transportation network that welcomes people traveling via all modes
8. **Flexibility Over Time:** establish a market-based, flexible implementation framework

Key features of the plan that advance its vision and principles include:

- An Innovation Hub – ideally located near the existing Maryland Innovation Center (MIC) offering research labs, coworking space, and places for partnership between businesses, universities, and startups. The Innovation Hub is envisioned to expand upon the work of the Howard County Economic Development Authority’s MIC and support employment growth in the district.
- Nodes – strategic locations, at future key intersections or around existing and future assets, intended for higher-intensity, mixed-use redevelopment, where retail and public gathering spaces will be concentrated
- The Woonerf – a pedestrian-oriented space designed for people, bicycles, and slow-moving cars, with an emphasis on bringing people together
- Open Space – an interconnected framework of varying typologies including a linear park, urban plazas, neighborhood parks, pocket parks, and connection to the 3.1-mile CSX rail trail
- A mix of flexible office space, residential housing, and public amenities attractive to global companies and local entrepreneurs
- Recommendations for multi-modal transportation, sustainability strategies, and public infrastructure that supports smart, resilient, and connected growth

Plan Implementation

The Plan emphasizes the importance of “a Champion” for implementation – an influential representative(s) who can build awareness and help attract new support/participation, and can help advocate for the development, raising awareness and building buy-in for the district. Gateway is fortunate to have a strong industry cluster, committed property owners, and various entities, such as the Howard County Economic Development Authority, already playing a supportive or catalytic role in Gateway. These entities will also play a critical role in realizing the master plan vision. Together, these entities may be able to identify or establish an organization that could play the “champion” role to help realize the master plan’s vision, fill-in programming gaps and coordinate partnerships.

Public Engagement

Since launching the plan in January of 2024, DPZ has sought community involvement to shape the plan. As part of this effort, three public meetings were held, attracting 400 participants. In addition, nearly 50 stakeholder meetings and focus groups were held with Gateway property owners, businesses, industry leaders, and academic institutions. Over 150 Gateway businesses were surveyed to understand their current and future needs for office space and innovation district services. A 23-member Executive-appointed Master Plan Advisory Committee served as a sounding board for the project. The Advisory Committee met five times over the course of the project and included Gateway property and business owners, economic development experts, community members, and advocates for housing, planning, transportation, and sustainability. The team also engaged the Planning Board in two workshops throughout the process. These workshops were held on February 6, 2025, and June 26, 2025. The draft Gateway Master Plan was released in June 2025 and available for public comment from June 18 to July 8. The Planning Board held a public meeting to review the plan on August 7, 2025.

Technical Planning

A technical planning process was undertaken to assess existing conditions and opportunities. The process focused on site conditions, urban design, placemaking, environment and sustainability, multi-modal transportation, infrastructure phasing, land use and public facilities, and market demand and opportunities. Detailed analyses were prepared for water/sewer and transportation infrastructure demands, housing, retail and employment growth opportunities, and the fiscal impact projections that may result from future growth. Additionally, the plan presents three different pupil yield scenarios to inform future school capacity needs. Key findings from many of these technical assessments were presented to the Advisory Committee and highlighted in public events. Additionally, to help assess the plan's feasibility, DPZ convened a technical team of County staff representing multiple agencies who participated in the process and helped inform the plan's recommendations.

Fiscal Impact

There is no immediate fiscal impact associated with adoption of this Council Bill. However, two fiscal analyses – a high-range scenario and low-range scenario – were prepared as resources for the planning effort. Both analyses assessed the implications of future growth in terms of projected general fund revenues and general fund operating expenses for supporting public services and facilities. The fiscal analyses do not include capital public infrastructure costs; the Master Plan recommends that these capital costs be evaluated and determined in a public infrastructure financing plan.

- Development assumptions
 - The low-range scenario evaluated the fiscal impact of 4,500 multifamily units, 1,200 missing middle/stacked townhome units, 1 million square feet of new commercial office and innovation office space, and 219,000 square feet of new restaurant and retail space over 30 years.
 - The high-range scenario evaluated the fiscal impact of 6,600 multifamily units, 1,800 missing middle/stacked townhome units, 1.8 million square feet of new commercial office and innovation office space, and 312,000 square feet of new restaurant and retail space over 30 years.

- Both analyses assumed 15% of all multifamily units would be affordable to those earning 60% of County median income, and that 15% of all missing middle units would be affordable to those earning 80% of County median income
- General fund revenues, expenditures, and net revenues
 - Both analyses estimated general fund revenues; in the low-range scenario, these revenues totaled \$707 million, while in the high-range scenario, these revenues totaled \$1 billion
 - Both analyses used the Howard County approved operating budget for fiscal year 2025 to estimate general fund expenditures; in the low-range scenario, these expenditures totaled \$636 million, while in the high-range scenario, these revenues totaled \$959 million
 - Net operating general fund revenue in the low-range scenario was \$70 million and in the high-range scenario, \$112 million
- Revenues not available to the general fund
 - Both analyses also estimated school excise tax revenues, road excise tax revenues, and transfer tax revenues, but did not include these in a summary of general fund revenues as these sources were assumed to not be available to the general fund
 - School excise tax revenues were \$63 million in the low-range scenario and \$93 million in the high-range scenario
 - Road excise tax revenues were \$19 million in the low-range scenario and \$29 million in the high-range scenario
 - Transfer tax revenues were \$42 million in the low-range scenario and \$63 million in the high-range scenario

Attachments:

1. Gateway Fiscal Impact Analysis – High-Range Scenario
2. Gateway Fiscal Impact Analysis – Low-Range Scenario
3. Planning Board Recommendation letter
4. DPZ's Technical Staff Report

cc: Brian Shepter, Deputy Chief of Staff
Jennifer Sager, Legislative Coordinator
Mary Kendall, Deputy Director, DPZ
Kristin O'Connor, Division Chief, Comprehensive and Community Planning, DPZ
Kate Bolinger, Planning Supervisor, Comprehensive and Community Planning, DPZ

Columbia Gateway Howard County, Maryland

Fiscal Impact Projections - High Range Scenario

Relevant Assumptions:

Construction Begins in Year 1
Affordable Townhomes are 80% MIHU
Affordable Multi-Family are 60% MIHU
Market Value for Commercial and Innovation Office are Equal
Other Non-Departmental Expenses are \$65 Million
Commercial Office Employees Projected Per 200 SF
Innovation Office Employees Projected Per 300 SF

Revenues Impacted:

Real Property Tax
Personal Income Tax
Local Recordation Tax
Additional Budgeted Revenues

Prepared By:

MUNICAP, INC.
— PUBLIC FINANCE —

July 23, 2025

Columbia Gateway Howard County, Maryland

Fiscal Impact Projections - High Range Scenario

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***Columbia Gateway
Howard County, Maryland***

Schedule S-I: Summary of Impacts

	Cumulative Revenues Through Fiscal Year 30
<i>Net Fiscal Impact to Howard County</i>	
<i>County general fund revenues (Schedule XIII):</i>	
Real property tax increment revenues	\$627,713,974
Personal income tax revenues	\$369,415,030
Local recordation tax revenues	\$25,446,198
School excise tax revenues ¹	\$0
Road excise tax revenues ¹	\$0
Transfer tax revenues ¹	\$0
Hotel occupancy tax revenues ¹	\$0
Other additional revenues	\$48,934,074
Sub-total County revenues	\$1,071,509,276
<i>County general fund operating expenses (Schedule XIV-B)</i>	<i>(\$959,099,957)</i>
Net operating revenues to Howard County	\$112,409,319

<i>Permanent Jobs Created</i>	FTE Jobs At Full Build-Out
Direct (full-time equivalent)	7,799
Indirect	3,172
Total permanent full time equivalent jobs	10,970

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¹Excise tax, transfer tax, and hotel occupancy tax revenues are assumed to not be available to the General Fund.

Columbia Gateway Howard County, Maryland

High Range Scenario Development Assumptions

***Columbia Gateway
Howard County, Maryland***

Schedule I: Projected Development by Type - High Range Scenario

Property Type	Area ¹				Market Value ²			Total Projected Market Value
	Units	Rooms	SF Per Unit/Room	SF	Per Unit	Per Room	Per SF	
<u>Residential</u>								
Townhomes (for-sale):								
Market rate	1,530	-	1,470	2,249,100	\$507,893	-	\$345.51	\$777,076,448
Affordable 80% MIHU	270	-	1,470	396,900	\$378,000	-	\$257.14	\$102,060,000
Multi-family:								
Market rate	5,610	-	1,000	5,610,000	\$247,342	-	\$247.34	\$1,387,587,740
Affordable 60% MIHU	990	-	1,000	990,000	\$72,446	-	\$72.45	\$71,721,583
Sub-total residential	8,400			9,246,000				\$2,338,445,771
<u>Commercial</u>								
Commercial office	-	-	-	1,305,199	-	-	\$174.99	\$228,397,535
Innovation office	-	-	-	480,146	-	-	\$174.99	\$84,021,029
Community ³	-	-	-	0	-	-	\$0.00	\$0
Retail	-	-	-	124,800	-	-	\$208.84	\$26,063,051
Restaurant	-	-	-	187,200	-	-	\$208.84	\$39,094,576
Hotel	-	0	0	0	-	\$108,510	\$162.73	\$0
Industrial	-	-	-	0	-	-	\$114.46	\$0
Sub-total commercial	0	0		2,097,345				\$377,576,190
Total projected development	8,400	0		11,343,345				\$2,716,021,962

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¹Projected development is based on the Gateway Master Plan Program Charts, provided by Howard County. Represents the proposed high range scenario

²See Schedule II-A.

³Assumes the "Community" is quasi-public and tax exempt

***Columbia Gateway
Howard County, Maryland***

Schedule II-A.1: Projected Market Value - Comparison of Valuation Methods (Residential)¹

Property Type	Comparables ²	Income Capitalization ³
<u>Residential</u>		
<u>For-sale - townhomes</u>		
<u>Market rate</u>		
Per Unit	<u>\$507,893</u>	-
Per SF	\$252.78	-
<u>Affordable 80% MIHU⁴</u>		
Per Unit	<u>\$378,000</u>	-
Per SF	\$257.14	-
<u>Multifamily</u>		
<u>Market rate</u>		
Per Unit	<u>\$247,342</u>	\$168,834
Per SF	\$221.65	\$168.83
<u>Affordable 60% MIHU⁵</u>		
Per Unit	-	<u>\$72,446</u>
Per SF	-	\$72.45

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Impact Analysis/[Columbia Gateway FLA (High Range Scenario) 6.17.2025.xlsx]II-A.1.

23-Jul-25

¹Valuation approach chosen for each type of development is underlined and shown in bold and italics.

²See Schedule II-B and II-C.

³See Schedule II-E.

⁴Affordable townhome valuation is a median taken from information provided by the County's DHCD.

⁵Subsidized unit rents are based on maximum rents as provided by the Howard County Housing Commission. Actual rent after vouchers is anticipated to be lower than Affordable 80% MIHU rents. Assessor will take into account gross rent before vouchers. Affordable 80% MIHU rents shown represent Howard County MIHU.

***Columbia Gateway
Howard County, Maryland***

**Schedule II-A.2: Projected Market Value - Comparison of Valuation
Methods (Commercial)¹**

Property Type	Comparables ²	Income Capitalization ³
<u>Commercial</u>		
<u>Commercial Office</u>		
Per SF	<u>\$174.99</u>	\$158.15
<u>Innovation Office</u>		
Per SF	<u>\$174.99</u>	\$158.15
<u>Community⁴</u>		
Per SF	<u>\$0.00</u>	-
<u>Retail</u>		
Per SF	<u>\$208.84</u>	\$360.46
<u>Restaurant</u>		
Per SF	<u>\$208.84</u>	\$360.46
<u>Hotel</u>		
Per Room	<u>\$108,509.88</u>	\$111,483.23
Per SF	\$162.73	-
<u>Industrial</u>		
Per SF	<u>\$114.46</u>	-

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23-Jul-25

¹Valuation approach chosen for each type of development is underlined and shown in bold and italics.

²See Schedule II-D.

³See Schedules II-E and II-F.

⁴Community is assumed to be exempt from property taxes.

Columbia Gateway
Howard County, Maryland

Schedule II-B: Projected Market Value - Comparables (Residential - Townhomes)¹

Development Type	Address	City	Year Built	Assessed Value	Area SF/Unit	Assessed Value Per SF/Unit		
				Total		Total AV Per SF	Improved AV Per SF	Per Unit
Townhomes								
Brompton House	8024 Potter Place	Elkridge	2022	\$371,900	2,100	\$177.10	\$115.19	\$371,900
Brompton House	8106 Hagrid Lane	Elkridge	2022	\$556,000	2,736	\$203.22	\$155.70	\$556,000
Brompton House	8017 Ravenclaw Road	Elkridge	2016	\$518,900	2,572	\$201.75	\$151.21	\$518,900
Brompton House	7927 Potter Place	Elkridge	2021	\$555,800	2,240	\$248.13	\$190.09	\$555,800
Brompton House	7959 Potter Place	Elkridge	2020	\$551,400	2,629	\$209.74	\$160.29	\$551,400
Oxford Square	7128 Tilbury Way	Hanover	2019	\$544,800	2,654	\$205.28	\$156.29	\$544,800
Oxford Square	7126 Tilbury Way	Hanover	2019	\$526,000	2,660	\$197.74	\$148.87	\$526,000
Oxford Square	7124 Tilbury Way	Hanover	2019	\$527,500	2,660	\$198.31	\$149.44	\$527,500
Oxford Square	7122 Tilbury Way	Hanover	2019	\$521,700	2,654	\$196.57	\$147.59	\$521,700
Oxford Square	7120 Tilbury Way	Hanover	2019	\$478,900	2,026	\$236.38	\$172.21	\$478,900
Townhomes	5959 Charles Crossing	Ellicott City	2013	\$572,600	2,000	\$286.30	\$186.30	\$572,600
Townhomes	5975 Charles Crossing	Ellicott City	2014	\$567,700	2,000	\$283.85	\$183.85	\$567,700
Townhomes	6003 Charles Crossing	Ellicott City	2014	\$613,500	2,000	\$306.75	\$206.75	\$613,500
Shipley's Grant	5907 Talbot Drive	Ellicott City	2012	\$676,600	2,374	\$285.00	\$200.76	\$676,600
Shipley's Grant	5912 Talbot Drive	Ellicott City	2012	\$530,700	1,672	\$317.40	\$197.79	\$530,700
Shipley's Grant	5922 Talbot Drive	Ellicott City	2012	\$525,900	1,672	\$314.53	\$194.92	\$525,900
Shipley's Grant	5928 Talbot Drive	Ellicott City	2012	\$535,100	1,672	\$320.04	\$200.42	\$535,100
Shipley's Grant	5910 Talbot Drive	Ellicott City	2012	\$543,700	1,672	\$325.18	\$205.56	\$543,700
Shipley's Grant	5936 Talbot Drive	Ellicott City	2012	\$577,800	1,776	\$325.34	\$212.73	\$577,800
Townhomes	7212 Yesterday Lane	Elkridge	2014	\$445,100	1,960	\$227.09	\$142.91	\$445,100
Townhomes	7404 Singers Way	Elkridge	2012	\$417,600	1,780	\$234.61	\$141.91	\$417,600
Townhomes	7122 Susans Pass	Elkridge	2012	\$409,000	1,720	\$237.79	\$141.86	\$409,000
Townhomes	7206 Yesterday Lane	Elkridge	2014	\$454,000	1,960	\$231.63	\$147.45	\$454,000
Townhomes	7406 Singers Way	Elkridge	2012	\$426,000	1,780	\$239.33	\$146.63	\$426,000
Townhomes	7208 Yesterday Lane	Elkridge	2014	\$410,900	1,720	\$238.90	\$142.97	\$410,900
Townhomes	7400 Singers Way	Elkridge	2012	\$428,700	1,780	\$240.84	\$148.15	\$428,700
Townhomes	7210 Yesterday Lane	Elkridge	2014	\$420,000	1,720	\$244.19	\$148.26	\$420,000
Townhomes	7470 Singers Way	Elkridge	2014	\$404,300	1,424	\$283.92	\$168.05	\$404,300
Townhomes	5858 Duncan Drive	Ellicott City	2014	\$616,800	1,966	\$313.73	\$212.00	\$616,800
Average						\$252.78	\$168.14	\$507,893

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¹Based on information provided by Maryland State Department of Assessments and Taxation, unless expressed otherwise. Values selected on Schedule II-A are shown in bold, italics, and underlined.

Columbia Gateway
Howard County, Maryland

Schedule II-C: Projected Market Value - Comparables (Residential - Multi-Family)¹

Development Type	Address	City	Year Built	Assessed Value	Area			Assessed Value Per SF/Unit		
				Total	SF	Units	SF/Unit	Total AV	Improved AV	Per
								Per SF	Per SF	Unit
Apartments										
Residences at Arundel Preserves	Milestone Parkway	Hanover	2011	\$55,960,000	233,546	242	965	\$239.61	\$187.80	\$231,240
Flats 170	8305 Telegraph Road	Odenton	2013	\$105,330,300	385,578	369	1,045	\$273.18	\$225.32	\$285,448
Haven at Odenton Gateway	615 Carlton Otto Lane	Odenton	2012	\$61,010,800	311,870	252	1,238	\$195.63	\$155.23	\$242,106
Crosswinds at Annapolis Town Centre	1903 Towne Centre Boulevard	Annapolis	2013	\$53,805,500	223,239	215	1,038	\$241.02	\$192.87	\$250,258
The Metropolitan ²	10000 Town Center Avenue	Columbia	2014	\$88,732,000	445,235	380	1,172	\$199.29	\$139.50	\$233,505
Ten M/m flats ²	10101 Twin Rivers Road	Columbia	2018	\$112,230,000	504,978	437	1,156	\$222.25	\$155.57	\$256,819
Marlow (3MFD)	6200 Valencia Lane	Columbia	2023	\$101,743,600	690,416	442	1,562	\$147.37	\$138.55	\$230,189
Juniper (3MFB)	6000 Merriweather Drive	Columbia	2020	\$89,202,500	350,000	358	978	\$254.86	\$239.80	\$249,169
Average								\$221.65	\$179.33	\$247,342

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23-Jul-25

¹Based on information provided by Maryland State Department of Assessments and Taxation, unless expressed otherwise. Values selected on Schedule II-A are shown in bold, italics, and underlined.

²Value shown represents fully stabilized value according to conversation with assessor.

Columbia Gateway
Howard County, Maryland

Schedule II-D: Projected Market Value - Comparables (Commercial)¹

Development Type	Address	City	Year Built	Assessed Value	Area		Assessed Value		
				Total	SF	Rooms	Total AV/SF	Improved AV/SF	Per Room
Office									
Optum Building (office portion)	10175 Little Patuxent Parkway	Columbia	2017	\$80,133,500	159,981	-	\$500.89	-	-
Johns Hopkins APL - South Campus	11101 Johns Hopkins Road	Laurel	2012	\$129,888,300	211,144	-	\$615.16	\$555.43	-
Columbia Gateway Office	7001 Columbia Gateway Drive	Columbia	2008	\$26,724,000	119,912	-	\$222.86	\$192.22	-
Maple Lawn Office	8160 Maple Lawn Boulevard	Fulton	2012	\$26,927,700	104,796	-	\$256.95	\$245.30	-
National Business Park	322 Sentinel Way	Annapolis Jct	2009	\$43,938,200	135,000	-	\$325.47	\$271.78	-
National Business Park	318 Sentinel Way	Annapolis Jct	2007	\$43,747,600	130,200	-	\$336.00	\$302.43	-
One Merriweather ²	10980 Grantchester Way	Columbia	2017	\$36,663,100	207,908	-	<u>\$176.34</u>	<u>\$136.28</u>	-
Two Merriweather ²	10960 Grantchester Way	Columbia	2017	\$18,113,300	121,655	-	<u>\$148.89</u>	<u>\$106.84</u>	-
Tenable (3OA) ³	6100 Merriweather Drive	Columbia	2020	\$67,000,000	335,439	-	<u>\$199.74</u>	<u>\$192.39</u>	-
Average							<u>\$174.99</u>	<u>\$145.17</u>	
Retail/Restaurant									
Crown Retail	303 Copley Place	Gaithersburg	2013	\$5,113,600	7,967	-	\$641.85	\$500.20	-
Crown Retail	323 Copley Place	Gaithersburg	2013	\$18,528,900	55,818	-	\$331.95	\$161.79	-
Annapolis Town Center - ground floor retail	1905 Towne Centre Boulevard	Annapolis	2008	\$17,992,700	53,037	-	\$339.25	\$235.25	-
Annapolis Town Center - ground floor retail	1915 Towne Centre Boulevard	Annapolis	2008	\$13,496,400	48,803	-	\$276.55	\$248.09	-
Annapolis Town Center - ground floor retail	1910 Towne Centre Boulevard	Annapolis	2009	\$12,946,300	84,175	-	\$153.80	\$51.76	-
Bertucci's	9081 Snowden River Parkway	Columbia	1993	\$3,780,400	7,597	-	\$497.62	\$177.44	-
Red Lobster	9011 Snowden Square Drive	Columbia	1995	\$4,787,300	8,670	-	\$552.17	\$294.27	-
Stanford Grill	8900 Stanford Boulevard	Columbia	1996	\$2,791,100	6,830	-	\$408.65	\$180.98	-
The Metropolitan ground floor retail	10000 Town Center Boulevard	Columbia	2014	\$1,932,000	14,000	-	<u>\$138.00</u>	<u>\$96.60</u>	-
Juniper retail/restaurant	6000 Merriweather Drive	Columbia	2020	\$16,405,200	55,086	-	<u>\$297.81</u>	<u>\$154.24</u>	-
Ten M/M flats	10101 Twin Rivers Rd	Columbia	2018	\$5,342,000	28,026	-	<u>\$190.61</u>	<u>\$133.42</u>	-
Bus Boys and Poets (3RE)	Sky Ribbon Road	Columbia	2020	\$2,222,700	10,638	-	<u>\$208.94</u>	<u>\$193.94</u>	-
Average							<u>\$208.84</u>	<u>\$144.55</u>	
Hotel/Conference Center									
Merriweather Lakehouse	10207 Wincopin Circle	Columbia	1981/2021	\$15,738,300	271,700	212	\$57.93	\$42.74	\$74,237
Residence Inn Columbia	4950 Beaver Run	Ellicott City	1998	\$10,225,400	73,800	108	\$138.56	\$117.25	\$94,680
Hampton Inn & Suites Columbia/South	7045 Minstrel Way	Columbia	2013	\$16,439,600	67,016	124	\$245.31	\$206.96	\$132,577
Hilton Garden Inn	8241 SE Snowden River Parkway	Columbia	2003	\$11,173,200	57,968	98	\$192.75	\$172.61	\$114,012
SpringHill Suites Columbia	7055 Minstrel Way	Columbia	2009	\$15,052,600	66,228	117	\$227.28	\$197.69	\$128,655
Hotel at Arundel Preserve	7795 Arundel Mills Boulevard	Hanover	2011	\$16,034,700	140,000	150	\$114.53	\$104.24	\$106,898
Average							<u>\$162.73</u>	<u>\$140.25</u>	<u>\$108,510</u>
Industrial									
9301 Snowden River Parkway	9301 Snowden River Parkway	Columbia	2015	\$11,894,800	112,012	-	\$106.19	\$73.46	-
7540 Assateague Drive	7540 Assateague Drive	Jessup	2016	\$21,110,300	160,225	-	\$131.75	\$88.85	-
7010 Brookdale Drive	7010 Brookdale Drive	Elkridge	2016	\$7,186,300	60,000	-	\$119.77	\$100.62	-
7951 Oceano Avenue	7951 Oceano Avenue	Jessup	2020	\$14,027,800	175,200	-	\$80.07	\$66.94	-
7775 Chesapeake Bay Court	7775 Chesapeake Bay Court	Jessup	2015	\$11,884,100	88,338	-	\$134.53	\$118.68	-
Average							<u>\$114.46</u>	<u>\$89.71</u>	

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[https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(High Range Scenario\) 6.17.2025.xlsx\]II-D](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(High%20Range%20Scenario)6.17.2025.xlsx]II-D)

23-Jul-25

¹Based on information provided by Maryland State Department of Assessments and Taxation, unless expressed otherwise. Values selected on Schedule II-A are shown in bold, italics, and underlined.

²Value shown represents fully stabilized value according to conversation with assessor.

³Value shown represents cost according to conversation with assessor.

Columbia Gateway
Howard County, Maryland

Schedule II-E: Projected Market Value - Income Capitalization (Multi-Family, Office, Restaurant, & Retail)¹

	Multi-Family Rental		Office	Retail/Restaurant
	Market Rate	Affordable 60% MIHU ⁴		
Monthly rent per square foot	\$2.01	\$1.38	-	-
Annual rent per square foot ¹	\$24.18	\$16.54	\$30.00	\$55.00
Net square feet per unit	1,000	1,000		
Gross square feet per unit	1,000	1,000	-	-
Monthly rent per unit ¹	\$2,015	\$1,378	-	-
Annual rent per unit	\$24,175	\$16,536	-	-
Occupancy ¹	95.00%	95.00%	85.00%	90.00%
Effective rent per square foot	\$22.97	\$15.71	\$25.50	\$49.50
Effective rent per unit	\$22,967	\$15,709	-	-
Expense ratio ¹	35.00%	50.00%	34.00%	23.23%
Expenses	(\$8,038.33)	(\$7,854.60)	(\$8.67)	(\$11.50)
Net operating income per square foot	\$14.93	\$7.85	\$16.83	\$38.00
Net operating income per unit	\$14,928	\$7,855	-	-
Capitalization rate ²	7.400%	9.400%	9.200%	9.100%
Tax rate ³	1.442%	1.442%	1.442%	1.442%
Fully loaded capitalization rate	8.842%	10.842%	10.642%	10.542%
Value per net square foot	\$168.83	\$72.45	\$158.15	\$360.46
Value per unit	\$168,834	\$72,446	-	-
Value per gross square foot	\$168.83	\$72.45	-	-

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/Fiscal Impact Analysis/[Columbia Gateway FIA (High Range Scenario) 6.17.2025.xlsx]II-E

23-Jul-25

¹ Assumptions based on information provided by The Howard Research and Development Corporation for the Downtown Columbia Development and reviewed with Maryland State Department of Assessments and Taxation, unless expressed otherwise.

² Capitalization rate based on conversations with the assessor.

³ Includes the Howard County (\$1.044), Maryland State (\$0.112), fire tax (\$0.2060) and ad valorem (\$0.08) tax rate as of July 1, 2024.

⁴ Subsidized unit rents are based on maximum rents as provided by the Howard County Housing Commission. Actual rent after vouchers is anticipated to be lower than Affordable 80% MIHU rents. Assessor will take into account gross rent before vouchers. Affordable 80% MIHU rents shown represent Howard County MIHU.

Columbia Gateway
Howard County, Maryland

Schedule II-F: Projected Market Value - Income Capitalization (Hotel)

	Full Service Upper Mid-Scale Hotel
<i>Income Capitalization</i>	
Average daily rate per room ¹	\$130.89
Gross annual income	\$47,774.85
Assumed occupancy ¹	65.00%
Effective gross income per room	\$31,053.65
Assumed expense ratio ²	60.00%
Less: assumed expenses	(\$18,632.19)
Net operating income per room	\$12,421.46
Capitalization rate ³	9.700%
Tax rate ⁴	1.442%
Fully loaded capitalization rate	11.142%
Total estimated value per room	\$111,483

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y FIA (High Range Scenario) 6.17.2025.xlsx/II-F
23-Jul-25

¹Based on information from a comparable property located in Howard County.

²Represents the room operating expenses as a percentage of per room sales, based on conversations with the assessor.

³Provided by CoStar *Hospitality Submarket Report - Baltimore Area for Upscale and Upper Midscale hotels*, as accessed by MuniCap on January 21, 2025.

⁴Includes the Howard County (\$1.044), Maryland State (\$0.112), fire tax (\$0.2060) and ad valorem (\$0.08) tax rate as of July 1, 2024.

Columbia Gateway
Howard County, Maryland

Schedule III-A: Projected Absorption - Residential (Townhomes)¹

Year	Townhomes (For-Sale)											
	Market Rate				Affordable 80% MIHU				Total Townhomes ²			
	(Units)		(SF)		(Units)		(SF)		(Units)		(SF)	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Year 1	51	51	74,970	74,970	9	9	13,230	13,230	60	60	88,200	88,200
Year 2	51	102	74,970	149,940	9	18	13,230	26,460	60	120	88,200	176,400
Year 3	51	153	74,970	224,910	9	27	13,230	39,690	60	180	88,200	264,600
Year 4	51	204	74,970	299,880	9	36	13,230	52,920	60	240	88,200	352,800
Year 5	51	255	74,970	374,850	9	45	13,230	66,150	60	300	88,200	441,000
Year 6	51	306	74,970	449,820	9	54	13,230	79,380	60	360	88,200	529,200
Year 7	51	357	74,970	524,790	9	63	13,230	92,610	60	420	88,200	617,400
Year 8	51	408	74,970	599,760	9	72	13,230	105,840	60	480	88,200	705,600
Year 9	51	459	74,970	674,730	9	81	13,230	119,070	60	540	88,200	793,800
Year 10	51	510	74,970	749,700	9	90	13,230	132,300	60	600	88,200	882,000
Year 11	51	561	74,970	824,670	9	99	13,230	145,530	60	660	88,200	970,200
Year 12	51	612	74,970	899,640	9	108	13,230	158,760	60	720	88,200	1,058,400
Year 13	51	663	74,970	974,610	9	117	13,230	171,990	60	780	88,200	1,146,600
Year 14	51	714	74,970	1,049,580	9	126	13,230	185,220	60	840	88,200	1,234,800
Year 15	51	765	74,970	1,124,550	9	135	13,230	198,450	60	900	88,200	1,323,000
Year 16	51	816	74,970	1,199,520	9	144	13,230	211,680	60	960	88,200	1,411,200
Year 17	51	867	74,970	1,274,490	9	153	13,230	224,910	60	1,020	88,200	1,499,400
Year 18	51	918	74,970	1,349,460	9	162	13,230	238,140	60	1,080	88,200	1,587,600
Year 19	51	969	74,970	1,424,430	9	171	13,230	251,370	60	1,140	88,200	1,675,800
Year 20	51	1,020	74,970	1,499,400	9	180	13,230	264,600	60	1,200	88,200	1,764,000
Year 21	51	1,071	74,970	1,574,370	9	189	13,230	277,830	60	1,260	88,200	1,852,200
Year 22	51	1,122	74,970	1,649,340	9	198	13,230	291,060	60	1,320	88,200	1,940,400
Year 23	51	1,173	74,970	1,724,310	9	207	13,230	304,290	60	1,380	88,200	2,028,600
Year 24	51	1,224	74,970	1,799,280	9	216	13,230	317,520	60	1,440	88,200	2,116,800
Year 25	51	1,275	74,970	1,874,250	9	225	13,230	330,750	60	1,500	88,200	2,205,000
Year 26	51	1,326	74,970	1,949,220	9	234	13,230	343,980	60	1,560	88,200	2,293,200
Year 27	51	1,377	74,970	2,024,190	9	243	13,230	357,210	60	1,620	88,200	2,381,400
Year 28	51	1,428	74,970	2,099,160	9	252	13,230	370,440	60	1,680	88,200	2,469,600
Year 29	51	1,479	74,970	2,174,130	9	261	13,230	383,670	60	1,740	88,200	2,557,800
Year 30	51	1,530	74,970	2,249,100	9	270	13,230	396,900	60	1,800	88,200	2,646,000
Total	1,530		2,249,100		270		396,900		1,800		2,646,000	

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(High Range Scenario\)\]/III-A 23-Jul-25](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(High%20Range%20Scenario)]/III-A%2023-Jul-25)

¹Source: Howard County Department of Planning and Zoning, Division of Research

²According to the Howard County Adequate Public Facilities Ordinance, annual residential absorption cannot exceed 300 units (for sale and for rental) a year. Assumes APFO is revised per joint recommendations.

Columbia Gateway
Howard County, Maryland

Schedule III-B: Projected Absorption - Residential (Multi-Family)¹

Year	Multi-Family											
	Market Rate				Affordable 60% MIHU				Total Multi-Family ²			
	(Units)		(SF)		(Units)		(SF)		(Units)		(SF)	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Year 1	128	128	127,500	127,500	23	23	22,500	22,500	150	150	150,000	150,000
Year 2	128	255	127,500	255,000	23	45	22,500	45,000	150	300	150,000	300,000
Year 3	128	383	127,500	382,500	23	68	22,500	67,500	150	450	150,000	450,000
Year 4	128	510	127,500	510,000	23	90	22,500	90,000	150	600	150,000	600,000
Year 5	128	638	127,500	637,500	23	113	22,500	112,500	150	750	150,000	750,000
Year 6	128	765	127,500	765,000	23	135	22,500	135,000	150	900	150,000	900,000
Year 7	128	893	127,500	892,500	23	158	22,500	157,500	150	1,050	150,000	1,050,000
Year 8	128	1,020	127,500	1,020,000	23	180	22,500	180,000	150	1,200	150,000	1,200,000
Year 9	128	1,148	127,500	1,147,500	23	203	22,500	202,500	150	1,350	150,000	1,350,000
Year 10	128	1,275	127,500	1,275,000	23	225	22,500	225,000	150	1,500	150,000	1,500,000
Year 11	213	1,488	212,500	1,487,500	38	263	37,500	262,500	250	1,750	250,000	1,750,000
Year 12	213	1,700	212,500	1,700,000	38	300	37,500	300,000	250	2,000	250,000	2,000,000
Year 13	213	1,913	212,500	1,912,500	38	338	37,500	337,500	250	2,250	250,000	2,250,000
Year 14	213	2,125	212,500	2,125,000	38	375	37,500	375,000	250	2,500	250,000	2,500,000
Year 15	213	2,338	212,500	2,337,500	38	413	37,500	412,500	250	2,750	250,000	2,750,000
Year 16	213	2,550	212,500	2,550,000	38	450	37,500	450,000	250	3,000	250,000	3,000,000
Year 17	213	2,763	212,500	2,762,500	38	488	37,500	487,500	250	3,250	250,000	3,250,000
Year 18	213	2,975	212,500	2,975,000	38	525	37,500	525,000	250	3,500	250,000	3,500,000
Year 19	213	3,188	212,500	3,187,500	38	563	37,500	562,500	250	3,750	250,000	3,750,000
Year 20	213	3,400	212,500	3,400,000	38	600	37,500	600,000	250	4,000	250,000	4,000,000
Year 21	221	3,621	221,000	3,621,000	39	639	39,000	639,000	260	4,260	260,000	4,260,000
Year 22	221	3,842	221,000	3,842,000	39	678	39,000	678,000	260	4,520	260,000	4,520,000
Year 23	221	4,063	221,000	4,063,000	39	717	39,000	717,000	260	4,780	260,000	4,780,000
Year 24	221	4,284	221,000	4,284,000	39	756	39,000	756,000	260	5,040	260,000	5,040,000
Year 25	221	4,505	221,000	4,505,000	39	795	39,000	795,000	260	5,300	260,000	5,300,000
Year 26	221	4,726	221,000	4,726,000	39	834	39,000	834,000	260	5,560	260,000	5,560,000
Year 27	221	4,947	221,000	4,947,000	39	873	39,000	873,000	260	5,820	260,000	5,820,000
Year 28	221	5,168	221,000	5,168,000	39	912	39,000	912,000	260	6,080	260,000	6,080,000
Year 29	221	5,389	221,000	5,389,000	39	951	39,000	951,000	260	6,340	260,000	6,340,000
Year 30	221	5,610	221,000	5,610,000	39	990	39,000	990,000	260	6,600	260,000	6,600,000
Total	5,610		5,610,000		990		990,000		6,600		6,600,000	

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(High Range Scenario\) 6.17.2025.xlsx\]](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(High%20Range%20Scenario)6.17.2025.xlsx]III-B) III-B
23-Jul-25

¹Source: Howard County Department of Planning and Zoning, Division of Research. Multifamily units are to have a ratio of 85% market and 15% affordable

²According to the Howard County Adequate Public Facilities Ordinance, annual residential absorption cannot exceed 300 units (for sale and for rental) a year. Assumes APFO is revised per joint recommendations.

Columbia Gateway
Howard County, Maryland

Schedule III-C: Projected Absorption - Commercial¹

Year	Commercial														Total Commercial	
	Commercial Office		Innovation Office		Community		Retail		Restaurant		Hotel		Industrial			
	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)		
Year	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Year 1	89,588	89,588	38,932	38,932	0	0	4,720	4,720	7,080	7,080	0	0	0	0	140,320	140,320
Year 2	89,588	179,176	38,932	77,864	0	0	4,720	9,440	7,080	14,160	0	0	0	0	140,320	280,640
Year 3	89,588	268,764	38,932	116,795	0	0	4,720	14,160	7,080	21,240	0	0	0	0	140,320	420,960
Year 4	89,588	358,352	38,932	155,727	0	0	4,720	18,880	7,080	28,320	0	0	0	0	140,320	561,280
Year 5	89,588	447,941	38,932	194,659	0	0	4,720	23,600	7,080	35,400	0	0	0	0	140,320	701,600
Year 6	89,588	537,529	38,932	233,591	0	0	4,720	28,320	7,080	42,480	0	0	0	0	140,320	841,919
Year 7	89,588	627,117	38,932	272,523	0	0	4,720	33,040	7,080	49,560	0	0	0	0	140,320	982,239
Year 8	89,588	716,705	38,932	311,454	0	0	4,720	37,760	7,080	56,640	0	0	0	0	140,320	1,122,559
Year 9	89,588	806,293	38,932	350,386	0	0	4,720	42,480	7,080	63,720	0	0	0	0	140,320	1,262,879
Year 10	89,588	895,881	38,932	389,318	0	0	4,720	47,200	7,080	70,800	0	0	0	0	140,320	1,403,199
Year 11	20,914	916,795	4,722	394,040	0	0	3,560	50,760	5,340	76,140	0	0	0	0	34,536	1,437,735
Year 12	20,914	937,710	4,722	398,762	0	0	3,560	54,320	5,340	81,480	0	0	0	0	34,536	1,472,272
Year 13	20,914	958,624	4,722	403,484	0	0	3,560	57,880	5,340	86,820	0	0	0	0	34,536	1,506,808
Year 14	20,914	979,539	4,722	408,206	0	0	3,560	61,440	5,340	92,160	0	0	0	0	34,536	1,541,345
Year 15	20,914	1,000,453	4,722	412,928	0	0	3,560	65,000	5,340	97,500	0	0	0	0	34,536	1,575,881
Year 16	20,914	1,021,367	4,722	417,650	0	0	3,560	68,560	5,340	102,840	0	0	0	0	34,536	1,610,417
Year 17	20,914	1,042,282	4,722	422,372	0	0	3,560	72,120	5,340	108,180	0	0	0	0	34,536	1,644,954
Year 18	20,914	1,063,196	4,722	427,094	0	0	3,560	75,680	5,340	113,520	0	0	0	0	34,536	1,679,490
Year 19	20,914	1,084,111	4,722	431,816	0	0	3,560	79,240	5,340	118,860	0	0	0	0	34,536	1,714,027
Year 20	20,914	1,105,025	4,722	436,538	0	0	3,560	82,800	5,340	124,200	0	0	0	0	34,536	1,748,563
Year 21	20,017	1,125,042	4,361	440,899	0	0	4,200	87,000	6,300	130,500	0	0	0	0	34,878	1,783,441
Year 22	20,017	1,145,060	4,361	445,260	0	0	4,200	91,200	6,300	136,800	0	0	0	0	34,878	1,818,319
Year 23	20,017	1,165,077	4,361	449,620	0	0	4,200	95,400	6,300	143,100	0	0	0	0	34,878	1,853,198
Year 24	20,017	1,185,095	4,361	453,981	0	0	4,200	99,600	6,300	149,400	0	0	0	0	34,878	1,888,076
Year 25	20,017	1,205,112	4,361	458,342	0	0	4,200	103,800	6,300	155,700	0	0	0	0	34,878	1,922,954
Year 26	20,017	1,225,129	4,361	462,703	0	0	4,200	108,000	6,300	162,000	0	0	0	0	34,878	1,957,832
Year 27	20,017	1,245,147	4,361	467,064	0	0	4,200	112,200	6,300	168,300	0	0	0	0	34,878	1,992,710
Year 28	20,017	1,265,164	4,361	471,424	0	0	4,200	116,400	6,300	174,600	0	0	0	0	34,878	2,027,589
Year 29	20,017	1,285,182	4,361	475,785	0	0	4,200	120,600	6,300	180,900	0	0	0	0	34,878	2,062,467
Year 30	20,017	1,305,199	4,361	480,146	0	0	4,200	124,800	6,300	187,200	0	0	0	0	34,878	2,097,345
Total	1,305,199		480,146		0		124,800		187,200		0		0		2,097,345	

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23-Jul-25

¹Source: Howard County Department of Planning and Zoning, Division of Research

**Columbia Gateway
Howard County, Maryland**

Schedule IV-A: Total Projected Market Value - Residential (Townhomes)

		Townhomes (For-Sale)								Total Projected Townhomes Market Value
Appreciation		Market Rate				Affordable 80% MIHU				
Year	Factor ¹	Units ²	Value Per Unit ³	Phase-In Percent ⁴	Projected Market Value	Units ²	Value Per Unit ³	Phase-In Percent ⁴	Projected Market Value	
Year 1	100%	51	\$507,893	80%	\$20,722,039	9	\$378,000	80%	\$2,721,600	\$23,443,639
Year 2	102%	102	\$518,051	84%	\$44,122,401	18	\$385,560	84%	\$5,794,967	\$49,917,368
Year 3	104%	153	\$528,412	87%	\$70,067,429	27	\$393,271	87%	\$9,202,546	\$79,269,975
Year 4	106%	204	\$538,980	90%	\$98,956,769	36	\$401,137	90%	\$12,996,827	\$111,953,596
Year 5	108%	255	\$549,760	92%	\$128,973,656	45	\$409,159	92%	\$16,939,197	\$145,912,853
Year 6	110%	306	\$560,755	93%	\$160,151,635	54	\$417,343	93%	\$21,034,064	\$181,185,700
Year 7	113%	357	\$571,970	94%	\$192,525,144	63	\$425,689	94%	\$25,285,950	\$217,811,094
Year 8	115%	408	\$583,410	95%	\$226,129,533	72	\$434,203	95%	\$29,699,498	\$255,829,031
Year 9	117%	459	\$595,078	96%	\$261,001,088	81	\$442,887	96%	\$34,279,473	\$295,280,560
Year 10	120%	510	\$606,979	96%	\$297,177,052	90	\$451,745	96%	\$39,030,767	\$336,207,820
Year 11	122%	561	\$619,119	96%	\$334,695,655	99	\$460,780	96%	\$43,958,402	\$378,654,057
Year 12	124%	612	\$631,501	97%	\$373,596,131	108	\$469,995	97%	\$49,067,529	\$422,663,660
Year 13	127%	663	\$644,131	97%	\$413,918,748	117	\$479,395	97%	\$54,363,438	\$468,282,186
Year 14	129%	714	\$657,014	97%	\$455,704,831	126	\$488,983	97%	\$59,851,557	\$515,556,388
Year 15	132%	765	\$670,154	97%	\$498,996,790	135	\$498,763	97%	\$65,537,455	\$564,534,245
Year 16	135%	816	\$683,557	98%	\$543,838,146	144	\$508,738	98%	\$71,426,848	\$615,264,994
Year 17	137%	867	\$697,228	98%	\$590,273,557	153	\$518,913	98%	\$77,525,602	\$667,799,158
Year 18	140%	918	\$711,173	98%	\$638,348,849	162	\$529,291	98%	\$83,839,735	\$722,188,584
Year 19	143%	969	\$725,396	98%	\$688,111,043	171	\$539,877	98%	\$90,375,423	\$778,486,467
Year 20	146%	1,020	\$739,904	98%	\$739,608,386	180	\$550,675	98%	\$97,139,004	\$836,747,389
Year 21	149%	1,071	\$754,702	98%	\$792,890,378	189	\$561,688	98%	\$104,136,977	\$897,027,354
Year 22	152%	1,122	\$769,796	98%	\$848,007,806	198	\$572,922	98%	\$111,376,013	\$959,383,819
Year 23	155%	1,173	\$785,192	98%	\$905,012,775	207	\$584,380	98%	\$118,862,956	\$1,023,875,731
Year 24	158%	1,224	\$800,896	98%	\$963,958,740	216	\$596,068	98%	\$126,604,827	\$1,090,563,566
Year 25	161%	1,275	\$816,914	98%	\$1,024,900,538	225	\$607,989	98%	\$134,608,827	\$1,159,509,365
Year 26	164%	1,326	\$833,252	98%	\$1,087,894,425	234	\$620,149	98%	\$142,882,345	\$1,230,776,770
Year 27	167%	1,377	\$849,918	99%	\$1,152,998,107	243	\$632,552	99%	\$151,432,960	\$1,304,431,067
Year 28	171%	1,428	\$866,916	99%	\$1,220,270,778	252	\$645,203	99%	\$160,268,447	\$1,380,539,226
Year 29	174%	1,479	\$884,254	99%	\$1,289,773,158	261	\$658,107	99%	\$169,396,780	\$1,459,169,938
Year 30	178%	1,530	\$901,939	99%	\$1,361,567,523	270	\$671,269	99%	\$178,826,140	\$1,540,393,663

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23-Jul-25

¹Appreciation factor accounts for the increase in property value and changes in tax rate. For the purposes of these projections the annual appreciation is assumed to be 2.00%.

²See Schedule III-A.

³See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

Columbia Gateway
Howard County, Maryland

Schedule IV-B: Total Projected Market Value - Residential (Multi-Family)

		Multi-Family								Total Projected Multi-Family Market Value	Total Projected Residential Market Value
Appreciation Factor ¹		Market Rate				Affordable 60% MIHU					
		Units ²	Value Per Unit ³	Phase-In Percent ⁴	Projected Market Value	Units ²	Value Per Unit ³	Phase-In Percent ⁴	Projected Market Value		
Year											
Year 1	100%	128	\$247,342	80%	\$25,228,868	23	\$72,446	80%	\$1,304,029	\$26,532,897	\$49,976,535
Year 2	102%	255	\$252,289	84%	\$53,718,567	45	\$73,895	84%	\$2,776,603	\$56,495,170	\$106,412,538
Year 3	104%	383	\$257,334	87%	\$85,306,371	68	\$75,373	87%	\$4,409,313	\$89,715,684	\$168,985,659
Year 4	106%	510	\$262,481	90%	\$120,478,845	90	\$76,880	90%	\$6,227,306	\$126,706,150	\$238,659,746
Year 5	108%	638	\$267,731	92%	\$157,024,094	113	\$78,418	92%	\$8,116,255	\$165,140,349	\$311,053,203
Year 6	110%	765	\$273,085	93%	\$194,982,962	135	\$79,986	93%	\$10,078,272	\$205,061,234	\$386,246,933
Year 7	113%	893	\$278,547	94%	\$234,397,375	158	\$81,586	94%	\$12,115,523	\$246,512,898	\$464,323,992
Year 8	115%	1,020	\$284,118	95%	\$275,310,371	180	\$83,218	95%	\$14,230,232	\$289,540,603	\$545,369,634
Year 9	117%	1,148	\$289,800	96%	\$317,766,129	203	\$84,882	96%	\$16,424,684	\$334,190,812	\$629,471,373
Year 10	120%	1,275	\$295,596	96%	\$361,809,992	225	\$86,580	96%	\$18,701,221	\$380,511,213	\$716,719,033
Year 11	122%	1,488	\$301,508	95%	\$427,991,070	263	\$88,311	95%	\$22,121,986	\$450,113,056	\$828,767,113
Year 12	124%	1,700	\$307,538	95%	\$498,504,521	300	\$90,078	95%	\$25,766,683	\$524,271,203	\$946,934,864
Year 13	127%	1,913	\$313,689	96%	\$573,267,128	338	\$91,879	96%	\$29,631,010	\$602,898,138	\$1,071,180,324
Year 14	129%	2,125	\$319,963	96%	\$652,724,619	375	\$93,717	96%	\$33,738,005	\$686,462,624	\$1,202,019,012
Year 15	132%	2,338	\$326,362	96%	\$735,131,102	413	\$95,591	96%	\$37,997,429	\$773,128,530	\$1,337,662,775
Year 16	135%	2,550	\$332,890	97%	\$820,572,754	450	\$97,503	97%	\$42,413,734	\$862,986,488	\$1,478,251,481
Year 17	137%	2,763	\$339,547	97%	\$909,138,020	488	\$99,453	97%	\$46,991,492	\$956,129,512	\$1,623,928,671
Year 18	140%	2,975	\$346,338	97%	\$1,000,917,668	525	\$101,442	97%	\$51,735,395	\$1,052,653,063	\$1,774,841,647
Year 19	143%	3,188	\$353,265	97%	\$1,096,004,847	563	\$103,471	97%	\$56,650,257	\$1,152,655,104	\$1,931,141,571
Year 20	146%	3,400	\$360,330	98%	\$1,194,495,145	600	\$105,540	98%	\$61,741,020	\$1,256,236,165	\$2,092,983,555
Year 21	149%	3,621	\$367,537	98%	\$1,298,985,905	639	\$107,651	98%	\$67,141,934	\$1,366,127,840	\$2,263,155,194
Year 22	152%	3,842	\$374,888	98%	\$1,407,401,556	678	\$109,804	98%	\$72,745,718	\$1,480,147,274	\$2,439,531,093
Year 23	155%	4,063	\$382,385	98%	\$1,519,829,254	717	\$112,000	98%	\$78,556,877	\$1,598,386,132	\$2,622,261,863
Year 24	158%	4,284	\$390,033	98%	\$1,636,423,170	756	\$114,240	98%	\$84,583,379	\$1,721,006,549	\$2,811,570,116
Year 25	161%	4,505	\$397,834	98%	\$1,757,072,911	795	\$116,525	98%	\$90,819,518	\$1,847,892,429	\$3,007,401,794
Year 26	164%	4,726	\$405,791	98%	\$1,881,894,072	834	\$118,855	98%	\$97,271,270	\$1,979,165,342	\$3,209,942,111
Year 27	167%	4,947	\$413,906	98%	\$2,011,005,250	873	\$121,233	98%	\$103,944,763	\$2,114,950,014	\$3,419,381,081
Year 28	171%	5,168	\$422,184	98%	\$2,144,528,118	912	\$123,657	98%	\$110,846,288	\$2,255,374,407	\$3,635,913,632
Year 29	174%	5,389	\$430,628	98%	\$2,282,587,499	951	\$126,130	98%	\$117,982,296	\$2,400,569,795	\$3,859,739,733
Year 30	178%	5,610	\$439,241	98%	\$2,425,311,443	990	\$128,653	98%	\$125,359,406	\$2,550,670,849	\$4,091,064,513

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23-Jul-25

¹Appreciation factor accounts for the increase in property value and changes in tax rate. For the purposes of these projections the annual appreciation is assumed to be 2.00%.

²See Schedule III-B.

³See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

Columbia Gateway
Howard County, Maryland

Schedule IV-C: Total Projected Market Value - Commercial

Year	Appreciation Factor ¹	Commercial Office				Innovation Office				Community			
		Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value	Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value	Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value
Year 1	100%	89,588	\$175	80%	\$12,541,659	38,932	\$175	80%	\$5,450,159	0	\$0	0%	\$0
Year 2	102%	179,176	\$178	84%	\$26,704,328	77,864	\$178	84%	\$11,604,750	0	\$0	0%	\$0
Year 3	104%	268,764	\$182	87%	\$42,407,112	116,795	\$182	87%	\$18,428,622	0	\$0	0%	\$0
Year 4	106%	358,352	\$186	90%	\$59,891,891	155,727	\$186	90%	\$26,026,884	0	\$0	0%	\$0
Year 5	108%	447,941	\$189	92%	\$78,059,097	194,659	\$189	92%	\$33,921,706	0	\$0	0%	\$0
Year 6	110%	537,529	\$193	93%	\$96,929,036	233,591	\$193	93%	\$42,121,909	0	\$0	0%	\$0
Year 7	113%	627,117	\$197	94%	\$116,522,548	272,523	\$197	94%	\$50,636,553	0	\$0	0%	\$0
Year 8	115%	716,705	\$201	95%	\$136,861,029	311,454	\$201	95%	\$59,474,933	0	\$0	0%	\$0
Year 9	117%	806,293	\$205	96%	\$157,966,440	350,386	\$205	96%	\$68,646,593	0	\$0	0%	\$0
Year 10	120%	895,881	\$209	96%	\$179,861,324	389,318	\$209	96%	\$78,161,330	0	\$0	0%	\$0
Year 11	122%	916,795	\$213	98%	\$190,849,646	394,040	\$213	98%	\$82,191,295	0	\$0	0%	\$0
Year 12	124%	937,710	\$218	99%	\$201,159,622	398,762	\$218	99%	\$85,830,160	0	\$0	0%	\$0
Year 13	127%	958,624	\$222	99%	\$210,891,209	403,484	\$222	100%	\$89,126,172	0	\$0	0%	\$0
Year 14	129%	979,539	\$226	99%	\$219,843,405	408,206	\$226	100%	\$91,977,610	0	\$0	0%	\$0
Year 15	132%	1,000,453	\$231	99%	\$229,069,332	412,928	\$231	100%	\$94,907,455	0	\$0	0%	\$0
Year 16	135%	1,021,367	\$236	99%	\$238,576,358	417,650	\$236	100%	\$97,917,702	0	\$0	0%	\$0
Year 17	137%	1,042,282	\$240	99%	\$248,372,038	422,372	\$240	100%	\$101,010,397	0	\$0	0%	\$0
Year 18	140%	1,063,196	\$245	99%	\$258,464,115	427,094	\$245	100%	\$104,187,632	0	\$0	0%	\$0
Year 19	143%	1,084,111	\$250	99%	\$268,860,526	431,816	\$250	100%	\$107,451,552	0	\$0	0%	\$0
Year 20	146%	1,105,025	\$255	99%	\$279,569,407	436,538	\$255	100%	\$110,804,355	0	\$0	0%	\$0
Year 21	149%	1,125,042	\$260	99%	\$290,412,505	440,899	\$260	100%	\$114,173,151	0	\$0	0%	\$0
Year 22	152%	1,145,060	\$265	99%	\$301,560,845	445,260	\$265	100%	\$117,625,671	0	\$0	0%	\$0
Year 23	155%	1,165,077	\$271	99%	\$313,024,393	449,620	\$271	100%	\$121,164,760	0	\$0	0%	\$0
Year 24	158%	1,185,095	\$276	99%	\$324,808,533	453,981	\$276	100%	\$124,791,386	0	\$0	0%	\$0
Year 25	161%	1,205,112	\$281	99%	\$336,938,829	458,342	\$281	100%	\$128,514,610	0	\$0	0%	\$0
Year 26	164%	1,225,129	\$287	99%	\$349,424,413	462,703	\$287	100%	\$132,336,847	0	\$0	0%	\$0
Year 27	167%	1,245,147	\$293	99%	\$362,274,644	467,064	\$293	100%	\$136,260,568	0	\$0	0%	\$0
Year 28	171%	1,265,164	\$299	99%	\$375,499,116	471,424	\$299	100%	\$140,288,302	0	\$0	0%	\$0
Year 29	174%	1,285,182	\$305	99%	\$389,107,656	475,785	\$305	100%	\$144,422,642	0	\$0	0%	\$0
Year 30	178%	1,305,199	\$311	99%	\$403,110,338	480,146	\$311	100%	\$148,666,240	0	\$0	0%	\$0

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23-Jul-25

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²See Schedule III-C.

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Columbia Gateway
Howard County, Maryland

Schedule IV-C: Total Projected Market Value - Commercial, continued

Year	Appreciation Factor ¹	Retail				Restaurant				Hotel			
		Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value	Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value	Rooms ²	Value Per Room ³	Phase-In Percent ⁴	Projected Market Value
Year 1	100%	4,720	\$209	80%	\$788,574	7,080	\$209	80%	\$1,182,862	0	\$108,510	0%	\$0
Year 2	102%	9,440	\$213	84%	\$1,679,072	14,160	\$213	84%	\$2,518,608	0	\$110,680	0%	\$0
Year 3	104%	14,160	\$217	87%	\$2,666,406	21,240	\$217	87%	\$3,999,610	0	\$112,894	0%	\$0
Year 4	106%	18,880	\$222	90%	\$3,765,786	28,320	\$222	90%	\$5,648,680	0	\$115,152	0%	\$0
Year 5	108%	23,600	\$226	92%	\$4,908,075	35,400	\$226	92%	\$7,362,112	0	\$117,455	0%	\$0
Year 6	110%	28,320	\$231	93%	\$6,094,549	42,480	\$231	93%	\$9,141,823	0	\$119,804	0%	\$0
Year 7	113%	33,040	\$235	94%	\$7,326,518	49,560	\$235	94%	\$10,989,777	0	\$122,200	0%	\$0
Year 8	115%	37,760	\$240	95%	\$8,605,329	56,640	\$240	95%	\$12,907,993	0	\$124,644	0%	\$0
Year 9	117%	42,480	\$245	96%	\$9,932,361	63,720	\$245	96%	\$14,898,541	0	\$127,137	0%	\$0
Year 10	120%	47,200	\$250	96%	\$11,309,032	70,800	\$250	96%	\$16,963,548	0	\$129,679	0%	\$0
Year 11	122%	50,760	\$255	97%	\$12,500,554	76,140	\$255	97%	\$18,750,831	0	\$132,273	0%	\$0
Year 12	124%	54,320	\$260	97%	\$13,714,128	81,480	\$260	97%	\$20,571,192	0	\$134,918	0%	\$0
Year 13	127%	57,880	\$265	98%	\$14,952,810	86,820	\$265	98%	\$22,429,216	0	\$137,617	0%	\$0
Year 14	129%	61,440	\$270	98%	\$16,213,618	92,160	\$270	98%	\$24,320,427	0	\$140,369	0%	\$0
Year 15	132%	65,000	\$276	98%	\$17,518,877	97,500	\$276	98%	\$26,278,316	0	\$143,176	0%	\$0
Year 16	135%	68,560	\$281	98%	\$18,869,861	102,840	\$281	98%	\$28,304,791	0	\$146,040	0%	\$0
Year 17	137%	72,120	\$287	98%	\$20,267,877	108,180	\$287	98%	\$30,401,815	0	\$148,961	0%	\$0
Year 18	140%	75,680	\$292	98%	\$21,714,265	113,520	\$292	98%	\$32,571,397	0	\$151,940	0%	\$0
Year 19	143%	79,240	\$298	98%	\$23,210,402	118,860	\$298	98%	\$34,815,602	0	\$154,979	0%	\$0
Year 20	146%	82,800	\$304	98%	\$24,757,698	124,200	\$304	98%	\$37,136,547	0	\$158,078	0%	\$0
Year 21	149%	87,000	\$310	98%	\$26,516,488	130,500	\$310	98%	\$39,774,732	0	\$161,240	0%	\$0
Year 22	152%	91,200	\$317	98%	\$28,349,906	136,800	\$317	98%	\$42,524,859	0	\$164,465	0%	\$0
Year 23	155%	95,400	\$323	98%	\$30,258,453	143,100	\$323	98%	\$45,387,679	0	\$167,754	0%	\$0
Year 24	158%	99,600	\$329	98%	\$32,246,755	149,400	\$329	98%	\$48,370,132	0	\$171,109	0%	\$0
Year 25	161%	103,800	\$336	98%	\$34,302,485	155,700	\$336	98%	\$51,453,728	0	\$174,531	0%	\$0
Year 26	164%	108,000	\$343	98%	\$36,427,547	162,000	\$343	98%	\$54,641,320	0	\$178,022	0%	\$0
Year 27	167%	112,200	\$349	99%	\$38,623,889	168,300	\$349	99%	\$57,935,834	0	\$181,582	0%	\$0
Year 28	171%	116,400	\$356	99%	\$40,893,515	174,600	\$356	99%	\$61,340,272	0	\$185,214	0%	\$0
Year 29	174%	120,600	\$364	99%	\$43,238,475	180,900	\$364	99%	\$64,857,713	0	\$188,918	0%	\$0
Year 30	178%	124,800	\$371	99%	\$45,660,877	187,200	\$371	99%	\$68,491,316	0	\$192,697	0%	\$0

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23-Jul-25

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² See Schedule III-C.

³ See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴ Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

Columbia Gateway
Howard County, Maryland

Schedule IV-C: Total Projected Market Value - Commercial, continued

Year	Appreciation Factor ¹	Square Feet ²	Industrial		Projected Market Value	Total Projected Commercial Market Value
			Value Per SF ³	Phase-In Percent ⁴		
Year 1	100%	0	\$114	0%	\$0	\$19,963,254
Year 2	102%	0	\$117	0%	\$0	\$42,506,758
Year 3	104%	0	\$119	0%	\$0	\$67,501,750
Year 4	106%	0	\$121	0%	\$0	\$95,333,241
Year 5	108%	0	\$124	0%	\$0	\$124,250,990
Year 6	110%	0	\$126	0%	\$0	\$154,287,317
Year 7	113%	0	\$129	0%	\$0	\$185,475,396
Year 8	115%	0	\$131	0%	\$0	\$217,849,283
Year 9	117%	0	\$134	0%	\$0	\$251,443,935
Year 10	120%	0	\$137	0%	\$0	\$286,295,234
Year 11	122%	0	\$140	0%	\$0	\$304,292,325
Year 12	124%	0	\$142	0%	\$0	\$321,275,101
Year 13	127%	0	\$145	0%	\$0	\$337,399,407
Year 14	129%	0	\$148	0%	\$0	\$352,355,060
Year 15	132%	0	\$151	0%	\$0	\$367,773,979
Year 16	135%	0	\$154	0%	\$0	\$383,668,713
Year 17	137%	0	\$157	0%	\$0	\$400,052,126
Year 18	140%	0	\$160	0%	\$0	\$416,937,409
Year 19	143%	0	\$163	0%	\$0	\$434,338,082
Year 20	146%	0	\$167	0%	\$0	\$452,268,007
Year 21	149%	0	\$170	0%	\$0	\$470,876,875
Year 22	152%	0	\$173	0%	\$0	\$490,061,282
Year 23	155%	0	\$177	0%	\$0	\$509,835,286
Year 24	158%	0	\$180	0%	\$0	\$530,216,806
Year 25	161%	0	\$184	0%	\$0	\$551,209,652
Year 26	164%	0	\$188	0%	\$0	\$572,830,126
Year 27	167%	0	\$192	0%	\$0	\$595,094,935
Year 28	171%	0	\$195	0%	\$0	\$618,021,204
Year 29	174%	0	\$199	0%	\$0	\$641,626,486
Year 30	178%	0	\$203	0%	\$0	\$665,928,771

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23-Jul-25

¹Appreciation factor accounts for the increase in property value and changes in tax rate. For the purposes of these projections the annual appreciation is assumed to be 2.00%.

²See Schedule III-C.

³See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

**Columbia Gateway
Howard County, Maryland**

**High Range Scenario
Fiscal Impact Analysis**

Columbia Gateway
Howard County, Maryland

Schedule V: Projected Real Property Tax Revenues

Year	Total Projected Assessed Value High Range Scenario			FY 25 Howard County Tax Rate Per \$100 A.V. ¹	Projected Real Property Tax Revenues
	Residential (IV-B)	Commercial (IV-C)	Total		
Year 1	\$49,976,535	\$19,963,254	\$69,939,789	\$1.044	\$730,171
Year 2	\$106,412,538	\$42,506,758	\$148,919,296	\$1.044	\$1,554,717
Year 3	\$168,985,659	\$67,501,750	\$236,487,409	\$1.044	\$2,468,929
Year 4	\$238,659,746	\$95,333,241	\$333,992,987	\$1.044	\$3,486,887
Year 5	\$311,053,203	\$124,250,990	\$435,304,193	\$1.044	\$4,544,576
Year 6	\$386,246,933	\$154,287,317	\$540,534,250	\$1.044	\$5,643,178
Year 7	\$464,323,992	\$185,475,396	\$649,799,388	\$1.044	\$6,783,906
Year 8	\$545,369,634	\$217,849,283	\$763,218,917	\$1.044	\$7,968,005
Year 9	\$629,471,373	\$251,443,935	\$880,915,308	\$1.044	\$9,196,756
Year 10	\$716,719,033	\$286,295,234	\$1,003,014,267	\$1.044	\$10,471,469
Year 11	\$828,767,113	\$304,292,325	\$1,133,059,438	\$1.044	\$11,829,141
Year 12	\$946,934,864	\$321,275,101	\$1,268,209,965	\$1.044	\$13,240,112
Year 13	\$1,071,180,324	\$337,399,407	\$1,408,579,732	\$1.044	\$14,705,572
Year 14	\$1,202,019,012	\$352,355,060	\$1,554,374,072	\$1.044	\$16,227,665
Year 15	\$1,337,662,775	\$367,773,979	\$1,705,436,754	\$1.044	\$17,804,760
Year 16	\$1,478,251,481	\$383,668,713	\$1,861,920,194	\$1.044	\$19,438,447
Year 17	\$1,623,928,671	\$400,052,126	\$2,023,980,797	\$1.044	\$21,130,360
Year 18	\$1,774,841,647	\$416,937,409	\$2,191,779,056	\$1.044	\$22,882,173
Year 19	\$1,931,141,571	\$434,338,082	\$2,365,479,653	\$1.044	\$24,695,608
Year 20	\$2,092,983,555	\$452,268,007	\$2,545,251,562	\$1.044	\$26,572,426
Year 21	\$2,263,155,194	\$470,876,875	\$2,734,032,069	\$1.044	\$28,543,295
Year 22	\$2,439,531,093	\$490,061,282	\$2,929,592,375	\$1.044	\$30,584,944
Year 23	\$2,622,261,863	\$509,835,286	\$3,132,097,149	\$1.044	\$32,699,094
Year 24	\$2,811,570,116	\$530,216,806	\$3,341,786,922	\$1.044	\$34,888,255
Year 25	\$3,007,401,794	\$551,209,652	\$3,558,611,446	\$1.044	\$37,151,904
Year 26	\$3,209,942,111	\$572,830,126	\$3,782,772,238	\$1.044	\$39,492,142
Year 27	\$3,419,381,081	\$595,094,935	\$4,014,476,016	\$1.044	\$41,911,130
Year 28	\$3,635,913,632	\$618,021,204	\$4,253,934,836	\$1.044	\$44,411,080
Year 29	\$3,859,739,733	\$641,626,486	\$4,501,366,219	\$1.044	\$46,994,263
Year 30	\$4,091,064,513	\$665,928,771	\$4,756,993,283	\$1.044	\$49,663,010
Total					\$627,713,974

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¹Represents the Fiscal Year 2025 Howard County Real Property Tax Rate. Source: Howard County, Maryland FY 2025 Approved Operating Budget.

Columbia Gateway
Howard County, Maryland

Schedule VI-A: Projection of County Personal Income Tax Revenues - Residential (Townhomes)

		Townhomes	
	Market	80% MIHU	Total
Market value ¹	\$507,893	\$378,000	-
Assumed down payment	20%	20%	-
Less: down payment	(\$101,579)	(\$75,600)	-
Loan amount	\$406,314	\$302,400	-
Loan interest rate ²	6.60%	6.60%	-
Mortgage payment ³	\$2,595	\$1,931	-
Interest portion	\$2,235	\$1,663	-
Private mortgage insurance (PMI) ⁴	\$0	\$0	-
Property taxes ⁵	\$610	\$454	-
Insurance ⁶	\$103	\$103	-
Total monthly payment	\$3,308	\$2,489	-
Assumed affordability ratio ⁷	31%	31%	-
Monthly income	\$10,672	\$8,028	-
Gross income	\$128,069	\$96,337	-
Monthly mortgage deduction ⁸	(\$2,595)	(\$1,931)	-
Less: annual mortgage deduction ⁸	(\$31,140)	(\$23,176)	-
Less: annual property tax deduction ⁵	(\$7,324)	(\$5,451)	-
Less: standard state deduction ⁸	\$0	\$0	-
Number of exemptions ⁹	2.68	2.68	-
Less: personal exemptions (\$3,200 per person) ¹⁰	(\$8,576)	(\$8,576)	-
Total adjustments - net income	\$81,030	\$59,134	-
Howard County income tax rate ¹¹	3.20%	3.20%	-
Sub-total income tax per unit	\$2,593	\$1,892	-
Total units ¹	1,530	270	-
Total income tax ¹²	\$3,967,208	\$510,921	\$4,478,130

MuniCap, Inc.

way/Fiscal Impact Analysis/[Columbia Gateway FIA (High Range Scenario) 6.17.2025.xlsx]VI-A
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¹See Schedule I.

²Loan amount assumes thirty years and conventional fixed-rate mortgage loan rate over a ten-year annual average. Based on information reported by Freddie Mac.

³Includes principal and interest. Assumes 30 year fixed rate mortgage loan.

⁴Assumes no private mortgage insurance.

⁵Represents total residential real property tax obligation, including Howard County (\$1.044), Maryland State (\$0.112), fire tax (\$0.206) and ad valorem (\$0.08) tax

⁶Based on the 2024 average annual insurance value of \$1,238 for the State of Maryland as reported by the Insurance Information Institute.

⁷Based on information provided in Federal Housing Administration Debt Ratio's Guidelines.

⁸Monthly mortgage deduction assumes first years mortgage interest and property tax payments. Assumes residents of for sale homes take the mortgage deduction rather the standard state deduction. Standard state deduction assumes 15% of gross annual income for the 2025 tax year. Source: Form 502D for 2019 as provided by Comptroller of Maryland.

⁹See Appendix A.

¹⁰Assumes 2024 exemption amount of \$3,200. Source: Form 502D for 2024 as provided by Comptroller of Maryland. New Tax law confirms exemption amount applies estimated income level.

¹¹Source: Fiscal Year 2025 Howard County Approved Operating Budget.

¹²Figure assumes full build out and is expressed in current dollars.

Columbia Gateway
Howard County, Maryland

Schedule VI-B: Projection of County Personal Income Tax Revenues - Residential (Multi-Family)

	Multi-Family Rental		
	Market Rate	60% MIHU	Total
Total monthly rent payment ¹	\$2,015	\$1,378	-
Assumed affordability ratio ²	31%	31%	-
Monthly income	\$6,500	\$4,445	-
Gross income	\$78,000	\$53,342	-
Less: standard state deduction ³	(\$3,718)	(\$3,718)	-
Number of exemptions ⁴	2.09	2.09	-
Less: personal exemptions (\$3,200 per person) ⁵	(\$6,688)	(\$6,688)	-
Total adjustments - net taxable income	\$67,595	\$42,936	-
Howard County income tax rate ⁶	3.20%	3.20%	-
Income tax per unit	\$2,163	\$1,374	-
Total units ⁷	5,610	990	-
Occupancy	95%	95%	-
Occupied units	5,330	941	-
Total estimated income tax ⁸	\$11,527,836	\$1,292,215	\$12,820,051

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t Analysis/[Columbia Gateway FIA (High Range Scenario) 6.17.2025.xlsx]VI-B
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¹Rents based on comparable Howard County projects and reviewed with the Maryland State Department of Assessments and Taxation, as of 2024.

²Based on information provided in Federal Housing Administration Debt Ratio's Guidelines.

³The standard deduction assumes \$2,700 for single filers and \$5,450 for joint filers for the 2024 tax year. Source: Comptroller of Maryland. Assumes 63% of FTEs take the standard deduction filing single and 37% of FTEs take the standard deduction filing jointly. Source: Employment Characteristics of Families Summary, U.S. Bureau of Labor Statistics, 2018 data.

⁴Represents the average household size for renter occupied units in Howard County. See Appendix A.

⁵Assumes 2024 exemption amount of \$3,200. Source: Form 502D for 2021 as provided by Comptroller of Maryland. New Tax law confirms exemption amount applies estimated income level.

⁶Source: Fiscal Year 2025 Howard County Approved Operating Budget.

⁷See Schedule I.

⁸Figure assumes full build out and is expressed in current dollars.

Columbia Gateway
Howard County, Maryland

Schedule VII-A: Projection of Local Recordation Tax Revenues - Residential (Townhomes)

Townhomes (For-Sale)									
Year	Appreciation Factor	Market Rate				Affordable 80% MIHU			
		Value Per Unit ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per Unit ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value
Year 1	100%	\$507,893	51	4	\$28,061,094	\$378,000	9	0	\$3,402,000
Year 2	102%	\$518,051	51	4	\$28,622,316	\$385,560	9	0	\$3,470,040
Year 3	104%	\$528,412	51	9	\$31,440,513	\$393,271	9	0	\$3,539,441
Year 4	106%	\$538,980	51	13	\$34,359,989	\$401,137	9	0	\$3,610,230
Year 5	108%	\$549,760	51	17	\$37,383,668	\$409,159	9	0	\$3,682,434
Year 6	110%	\$560,755	51	21	\$40,514,551	\$417,343	9	0	\$3,756,083
Year 7	113%	\$571,970	51	26	\$43,755,715	\$425,689	9	0	\$3,831,205
Year 8	115%	\$583,410	51	30	\$47,110,319	\$434,203	9	0	\$3,907,829
Year 9	117%	\$595,078	51	34	\$50,581,606	\$442,887	9	0	\$3,985,985
Year 10	120%	\$606,979	51	38	\$54,172,900	\$451,745	9	0	\$4,065,705
Year 11	122%	\$619,119	51	43	\$57,887,613	\$460,780	9	0	\$4,147,019
Year 12	124%	\$631,501	51	47	\$61,729,246	\$469,995	9	0	\$4,229,959
Year 13	127%	\$644,131	51	51	\$65,701,389	\$479,395	9	0	\$4,314,559
Year 14	129%	\$657,014	51	55	\$69,807,725	\$488,983	9	0	\$4,400,850
Year 15	132%	\$670,154	51	60	\$74,052,035	\$498,763	9	0	\$4,488,867
Year 16	135%	\$683,557	51	64	\$78,438,194	\$508,738	9	0	\$4,578,644
Year 17	137%	\$697,228	51	68	\$82,970,179	\$518,913	9	0	\$4,670,217
Year 18	140%	\$711,173	51	72	\$87,652,067	\$529,291	9	0	\$4,763,621
Year 19	143%	\$725,396	51	77	\$92,488,043	\$539,877	9	0	\$4,858,894
Year 20	146%	\$739,904	51	81	\$97,482,398	\$550,675	9	0	\$4,956,072
Year 21	149%	\$754,702	51	85	\$102,639,531	\$561,688	9	0	\$5,055,193
Year 22	152%	\$769,796	51	89	\$107,963,957	\$572,922	9	0	\$5,156,297
Year 23	155%	\$785,192	51	94	\$113,460,304	\$584,380	9	0	\$5,259,423
Year 24	158%	\$800,896	51	98	\$119,133,319	\$596,068	9	0	\$5,364,611
Year 25	161%	\$816,914	51	102	\$124,987,871	\$607,989	9	0	\$5,471,904
Year 26	164%	\$833,252	51	106	\$131,028,951	\$620,149	9	0	\$5,581,342
Year 27	167%	\$849,918	51	111	\$137,261,679	\$632,552	9	0	\$5,692,968
Year 28	171%	\$866,916	51	115	\$143,691,305	\$645,203	9	0	\$5,806,828
Year 29	174%	\$884,254	51	119	\$150,323,212	\$658,107	9	0	\$5,922,964
Year 30	178%	\$901,939	51	123	\$157,162,918	\$671,269	9	0	\$6,041,424
Total			1,530				270		

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¹See Schedule IV-A.

²See Schedule III-A.

³The median duration of home ownership in Howard County is estimated to be twelve years, based on statistics available for the DC-VA-MD-WV metropolitan area. Accordingly, calculations herein assume that after initial sales, one-twelfth of all units are resold annually. Source: National Association of Realtors. Assumes MIHU units will not resell after initial closing.

Columbia Gateway
Howard County, Maryland

Schedule VII-B: Projection of Local Recordation Tax Revenues - Residential (Multi-Family)

Multi-Family									
Year	Appreciation Factor	Market Rate				Affordable 60% MIHU			
		Value Per Unit ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per Unit ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value
Year 1	100%	\$247,342	128	0	\$31,536,085	\$72,446	23	0	\$1,630,036
Year 2	102%	\$252,289	128	0	\$32,166,807	\$73,895	23	0	\$1,662,637
Year 3	104%	\$257,334	128	0	\$32,810,143	\$75,373	23	0	\$1,695,889
Year 4	106%	\$262,481	128	0	\$33,466,346	\$76,880	23	0	\$1,729,807
Year 5	108%	\$267,731	128	0	\$34,135,673	\$78,418	23	0	\$1,764,403
Year 6	110%	\$273,085	128	0	\$34,818,386	\$79,986	23	0	\$1,799,691
Year 7	113%	\$278,547	128	0	\$35,514,754	\$81,586	23	0	\$1,835,685
Year 8	115%	\$284,118	128	0	\$36,225,049	\$83,218	23	0	\$1,872,399
Year 9	117%	\$289,800	128	0	\$36,949,550	\$84,882	23	0	\$1,909,847
Year 10	120%	\$295,596	128	0	\$37,688,541	\$86,580	23	0	\$1,948,044
Year 11	122%	\$301,508	213	0	\$64,070,519	\$88,311	38	0	\$3,311,675
Year 12	124%	\$307,538	213	0	\$65,351,930	\$90,078	38	0	\$3,377,908
Year 13	127%	\$313,689	213	0	\$66,658,968	\$91,879	38	0	\$3,445,466
Year 14	129%	\$319,963	213	0	\$67,992,148	\$93,717	38	0	\$3,514,376
Year 15	132%	\$326,362	213	0	\$69,351,991	\$95,591	38	0	\$3,584,663
Year 16	135%	\$332,890	213	0	\$70,739,031	\$97,503	38	0	\$3,656,356
Year 17	137%	\$339,547	213	0	\$72,153,811	\$99,453	38	0	\$3,729,483
Year 18	140%	\$346,338	213	0	\$73,596,887	\$101,442	38	0	\$3,804,073
Year 19	143%	\$353,265	213	0	\$75,068,825	\$103,471	38	0	\$3,880,155
Year 20	146%	\$360,330	213	0	\$76,570,202	\$105,540	38	0	\$3,957,758
Year 21	149%	\$367,537	221	0	\$81,225,670	\$107,651	39	0	\$4,198,389
Year 22	152%	\$374,888	221	0	\$82,850,183	\$109,804	39	0	\$4,282,357
Year 23	155%	\$382,385	221	0	\$84,507,187	\$112,000	39	0	\$4,368,004
Year 24	158%	\$390,033	221	0	\$86,197,331	\$114,240	39	0	\$4,455,364
Year 25	161%	\$397,834	221	0	\$87,921,277	\$116,525	39	0	\$4,544,472
Year 26	164%	\$405,791	221	0	\$89,679,703	\$118,855	39	0	\$4,635,361
Year 27	167%	\$413,906	221	0	\$91,473,297	\$121,233	39	0	\$4,728,068
Year 28	171%	\$422,184	221	0	\$93,302,763	\$123,657	39	0	\$4,822,630
Year 29	174%	\$430,628	221	0	\$95,168,818	\$126,130	39	0	\$4,919,082
Year 30	178%	\$439,241	221	0	\$97,072,194	\$128,653	39	0	\$5,017,464
Total			5,610				990		

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¹See Schedule IV-B.

²See Schedule III-B.

³Assumes market and MIHU multifamily units will not resell after initial closing.

Columbia Gateway
Howard County, Maryland

Schedule VII-C: Projection of Local Recordation Tax Revenues - Commercial

Year	Appreciation Factor	Commercial Office				Innovation Office				Community			
		Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value
Year 1	100%	\$175	89,588	0	\$15,677,074	\$175	38,932	0	\$6,812,698	\$0	0	0	\$0
Year 2	102%	\$178	89,588	0	\$15,990,615	\$178	38,932	0	\$6,948,952	\$0	0	0	\$0
Year 3	104%	\$182	89,588	0	\$16,310,428	\$182	38,932	0	\$7,087,931	\$0	0	0	\$0
Year 4	106%	\$186	89,588	0	\$16,636,636	\$186	38,932	0	\$7,229,690	\$0	0	0	\$0
Year 5	108%	\$189	89,588	0	\$16,969,369	\$189	38,932	0	\$7,374,284	\$0	0	0	\$0
Year 6	110%	\$193	89,588	0	\$17,308,756	\$193	38,932	0	\$7,521,770	\$0	0	0	\$0
Year 7	113%	\$197	89,588	0	\$17,654,931	\$197	38,932	0	\$7,672,205	\$0	0	0	\$0
Year 8	115%	\$201	89,588	0	\$18,008,030	\$201	38,932	0	\$7,825,649	\$0	0	0	\$0
Year 9	117%	\$205	89,588	0	\$18,368,191	\$205	38,932	0	\$7,982,162	\$0	0	0	\$0
Year 10	120%	\$209	89,588	0	\$18,735,555	\$209	38,932	0	\$8,141,805	\$0	0	0	\$0
Year 11	122%	\$213	20,914	0	\$4,461,304	\$213	4,722	0	\$1,007,262	\$0	0	0	\$0
Year 12	124%	\$218	20,914	0	\$4,550,530	\$218	4,722	0	\$1,027,407	\$0	0	0	\$0
Year 13	127%	\$222	20,914	0	\$4,641,541	\$222	4,722	0	\$1,047,955	\$0	0	0	\$0
Year 14	129%	\$226	20,914	0	\$4,734,371	\$226	4,722	0	\$1,068,914	\$0	0	0	\$0
Year 15	132%	\$231	20,914	0	\$4,829,059	\$231	4,722	0	\$1,090,293	\$0	0	0	\$0
Year 16	135%	\$236	20,914	0	\$4,925,640	\$236	4,722	0	\$1,112,098	\$0	0	0	\$0
Year 17	137%	\$240	20,914	0	\$5,024,153	\$240	4,722	0	\$1,134,340	\$0	0	0	\$0
Year 18	140%	\$245	20,914	0	\$5,124,636	\$245	4,722	0	\$1,157,027	\$0	0	0	\$0
Year 19	143%	\$250	20,914	0	\$5,227,129	\$250	4,722	0	\$1,180,168	\$0	0	0	\$0
Year 20	146%	\$255	20,914	0	\$5,331,671	\$255	4,722	0	\$1,203,771	\$0	0	0	\$0
Year 21	149%	\$260	20,017	0	\$5,205,061	\$260	4,361	0	\$1,133,925	\$0	0	0	\$0
Year 22	152%	\$265	20,017	0	\$5,309,162	\$265	4,361	0	\$1,156,603	\$0	0	0	\$0
Year 23	155%	\$271	20,017	0	\$5,415,345	\$271	4,361	0	\$1,179,735	\$0	0	0	\$0
Year 24	158%	\$276	20,017	0	\$5,523,652	\$276	4,361	0	\$1,203,330	\$0	0	0	\$0
Year 25	161%	\$281	20,017	0	\$5,634,125	\$281	4,361	0	\$1,227,397	\$0	0	0	\$0
Year 26	164%	\$287	20,017	0	\$5,746,807	\$287	4,361	0	\$1,251,945	\$0	0	0	\$0
Year 27	167%	\$293	20,017	0	\$5,861,744	\$293	4,361	0	\$1,276,984	\$0	0	0	\$0
Year 28	171%	\$299	20,017	0	\$5,978,978	\$299	4,361	0	\$1,302,523	\$0	0	0	\$0
Year 29	174%	\$305	20,017	0	\$6,098,558	\$305	4,361	0	\$1,328,574	\$0	0	0	\$0
Year 30	178%	\$311	20,017	0	\$6,220,529	\$311	4,361	0	\$1,355,145	\$0	0	0	\$0
Total			1,305,199				480,146				0		

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(High Range Scenario\) 6.17.2025.xlsx\]VII-C.1](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(High%20Range%20Scenario)%206.17.2025.xlsx]VII-C.1)

23-Jul-25

¹See Schedule IV-C.

²See Schedule III-C.

³Assumes commercial will not resell after initial closing.

Columbia Gateway
Howard County, Maryland

Schedule VII-C: Projection of Local Recordation Tax Revenues - Commercial, continued

Year	Appreciation Factor	Retail				Restaurant				Hotel				Industrial			
		Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per Room ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per Room ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value
Year 1	100%	\$209	4,720	0	\$985,718	\$209	7,080	0	\$1,478,577	\$108,510	0	0	\$0	\$114	0	0	\$0
Year 2	102%	\$213	4,720	0	\$1,005,432	\$213	7,080	0	\$1,508,148	\$110,680	0	0	\$0	\$117	0	0	\$0
Year 3	104%	\$217	4,720	0	\$1,025,541	\$217	7,080	0	\$1,538,311	\$112,894	0	0	\$0	\$119	0	0	\$0
Year 4	106%	\$222	4,720	0	\$1,046,052	\$222	7,080	0	\$1,569,078	\$115,152	0	0	\$0	\$121	0	0	\$0
Year 5	108%	\$226	4,720	0	\$1,066,973	\$226	7,080	0	\$1,600,459	\$117,455	0	0	\$0	\$124	0	0	\$0
Year 6	110%	\$231	4,720	0	\$1,088,312	\$231	7,080	0	\$1,632,468	\$119,804	0	0	\$0	\$126	0	0	\$0
Year 7	113%	\$235	4,720	0	\$1,110,078	\$235	7,080	0	\$1,665,118	\$122,200	0	0	\$0	\$129	0	0	\$0
Year 8	115%	\$240	4,720	0	\$1,132,280	\$240	7,080	0	\$1,698,420	\$124,644	0	0	\$0	\$131	0	0	\$0
Year 9	117%	\$245	4,720	0	\$1,154,926	\$245	7,080	0	\$1,732,389	\$127,137	0	0	\$0	\$134	0	0	\$0
Year 10	120%	\$250	4,720	0	\$1,178,024	\$250	7,080	0	\$1,767,036	\$129,679	0	0	\$0	\$137	0	0	\$0
Year 11	122%	\$255	3,560	0	\$906,280	\$255	5,340	0	\$1,359,420	\$132,273	0	0	\$0	\$140	0	0	\$0
Year 12	124%	\$260	3,560	0	\$924,406	\$260	5,340	0	\$1,386,608	\$134,918	0	0	\$0	\$142	0	0	\$0
Year 13	127%	\$265	3,560	0	\$942,894	\$265	5,340	0	\$1,414,341	\$137,617	0	0	\$0	\$145	0	0	\$0
Year 14	129%	\$270	3,560	0	\$961,752	\$270	5,340	0	\$1,442,627	\$140,369	0	0	\$0	\$148	0	0	\$0
Year 15	132%	\$276	3,560	0	\$980,987	\$276	5,340	0	\$1,471,480	\$143,176	0	0	\$0	\$151	0	0	\$0
Year 16	135%	\$281	3,560	0	\$1,000,606	\$281	5,340	0	\$1,500,909	\$146,040	0	0	\$0	\$154	0	0	\$0
Year 17	137%	\$287	3,560	0	\$1,020,618	\$287	5,340	0	\$1,530,928	\$148,961	0	0	\$0	\$157	0	0	\$0
Year 18	140%	\$292	3,560	0	\$1,041,031	\$292	5,340	0	\$1,561,546	\$151,940	0	0	\$0	\$160	0	0	\$0
Year 19	143%	\$298	3,560	0	\$1,061,851	\$298	5,340	0	\$1,592,777	\$154,979	0	0	\$0	\$163	0	0	\$0
Year 20	146%	\$304	3,560	0	\$1,083,088	\$304	5,340	0	\$1,624,633	\$158,078	0	0	\$0	\$167	0	0	\$0
Year 21	149%	\$310	4,200	0	\$1,303,357	\$310	6,300	0	\$1,955,035	\$161,240	0	0	\$0	\$170	0	0	\$0
Year 22	152%	\$317	4,200	0	\$1,329,424	\$317	6,300	0	\$1,994,136	\$164,465	0	0	\$0	\$173	0	0	\$0
Year 23	155%	\$323	4,200	0	\$1,356,013	\$323	6,300	0	\$2,034,019	\$167,754	0	0	\$0	\$177	0	0	\$0
Year 24	158%	\$329	4,200	0	\$1,383,133	\$329	6,300	0	\$2,074,699	\$171,109	0	0	\$0	\$180	0	0	\$0
Year 25	161%	\$336	4,200	0	\$1,410,796	\$336	6,300	0	\$2,116,193	\$174,531	0	0	\$0	\$184	0	0	\$0
Year 26	164%	\$343	4,200	0	\$1,439,011	\$343	6,300	0	\$2,158,517	\$178,022	0	0	\$0	\$188	0	0	\$0
Year 27	167%	\$349	4,200	0	\$1,467,792	\$349	6,300	0	\$2,201,687	\$181,582	0	0	\$0	\$192	0	0	\$0
Year 28	171%	\$356	4,200	0	\$1,497,147	\$356	6,300	0	\$2,245,721	\$185,214	0	0	\$0	\$195	0	0	\$0
Year 29	174%	\$364	4,200	0	\$1,527,090	\$364	6,300	0	\$2,290,636	\$188,918	0	0	\$0	\$199	0	0	\$0
Year 30	178%	\$371	4,200	0	\$1,557,632	\$371	6,300	0	\$2,336,448	\$192,697	0	0	\$0	\$203	0	0	\$0
Total			124,800				187,200				0				0		

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[https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(High Range Scenario\) 6.17.2025.xlsx\]/VII-C.2](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(High%20Range%20Scenario)%206.17.2025.xlsx]/VII-C.2)

23-Jul-25

¹See Schedule IV-C.

²See Schedule III-C.

³Assumes commercial will not resell after initial closing.

Columbia Gateway
Howard County, Maryland

Schedule VII-D: Projection of Local Recordation Tax Revenues - Total Development

Year	Appreciation Factor	Total Projected Recorded Market Value ¹	Local Recordation Tax Rate (\$2.50 Per \$500) ²	Local Recordation Tax Revenues
Year 1	100%	\$89,583,282	\$2.50	\$447,916
Year 2	102%	\$91,374,948	\$2.50	\$456,875
Year 3	104%	\$95,448,198	\$2.50	\$477,241
Year 4	106%	\$99,647,828	\$2.50	\$498,239
Year 5	108%	\$103,977,263	\$2.50	\$519,886
Year 6	110%	\$108,440,018	\$2.50	\$542,200
Year 7	113%	\$113,039,691	\$2.50	\$565,198
Year 8	115%	\$117,779,975	\$2.50	\$588,900
Year 9	117%	\$122,664,655	\$2.50	\$613,323
Year 10	120%	\$127,697,610	\$2.50	\$638,488
Year 11	122%	\$137,151,092	\$2.50	\$685,755
Year 12	124%	\$142,577,994	\$2.50	\$712,890
Year 13	127%	\$148,167,112	\$2.50	\$740,836
Year 14	129%	\$153,922,763	\$2.50	\$769,614
Year 15	132%	\$159,849,374	\$2.50	\$799,247
Year 16	135%	\$165,951,479	\$2.50	\$829,757
Year 17	137%	\$172,233,730	\$2.50	\$861,169
Year 18	140%	\$178,700,889	\$2.50	\$893,504
Year 19	143%	\$185,357,842	\$2.50	\$926,789
Year 20	146%	\$192,209,592	\$2.50	\$961,048
Year 21	149%	\$202,716,161	\$2.50	\$1,013,581
Year 22	152%	\$210,042,120	\$2.50	\$1,050,211
Year 23	155%	\$217,580,030	\$2.50	\$1,087,900
Year 24	158%	\$225,335,439	\$2.50	\$1,126,677
Year 25	161%	\$233,314,033	\$2.50	\$1,166,570
Year 26	164%	\$241,521,637	\$2.50	\$1,207,608
Year 27	167%	\$249,964,219	\$2.50	\$1,249,821
Year 28	171%	\$258,647,896	\$2.50	\$1,293,239
Year 29	174%	\$267,578,934	\$2.50	\$1,337,895
Year 30	178%	\$276,763,755	\$2.50	\$1,383,819
Total				\$25,446,198

MuniCap, Inc. Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (High Range Scenario) 6.17.2025.xlsx]VII-D
23-Jul-25

¹See Schedule VII-A through VII-C. Assumes multifamily market units, MIHU townhomes and multifamily units, and commercial development is not resold.

²Source: *Howard County, Maryland Fiscal Year 2025 Approved Operating Budget*. Recordation tax is computed at the rate of \$2.50 per \$500 of consideration.

Columbia Gateway
Howard County, Maryland

Schedule VIII: Projection of Transfer Tax Revenues - Total Development

Year	Appreciation Factor	Total Projected Transfer Value ¹	Transfer Tax Rate ²	Transfer Tax Revenues	Percentage Available to General Fund	Available Transfer Tax
Year 1	100%	\$89,583,282	1.25%	\$1,119,791	0%	\$0
Year 2	102%	\$91,374,948	1.25%	\$1,142,187	0%	\$0
Year 3	104%	\$95,448,198	1.25%	\$1,193,102	0%	\$0
Year 4	106%	\$99,647,828	1.25%	\$1,245,598	0%	\$0
Year 5	108%	\$103,977,263	1.25%	\$1,299,716	0%	\$0
Year 6	110%	\$108,440,018	1.25%	\$1,355,500	0%	\$0
Year 7	113%	\$113,039,691	1.25%	\$1,412,996	0%	\$0
Year 8	115%	\$117,779,975	1.25%	\$1,472,250	0%	\$0
Year 9	117%	\$122,664,655	1.25%	\$1,533,308	0%	\$0
Year 10	120%	\$127,697,610	1.25%	\$1,596,220	0%	\$0
Year 11	122%	\$137,151,092	1.25%	\$1,714,389	0%	\$0
Year 12	124%	\$142,577,994	1.25%	\$1,782,225	0%	\$0
Year 13	127%	\$148,167,112	1.25%	\$1,852,089	0%	\$0
Year 14	129%	\$153,922,763	1.25%	\$1,924,035	0%	\$0
Year 15	132%	\$159,849,374	1.25%	\$1,998,117	0%	\$0
Year 16	135%	\$165,951,479	1.25%	\$2,074,393	0%	\$0
Year 17	137%	\$172,233,730	1.25%	\$2,152,922	0%	\$0
Year 18	140%	\$178,700,889	1.25%	\$2,233,761	0%	\$0
Year 19	143%	\$185,357,842	1.25%	\$2,316,973	0%	\$0
Year 20	146%	\$192,209,592	1.25%	\$2,402,620	0%	\$0
Year 21	149%	\$202,716,161	1.25%	\$2,533,952	0%	\$0
Year 22	152%	\$210,042,120	1.25%	\$2,625,526	0%	\$0
Year 23	155%	\$217,580,030	1.25%	\$2,719,750	0%	\$0
Year 24	158%	\$225,335,439	1.25%	\$2,816,693	0%	\$0
Year 25	161%	\$233,314,033	1.25%	\$2,916,425	0%	\$0
Year 26	164%	\$241,521,637	1.25%	\$3,019,020	0%	\$0
Year 27	167%	\$249,964,219	1.25%	\$3,124,553	0%	\$0
Year 28	171%	\$258,647,896	1.25%	\$3,233,099	0%	\$0
Year 29	174%	\$267,578,934	1.25%	\$3,344,737	0%	\$0
Year 30	178%	\$276,763,755	1.25%	\$3,459,547	0%	\$0
Total				\$63,615,494		\$0

MuniCap, Inc. v ard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (High Range Scenario) 6.17.2025.xlsx]VIII
23-Jul-25

¹See value as estimated on Schedule VII-D.

²A 1.25% transfer tax is levied on all property transfers in Howard County and is dedicated as follows: 25% for school land acquisition and construction, 25% for park construction and development, 25% for housing and community development, and 25% for the fire and rescue services. For purposes of this fiscal analysis, revenues are shown to off-set costs/capital costs included in this analysis. Based on assumptions in the Downtown Columbia Fiscal Impact Analysis Costs and Revenues Assumptions Document, Howard County Department of Planning and Zoning, Division of Research.

Columbia Gateway
Howard County, Maryland

Schedule IX-A: Projection of School Excise Tax Revenues - Residential (Market)

							Market Unit	
Year	Inflation Factor	Projected ¹				Total SF	School	Subtotal Projected
		Townhomes (For-Sale)		Multifamily			Excise Tax	Market Rate Units
		Units	SF	Units	SF		Per SF ²	School Excise Tax
Year 1	100%	51	74,970	128	127,500	202,470	\$8.15	\$1,650,131
Year 2	102%	51	74,970	128	127,500	202,470	\$8.31	\$1,683,133
Year 3	104%	51	74,970	128	127,500	202,470	\$8.48	\$1,716,796
Year 4	106%	51	74,970	128	127,500	202,470	\$8.65	\$1,751,132
Year 5	108%	51	74,970	128	127,500	202,470	\$8.82	\$1,786,154
Year 6	110%	51	74,970	128	127,500	202,470	\$9.00	\$1,821,877
Year 7	113%	51	74,970	128	127,500	202,470	\$9.18	\$1,858,315
Year 8	115%	51	74,970	128	127,500	202,470	\$9.36	\$1,895,481
Year 9	117%	51	74,970	128	127,500	202,470	\$9.55	\$1,933,391
Year 10	120%	51	74,970	128	127,500	202,470	\$9.74	\$1,972,059
Year 11	122%	51	74,970	213	212,500	287,470	\$9.93	\$2,855,958
Year 12	124%	51	74,970	213	212,500	287,470	\$10.13	\$2,913,077
Year 13	127%	51	74,970	213	212,500	287,470	\$10.34	\$2,971,339
Year 14	129%	51	74,970	213	212,500	287,470	\$10.54	\$3,030,766
Year 15	132%	51	74,970	213	212,500	287,470	\$10.75	\$3,091,381
Year 16	135%	51	74,970	213	212,500	287,470	\$10.97	\$3,153,209
Year 17	137%	51	74,970	213	212,500	287,470	\$11.19	\$3,216,273
Year 18	140%	51	74,970	213	212,500	287,470	\$11.41	\$3,280,598
Year 19	143%	51	74,970	213	212,500	287,470	\$11.64	\$3,346,210
Year 20	146%	51	74,970	213	212,500	287,470	\$11.87	\$3,413,134
Year 21	149%	51	74,970	221	221,000	295,970	\$12.11	\$3,584,336
Year 22	152%	51	74,970	221	221,000	295,970	\$12.35	\$3,656,023
Year 23	155%	51	74,970	221	221,000	295,970	\$12.60	\$3,729,143
Year 24	158%	51	74,970	221	221,000	295,970	\$12.85	\$3,803,726
Year 25	161%	51	74,970	221	221,000	295,970	\$13.11	\$3,879,801
Year 26	164%	51	74,970	221	221,000	295,970	\$13.37	\$3,957,397
Year 27	167%	51	74,970	221	221,000	295,970	\$13.64	\$4,036,545
Year 28	171%	51	74,970	221	221,000	295,970	\$13.91	\$4,117,276
Year 29	174%	51	74,970	221	221,000	295,970	\$14.19	\$4,199,621
Year 30	178%	51	74,970	221	221,000	295,970	\$14.47	\$4,283,614
Total		1,530	2,249,100	5,610	5,610,000	7,859,100		\$88,587,896

MuniCap, Inc. 'CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (High Range Scenario) 6.17.2025.xlsx]IX-A
23-Jul-25

¹Excise tax is assumed to be collected at time of permitting; therefore, units are shown at the start of construction, two years prior to completion. See Schedule III-A & III-B.

²Represents the school facilities surcharge as outlined in Howard County Council Bill No. 42-2019 The tax rate is assumed to increase at the inflation factor shown

Columbia Gateway
Howard County, Maryland

Schedule IX-B: Projection of School Excise Tax Revenues - Residential (Affordable)

Year	Inflation Factor	Projected ¹				Total Affordable	MIHU Unit	Subtotal Projected
		Townhomes (For-Sale)		Multi-Family			School	Affordable Rate Units
		Affordable 80% MIHU		Affordable 60% MIHU			Excise Tax	School Excise Tax
Year	Factor	Units	SF	Units	SF	SF	Per SF ²	School Excise Tax
Year 1	100%	9	13,230	23	22,500	35,730	\$2.72	\$97,186
Year 2	102%	9	13,230	23	22,500	35,730	\$2.77	\$99,129
Year 3	104%	9	13,230	23	22,500	35,730	\$2.83	\$101,112
Year 4	106%	9	13,230	23	22,500	35,730	\$2.89	\$103,134
Year 5	108%	9	13,230	23	22,500	35,730	\$2.94	\$105,197
Year 6	110%	9	13,230	23	22,500	35,730	\$3.00	\$107,301
Year 7	113%	9	13,230	23	22,500	35,730	\$3.06	\$109,447
Year 8	115%	9	13,230	23	22,500	35,730	\$3.12	\$111,636
Year 9	117%	9	13,230	23	22,500	35,730	\$3.19	\$113,868
Year 10	120%	9	13,230	23	22,500	35,730	\$3.25	\$116,146
Year 11	122%	9	13,230	38	37,500	50,730	\$3.32	\$168,204
Year 12	124%	9	13,230	38	37,500	50,730	\$3.38	\$171,568
Year 13	127%	9	13,230	38	37,500	50,730	\$3.45	\$174,999
Year 14	129%	9	13,230	38	37,500	50,730	\$3.52	\$178,499
Year 15	132%	9	13,230	38	37,500	50,730	\$3.59	\$182,069
Year 16	135%	9	13,230	38	37,500	50,730	\$3.66	\$185,710
Year 17	137%	9	13,230	38	37,500	50,730	\$3.73	\$189,425
Year 18	140%	9	13,230	38	37,500	50,730	\$3.81	\$193,213
Year 19	143%	9	13,230	38	37,500	50,730	\$3.88	\$197,077
Year 20	146%	9	13,230	38	37,500	50,730	\$3.96	\$201,019
Year 21	149%	9	13,230	39	39,000	52,230	\$4.04	\$211,102
Year 22	152%	9	13,230	39	39,000	52,230	\$4.12	\$215,324
Year 23	155%	9	13,230	39	39,000	52,230	\$4.21	\$219,631
Year 24	158%	9	13,230	39	39,000	52,230	\$4.29	\$224,023
Year 25	161%	9	13,230	39	39,000	52,230	\$4.37	\$228,504
Year 26	164%	9	13,230	39	39,000	52,230	\$4.46	\$233,074
Year 27	167%	9	13,230	39	39,000	52,230	\$4.55	\$237,735
Year 28	171%	9	13,230	39	39,000	52,230	\$4.64	\$242,490
Year 29	174%	9	13,230	39	39,000	52,230	\$4.74	\$247,340
Year 30	178%	9	13,230	39	39,000	52,230	\$4.83	\$252,286
Total		270	396,900	990	990,000	1,386,900		\$5,217,447

MuniCap, Inc. TING/Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (High Range Scenario) 6.17.2025.xlsx]IX-B
23-Jul-25

¹Excise tax is assumed to be collected at time of permitting; therefore, units are shown at the start of construction, two years prior to completion. See Schedule III-A & III-B.

²Represents the school facilities surcharge as outlined in Howard County Council Bill No. 42-2019. The surcharge on residential new construction that is an affordable unit is a rate of (i) \$2.72 per square foot of occupiable area. The tax rate is assumed to increase at the inflation factor shown.

Columbia Gateway
Howard County, Maryland

Schedule IX-C: Projection of School Excise Tax Revenues - Residential (Total)

Year	Inflation Factor	School Excise Tax		Total Projected School Excise Tax	Percentage Available to General Fund ¹	Available Projected School Excise Tax
		Projected Market Rate Units (Schedule (IX-A))	Projected Affordable Rate Units (Schedule (IX-B))			
Year 1	100%	\$1,650,131	\$97,186	\$1,747,316	0%	\$0
Year 2	102%	\$1,683,133	\$99,129	\$1,782,262	0%	\$0
Year 3	104%	\$1,716,796	\$101,112	\$1,817,908	0%	\$0
Year 4	106%	\$1,751,132	\$103,134	\$1,854,266	0%	\$0
Year 5	108%	\$1,786,154	\$105,197	\$1,891,351	0%	\$0
Year 6	110%	\$1,821,877	\$107,301	\$1,929,178	0%	\$0
Year 7	113%	\$1,858,315	\$109,447	\$1,967,762	0%	\$0
Year 8	115%	\$1,895,481	\$111,636	\$2,007,117	0%	\$0
Year 9	117%	\$1,933,391	\$113,868	\$2,047,259	0%	\$0
Year 10	120%	\$1,972,059	\$116,146	\$2,088,204	0%	\$0
Year 11	122%	\$2,855,958	\$168,204	\$3,024,162	0%	\$0
Year 12	124%	\$2,913,077	\$171,568	\$3,084,645	0%	\$0
Year 13	127%	\$2,971,339	\$174,999	\$3,146,338	0%	\$0
Year 14	129%	\$3,030,766	\$178,499	\$3,209,265	0%	\$0
Year 15	132%	\$3,091,381	\$182,069	\$3,273,450	0%	\$0
Year 16	135%	\$3,153,209	\$185,710	\$3,338,919	0%	\$0
Year 17	137%	\$3,216,273	\$189,425	\$3,405,698	0%	\$0
Year 18	140%	\$3,280,598	\$193,213	\$3,473,811	0%	\$0
Year 19	143%	\$3,346,210	\$197,077	\$3,543,288	0%	\$0
Year 20	146%	\$3,413,134	\$201,019	\$3,614,153	0%	\$0
Year 21	149%	\$3,584,336	\$211,102	\$3,795,438	0%	\$0
Year 22	152%	\$3,656,023	\$215,324	\$3,871,347	0%	\$0
Year 23	155%	\$3,729,143	\$219,631	\$3,948,774	0%	\$0
Year 24	158%	\$3,803,726	\$224,023	\$4,027,749	0%	\$0
Year 25	161%	\$3,879,801	\$228,504	\$4,108,304	0%	\$0
Year 26	164%	\$3,957,397	\$233,074	\$4,190,470	0%	\$0
Year 27	167%	\$4,036,545	\$237,735	\$4,274,280	0%	\$0
Year 28	171%	\$4,117,276	\$242,490	\$4,359,765	0%	\$0
Year 29	174%	\$4,199,621	\$247,340	\$4,446,961	0%	\$0
Year 30	178%	\$4,283,614	\$252,286	\$4,535,900	0%	\$0
Total		\$88,587,896	\$5,217,447	\$93,805,342		\$0

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¹School Excise Taxes are dedicated to a Special Revenue Fund rather than the General Fund. Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for special purposes.

Columbia Gateway
Howard County, Maryland

Schedule X: Projection of Road Excise Tax

Year	Inflation Factor	Square Feet of Development ¹				Total Development Square Feet	Road Excise Tax Per SF ²	Total Projected Road Excise Tax	Percentage Available to General Fund ³	Available Road Excise Tax
		Townhome/Multi-family	Office/Innovation/Community	Restaurant/Retail	Hotel/Industrial					
Year 1	100%	238,200	128,520	11,800	0	378,520	\$1.90	\$719,188	0%	\$0
Year 2	102%	238,200	128,520	11,800	0	378,520	\$1.94	\$733,572	0%	\$0
Year 3	104%	238,200	128,520	11,800	0	378,520	\$1.98	\$748,243	0%	\$0
Year 4	106%	238,200	128,520	11,800	0	378,520	\$2.02	\$763,208	0%	\$0
Year 5	108%	238,200	128,520	11,800	0	378,520	\$2.06	\$778,472	0%	\$0
Year 6	110%	238,200	128,520	11,800	0	378,520	\$2.10	\$794,041	0%	\$0
Year 7	113%	238,200	128,520	11,800	0	378,520	\$2.14	\$809,922	0%	\$0
Year 8	115%	238,200	128,520	11,800	0	378,520	\$2.18	\$826,121	0%	\$0
Year 9	117%	238,200	128,520	11,800	0	378,520	\$2.23	\$842,643	0%	\$0
Year 10	120%	238,200	128,520	11,800	0	378,520	\$2.27	\$859,496	0%	\$0
Year 11	122%	338,200	25,636	8,900	0	372,736	\$2.32	\$863,291	0%	\$0
Year 12	124%	338,200	25,636	8,900	0	372,736	\$2.36	\$880,557	0%	\$0
Year 13	127%	338,200	25,636	8,900	0	372,736	\$2.41	\$898,168	0%	\$0
Year 14	129%	338,200	25,636	8,900	0	372,736	\$2.46	\$916,131	0%	\$0
Year 15	132%	338,200	25,636	8,900	0	372,736	\$2.51	\$934,454	0%	\$0
Year 16	135%	338,200	25,636	8,900	0	372,736	\$2.56	\$953,143	0%	\$0
Year 17	137%	338,200	25,636	8,900	0	372,736	\$2.61	\$972,206	0%	\$0
Year 18	140%	338,200	25,636	8,900	0	372,736	\$2.66	\$991,650	0%	\$0
Year 19	143%	338,200	25,636	8,900	0	372,736	\$2.71	\$1,011,483	0%	\$0
Year 20	146%	338,200	25,636	8,900	0	372,736	\$2.77	\$1,031,712	0%	\$0
Year 21	149%	348,200	24,378	10,500	0	383,078	\$2.82	\$1,081,545	0%	\$0
Year 22	152%	348,200	24,378	10,500	0	383,078	\$2.88	\$1,103,176	0%	\$0
Year 23	155%	348,200	24,378	10,500	0	383,078	\$2.94	\$1,125,239	0%	\$0
Year 24	158%	348,200	24,378	10,500	0	383,078	\$3.00	\$1,147,744	0%	\$0
Year 25	161%	348,200	24,378	10,500	0	383,078	\$3.06	\$1,170,699	0%	\$0
Year 26	164%	348,200	24,378	10,500	0	383,078	\$3.12	\$1,194,113	0%	\$0
Year 27	167%	348,200	24,378	10,500	0	383,078	\$3.18	\$1,217,995	0%	\$0
Year 28	171%	348,200	24,378	10,500	0	383,078	\$3.24	\$1,242,355	0%	\$0
Year 29	174%	348,200	24,378	10,500	0	383,078	\$3.31	\$1,267,202	0%	\$0
Year 30	178%	348,200	24,378	10,500	0	383,078	\$3.37	\$1,292,546	0%	\$0
Total		9,246,000	1,785,345	312,000	0	11,343,345		\$29,170,312		\$0

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23-Jul-25

¹See Schedule III-A, III-B, and III-C.

²Source: Howard County Department of Finance. Represents the excise tax rate effective July 1, 2024 for FY 25. The tax rate is assumed to increase at the inflation factor shown.

³Road Excise Taxes are dedicated to a Special Revenue Fund rather than the General Fund. Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for special purposes.

***Columbia Gateway
Howard County, Maryland***

Schedule XI: Projection of Hotel Occupancy Tax Revenues

Type	Average Rate Per Night ¹	Assumed Occupancy ¹	Days Per Year	Annual Occupancy Revenue Per Room	Number of Rooms ²	Annual Occupancy Revenue	Hotel Occupancy Tax Rate ³	Total County Occupancy Tax Revenues
Hotels	\$131	65.00%	365	\$31,054	0	\$0	7.00%	\$0

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23-Jul-25*

¹See Schedule II-F.

²See Schedule I-A.

³Represents the portion of the hotel/motel tax allocated to the general fund. The FY 2025 rate is 7.0% of which 7.0% is available to the general fund. Source *FY 2025 Howard County Approved Operating Budget*.

Columbia Gateway
Howard County, Maryland

Schedule XII-A: Additional Revenues to Howard County (Annual)

Annual Revenues ¹	Current County Revenues ²	Basis for Projecting Revenues ³	Current County Service Factors ⁴	Revenues by Factor			Projected Increase in Service Factor ⁵	Total Additional Revenues ⁶
				Per Capita	Per Capita/Employee	Per Non. Gov. Emp.		
Taxes								
Property tax	\$698,013,000	Schedule V	-	-	-	-	-	-
Other tax	\$9,100,000	Per non-gov. employee	151,108	-	-	\$60.22	3,509	\$211,346
Income tax	\$635,858,057	Schedule VI	-	-	-	-	-	-
Recordation tax	\$19,300,000	Schedule VII	-	-	-	-	-	-
State tax	\$5,584,000	Per capita	338,291	\$16.51	-	-	17,928	\$295,933
Charges for services								
Miscellaneous	\$6,064,000	Per capita	338,291	\$17.93	-	-	17,928	\$321,372
Review fees	\$1,906,000	Per capita	338,291	\$5.63	-	-	17,928	\$101,012
Inmate boarding	\$1,281,000	Per capita	338,291	\$3.79	-	-	17,928	\$67,889
Licenses and permits								
Licenses	\$596,000	Per capita	338,291	\$1.76	-	-	17,928	\$31,586
Fees	\$3,341,000	Per capita	338,291	\$9.88	-	-	17,928	\$177,062
Permits	\$5,091,221	Per capita	338,291	\$15.05	-	-	17,928	\$269,818
Fines and forfeitures								
False alarm	\$290,000	Per capita	338,291	\$0.86	-	-	17,928	\$15,369
Parking and other	\$1,010,000	Per capita and employee	465,122	-	\$2.17	-	21,438	\$46,552
Redlight	\$2,600,000	Per capita and employee	465,122	-	\$5.59	-	21,438	\$119,836
Use of money and property								
Other use of money and property	\$1,501,000	Not impacted	-	-	-	-	-	-
Interest on investment	\$10,500,000	Not impacted	-	-	-	-	-	-
Revenues from other agencies								
Other agencies	\$4,030,000	Per capita	338,291	\$11.91	-	-	17,928	\$213,577
State agencies	\$6,281,000	Per capita	338,291	\$18.57	-	-	17,928	\$332,872
Interfund reimbursements								
Other	\$31,297,102	Not impacted	-	-	-	-	-	-
Pro-rata charges	\$15,160,665	Not impacted	-	-	-	-	-	-
Debt service	\$1,965,830	Not impacted	-	-	-	-	-	-
Prior year fund balance								
Fund balance	\$196,092,300	Not impacted	-	-	-	-	-	-
Total projected annual revenues	\$1,656,862,175			\$101.88	\$7.76	\$60.22		\$2,204,222

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23-Jul-25

¹Not all sources of revenues are expected to be impacted. Only revenues projected to be impacted are included.

²Source: Howard County, Maryland Approved Fiscal Year 2025 Operating Budget.

³Method of apportioning costs: Per non-government employee revenues are calculated by taking current revenues and apportioning them among current non-government employees. It is assumed that this same ratio applies for this analysis. Per capita revenues are calculated by taking current revenues and apportioning them among the current permanent population. Per employee revenues are calculated by taking current revenues and apportioning them among current total employees. Per capita and employee revenues are calculated by taking current revenues and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County).

⁴Represents the current statistics for the County. See Appendix A.

⁵Represents the proposed increase to the County as a result of the new development. See Appendix A.

⁶Represents the total increase in revenues as a result of the proposed development on an annual basis. Figures assume full build out and are expressed in current dollars.

Columbia Gateway
Howard County, Maryland

Schedule XII-B: Additional Revenues to Howard County (Through Year 30)

Projected Additional Revenues to Howard County											
Year	Inflation Factor	Anticipated Population ¹	Revenues Per Capita ²	Total Revenues	Anticipated Svc. Population ¹	Cost Per Capita & Employee ²	Total Revenues	Anticipated Non-gov. Emp. ¹	Revenues Per Non-gov. Emp. ²	Total Revenues	Total
Year 1	100%	459	\$101.88	\$46,724	685	\$7.76	\$5,318	227	\$60.22	\$13,643	\$65,684
Year 2	102%	917	\$103.91	\$95,316	1,370	\$7.92	\$10,848	453	\$61.43	\$27,831	\$133,996
Year 3	104%	1,376	\$105.99	\$145,834	2,056	\$8.07	\$16,598	680	\$62.65	\$42,582	\$205,013
Year 4	106%	1,835	\$108.11	\$198,334	2,741	\$8.24	\$22,573	906	\$63.91	\$57,911	\$278,818
Year 5	108%	2,293	\$110.28	\$252,875	3,426	\$8.40	\$28,781	1,133	\$65.19	\$73,837	\$355,493
Year 6	110%	2,752	\$112.48	\$309,519	4,111	\$8.57	\$35,228	1,359	\$66.49	\$90,376	\$435,124
Year 7	113%	3,210	\$114.73	\$368,328	4,796	\$8.74	\$41,921	1,586	\$67.82	\$107,548	\$517,797
Year 8	115%	3,669	\$117.03	\$429,365	5,481	\$8.92	\$48,868	1,812	\$69.18	\$125,370	\$603,604
Year 9	117%	4,128	\$119.37	\$492,697	6,167	\$9.09	\$56,076	2,039	\$70.56	\$143,862	\$692,635
Year 10	120%	4,586	\$121.75	\$558,390	6,852	\$9.28	\$63,553	2,265	\$71.97	\$163,044	\$784,987
Year 11	122%	5,243	\$124.19	\$651,171	7,571	\$9.46	\$71,630	2,328	\$73.41	\$170,866	\$893,667
Year 12	124%	5,901	\$126.67	\$747,440	8,290	\$9.65	\$80,004	2,390	\$74.88	\$178,936	\$1,006,379
Year 13	127%	6,558	\$129.21	\$847,299	9,010	\$9.84	\$88,685	2,452	\$76.38	\$187,260	\$1,123,243
Year 14	129%	7,215	\$131.79	\$950,853	9,729	\$10.04	\$97,680	2,514	\$77.90	\$195,846	\$1,244,379
Year 15	132%	7,872	\$134.43	\$1,058,211	10,448	\$10.24	\$107,000	2,576	\$79.46	\$204,700	\$1,369,911
Year 16	135%	8,529	\$137.11	\$1,169,483	11,168	\$10.45	\$116,654	2,638	\$81.05	\$213,830	\$1,499,967
Year 17	137%	9,186	\$139.86	\$1,284,783	11,887	\$10.65	\$126,651	2,700	\$82.67	\$223,243	\$1,634,677
Year 18	140%	9,844	\$142.65	\$1,404,226	12,606	\$10.87	\$137,001	2,762	\$84.33	\$232,947	\$1,774,175
Year 19	143%	10,501	\$145.51	\$1,527,934	13,325	\$11.09	\$147,715	2,825	\$86.01	\$242,950	\$1,918,599
Year 20	146%	11,158	\$148.42	\$1,656,028	14,045	\$11.31	\$158,803	2,887	\$87.73	\$253,260	\$2,068,091
Year 21	149%	11,835	\$151.38	\$1,791,640	14,784	\$11.53	\$170,505	2,949	\$89.49	\$263,898	\$2,226,043
Year 22	152%	12,512	\$154.41	\$1,932,015	15,523	\$11.76	\$182,612	3,011	\$91.28	\$274,859	\$2,389,486
Year 23	155%	13,189	\$157.50	\$2,077,288	16,263	\$12.00	\$195,135	3,074	\$93.10	\$286,154	\$2,558,577
Year 24	158%	13,866	\$160.65	\$2,227,599	17,002	\$12.24	\$208,086	3,136	\$94.96	\$297,791	\$2,733,475
Year 25	161%	14,543	\$163.86	\$2,383,091	17,741	\$12.48	\$221,477	3,198	\$96.86	\$309,778	\$2,914,346
Year 26	164%	15,220	\$167.14	\$2,543,912	18,481	\$12.73	\$235,320	3,260	\$98.80	\$322,126	\$3,101,359
Year 27	167%	15,897	\$170.48	\$2,710,213	19,220	\$12.99	\$249,629	3,323	\$100.78	\$334,844	\$3,294,686
Year 28	171%	16,574	\$173.89	\$2,882,148	19,959	\$13.25	\$264,416	3,385	\$102.79	\$347,942	\$3,494,505
Year 29	174%	17,251	\$177.37	\$3,059,877	20,698	\$13.51	\$279,694	3,447	\$104.85	\$361,430	\$3,701,000
Year 30	178%	17,928	\$180.92	\$3,243,561	21,438	\$13.78	\$295,478	3,509	\$106.94	\$375,318	\$3,914,357
Total				\$39,046,152				\$3,763,942			

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¹See Appendix A.

²See Schedule XII-A.

**Columbia Gateway
Howard County, Maryland**

Schedule XIII: Total Revenues to Howard County

Year	Inflation Factor	Real Property Tax Revenues (See Schedule V)	Personal Income Tax Revenues (See Schedules VI-A & VI-B)	Local Recordation Tax Revenues (See Schedule VII)	Transfer Tax Revenues (See Schedule VIII)	School Excise Tax Revenues (See Schedule IX-C)	Road Excise Tax Revenues (See Schedule X)	Hotel Occupancy Tax Revenues (See Schedule XI)	Additional Tax Revenues (See Schedule XII-B)	Total Projected Revenues
Year 1	100%	\$730,171	\$440,636	\$447,916	\$0	\$0	\$0	\$0	\$65,684	\$1,684,408
Year 2	102%	\$1,554,717	\$898,897	\$456,875	\$0	\$0	\$0	0	\$133,996	\$3,044,485
Year 3	104%	\$2,468,929	\$1,375,312	\$477,241	\$0	\$0	\$0	0	\$205,013	\$4,526,495
Year 4	106%	\$3,486,887	\$1,870,425	\$498,239	\$0	\$0	\$0	0	\$278,818	\$6,134,369
Year 5	108%	\$4,544,576	\$2,384,792	\$519,886	\$0	\$0	\$0	0	\$355,493	\$7,804,747
Year 6	110%	\$5,643,178	\$2,918,985	\$542,200	\$0	\$0	\$0	0	\$435,124	\$9,539,487
Year 7	113%	\$6,783,906	\$3,473,592	\$565,198	\$0	\$0	\$0	0	\$517,797	\$11,340,494
Year 8	115%	\$7,968,005	\$4,049,216	\$588,900	\$0	\$0	\$0	0	\$603,604	\$13,209,725
Year 9	117%	\$9,196,756	\$4,646,476	\$613,323	\$0	\$0	\$0	0	\$692,635	\$15,149,190
Year 10	120%	\$10,471,469	\$5,266,006	\$638,488	\$0	\$0	\$0	0	\$784,987	\$17,160,949
Year 11	122%	\$11,829,141	\$5,829,141	\$665,755	\$0	\$0	\$0	0	\$893,667	\$19,553,802
Year 12	124%	\$13,240,112	\$7,057,537	\$712,890	\$0	\$0	\$0	0	\$1,006,379	\$22,016,918
Year 13	127%	\$14,705,572	\$8,003,867	\$740,836	\$0	\$0	\$0	0	\$1,123,243	\$24,573,519
Year 14	129%	\$16,227,665	\$8,985,228	\$769,614	\$0	\$0	\$0	0	\$1,244,379	\$27,226,887
Year 15	132%	\$17,804,760	\$10,002,642	\$799,247	\$0	\$0	\$0	0	\$1,369,911	\$29,976,560
Year 16	135%	\$19,438,447	\$11,057,159	\$829,757	\$0	\$0	\$0	0	\$1,499,967	\$32,825,330
Year 17	137%	\$21,130,360	\$12,149,855	\$861,169	\$0	\$0	\$0	0	\$1,634,677	\$35,776,059
Year 18	140%	\$22,882,173	\$13,281,836	\$893,504	\$0	\$0	\$0	0	\$1,774,175	\$38,831,688
Year 19	143%	\$24,695,608	\$14,454,236	\$926,789	\$0	\$0	\$0	0	\$1,918,599	\$41,995,232
Year 20	146%	\$26,572,426	\$15,668,220	\$961,048	\$0	\$0	\$0	0	\$2,068,091	\$45,269,784
Year 21	149%	\$28,543,295	\$16,953,844	\$1,013,581	\$0	\$0	\$0	0	\$2,226,043	\$48,736,763
Year 22	152%	\$30,584,944	\$18,284,627	\$1,050,211	\$0	\$0	\$0	0	\$2,389,486	\$52,309,268
Year 23	155%	\$32,699,094	\$19,661,859	\$1,087,900	\$0	\$0	\$0	0	\$2,558,577	\$56,007,430
Year 24	158%	\$34,888,255	\$21,086,866	\$1,126,677	\$0	\$0	\$0	0	\$2,733,475	\$59,835,274
Year 25	161%	\$37,151,904	\$22,561,009	\$1,166,570	\$0	\$0	\$0	0	\$2,914,346	\$63,793,829
Year 26	164%	\$39,492,142	\$24,085,684	\$1,207,608	\$0	\$0	\$0	0	\$3,101,359	\$67,886,793
Year 27	167%	\$41,911,130	\$25,662,320	\$1,249,821	\$0	\$0	\$0	0	\$3,294,686	\$72,117,957
Year 28	171%	\$44,411,080	\$27,292,388	\$1,293,239	\$0	\$0	\$0	0	\$3,494,505	\$76,491,213
Year 29	174%	\$46,994,263	\$28,977,394	\$1,337,895	\$0	\$0	\$0	0	\$3,701,000	\$81,010,552
Year 30	178%	\$49,663,010	\$30,718,883	\$1,383,819	\$0	\$0	\$0	0	\$3,914,357	\$85,680,068
Total		\$627,713,974	\$369,415,030	\$25,446,198	\$0	\$0	\$0	\$0	\$48,934,074	\$1,071,509,276

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Columbia Gateway
Howard County, Maryland

Schedule XIV-A: Additional Expenditures to Howard County (Annual)

Annual Expenses ¹	Current County Expenditures ²	Basis for Projecting Expenses ³	Current County Service Factors ⁴	Total Costs					Projected Increase in Service Factor ⁵	Total Additional Expenditures ⁶
				Per Capita	Per Capita & Employee	Per Student	Per Road Mile	Trips		
Education										
Howard County Public Schools	\$766,000,000	Per student	57,633	-	-	\$13,291.00	-	-	1,131	\$15,034,509
Howard Community College	\$44,500,000	Per capita	338,291	\$131.54	-	-	-	-	17,928	\$2,358,352
Howard County Library	\$26,480,000	Per capita	338,291	\$78.28	-	-	-	-	17,928	\$1,403,352
Public safety										
Department of Police ⁷	\$158,204,356	Per trip	719,178	-	-	-	-	\$76.99	48,533	\$3,736,681
Department of Police ⁷	\$158,204,356	Per capita	338,291	\$303.98	-	-	-	-	17,928	\$5,449,799
Department of Corrections	\$24,766,736	Per capita	338,291	\$73.21	-	-	-	-	17,928	\$1,312,555
Public facilities										
Planning and zoning	\$9,072,940	Per capita and employee	465,122	-	\$19.51	-	-	-	21,438	\$418,177
Public works										
Directors office ⁸	\$12,006,646	Per capita and employee	465,122	-	\$25.81	-	-	-	21,438	\$553,394
Bureau of Engineering ⁸	\$7,504,062	Per capita and employee	465,122	-	\$16.13	-	-	-	21,438	\$345,867
Bureau of Highways ⁸	\$26,323,371	Per road mile	1,074	-	-	-	\$24,509.66	-	0.75	\$18,382
Bureau of Facilities ⁸	\$37,290,014	Per capita	338,291	\$110.23	-	-	-	-	17,928	\$1,976,247
Environmental Storm Water Management ⁸	\$1,462,679	Per capita and employee	465,122	-	\$3.14	-	-	-	21,438	\$67,416
Inspections, licenses and permits	\$10,783,665	Per capita and employee	465,122	-	\$23.18	-	-	-	21,438	\$497,026
Soil Conservation District	\$446,816	Per capita and employee	465,122	-	\$0.96	-	-	-	21,438	\$20,594
Community services										
Recreation and parks	\$31,783,100	Per capita	338,291	\$93.95	-	-	-	-	17,928	\$1,684,399
Community resources & services	\$19,432,985	Per capita	338,291	\$57.44	-	-	-	-	17,928	\$1,029,884
Transportation services	\$14,581,464	Per capita	338,291	\$43.10	-	-	-	-	17,928	\$772,769
Health department	\$13,927,098	Per capita	338,291	\$41.17	-	-	-	-	17,928	\$738,090
Social Services	\$871,043	Per capita	338,291	\$2.57	-	-	-	-	17,928	\$46,162
University of Maryland extension	\$563,128	Per capita	338,291	\$1.66	-	-	-	-	17,928	\$29,844
Community Service Partnerships	\$13,525,807	Per capita	338,291	\$39.98	-	-	-	-	17,928	\$716,823
Sub-total	\$1,377,730,266			\$977.13	\$88.74	\$13,291.00	\$24,509.66	\$76.99		\$38,210,321

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23-Jul-25

¹Not all County expenses are assumed to be impacted. Only the expenses projected to increase are included.

²Source: Howard County, Maryland Approved Operating Budget, Fiscal Year 2025.

³Method of apportioning costs: Per student expenditures are calculated by taking current expenses and apportioning them among current students. Per capita expenditures are calculated by taking current costs and apportioning them among the current permanent population. Per capita and employee expenditures are calculated by taking current costs and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per road mile expenditures are calculated by taking current costs and apportioning them among current road miles within the County.

⁴Represents the current statistics for the County. See Appendix A.

⁵Represents the annual proposed increase to the County as a result of the new development. See Appendix A.

⁶Represents the total increase in expenditures as a result of the proposed development on an annual basis. Figures assume full build out and are expressed in current dollars.

⁷Per capita and trip expenditures are calculated by taking the current police costs and apportioning them amount the current population and current amount of trips in the County. See Appendices D-1 and D-2 for total County trips, costs per capita, per trip factors and projected trips.

⁸Provided by the Howard County Department of Finance. Based on the Approved Operating Budget, Fiscal Year 2024.

Columbia Gateway
Howard County, Maryland

Schedule XIV-A: Additional Expenditures to Howard County (Annual), continued

Annual Expenses ¹	Current County Expenditures ²	Basis for Projecting Expenses ³	Current County Service Factors ⁴	Total Costs					Projected Increase in Service Factors ⁵	Total Additional Expenditures ⁶
				Per Capita	Per Capita & Employee	Per Student	Per Road Mile	Trips		
General government										
County administration	\$18,393,904	Per capita and employee	465,122	-	\$39.55	-	-	-	21,438	\$847,786
Office of the county executive	\$3,035,512	Per capita and employee	465,122	-	\$6.53	-	-	-	21,438	\$139,909
Economic development authority	\$3,391,752	Per capita and employee	465,122	-	\$7.29	-	-	-	21,438	\$156,328
Office of law	\$6,536,785	Per capita and employee	465,122	-	\$14.05	-	-	-	21,438	\$301,284
Technology and communication	\$643,994	Per capita and employee	465,122	-	\$1.38	-	-	-	21,438	\$29,682
Finance	\$11,339,312	Per capita and employee	465,122	-	\$24.38	-	-	-	21,438	\$522,636
Legislative & judicial										
County Council	\$7,463,322	Per capita and employee	465,122	-	\$16.05	-	-	-	21,438	\$343,989
Board of elections	\$6,846,370	Per capita and employee	465,122	-	\$14.72	-	-	-	21,438	\$315,553
Orphans court	\$0	Per capita and employee	465,122	-	\$0.00	-	-	-	21,438	\$0
Circuit court	\$4,462,588	Per capita and employee	465,122	-	\$9.59	-	-	-	21,438	\$205,683
Sheriff's office	\$12,828,168	Per capita and employee	465,122	-	\$27.58	-	-	-	21,438	\$591,258
State's attorney	\$13,267,698	Per capita and employee	465,122	-	\$28.53	-	-	-	21,438	\$611,516
Non-departmental expenses										
Other non-departmental expenses	\$65,000,000	Per capita and employee	465,122	-	\$139.75	-	-	-	21,438	\$2,995,890
Contingency reserves	\$2,000,000	Per capita and employee	465,122	-	\$4.30	-	-	-	21,438	\$92,181
Debt service	\$142,943,400	Not impacted	-	-	-	-	-	-	-	-
Total expenses	\$1,675,883,071			\$977.13	\$422.44	\$13,291.00	\$24,509.66	\$76.99		\$45,364,018

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¹Not all County expenses are assumed to be impacted. Only the expenses projected to increase are included.

²Source: Howard County, Maryland Approved Operating Budget, Fiscal Year 2025.

³Method of apportioning costs: Per student expenditures are calculated by taking current expenses and apportioning them among current students. Per capita expenditures are calculated by taking current costs and apportioning them among the current permanent population. Per capita and employee expenditures are calculated by taking current costs and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per road mile expenditures are calculated by taking current costs and apportioning them among current road miles within the County.

⁴Represents the current statistics for the County. See Appendix A.

⁵Represents the annual proposed increase to the County as a result of the new development. See Appendix A.

⁶Represents the total increase in expenditures as a result of the proposed development on an annual basis. Figures assume full build out and are expressed in current dollars.

Columbia Gateway
Howard County, Maryland

Schedule XIV-B: Additional Expenditures to Howard County (Through Year 30)

Additional Expenditures to Howard County										
	Inflation	Anticipated	Cost	Total Per	Anticipated	Cost Per Capita &	Total Service	Anticipated	Cost Per	Student
Year	Factor	Population ¹	Per Capita ²	Capita Costs	Service Population ¹	Employee ²	Population	Students ³	Student ²	Costs
Year 1	100%	459	\$977	\$448,136	685	\$422	\$289,442	35	\$13,291	\$471,099
Year 2	102%	917	\$997	\$914,198	1,370	\$431	\$590,462	71	\$13,557	\$961,043
Year 3	104%	1,376	\$1,017	\$1,398,723	2,056	\$440	\$903,407	106	\$13,828	\$1,470,395
Year 4	106%	1,835	\$1,037	\$1,902,263	2,741	\$448	\$1,228,633	142	\$14,105	\$1,999,738
Year 5	108%	2,293	\$1,058	\$2,425,385	3,426	\$457	\$1,566,508	177	\$14,387	\$2,549,666
Year 6	110%	2,752	\$1,079	\$2,968,671	4,111	\$466	\$1,917,405	213	\$14,674	\$3,120,791
Year 7	113%	3,210	\$1,100	\$3,532,719	4,796	\$476	\$2,281,712	248	\$14,968	\$3,713,741
Year 8	115%	3,669	\$1,122	\$4,118,140	5,481	\$485	\$2,659,825	284	\$15,267	\$4,329,161
Year 9	117%	4,128	\$1,145	\$4,725,566	6,167	\$495	\$3,052,149	319	\$15,573	\$4,967,712
Year 10	120%	4,586	\$1,168	\$5,355,642	6,852	\$505	\$3,459,102	354	\$15,884	\$5,630,074
Year 11	122%	5,243	\$1,191	\$6,245,526	7,571	\$515	\$3,898,693	393	\$16,202	\$6,369,274
Year 12	124%	5,901	\$1,215	\$7,168,863	8,290	\$525	\$4,354,484	432	\$16,526	\$7,135,790
Year 13	127%	6,558	\$1,239	\$8,126,636	9,010	\$536	\$4,826,948	470	\$16,856	\$7,930,419
Year 14	129%	7,215	\$1,264	\$9,119,852	9,729	\$546	\$5,316,568	509	\$17,193	\$8,753,979
Year 15	132%	7,872	\$1,289	\$10,149,546	10,448	\$557	\$5,823,842	548	\$17,537	\$9,607,310
Year 16	135%	8,529	\$1,315	\$11,216,780	11,168	\$569	\$6,349,281	587	\$17,888	\$10,491,272
Year 17	137%	9,186	\$1,341	\$12,322,644	11,887	\$580	\$6,893,407	625	\$18,246	\$11,406,749
Year 18	140%	9,844	\$1,368	\$13,468,255	12,606	\$592	\$7,456,759	664	\$18,611	\$12,354,649
Year 19	143%	10,501	\$1,396	\$14,654,762	13,325	\$603	\$8,039,888	703	\$18,983	\$13,335,903
Year 20	146%	11,158	\$1,423	\$15,883,341	14,045	\$615	\$8,643,359	741	\$19,362	\$14,351,464
Year 21	149%	11,835	\$1,452	\$17,184,031	14,784	\$628	\$9,280,303	780	\$19,750	\$15,408,693
Year 22	152%	12,512	\$1,481	\$18,530,395	15,523	\$640	\$9,939,267	819	\$20,145	\$16,502,471
Year 23	155%	13,189	\$1,511	\$19,923,740	16,263	\$653	\$10,620,878	858	\$20,548	\$17,633,836
Year 24	158%	13,866	\$1,541	\$21,365,406	17,002	\$666	\$11,325,777	897	\$20,959	\$18,803,855
Year 25	161%	14,543	\$1,572	\$22,856,770	17,741	\$679	\$12,054,624	936	\$21,378	\$20,013,621
Year 26	164%	15,220	\$1,603	\$24,399,242	18,481	\$693	\$12,808,094	975	\$21,805	\$21,264,256
Year 27	167%	15,897	\$1,635	\$25,994,270	19,220	\$707	\$13,586,882	1,014	\$22,241	\$22,556,911
Year 28	171%	16,574	\$1,668	\$27,643,339	19,959	\$721	\$14,391,698	1,053	\$22,686	\$23,892,766
Year 29	174%	17,251	\$1,701	\$29,347,974	20,698	\$735	\$15,223,271	1,092	\$23,140	\$25,273,033
Year 30	178%	17,928	\$1,735	\$31,109,737	21,438	\$750	\$16,082,351	1,131	\$23,603	\$26,698,954
Total				\$374,500,550	\$204,865,020			\$338,998,623		

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¹See Appendix B.

²See Schedule XIV-A.

³See Appendix C.

Columbia Gateway
Howard County, Maryland

Schedule XIV-B: Additional Expenditures to Howard County (Through Year 30), continued

Year	Inflation Factor	Additional Expenditures to Howard County						Total County Costs
		Anticipated Road Miles ¹	Cost Per Road Mile ²	Total Road Costs	Anticipated Commercial Trips ¹	Cost Per Commercial Trip ²	Total Trip Costs	
Year 1	100%	0.03	\$24,510	\$613	740	\$77	\$56,959	\$1,266,250
Year 2	102%	0.05	\$25,000	\$1,251	1,480	\$79	\$116,196	\$2,583,149
Year 3	104%	0.08	\$25,500	\$1,915	2,219	\$80	\$177,779	\$3,952,219
Year 4	106%	0.10	\$26,010	\$2,604	2,959	\$82	\$241,780	\$5,375,017
Year 5	108%	0.13	\$26,530	\$3,320	3,699	\$83	\$308,269	\$6,853,147
Year 6	110%	0.15	\$27,061	\$4,063	4,439	\$85	\$377,322	\$8,388,252
Year 7	113%	0.18	\$27,602	\$4,836	5,179	\$87	\$449,013	\$9,982,020
Year 8	115%	0.20	\$28,154	\$5,637	5,918	\$88	\$523,421	\$11,636,183
Year 9	117%	0.23	\$28,717	\$6,468	6,658	\$90	\$600,625	\$13,352,520
Year 10	120%	0.25	\$29,291	\$7,331	7,398	\$92	\$680,708	\$15,132,856
Year 11	122%	0.27	\$29,877	\$8,214	8,175	\$94	\$767,215	\$17,288,921
Year 12	124%	0.30	\$30,475	\$9,129	8,951	\$96	\$856,909	\$19,525,176
Year 13	127%	0.32	\$31,084	\$10,078	9,728	\$98	\$949,884	\$21,843,965
Year 14	129%	0.35	\$31,706	\$11,061	10,505	\$100	\$1,046,235	\$24,247,695
Year 15	132%	0.37	\$32,340	\$12,079	11,281	\$102	\$1,146,060	\$26,738,837
Year 16	135%	0.40	\$32,987	\$13,133	12,058	\$104	\$1,249,460	\$29,319,926
Year 17	137%	0.42	\$33,647	\$14,225	12,835	\$106	\$1,356,537	\$31,993,563
Year 18	140%	0.45	\$34,319	\$15,355	13,611	\$108	\$1,467,398	\$34,762,417
Year 19	143%	0.47	\$35,006	\$16,525	14,388	\$110	\$1,582,151	\$37,629,228
Year 20	146%	0.50	\$35,706	\$17,736	15,164	\$112	\$1,700,906	\$40,596,807
Year 21	149%	0.52	\$36,420	\$19,013	15,963	\$114	\$1,826,249	\$43,718,289
Year 22	152%	0.55	\$37,148	\$20,334	16,761	\$117	\$1,955,925	\$46,948,392
Year 23	155%	0.57	\$37,891	\$21,700	17,559	\$119	\$2,090,057	\$50,290,211
Year 24	158%	0.60	\$38,649	\$23,113	18,357	\$121	\$2,228,773	\$53,746,924
Year 25	161%	0.62	\$39,422	\$24,574	19,156	\$124	\$2,372,201	\$57,321,789
Year 26	164%	0.65	\$40,211	\$26,084	19,954	\$126	\$2,520,475	\$61,018,150
Year 27	167%	0.67	\$41,015	\$27,645	20,752	\$129	\$2,673,730	\$64,839,437
Year 28	171%	0.70	\$41,835	\$29,257	21,550	\$131	\$2,832,108	\$68,789,169
Year 29	174%	0.72	\$42,672	\$30,923	22,349	\$134	\$2,995,752	\$72,870,953
Year 30	178%	0.75	\$43,525	\$32,644	23,147	\$137	\$3,164,808	\$77,088,494
Total				\$420,860			\$40,314,904	\$959,099,957

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¹See Appendix A.

²See Schedule XIV-A.

³See Appendix D-2.

Columbia Gateway
Howard County, Maryland

Schedule XV: Total Projected Revenues Versus Total Projected Expenditures

Year	Total County Revenues (Schedule XIII)	Total County Expenses (Schedule XIV-B)	Net County Revenues
Year 1	\$1,684,408	(\$1,266,250)	\$418,158
Year 2	\$3,044,485	(\$2,583,149)	\$461,336
Year 3	\$4,526,495	(\$3,952,219)	\$574,277
Year 4	\$6,134,369	(\$5,375,017)	\$759,352
Year 5	\$7,804,747	(\$6,853,147)	\$951,600
Year 6	\$9,539,487	(\$8,388,252)	\$1,151,235
Year 7	\$11,340,494	(\$9,982,020)	\$1,358,474
Year 8	\$13,209,725	(\$11,636,183)	\$1,573,542
Year 9	\$15,149,190	(\$13,352,520)	\$1,796,670
Year 10	\$17,160,949	(\$15,132,856)	\$2,028,093
Year 11	\$19,553,802	(\$17,288,921)	\$2,264,881
Year 12	\$22,016,918	(\$19,525,176)	\$2,491,742
Year 13	\$24,573,519	(\$21,843,965)	\$2,729,554
Year 14	\$27,226,887	(\$24,247,695)	\$2,979,192
Year 15	\$29,976,560	(\$26,738,837)	\$3,237,723
Year 16	\$32,825,330	(\$29,319,926)	\$3,505,404
Year 17	\$35,776,059	(\$31,993,563)	\$3,782,497
Year 18	\$38,831,688	(\$34,762,417)	\$4,069,271
Year 19	\$41,995,232	(\$37,629,228)	\$4,366,004
Year 20	\$45,269,784	(\$40,596,807)	\$4,672,978
Year 21	\$48,736,763	(\$43,718,289)	\$5,018,474
Year 22	\$52,309,268	(\$46,948,392)	\$5,360,876
Year 23	\$56,007,430	(\$50,290,211)	\$5,717,219
Year 24	\$59,835,274	(\$53,746,924)	\$6,088,350
Year 25	\$63,793,829	(\$57,321,789)	\$6,472,040
Year 26	\$67,886,793	(\$61,018,150)	\$6,868,642
Year 27	\$72,117,957	(\$64,839,437)	\$7,278,519
Year 28	\$76,491,213	(\$68,789,169)	\$7,702,044
Year 29	\$81,010,552	(\$72,870,953)	\$8,139,599
Year 30	\$85,680,068	(\$77,088,494)	\$8,591,575
Total	\$1,071,509,276	(\$959,099,957)	\$112,409,319

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**Columbia Gateway
Howard County, Maryland**

**High Range Scenario
Appendices**

***Columbia Gateway
Howard County, Maryland***

Appendix A-1: Revenues and Costs to Howard County (Allocation Factors)

Howard County permanent population ¹	338,291
Howard County employed population	167,584
Howard County current non-government employees ¹	151,108
Resident workers ²	40,753
Non-resident workers ²	126,831
Employee population equivalent ³	126,831
Total service population ⁴	465,122
Percent of newly created Howard County employees assumed to live in Howard County ⁵	55.0%
Percent of newly created Howard County employees assumed to live outside Howard County ⁶	45.0%
Service population rates	
Resident ³	1.00
Employee ³	1.00
Residential:	
Proposed townhomes (for-sale) ⁷	1,800
Persons per townhome ⁸	2.68
Expected population increase	4,824
Proposed multifamily units ⁷	6,600
Vacancy rate ⁹	5.0%
Occupied new multifamily units	6,270
Persons per multifamily unit ⁸	2.09
Expected population increase	13,104
Total expected population increase	17,928
Service Population:	
Expected employee increase	
Projected new employees ¹⁰	7,799
Projected new non-government employees ¹⁰	7,799
Projected non-resident employees ¹¹	3,509
Projected employee population equivalent ¹¹	3,509
Total service population increase	21,438
Current students ⁸	57,633
Projected student increase ¹²	1,131
Current road miles ⁸	1,074
Projected increase in road miles ¹³	0.750

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(High Range Scenario) 6.17.2025.xlsx/A-1

23-Jul-25

¹Source: Howard County, Maryland Approved Operating Budget for Fiscal Year 2025. Represents population estimates as of 2025.

²Source: OnTheMap, U.S. Census Bureau based on 2022 data.

³Service rate assumes full-time employees generates costs at the same rate as full-time residents.

⁴Represents the total Howard County permanent population plus the employee population equivalent.

⁵Represents the percentage of new employees generated by the development living and working in Howard County.

⁶Represents the percentage of new employees generated assumed to live outside of Howard County.

⁷See Schedule I.

⁸Provided by the Howard County Department of Planning and Zoning, Division of Research. Data as of 2022.

⁹See Schedule II-E.

¹⁰See Appendix B. Non-government employees represents the employee equivalent multiplied by the service population rate.

¹¹Represents the total new employees multiplied by the percentage (45.00%) of employees assumed to live outside of Howard County.

¹²See Appendix C.

¹³Based on information for comparable properties. Represents new road miles to be conveyed to Howard County.

Columbia Gateway
Howard County, Maryland

Appendix B-1: Projected Residents, Employees & Service Population

Year	Projected Residents Increase										Total Residents
	Townhomes (For-Sale)					Multi-Family					
	Projected Units ¹	Vacancy Rate ²	Occupied Units	Residents Per Unit ³	Sub-total Residents	Projected Units ¹	Vacancy Rate ²	Occupied Units	Residents Per Unit ³	Sub-total Residents	
Year 1	60	0%	60	2.68	161	150	5%	143	2.09	298	459
Year 2	120	0%	120	2.68	322	300	5%	285	2.09	596	917
Year 3	180	0%	180	2.68	482	450	5%	428	2.09	893	1,376
Year 4	240	0%	240	2.68	643	600	5%	570	2.09	1,191	1,835
Year 5	300	0%	300	2.68	804	750	5%	713	2.09	1,489	2,293
Year 6	360	0%	360	2.68	965	900	5%	855	2.09	1,787	2,752
Year 7	420	0%	420	2.68	1,126	1,050	5%	998	2.09	2,085	3,210
Year 8	480	0%	480	2.68	1,286	1,200	5%	1,140	2.09	2,383	3,669
Year 9	540	0%	540	2.68	1,447	1,350	5%	1,283	2.09	2,680	4,128
Year 10	600	0%	600	2.68	1,608	1,500	5%	1,425	2.09	2,978	4,586
Year 11	660	0%	660	2.68	1,769	1,750	5%	1,663	2.09	3,475	5,243
Year 12	720	0%	720	2.68	1,930	2,000	5%	1,900	2.09	3,971	5,901
Year 13	780	0%	780	2.68	2,090	2,250	5%	2,138	2.09	4,467	6,558
Year 14	840	0%	840	2.68	2,251	2,500	5%	2,375	2.09	4,964	7,215
Year 15	900	0%	900	2.68	2,412	2,750	5%	2,613	2.09	5,460	7,872
Year 16	960	0%	960	2.68	2,573	3,000	5%	2,850	2.09	5,957	8,529
Year 17	1,020	0%	1,020	2.68	2,734	3,250	5%	3,088	2.09	6,453	9,186
Year 18	1,080	0%	1,080	2.68	2,894	3,500	5%	3,325	2.09	6,949	9,844
Year 19	1,140	0%	1,140	2.68	3,055	3,750	5%	3,563	2.09	7,446	10,501
Year 20	1,200	0%	1,200	2.68	3,216	4,000	5%	3,800	2.09	7,942	11,158
Year 21	1,260	0%	1,260	2.68	3,377	4,260	5%	4,047	2.09	8,458	11,835
Year 22	1,320	0%	1,320	2.68	3,538	4,520	5%	4,294	2.09	8,974	12,512
Year 23	1,380	0%	1,380	2.68	3,698	4,780	5%	4,541	2.09	9,491	13,189
Year 24	1,440	0%	1,440	2.68	3,859	5,040	5%	4,788	2.09	10,007	13,866
Year 25	1,500	0%	1,500	2.68	4,020	5,300	5%	5,035	2.09	10,523	14,543
Year 26	1,560	0%	1,560	2.68	4,181	5,560	5%	5,282	2.09	11,039	15,220
Year 27	1,620	0%	1,620	2.68	4,342	5,820	5%	5,529	2.09	11,556	15,897
Year 28	1,680	0%	1,680	2.68	4,502	6,080	5%	5,776	2.09	12,072	16,574
Year 29	1,740	0%	1,740	2.68	4,663	6,340	5%	6,023	2.09	12,588	17,251
Year 30	1,800	0%	1,800	2.68	4,824	6,600	5%	6,270	2.09	13,104	17,928

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¹See Schedule III-A and III-B.

²See Schedule II-E.

³Resident per rental unit provided by the Howard County Department of Planning and Zoning, Division of Research. See Appendix A.

***Columbia Gateway
Howard County, Maryland***

Appendix B-1: Projected Residents, Employees & Service Population, continued

Year	Projected Employee Increase								
	Multi-Family			Commercial Office			Innovation Office		
	Projected Units ¹	Employees Per Unit ²	Total Employees	Projected SF ¹	Employees Per 200 SF ²	Total Employees	Projected SF ¹	Employees Per 300 SF ²	Total Employees
Year 1	150	0.08	12	89,588	0.80	357	38,932	0.81	105
Year 2	300	0.08	23	179,176	0.80	714	77,864	0.81	209
Year 3	450	0.08	35	268,764	0.80	1,071	116,795	0.81	314
Year 4	600	0.08	46	358,352	0.80	1,429	155,727	0.81	418
Year 5	750	0.08	58	447,941	0.80	1,786	194,659	0.81	523
Year 6	900	0.08	70	537,529	0.80	2,143	233,591	0.81	628
Year 7	1,050	0.08	81	627,117	0.80	2,500	272,523	0.81	732
Year 8	1,200	0.08	93	716,705	0.80	2,857	311,454	0.81	837
Year 9	1,350	0.08	104	806,293	0.80	3,214	350,386	0.81	941
Year 10	1,500	0.08	116	895,881	0.80	3,571	389,318	0.81	1,046
Year 11	1,750	0.08	135	916,795	0.80	3,655	394,040	0.81	1,059
Year 12	2,000	0.08	155	937,710	0.80	3,738	398,762	0.81	1,071
Year 13	2,250	0.08	174	958,624	0.80	3,822	403,484	0.81	1,084
Year 14	2,500	0.08	193	979,539	0.80	3,905	408,206	0.81	1,097
Year 15	2,750	0.08	213	1,000,453	0.80	3,988	412,928	0.81	1,110
Year 16	3,000	0.08	232	1,021,367	0.80	4,072	417,650	0.81	1,122
Year 17	3,250	0.08	251	1,042,282	0.80	4,155	422,372	0.81	1,135
Year 18	3,500	0.08	270	1,063,196	0.80	4,238	427,094	0.81	1,148
Year 19	3,750	0.08	290	1,084,111	0.80	4,322	431,816	0.81	1,160
Year 20	4,000	0.08	309	1,105,025	0.80	4,405	436,538	0.81	1,173
Year 21	4,260	0.08	329	1,125,042	0.80	4,485	440,899	0.81	1,185
Year 22	4,520	0.08	349	1,145,060	0.80	4,565	445,260	0.81	1,196
Year 23	4,780	0.08	369	1,165,077	0.80	4,645	449,620	0.81	1,208
Year 24	5,040	0.08	389	1,185,095	0.80	4,724	453,981	0.81	1,220
Year 25	5,300	0.08	410	1,205,112	0.80	4,804	458,342	0.81	1,232
Year 26	5,560	0.08	430	1,225,129	0.80	4,884	462,703	0.81	1,243
Year 27	5,820	0.08	450	1,245,147	0.80	4,964	467,064	0.81	1,255
Year 28	6,080	0.08	470	1,265,164	0.80	5,044	471,424	0.81	1,267
Year 29	6,340	0.08	490	1,285,182	0.80	5,123	475,785	0.81	1,278
Year 30	6,600	0.08	510	1,305,199	0.80	5,203	480,146	0.81	1,290

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¹See Schedule III-B and III-C.

²Jobs were calculated using the IMPLAN software, by IMPLAN Group LLC. See Appendix F.

Columbia Gateway
Howard County, Maryland

Appendix B-1: Projected Residents, Employees & Service Population, continued

Year	Projected Employee Increase						Total Projected Employees	Non-Governmental Projected Employees ³
	Retail			Restaurant				
	Projected SF ¹	Employees Per 1,000 SF ²	Total Employees	Projected SF ¹	Employees Per 1,000 SF ²	Total Employees		
Year 1	4,720	0.60	3	7,080	3.85	27	503	503
Year 2	9,440	0.60	6	14,160	3.85	55	1,007	1,007
Year 3	14,160	0.60	8	21,240	3.85	82	1,510	1,510
Year 4	18,880	0.60	11	28,320	3.85	109	2,014	2,014
Year 5	23,600	0.60	14	35,400	3.85	136	2,517	2,517
Year 6	28,320	0.60	17	42,480	3.85	164	3,021	3,021
Year 7	33,040	0.60	20	49,560	3.85	191	3,524	3,524
Year 8	37,760	0.60	23	56,640	3.85	218	4,027	4,027
Year 9	42,480	0.60	25	63,720	3.85	245	4,531	4,531
Year 10	47,200	0.60	28	70,800	3.85	273	5,034	5,034
Year 11	50,760	0.60	30	76,140	3.85	293	5,172	5,172
Year 12	54,320	0.60	33	81,480	3.85	314	5,310	5,310
Year 13	57,880	0.60	35	86,820	3.85	334	5,448	5,448
Year 14	61,440	0.60	37	92,160	3.85	355	5,587	5,587
Year 15	65,000	0.60	39	97,500	3.85	375	5,725	5,725
Year 16	68,560	0.60	41	102,840	3.85	396	5,863	5,863
Year 17	72,120	0.60	43	108,180	3.85	416	6,001	6,001
Year 18	75,680	0.60	45	113,520	3.85	437	6,139	6,139
Year 19	79,240	0.60	48	118,860	3.85	457	6,277	6,277
Year 20	82,800	0.60	50	124,200	3.85	478	6,415	6,415
Year 21	87,000	0.60	52	130,500	3.85	502	6,553	6,553
Year 22	91,200	0.60	55	136,800	3.85	527	6,692	6,692
Year 23	95,400	0.60	57	143,100	3.85	551	6,830	6,830
Year 24	99,600	0.60	60	149,400	3.85	575	6,969	6,969
Year 25	103,800	0.60	62	155,700	3.85	599	7,107	7,107
Year 26	108,000	0.60	65	162,000	3.85	624	7,245	7,245
Year 27	112,200	0.60	67	168,300	3.85	648	7,384	7,384
Year 28	116,400	0.60	70	174,600	3.85	672	7,522	7,522
Year 29	120,600	0.60	72	180,900	3.85	696	7,660	7,660
Year 30	124,800	0.60	75	187,200	3.85	721	7,799	7,799

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23-Jul-25

¹See Schedule III-B.

²Jobs were calculated using the IMPLAN software, by IMPLAN Group LLC. See Appendix F.

Columbia Gateway
Howard County, Maryland

Appendix B-1: Projected Residents, Employees & Service Population, continued

Year	Total Projected Non-Resident Employee Equivalent ¹					Total Projected Residents ²	Total Service Population ⁶
	Total Projected Employees ²	Employee Equivalent ³	Total Projected Employee Equiv. ³	Non-Resident Population Rate ⁴	Total Projected Non-Resi Employees ⁵		
Year 1	503	1.00	503	45.0%	227	459	685
Year 2	1,007	1.00	1,007	45.0%	453	917	1,370
Year 3	1,510	1.00	1,510	45.0%	680	1,376	2,056
Year 4	2,014	1.00	2,014	45.0%	906	1,835	2,741
Year 5	2,517	1.00	2,517	45.0%	1,133	2,293	3,426
Year 6	3,021	1.00	3,021	45.0%	1,359	2,752	4,111
Year 7	3,524	1.00	3,524	45.0%	1,586	3,210	4,796
Year 8	4,027	1.00	4,027	45.0%	1,812	3,669	5,481
Year 9	4,531	1.00	4,531	45.0%	2,039	4,128	6,167
Year 10	5,034	1.00	5,034	45.0%	2,265	4,586	6,852
Year 11	5,172	1.00	5,172	45.0%	2,328	5,243	7,571
Year 12	5,310	1.00	5,310	45.0%	2,390	5,901	8,290
Year 13	5,448	1.00	5,448	45.0%	2,452	6,558	9,010
Year 14	5,587	1.00	5,587	45.0%	2,514	7,215	9,729
Year 15	5,725	1.00	5,725	45.0%	2,576	7,872	10,448
Year 16	5,863	1.00	5,863	45.0%	2,638	8,529	11,168
Year 17	6,001	1.00	6,001	45.0%	2,700	9,186	11,887
Year 18	6,139	1.00	6,139	45.0%	2,762	9,844	12,606
Year 19	6,277	1.00	6,277	45.0%	2,825	10,501	13,325
Year 20	6,415	1.00	6,415	45.0%	2,887	11,158	14,045
Year 21	6,553	1.00	6,553	45.0%	2,949	11,835	14,784
Year 22	6,692	1.00	6,692	45.0%	3,011	12,512	15,523
Year 23	6,830	1.00	6,830	45.0%	3,074	13,189	16,263
Year 24	6,969	1.00	6,969	45.0%	3,136	13,866	17,002
Year 25	7,107	1.00	7,107	45.0%	3,198	14,543	17,741
Year 26	7,245	1.00	7,245	45.0%	3,260	15,220	18,481
Year 27	7,384	1.00	7,384	45.0%	3,323	15,897	19,220
Year 28	7,522	1.00	7,522	45.0%	3,385	16,574	19,959
Year 29	7,660	1.00	7,660	45.0%	3,447	17,251	20,698
Year 30	7,799	1.00	7,799	45.0%	3,509	17,928	21,438

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¹Represents the newly created employees who work but do not live in Howard County.

²See Appendix B.

³Service rate for employee is assumed to be same as resident population rate. See Appendix A.

⁴See Appendix A. Source: U.S. Census Bureau, Center for Economic Studies, OnTheMap Application.

⁵Projected permanent non-resident employee population equivalent represents total projected employee equivalent multiplied by percent of Howard County employees assumed to reside outside of Howard County.

⁶Total permanent service population increase represents projected permanent non-resident employee population equivalent plus expected population increase.

Columbia Gateway
Howard County, Maryland

Appendix C-1: Projected Students

Year	Townhomes (For-Sale)											Subtotal Projected Students
	Projected Student Increase from Townhomes											
	Projected Townhomes ¹	Vacancy Rate ²	Occupied Units	ES Per HH ³	MS Per HH ³	HS Per HH ³	Total	ES Per HH ⁴	MS Per HH ⁴	HS Per HH ⁴	Total	
Year 1	60	0.00%	60	0.240	0.120	0.150	0.510	14	7	9	31	31
Year 2	120	0.00%	120	0.240	0.120	0.150	0.510	29	14	18	61	61
Year 3	180	0.00%	180	0.240	0.120	0.150	0.510	43	22	27	92	92
Year 4	240	0.00%	240	0.240	0.120	0.150	0.510	58	29	36	122	122
Year 5	300	0.00%	300	0.240	0.120	0.150	0.510	72	36	45	153	153
Year 6	360	0.00%	360	0.240	0.120	0.150	0.510	86	43	54	184	184
Year 7	420	0.00%	420	0.240	0.120	0.150	0.510	101	50	63	214	214
Year 8	480	0.00%	480	0.240	0.120	0.150	0.510	115	58	72	245	245
Year 9	540	0.00%	540	0.240	0.120	0.150	0.510	130	65	81	275	275
Year 10	600	0.00%	600	0.240	0.120	0.150	0.510	144	72	90	306	306
Year 11	660	0.00%	660	0.240	0.120	0.150	0.510	158	79	99	337	337
Year 12	720	0.00%	720	0.240	0.120	0.150	0.510	173	86	108	367	367
Year 13	780	0.00%	780	0.240	0.120	0.150	0.510	187	94	117	398	398
Year 14	840	0.00%	840	0.240	0.120	0.150	0.510	202	101	126	428	428
Year 15	900	0.00%	900	0.240	0.120	0.150	0.510	216	108	135	459	459
Year 16	960	0.00%	960	0.240	0.120	0.150	0.510	230	115	144	490	490
Year 17	1,020	0.00%	1,020	0.240	0.120	0.150	0.510	245	122	153	520	520
Year 18	1,080	0.00%	1,080	0.240	0.120	0.150	0.510	259	130	162	551	551
Year 19	1,140	0.00%	1,140	0.240	0.120	0.150	0.510	274	137	171	581	581
Year 20	1,200	0.00%	1,200	0.240	0.120	0.150	0.510	288	144	180	612	612
Year 21	1,260	0.00%	1,260	0.240	0.120	0.150	0.510	302	151	189	643	643
Year 22	1,320	0.00%	1,320	0.240	0.120	0.150	0.510	317	158	198	673	673
Year 23	1,380	0.00%	1,380	0.240	0.120	0.150	0.510	331	166	207	704	704
Year 24	1,440	0.00%	1,440	0.240	0.120	0.150	0.510	346	173	216	734	734
Year 25	1,500	0.00%	1,500	0.240	0.120	0.150	0.510	360	180	225	765	765
Year 26	1,560	0.00%	1,560	0.240	0.120	0.150	0.510	374	187	234	796	796
Year 27	1,620	0.00%	1,620	0.240	0.120	0.150	0.510	389	194	243	826	826
Year 28	1,680	0.00%	1,680	0.240	0.120	0.150	0.510	403	202	252	857	857
Year 29	1,740	0.00%	1,740	0.240	0.120	0.150	0.510	418	209	261	887	887
Year 30	1,800	0.00%	1,800	0.240	0.120	0.150	0.510	432	216	270	918	918

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¹See Schedule III-A.

²According to Howard County Department of Planning and Zoning, Division of Research, student generation rates are based on actual yields and already take into account vacancies. As a result, no vacancies are assumed for townhomes for-sale.

³Student standing yield generation rates provided by Howard County.

⁴Represents the total elementary, middle and high school students projected to be generated as a result of the proposed development as shown on Schedule I. Source: Howard County.

Columbia Gateway
Howard County, Maryland

Appendix C-1: Projected Students (continued)

Year	Multi-Family											Subtotal Projected Students	Total Projected Students
	Projected Student Increase from Multi-Family												
	Projected Multi-family ¹	Vacancy Rate ²	Occupied Units	ES Per HH ³	MS Per HH ³	HS Per HH ³	Total	ES Per HH ⁴	MS Per HH ⁴	HS Per HH ⁴	Total		
Year 1	150	5.00%	143	0.015	0.008	0.011	0.034	2	1	2	5	5	35
Year 2	300	5.00%	285	0.015	0.008	0.011	0.034	4	2	3	10	10	71
Year 3	450	5.00%	428	0.015	0.008	0.011	0.034	6	3	5	15	15	106
Year 4	600	5.00%	570	0.015	0.008	0.011	0.034	9	5	6	19	19	142
Year 5	750	5.00%	713	0.015	0.008	0.011	0.034	11	6	8	24	24	177
Year 6	900	5.00%	855	0.015	0.008	0.011	0.034	13	7	9	29	29	213
Year 7	1,050	5.00%	998	0.015	0.008	0.011	0.034	15	8	11	34	34	248
Year 8	1,200	5.00%	1,140	0.015	0.008	0.011	0.034	17	9	13	39	39	284
Year 9	1,350	5.00%	1,283	0.015	0.008	0.011	0.034	19	10	14	44	44	319
Year 10	1,500	5.00%	1,425	0.015	0.008	0.011	0.034	21	11	16	48	48	354
Year 11	1,750	5.00%	1,663	0.015	0.008	0.011	0.034	25	13	18	57	57	393
Year 12	2,000	5.00%	1,900	0.015	0.008	0.011	0.034	29	15	21	65	65	432
Year 13	2,250	5.00%	2,138	0.015	0.008	0.011	0.034	32	17	24	73	73	470
Year 14	2,500	5.00%	2,375	0.015	0.008	0.011	0.034	36	19	26	81	81	509
Year 15	2,750	5.00%	2,613	0.015	0.008	0.011	0.034	39	21	29	89	89	548
Year 16	3,000	5.00%	2,850	0.015	0.008	0.011	0.034	43	23	31	97	97	587
Year 17	3,250	5.00%	3,088	0.015	0.008	0.011	0.034	46	25	34	105	105	625
Year 18	3,500	5.00%	3,325	0.015	0.008	0.011	0.034	50	27	37	113	113	664
Year 19	3,750	5.00%	3,563	0.015	0.008	0.011	0.034	53	29	39	121	121	703
Year 20	4,000	5.00%	3,800	0.015	0.008	0.011	0.034	57	30	42	129	129	741
Year 21	4,260	5.00%	4,047	0.015	0.008	0.011	0.034	61	32	45	138	138	780
Year 22	4,520	5.00%	4,294	0.015	0.008	0.011	0.034	64	34	47	146	146	819
Year 23	4,780	5.00%	4,541	0.015	0.008	0.011	0.034	68	36	50	154	154	858
Year 24	5,040	5.00%	4,788	0.015	0.008	0.011	0.034	72	38	53	163	163	897
Year 25	5,300	5.00%	5,035	0.015	0.008	0.011	0.034	76	40	55	171	171	936
Year 26	5,560	5.00%	5,282	0.015	0.008	0.011	0.034	79	42	58	180	180	975
Year 27	5,820	5.00%	5,529	0.015	0.008	0.011	0.034	83	44	61	188	188	1,014
Year 28	6,080	5.00%	5,776	0.015	0.008	0.011	0.034	87	46	64	196	196	1,053
Year 29	6,340	5.00%	6,023	0.015	0.008	0.011	0.034	90	48	66	205	205	1,092
Year 30	6,600	5.00%	6,270	0.015	0.008	0.011	0.034	94	50	69	213	213	1,131

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23-Jul-25

¹See Schedule III-B.

²According to Howard County Department of Planning and Zoning, Division of Research, student generation rates are based on actual yields and already take into account vacancies. As a result, vacancies are assumed for multifamily units.

³Student standing yield generation rates provided by Howard County Public Schools, 2022 Student generation rates to change with additional information regarding the Columbia Gateway development.

⁴Represents the total elementary, middle and high school students projected to be generated as a result of the proposed development as shown on Schedule I. Source: Howard County Public Schools, 2022.

***Columbia Gateway
Howard County, Maryland***

Appendix D-1.a: Estimated Trips - Projected Police Operating Costs (Per Capita and Trip Factors)

Table 1: Current County Trips (Non-Residential)

Development Type ¹	SF ¹	Avg. Weekday Trip Ends Per 1,000 SF ¹	Trip End Factors ²	Current County Non-residential Trips ¹
Retail/Shopping Center	13,500	68.17	32%	294,488
Office - Gov	4,526	18.31	50%	41,426
Office - Non Gov	34,281	18.31	50%	313,770
Warehousing	18,001	4.96	50%	44,642
Manufacturing	13,012	3.82	50%	24,853
Total	83,320			719,178

Table 2: Estimated Per Capita and Per Trip Factors

Type	Basis for Projecting Increase	Proportionate Share of Costs ⁵	Current County Costs/Population/Trips	Projected Increase Per Capita/Trips ⁶
Total Department of Police Operating Costs ³			\$158,204,356	
Residential ⁴	Per capita	65%	338,291	\$304
Non-residential	Trips	35%	719,178	\$77

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23-Jul-25

¹ Provided by the Howard County Department of Planning and Zoning, Division of Research.

² Provided by the Howard County Department of Planning and Zoning, Division of Research. Trip end factors represent the expected stops during a trip (e.g. office employees are assumed to only have two stops, work and home and therefore assume 50%).

³ Source: *Howard County, Maryland Approved Operating Budget, Fiscal Year 2025*. See Schedule XIV-A.

⁴ See Appendix A for current population.

⁵ Represents the portion of shared operating costs by resident and trip factors. Based on a review of robbery, burglary and auto thefts within the County. Source: Howard County Police Department.

⁶ Represents the portion of operating costs per current allocation factor that will be applied to new resident and increase in trip costs as a result of the proposed development.

Columbia Gateway
Howard County, Maryland

Appendix D-1.b: Estimated Trips - Projected Police Operating Costs (New Non-Residential Trips)

Year	Projected Office Trips				Projected Retail/Restaurant Trips				Projected Hotel Trips				Projected Industrial Trips				Total Projected Non-Residential Trips
	Office SF ¹	Trips Per SF ²	Trip Factor ²	Total Projected Trips	Rest./Retail SF ¹	Trips Per SF ²	Trip Factor ²	Total Projected Trips	Hotel Rooms ¹	Trips Per Room ²	Trip Factor ²	Total Projected Trips	Industrial SF ¹	Trips Per SF ²	Trip Factor ²	Total Projected Trips	
Year 1	129	18.31	0.50	1,176	12	68.17	0.32	257	0	8.92	0.50	0	0	4.96	0.50	0	1,434
Year 2	257	18.31	0.50	2,353	24	68.17	0.32	515	0	8.92	0.50	0	0	4.96	0.50	0	2,867
Year 3	386	18.31	0.50	3,529	35	68.17	0.32	772	0	8.92	0.50	0	0	4.96	0.50	0	4,301
Year 4	514	18.31	0.50	4,705	47	68.17	0.32	1,030	0	8.92	0.50	0	0	4.96	0.50	0	5,735
Year 5	643	18.31	0.50	5,882	59	68.17	0.32	1,287	0	8.92	0.50	0	0	4.96	0.50	0	7,169
Year 6	771	18.31	0.50	7,058	71	68.17	0.32	1,544	0	8.92	0.50	0	0	4.96	0.50	0	8,602
Year 7	900	18.31	0.50	8,234	83	68.17	0.32	1,802	0	8.92	0.50	0	0	4.96	0.50	0	10,036
Year 8	1,028	18.31	0.50	9,411	94	68.17	0.32	2,059	0	8.92	0.50	0	0	4.96	0.50	0	11,470
Year 9	1,157	18.31	0.50	10,587	106	68.17	0.32	2,317	0	8.92	0.50	0	0	4.96	0.50	0	12,904
Year 10	1,285	18.31	0.50	11,763	118	68.17	0.32	2,574	0	8.92	0.50	0	0	4.96	0.50	0	14,337
Year 11	1,311	18.31	0.50	11,998	127	68.17	0.32	2,768	0	8.92	0.50	0	0	4.96	0.50	0	14,766
Year 12	1,336	18.31	0.50	12,233	136	68.17	0.32	2,962	0	8.92	0.50	0	0	4.96	0.50	0	15,195
Year 13	1,362	18.31	0.50	12,467	145	68.17	0.32	3,156	0	8.92	0.50	0	0	4.96	0.50	0	15,624
Year 14	1,388	18.31	0.50	12,702	154	68.17	0.32	3,351	0	8.92	0.50	0	0	4.96	0.50	0	16,052
Year 15	1,413	18.31	0.50	12,937	163	68.17	0.32	3,545	0	8.92	0.50	0	0	4.96	0.50	0	16,481
Year 16	1,439	18.31	0.50	13,171	171	68.17	0.32	3,739	0	8.92	0.50	0	0	4.96	0.50	0	16,910
Year 17	1,465	18.31	0.50	13,406	180	68.17	0.32	3,933	0	8.92	0.50	0	0	4.96	0.50	0	17,339
Year 18	1,490	18.31	0.50	13,641	189	68.17	0.32	4,127	0	8.92	0.50	0	0	4.96	0.50	0	17,768
Year 19	1,516	18.31	0.50	13,875	198	68.17	0.32	4,321	0	8.92	0.50	0	0	4.96	0.50	0	18,196
Year 20	1,542	18.31	0.50	14,110	207	68.17	0.32	4,515	0	8.92	0.50	0	0	4.96	0.50	0	18,625
Year 21	1,566	18.31	0.50	14,333	218	68.17	0.32	4,744	0	8.92	0.50	0	0	4.96	0.50	0	19,077
Year 22	1,590	18.31	0.50	14,556	228	68.17	0.32	4,973	0	8.92	0.50	0	0	4.96	0.50	0	19,530
Year 23	1,615	18.31	0.50	14,779	239	68.17	0.32	5,202	0	8.92	0.50	0	0	4.96	0.50	0	19,982
Year 24	1,639	18.31	0.50	15,002	249	68.17	0.32	5,432	0	8.92	0.50	0	0	4.96	0.50	0	20,434
Year 25	1,663	18.31	0.50	15,225	260	68.17	0.32	5,661	0	8.92	0.50	0	0	4.96	0.50	0	20,886
Year 26	1,688	18.31	0.50	15,449	270	68.17	0.32	5,890	0	8.92	0.50	0	0	4.96	0.50	0	21,338
Year 27	1,712	18.31	0.50	15,672	281	68.17	0.32	6,119	0	8.92	0.50	0	0	4.96	0.50	0	21,790
Year 28	1,737	18.31	0.50	15,895	291	68.17	0.32	6,348	0	8.92	0.50	0	0	4.96	0.50	0	22,243
Year 29	1,761	18.31	0.50	16,118	302	68.17	0.32	6,577	0	8.92	0.50	0	0	4.96	0.50	0	22,695
Year 30	1,785	18.31	0.50	16,341	312	68.17	0.32	6,806	0	8.92	0.50	0	0	4.96	0.50	0	23,147

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[https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(High Range Scenario\) 6.17.2025.xlsx\]D-1.b.](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(High%20Range%20Scenario)%206.17.2025.xlsx]D-1.b)

23-Jul-25

¹Square feet are represented per 1,000. See Appendix B.

²Provided by Howard County Department of Planning and Zoning, Division of Research.

***Columbia Gateway
Howard County, Maryland***

Appendix D-2: Estimated Trips - Columbia Gateway (High Range Scenario)

Table 1: Estimated Columbia Gateway Plan Trips (Full Build-Out)

Development Type	1,000s of SF Rooms/Units ¹	Avg. Weekday Trip Ends Per 1,000 SF/Room/Unit ¹	Trip End Factors ²	Total Estimated Trips ³
<i>Residential</i>	(units)			
Townhouses	1,800	6.72	50%	6,048
Multi-family	6,600	5.86	50%	19,338
Sub-total residential				25,386
<i>Commercial</i>	(1,000s of SF)			
Commercial office	1,305	18.31	50%	11,946
Innovation/office	480	18.31	50%	4,395
Community	0	18.31	32%	0
Retail	125	68.17	32%	2,722
Restaurant	187	68.17	32%	4,083
Industrial	0	4.96	50%	0
	(rooms)			
Hotel	0	8.92	50%	0
Sub-total commercial				23,147
Total estimated trips				48,533

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23-Jul-25

¹ Provided by the Howard County Department of Planning and Zoning, Division of Research. Represents the proposed Columbia Gateway Plan total development.

² Provided by the Howard County Department of Planning and Zoning, Division of Research. Trip end factors represent the expected stops during a trip (e.g. office employees are assumed to only have two stops, work and home and therefore assume 50%).

³ Represents the total projected trips from the proposed Columbia Gateway Plan development.

***Columbia Gateway
Howard County, Maryland***

Appendix E: Sales Data¹

Development Type	Estimated Sales	BizMiner Sales		
		Sales PSF	Adjusted Sales PSF ²	Avg. SF Per Store
<i>Retail</i>				
Retail	<u>\$378</u>	-	-	-
American Eagle Outfitters	-	\$498	\$498	6,600
Express	-	\$399	\$399	8,500
Gap	-	\$445	\$445	11,000
GameStop	-	\$1,267	\$1,267	1,700
Target	-	\$321	\$321	128,755
Williams Sonoma	-	\$879	\$879	10,322
CVS	-	\$1,079	\$1,079	9,829
Weighted average sales per SF			\$423	
<i>Restaurant</i>				
Restaurant	\$586	-	-	-
Food Service	\$723	-	-	-
BJ's Restaurant	-	\$686	\$686	8,100
Cheesecake Factory	-	\$1,339	\$1,339	9,000
Chipotle Mexican Grill	-	\$722	\$722	3,000
Kona Grill	-	\$641	\$641	7,200
Potbelly Sandwich Shop	-	\$351	\$351	2,448
Texas Roadhouse	-	\$766	\$766	7,000
Noodles & Co.	-	\$1,537	\$1,537	650
Weighted average sales per SF	<u>\$613</u>		\$845	

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nty/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FLA (High Range Scenario) 6.17.2025.xlsx]E.

23-Jul-25

¹Based on sales data available for potential tenants provided by comparable properties and 2020 Retail Sales Per Square Foot Report prepared by Bizminer.

²Assumes 75% of gross square footage is selling space.

***Columbia Gateway
Howard County, Maryland***

Appendix F-1: Direct and Indirect/Impacts - Residential (Multi-Family)

	<u>Total</u>
Multi-family market units ¹	5,610
Multi-family market vacancy ²	5%
Occupied multi-family market units	5,330
Annual rent per unit ²	\$24,175
Sub-total multi-family market unit revenues	\$128,843,007
Multi-family affordable units ¹	990
Multi-family affordable vacancy ²	5%
Occupied multi-family affordable units	941
Annual rent per unit ²	\$16,536
Sub-total multi-family affordable unit revenues	\$15,552,108
Total multi-family unit revenues	\$144,395,115
Total multi-family jobs ³	553
Full time equivalent factor ⁴	0.92
Total FTEs	510
Total FTE jobs per unit	0.08
Multiplier for multi-family jobs ³	1.4244
Total jobs	788
Indirect & induced jobs	235
Total labor income ³	\$9,027,761
Labor income to wage factor ⁵	1.14
Sub-total employee wages	\$7,923,812
Average multi-family income per FTE -- annual	\$17,700
Average multi-family wage per FTE -- annual	\$15,536
Multiplier for multi-family income ³	2.7101
Total income ⁵	\$24,465,704
Indirect & induced income	\$15,437,944
Multiplier for multi-family output ³	1.3406
Total economic output	\$193,575,706
Direct output	\$144,395,116
Indirect & induced output	\$49,180,590

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Age Scenario) 6.17.2025.xlsx]F-1 (Residential)

23-Jul-25

¹See Schedule I.

²See Schedule II-E.

³Multi-family wages, jobs, and output were calculated using IMPLAN Group, LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects the multifamily at Columbia Gateway will have in Howard County, Maryland. The multiplier for the multifamily jobs is 1.4244, meaning that for each multifamily job at Columbia Gateway, 1.4244 jobs will be created in Howard County, Maryland, including the one job at Columbia Gateway. Similarly, the multiplier for the multifamily income is 2.7101 meaning that for every \$1.00 paid in multifamily income at Columbia Gateway, \$2.7101 will be paid in Howard County, Maryland, including the \$1.00 at Columbia Gateway. The multiplier for the multifamily output is 1.3406, meaning that for each multifamily dollar at Columbia Gateway the economic output in Howard County, Maryland will be \$1.3406, including the \$1.00 at Columbia Gateway.

⁴Total labor income includes wages an salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct employee wages and salary.

⁵Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into total FTEs.

***Columbia Gateway
Howard County, Maryland***

Appendix F-2: Direct and Indirect/Induced Impacts - Commercial Office

	<u>Total</u>
Commercial office square feet ¹	1,305,199
Vacancy ²	15%
Occupied square feet	1,109,419
Square feet per commercial office worker ³	200
Total commercial office jobs ⁴	5,547
Full-time equivalent factor ⁵	0.94
Total FTEs	5,203
Total FTE jobs per 1,000 sq. ft.	3.99
Total FTE jobs per 200 sq. ft.	0.80
Multiplier for commercial office jobs ⁴	1.3527
Total jobs	7,503
Indirect & induced jobs	1,956
Total labor income ⁴	\$559,885,296
Labor income to wage factor ⁶	1.16
Sub-total employee wages	\$483,014,675
Average commercial office income per FTE -- ann	\$107,605
Average commercial office wage per FTE -- annua	\$92,831
Multiplier for commercial office income ⁴	1.2509
Total income ⁶	\$700,354,347
Indirect & induced income	\$140,469,051
Multiplier for commercial office output ⁴	
Total economic output	\$1,228,497,841
Direct output	\$831,736,128
Indirect & induced output	\$396,761,713

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nge Scenario) 6.17.2025.xlsx]F-2 (Commercial Office)

23-Jul-25

¹See Schedule I.

²Based on discussions with the Maryland Department of Assessments and Taxation in 2024.

³Based on information provided by Howard County.

⁴Commercial office income, jobs, and output calculated using IMPLAN data as detailed in Appendix F-1.

⁵Total jobs included all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into FTEs.

⁶Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

***Columbia Gateway
Howard County, Maryland***

Appendix F-3: Direct and Indirect/Induced Impacts - Innovation Office

	<u>Total</u>
Innovation office square feet ¹	480,146
Vacancy ²	15%
Occupied square feet	408,124
Square feet per innovation office worker ³	302
Total innovation office jobs	1,351
Full-time equivalent factor ⁴	0.95
Total FTEs	1,290
Total FTE jobs per 1,000 sq. ft.	2.69
Total FTE jobs per 300 sq. ft.	0.81
Multiplier for innovation office jobs ⁴	1.5593
Total jobs	2,107
Indirect & induced jobs	756
Total labor income ⁴	\$169,076,013
Labor income to wage factor ⁶	1.16
Sub-total employee wages	\$146,006,532
Average innovation office income per FTE -- annual	\$131,051
Average innovation office wage per FTE -- annual	\$113,170
Multiplier for innovation office income ⁴	1.3541
Total income ⁶	\$228,949,050
Indirect & induced income	\$59,873,037
Multiplier for innovation office output ⁴	
Total economic output	\$589,300,300
Direct output	\$417,008,214
Indirect & induced output	\$172,292,085

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125.xlsx]F-3 (Innovation Office)

23-Jul-25

¹See Schedule I.

²Based on discussions with the Maryland Department of Assessments and Taxation in 2024.

³Based on average square feet per office worker as reported in CBRE's Global Occupancy Insights for 2023-2024.

⁴Innovation office income, jobs, and output calculated using IMPLAN data as detailed in Appendix F-1.

⁵Total jobs included all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into FTEs.

⁶Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

***Columbia Gateway
Howard County, Maryland***

Appendix F-4: Direct and Indirect/Induced Impacts - Retail

	<u>Total</u>
Retail square feet ¹	124,800
Vacancy ²	10%
Occupied square feet	112,320
Sales per square foot ³	\$378.08
Retail sales	\$42,465,946
Total retail jobs ³	86
Full time equivalent factor ⁴	0.87
Total FTEs	75
Total FTE jobs per 1,000 sq. feet	0.60
Multiplier for retail jobs ³	1.2998
Total jobs	112
Indirect & induced jobs	26
Total labor income ³	\$3,038,601
Labor income-to-wage factor ⁵	1.21
Sub-total employee wages	\$2,503,104
Average retail income per FTE -- annual	\$40,561
Average retail wage per FTE -- annual	\$33,413
Multiplier for retail income ³	1.5949
Total income ⁵	\$4,846,338
Indirect & induced income	\$1,807,737
Multiplier for retail output ³	1.4900
Total economic output	\$16,850,102
Direct output	\$11,309,035
Indirect & induced output	\$5,541,067

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7.2025.xlsx\F4 (Retail)

23-Jul-25

¹See Schedule I.

²Based on discussions with the Maryland Department of Assessments and Taxation in 2024.

³See Appendix E.

⁴Total jobs included all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into FTEs.

⁵Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

Columbia Gateway
Howard County, Maryland

Appendix F-5: Direct and Indirect/Induced Impacts - Restaurant

	<u>Total</u>
Restaurant square feet ¹	187,200
Vacancy ²	10%
Occupied square feet	168,480
Sales per square foot ³	\$613.43
Restaurant sales	\$103,350,012
Total restaurant jobs ³	910
Full time equivalent factor ⁴	0.79
Total FTEs	721
Total FTE jobs per 1,000 sq. feet	3.85
Multiplier for restaurant jobs ³	1.2187
Total jobs	1,109
Indirect & induced jobs	199
Total labor income ³	\$32,898,679
Labor income-to-wage factor ⁵	1.13
Sub-total employee wages	\$29,191,822
Average restaurant income per FTE -- annual	\$45,659
Average restaurant wage per FTE -- annual	\$40,514
Multiplier for restaurant income ³	1.4367
Total income ⁵	\$47,266,104
Indirect & induced income	\$14,367,425
Multiplier for restaurant output ³	1.4469
Total economic output	\$149,534,576
Direct output	\$103,350,012
Indirect & induced output	\$46,184,564

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23-Jul-25

¹See Schedule I.

²Based on discussions with the Maryland Department of Assessments and Taxation in 2024.

³See Appendix E. Uses an 80% full service and 20% food service mix.

⁴Total jobs included all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into FTEs.

⁵Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

***Columbia Gateway
Howard County, Maryland***

Appendix G: Temporary Construction Direct and Indirect/Induced Impacts

	<u>Total</u>
Project hard costs ¹	\$2,716,021,962
Total construction jobs ²	10,515
Construction full-time equivalent factor ³	0.97
Total construction FTEs	10,214
Multiplier for construction jobs ²	1.3929
Total jobs	14,647
Indirect & induced jobs	4,131
Total construction labor income ⁵	\$1,005,285,340
Labor income to wages factor ⁴	1.17
Total wages	\$857,583,543
Average labor income per construction FTE -- annual	\$98,423
Average wage per construction FTE -- annual	\$83,962
Multiplier for construction wages ²	1.2958
Total income ⁵	\$1,302,687,712
Indirect & induced income	\$297,402,372
Multiplier for construction output ²	1.3296
Total economic output	\$3,611,147,236
Direct output	\$2,716,021,961
Indirect & induced output	\$895,125,275

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vrio) 6.17.2025.xlsx]G-1 (Construction Jobs)

23-Jul-25

¹Represents 100% of projected market value as shown on Schedule I or for every \$1.00 spent on construction represents \$1.00 of market value.

²Construction income, jobs, and output calculated using IMPLAN data as detailed in Appendix F-1.

³Full time equivalent factor, provided by IMPLAN Group, LLC converts total jobs into total full-time equivalent employees ("FTEs").

⁴Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. The employee income-to-wage factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

⁵ The employee income-to-wage factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

Columbia Gateway Howard County, Maryland

Fiscal Impact Projections - Low Range Scenario

Relevant Assumptions:

Construction Begins in Year 1
Affordable Townhomes are 80% MIHU
Affordable Multi-Family are 60% MIHU
Market Value for Commercial and Innovation Office are Equal
Other Non-Departmental Expenses are \$65 Million
Commercial Office Employees Projected Per 200 SF
Innovation Office Employees Projected Per 300 SF

Revenues Impacted:

Real Property Tax
Personal Income Tax
Local Recordation Tax
Additional Budgeted Revenues

Prepared By:

MUNICAP, INC.
— PUBLIC FINANCE —

July 23, 2025

Columbia Gateway Howard County, Maryland

Fiscal Impact Projections - Low Range Scenario

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***Columbia Gateway
Howard County, Maryland***

Schedule S-I: Summary of Impacts

	Cumulative Revenues Through Fiscal Year 30
<i>Net Fiscal Impact to Howard County</i>	
<i>County general fund revenues (Schedule XIII):</i>	
Real property tax increment revenues	\$409,009,324
Personal income tax revenues	\$249,012,855
Local recordation tax revenues	\$17,002,179
School excise tax revenues ¹	\$0
Road excise tax revenues ¹	\$0
Transfer tax revenues ¹	\$0
Hotel occupancy tax revenues ¹	\$0
Other additional revenues	\$32,207,023
Sub-total County revenues	\$707,231,381
<i>County general fund operating expenses (Schedule XIV-B)</i>	(\$636,676,888)
Net operating revenues to Howard County	\$70,554,493

<i>Permanent Jobs Created</i>	FTE Jobs At Full Build-Out
Direct (full-time equivalent)	4,700
Indirect	1,866
Total permanent full time equivalent jobs	6,567

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¹Excise tax, transfer tax, and hotel occupancy tax revenues are assumed to not be available to the General Fund.

**Columbia Gateway
Howard County, Maryland**

**Low Range Scenario
Development Assumptions**

Columbia Gateway
Howard County, Maryland

Schedule I: Projected Development by Type - Low Range Scenario

Property Type	Area ¹				Market Value ²			Total Projected Market Value
	Units	Rooms	SF Per Unit/Room	SF	Per Unit	Per Room	Per SF	
<u>Residential</u>								
Townhomes (for-sale):								
Market rate	1,020	-	1,470	1,499,400	\$507,893	-	\$345.51	\$518,050,966
Affordable 80% MIHU	180	-	1,470	264,600	\$378,000	-	\$257.14	\$68,040,000
Multi-family:								
Market rate	3,825	-	1,000	3,825,000	\$247,342	-	\$247.34	\$946,082,550
Affordable 60% MIHU	675	-	1,000	675,000	\$72,446	-	\$72.45	\$48,901,079
Sub-total residential	5,700			6,264,000				\$1,581,074,595
<u>Commercial</u>								
Commercial office	-	-	-	790,951	-	-	\$174.99	\$138,408,977
Innovation office	-	-	-	226,724	-	-	\$174.99	\$39,674,565
Community ³	-	-	-	0	-	-	\$0.00	\$0
Retail	-	-	-	87,600	-	-	\$208.84	\$18,294,257
Restaurant	-	-	-	131,400	-	-	\$208.84	\$27,441,385
Hotel	-	0	0	0	-	\$108,510	\$162.73	\$0
Industrial	-	-	-	0	-	-	\$114.46	\$0
Sub-total commercial	0	0		1,236,675				\$223,819,184
Total projected development	5,700	0		7,500,675				\$1,804,893,779

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23-Jul-25

¹Projected development is based on the Gateway Master Plan Program Charts, provided by Howard County. Represents the proposed low range scenario

²See Schedule II-A.

³Assumes the "Community" is quasi-public and tax exempt

***Columbia Gateway
Howard County, Maryland***

Schedule II-A.1: Projected Market Value - Comparison of Valuation Methods (Residential)¹

Property Type	Comparables ²	Income Capitalization ³
<u>Residential</u>		
<u>For-sale - townhomes</u>		
<u>Market rate</u>		
Per Unit	<u>\$507,893</u>	-
Per SF	\$252.78	-
<u>Affordable 80% MIHU⁴</u>		
Per Unit	<u>\$378,000</u>	-
Per SF	\$257.14	-
<u>Multifamily</u>		
<u>Market rate</u>		
Per Unit	<u>\$247,342</u>	\$168,834
Per SF	\$221.65	\$168.83
<u>Affordable 60% MIHU⁵</u>		
Per Unit	-	<u>\$72,446</u>
Per SF	-	\$72.45

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23-Jul-25

¹Valuation approach chosen for each type of development is underlined and shown in bold and italics.

²See Schedule II-B and II-C.

³See Schedule II-E.

⁴Affordable townhome valuation is a median taken from information provided by the County's DHCD.

⁵Subsidized unit rents are based on maximum rents as provided by the Howard County Housing Commission. Actual rent after vouchers is anticipated to be lower than Affordable 80% MIHU rents. Assessor will take into account gross rent before vouchers. Affordable 80% MIHU rents shown represent Howard County MIHU.

***Columbia Gateway
Howard County, Maryland***

**Schedule II-A.2: Projected Market Value - Comparison of Valuation
Methods (Commercial)¹**

Property Type	Comparables ²	Income Capitalization ³
<u>Commercial</u>		
<u>Commercial Office</u>		
Per SF	<u>\$174.99</u>	\$158.15
<u>Innovation Office</u>		
Per SF	<u>\$174.99</u>	\$158.15
<u>Community⁴</u>		
Per SF	<u>\$0.00</u>	-
<u>Retail</u>		
Per SF	<u>\$208.84</u>	\$360.46
<u>Restaurant</u>		
Per SF	<u>\$208.84</u>	\$360.46
<u>Hotel</u>		
Per Room	<u>\$108,509.88</u>	\$111,483.23
Per SF	\$162.73	-
<u>Industrial</u>		
Per SF	<u>\$114.46</u>	-

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23-Jul-25

¹Valuation approach chosen for each type of development is underlined and shown in bold and italics.

²See Schedule II-D.

³See Schedules II-E and II-F.

⁴Community is assumed to be exempt from property taxes.

Columbia Gateway
Howard County, Maryland

Schedule II-B: Projected Market Value - Comparables (Residential - Townhomes)¹

Development Type	Address	City	Year Built	Assessed Value	Area SF/Unit	Assessed Value Per SF/Unit		
				Total		Total AV Per SF	Improved AV Per SF	Per Unit
Townhomes								
Brompton House	8024 Potter Place	Elkridge	2022	\$371,900	2,100	\$177.10	\$115.19	\$371,900
Brompton House	8106 Hagrid Lane	Elkridge	2022	\$556,000	2,736	\$203.22	\$155.70	\$556,000
Brompton House	8017 Ravenclaw Road	Elkridge	2016	\$518,900	2,572	\$201.75	\$151.21	\$518,900
Brompton House	7927 Potter Place	Elkridge	2021	\$555,800	2,240	\$248.13	\$190.09	\$555,800
Brompton House	7959 Potter Place	Elkridge	2020	\$551,400	2,629	\$209.74	\$160.29	\$551,400
Oxford Square	7128 Tilbury Way	Hanover	2019	\$544,800	2,654	\$205.28	\$156.29	\$544,800
Oxford Square	7126 Tilbury Way	Hanover	2019	\$526,000	2,660	\$197.74	\$148.87	\$526,000
Oxford Square	7124 Tilbury Way	Hanover	2019	\$527,500	2,660	\$198.31	\$149.44	\$527,500
Oxford Square	7122 Tilbury Way	Hanover	2019	\$521,700	2,654	\$196.57	\$147.59	\$521,700
Oxford Square	7120 Tilbury Way	Hanover	2019	\$478,900	2,026	\$236.38	\$172.21	\$478,900
Townhomes	5959 Charles Crossing	Ellicott City	2013	\$572,600	2,000	\$286.30	\$186.30	\$572,600
Townhomes	5975 Charles Crossing	Ellicott City	2014	\$567,700	2,000	\$283.85	\$183.85	\$567,700
Townhomes	6003 Charles Crossing	Ellicott City	2014	\$613,500	2,000	\$306.75	\$206.75	\$613,500
Shipley's Grant	5907 Talbot Drive	Ellicott City	2012	\$676,600	2,374	\$285.00	\$200.76	\$676,600
Shipley's Grant	5912 Talbot Drive	Ellicott City	2012	\$530,700	1,672	\$317.40	\$197.79	\$530,700
Shipley's Grant	5922 Talbot Drive	Ellicott City	2012	\$525,900	1,672	\$314.53	\$194.92	\$525,900
Shipley's Grant	5928 Talbot Drive	Ellicott City	2012	\$535,100	1,672	\$320.04	\$200.42	\$535,100
Shipley's Grant	5910 Talbot Drive	Ellicott City	2012	\$543,700	1,672	\$325.18	\$205.56	\$543,700
Shipley's Grant	5936 Talbot Drive	Ellicott City	2012	\$577,800	1,776	\$325.34	\$212.73	\$577,800
Townhomes	7212 Yesterday Lane	Elkridge	2014	\$445,100	1,960	\$227.09	\$142.91	\$445,100
Townhomes	7404 Singers Way	Elkridge	2012	\$417,600	1,780	\$234.61	\$141.91	\$417,600
Townhomes	7122 Susans Pass	Elkridge	2012	\$409,000	1,720	\$237.79	\$141.86	\$409,000
Townhomes	7206 Yesterday Lane	Elkridge	2014	\$454,000	1,960	\$231.63	\$147.45	\$454,000
Townhomes	7406 Singers Way	Elkridge	2012	\$426,000	1,780	\$239.33	\$146.63	\$426,000
Townhomes	7208 Yesterday Lane	Elkridge	2014	\$410,900	1,720	\$238.90	\$142.97	\$410,900
Townhomes	7400 Singers Way	Elkridge	2012	\$428,700	1,780	\$240.84	\$148.15	\$428,700
Townhomes	7210 Yesterday Lane	Elkridge	2014	\$420,000	1,720	\$244.19	\$148.26	\$420,000
Townhomes	7470 Singers Way	Elkridge	2014	\$404,300	1,424	\$283.92	\$168.05	\$404,300
Townhomes	5858 Duncan Drive	Ellicott City	2014	\$616,800	1,966	\$313.73	\$212.00	\$616,800
Average						\$252.78	\$168.14	\$507,893

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¹Based on information provided by Maryland State Department of Assessments and Taxation, unless expressed otherwise. Values selected on Schedule II-A are shown in bold, italics, and underlined.

Columbia Gateway
Howard County, Maryland

Schedule II-C: Projected Market Value - Comparables (Residential - Multi-Family)¹

Development Type	Address	City	Year Built	Assessed Value	Area			Assessed Value Per SF/Unit		
				Total	SF	Units	SF/Unit	Total AV Per SF	Improved AV Per SF	Per Unit
Apartments										
Residences at Arundel Preserves	Milestone Parkway	Hanover	2011	\$55,960,000	233,546	242	965	\$239.61	\$187.80	\$231,240
Flats 170	8305 Telegraph Road	Odenton	2013	\$105,330,300	385,578	369	1,045	\$273.18	\$225.32	\$285,448
Haven at Odenton Gateway	615 Carlton Otto Lane	Odenton	2012	\$61,010,800	311,870	252	1,238	\$195.63	\$155.23	\$242,106
Crosswinds at Annapolis Town Centre	1903 Towne Centre Boulevard	Annapolis	2013	\$53,805,500	223,239	215	1,038	\$241.02	\$192.87	\$250,258
The Metropolitan ²	10000 Town Center Avenue	Columbia	2014	\$88,732,000	445,235	380	1,172	\$199.29	\$139.50	\$233,505
Ten M/m flats ²	10101 Twin Rivers Road	Columbia	2018	\$112,230,000	504,978	437	1,156	\$222.25	\$155.57	\$256,819
Marlow (3MFD)	6200 Valencia Lane	Columbia	2023	\$101,743,600	690,416	442	1,562	\$147.37	\$138.55	\$230,189
Juniper (3MFB)	6000 Merriweather Drive	Columbia	2020	\$89,202,500	350,000	358	978	\$254.86	\$239.80	\$249,169
Average								\$221.65	\$179.33	\$247,342

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²Value shown represents fully stabilized value according to conversation with assessor.

Columbia Gateway
Howard County, Maryland

Schedule II-D: Projected Market Value - Comparables (Commercial)¹

Development Type	Address	City	Year Built	Assessed Value	Area		Assessed Value		
				Total	SF	Rooms	Total AV/SF	Improved AV/SF	Per Room
Office									
Optum Building (office portion)	10175 Little Patuxent Parkway	Columbia	2017	\$80,133,500	159,981	-	\$500.89	-	-
Johns Hopkins APL - South Campus	11101 Johns Hopkins Road	Laurel	2012	\$129,888,300	211,144	-	\$615.16	\$555.43	-
Columbia Gateway Office	7001 Columbia Gateway Drive	Columbia	2008	\$26,724,000	119,912	-	\$222.86	\$192.22	-
Maple Lawn Office	8160 Maple Lawn Boulevard	Fulton	2012	\$26,927,700	104,796	-	\$256.95	\$245.30	-
National Business Park	322 Sentinel Way	Annapolis Jct	2009	\$43,938,200	135,000	-	\$325.47	\$271.78	-
National Business Park	318 Sentinel Way	Annapolis Jct	2007	\$43,747,600	130,200	-	\$336.00	\$302.43	-
One Merriweather ²	10980 Grantchester Way	Columbia	2017	\$36,663,100	207,908	-	<u>\$176.34</u>	<u>\$136.28</u>	-
Two Merriweather ²	10960 Grantchester Way	Columbia	2017	\$18,113,300	121,655	-	<u>\$148.89</u>	<u>\$106.84</u>	-
Tenable (30A) ³	6100 Merriweather Drive	Columbia	2020	\$67,000,000	335,439	-	<u>\$199.74</u>	<u>\$192.39</u>	-
Average							<u>\$174.99</u>	<u>\$145.17</u>	
Retail/Restaurant									
Crown Retail	303 Copley Place	Gaithersburg	2013	\$5,113,600	7,967	-	\$641.85	\$500.20	-
Crown Retail	323 Copley Place	Gaithersburg	2013	\$18,528,900	55,818	-	\$331.95	\$161.79	-
Annapolis Town Center - ground floor retail	1905 Towne Centre Boulevard	Annapolis	2008	\$17,992,700	53,037	-	\$339.25	\$235.25	-
Annapolis Town Center - ground floor retail	1915 Towne Centre Boulevard	Annapolis	2008	\$13,496,400	48,803	-	\$276.55	\$248.09	-
Annapolis Town Center - ground floor retail	1910 Towne Centre Boulevard	Annapolis	2009	\$12,946,300	84,175	-	\$153.80	\$51.76	-
Bertucci's	9081 Snowden River Parkway	Columbia	1993	\$3,780,400	7,597	-	\$497.62	\$177.44	-
Red Lobster	9011 Snowden Square Drive	Columbia	1995	\$4,787,300	8,670	-	\$552.17	\$294.27	-
Stanford Grill	8900 Stanford Boulevard	Columbia	1996	\$2,791,100	6,830	-	\$408.65	\$180.98	-
The Metropolitan ground floor retail	10000 Town Center Boulevard	Columbia	2014	\$1,932,000	14,000	-	<u>\$138.00</u>	<u>\$96.60</u>	-
Juniper retail/restaurant	6000 Merriweather Drive	Columbia	2020	\$16,405,200	55,086	-	<u>\$297.81</u>	<u>\$154.24</u>	-
Ten M/M flats	10101 Twin Rivers Rd	Columbia	2018	\$5,342,000	28,026	-	<u>\$190.61</u>	<u>\$133.42</u>	-
Bus Boys and Poets (3RE)	Sky Ribbon Road	Columbia	2020	\$2,222,700	10,638	-	<u>\$208.94</u>	<u>\$193.94</u>	-
Average							<u>\$208.84</u>	<u>\$144.55</u>	
Hotel/Conference Center									
Merriweather Lakchouse	10207 Wincopin Circle	Columbia	1981/2021	\$15,738,300	271,700	212	\$57.93	\$42.74	\$74,237
Residence Inn Columbia	4950 Beaver Run	Ellicott City	1998	\$10,225,400	73,800	108	\$138.56	\$117.25	\$94,680
Hampton Inn & Suites Columbia/South	7045 Minstrel Way	Columbia	2013	\$16,439,600	67,016	124	\$245.31	\$206.96	\$132,577
Hilton Garden Inn	8241 SE Snowden River Parkway	Columbia	2003	\$11,173,200	57,968	98	\$192.75	\$172.61	\$114,012
SpringHill Suites Columbia	7055 Minstrel Way	Columbia	2009	\$15,052,600	66,228	117	\$227.28	\$197.69	\$128,655
Hotel at Arundel Preserve	7795 Arundel Mills Boulevard	Hanover	2011	\$16,034,700	140,000	150	\$114.53	\$104.24	\$106,898
Average							<u>\$162.73</u>	<u>\$140.25</u>	<u>\$108,510</u>
Industrial									
9301 Snowden River Parkway	9301 Snowden River Parkway	Columbia	2015	\$11,894,800	112,012	-	\$106.19	\$73.46	-
7540 Assateague Drive	7540 Assateague Drive	Jessup	2016	\$21,110,300	160,225	-	\$131.75	\$88.85	-
7010 Brookdale Drive	7010 Brookdale Drive	Elkridge	2016	\$7,186,300	60,000	-	\$119.77	\$100.62	-
7951 Oceano Avenue	7951 Oceano Avenue	Jessup	2020	\$14,027,800	175,200	-	\$80.07	\$66.94	-
7775 Chesapeake Bay Court	7775 Chesapeake Bay Court	Jessup	2015	\$11,884,100	88,338	-	\$134.53	\$118.68	-
Average							<u>\$114.46</u>	<u>\$89.71</u>	

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23-Jul-25

¹Based on information provided by Maryland State Department of Assessments and Taxation, unless expressed otherwise. Values selected on Schedule II-A are shown in bold, italics, and underlined.

²Value shown represents fully stabilized value according to conversation with assessor.

³Value shown represents cost according to conversation with assessor.

***Columbia Gateway
Howard County, Maryland***

Schedule II-E: Projected Market Value - Income Capitalization (Multi-Family, Office, Restaurant, & Retail)

	Multi-Family Rental		Office	Retail/Restaurant
	Market Rate	Affordable 60% MIHU ⁴		
Monthly rent per square foot	\$2.01	\$1.38	-	-
Annual rent per square foot ¹	\$24.18	\$16.54	\$30.00	\$55.00
Net square feet per unit	1,000	1,000		
Gross square feet per unit	1,000	1,000	-	-
Monthly rent per unit ¹	\$2,015	\$1,378	-	-
Annual rent per unit	\$24,175	\$16,536	-	-
Occupancy ¹	95.00%	95.00%	85.00%	90.00%
Effective rent per square foot	\$22.97	\$15.71	\$25.50	\$49.50
Effective rent per unit	\$22,967	\$15,709	-	-
Expense ratio ¹	35.00%	50.00%	34.00%	23.23%
Expenses	(\$8,038.33)	(\$7,854.60)	(\$8.67)	(\$11.50)
Net operating income per square foot	\$14.93	\$7.85	\$16.83	\$38.00
Net operating income per unit	\$14,928	\$7,855	-	-
Capitalization rate ²	7.400%	9.400%	9.200%	9.100%
Tax rate ³	1.442%	1.442%	1.442%	1.442%
Fully loaded capitalization rate	8.842%	10.842%	10.642%	10.542%
Value per net square foot	\$168.83	\$72.45	\$158.15	\$360.46
Value per unit	\$168,834	\$72,446	-	-
Value per gross square foot	\$168.83	\$72.45	-	-

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23-Jul-25

¹Assumptions based on information provided by The Howard Research and Development Corporation for the Downtown Columbia Development and reviewed with Maryland State Department of Assessments and Taxation, unless expressed otherwise.

²Capitalization rate based on conversations with the assessor.

³Includes the Howard County (\$1.044), Maryland State (\$0.112), fire tax (\$0.2060) and ad valorem (\$0.08) tax rate as of July 1, 2024.

⁴Subsidized unit rents are based on maximum rents as provided by the Howard County Housing Commission. Actual rent after vouchers is anticipated to be lower than Affordable 80% MIHU rents. Assessor will take into account gross rent before vouchers. Affordable 80% MIHU rents shown represent Howard County MIHU.

***Columbia Gateway
Howard County, Maryland***

Schedule II-F: Projected Market Value - Income Capitalization (Hotel)

	Full Service Upper Mid-Scale Hotel
<i>Income Capitalization</i>	
Average daily rate per room ¹	\$130.89
Gross annual income	\$47,774.85
Assumed occupancy ¹	65.00%
Effective gross income per room	\$31,053.65
Assumed expense ratio ²	60.00%
Less: assumed expenses	(\$18,632.19)
Net operating income per room	\$12,421.46
Capitalization rate ³	9.700%
Tax rate ⁴	1.442%
Fully loaded capitalization rate	11.142%
Total estimated value per room	\$111,483

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23-Jul-25*

¹Based on information from a comparable property located in Howard County.

²Represents the room operating expenses as a percentage of per room sales, based on conversations with the assessor.

³Provided by CoStar *Hospitality Submarket Report - Baltimore Area for Upscale and Upper Midscale hotels*, as accessed by MuniCap on January 21, 2025.

⁴Includes the Howard County (\$1.044), Maryland State (\$0.112), fire tax (\$0.2060) and ad valorem (\$0.08) tax rate as of July 1, 2024.

Columbia Gateway
Howard County, Maryland

Schedule III-A: Projected Absorption - Residential (Townhomes)¹

Year	Townhomes (For-Sale)											
	Market Rate				Affordable 80% MIHU				Total Townhomes ²			
	(Units)		(SF)		(Units)		(SF)		(Units)		(SF)	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Year 1	34	34	49,980	49,980	6	6	8,820	8,820	40	40	58,800	58,800
Year 2	34	68	49,980	99,960	6	12	8,820	17,640	40	80	58,800	117,600
Year 3	34	102	49,980	149,940	6	18	8,820	26,460	40	120	58,800	176,400
Year 4	34	136	49,980	199,920	6	24	8,820	35,280	40	160	58,800	235,200
Year 5	34	170	49,980	249,900	6	30	8,820	44,100	40	200	58,800	294,000
Year 6	34	204	49,980	299,880	6	36	8,820	52,920	40	240	58,800	352,800
Year 7	34	238	49,980	349,860	6	42	8,820	61,740	40	280	58,800	411,600
Year 8	34	272	49,980	399,840	6	48	8,820	70,560	40	320	58,800	470,400
Year 9	34	306	49,980	449,820	6	54	8,820	79,380	40	360	58,800	529,200
Year 10	34	340	49,980	499,800	6	60	8,820	88,200	40	400	58,800	588,000
Year 11	34	374	49,980	549,780	6	66	8,820	97,020	40	440	58,800	646,800
Year 12	34	408	49,980	599,760	6	72	8,820	105,840	40	480	58,800	705,600
Year 13	34	442	49,980	649,740	6	78	8,820	114,660	40	520	58,800	764,400
Year 14	34	476	49,980	699,720	6	84	8,820	123,480	40	560	58,800	823,200
Year 15	34	510	49,980	749,700	6	90	8,820	132,300	40	600	58,800	882,000
Year 16	34	544	49,980	799,680	6	96	8,820	141,120	40	640	58,800	940,800
Year 17	34	578	49,980	849,660	6	102	8,820	149,940	40	680	58,800	999,600
Year 18	34	612	49,980	899,640	6	108	8,820	158,760	40	720	58,800	1,058,400
Year 19	34	646	49,980	949,620	6	114	8,820	167,580	40	760	58,800	1,117,200
Year 20	34	680	49,980	999,600	6	120	8,820	176,400	40	800	58,800	1,176,000
Year 21	34	714	49,980	1,049,580	6	126	8,820	185,220	40	840	58,800	1,234,800
Year 22	34	748	49,980	1,099,560	6	132	8,820	194,040	40	880	58,800	1,293,600
Year 23	34	782	49,980	1,149,540	6	138	8,820	202,860	40	920	58,800	1,352,400
Year 24	34	816	49,980	1,199,520	6	144	8,820	211,680	40	960	58,800	1,411,200
Year 25	34	850	49,980	1,249,500	6	150	8,820	220,500	40	1,000	58,800	1,470,000
Year 26	34	884	49,980	1,299,480	6	156	8,820	229,320	40	1,040	58,800	1,528,800
Year 27	34	918	49,980	1,349,460	6	162	8,820	238,140	40	1,080	58,800	1,587,600
Year 28	34	952	49,980	1,399,440	6	168	8,820	246,960	40	1,120	58,800	1,646,400
Year 29	34	986	49,980	1,449,420	6	174	8,820	255,780	40	1,160	58,800	1,705,200
Year 30	34	1,020	49,980	1,499,400	6	180	8,820	264,600	40	1,200	58,800	1,764,000
Total	1,020		1,499,400		180		264,600		1,200		1,764,000	

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23-Jul-25

¹Source: Howard County Department of Planning and Zoning, Division of Research

²According to the Howard County Adequate Public Facilities Ordinance, annual residential absorption cannot exceed 300 units (for sale and for rental) a year. Assumes APFO is revised per joint recommendations.

Columbia Gateway
Howard County, Maryland

Schedule III-B: Projected Absorption - Residential (Multi-Family)¹

Year	Multi-Family											
	Market Rate				Affordable 60% MIHU				Total Multi-Family ²			
	(Units)		(SF)		(Units)		(SF)		(Units)		(SF)	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Year 1	85	85	85,000	85,000	15	15	15,000	15,000	100	100	100,000	100,000
Year 2	85	170	85,000	170,000	15	30	15,000	30,000	100	200	100,000	200,000
Year 3	85	255	85,000	255,000	15	45	15,000	45,000	100	300	100,000	300,000
Year 4	85	340	85,000	340,000	15	60	15,000	60,000	100	400	100,000	400,000
Year 5	85	425	85,000	425,000	15	75	15,000	75,000	100	500	100,000	500,000
Year 6	85	510	85,000	510,000	15	90	15,000	90,000	100	600	100,000	600,000
Year 7	85	595	85,000	595,000	15	105	15,000	105,000	100	700	100,000	700,000
Year 8	85	680	85,000	680,000	15	120	15,000	120,000	100	800	100,000	800,000
Year 9	85	765	85,000	765,000	15	135	15,000	135,000	100	900	100,000	900,000
Year 10	85	850	85,000	850,000	15	150	15,000	150,000	100	1,000	100,000	1,000,000
Year 11	145	995	144,500	994,500	26	176	25,500	175,500	170	1,170	170,000	1,170,000
Year 12	145	1,139	144,500	1,139,000	26	201	25,500	201,000	170	1,340	170,000	1,340,000
Year 13	145	1,284	144,500	1,283,500	26	227	25,500	226,500	170	1,510	170,000	1,510,000
Year 14	145	1,428	144,500	1,428,000	26	252	25,500	252,000	170	1,680	170,000	1,680,000
Year 15	145	1,573	144,500	1,572,500	26	278	25,500	277,500	170	1,850	170,000	1,850,000
Year 16	145	1,717	144,500	1,717,000	26	303	25,500	303,000	170	2,020	170,000	2,020,000
Year 17	145	1,862	144,500	1,861,500	26	329	25,500	328,500	170	2,190	170,000	2,190,000
Year 18	145	2,006	144,500	2,006,000	26	354	25,500	354,000	170	2,360	170,000	2,360,000
Year 19	145	2,151	144,500	2,150,500	26	380	25,500	379,500	170	2,530	170,000	2,530,000
Year 20	145	2,295	144,500	2,295,000	26	405	25,500	405,000	170	2,700	170,000	2,700,000
Year 21	153	2,448	153,000	2,448,000	27	432	27,000	432,000	180	2,880	180,000	2,880,000
Year 22	153	2,601	153,000	2,601,000	27	459	27,000	459,000	180	3,060	180,000	3,060,000
Year 23	153	2,754	153,000	2,754,000	27	486	27,000	486,000	180	3,240	180,000	3,240,000
Year 24	153	2,907	153,000	2,907,000	27	513	27,000	513,000	180	3,420	180,000	3,420,000
Year 25	153	3,060	153,000	3,060,000	27	540	27,000	540,000	180	3,600	180,000	3,600,000
Year 26	153	3,213	153,000	3,213,000	27	567	27,000	567,000	180	3,780	180,000	3,780,000
Year 27	153	3,366	153,000	3,366,000	27	594	27,000	594,000	180	3,960	180,000	3,960,000
Year 28	153	3,519	153,000	3,519,000	27	621	27,000	621,000	180	4,140	180,000	4,140,000
Year 29	153	3,672	153,000	3,672,000	27	648	27,000	648,000	180	4,320	180,000	4,320,000
Year 30	153	3,825	153,000	3,825,000	27	675	27,000	675,000	180	4,500	180,000	4,500,000
Total	3,825		3,825,000		675		675,000		4,500		4,500,000	

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23-Jul-25

¹Source: Howard County Department of Planning and Zoning, Division of Research

²According to the Howard County Adequate Public Facilities Ordinance, annual residential absorption cannot exceed 300 units (for sale and for rental) a year. Assumes APFO is revised per joint recommendations.

Columbia Gateway
Howard County, Maryland

Schedule III-C: Projected Absorption - Commercial¹

Year	Commercial															
	Commercial Office		Innovation Office		Community		Retail		Restaurant		Hotel		Industrial		Total Commercial	
	(SF)		(SF)		(SF)		(SF)		(SF)		(SF)		(SF)		(SF)	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Year 1	44,461	44,461	16,996	16,996	0	0	3,560	3,560	5,340	5,340	0	0	0	0	70,356	70,356
Year 2	44,461	88,921	16,996	33,991	0	0	3,560	7,120	5,340	10,680	0	0	0	0	70,356	140,712
Year 3	44,461	133,382	16,996	50,987	0	0	3,560	10,680	5,340	16,020	0	0	0	0	70,356	211,069
Year 4	44,461	177,842	16,996	67,983	0	0	3,560	14,240	5,340	21,360	0	0	0	0	70,356	281,425
Year 5	44,461	222,303	16,996	84,979	0	0	3,560	17,800	5,340	26,700	0	0	0	0	70,356	351,781
Year 6	44,461	266,763	16,996	101,974	0	0	3,560	21,360	5,340	32,040	0	0	0	0	70,356	422,137
Year 7	44,461	311,224	16,996	118,970	0	0	3,560	24,920	5,340	37,380	0	0	0	0	70,356	492,493
Year 8	44,461	355,684	16,996	135,966	0	0	3,560	28,480	5,340	42,720	0	0	0	0	70,356	562,850
Year 9	44,461	400,145	16,996	152,961	0	0	3,560	32,040	5,340	48,060	0	0	0	0	70,356	633,206
Year 10	44,461	444,605	16,996	169,957	0	0	3,560	35,600	5,340	53,400	0	0	0	0	70,356	703,562
Year 11	17,697	462,302	2,951	172,908	0	0	2,640	38,240	3,960	57,360	0	0	0	0	27,248	730,810
Year 12	17,697	479,999	2,951	175,859	0	0	2,640	40,880	3,960	61,320	0	0	0	0	27,248	758,058
Year 13	17,697	497,695	2,951	178,811	0	0	2,640	43,520	3,960	65,280	0	0	0	0	27,248	785,306
Year 14	17,697	515,392	2,951	181,762	0	0	2,640	46,160	3,960	69,240	0	0	0	0	27,248	812,554
Year 15	17,697	533,089	2,951	184,713	0	0	2,640	48,800	3,960	73,200	0	0	0	0	27,248	839,802
Year 16	17,697	550,786	2,951	187,664	0	0	2,640	51,440	3,960	77,160	0	0	0	0	27,248	867,050
Year 17	17,697	568,483	2,951	190,615	0	0	2,640	54,080	3,960	81,120	0	0	0	0	27,248	894,298
Year 18	17,697	586,179	2,951	193,567	0	0	2,640	56,720	3,960	85,080	0	0	0	0	27,248	921,546
Year 19	17,697	603,876	2,951	196,518	0	0	2,640	59,360	3,960	89,040	0	0	0	0	27,248	948,794
Year 20	17,697	621,573	2,951	199,469	0	0	2,640	62,000	3,960	93,000	0	0	0	0	27,248	976,042
Year 21	16,938	638,511	2,726	202,195	0	0	2,560	64,560	3,840	96,840	0	0	0	0	26,063	1,002,105
Year 22	16,938	655,449	2,726	204,920	0	0	2,560	67,120	3,840	100,680	0	0	0	0	26,063	1,028,169
Year 23	16,938	672,386	2,726	207,646	0	0	2,560	69,680	3,840	104,520	0	0	0	0	26,063	1,054,232
Year 24	16,938	689,324	2,726	210,371	0	0	2,560	72,240	3,840	108,360	0	0	0	0	26,063	1,080,295
Year 25	16,938	706,262	2,726	213,097	0	0	2,560	74,800	3,840	112,200	0	0	0	0	26,063	1,106,359
Year 26	16,938	723,200	2,726	215,822	0	0	2,560	77,360	3,840	116,040	0	0	0	0	26,063	1,132,422
Year 27	16,938	740,138	2,726	218,548	0	0	2,560	79,920	3,840	119,880	0	0	0	0	26,063	1,158,485
Year 28	16,938	757,075	2,726	221,273	0	0	2,560	82,480	3,840	123,720	0	0	0	0	26,063	1,184,548
Year 29	16,938	774,013	2,726	223,999	0	0	2,560	85,040	3,840	127,560	0	0	0	0	26,063	1,210,612
Year 30	16,938	790,951	2,726	226,724	0	0	2,560	87,600	3,840	131,400	0	0	0	0	26,063	1,236,675
Total	790,951		226,724		0		87,600		131,400		0		0		1,236,675	

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23-Jul-25

¹Source: Howard County Department of Planning and Zoning, Division of Research

**Columbia Gateway
Howard County, Maryland**

Schedule IV-A: Total Projected Market Value - Residential (Townhomes)

Townhomes (For-Sale)										
Appreciation		Market Rate				Affordable 80% MIHU				Total Projected Townhomes
		Units ²	Value Per Unit ³	Phase-In Percent ⁴	Projected Market Value	Units ²	Value Per Unit ³	Phase-In Percent ⁴	Projected Market Value	
Year	Factor ¹	Units ²	Unit ³	Percent ⁴	Market Value	Units ²	Unit ³	Percent ⁴	Market Value	Market Value
Year 1	100%	34	\$507,893	80%	\$13,814,692	6	\$378,000	80%	\$1,814,400	\$15,629,092
Year 2	102%	68	\$518,051	84%	\$29,414,934	12	\$385,560	84%	\$3,863,311	\$33,278,245
Year 3	104%	102	\$528,412	87%	\$46,711,619	18	\$393,271	87%	\$6,135,031	\$52,846,650
Year 4	106%	136	\$538,980	90%	\$65,971,179	24	\$401,137	90%	\$8,664,551	\$74,635,731
Year 5	108%	170	\$549,760	92%	\$85,982,437	30	\$409,159	92%	\$11,292,798	\$97,275,235
Year 6	110%	204	\$560,755	93%	\$106,767,757	36	\$417,343	93%	\$14,022,709	\$120,790,466
Year 7	113%	238	\$571,970	94%	\$128,350,096	42	\$425,689	94%	\$16,857,300	\$145,207,396
Year 8	115%	272	\$583,410	95%	\$150,753,022	48	\$434,203	95%	\$19,799,665	\$170,552,687
Year 9	117%	306	\$595,078	96%	\$174,000,725	54	\$442,887	96%	\$22,852,982	\$196,853,707
Year 10	120%	340	\$606,979	96%	\$198,118,035	60	\$451,745	96%	\$26,020,511	\$224,138,546
Year 11	122%	374	\$619,119	96%	\$223,130,437	66	\$460,780	96%	\$29,305,601	\$252,436,038
Year 12	124%	408	\$631,501	97%	\$249,064,088	72	\$469,995	97%	\$32,711,686	\$281,775,774
Year 13	127%	442	\$644,131	97%	\$275,945,832	78	\$479,395	97%	\$36,242,292	\$312,188,124
Year 14	129%	476	\$657,014	97%	\$303,803,221	84	\$488,983	97%	\$39,901,038	\$343,704,259
Year 15	132%	510	\$670,154	97%	\$332,664,527	90	\$498,763	97%	\$43,691,636	\$376,356,163
Year 16	135%	544	\$683,557	98%	\$362,558,764	96	\$508,738	98%	\$47,617,899	\$410,176,662
Year 17	137%	578	\$697,228	98%	\$393,515,705	102	\$518,913	98%	\$51,683,734	\$445,199,439
Year 18	140%	612	\$711,173	98%	\$425,565,899	108	\$529,291	98%	\$55,893,157	\$481,459,056
Year 19	143%	646	\$725,396	98%	\$458,740,695	114	\$539,877	98%	\$60,250,282	\$518,990,978
Year 20	146%	680	\$739,904	98%	\$493,072,257	120	\$550,675	98%	\$64,759,336	\$557,831,593
Year 21	149%	714	\$754,702	98%	\$528,593,585	126	\$561,688	98%	\$69,424,651	\$598,018,236
Year 22	152%	748	\$769,796	98%	\$565,338,537	132	\$572,922	98%	\$74,250,675	\$639,589,213
Year 23	155%	782	\$785,192	98%	\$603,341,850	138	\$584,380	98%	\$79,241,971	\$682,583,821
Year 24	158%	816	\$800,896	98%	\$642,639,160	144	\$596,068	98%	\$84,403,218	\$727,042,378
Year 25	161%	850	\$816,914	98%	\$683,267,025	150	\$607,989	98%	\$89,739,218	\$773,006,243
Year 26	164%	884	\$833,252	98%	\$725,262,950	156	\$620,149	98%	\$95,254,897	\$820,517,846
Year 27	167%	918	\$849,918	99%	\$768,665,405	162	\$632,552	99%	\$100,955,307	\$869,620,711
Year 28	171%	952	\$866,916	99%	\$813,513,852	168	\$645,203	99%	\$106,845,631	\$920,359,484
Year 29	174%	986	\$884,254	99%	\$859,848,772	174	\$658,107	99%	\$112,931,187	\$972,779,959
Year 30	178%	1,020	\$901,939	99%	\$907,711,682	180	\$671,269	99%	\$119,217,426	\$1,026,929,109

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23-Jul-25

¹Appreciation factor accounts for the increase in property value and changes in tax rate. For the purposes of these projections the annual appreciation is assumed to be 2.00%.

²See Schedule III-A.

³See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

Columbia Gateway
Howard County, Maryland

Schedule IV-B: Total Projected Market Value - Residential (Multi-Family)

		Multi-Family								Total Projected Multi-Family Market Value	Total Projected Residential Market Value
Appreciation		Market Rate				Affordable 60% MIHU					
Year	Factor ¹	Units ²	Value Per Unit ³	Phase-In Percent ⁴	Projected Market Value	Units ²	Value Per Unit ³	Phase-In Percent ⁴	Projected Market Value		
Year 1	100%	85	\$247,342	80%	\$16,819,245	15	\$72,446	80%	\$869,353	\$17,688,598	\$33,317,690
Year 2	102%	170	\$252,289	84%	\$35,812,378	30	\$73,895	84%	\$1,851,069	\$37,663,447	\$70,941,692
Year 3	104%	255	\$257,334	87%	\$56,870,914	45	\$75,373	87%	\$2,939,542	\$59,810,456	\$112,657,106
Year 4	106%	340	\$262,481	90%	\$80,319,230	60	\$76,880	90%	\$4,151,537	\$84,470,767	\$159,106,498
Year 5	108%	425	\$267,731	92%	\$104,682,729	75	\$78,418	92%	\$5,410,837	\$110,093,566	\$207,368,802
Year 6	110%	510	\$273,085	93%	\$129,988,641	90	\$79,986	93%	\$6,718,848	\$136,707,489	\$257,497,956
Year 7	113%	595	\$278,547	94%	\$156,264,917	105	\$81,586	94%	\$8,077,015	\$164,341,932	\$309,549,328
Year 8	115%	680	\$284,118	95%	\$183,540,248	120	\$83,218	95%	\$9,486,821	\$193,027,069	\$363,579,756
Year 9	117%	765	\$289,800	96%	\$211,844,086	135	\$84,882	96%	\$10,949,789	\$222,793,875	\$419,647,582
Year 10	120%	850	\$295,596	96%	\$241,206,661	150	\$86,580	96%	\$12,467,481	\$253,674,142	\$477,812,689
Year 11	122%	995	\$301,508	95%	\$286,010,799	176	\$88,311	95%	\$14,783,315	\$300,794,114	\$553,230,152
Year 12	124%	1,139	\$307,538	95%	\$333,791,517	201	\$90,078	95%	\$17,253,003	\$351,044,520	\$632,820,294
Year 13	127%	1,284	\$313,689	95%	\$384,488,930	227	\$91,879	95%	\$19,873,449	\$404,362,379	\$716,550,503
Year 14	129%	1,428	\$319,963	96%	\$438,413,369	252	\$93,717	96%	\$22,660,694	\$461,074,062	\$804,778,321
Year 15	132%	1,573	\$326,362	96%	\$494,340,990	278	\$95,591	96%	\$25,551,478	\$519,892,468	\$896,248,632
Year 16	135%	1,717	\$332,890	97%	\$552,330,350	303	\$97,503	97%	\$28,548,830	\$580,879,181	\$991,055,843
Year 17	137%	1,862	\$339,547	97%	\$612,441,549	329	\$99,453	97%	\$31,655,856	\$644,097,405	\$1,089,296,844
Year 18	140%	2,006	\$346,338	97%	\$674,736,263	354	\$101,442	97%	\$34,875,743	\$709,612,006	\$1,191,071,062
Year 19	143%	2,151	\$353,265	97%	\$739,277,790	380	\$103,471	97%	\$38,211,762	\$777,489,552	\$1,296,480,530
Year 20	146%	2,295	\$360,330	97%	\$806,131,083	405	\$105,540	97%	\$41,667,273	\$847,798,356	\$1,405,629,949
Year 21	149%	2,448	\$367,537	98%	\$877,862,048	432	\$107,651	98%	\$45,374,900	\$923,236,948	\$1,521,255,184
Year 22	152%	2,601	\$374,888	98%	\$952,362,857	459	\$109,804	98%	\$49,225,695	\$1,001,588,552	\$1,641,177,765
Year 23	155%	2,754	\$382,385	98%	\$1,029,687,570	486	\$112,000	98%	\$53,222,452	\$1,082,910,022	\$1,765,493,843
Year 24	158%	2,907	\$390,033	98%	\$1,109,956,397	513	\$114,240	98%	\$57,371,384	\$1,167,327,781	\$1,894,370,159
Year 25	161%	3,060	\$397,834	98%	\$1,193,024,101	540	\$116,525	98%	\$61,664,985	\$1,254,689,086	\$2,027,695,329
Year 26	164%	3,213	\$405,791	98%	\$1,278,970,531	567	\$118,855	98%	\$66,107,381	\$1,345,077,912	\$2,165,595,758
Year 27	167%	3,366	\$413,906	98%	\$1,367,877,609	594	\$121,233	98%	\$70,702,806	\$1,438,580,415	\$2,308,201,127
Year 28	171%	3,519	\$422,184	98%	\$1,459,829,382	621	\$123,657	98%	\$75,455,606	\$1,535,284,988	\$2,455,644,471
Year 29	174%	3,672	\$430,628	98%	\$1,554,912,074	648	\$126,130	98%	\$80,370,237	\$1,635,282,311	\$2,608,062,269
Year 30	178%	3,825	\$439,241	98%	\$1,653,214,143	675	\$128,653	98%	\$85,451,270	\$1,738,665,413	\$2,765,594,521

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[https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(Low Range Scenario\) 6.17.2025.xlsx\]IV-B](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(Low%20Range%20Scenario)%206.17.2025.xlsx]IV-B)

23-Jul-25

¹Appreciation factor accounts for the increase in property value and changes in tax rate. For the purposes of these projections the annual appreciation is assumed to be 2.00%.

²See Schedule III-B.

³See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

**Columbia Gateway
Howard County, Maryland**

Schedule IV-C: Total Projected Market Value - Commercial

Year	Appreciation Factor ¹	Commercial Office				Innovation Office				Community			
		Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value	Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value	Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value
Year 1	100%	44,461	\$175	80%	\$6,224,135	16,996	\$175	80%	\$2,379,270	0	\$0	0%	\$0
Year 2	102%	88,921	\$178	84%	\$13,252,740	33,991	\$178	84%	\$5,066,061	0	\$0	0%	\$0
Year 3	104%	133,382	\$182	87%	\$21,045,668	50,987	\$182	87%	\$8,045,026	0	\$0	0%	\$0
Year 4	106%	177,842	\$186	90%	\$29,722,959	67,983	\$186	90%	\$11,362,051	0	\$0	0%	\$0
Year 5	108%	222,303	\$189	92%	\$38,738,923	84,979	\$189	92%	\$14,808,540	0	\$0	0%	\$0
Year 6	110%	266,763	\$193	93%	\$48,103,636	101,974	\$193	93%	\$18,388,344	0	\$0	0%	\$0
Year 7	113%	311,224	\$197	94%	\$57,827,443	118,970	\$197	94%	\$22,105,417	0	\$0	0%	\$0
Year 8	115%	355,684	\$201	95%	\$67,920,960	135,966	\$201	95%	\$25,963,817	0	\$0	0%	\$0
Year 9	117%	400,145	\$205	96%	\$78,395,087	152,961	\$205	96%	\$29,967,710	0	\$0	0%	\$0
Year 10	120%	444,605	\$209	96%	\$89,261,011	169,957	\$209	96%	\$34,121,374	0	\$0	0%	\$0
Year 11	122%	462,302	\$213	97%	\$95,962,987	172,908	\$213	98%	\$36,032,503	0	\$0	0%	\$0
Year 12	124%	479,999	\$218	98%	\$102,489,713	175,859	\$218	99%	\$37,792,524	0	\$0	0%	\$0
Year 13	127%	497,695	\$222	99%	\$108,882,742	178,811	\$222	99%	\$39,421,519	0	\$0	0%	\$0
Year 14	129%	515,392	\$226	99%	\$115,066,404	181,762	\$226	99%	\$40,878,009	0	\$0	0%	\$0
Year 15	132%	533,089	\$231	99%	\$121,453,859	184,713	\$231	99%	\$42,376,991	0	\$0	0%	\$0
Year 16	135%	550,786	\$236	99%	\$128,050,785	187,664	\$236	99%	\$43,919,580	0	\$0	0%	\$0
Year 17	137%	568,483	\$240	99%	\$134,863,007	190,615	\$240	99%	\$45,506,923	0	\$0	0%	\$0
Year 18	140%	586,179	\$245	99%	\$141,896,497	193,567	\$245	99%	\$47,140,191	0	\$0	0%	\$0
Year 19	143%	603,876	\$250	99%	\$149,157,382	196,518	\$250	99%	\$48,820,587	0	\$0	0%	\$0
Year 20	146%	621,573	\$255	99%	\$156,651,944	199,469	\$255	99%	\$50,549,343	0	\$0	0%	\$0
Year 21	149%	638,511	\$260	99%	\$164,228,737	202,195	\$260	99%	\$52,280,770	0	\$0	0%	\$0
Year 22	152%	655,449	\$265	99%	\$172,031,849	204,920	\$265	99%	\$54,057,045	0	\$0	0%	\$0
Year 23	155%	672,386	\$271	99%	\$180,069,074	207,646	\$271	99%	\$55,879,795	0	\$0	0%	\$0
Year 24	158%	689,324	\$276	99%	\$188,344,315	210,371	\$276	99%	\$57,749,472	0	\$0	0%	\$0
Year 25	161%	706,262	\$281	99%	\$196,878,538	213,097	\$281	99%	\$59,671,584	0	\$0	0%	\$0
Year 26	164%	723,200	\$287	99%	\$205,678,792	215,822	\$287	99%	\$61,647,481	0	\$0	0%	\$0
Year 27	167%	740,138	\$293	99%	\$214,752,305	218,548	\$293	100%	\$63,678,546	0	\$0	0%	\$0
Year 28	171%	757,075	\$299	99%	\$224,106,486	221,273	\$299	100%	\$65,766,194	0	\$0	0%	\$0
Year 29	174%	774,013	\$305	99%	\$233,748,934	223,999	\$305	100%	\$67,911,876	0	\$0	0%	\$0
Year 30	178%	790,951	\$311	99%	\$243,687,438	226,724	\$311	100%	\$70,117,080	0	\$0	0%	\$0

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23-Jul-25

¹Appreciation factor accounts for the increase in property value and changes in tax rate. For the purposes of these projections the annual appreciation is assumed to be 2.00%.

²See Schedule III-C.

³See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

Columbia Gateway
Howard County, Maryland

Schedule IV-C: Total Projected Market Value - Commercial, continued

Year	Appreciation Factor ¹	Retail				Restaurant				Hotel			
		Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value	Square Feet ²	Value Per SF ³	Phase-In Percent ⁴	Projected Market Value	Rooms ²	Value Per Room ³	Phase-In Percent ⁴	Projected Market Value
Year 1	100%	3,560	\$209	80%	\$594,772	5,340	\$209	80%	\$892,158	0	\$108,510	0%	\$0
Year 2	102%	7,120	\$213	84%	\$1,266,419	10,680	\$213	84%	\$1,899,628	0	\$110,680	0%	\$0
Year 3	104%	10,680	\$217	87%	\$2,011,103	16,020	\$217	87%	\$3,016,655	0	\$112,894	0%	\$0
Year 4	106%	14,240	\$222	90%	\$2,840,296	21,360	\$222	90%	\$4,260,445	0	\$115,152	0%	\$0
Year 5	108%	17,800	\$226	92%	\$3,701,853	26,700	\$226	92%	\$5,552,780	0	\$117,455	0%	\$0
Year 6	110%	21,360	\$231	93%	\$4,596,736	32,040	\$231	93%	\$6,895,104	0	\$119,804	0%	\$0
Year 7	113%	24,920	\$235	94%	\$5,525,933	37,380	\$235	94%	\$8,288,900	0	\$122,200	0%	\$0
Year 8	115%	28,480	\$240	95%	\$6,490,460	42,720	\$240	95%	\$9,735,689	0	\$124,644	0%	\$0
Year 9	117%	32,040	\$245	96%	\$7,491,357	48,060	\$245	96%	\$11,237,035	0	\$127,137	0%	\$0
Year 10	120%	35,600	\$250	96%	\$8,529,694	53,400	\$250	96%	\$12,794,541	0	\$129,679	0%	\$0
Year 11	122%	38,240	\$255	97%	\$9,419,202	57,360	\$255	97%	\$14,128,803	0	\$132,273	0%	\$0
Year 12	124%	40,880	\$260	97%	\$10,324,156	61,320	\$260	97%	\$15,486,234	0	\$134,918	0%	\$0
Year 13	127%	43,520	\$265	98%	\$11,246,920	65,280	\$265	98%	\$16,870,381	0	\$137,617	0%	\$0
Year 14	129%	46,160	\$270	98%	\$12,185,068	69,240	\$270	98%	\$18,277,602	0	\$140,369	0%	\$0
Year 15	132%	48,800	\$276	98%	\$13,156,242	73,200	\$276	98%	\$19,734,364	0	\$143,176	0%	\$0
Year 16	135%	51,440	\$281	98%	\$14,161,390	77,160	\$281	98%	\$21,242,085	0	\$146,040	0%	\$0
Year 17	137%	54,080	\$287	98%	\$15,201,481	81,120	\$287	98%	\$22,802,221	0	\$148,961	0%	\$0
Year 18	140%	56,720	\$292	98%	\$16,277,511	85,080	\$292	98%	\$24,416,266	0	\$151,940	0%	\$0
Year 19	143%	59,360	\$298	98%	\$17,390,501	89,040	\$298	98%	\$26,085,752	0	\$154,979	0%	\$0
Year 20	146%	62,000	\$304	98%	\$18,541,501	93,000	\$304	98%	\$27,812,251	0	\$158,078	0%	\$0
Year 21	149%	64,560	\$310	98%	\$19,711,723	96,840	\$310	98%	\$29,567,584	0	\$161,240	0%	\$0
Year 22	152%	67,120	\$317	98%	\$20,919,565	100,680	\$317	98%	\$31,379,347	0	\$164,465	0%	\$0
Year 23	155%	69,680	\$323	99%	\$22,166,286	104,520	\$323	99%	\$33,249,429	0	\$167,754	0%	\$0
Year 24	158%	72,240	\$329	99%	\$23,452,664	108,360	\$329	99%	\$35,178,997	0	\$171,109	0%	\$0
Year 25	161%	74,800	\$336	99%	\$24,781,631	112,200	\$336	99%	\$37,172,447	0	\$174,531	0%	\$0
Year 26	164%	77,360	\$343	99%	\$26,154,375	116,040	\$343	99%	\$39,231,563	0	\$178,022	0%	\$0
Year 27	167%	79,920	\$349	99%	\$27,572,117	119,880	\$349	99%	\$41,358,175	0	\$181,582	0%	\$0
Year 28	171%	82,480	\$356	99%	\$29,036,106	123,720	\$356	99%	\$43,554,159	0	\$185,214	0%	\$0
Year 29	174%	85,040	\$364	99%	\$30,547,626	127,560	\$364	99%	\$45,821,440	0	\$188,918	0%	\$0
Year 30	178%	87,600	\$371	99%	\$32,107,993	131,400	\$371	99%	\$48,161,989	0	\$192,697	0%	\$0

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(Low Range Scenario\)\]6.17.2025.xlsx](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(Low%20Range%20Scenario)]6.17.2025.xlsx) IV-C.2
23-Jul-25

¹Appreciation factor accounts for the increase in property value and changes in tax rate. For the purposes of these projections the annual appreciation is assumed to be 2.00%.

²See Schedule III-C.

³See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

***Columbia Gateway
Howard County, Maryland***

Schedule IV-C: Total Projected Market Value - Commercial, continued

Year	Appreciation Factor ¹	Square Feet ²	Industrial		Projected Market Value	Total Projected Commercial Market Value
			Value Per SF ³	Phase-In Percent ⁴		
Year 1	100%	0	\$114	0%	\$0	\$10,090,336
Year 2	102%	0	\$117	0%	\$0	\$21,484,847
Year 3	104%	0	\$119	0%	\$0	\$34,118,451
Year 4	106%	0	\$121	0%	\$0	\$48,185,751
Year 5	108%	0	\$124	0%	\$0	\$62,802,096
Year 6	110%	0	\$126	0%	\$0	\$77,983,820
Year 7	113%	0	\$129	0%	\$0	\$93,747,692
Year 8	115%	0	\$131	0%	\$0	\$110,110,926
Year 9	117%	0	\$134	0%	\$0	\$127,091,190
Year 10	120%	0	\$137	0%	\$0	\$144,706,620
Year 11	122%	0	\$140	0%	\$0	\$155,543,495
Year 12	124%	0	\$142	0%	\$0	\$166,092,627
Year 13	127%	0	\$145	0%	\$0	\$176,421,562
Year 14	129%	0	\$148	0%	\$0	\$186,407,083
Year 15	132%	0	\$151	0%	\$0	\$196,721,455
Year 16	135%	0	\$154	0%	\$0	\$207,373,840
Year 17	137%	0	\$157	0%	\$0	\$218,373,631
Year 18	140%	0	\$160	0%	\$0	\$229,730,465
Year 19	143%	0	\$163	0%	\$0	\$241,454,223
Year 20	146%	0	\$167	0%	\$0	\$253,555,038
Year 21	149%	0	\$170	0%	\$0	\$265,788,814
Year 22	152%	0	\$173	0%	\$0	\$278,387,806
Year 23	155%	0	\$177	0%	\$0	\$291,364,585
Year 24	158%	0	\$180	0%	\$0	\$304,725,448
Year 25	161%	0	\$184	0%	\$0	\$318,504,200
Year 26	164%	0	\$188	0%	\$0	\$332,712,212
Year 27	167%	0	\$192	0%	\$0	\$347,361,143
Year 28	171%	0	\$195	0%	\$0	\$362,462,946
Year 29	174%	0	\$199	0%	\$0	\$378,029,877
Year 30	178%	0	\$203	0%	\$0	\$394,074,499

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23-Jul-25

¹Appreciation factor accounts for the increase in property value and changes in tax rate. For the purposes of these projections the annual appreciation is assumed to be 2.00%.

²See Schedule III-C.

³See Schedule II-A. Values are assumed to increase with appreciation factor shown.

⁴Assumes property is initially assessed at 80% of its full market value with the remaining property value phased-in over a three year period. Represents the phase-in of property value beginning with construction build-out through property stabilization.

**Columbia Gateway
Howard County, Maryland**

**Low Range Scenario
Fiscal Impact Analysis**

Columbia Gateway
Howard County, Maryland

Schedule V: Projected Real Property Tax Revenues

Year	Total Projected Assessed Value Low Range Scenario			FY 25 Howard County Tax Rate	Projected Real Property
	Residential (IV-B)	Commercial (IV-C)	Total	Per \$100 A.V. ¹	Tax Revenues
Year 1	\$33,317,690	\$10,090,336	\$43,408,026	\$1.044	\$453,180
Year 2	\$70,941,692	\$21,484,847	\$92,426,539	\$1.044	\$964,933
Year 3	\$112,657,106	\$34,118,451	\$146,775,558	\$1.044	\$1,532,337
Year 4	\$159,106,498	\$48,185,751	\$207,292,249	\$1.044	\$2,164,131
Year 5	\$207,368,802	\$62,802,096	\$270,170,898	\$1.044	\$2,820,584
Year 6	\$257,497,956	\$77,983,820	\$335,481,776	\$1.044	\$3,502,430
Year 7	\$309,549,328	\$93,747,692	\$403,297,020	\$1.044	\$4,210,421
Year 8	\$363,579,756	\$110,110,926	\$473,690,682	\$1.044	\$4,945,331
Year 9	\$419,647,582	\$127,091,190	\$546,738,772	\$1.044	\$5,707,953
Year 10	\$477,812,689	\$144,706,620	\$622,519,308	\$1.044	\$6,499,102
Year 11	\$553,230,152	\$155,543,495	\$708,773,647	\$1.044	\$7,399,597
Year 12	\$632,820,294	\$166,092,627	\$798,912,921	\$1.044	\$8,340,651
Year 13	\$716,550,503	\$176,421,562	\$892,972,065	\$1.044	\$9,322,628
Year 14	\$804,778,321	\$186,407,083	\$991,185,404	\$1.044	\$10,347,976
Year 15	\$896,248,632	\$196,721,455	\$1,092,970,087	\$1.044	\$11,410,608
Year 16	\$991,055,843	\$207,373,840	\$1,198,429,683	\$1.044	\$12,511,606
Year 17	\$1,089,296,844	\$218,373,631	\$1,307,670,475	\$1.044	\$13,652,080
Year 18	\$1,191,071,062	\$229,730,465	\$1,420,801,527	\$1.044	\$14,833,168
Year 19	\$1,296,480,530	\$241,454,223	\$1,537,934,753	\$1.044	\$16,056,039
Year 20	\$1,405,629,949	\$253,555,038	\$1,659,184,987	\$1.044	\$17,321,891
Year 21	\$1,521,255,184	\$265,788,814	\$1,787,043,999	\$1.044	\$18,656,739
Year 22	\$1,641,177,765	\$278,387,806	\$1,919,565,571	\$1.044	\$20,040,265
Year 23	\$1,765,493,843	\$291,364,585	\$2,056,858,428	\$1.044	\$21,473,602
Year 24	\$1,894,370,159	\$304,725,448	\$2,199,095,607	\$1.044	\$22,958,558
Year 25	\$2,027,695,329	\$318,504,200	\$2,346,199,529	\$1.044	\$24,494,323
Year 26	\$2,165,595,758	\$332,712,212	\$2,498,307,970	\$1.044	\$26,082,335
Year 27	\$2,308,201,127	\$347,361,143	\$2,655,562,269	\$1.044	\$27,724,070
Year 28	\$2,455,644,471	\$362,462,946	\$2,818,107,417	\$1.044	\$29,421,041
Year 29	\$2,608,062,269	\$378,029,877	\$2,986,092,146	\$1.044	\$31,174,802
Year 30	\$2,765,594,521	\$394,074,499	\$3,159,669,021	\$1.044	\$32,986,945
Total					\$409,009,324

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23-Jul-25

¹Represents the Fiscal Year 2025 Howard County Real Property Tax Rate. Source: Howard County, Maryland FY 2025 Approved Operating Budget.

Columbia Gateway
Howard County, Maryland

Schedule VI-A: Projection of County Personal Income Tax Revenues - Residential (Townhomes)

	Market	Townhomes 80% MIHU	Total
Market value ¹	\$507,893	\$378,000	-
Assumed down payment	20%	20%	-
Less: down payment	(\$101,579)	(\$75,600)	-
Loan amount	\$406,314	\$302,400	-
Loan interest rate ²	6.60%	6.60%	-
Mortgage payment ³	\$2,595	\$1,931	-
Interest portion	\$2,235	\$1,663	-
Private mortgage insurance (PMI) ⁴	\$0	\$0	-
Property taxes ⁵	\$610	\$454	-
Insurance ⁶	\$103	\$103	-
Total monthly payment	\$3,308	\$2,489	-
Assumed affordability ratio ⁷	31%	31%	-
Monthly income	\$10,672	\$8,028	-
Gross income	\$128,069	\$96,337	-
Monthly mortgage deduction ⁸	(\$2,595)	(\$1,931)	-
Less: annual mortgage deduction ⁸	(\$31,140)	(\$23,176)	-
Less: annual property tax deduction ⁵	(\$7,324)	(\$5,451)	-
Less: standard state deduction ⁸	\$0	\$0	-
Number of exemptions ⁹	2.68	2.68	-
Less: personal exemptions (\$3,200 per person) ¹⁰	(\$8,576)	(\$8,576)	-
Total adjustments - net income	\$81,030	\$59,134	-
Howard County income tax rate ¹¹	3.20%	3.20%	-
Sub-total income tax per unit	\$2,593	\$1,892	-
Total units ¹	1,020	180	-
Total income tax ¹²	\$2,644,806	\$340,614	\$2,985,420

MuniCap, Inc.

zway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]VI-A
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¹See Schedule I.

²Loan amount assumes thirty years and conventional fixed-rate mortgage loan rate over a ten-year annual average. Based on information reported by Freddie Mac.

³Includes principal and interest. Assumes 30 year fixed rate mortgage loan.

⁴Assumes no private mortgage insurance.

⁵Represents total residential real property tax obligation, including Howard County (\$1.044), Maryland State (\$0.112), fire tax (\$0.206) and ad valorem (\$0.08) tax

⁶Based on the 2024 average annual insurance value of \$1,238 for the State of Maryland as reported by the Insurance Information Institute.

⁷Based on information provided in Federal Housing Administration Debt Ratio's Guidelines.

⁸Monthly mortgage deduction assumes first years mortgage interest and property tax payments. Assumes residents of for sale homes take the mortgage deduction rather the standard state deduction. Standard state deduction assumes 15% of gross annual income for the 2025 tax year. Source: Form 502D for 2019 as provided by Comptroller of Maryland.

⁹See Appendix A.

¹⁰Assumes 2024 exemption amount of \$3,200. Source: Form 502D for 2024 as provided by Comptroller of Maryland. New Tax law confirms exemption amount applies estimated income level.

¹¹Source: Fiscal Year 2025 Howard County Approved Operating Budget.

¹²Figure assumes full build out and is expressed in current dollars.

Columbia Gateway
Howard County, Maryland

Schedule VI-B: Projection of County Personal Income Tax Revenues - Residential (Multi-Family)

	Multi-Family Rental		Total
	Market Rate	60% MIHU	
Total monthly rent payment ¹	\$2,015	\$1,378	-
Assumed affordability ratio ²	31%	31%	-
Monthly income	\$6,500	\$4,445	-
Gross income	\$78,000	\$53,342	-
Less: standard state deduction ³	(\$3,718)	(\$3,718)	-
Number of exemptions ⁴	2.09	2.09	-
Less: personal exemptions (\$3,200 per person) ⁵	(\$6,688)	(\$6,688)	-
Total adjustments - net taxable income	\$67,595	\$42,936	-
Howard County income tax rate ⁶	3.20%	3.20%	-
Income tax per unit	\$2,163	\$1,374	-
Total units ⁷	3,825	675	-
Occupancy	95%	95%	-
Occupied units	3,634	641	-
Total estimated income tax ⁸	\$7,859,888	\$881,056	\$8,740,944

MuniCap, Inc.

Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]VI-B
23-Jul-25

¹Rents based on comparable Howard County projects and reviewed with the Maryland State Department of Assessments and Taxation, as of 2024.

²Based on information provided in Federal Housing Administration Debt Ratio's Guidelines.

³The standard deduction assumes \$2,700 for single filers and \$5,450 for joint filers for the 2024 tax year. Source: Comptroller of Maryland. Assumes 63% of FTEs take the standard deduction filing single and 37% of FTEs take the standard deduction filing jointly. Source: Employment Characteristics of Families Summary, U.S. Bureau of Labor Statistics, 2018 data.

⁴Represents the average household size for renter occupied units in Howard County. See Appendix A.

⁵Assumes 2024 exemption amount of \$3,200. Source: Form 502D for 2021 as provided by Comptroller of Maryland. New Tax law confirms exemption amount applies estimated income level.

⁶Source: Fiscal Year 2025 Howard County Approved Operating Budget.

⁷See Schedule I.

⁸Figure assumes full build out and is expressed in current dollars.

Columbia Gateway
Howard County, Maryland

Schedule VII-A: Projection of Local Recordation Tax Revenues - Residential (Townhomes)

		Townhomes (For-Sale)							
		Market Rate				Affordable 80% MIHU			
Year	Appreciation Factor	Value Per Unit ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per Unit ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value
Year 1	100%	\$507,893	34	3	\$18,707,396	\$378,000	6	0	\$2,268,000
Year 2	102%	\$518,051	34	3	\$19,081,544	\$385,560	6	0	\$2,313,360
Year 3	104%	\$528,412	34	6	\$20,960,342	\$393,271	6	0	\$2,359,627
Year 4	106%	\$538,980	34	9	\$22,906,660	\$401,137	6	0	\$2,406,820
Year 5	108%	\$549,760	34	11	\$24,922,446	\$409,159	6	0	\$2,454,956
Year 6	110%	\$560,755	34	14	\$27,009,700	\$417,343	6	0	\$2,504,055
Year 7	113%	\$571,970	34	17	\$29,170,476	\$425,689	6	0	\$2,554,136
Year 8	115%	\$583,410	34	20	\$31,406,880	\$434,203	6	0	\$2,605,219
Year 9	117%	\$595,078	34	23	\$33,721,071	\$442,887	6	0	\$2,657,323
Year 10	120%	\$606,979	34	26	\$36,115,267	\$451,745	6	0	\$2,710,470
Year 11	122%	\$619,119	34	28	\$38,591,742	\$460,780	6	0	\$2,764,679
Year 12	124%	\$631,501	34	31	\$41,152,831	\$469,995	6	0	\$2,819,973
Year 13	127%	\$644,131	34	34	\$43,800,926	\$479,395	6	0	\$2,876,372
Year 14	129%	\$657,014	34	37	\$46,538,484	\$488,983	6	0	\$2,933,900
Year 15	132%	\$670,154	34	40	\$49,368,023	\$498,763	6	0	\$2,992,578
Year 16	135%	\$683,557	34	43	\$52,292,129	\$508,738	6	0	\$3,052,429
Year 17	137%	\$697,228	34	45	\$55,313,452	\$518,913	6	0	\$3,113,478
Year 18	140%	\$711,173	34	48	\$58,434,712	\$529,291	6	0	\$3,175,748
Year 19	143%	\$725,396	34	51	\$61,658,696	\$539,877	6	0	\$3,239,262
Year 20	146%	\$739,904	34	54	\$64,988,265	\$550,675	6	0	\$3,304,048
Year 21	149%	\$754,702	34	57	\$68,426,354	\$561,688	6	0	\$3,370,129
Year 22	152%	\$769,796	34	60	\$71,975,971	\$572,922	6	0	\$3,437,531
Year 23	155%	\$785,192	34	62	\$75,640,202	\$584,380	6	0	\$3,506,282
Year 24	158%	\$800,896	34	65	\$79,422,213	\$596,068	6	0	\$3,576,408
Year 25	161%	\$816,914	34	68	\$83,325,247	\$607,989	6	0	\$3,647,936
Year 26	164%	\$833,252	34	71	\$87,352,634	\$620,149	6	0	\$3,720,894
Year 27	167%	\$849,918	34	74	\$91,507,786	\$632,552	6	0	\$3,795,312
Year 28	171%	\$866,916	34	77	\$95,794,204	\$645,203	6	0	\$3,871,219
Year 29	174%	\$884,254	34	79	\$100,215,475	\$658,107	6	0	\$3,948,643
Year 30	178%	\$901,939	34	82	\$104,775,279	\$671,269	6	0	\$4,027,616
Total			1,020				180		

MuniCap, Inc. TAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]VII-A
23-Jul-25

¹See Schedule IV-A.

²See Schedule III-A.

³The median duration of home ownership in Howard County is estimated to be twelve years, based on statistics available for the DC-VA-MD-WV metropolitan area. Accordingly, calculations herein assume that after initial sales, one-twelfth of all units are resold annually. Source: National Association of Realtors. Assumes MIHU units will not resell after initial closing.

Columbia Gateway
Howard County, Maryland

Schedule VII-B: Projection of Local Recordation Tax Revenues - Residential (Multi-Family)

		Multi-Family							
		Market Rate				Affordable 60% MIHU			
Year	Appreciation Factor	Value Per Unit ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per Unit ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value
Year 1	100%	\$247,342	85	0	\$21,024,057	\$72,446	15	0	\$1,086,691
Year 2	102%	\$252,289	85	0	\$21,444,538	\$73,895	15	0	\$1,108,424
Year 3	104%	\$257,334	85	0	\$21,873,429	\$75,373	15	0	\$1,130,593
Year 4	106%	\$262,481	85	0	\$22,310,897	\$76,880	15	0	\$1,153,205
Year 5	108%	\$267,731	85	0	\$22,757,115	\$78,418	15	0	\$1,176,269
Year 6	110%	\$273,085	85	0	\$23,212,257	\$79,986	15	0	\$1,199,794
Year 7	113%	\$278,547	85	0	\$23,676,503	\$81,586	15	0	\$1,223,790
Year 8	115%	\$284,118	85	0	\$24,150,033	\$83,218	15	0	\$1,248,266
Year 9	117%	\$289,800	85	0	\$24,633,033	\$84,882	15	0	\$1,273,231
Year 10	120%	\$295,596	85	0	\$25,125,694	\$86,580	15	0	\$1,298,696
Year 11	122%	\$301,508	145	0	\$43,567,953	\$88,311	26	0	\$2,251,939
Year 12	124%	\$307,538	145	0	\$44,439,312	\$90,078	26	0	\$2,296,977
Year 13	127%	\$313,689	145	0	\$45,328,099	\$91,879	26	0	\$2,342,917
Year 14	129%	\$319,963	145	0	\$46,234,660	\$93,717	26	0	\$2,389,775
Year 15	132%	\$326,362	145	0	\$47,159,354	\$95,591	26	0	\$2,437,571
Year 16	135%	\$332,890	145	0	\$48,102,541	\$97,503	26	0	\$2,486,322
Year 17	137%	\$339,547	145	0	\$49,064,592	\$99,453	26	0	\$2,536,049
Year 18	140%	\$346,338	145	0	\$50,045,883	\$101,442	26	0	\$2,586,770
Year 19	143%	\$353,265	145	0	\$51,046,801	\$103,471	26	0	\$2,638,505
Year 20	146%	\$360,330	145	0	\$52,067,737	\$105,540	26	0	\$2,691,275
Year 21	149%	\$367,537	153	0	\$56,233,156	\$107,651	27	0	\$2,906,577
Year 22	152%	\$374,888	153	0	\$57,357,819	\$109,804	27	0	\$2,964,709
Year 23	155%	\$382,385	153	0	\$58,504,976	\$112,000	27	0	\$3,024,003
Year 24	158%	\$390,033	153	0	\$59,675,075	\$114,240	27	0	\$3,084,483
Year 25	161%	\$397,834	153	0	\$60,868,577	\$116,525	27	0	\$3,146,173
Year 26	164%	\$405,791	153	0	\$62,085,948	\$118,855	27	0	\$3,209,096
Year 27	167%	\$413,906	153	0	\$63,327,667	\$121,233	27	0	\$3,273,278
Year 28	171%	\$422,184	153	0	\$64,594,220	\$123,657	27	0	\$3,338,744
Year 29	174%	\$430,628	153	0	\$65,886,105	\$126,130	27	0	\$3,405,518
Year 30	178%	\$439,241	153	0	\$67,203,827	\$128,653	27	0	\$3,473,629
Total			3,825				675		

MuniCap, Inc. FF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]VII-B
23-Jul-25

¹See Schedule IV-B.

²See Schedule III-B.

³Assumes market and MIHU multifamily units will not resell after initial closing.

Columbia Gateway
Howard County, Maryland

Schedule VII-C: Projection of Local Recordation Tax Revenues - Commercial

Year	Appreciation Factor	Commercial Office				Innovation Office				Community			
		Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value
Year 1	100%	\$175	44,461	0	\$7,780,169	\$175	16,996	0	\$2,974,087	\$0	0	0	\$0
Year 2	102%	\$178	44,461	0	\$7,935,772	\$178	16,996	0	\$3,033,569	\$0	0	0	\$0
Year 3	104%	\$182	44,461	0	\$8,094,488	\$182	16,996	0	\$3,094,241	\$0	0	0	\$0
Year 4	106%	\$186	44,461	0	\$8,256,377	\$186	16,996	0	\$3,156,125	\$0	0	0	\$0
Year 5	108%	\$189	44,461	0	\$8,421,505	\$189	16,996	0	\$3,219,248	\$0	0	0	\$0
Year 6	110%	\$193	44,461	0	\$8,589,935	\$193	16,996	0	\$3,283,633	\$0	0	0	\$0
Year 7	113%	\$197	44,461	0	\$8,761,734	\$197	16,996	0	\$3,349,306	\$0	0	0	\$0
Year 8	115%	\$201	44,461	0	\$8,936,968	\$201	16,996	0	\$3,416,292	\$0	0	0	\$0
Year 9	117%	\$205	44,461	0	\$9,115,708	\$205	16,996	0	\$3,484,617	\$0	0	0	\$0
Year 10	120%	\$209	44,461	0	\$9,298,022	\$209	16,996	0	\$3,554,310	\$0	0	0	\$0
Year 11	122%	\$213	17,697	0	\$3,774,949	\$213	2,951	0	\$629,528	\$0	0	0	\$0
Year 12	124%	\$218	17,697	0	\$3,850,448	\$218	2,951	0	\$642,119	\$0	0	0	\$0
Year 13	127%	\$222	17,697	0	\$3,927,457	\$222	2,951	0	\$654,961	\$0	0	0	\$0
Year 14	129%	\$226	17,697	0	\$4,006,007	\$226	2,951	0	\$668,060	\$0	0	0	\$0
Year 15	132%	\$231	17,697	0	\$4,086,127	\$231	2,951	0	\$681,421	\$0	0	0	\$0
Year 16	135%	\$236	17,697	0	\$4,167,849	\$236	2,951	0	\$695,050	\$0	0	0	\$0
Year 17	137%	\$240	17,697	0	\$4,251,206	\$240	2,951	0	\$708,951	\$0	0	0	\$0
Year 18	140%	\$245	17,697	0	\$4,336,230	\$245	2,951	0	\$723,130	\$0	0	0	\$0
Year 19	143%	\$250	17,697	0	\$4,422,955	\$250	2,951	0	\$737,592	\$0	0	0	\$0
Year 20	146%	\$255	17,697	0	\$4,511,414	\$255	2,951	0	\$752,344	\$0	0	0	\$0
Year 21	149%	\$260	16,938	0	\$4,404,282	\$260	2,726	0	\$708,703	\$0	0	0	\$0
Year 22	152%	\$265	16,938	0	\$4,492,368	\$265	2,726	0	\$722,877	\$0	0	0	\$0
Year 23	155%	\$271	16,938	0	\$4,582,215	\$271	2,726	0	\$737,335	\$0	0	0	\$0
Year 24	158%	\$276	16,938	0	\$4,673,859	\$276	2,726	0	\$752,081	\$0	0	0	\$0
Year 25	161%	\$281	16,938	0	\$4,767,336	\$281	2,726	0	\$767,123	\$0	0	0	\$0
Year 26	164%	\$287	16,938	0	\$4,862,683	\$287	2,726	0	\$782,465	\$0	0	0	\$0
Year 27	167%	\$293	16,938	0	\$4,959,937	\$293	2,726	0	\$798,115	\$0	0	0	\$0
Year 28	171%	\$299	16,938	0	\$5,059,136	\$299	2,726	0	\$814,077	\$0	0	0	\$0
Year 29	174%	\$305	16,938	0	\$5,160,318	\$305	2,726	0	\$830,359	\$0	0	0	\$0
Year 30	178%	\$311	16,938	0	\$5,263,525	\$311	2,726	0	\$846,966	\$0	0	0	\$0
Total			790,951				226,724				0		

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FLA \(Low Range Scenario\) 6.17.2025.xlsx\]VII-C.1](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FLA%20(Low%20Range%20Scenario)%206.17.2025.xlsx]VII-C.1)

23-Jul-25

¹See Schedule IV-C.

²See Schedule III-C.

³Assumes commercial will not resell after initial closing.

Columbia Gateway
Howard County, Maryland

Schedule VII-C: Projection of Local Recordation Tax Revenues - Commercial, continued

Year	Appreciation Factor	Retail				Restaurant				Hotel				Industrial			
		Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per SF ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per Room ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value	Value Per Room ¹	Initial Unit Sale ²	Initial Unit Resale ³	Projected Market Value
Year 1	100%	\$209	3,560	0	\$743,465	\$209	5,340	0	\$1,115,198	\$108,510	0	0	\$0	\$114	0	0	\$0
Year 2	102%	\$213	3,560	0	\$758,335	\$213	5,340	0	\$1,137,502	\$110,680	0	0	\$0	\$117	0	0	\$0
Year 3	104%	\$217	3,560	0	\$773,501	\$217	5,340	0	\$1,160,252	\$112,894	0	0	\$0	\$119	0	0	\$0
Year 4	106%	\$222	3,560	0	\$788,971	\$222	5,340	0	\$1,183,457	\$115,152	0	0	\$0	\$121	0	0	\$0
Year 5	108%	\$226	3,560	0	\$804,751	\$226	5,340	0	\$1,207,126	\$117,455	0	0	\$0	\$124	0	0	\$0
Year 6	110%	\$231	3,560	0	\$820,846	\$231	5,340	0	\$1,231,269	\$119,804	0	0	\$0	\$126	0	0	\$0
Year 7	113%	\$235	3,560	0	\$837,263	\$235	5,340	0	\$1,255,894	\$122,200	0	0	\$0	\$129	0	0	\$0
Year 8	115%	\$240	3,560	0	\$854,008	\$240	5,340	0	\$1,281,012	\$124,644	0	0	\$0	\$131	0	0	\$0
Year 9	117%	\$245	3,560	0	\$871,088	\$245	5,340	0	\$1,306,632	\$127,137	0	0	\$0	\$134	0	0	\$0
Year 10	120%	\$250	3,560	0	\$888,510	\$250	5,340	0	\$1,332,765	\$129,679	0	0	\$0	\$137	0	0	\$0
Year 11	122%	\$255	2,640	0	\$672,073	\$255	3,960	0	\$1,008,109	\$132,273	0	0	\$0	\$140	0	0	\$0
Year 12	124%	\$260	2,640	0	\$685,514	\$260	3,960	0	\$1,028,271	\$134,918	0	0	\$0	\$142	0	0	\$0
Year 13	127%	\$265	2,640	0	\$699,225	\$265	3,960	0	\$1,048,837	\$137,617	0	0	\$0	\$145	0	0	\$0
Year 14	129%	\$270	2,640	0	\$713,209	\$270	3,960	0	\$1,069,814	\$140,369	0	0	\$0	\$148	0	0	\$0
Year 15	132%	\$276	2,640	0	\$727,473	\$276	3,960	0	\$1,091,210	\$143,176	0	0	\$0	\$151	0	0	\$0
Year 16	135%	\$281	2,640	0	\$742,023	\$281	3,960	0	\$1,113,034	\$146,040	0	0	\$0	\$154	0	0	\$0
Year 17	137%	\$287	2,640	0	\$756,863	\$287	3,960	0	\$1,135,295	\$148,961	0	0	\$0	\$157	0	0	\$0
Year 18	140%	\$292	2,640	0	\$772,000	\$292	3,960	0	\$1,158,001	\$151,940	0	0	\$0	\$160	0	0	\$0
Year 19	143%	\$298	2,640	0	\$787,440	\$298	3,960	0	\$1,181,161	\$154,979	0	0	\$0	\$163	0	0	\$0
Year 20	146%	\$304	2,640	0	\$803,189	\$304	3,960	0	\$1,204,784	\$158,078	0	0	\$0	\$167	0	0	\$0
Year 21	149%	\$310	2,560	0	\$794,427	\$310	3,840	0	\$1,191,641	\$161,240	0	0	\$0	\$170	0	0	\$0
Year 22	152%	\$317	2,560	0	\$810,316	\$317	3,840	0	\$1,215,473	\$164,465	0	0	\$0	\$173	0	0	\$0
Year 23	155%	\$323	2,560	0	\$826,522	\$323	3,840	0	\$1,239,783	\$167,754	0	0	\$0	\$177	0	0	\$0
Year 24	158%	\$329	2,560	0	\$843,052	\$329	3,840	0	\$1,264,579	\$171,109	0	0	\$0	\$180	0	0	\$0
Year 25	161%	\$336	2,560	0	\$859,913	\$336	3,840	0	\$1,289,870	\$174,531	0	0	\$0	\$184	0	0	\$0
Year 26	164%	\$343	2,560	0	\$877,112	\$343	3,840	0	\$1,315,668	\$178,022	0	0	\$0	\$188	0	0	\$0
Year 27	167%	\$349	2,560	0	\$894,654	\$349	3,840	0	\$1,341,981	\$181,582	0	0	\$0	\$192	0	0	\$0
Year 28	171%	\$356	2,560	0	\$912,547	\$356	3,840	0	\$1,368,821	\$185,214	0	0	\$0	\$195	0	0	\$0
Year 29	174%	\$364	2,560	0	\$930,798	\$364	3,840	0	\$1,396,197	\$188,918	0	0	\$0	\$199	0	0	\$0
Year 30	178%	\$371	2,560	0	\$949,414	\$371	3,840	0	\$1,424,121	\$192,697	0	0	\$0	\$203	0	0	\$0
Total			87,600				131,400				0				0		

MuniCap, Inc.

[https://municip.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(Low Range Scenario\)\]/6.17.2025.xlsx](https://municip.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(Low%20Range%20Scenario)]/6.17.2025.xlsx) VII-C.2

23-Jul-25

¹See Schedule IV-C.

²See Schedule III-C.

³Assumes commercial will not resell after initial closing.

***Columbia Gateway
Howard County, Maryland***

Schedule VII-D: Projection of Local Recordation Tax Revenues - Total Development

Year	Appreciation Factor	Total Projected Recorded Market Value ¹	Local Recordation Tax Rate (\$2.50 Per \$500) ²	Local Recordation Tax Revenues
Year 1	100%	\$55,699,063	\$2.50	\$278,495
Year 2	102%	\$56,813,044	\$2.50	\$284,065
Year 3	104%	\$59,446,472	\$2.50	\$297,232
Year 4	106%	\$62,162,512	\$2.50	\$310,813
Year 5	108%	\$64,963,415	\$2.50	\$324,817
Year 6	110%	\$67,851,489	\$2.50	\$339,257
Year 7	113%	\$70,829,101	\$2.50	\$354,146
Year 8	115%	\$73,898,677	\$2.50	\$369,493
Year 9	117%	\$77,062,704	\$2.50	\$385,314
Year 10	120%	\$80,323,733	\$2.50	\$401,619
Year 11	122%	\$93,260,973	\$2.50	\$466,305
Year 12	124%	\$96,915,446	\$2.50	\$484,577
Year 13	127%	\$100,678,793	\$2.50	\$503,394
Year 14	129%	\$104,553,909	\$2.50	\$522,770
Year 15	132%	\$108,543,757	\$2.50	\$542,719
Year 16	135%	\$112,651,377	\$2.50	\$563,257
Year 17	137%	\$116,879,885	\$2.50	\$584,399
Year 18	140%	\$121,232,473	\$2.50	\$606,162
Year 19	143%	\$125,712,413	\$2.50	\$628,562
Year 20	146%	\$130,323,056	\$2.50	\$651,615
Year 21	149%	\$138,035,269	\$2.50	\$690,176
Year 22	152%	\$142,977,064	\$2.50	\$714,885
Year 23	155%	\$148,061,317	\$2.50	\$740,307
Year 24	158%	\$153,291,750	\$2.50	\$766,459
Year 25	161%	\$158,672,175	\$2.50	\$793,361
Year 26	164%	\$164,206,501	\$2.50	\$821,033
Year 27	167%	\$169,898,730	\$2.50	\$849,494
Year 28	171%	\$175,752,966	\$2.50	\$878,765
Year 29	174%	\$181,773,413	\$2.50	\$908,867
Year 30	178%	\$187,964,375	\$2.50	\$939,822
Total				\$17,002,179

*MuniCap, Inc. Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]VII-D
23-Jul-25*

¹See Schedule VII-A through VII-C. Assumes multifamily market units, MIHU townhomes and multifamily units, and commercial development is not resold.

²Source: *Howard County, Maryland Fiscal Year 2025 Approved Operating Budget*. Recordation tax is computed at the rate of \$2.50 per \$500 of consideration.

Columbia Gateway
Howard County, Maryland

Schedule VIII: Projection of Transfer Tax Revenues - Total Development

Year	Appreciation Factor	Total Projected Transfer Value ¹	Transfer Tax Rate ²	Transfer Tax Revenues	Percentage Available to General Fund	Available Transfer Tax
Year 1	100%	\$55,699,063	1.25%	\$696,238	0%	\$0
Year 2	102%	\$56,813,044	1.25%	\$710,163	0%	\$0
Year 3	104%	\$59,446,472	1.25%	\$743,081	0%	\$0
Year 4	106%	\$62,162,512	1.25%	\$777,031	0%	\$0
Year 5	108%	\$64,963,415	1.25%	\$812,043	0%	\$0
Year 6	110%	\$67,851,489	1.25%	\$848,144	0%	\$0
Year 7	113%	\$70,829,101	1.25%	\$885,364	0%	\$0
Year 8	115%	\$73,898,677	1.25%	\$923,733	0%	\$0
Year 9	117%	\$77,062,704	1.25%	\$963,284	0%	\$0
Year 10	120%	\$80,323,733	1.25%	\$1,004,047	0%	\$0
Year 11	122%	\$93,260,973	1.25%	\$1,165,762	0%	\$0
Year 12	124%	\$96,915,446	1.25%	\$1,211,443	0%	\$0
Year 13	127%	\$100,678,793	1.25%	\$1,258,485	0%	\$0
Year 14	129%	\$104,553,909	1.25%	\$1,306,924	0%	\$0
Year 15	132%	\$108,543,757	1.25%	\$1,356,797	0%	\$0
Year 16	135%	\$112,651,377	1.25%	\$1,408,142	0%	\$0
Year 17	137%	\$116,879,885	1.25%	\$1,460,999	0%	\$0
Year 18	140%	\$121,232,473	1.25%	\$1,515,406	0%	\$0
Year 19	143%	\$125,712,413	1.25%	\$1,571,405	0%	\$0
Year 20	146%	\$130,323,056	1.25%	\$1,629,038	0%	\$0
Year 21	149%	\$138,035,269	1.25%	\$1,725,441	0%	\$0
Year 22	152%	\$142,977,064	1.25%	\$1,787,213	0%	\$0
Year 23	155%	\$148,061,317	1.25%	\$1,850,766	0%	\$0
Year 24	158%	\$153,291,750	1.25%	\$1,916,147	0%	\$0
Year 25	161%	\$158,672,175	1.25%	\$1,983,402	0%	\$0
Year 26	164%	\$164,206,501	1.25%	\$2,052,581	0%	\$0
Year 27	167%	\$169,898,730	1.25%	\$2,123,734	0%	\$0
Year 28	171%	\$175,752,966	1.25%	\$2,196,912	0%	\$0
Year 29	174%	\$181,773,413	1.25%	\$2,272,168	0%	\$0
Year 30	178%	\$187,964,375	1.25%	\$2,349,555	0%	\$0
Total				\$42,505,448		\$0

MuniCap, Inc. Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]VIII
23-Jul-25

¹See value as estimated on Schedule VII-D.

²A 1.25% transfer tax is levied on all property transfers in Howard County and is dedicated as follows: 25% for school land acquisition and construction, 25% for park construction and development, 25% for housing and community development, and 25% for the fire and rescue services. For purposes of this fiscal analysis, revenues are shown to off-set costs/capital costs included in this analysis. Based on assumptions in the Downtown Columbia Fiscal Impact Analysis Costs and Revenues Assumptions Document, Howard County Department of Planning and Zoning, Division of Research.

Columbia Gateway
Howard County, Maryland

Schedule IX-A: Projection of School Excise Tax Revenues - Residential (Market)

Year	Inflation Factor	Projected ¹				Total SF	Market Unit	Subtotal Projected
		Townhomes (For-Sale)		Multifamily			School Excise Tax	Market Rate Units
		Units	SF	Units	SF		Per SF ²	School Excise Tax
Year 1	100%	34	49,980	85	85,000	134,980	\$8.15	\$1,100,087
Year 2	102%	34	49,980	85	85,000	134,980	\$8.31	\$1,122,089
Year 3	104%	34	49,980	85	85,000	134,980	\$8.48	\$1,144,531
Year 4	106%	34	49,980	85	85,000	134,980	\$8.65	\$1,167,421
Year 5	108%	34	49,980	85	85,000	134,980	\$8.82	\$1,190,770
Year 6	110%	34	49,980	85	85,000	134,980	\$9.00	\$1,214,585
Year 7	113%	34	49,980	85	85,000	134,980	\$9.18	\$1,238,877
Year 8	115%	34	49,980	85	85,000	134,980	\$9.36	\$1,263,654
Year 9	117%	34	49,980	85	85,000	134,980	\$9.55	\$1,288,927
Year 10	120%	34	49,980	85	85,000	134,980	\$9.74	\$1,314,706
Year 11	122%	34	49,980	145	144,500	194,480	\$9.93	\$1,932,121
Year 12	124%	34	49,980	145	144,500	194,480	\$10.13	\$1,970,763
Year 13	127%	34	49,980	145	144,500	194,480	\$10.34	\$2,010,178
Year 14	129%	34	49,980	145	144,500	194,480	\$10.54	\$2,050,382
Year 15	132%	34	49,980	145	144,500	194,480	\$10.75	\$2,091,390
Year 16	135%	34	49,980	145	144,500	194,480	\$10.97	\$2,133,217
Year 17	137%	34	49,980	145	144,500	194,480	\$11.19	\$2,175,882
Year 18	140%	34	49,980	145	144,500	194,480	\$11.41	\$2,219,399
Year 19	143%	34	49,980	145	144,500	194,480	\$11.64	\$2,263,787
Year 20	146%	34	49,980	145	144,500	194,480	\$11.87	\$2,309,063
Year 21	149%	34	49,980	153	153,000	202,980	\$12.11	\$2,458,183
Year 22	152%	34	49,980	153	153,000	202,980	\$12.35	\$2,507,347
Year 23	155%	34	49,980	153	153,000	202,980	\$12.60	\$2,557,494
Year 24	158%	34	49,980	153	153,000	202,980	\$12.85	\$2,608,644
Year 25	161%	34	49,980	153	153,000	202,980	\$13.11	\$2,660,817
Year 26	164%	34	49,980	153	153,000	202,980	\$13.37	\$2,714,033
Year 27	167%	34	49,980	153	153,000	202,980	\$13.64	\$2,768,314
Year 28	171%	34	49,980	153	153,000	202,980	\$13.91	\$2,823,680
Year 29	174%	34	49,980	153	153,000	202,980	\$14.19	\$2,880,154
Year 30	178%	34	49,980	153	153,000	202,980	\$14.47	\$2,937,757
Total		1,020	1,499,400	3,825	3,825,000	5,324,400		\$60,118,252

MuniCap, Inc. 'CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]IX-A
23-Jul-25

¹Excise tax is assumed to be collected at time of permitting; therefore, units are shown at the start of construction, two years prior to completion. See Schedule III-A & III-B.

²Represents the school facilities surcharge as outlined in Howard County Council Bill No. 42-2019The tax rate is assumed to increase at the inflation factor shown

Columbia Gateway
Howard County, Maryland

Schedule IX-B: Projection of School Excise Tax Revenues - Residential (Affordable)

Year	Inflation Factor	Projected ¹				Total Affordable	MIHU Unit	Subtotal Projected
		Townhomes (For-Sale)		Multi-Family			School	Rate Units
		Affordable 80% MIHU		Affordable 60% MIHU			Excise Tax	Affordable
Year	Factor	Units	SF	Units	SF	SF	Per SF ²	School Excise Tax
Year 1	100%	6	8,820	15	15,000	23,820	\$2.72	\$64,790
Year 2	102%	6	8,820	15	15,000	23,820	\$2.77	\$66,086
Year 3	104%	6	8,820	15	15,000	23,820	\$2.83	\$67,408
Year 4	106%	6	8,820	15	15,000	23,820	\$2.89	\$68,756
Year 5	108%	6	8,820	15	15,000	23,820	\$2.94	\$70,131
Year 6	110%	6	8,820	15	15,000	23,820	\$3.00	\$71,534
Year 7	113%	6	8,820	15	15,000	23,820	\$3.06	\$72,965
Year 8	115%	6	8,820	15	15,000	23,820	\$3.12	\$74,424
Year 9	117%	6	8,820	15	15,000	23,820	\$3.19	\$75,912
Year 10	120%	6	8,820	15	15,000	23,820	\$3.25	\$77,431
Year 11	122%	6	8,820	26	25,500	34,320	\$3.32	\$113,794
Year 12	124%	6	8,820	26	25,500	34,320	\$3.38	\$116,069
Year 13	127%	6	8,820	26	25,500	34,320	\$3.45	\$118,391
Year 14	129%	6	8,820	26	25,500	34,320	\$3.52	\$120,759
Year 15	132%	6	8,820	26	25,500	34,320	\$3.59	\$123,174
Year 16	135%	6	8,820	26	25,500	34,320	\$3.66	\$125,637
Year 17	137%	6	8,820	26	25,500	34,320	\$3.73	\$128,150
Year 18	140%	6	8,820	26	25,500	34,320	\$3.81	\$130,713
Year 19	143%	6	8,820	26	25,500	34,320	\$3.88	\$133,327
Year 20	146%	6	8,820	26	25,500	34,320	\$3.96	\$135,994
Year 21	149%	6	8,820	27	27,000	35,820	\$4.04	\$144,776
Year 22	152%	6	8,820	27	27,000	35,820	\$4.12	\$147,672
Year 23	155%	6	8,820	27	27,000	35,820	\$4.21	\$150,625
Year 24	158%	6	8,820	27	27,000	35,820	\$4.29	\$153,638
Year 25	161%	6	8,820	27	27,000	35,820	\$4.37	\$156,711
Year 26	164%	6	8,820	27	27,000	35,820	\$4.46	\$159,845
Year 27	167%	6	8,820	27	27,000	35,820	\$4.55	\$163,042
Year 28	171%	6	8,820	27	27,000	35,820	\$4.64	\$166,303
Year 29	174%	6	8,820	27	27,000	35,820	\$4.74	\$169,629
Year 30	178%	6	8,820	27	27,000	35,820	\$4.83	\$173,021
Total		180	264,600	675	675,000	939,600		\$3,540,707

MuniCap, Inc. TING/Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]IX-B
23-Jul-25

¹Excise tax is assumed to be collected at time of permitting; therefore, units are shown at the start of construction, two years prior to completion. See Schedule III-A & III-B.

²Represents the school facilities surcharge as outlined in Howard County Council Bill No. 42-2019. The surcharge on residential new construction that is an affordable unit is a rate of (i) \$2.72 per square foot of occupiable area. The tax rate is assumed to increase at the inflation factor shown.

Columbia Gateway
Howard County, Maryland

Schedule IX-C: Projection of School Excise Tax Revenues - Residential (Total)

Year	Inflation Factor	School Excise Tax		Total Projected School Excise Tax	Percentage Available to General Fund ¹	Available Projected School Excise Tax
		Projected Market Rate Units (Schedule (IX-A))	Projected Affordable Rate Units (Schedule (IX-B))			
Year 1	100%	\$1,100,087	\$64,790	\$1,164,877	0%	\$0
Year 2	102%	\$1,122,089	\$66,086	\$1,188,175	0%	\$0
Year 3	104%	\$1,144,531	\$67,408	\$1,211,938	0%	\$0
Year 4	106%	\$1,167,421	\$68,756	\$1,236,177	0%	\$0
Year 5	108%	\$1,190,770	\$70,131	\$1,260,901	0%	\$0
Year 6	110%	\$1,214,585	\$71,534	\$1,286,119	0%	\$0
Year 7	113%	\$1,238,877	\$72,965	\$1,311,841	0%	\$0
Year 8	115%	\$1,263,654	\$74,424	\$1,338,078	0%	\$0
Year 9	117%	\$1,288,927	\$75,912	\$1,364,840	0%	\$0
Year 10	120%	\$1,314,706	\$77,431	\$1,392,136	0%	\$0
Year 11	122%	\$1,932,121	\$113,794	\$2,045,914	0%	\$0
Year 12	124%	\$1,970,763	\$116,069	\$2,086,833	0%	\$0
Year 13	127%	\$2,010,178	\$118,391	\$2,128,569	0%	\$0
Year 14	129%	\$2,050,382	\$120,759	\$2,171,141	0%	\$0
Year 15	132%	\$2,091,390	\$123,174	\$2,214,564	0%	\$0
Year 16	135%	\$2,133,217	\$125,637	\$2,258,855	0%	\$0
Year 17	137%	\$2,175,882	\$128,150	\$2,304,032	0%	\$0
Year 18	140%	\$2,219,399	\$130,713	\$2,350,113	0%	\$0
Year 19	143%	\$2,263,787	\$133,327	\$2,397,115	0%	\$0
Year 20	146%	\$2,309,063	\$135,994	\$2,445,057	0%	\$0
Year 21	149%	\$2,458,183	\$144,776	\$2,602,960	0%	\$0
Year 22	152%	\$2,507,347	\$147,672	\$2,655,019	0%	\$0
Year 23	155%	\$2,557,494	\$150,625	\$2,708,119	0%	\$0
Year 24	158%	\$2,608,644	\$153,638	\$2,762,282	0%	\$0
Year 25	161%	\$2,660,817	\$156,711	\$2,817,528	0%	\$0
Year 26	164%	\$2,714,033	\$159,845	\$2,873,878	0%	\$0
Year 27	167%	\$2,768,314	\$163,042	\$2,931,356	0%	\$0
Year 28	171%	\$2,823,680	\$166,303	\$2,989,983	0%	\$0
Year 29	174%	\$2,880,154	\$169,629	\$3,049,782	0%	\$0
Year 30	178%	\$2,937,757	\$173,021	\$3,110,778	0%	\$0
Total		\$60,118,252	\$3,540,707	\$63,658,959		\$0

MuniCap, Inc. \LTING\Howard County\Columbia Gateway\Fiscal Impact Analysis\[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]IX-C

23-Jul-25

¹School Excise Taxes are dedicated to a Special Revenue Fund rather than the General Fund. Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for special purposes.

Columbia Gateway
Howard County, Maryland

Schedule X: Projection of Road Excise Tax

Year	Inflation Factor	Square Feet of Development ¹				Total Development Square Feet	Road Excise Tax Per SF ²	Total Projected Road Excise Tax	Percentage Available to General Fund ³	Available Road Excise Tax
		Townhome/Multi-family	Office/Innovation Office/Community	Restaurant/Retail	Hotel/Industrial					
Year 1	100%	158,800	61,456	8,900	0	229,156	\$1.90	\$435,397	0%	\$0
Year 2	102%	158,800	61,456	8,900	0	229,156	\$1.94	\$444,105	0%	\$0
Year 3	104%	158,800	61,456	8,900	0	229,156	\$1.98	\$452,987	0%	\$0
Year 4	106%	158,800	61,456	8,900	0	229,156	\$2.02	\$462,047	0%	\$0
Year 5	108%	158,800	61,456	8,900	0	229,156	\$2.06	\$471,287	0%	\$0
Year 6	110%	158,800	61,456	8,900	0	229,156	\$2.10	\$480,713	0%	\$0
Year 7	113%	158,800	61,456	8,900	0	229,156	\$2.14	\$490,327	0%	\$0
Year 8	115%	158,800	61,456	8,900	0	229,156	\$2.18	\$500,134	0%	\$0
Year 9	117%	158,800	61,456	8,900	0	229,156	\$2.23	\$510,137	0%	\$0
Year 10	120%	158,800	61,456	8,900	0	229,156	\$2.27	\$520,339	0%	\$0
Year 11	122%	228,800	20,648	6,600	0	256,048	\$2.32	\$593,030	0%	\$0
Year 12	124%	228,800	20,648	6,600	0	256,048	\$2.36	\$604,891	0%	\$0
Year 13	127%	228,800	20,648	6,600	0	256,048	\$2.41	\$616,988	0%	\$0
Year 14	129%	228,800	20,648	6,600	0	256,048	\$2.46	\$629,328	0%	\$0
Year 15	132%	228,800	20,648	6,600	0	256,048	\$2.51	\$641,915	0%	\$0
Year 16	135%	228,800	20,648	6,600	0	256,048	\$2.56	\$654,753	0%	\$0
Year 17	137%	228,800	20,648	6,600	0	256,048	\$2.61	\$667,848	0%	\$0
Year 18	140%	228,800	20,648	6,600	0	256,048	\$2.66	\$681,205	0%	\$0
Year 19	143%	228,800	20,648	6,600	0	256,048	\$2.71	\$694,829	0%	\$0
Year 20	146%	228,800	20,648	6,600	0	256,048	\$2.77	\$708,726	0%	\$0
Year 21	149%	238,800	19,663	6,400	0	264,863	\$2.82	\$747,789	0%	\$0
Year 22	152%	238,800	19,663	6,400	0	264,863	\$2.88	\$762,744	0%	\$0
Year 23	155%	238,800	19,663	6,400	0	264,863	\$2.94	\$777,999	0%	\$0
Year 24	158%	238,800	19,663	6,400	0	264,863	\$3.00	\$793,559	0%	\$0
Year 25	161%	238,800	19,663	6,400	0	264,863	\$3.06	\$809,430	0%	\$0
Year 26	164%	238,800	19,663	6,400	0	264,863	\$3.12	\$825,619	0%	\$0
Year 27	167%	238,800	19,663	6,400	0	264,863	\$3.18	\$842,131	0%	\$0
Year 28	171%	238,800	19,663	6,400	0	264,863	\$3.24	\$858,974	0%	\$0
Year 29	174%	238,800	19,663	6,400	0	264,863	\$3.31	\$876,153	0%	\$0
Year 30	178%	238,800	19,663	6,400	0	264,863	\$3.37	\$893,677	0%	\$0
Total		6,264,000	1,017,675	219,000	0	7,500,675		\$19,449,063		\$0

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(Low Range Scenario\) 6.17.2025.xlsx\]X](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(Low%20Range%20Scenario)6.17.2025.xlsx]X)
23-Jul-25

¹See Schedule III-A, III-B, and III-C.

²Source: Howard County Department of Finance. Represents the excise tax rate effective July 1, 2024 for FY 25.

³Road Excise Taxes are dedicated to a Special Revenue Fund rather than the General Fund. Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for special purposes.

***Columbia Gateway
Howard County, Maryland***

Schedule XI: Projection of Hotel Occupancy Tax Revenues

Type	Average Rate Per Night ¹	Assumed Occupancy ¹	Days Per Year	Annual Occupancy Revenue Per Room	Number of Rooms ²	Annual Occupancy Revenue	Hotel Occupancy Tax Rate ³	Total County Occupancy Tax Revenues
Hotels	\$131	65.00%	365	\$31,054	0	\$0	7.00%	\$0

MuniCap, Inc.

epoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]XI
23-Jul-25

¹See Schedule II-F.

²See Schedule I-A.

³Represents the portion of the hotel/motel tax allocated to the general fund. The FY 2025 rate is 7.0% of which 7.0% is available to the general fund. Source: FY 2025 Howard County Approved Operating Budget.

Columbia Gateway
Howard County, Maryland

Schedule XII-A: Additional Revenues to Howard County (Annual)

Annual Revenues ¹	Current County Revenues ²	Basis for Projecting Revenues ³	Current County Service Factors ⁴	Revenues by Factor			Projected Increase in Service Factor ⁵	Total Additional Revenues ⁶
				Per Capita	Per Capita/Employee	Per Non. Gov. Emp.		
Taxes								
Property tax	\$698,013,000	Schedule V	-	-	-	-	-	-
Other tax	\$9,100,000	Per non-gov. employee	151,108	-	-	\$60.22	2,115	\$127,377
Income tax	\$635,858,057	Schedule VI	-	-	-	-	-	-
Recordation tax	\$19,300,000	Schedule VII	-	-	-	-	-	-
State tax	\$5,584,000	Per capita	338,291	\$16.51	-	-	12,151	\$200,566
Charges for services								
Miscellaneous	\$6,064,000	Per capita	338,291	\$17.93	-	-	12,151	\$217,807
Review fees	\$1,906,000	Per capita	338,291	\$5.63	-	-	12,151	\$68,460
Inmate boarding	\$1,281,000	Per capita	338,291	\$3.79	-	-	12,151	\$46,011
Licenses and permits								
Licenses	\$596,000	Per capita	338,291	\$1.76	-	-	12,151	\$21,407
Fees	\$3,341,000	Per capita	338,291	\$9.88	-	-	12,151	\$120,002
Permits	\$5,091,221	Per capita	338,291	\$15.05	-	-	12,151	\$182,867
Fines and forfeitures								
False alarm	\$290,000	Per capita	338,291	\$0.86	-	-	12,151	\$10,416
Parking and other	\$1,010,000	Per capita and employee	465,122	-	\$2.17	-	14,266	\$30,978
Redlight	\$2,600,000	Per capita and employee	465,122	-	\$5.59	-	14,266	\$79,745
Use of money and property								
Other use of money and property	\$1,501,000	Not impacted	-	-	-	-	-	-
Interest on investment	\$10,500,000	Not impacted	-	-	-	-	-	-
Revenues from other agencies								
Other agencies	\$4,030,000	Per capita	338,291	\$11.91	-	-	12,151	\$144,750
State agencies	\$6,281,000	Per capita	338,291	\$18.57	-	-	12,151	\$225,601
Interfund reimbursements								
Other	\$31,297,102	Not impacted	-	-	-	-	-	-
Pro-rata charges	\$15,160,665	Not impacted	-	-	-	-	-	-
Debt service	\$1,965,830	Not impacted	-	-	-	-	-	-
Prior year fund balance								
Fund balance	\$196,092,300	Not impacted	-	-	-	-	-	-
Total projected annual revenues	\$1,656,862,175			\$101.88	\$7.76	\$60.22		\$1,475,987

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¹Not all sources of revenues are expected to be impacted. Only revenues projected to be impacted are included.

²Source: Howard County, Maryland Approved Fiscal Year 2025 Operating Budget.

³Method of apportioning costs: Per non-government employee revenues are calculated by taking current revenues and apportioning them among current non-government employees. It is assumed that this same ratio applies for this analysis. Per capita revenues are calculated by taking current revenues and apportioning them among the current permanent population. Per employee revenues are calculated by taking current revenues and apportioning them among current total employees. Per capita and employee revenues are calculated by taking current revenues and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County).

⁴Represents the current statistics for the County. See Appendix A.

⁵Represents the proposed increase to the County as a result of the new development. See Appendix A.

⁶Represents the total increase in revenues as a result of the proposed development on an annual basis. Figures assume full build out and are expressed in current dollars.

Columbia Gateway
Howard County, Maryland

Schedule XII-B: Additional Revenues to Howard County (Through Year 30)

Projected Additional Revenues to Howard County											
Year	Inflation Factor	Anticipated Population ¹	Revenues Per Capita ²	Total Revenues	Anticipated Svc. Population ¹	Cost Per Capita & Employee ²	Total Revenues	Anticipated Non-gov. Emp. ¹	Revenues Per Non-gov. Emp. ²	Total Revenues	Total
Year 1	100%	306	\$101.88	\$31,149	420	\$7.76	\$3,262	115	\$60.22	\$6,900	\$41,311
Year 2	102%	612	\$103.91	\$63,544	841	\$7.92	\$6,655	229	\$61.43	\$14,076	\$84,275
Year 3	104%	917	\$105.99	\$97,222	1,261	\$8.07	\$10,182	344	\$62.65	\$21,536	\$128,941
Year 4	106%	1,223	\$108.11	\$132,222	1,681	\$8.24	\$13,848	458	\$63.91	\$29,289	\$175,360
Year 5	108%	1,529	\$110.28	\$168,584	2,102	\$8.40	\$17,656	573	\$65.19	\$37,344	\$223,584
Year 6	110%	1,835	\$112.48	\$206,346	2,522	\$8.57	\$21,611	687	\$66.49	\$45,709	\$273,666
Year 7	113%	2,140	\$114.73	\$245,552	2,942	\$8.74	\$25,717	802	\$67.82	\$54,394	\$325,663
Year 8	115%	2,446	\$117.03	\$286,244	3,363	\$8.92	\$29,979	917	\$69.18	\$63,407	\$379,630
Year 9	117%	2,752	\$119.37	\$328,464	3,783	\$9.09	\$34,401	1,031	\$70.56	\$72,760	\$435,626
Year 10	120%	3,058	\$121.75	\$372,260	4,203	\$9.28	\$38,988	1,146	\$71.97	\$82,461	\$493,709
Year 11	122%	3,502	\$124.19	\$434,936	4,697	\$9.46	\$44,441	1,195	\$73.41	\$87,725	\$567,102
Year 12	124%	3,947	\$126.67	\$499,970	5,191	\$9.65	\$50,097	1,244	\$74.88	\$93,166	\$643,232
Year 13	127%	4,392	\$129.21	\$567,431	5,685	\$9.84	\$55,961	1,293	\$76.38	\$98,789	\$722,182
Year 14	129%	4,836	\$131.79	\$637,391	6,179	\$10.04	\$62,040	1,343	\$77.90	\$104,600	\$804,031
Year 15	132%	5,281	\$134.43	\$709,923	6,673	\$10.24	\$68,339	1,392	\$79.46	\$110,605	\$888,866
Year 16	135%	5,726	\$137.11	\$785,100	7,167	\$10.45	\$74,866	1,441	\$81.05	\$116,807	\$976,773
Year 17	137%	6,171	\$139.86	\$863,001	7,661	\$10.65	\$81,626	1,490	\$82.67	\$123,213	\$1,067,841
Year 18	140%	6,615	\$142.65	\$943,704	8,155	\$10.87	\$88,627	1,540	\$84.33	\$129,829	\$1,162,160
Year 19	143%	7,060	\$145.51	\$1,027,290	8,649	\$11.09	\$95,876	1,589	\$86.01	\$136,660	\$1,259,825
Year 20	146%	7,505	\$148.42	\$1,113,841	9,143	\$11.31	\$103,378	1,638	\$87.73	\$143,713	\$1,360,932
Year 21	149%	7,969	\$151.38	\$1,206,450	9,655	\$11.53	\$111,354	1,686	\$89.49	\$150,856	\$1,468,660
Year 22	152%	8,434	\$154.41	\$1,302,317	10,168	\$11.76	\$119,608	1,733	\$91.28	\$158,227	\$1,580,152
Year 23	155%	8,899	\$157.50	\$1,401,537	10,680	\$12.00	\$128,147	1,781	\$93.10	\$165,833	\$1,695,516
Year 24	158%	9,363	\$160.65	\$1,504,204	11,192	\$12.24	\$136,980	1,829	\$94.96	\$173,680	\$1,814,863
Year 25	161%	9,828	\$163.86	\$1,610,417	11,704	\$12.48	\$146,115	1,877	\$96.86	\$181,774	\$1,938,306
Year 26	164%	10,292	\$167.14	\$1,720,278	12,217	\$12.73	\$155,560	1,924	\$98.80	\$190,123	\$2,065,960
Year 27	167%	10,757	\$170.48	\$1,833,888	12,729	\$12.99	\$165,325	1,972	\$100.78	\$198,732	\$2,197,946
Year 28	171%	11,222	\$173.89	\$1,951,355	13,241	\$13.25	\$175,418	2,020	\$102.79	\$207,611	\$2,334,384
Year 29	174%	11,686	\$177.37	\$2,072,787	13,754	\$13.51	\$185,849	2,067	\$104.85	\$216,764	\$2,475,401
Year 30	178%	12,151	\$180.92	\$2,198,296	14,266	\$13.78	\$196,627	2,115	\$106.94	\$226,201	\$2,621,124
Total				\$26,315,702						\$3,442,785	\$32,207,023

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23-Jul-25

¹See Appendix A.

²See Schedule XII-A.

**Columbia Gateway
Howard County, Maryland**

Schedule XIII: Total Revenues to Howard County

Year	Inflation Factor	Real Property Tax Revenues (See Schedule V)	Personal Income Tax Revenues (See Schedules VI-A & VI-B)	Local Recordation Tax Revenues (See Schedule VII)	Transfer Tax Revenues (See Schedule VIII)	School Excise Tax Revenues (See Schedule IX-C)	Road Excise Tax Revenues (See Schedule X)	Hotel Occupancy Tax Revenues (See Schedule XI)	Additional Tax Revenues (See Schedule XII-B)	Total Projected Revenues
Year 1	100%	\$453,180	\$293,757	\$278,495	\$0	\$0	\$0	0	\$41,311	\$1,066,744
Year 2	102%	\$964,933	\$599,265	\$284,065	\$0	\$0	\$0	0	\$84,275	\$1,932,538
Year 3	104%	\$1,532,337	\$916,875	\$297,232	\$0	\$0	\$0	0	\$128,941	\$2,875,385
Year 4	106%	\$2,164,131	\$1,246,950	\$310,813	\$0	\$0	\$0	0	\$175,360	\$3,897,253
Year 5	108%	\$2,820,584	\$1,589,861	\$324,817	\$0	\$0	\$0	0	\$223,584	\$4,958,846
Year 6	110%	\$3,502,430	\$1,945,990	\$339,257	\$0	\$0	\$0	0	\$273,666	\$6,061,344
Year 7	113%	\$4,210,421	\$2,315,728	\$354,146	\$0	\$0	\$0	0	\$325,663	\$7,205,958
Year 8	115%	\$4,945,331	\$2,699,477	\$369,493	\$0	\$0	\$0	0	\$379,630	\$8,393,932
Year 9	117%	\$5,707,953	\$3,097,650	\$385,314	\$0	\$0	\$0	0	\$435,626	\$9,626,542
Year 10	120%	\$6,499,102	\$3,510,670	\$401,619	\$0	\$0	\$0	0	\$493,709	\$10,905,100
Year 11	122%	\$7,399,597	\$4,104,719	\$466,305	\$0	\$0	\$0	0	\$567,102	\$12,537,722
Year 12	124%	\$8,340,651	\$4,721,126	\$484,577	\$0	\$0	\$0	0	\$643,232	\$14,189,586
Year 13	127%	\$9,322,628	\$5,360,546	\$503,394	\$0	\$0	\$0	0	\$722,182	\$15,908,750
Year 14	129%	\$10,347,976	\$6,023,656	\$522,770	\$0	\$0	\$0	0	\$804,031	\$17,698,432
Year 15	132%	\$11,410,608	\$6,711,145	\$542,719	\$0	\$0	\$0	0	\$888,866	\$19,553,338
Year 16	135%	\$12,511,606	\$7,423,724	\$563,257	\$0	\$0	\$0	0	\$976,773	\$21,475,360
Year 17	137%	\$13,652,080	\$8,162,123	\$584,399	\$0	\$0	\$0	0	\$1,067,841	\$23,466,442
Year 18	140%	\$14,833,168	\$8,927,087	\$606,162	\$0	\$0	\$0	0	\$1,162,160	\$25,528,578
Year 19	143%	\$16,056,039	\$9,719,385	\$628,562	\$0	\$0	\$0	0	\$1,259,825	\$27,663,812
Year 20	146%	\$17,321,891	\$10,539,805	\$651,615	\$0	\$0	\$0	0	\$1,360,932	\$29,874,244
Year 21	149%	\$18,656,739	\$11,418,017	\$690,176	\$0	\$0	\$0	0	\$1,468,660	\$32,233,592
Year 22	152%	\$20,040,265	\$12,327,141	\$714,885	\$0	\$0	\$0	0	\$1,580,152	\$34,662,443
Year 23	155%	\$21,473,602	\$13,268,064	\$740,307	\$0	\$0	\$0	0	\$1,695,516	\$37,177,489
Year 24	158%	\$22,958,558	\$14,241,692	\$766,459	\$0	\$0	\$0	0	\$1,814,863	\$39,781,572
Year 25	161%	\$24,494,323	\$15,248,958	\$793,361	\$0	\$0	\$0	0	\$1,938,306	\$42,474,948
Year 26	164%	\$26,082,335	\$16,290,819	\$821,033	\$0	\$0	\$0	0	\$2,065,960	\$45,260,147
Year 27	167%	\$27,724,070	\$17,368,254	\$849,494	\$0	\$0	\$0	0	\$2,197,946	\$48,139,763
Year 28	171%	\$29,421,041	\$18,482,270	\$878,765	\$0	\$0	\$0	0	\$2,334,384	\$51,116,460
Year 29	174%	\$31,174,802	\$19,633,899	\$908,867	\$0	\$0	\$0	0	\$2,475,401	\$54,192,969
Year 30	178%	\$32,986,945	\$20,824,201	\$939,822	\$0	\$0	\$0	0	\$2,621,124	\$57,372,091
Total		\$409,009,324	\$249,012,855	\$17,002,179	\$0	\$0	\$0	\$0	\$32,207,023	\$707,231,381

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[https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(Low Range Scenario\) 6.17.2025.xlsx\]XIII](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]XIII)

23-Jul-25

Columbia Gateway
Howard County, Maryland

Schedule XIV-A: Additional Expenditures to Howard County (Annual)

Annual Expenses ¹	Current County Expenditures ²	Basis for Projecting Expenses ³	Current County Service Factors ⁴	Total Costs					Projected Increase in Service Factor ⁵	Total Additional Expenditures ⁶
				Per Capita	Per Capita & Employee	Per Student	Per Road Mile	Trips		
Education										
Howard County Public Schools	\$766,000,000	Per student	57,633	-	-	\$13,291.00	-	-	757	\$10,065,936
Howard Community College	\$44,500,000	Per capita	338,291	\$131.54	-	-	-	-	12,151	\$1,598,353
Howard County Library	\$26,480,000	Per capita	338,291	\$78.28	-	-	-	-	12,151	\$951,110
Public safety										
Department of Police ⁷	\$158,204,356	Per trip	719,178	-	-	-	-	\$76.99	14,092	\$1,084,968
Department of Police ⁷	\$158,204,356	Per capita	338,291	\$303.98	-	-	-	-	12,151	\$3,693,554
Department of Corrections	\$24,766,736	Per capita	338,291	\$73.21	-	-	-	-	12,151	\$889,573
Public facilities										
Planning and zoning	\$9,072,940	Per capita and employee	465,122	-	\$19.51	-	-	-	14,266	\$278,278
Public works										
Directors office ⁸	\$12,006,646	Per capita and employee	465,122	-	\$25.81	-	-	-	14,266	\$368,259
Bureau of Engineering ⁸	\$7,504,062	Per capita and employee	465,122	-	\$16.13	-	-	-	14,266	\$230,159
Bureau of Highways ⁸	\$26,323,371	Per road mile	1,074	-	-	-	\$24,509.66	-	0.75	\$18,382
Bureau of Facilities ⁸	\$37,290,014	Per capita	338,291	\$110.23	-	-	-	-	12,151	\$1,339,384
Environmental Storm Water Management ⁸	\$1,462,679	Per capita and employee	465,122	-	\$3.14	-	-	-	14,266	\$44,862
Inspections, licenses and permits	\$10,783,665	Per capita and employee	465,122	-	\$23.18	-	-	-	14,266	\$330,749
Soil Conservation District	\$446,816	Per capita and employee	465,122	-	\$0.96	-	-	-	14,266	\$13,704
Community services										
Recreation and parks	\$31,783,100	Per capita	338,291	\$93.95	-	-	-	-	12,151	\$1,141,587
Community resources & services	\$19,432,985	Per capita	338,291	\$57.44	-	-	-	-	12,151	\$697,995
Transportation services	\$14,581,464	Per capita	338,291	\$43.10	-	-	-	-	12,151	\$523,738
Health department	\$13,927,098	Per capita	338,291	\$41.17	-	-	-	-	12,151	\$500,234
Social Services	\$871,043	Per capita	338,291	\$2.57	-	-	-	-	12,151	\$31,286
University of Maryland extension	\$563,128	Per capita	338,291	\$1.66	-	-	-	-	12,151	\$20,226
Community Service Partnerships	\$13,525,807	Per capita	338,291	\$39.98	-	-	-	-	12,151	\$485,820
Sub-total	\$1,377,730,266			\$977.13	\$88.74	\$13,291.00	\$24,509.66	\$76.99		\$24,308,157

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23-Jul-25

¹Not all County expenses are assumed to be impacted. Only the expenses projected to increase are included.

²Source: Howard County, Maryland Approved Operating Budget, Fiscal Year 2025.

³Method of apportioning costs: Per student expenditures are calculated by taking current expenses and apportioning them among current students. Per capita expenditures are calculated by taking current costs and apportioning them among the current permanent population. Per capita and employee expenditures are calculated by taking current costs and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per road mile expenditures are calculated by taking current costs and apportioning them among current road miles within the County.

⁴Represents the current statistics for the County. See Appendix A.

⁵Represents the annual proposed increase to the County as a result of the new development. See Appendix A.

⁶Represents the total increase in expenditures as a result of the proposed development on an annual basis. Figures assume full build out and are expressed in current dollars.

⁷Per capita and trip expenditures are calculated by taking the current police costs and apportioning them among the current population and current amount of trips in the County. See Appendices D-1 and D-2 for total County trips, costs per capita, per trip factors and projected trips.

⁸Provided by the Howard County Department of Finance. Based on the Approved Operating Budget, Fiscal Year 2024.

Columbia Gateway
Howard County, Maryland

Schedule XIV-A: Additional Expenditures to Howard County (Annual), continued

Annual Expenses ¹	Current County Expenditures ²	Basis for Projecting Expenses ³	Current County Service Factors ⁴	Total Costs					Projected Increase in Service Factors ⁵	Total Additional Expenditures ⁶
				Per Capita	Per Capita & Employee	Per Student	Per Road Mile	Trips		
General government										
County administration	\$18,393,904	Per capita and employee	465,122	-	\$39.55	-	-	-	14,266	\$564,164
Office of the county executive	\$3,035,512	Per capita and employee	465,122	-	\$6.53	-	-	-	14,266	\$93,103
Economic development authority	\$3,391,752	Per capita and employee	465,122	-	\$7.29	-	-	-	14,266	\$104,029
Office of law	\$6,536,785	Per capita and employee	465,122	-	\$14.05	-	-	-	14,266	\$200,491
Technology and communication	\$643,994	Per capita and employee	465,122	-	\$1.38	-	-	-	14,266	\$19,752
Finance	\$11,339,312	Per capita and employee	465,122	-	\$24.38	-	-	-	14,266	\$347,791
Legislative & judicial										
County Council	\$7,463,322	Per capita and employee	465,122	-	\$16.05	-	-	-	14,266	\$228,909
Board of elections	\$6,846,370	Per capita and employee	465,122	-	\$14.72	-	-	-	14,266	\$209,987
Orphans court	\$0	Per capita and employee	465,122	-	\$0.00	-	-	-	14,266	\$0
Circuit court	\$4,462,588	Per capita and employee	465,122	-	\$9.59	-	-	-	14,266	\$136,873
Sheriff's office	\$12,828,168	Per capita and employee	465,122	-	\$27.58	-	-	-	14,266	\$393,456
State's attorney	\$13,267,698	Per capita and employee	465,122	-	\$28.53	-	-	-	14,266	\$406,937
Non-departmental expenses										
Other non-departmental expenses	\$65,000,000	Per capita and employee	465,122	-	\$139.75	-	-	-	14,266	\$1,993,632
Contingency reserves	\$2,000,000	Per capita and employee	465,122	-	\$4.30	-	-	-	14,266	\$61,343
Debt service	\$142,943,400	Not impacted	-	-	-	-	-	-	-	-
Total expenses	\$1,675,883,071			\$977.13	\$422.44	\$13,291.00	\$24,509.66	\$76.99		\$29,068,624

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(Low Range Scenario\) 6.17.2025.xlsx\]XIV-A.2](https://municap.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(Low%20Range%20Scenario)%206.17.2025.xlsx]XIV-A.2)
23-Jul-25

¹Not all County expenses are assumed to be impacted. Only the expenses projected to increase are included.

²Source: Howard County, Maryland Approved Operating Budget, Fiscal Year 2025.

³Method of apportioning costs: Per student expenditures are calculated by taking current expenses and apportioning them among current students. Per capita expenditures are calculated by taking current costs and apportioning them among the current permanent population. Per capita and employee expenditures are calculated by taking current costs and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per road mile expenditures are calculated by taking current costs and apportioning them among current road miles within the County.

⁴Represents the current statistics for the County. See Appendix A.

⁵Represents the annual proposed increase to the County as a result of the new development. See Appendix A.

⁶Represents the total increase in expenditures as a result of the proposed development on an annual basis. Figures assume full build out and are expressed in current dollars.

Columbia Gateway
Howard County, Maryland

Schedule XIV-B: Additional Expenditures to Howard County (Through Year 30)

Additional Expenditures to Howard County										
	Inflation	Anticipated	Cost	Total Per	Anticipated	Cost Per Capita &	Total Service	Anticipated	Cost Per	Student
Year	Factor	Population ¹	Per Capita ²	Capita Costs	Service Population ¹	Employee ²	Population	Students ³	Student ²	Costs
Year 1	100%	306	\$977	\$298,757	420	\$422	\$177,563	24	\$13,291	\$314,066
Year 2	102%	612	\$997	\$609,465	841	\$431	\$362,228	47	\$13,557	\$640,695
Year 3	104%	917	\$1,017	\$932,482	1,261	\$440	\$554,209	71	\$13,828	\$980,264
Year 4	106%	1,223	\$1,037	\$1,268,175	1,681	\$448	\$753,724	95	\$14,105	\$1,333,158
Year 5	108%	1,529	\$1,058	\$1,616,923	2,102	\$457	\$960,998	118	\$14,387	\$1,699,777
Year 6	110%	1,835	\$1,079	\$1,979,114	2,522	\$466	\$1,176,262	142	\$14,674	\$2,080,527
Year 7	113%	2,140	\$1,100	\$2,355,146	2,942	\$476	\$1,399,752	165	\$14,968	\$2,475,827
Year 8	115%	2,446	\$1,122	\$2,745,427	3,363	\$485	\$1,631,710	189	\$15,267	\$2,886,107
Year 9	117%	2,752	\$1,145	\$3,150,377	3,783	\$495	\$1,872,388	213	\$15,573	\$3,311,808
Year 10	120%	3,058	\$1,168	\$3,570,428	4,203	\$505	\$2,122,039	236	\$15,884	\$3,753,382
Year 11	122%	3,502	\$1,191	\$4,171,567	4,697	\$515	\$2,418,850	262	\$16,202	\$4,247,927
Year 12	124%	3,947	\$1,215	\$4,795,324	5,191	\$525	\$2,726,684	288	\$16,526	\$4,760,752
Year 13	127%	4,392	\$1,239	\$5,442,362	5,685	\$536	\$3,045,864	314	\$16,856	\$5,292,391
Year 14	129%	4,836	\$1,264	\$6,113,364	6,179	\$546	\$3,376,721	340	\$17,193	\$5,843,391
Year 15	132%	5,281	\$1,289	\$6,809,029	6,673	\$557	\$3,719,593	366	\$17,537	\$6,414,314
Year 16	135%	5,726	\$1,315	\$7,530,076	7,167	\$569	\$4,074,830	392	\$17,888	\$7,005,737
Year 17	137%	6,171	\$1,341	\$8,277,240	7,661	\$580	\$4,442,788	418	\$18,246	\$7,618,251
Year 18	140%	6,615	\$1,368	\$9,051,279	8,155	\$592	\$4,823,834	443	\$18,611	\$8,252,463
Year 19	143%	7,060	\$1,396	\$9,852,969	8,649	\$603	\$5,218,346	469	\$18,983	\$8,908,996
Year 20	146%	7,505	\$1,423	\$10,683,106	9,143	\$615	\$5,626,708	495	\$19,362	\$9,588,490
Year 21	149%	7,969	\$1,452	\$11,571,335	9,655	\$628	\$6,060,821	521	\$19,750	\$10,297,979
Year 22	152%	8,434	\$1,481	\$12,490,821	10,168	\$640	\$6,510,048	548	\$20,145	\$11,032,012
Year 23	155%	8,899	\$1,511	\$13,442,458	10,680	\$653	\$6,974,819	574	\$20,548	\$11,791,287
Year 24	158%	9,363	\$1,541	\$14,427,164	11,192	\$666	\$7,455,578	600	\$20,959	\$12,576,521
Year 25	161%	9,828	\$1,572	\$15,445,881	11,704	\$679	\$7,952,776	626	\$21,378	\$13,388,447
Year 26	164%	10,292	\$1,603	\$16,499,576	12,217	\$693	\$8,466,881	652	\$21,805	\$14,227,820
Year 27	167%	10,757	\$1,635	\$17,589,240	12,729	\$707	\$8,998,369	679	\$22,241	\$15,095,412
Year 28	171%	11,222	\$1,668	\$18,715,891	13,241	\$721	\$9,547,729	705	\$22,686	\$15,992,017
Year 29	174%	11,686	\$1,701	\$19,880,572	13,754	\$735	\$10,115,464	731	\$23,140	\$16,918,448
Year 30	178%	12,151	\$1,735	\$21,084,355	14,266	\$750	\$10,702,090	757	\$23,603	\$17,875,539
Total				\$252,399,904	\$133,269,666			\$226,603,806		

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[https://municip.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard County/Columbia Gateway/Fiscal Impact Analysis/\[Columbia Gateway FIA \(Low Range Scenario\) 6.17.2025.xlsx\]XIV-B](https://municip.sharepoint.com/sites/ALLSTAFF/CONSULTING/Howard%20County/Columbia%20Gateway/Fiscal%20Impact%20Analysis/[Columbia%20Gateway%20FIA%20(Low%20Range%20Scenario)%206.17.2025.xlsx]XIV-B)
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¹See Appendix B.

²See Schedule XIV-A.

³See Appendix C.

Columbia Gateway
Howard County, Maryland

Schedule XIV-B: Additional Expenditures to Howard County (Through Year 30), continued

Year	Inflation Factor	Additional Expenditures to Howard County						Total County Costs
		Anticipated Road Miles ¹	Cost Per Road Mile ²	Total Road Costs	Anticipated Commercial Trips ³	Cost Per Commercial Trip ²	Total Trip Costs	
Year 1	100%	0.02	\$24,510	\$562	415	\$77	\$31,967	\$822,915
Year 2	102%	0.05	\$25,000	\$1,146	830	\$79	\$65,213	\$1,678,747
Year 3	104%	0.07	\$25,500	\$1,753	1,246	\$80	\$99,776	\$2,568,483
Year 4	106%	0.09	\$26,010	\$2,384	1,661	\$82	\$135,696	\$3,493,137
Year 5	108%	0.11	\$26,530	\$3,039	2,076	\$83	\$173,012	\$4,453,750
Year 6	110%	0.14	\$27,061	\$3,720	2,491	\$85	\$211,767	\$5,451,390
Year 7	113%	0.16	\$27,602	\$4,427	2,906	\$87	\$252,002	\$6,487,154
Year 8	115%	0.18	\$28,154	\$5,161	3,322	\$88	\$293,763	\$7,562,168
Year 9	117%	0.21	\$28,717	\$5,922	3,737	\$90	\$337,092	\$8,677,588
Year 10	120%	0.23	\$29,291	\$6,712	4,152	\$92	\$382,038	\$9,834,600
Year 11	122%	0.25	\$29,877	\$7,611	4,640	\$94	\$435,474	\$11,281,429
Year 12	124%	0.28	\$30,475	\$8,543	5,128	\$96	\$490,894	\$12,782,198
Year 13	127%	0.31	\$31,084	\$9,510	5,616	\$98	\$548,358	\$14,338,485
Year 14	129%	0.33	\$31,706	\$10,512	6,104	\$100	\$607,923	\$15,951,911
Year 15	132%	0.36	\$32,340	\$11,550	6,592	\$102	\$669,651	\$17,624,138
Year 16	135%	0.38	\$32,987	\$12,626	7,080	\$104	\$733,606	\$19,356,873
Year 17	137%	0.41	\$33,647	\$13,740	7,568	\$106	\$799,851	\$21,151,869
Year 18	140%	0.43	\$34,319	\$14,893	8,056	\$108	\$868,452	\$23,010,921
Year 19	143%	0.46	\$35,006	\$16,087	8,543	\$110	\$939,477	\$24,935,875
Year 20	146%	0.49	\$35,706	\$17,323	9,031	\$112	\$1,012,996	\$26,928,623
Year 21	149%	0.51	\$36,420	\$18,634	9,537	\$114	\$1,091,151	\$29,039,920
Year 22	152%	0.54	\$37,148	\$19,991	10,043	\$117	\$1,172,027	\$31,224,898
Year 23	155%	0.56	\$37,891	\$21,394	10,550	\$119	\$1,255,701	\$33,485,660
Year 24	158%	0.59	\$38,649	\$22,845	11,056	\$121	\$1,342,254	\$35,824,361
Year 25	161%	0.62	\$39,422	\$24,346	11,562	\$124	\$1,431,766	\$38,243,217
Year 26	164%	0.64	\$40,211	\$25,898	12,068	\$126	\$1,524,322	\$40,744,497
Year 27	167%	0.67	\$41,015	\$27,502	12,574	\$129	\$1,620,008	\$43,330,531
Year 28	171%	0.70	\$41,835	\$29,160	13,080	\$131	\$1,718,911	\$46,003,708
Year 29	174%	0.72	\$42,672	\$30,874	13,586	\$134	\$1,821,122	\$48,766,481
Year 30	178%	0.75	\$43,525	\$32,644	14,092	\$137	\$1,926,735	\$51,621,362
Total				\$410,510			\$23,993,002	\$636,676,888

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23-Jul-25

¹See Appendix A.

²See Schedule XIV-A.

³See Appendix D-2.

Columbia Gateway
Howard County, Maryland

Schedule XV: Total Projected Revenues Versus Total Projected Expenditures

Year	Total County Revenues (Schedule XIII)	Total County Expenses (Schedule XIV-B)	Net County Revenues
Year 1	\$1,066,744	(\$822,915)	\$243,828
Year 2	\$1,932,538	(\$1,678,747)	\$253,791
Year 3	\$2,875,385	(\$2,568,483)	\$306,902
Year 4	\$3,897,253	(\$3,493,137)	\$404,116
Year 5	\$4,958,846	(\$4,453,750)	\$505,096
Year 6	\$6,061,344	(\$5,451,390)	\$609,954
Year 7	\$7,205,958	(\$6,487,154)	\$718,804
Year 8	\$8,393,932	(\$7,562,168)	\$831,764
Year 9	\$9,626,542	(\$8,677,588)	\$948,954
Year 10	\$10,905,100	(\$9,834,600)	\$1,070,500
Year 11	\$12,537,722	(\$11,281,429)	\$1,256,293
Year 12	\$14,189,586	(\$12,782,198)	\$1,407,388
Year 13	\$15,908,750	(\$14,338,485)	\$1,570,265
Year 14	\$17,698,432	(\$15,951,911)	\$1,746,522
Year 15	\$19,553,338	(\$17,624,138)	\$1,929,200
Year 16	\$21,475,360	(\$19,356,873)	\$2,118,487
Year 17	\$23,466,442	(\$21,151,869)	\$2,314,574
Year 18	\$25,528,578	(\$23,010,921)	\$2,517,656
Year 19	\$27,663,812	(\$24,935,875)	\$2,727,937
Year 20	\$29,874,244	(\$26,928,623)	\$2,945,621
Year 21	\$32,233,592	(\$29,039,920)	\$3,193,672
Year 22	\$34,662,443	(\$31,224,898)	\$3,437,545
Year 23	\$37,177,489	(\$33,485,660)	\$3,691,829
Year 24	\$39,781,572	(\$35,824,361)	\$3,957,211
Year 25	\$42,474,948	(\$38,243,217)	\$4,231,732
Year 26	\$45,260,147	(\$40,744,497)	\$4,515,650
Year 27	\$48,139,763	(\$43,330,531)	\$4,809,232
Year 28	\$51,116,460	(\$46,003,708)	\$5,112,752
Year 29	\$54,192,969	(\$48,766,481)	\$5,426,488
Year 30	\$57,372,091	(\$51,621,362)	\$5,750,729
Total	\$707,231,381	(\$636,676,888)	\$70,554,493

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**Columbia Gateway
Howard County, Maryland**

**Low Range Scenario
Appendices**

***Columbia Gateway
Howard County, Maryland***

Appendix A-1: Revenues and Costs to Howard County (Allocation Factors)

Howard County permanent population ¹	338,291
Howard County employed population	167,584
Howard County current non-government employees ¹	151,108
Resident workers ²	40,753
Non-resident workers ²	126,831
Employee population equivalent ³	126,831
Total service population⁴	465,122
Percent of newly created Howard County employees assumed to live in Howard County ⁵	55.0%
Percent of newly created Howard County employees assumed to live outside Howard County ⁶	45.0%
Service population rates	
Resident ³	1.00
Employee ³	1.00
Residential:	
Proposed townhomes (for-sale) ⁷	1,200
Persons per townhome ⁸	2.68
Expected population increase	3,216
Proposed multifamily units ⁷	4,500
Vacancy rate ⁹	5.0%
Occupied new multifamily units	4,275
Persons per multifamily unit ⁸	2.09
Expected population increase	8,935
Total expected population increase	12,151
Service Population:	
Expected employee increase	
Projected new employees ¹⁰	4,700
Projected new non-government employees ¹⁰	4,700
Projected non-resident employees ¹¹	2,115
Projected employee population equivalent ¹¹	2,115
Total service population increase	14,266
Current students ⁸	57,633
Projected student increase ¹²	757
Current road miles ⁸	1,074
Projected increase in road miles ¹³	0.750

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Scenario) 6.17.2025.xlsx]A-1
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¹Source: Howard County, Maryland Approved Operating Budget for Fiscal Year 2025. Represents population estimates as of 2025.

²Source: OnTheMap, U.S. Census Bureau based on 2022 data.

³Service rate assumes full-time employees generates costs at the same rate as full-time residents.

⁴Represents the total Howard County permanent population plus the employee population equivalent.

⁵Represents the percentage of new employees generated by the development living and working in Howard County.

⁶Represents the percentage of new employees generated assumed to live outside of Howard County.

⁷See Schedule I.

⁸Provided by the Howard County Department of Planning and Zoning, Division of Research. Data as of 2022.

⁹See Schedule II-E.

¹⁰See Appendix B. Non-government employees represents the employee equivalent multiplied by the service population rate.

¹¹Represents the total new employees multiplied by the percentage (45.00%) of employees assumed to live outside of Howard County.

¹²See Appendix C.

¹³Based on information for comparable properties. Represents new road miles to be conveyed to Howard County.

Columbia Gateway
Howard County, Maryland

Appendix B-1: Projected Residents, Employees & Service Population

Year	Projected Residents Increase										Total Residents
	Townhomes (For-Sale)					Multi-Family					
	Projected Units ¹	Vacancy Rate ²	Occupied Units	Residents Per Unit ³	Sub-total Residents	Projected Units ¹	Vacancy Rate ²	Occupied Units	Residents Per Unit ³	Sub-total Residents	
Year 1	40	0%	40	2.68	107	100	5%	95	2.09	199	306
Year 2	80	0%	80	2.68	214	200	5%	190	2.09	397	612
Year 3	120	0%	120	2.68	322	300	5%	285	2.09	596	917
Year 4	160	0%	160	2.68	429	400	5%	380	2.09	794	1,223
Year 5	200	0%	200	2.68	536	500	5%	475	2.09	993	1,529
Year 6	240	0%	240	2.68	643	600	5%	570	2.09	1,191	1,835
Year 7	280	0%	280	2.68	750	700	5%	665	2.09	1,390	2,140
Year 8	320	0%	320	2.68	858	800	5%	760	2.09	1,588	2,446
Year 9	360	0%	360	2.68	965	900	5%	855	2.09	1,787	2,752
Year 10	400	0%	400	2.68	1,072	1,000	5%	950	2.09	1,986	3,058
Year 11	440	0%	440	2.68	1,179	1,170	5%	1,112	2.09	2,323	3,502
Year 12	480	0%	480	2.68	1,286	1,340	5%	1,273	2.09	2,661	3,947
Year 13	520	0%	520	2.68	1,394	1,510	5%	1,435	2.09	2,998	4,392
Year 14	560	0%	560	2.68	1,501	1,680	5%	1,596	2.09	3,336	4,836
Year 15	600	0%	600	2.68	1,608	1,850	5%	1,758	2.09	3,673	5,281
Year 16	640	0%	640	2.68	1,715	2,020	5%	1,919	2.09	4,011	5,726
Year 17	680	0%	680	2.68	1,822	2,190	5%	2,081	2.09	4,348	6,171
Year 18	720	0%	720	2.68	1,930	2,360	5%	2,242	2.09	4,686	6,615
Year 19	760	0%	760	2.68	2,037	2,530	5%	2,404	2.09	5,023	7,060
Year 20	800	0%	800	2.68	2,144	2,700	5%	2,565	2.09	5,361	7,505
Year 21	840	0%	840	2.68	2,251	2,880	5%	2,736	2.09	5,718	7,969
Year 22	880	0%	880	2.68	2,358	3,060	5%	2,907	2.09	6,076	8,434
Year 23	920	0%	920	2.68	2,466	3,240	5%	3,078	2.09	6,433	8,899
Year 24	960	0%	960	2.68	2,573	3,420	5%	3,249	2.09	6,790	9,363
Year 25	1,000	0%	1,000	2.68	2,680	3,600	5%	3,420	2.09	7,148	9,828
Year 26	1,040	0%	1,040	2.68	2,787	3,780	5%	3,591	2.09	7,505	10,292
Year 27	1,080	0%	1,080	2.68	2,894	3,960	5%	3,762	2.09	7,863	10,757
Year 28	1,120	0%	1,120	2.68	3,002	4,140	5%	3,933	2.09	8,220	11,222
Year 29	1,160	0%	1,160	2.68	3,109	4,320	5%	4,104	2.09	8,577	11,686
Year 30	1,200	0%	1,200	2.68	3,216	4,500	5%	4,275	2.09	8,935	12,151

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¹See Schedule III-A and III-B.

²See Schedule II-E.

³Resident per rental unit provided by the Howard County Department of Planning and Zoning, Division of Research. See Appendix A.

Columbia Gateway
Howard County, Maryland

Appendix B-1: Projected Residents, Employees & Service Population, continued

Year	Projected Employee Increase								
	Multi-Family			Commercial Office			Innovation Office		
	Projected Units ¹	Employees Per Unit ²	Total Employees	Projected SF ¹	Employees Per 200 SF ²	Total Employees	Projected SF ¹	Employees Per 300 SF ²	Total Employees
Year 1	100	0.08	8	44,461	0.80	177	16,996	0.81	46
Year 2	200	0.08	15	88,921	0.80	354	33,991	0.81	91
Year 3	300	0.08	23	133,382	0.80	532	50,987	0.81	137
Year 4	400	0.08	31	177,842	0.80	709	67,983	0.81	183
Year 5	500	0.08	39	222,303	0.80	886	84,979	0.81	228
Year 6	600	0.08	46	266,763	0.80	1,063	101,974	0.81	274
Year 7	700	0.08	54	311,224	0.80	1,241	118,970	0.81	320
Year 8	800	0.08	62	355,684	0.80	1,418	135,966	0.81	365
Year 9	900	0.08	70	400,145	0.80	1,595	152,961	0.81	411
Year 10	1,000	0.08	77	444,605	0.80	1,772	169,957	0.81	457
Year 11	1,170	0.08	90	462,302	0.80	1,843	172,908	0.81	465
Year 12	1,340	0.08	104	479,999	0.80	1,913	175,859	0.81	473
Year 13	1,510	0.08	117	497,695	0.80	1,984	178,811	0.81	480
Year 14	1,680	0.08	130	515,392	0.80	2,054	181,762	0.81	488
Year 15	1,850	0.08	143	533,089	0.80	2,125	184,713	0.81	496
Year 16	2,020	0.08	156	550,786	0.80	2,195	187,664	0.81	504
Year 17	2,190	0.08	169	568,483	0.80	2,266	190,615	0.81	512
Year 18	2,360	0.08	182	586,179	0.80	2,336	193,567	0.81	520
Year 19	2,530	0.08	196	603,876	0.80	2,407	196,518	0.81	528
Year 20	2,700	0.08	209	621,573	0.80	2,478	199,469	0.81	536
Year 21	2,880	0.08	223	638,511	0.80	2,545	202,195	0.81	543
Year 22	3,060	0.08	236	655,449	0.80	2,613	204,920	0.81	551
Year 23	3,240	0.08	250	672,386	0.80	2,680	207,646	0.81	558
Year 24	3,420	0.08	264	689,324	0.80	2,748	210,371	0.81	565
Year 25	3,600	0.08	278	706,262	0.80	2,815	213,097	0.81	573
Year 26	3,780	0.08	292	723,200	0.80	2,883	215,822	0.81	580
Year 27	3,960	0.08	306	740,138	0.80	2,950	218,548	0.81	587
Year 28	4,140	0.08	320	757,075	0.80	3,018	221,273	0.81	595
Year 29	4,320	0.08	334	774,013	0.80	3,085	223,999	0.81	602
Year 30	4,500	0.08	348	790,951	0.80	3,153	226,724	0.81	609

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¹See Schedule III-B and III-C.

²Jobs were calculated using the IMPLAN software, by IMPLAN Group LLC. See Appendix F.

Columbia Gateway
Howard County, Maryland

Appendix B-1: Projected Residents, Employees & Service Population, continued

Year	Projected Employee Increase						Total Projected Employees	Non-Governmental Projected Employees ³
	Retail			Restaurant				
	Projected SF ¹	Employees Per 1,000 SF ²	Total Employees	Projected SF ¹	Employees Per 1,000 SF ²	Total Employees		
Year 1	3,560	0.97	3	5,340	3.85	21	255	255
Year 2	7,120	0.97	7	10,680	3.85	41	509	509
Year 3	10,680	0.97	10	16,020	3.85	62	764	764
Year 4	14,240	0.97	14	21,360	3.85	82	1,018	1,018
Year 5	17,800	0.97	17	26,700	3.85	103	1,273	1,273
Year 6	21,360	0.97	21	32,040	3.85	123	1,528	1,528
Year 7	24,920	0.97	24	37,380	3.85	144	1,782	1,782
Year 8	28,480	0.97	28	42,720	3.85	164	2,037	2,037
Year 9	32,040	0.97	31	48,060	3.85	185	2,292	2,292
Year 10	35,600	0.97	35	53,400	3.85	206	2,546	2,546
Year 11	38,240	0.97	37	57,360	3.85	221	2,656	2,656
Year 12	40,880	0.97	40	61,320	3.85	236	2,765	2,765
Year 13	43,520	0.97	42	65,280	3.85	251	2,874	2,874
Year 14	46,160	0.97	45	69,240	3.85	267	2,984	2,984
Year 15	48,800	0.97	47	73,200	3.85	282	3,093	3,093
Year 16	51,440	0.97	50	77,160	3.85	297	3,203	3,203
Year 17	54,080	0.97	52	81,120	3.85	312	3,312	3,312
Year 18	56,720	0.97	55	85,080	3.85	327	3,421	3,421
Year 19	59,360	0.97	58	89,040	3.85	343	3,531	3,531
Year 20	62,000	0.97	60	93,000	3.85	358	3,640	3,640
Year 21	64,560	0.97	63	96,840	3.85	373	3,746	3,746
Year 22	67,120	0.97	65	100,680	3.85	388	3,852	3,852
Year 23	69,680	0.97	68	104,520	3.85	402	3,958	3,958
Year 24	72,240	0.97	70	108,360	3.85	417	4,064	4,064
Year 25	74,800	0.97	72	112,200	3.85	432	4,170	4,170
Year 26	77,360	0.97	75	116,040	3.85	447	4,276	4,276
Year 27	79,920	0.97	77	119,880	3.85	461	4,382	4,382
Year 28	82,480	0.97	80	123,720	3.85	476	4,488	4,488
Year 29	85,040	0.97	82	127,560	3.85	491	4,594	4,594
Year 30	87,600	0.97	85	131,400	3.85	506	4,700	4,700

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¹See Schedule III-B.

²Jobs were calculated using the IMPLAN software, by IMPLAN Group LLC. See Appendix F.

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Appendix B-1: Projected Residents, Employees & Service Population, continued

Year	Total Projected Non-Resident Employee Equivalent ¹					Total Projected Residents ²	Total Service Population ⁶
	Total Projected Employees ²	Employee Equivalent ³	Total Projected Employee Equiv. ³	Non-Resident Population Rate ⁴	Total Projected Non-Resi Employees ⁵		
Year 1	255	1.00	255	45.0%	115	306	420
Year 2	509	1.00	509	45.0%	229	612	841
Year 3	764	1.00	764	45.0%	344	917	1,261
Year 4	1,018	1.00	1,018	45.0%	458	1,223	1,681
Year 5	1,273	1.00	1,273	45.0%	573	1,529	2,102
Year 6	1,528	1.00	1,528	45.0%	687	1,835	2,522
Year 7	1,782	1.00	1,782	45.0%	802	2,140	2,942
Year 8	2,037	1.00	2,037	45.0%	917	2,446	3,363
Year 9	2,292	1.00	2,292	45.0%	1,031	2,752	3,783
Year 10	2,546	1.00	2,546	45.0%	1,146	3,058	4,203
Year 11	2,656	1.00	2,656	45.0%	1,195	3,502	4,697
Year 12	2,765	1.00	2,765	45.0%	1,244	3,947	5,191
Year 13	2,874	1.00	2,874	45.0%	1,293	4,392	5,685
Year 14	2,984	1.00	2,984	45.0%	1,343	4,836	6,179
Year 15	3,093	1.00	3,093	45.0%	1,392	5,281	6,673
Year 16	3,203	1.00	3,203	45.0%	1,441	5,726	7,167
Year 17	3,312	1.00	3,312	45.0%	1,490	6,171	7,661
Year 18	3,421	1.00	3,421	45.0%	1,540	6,615	8,155
Year 19	3,531	1.00	3,531	45.0%	1,589	7,060	8,649
Year 20	3,640	1.00	3,640	45.0%	1,638	7,505	9,143
Year 21	3,746	1.00	3,746	45.0%	1,686	7,969	9,655
Year 22	3,852	1.00	3,852	45.0%	1,733	8,434	10,168
Year 23	3,958	1.00	3,958	45.0%	1,781	8,899	10,680
Year 24	4,064	1.00	4,064	45.0%	1,829	9,363	11,192
Year 25	4,170	1.00	4,170	45.0%	1,877	9,828	11,704
Year 26	4,276	1.00	4,276	45.0%	1,924	10,292	12,217
Year 27	4,382	1.00	4,382	45.0%	1,972	10,757	12,729
Year 28	4,488	1.00	4,488	45.0%	2,020	11,222	13,241
Year 29	4,594	1.00	4,594	45.0%	2,067	11,686	13,754
Year 30	4,700	1.00	4,700	45.0%	2,115	12,151	14,266

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¹Represents the newly created employees who work but do not live in Howard County.

²See Appendix B.

³Service rate for employee is assumed to be same as resident population rate. See Appendix A.

⁴See Appendix A. Source: U.S. Census Bureau, Center for Economic Studies, OnTheMap Application.

⁵Projected permanent non-resident employee population equivalent represents total projected employee equivalent multiplied by percent of Howard County employees assumed to reside outside of Howard County.

⁶Total permanent service population increase represents projected permanent non-resident employee population equivalent plus expected population increase.

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Appendix C-1: Projected Students

Year	Townhomes (For-Sale)											Subtotal Projected Students
	Projected Student Increase from Townhomes											
	Projected Townhomes ¹	Vacancy Rate ²	Occupied Units	ES Per HH ³	MS Per HH ³	HS Per HH ³	Total	ES Per HH ⁴	MS Per HH ⁴	HS Per HH ⁴	Total	
Year 1	40	0.00%	40	0.240	0.120	0.150	0.510	10	5	6	20	20
Year 2	80	0.00%	80	0.240	0.120	0.150	0.510	19	10	12	41	41
Year 3	120	0.00%	120	0.240	0.120	0.150	0.510	29	14	18	61	61
Year 4	160	0.00%	160	0.240	0.120	0.150	0.510	38	19	24	82	82
Year 5	200	0.00%	200	0.240	0.120	0.150	0.510	48	24	30	102	102
Year 6	240	0.00%	240	0.240	0.120	0.150	0.510	58	29	36	122	122
Year 7	280	0.00%	280	0.240	0.120	0.150	0.510	67	34	42	143	143
Year 8	320	0.00%	320	0.240	0.120	0.150	0.510	77	38	48	163	163
Year 9	360	0.00%	360	0.240	0.120	0.150	0.510	86	43	54	184	184
Year 10	400	0.00%	400	0.240	0.120	0.150	0.510	96	48	60	204	204
Year 11	440	0.00%	440	0.240	0.120	0.150	0.510	106	53	66	224	224
Year 12	480	0.00%	480	0.240	0.120	0.150	0.510	115	58	72	245	245
Year 13	520	0.00%	520	0.240	0.120	0.150	0.510	125	62	78	265	265
Year 14	560	0.00%	560	0.240	0.120	0.150	0.510	134	67	84	286	286
Year 15	600	0.00%	600	0.240	0.120	0.150	0.510	144	72	90	306	306
Year 16	640	0.00%	640	0.240	0.120	0.150	0.510	154	77	96	326	326
Year 17	680	0.00%	680	0.240	0.120	0.150	0.510	163	82	102	347	347
Year 18	720	0.00%	720	0.240	0.120	0.150	0.510	173	86	108	367	367
Year 19	760	0.00%	760	0.240	0.120	0.150	0.510	182	91	114	388	388
Year 20	800	0.00%	800	0.240	0.120	0.150	0.510	192	96	120	408	408
Year 21	840	0.00%	840	0.240	0.120	0.150	0.510	202	101	126	428	428
Year 22	880	0.00%	880	0.240	0.120	0.150	0.510	211	106	132	449	449
Year 23	920	0.00%	920	0.240	0.120	0.150	0.510	221	110	138	469	469
Year 24	960	0.00%	960	0.240	0.120	0.150	0.510	230	115	144	490	490
Year 25	1,000	0.00%	1,000	0.240	0.120	0.150	0.510	240	120	150	510	510
Year 26	1,040	0.00%	1,040	0.240	0.120	0.150	0.510	250	125	156	530	530
Year 27	1,080	0.00%	1,080	0.240	0.120	0.150	0.510	259	130	162	551	551
Year 28	1,120	0.00%	1,120	0.240	0.120	0.150	0.510	269	134	168	571	571
Year 29	1,160	0.00%	1,160	0.240	0.120	0.150	0.510	278	139	174	592	592
Year 30	1,200	0.00%	1,200	0.240	0.120	0.150	0.510	288	144	180	612	612

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¹See Schedule III-A.

²According to Howard County Department of Planning and Zoning, Division of Research, student generation rates are based on actual yields and already take into account vacancies. As a result, no vacancies are assumed for townhomes for-sale.

³Student standing yield generation rates provided by Howard County.

⁴Represents the total elementary, middle and high school students projected to be generated as a result of the proposed development as shown on Schedule I. Source: Howard County.

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Appendix C-1: Projected Students (continued)

Year	Multi-Family											Subtotal Projected Students	Total Projected Students
	Projected Student Increase from Multi-Family												
	Projected Multi-family ¹	Vacancy Rate ²	Occupied Units	ES Per HH ³	MS Per HH ³	HS Per HH ³	Total	ES Per HH ⁴	MS Per HH ⁴	HS Per HH ⁴	Total		
Year 1	100	5.00%	95	0.015	0.008	0.011	0.034	1	1	1	3	3	24
Year 2	200	5.00%	190	0.015	0.008	0.011	0.034	3	2	2	6	6	47
Year 3	300	5.00%	285	0.015	0.008	0.011	0.034	4	2	3	10	10	71
Year 4	400	5.00%	380	0.015	0.008	0.011	0.034	6	3	4	13	13	95
Year 5	500	5.00%	475	0.015	0.008	0.011	0.034	7	4	5	16	16	118
Year 6	600	5.00%	570	0.015	0.008	0.011	0.034	9	5	6	19	19	142
Year 7	700	5.00%	665	0.015	0.008	0.011	0.034	10	5	7	23	23	165
Year 8	800	5.00%	760	0.015	0.008	0.011	0.034	11	6	8	26	26	189
Year 9	900	5.00%	855	0.015	0.008	0.011	0.034	13	7	9	29	29	213
Year 10	1,000	5.00%	950	0.015	0.008	0.011	0.034	14	8	10	32	32	236
Year 11	1,170	5.00%	1,112	0.015	0.008	0.011	0.034	17	9	12	38	38	262
Year 12	1,340	5.00%	1,273	0.015	0.008	0.011	0.034	19	10	14	43	43	288
Year 13	1,510	5.00%	1,435	0.015	0.008	0.011	0.034	22	11	16	49	49	314
Year 14	1,680	5.00%	1,596	0.015	0.008	0.011	0.034	24	13	18	54	54	340
Year 15	1,850	5.00%	1,758	0.015	0.008	0.011	0.034	26	14	19	60	60	366
Year 16	2,020	5.00%	1,919	0.015	0.008	0.011	0.034	29	15	21	65	65	392
Year 17	2,190	5.00%	2,081	0.015	0.008	0.011	0.034	31	17	23	71	71	418
Year 18	2,360	5.00%	2,242	0.015	0.008	0.011	0.034	34	18	25	76	76	443
Year 19	2,530	5.00%	2,404	0.015	0.008	0.011	0.034	36	19	26	82	82	469
Year 20	2,700	5.00%	2,565	0.015	0.008	0.011	0.034	38	21	28	87	87	495
Year 21	2,880	5.00%	2,736	0.015	0.008	0.011	0.034	41	22	30	93	93	521
Year 22	3,060	5.00%	2,907	0.015	0.008	0.011	0.034	44	23	32	99	99	548
Year 23	3,240	5.00%	3,078	0.015	0.008	0.011	0.034	46	25	34	105	105	574
Year 24	3,420	5.00%	3,249	0.015	0.008	0.011	0.034	49	26	36	110	110	600
Year 25	3,600	5.00%	3,420	0.015	0.008	0.011	0.034	51	27	38	116	116	626
Year 26	3,780	5.00%	3,591	0.015	0.008	0.011	0.034	54	29	40	122	122	652
Year 27	3,960	5.00%	3,762	0.015	0.008	0.011	0.034	56	30	41	128	128	679
Year 28	4,140	5.00%	3,933	0.015	0.008	0.011	0.034	59	31	43	134	134	705
Year 29	4,320	5.00%	4,104	0.015	0.008	0.011	0.034	62	33	45	140	140	731
Year 30	4,500	5.00%	4,275	0.015	0.008	0.011	0.034	64	34	47	145	145	757

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¹See Schedule III-B.

²According to Howard County Department of Planning and Zoning, Division of Research, student generation rates are based on actual yields and already take into account vacancies. As a result, vacancies are assumed for multifamily units.

³Student standing yield generation rates provided by Howard County Public Schools, 2022. Student generation rates to change with additional information regarding the Columbia Gateway development.

⁴Represents the total elementary, middle and high school students projected to be generated as a result of the proposed development as shown on Schedule I. Source: Howard County Public Schools, 2022.

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Appendix D-1.a: Estimated Trips - Projected Police Operating Costs (Per Capita and Trip Factors)

Table 1: Current County Trips (Non-Residential)

Development Type ¹	SF ¹	Avg. Weekday Trip Ends Per 1,000 SF ¹	Trip End Factors ²	Current County Non-residential Trips ¹
Retail/Shopping Center	13,500	68.17	32%	294,488
Office - Gov	4,526	18.31	50%	41,426
Office - Non Gov	34,281	18.31	50%	313,770
Warehousing	18,001	4.96	50%	44,642
Manufacturing	13,012	3.82	50%	24,853
Total	83,320			719,178

Table 2: Estimated Per Capita and Per Trip Factors

Type	Basis for Projecting Increase	Proportionate Share of Costs ⁵	Current County Costs/Population/Trips	Projected Increase Per Capita/Trips ⁶
Total Department of Police Operating Costs ³			\$158,204,356	
Residential ⁴	Per capita	65%	338,291	\$304
Non-residential	Trips	35%	719,178	\$77

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¹Provided by the Howard County Department of Planning and Zoning, Division of Research.

²Provided by the Howard County Department of Planning and Zoning, Division of Research. Trip end factors represent the expected stops during a trip (e.g. office employees are assumed to only have two stops, work and home and therefore assume 50%).

³Source: *Howard County, Maryland Approved Operating Budget, Fiscal Year 2025*. See Schedule XIV-A.

⁴See Appendix A for current population.

⁵Represents the portion of shared operating costs by resident and trip factors. Based on a review of robbery, burglary and auto thefts within the County. Source: Howard County Police Department.

⁶Represents the portion of operating costs per current allocation factor that will be applied to new resident and increase in trip costs as a result of the proposed development.

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Appendix D-1.b: Estimated Trips - Projected Police Operating Costs (New Non-Residential Trips)

Year	Projected Office Trips				Projected Retail/Restaurant Trips				Projected Hotel Trips				Projected Industrial Trips				Total Projected Non-Residential Trips
	Office SF ¹	Trips Per SF ²	Trip Factor ²	Total Projected Trips	Rest./Retail SF ¹	Trips Per SF ²	Trip Factor ²	Total Projected Trips	Hotel Rooms ¹	Trips Per Room ²	Trip Factor ²	Total Projected Trips	Industrial SF ¹	Trips Per SF ²	Trip Factor ²	Total Projected Trips	
Year 1	61	18.31	0.50	563	9	68.17	0.32	194	0	8.92	0.50	0	0	4.96	0.50	0	757
Year 2	123	18.31	0.50	1,125	18	68.17	0.32	388	0	8.92	0.50	0	0	4.96	0.50	0	1,513
Year 3	184	18.31	0.50	1,688	27	68.17	0.32	582	0	8.92	0.50	0	0	4.96	0.50	0	2,270
Year 4	246	18.31	0.50	2,250	36	68.17	0.32	777	0	8.92	0.50	0	0	4.96	0.50	0	3,027
Year 5	307	18.31	0.50	2,813	45	68.17	0.32	971	0	8.92	0.50	0	0	4.96	0.50	0	3,783
Year 6	369	18.31	0.50	3,375	53	68.17	0.32	1,165	0	8.92	0.50	0	0	4.96	0.50	0	4,540
Year 7	430	18.31	0.50	3,938	62	68.17	0.32	1,359	0	8.92	0.50	0	0	4.96	0.50	0	5,296
Year 8	492	18.31	0.50	4,500	71	68.17	0.32	1,553	0	8.92	0.50	0	0	4.96	0.50	0	6,053
Year 9	553	18.31	0.50	5,063	80	68.17	0.32	1,747	0	8.92	0.50	0	0	4.96	0.50	0	6,810
Year 10	615	18.31	0.50	5,625	89	68.17	0.32	1,941	0	8.92	0.50	0	0	4.96	0.50	0	7,566
Year 11	635	18.31	0.50	5,814	96	68.17	0.32	2,085	0	8.92	0.50	0	0	4.96	0.50	0	7,899
Year 12	656	18.31	0.50	6,003	102	68.17	0.32	2,229	0	8.92	0.50	0	0	4.96	0.50	0	8,232
Year 13	677	18.31	0.50	6,192	109	68.17	0.32	2,373	0	8.92	0.50	0	0	4.96	0.50	0	8,565
Year 14	697	18.31	0.50	6,381	115	68.17	0.32	2,517	0	8.92	0.50	0	0	4.96	0.50	0	8,898
Year 15	718	18.31	0.50	6,570	122	68.17	0.32	2,661	0	8.92	0.50	0	0	4.96	0.50	0	9,231
Year 16	738	18.31	0.50	6,759	129	68.17	0.32	2,805	0	8.92	0.50	0	0	4.96	0.50	0	9,564
Year 17	759	18.31	0.50	6,948	135	68.17	0.32	2,949	0	8.92	0.50	0	0	4.96	0.50	0	9,897
Year 18	780	18.31	0.50	7,137	142	68.17	0.32	3,093	0	8.92	0.50	0	0	4.96	0.50	0	10,230
Year 19	800	18.31	0.50	7,326	148	68.17	0.32	3,237	0	8.92	0.50	0	0	4.96	0.50	0	10,563
Year 20	821	18.31	0.50	7,515	155	68.17	0.32	3,381	0	8.92	0.50	0	0	4.96	0.50	0	10,896
Year 21	841	18.31	0.50	7,695	161	68.17	0.32	3,521	0	8.92	0.50	0	0	4.96	0.50	0	11,216
Year 22	860	18.31	0.50	7,875	168	68.17	0.32	3,660	0	8.92	0.50	0	0	4.96	0.50	0	11,535
Year 23	880	18.31	0.50	8,055	174	68.17	0.32	3,800	0	8.92	0.50	0	0	4.96	0.50	0	11,855
Year 24	900	18.31	0.50	8,235	181	68.17	0.32	3,939	0	8.92	0.50	0	0	4.96	0.50	0	12,174
Year 25	919	18.31	0.50	8,415	187	68.17	0.32	4,079	0	8.92	0.50	0	0	4.96	0.50	0	12,494
Year 26	939	18.31	0.50	8,595	193	68.17	0.32	4,219	0	8.92	0.50	0	0	4.96	0.50	0	12,813
Year 27	959	18.31	0.50	8,775	200	68.17	0.32	4,358	0	8.92	0.50	0	0	4.96	0.50	0	13,133
Year 28	978	18.31	0.50	8,955	206	68.17	0.32	4,498	0	8.92	0.50	0	0	4.96	0.50	0	13,453
Year 29	998	18.31	0.50	9,135	213	68.17	0.32	4,638	0	8.92	0.50	0	0	4.96	0.50	0	13,772
Year 30	1,018	18.31	0.50	9,315	219	68.17	0.32	4,777	0	8.92	0.50	0	0	4.96	0.50	0	14,092

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¹Square feet are represented per 1,000. See Appendix B.

²Provided by Howard County Department of Planning and Zoning, Division of Research.

***Columbia Gateway
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Appendix D-2: Estimated Trips - Columbia Gateway (Low Range Scenario)

Table 1: Estimated Columbia Gateway Plan Trips (Full Build-Out)

Development Type	1,000s of SF Rooms/Units ¹	Avg. Weekday Trip Ends Per 1,000 SF/Room/Unit ¹	Trip End Factors ²	Total Estimated Trips ³
<i>Residential</i>	(units)			
Townhouses	1,200	6.72	50%	4,032
Multi-family	4,500	5.86	50%	13,185
Sub-total residential				17,217
<i>Commercial</i>	(1,000s of SF)			
Commercial office	791	18.31	50%	7,240
Innovation/office	227	18.31	50%	2,075
Community	0	18.31	32%	0
Retail	88	68.17	32%	1,911
Restaurant	131	68.17	32%	2,866
Industrial	0	4.96	50%	0
	(rooms)			
Hotel	0	8.92	50%	0
Sub-total commercial				14,092
Total estimated trips				31,309

MuniCap, Inc. Howard County/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]D-2
23-Jul-25

¹ Provided by the Howard County Department of Planning and Zoning, Division of Research. Represents the proposed Columbia Gateway Plan total development.

² Provided by the Howard County Department of Planning and Zoning, Division of Research. Trip end factors represent the expected stops during a trip (e.g. office employees are assumed to only have two stops, work and home and therefore assume 50%).

³ Represents the total projected trips from the proposed Columbia Gateway Plan development.

***Columbia Gateway
Howard County, Maryland***

Appendix E: Sales Data¹

Development Type	Estimated Sales	BizMiner Sales		
		Sales PSF	Adjusted Sales PSF ²	Avg. SF Per Store
<i>Retail</i>				
Retail	<u>\$378</u>	-	-	-
American Eagle Outfitters	-	\$498	\$498	6,600
Express	-	\$399	\$399	8,500
Gap	-	\$445	\$445	11,000
GameStop	-	\$1,267	\$1,267	1,700
Target	-	\$321	\$321	128,755
Williams Sonoma	-	\$879	\$879	10,322
CVS	-	\$1,079	\$1,079	9,829
Weighted average sales per SF			\$423	
<i>Restaurant</i>				
Restaurant	\$586	-	-	-
Food Service	\$723	-	-	-
BJ's Restaurant	-	\$686	\$686	8,100
Cheesecake Factory	-	\$1,339	\$1,339	9,000
Chipotle Mexican Grill	-	\$722	\$722	3,000
Kona Grill	-	\$641	\$641	7,200
Potbelly Sandwich Shop	-	\$351	\$351	2,448
Texas Roadhouse	-	\$766	\$766	7,000
Noodles & Co.	-	\$1,537	\$1,537	650
Weighted average sales per SF	<u>\$613</u>		\$845	

MuniCap, Inc. inty/Columbia Gateway/Fiscal Impact Analysis/[Columbia Gateway FIA (Low Range Scenario) 6.17.2025.xlsx]E.
23-Jul-25

¹Based on sales data available for potential tenants provided by comparable properties and 2020 Retail Sales Per Square Foot Report prepared by Bizminer.

²Assumes 75% of gross square footage is selling space.

***Columbia Gateway
Howard County, Maryland***

Appendix F-1: Direct and Indirect/Impacts - Residential (Multi-Family)

	<u>Total</u>
Multi-family market units ¹	3,825
Multi-family market vacancy ²	5%
Occupied multi-family market units	3,634
Annual rent per unit ²	\$24,175
Sub-total multi-family market unit revenues	\$87,847,505
Multi-family affordable units ¹	675
Multi-family affordable vacancy ²	5%
Occupied multi-family affordable units	641
Annual rent per unit ²	\$16,536
Sub-total multi-family affordable unit revenues	\$10,603,710
Total multi-family unit revenues	\$98,451,215
Total multi-family jobs ³	377
Full time equivalent factor ⁴	0.92
Total FTEs	348
Total FTE jobs per unit	0.08
Multiplier for multi-family jobs ³	1.4244
Total jobs	537
Indirect & induced jobs	160
Total labor income ³	\$6,155,291
Labor income to wage factor ⁵	1.14
Sub-total employee wages	\$5,402,599
Average multi-family income per FTE -- annual	\$17,700
Average multi-family wage per FTE -- annual	\$15,535
Multiplier for multi-family income ³	2.7101
Total income ⁵	\$16,681,162
Indirect & induced income	\$10,525,871
Multiplier for multi-family output ³	1.3406
Total economic output	\$131,983,437
Direct output	\$98,451,216
Indirect & induced output	\$33,532,221

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ge Scenario) 6.17.2025.xlsx]F-1 (Residential)

23-Jul-25

¹See Schedule I.

²See Schedule II-E.

³Multi-family wages, jobs, and output were calculated using IMPLAN Group, LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects the multifamily at Columbia Gateway will have in Howard County, Maryland. The multiplier for the multifamily jobs is 1.4244, meaning that for each multifamily job at Columbia Gateway, 1.4244 jobs will be created in Howard County, Maryland, including the one job at Columbia Gateway. Similarly, the multiplier for the multifamily income is 2.7101 meaning that for every \$1.00 paid in multifamily income at Columbia Gateway, \$2.7101 will be paid in Howard County, Maryland, including the \$1.00 at Columbia Gateway. The multiplier for the multifamily output is 1.3406, meaning that for each multifamily dollar at Columbia Gateway the economic output in Howard County, Maryland will be \$1.3406, including the \$1.00 at Columbia Gateway.

⁴Total labor income includes wages an salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct employee wages and salary.

⁵Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into total FTEs.

***Columbia Gateway
Howard County, Maryland***

Appendix F-2: Direct and Indirect/Induced Impacts - Commercial Office

	<u>Total</u>
Commercial office square feet ¹	790,951
Vacancy ²	15%
Occupied square feet	672,308
Square feet per commercial office worker ³	200
Total commercial office jobs ⁴	3,361
Full-time equivalent factor ⁵	0.94
Total FTEs	3,153
Total FTE jobs per 1,000 sq. ft.	3.99
Total FTE jobs per 200 sq. ft.	0.80
Multiplier for commercial office jobs ⁴	1.3527
Total jobs	4,546
Indirect & induced jobs	1,185
Total labor income ⁴	\$339,244,124
Labor income to wage factor ⁶	1.16
Sub-total employee wages	\$292,666,893
Average commercial office income per FTE -- annual	\$107,606
Average commercial office wage per FTE -- annual	\$92,832
Multiplier for commercial office income ⁴	1.2509
Total income ⁶	\$424,349,141
Indirect & induced income	\$85,105,018
Multiplier for commercial office output ⁴	
Total economic output	\$744,325,744
Direct output	\$503,939,816
Indirect & induced output	\$240,385,928

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*ario) 6.17.2025.xlsx]F-2 (Commercial Office)
23-Jul-25*

¹See Schedule I.

²Based on discussions with the Maryland Department of Assessments and Taxation in 2024.

³Based on information provided by Howard County.

⁴Commercial office income, jobs, and output calculated using IMPLAN data as detailed in Appendix F-1.

⁵Total jobs included all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into FTEs.

⁶Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

***Columbia Gateway
Howard County, Maryland***

Appendix F-3: Direct and Indirect/Induced Impacts - Innovation Office

	<u>Total</u>
Innovation office square feet ¹	226,724
Vacancy ²	15%
Occupied square feet	192,715
Square feet per innovation office worker ³	302
Total innovation office jobs	638
Full-time equivalent factor ⁴	0.95
Total FTEs	609
Total FTE jobs per 1,000 sq. ft.	2.69
Total FTE jobs per 300 sq. ft.	0.81
Multiplier for innovation office jobs ⁴	1.5593
Total jobs	995
Indirect & induced jobs	357
Total labor income ⁴	\$79,836,307
Labor income to wage factor ⁶	1.16
Sub-total employee wages	\$68,943,087
Average innovation office income per FTE -- annual	\$131,051
Average innovation office wage per FTE -- annual	\$113,170
Multiplier for innovation office income ⁴	1.3541
Total income ⁶	\$108,107,864
Indirect & induced income	\$28,271,557
Multiplier for innovation office output ⁴	
Total economic output	\$278,262,770
Direct output	\$196,907,860
Indirect & induced output	\$81,354,910

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*125.xlsx\F-3 (Innovation Office)
23-Jul-25*

¹See Schedule I.

²Based on discussions with the Maryland Department of Assessments and Taxation in 2024.

³Based on average square feet per office worker as reported in CBRE's Global Occupancy Insights for 2023-2024.

⁴Innovation office income, jobs, and output calculated using IMPLAN data as detailed in Appendix F-1.

⁵Total jobs included all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into FTEs.

⁶Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor,

***Columbia Gateway
Howard County, Maryland***

Appendix F-4: Direct and Indirect/Induced Impacts - Retail

	<u>Total</u>
Retail square feet ¹	87,600
Vacancy ²	10%
Occupied square feet	78,840
Sales per square foot ³	\$378.08
Retail sales	\$29,807,827
Total retail jobs ³	97
Full time equivalent factor ⁴	0.87
Total FTEs	85
Total FTE jobs per 1,000 sq. feet	0.97
Multiplier for retail jobs ³	1.2499
Total jobs	122
Indirect & induced jobs	24
Total labor income ³	\$3,567,593
Labor income-to-wage factor ⁵	1.21
Sub-total employee wages	\$2,938,871
Average retail income per FTE -- annual	\$42,021
Average retail wage per FTE -- annual	\$34,615
Multiplier for retail income ³	1.4798
Total income ⁵	\$5,279,266
Indirect & induced income	\$1,711,673
Multiplier for retail output ³	1.4602
Total economic output	\$16,670,259
Direct output	\$11,416,398
Indirect & induced output	\$5,253,861

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7.2025.xlsx\F4 (Retail)

23-Jul-25

¹See Schedule I.

²Based on discussions with the Maryland Department of Assessments and Taxation in 2024.

³See Appendix E.

⁴Total jobs included all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into FTEs.

⁵Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

Columbia Gateway
Howard County, Maryland

Appendix F-5: Direct and Indirect/Induced Impacts - Restaurant

	<u>Total</u>
Restaurant square feet ¹	131,400
Vacancy ²	10%
Occupied square feet	118,260
Sales per square foot ³	\$613.43
Restaurant sales	\$72,543,759
Total restaurant jobs ³	639
Full time equivalent factor ⁴	0.79
Total FTEs	506
Total FTE jobs per 1,000 sq. feet	3.85
Multiplier for restaurant jobs ³	1.2187
Total jobs	778
Indirect & induced jobs	140
Total labor income ³	\$23,092,342
Labor income-to-wage factor ⁵	1.13
Sub-total employee wages	\$20,490,413
Average restaurant income per FTE -- annual	\$45,659
Average restaurant wage per FTE -- annual	\$40,514
Multiplier for restaurant income ³	1.4367
Total income ⁵	\$33,177,170
Indirect & induced income	\$10,084,827
Multiplier for restaurant output ³	1.4469
Total economic output	\$104,961,770
Direct output	\$72,543,759
Indirect & induced output	\$32,418,011

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.17.2025.xlsx\F-5 (Restaurant)

23-Jul-25

¹See Schedule I.

²Based on discussions with the Maryland Department of Assessments and Taxation in 2024.

³See Appendix E. Uses an 80% full service and 20% food service mix.

⁴Total jobs included all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts total jobs into FTEs.

⁵Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

***Columbia Gateway
Howard County, Maryland***

Appendix G: Temporary Construction Direct and Indirect/Induced Impacts

	<u>Total</u>
Project hard costs ¹	\$1,804,893,779
Total construction jobs ²	6,980
Construction full-time equivalent factor ³	0.97
Total construction FTEs	6,780
Multiplier for construction jobs ²	1.3942
Total jobs	9,731
Indirect & induced jobs	2,752
Total construction labor income ⁵	\$667,218,115
Labor income to wages factor ⁴	1.17
Total wages	\$569,186,928
Average labor income per construction FTE -- annual	\$98,413
Average wage per construction FTE -- annual	\$83,954
Multiplier for construction wages ²	1.2966
Total income ⁵	\$865,119,532
Indirect & induced income	\$197,901,418
Multiplier for construction output ²	1.3298
Total economic output	\$2,400,227,787
Direct output	\$1,804,893,779
Indirect & induced output	\$595,334,008

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ario) 6.17.2025.xlsx]G-1 (Construction Jobs)

23-Jul-25

¹Represents 100% of projected market value as shown on Schedule I or for every \$1.00 spent on construction represents \$1.00 of market value.

²Construction income, jobs, and output calculated using IMPLAN data as detailed in Appendix F-1.

³Full time equivalent factor, provided by IMPLAN Group, LLC converts total jobs into total full-time equivalent employees ("FTEs").

⁴Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. The employee income-to-wage factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

⁵ The employee income-to-wage factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.



PLANNING BOARD

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Court House Drive • Ellicott City, Maryland 21043 • 410-313-2350
Calvin Ball, County Executive

planningboard@howardcountymd.gov

Subject: Planning Board Recommendation for the Gateway Master Plan, an amendment to Howard County's General Plan, HoCo By Design

To: Liz Walsh, Council Chair
Opel Jones, Council Vice-Chair
Deb Jung, Council Member
Christiana Mercer Rigby, Council Member
David Yungmann, Council Member

From: Kevin McAliley, Chair, Howard County Planning Board

Initial
Km

Date: August 14, 2025

Background

HoCo By Design, the general plan for Howard County, envisions Gateway as a Regional Activity Center, which represents a major hub for employment, entertainment, and innovation in the County. HoCo By Design's implementing action EP-5.4 calls for DPZ to:

"Develop a master plan for Gateway that describes the area's desired future mix of uses, open space network, development phasing and intensity, building height range, and infrastructure approach. Build upon the general considerations included in the HoCo By Design Focus Areas technical appendix."

The Gateway Master Plan, a proposed General Plan Amendment, presents a comprehensive, actionable roadmap to guide the long-term transformation of Gateway into a thriving innovation district, a major hub for cybersecurity, defense, technology, artificial intelligence (AI), quantum, and other emerging industries that also offers residents a connected, vibrant, and thriving community in which to live, work, and play.

MEMBERS

Kevin McAliley, Chair
James Cecil, Vice-Chair
Lynn Moore

Barbara Mosier
Mason Godsey

EXECUTIVE SECRETARY

Lynda Eisenberg, AICP,
Director, Planning & Zoning

Process and Meeting Summary

Title 16, Subtitle 9, Section 16.900(j)(1)(iii) of the Howard County Code requires the Planning Board to prepare a recommendation and report to the County Council on proposed adoption of General Plan Amendments. The clause states that:

A bill proposing the adoption and amendment of the Comprehensive General Plan, regulations regarding the Planning and Zoning of the County, or the zoning map or zoning regulations shall not be added to the Council's legislative agenda until the County Council has received: a.) A final technical staff report and recommendation from the Department of Planning and Zoning; and b.) A recommendation and report from the Planning Board.

The Planning Board held a public meeting to consider the Gateway Master Plan on August 7, 2025. The Department of Planning and Zoning (DPZ) posted its Technical Staff Report on the Gateway Master Plan on the Planning Board webpage on July 24, 2025, two weeks prior to the Planning Board meeting.

At that meeting, DPZ staff presented an overview of the Gateway Master Plan and the process used to develop the plan, including technical analysis and public engagement activities. Throughout the presentation, the Board asked questions of DPZ staff and consultants and offered observations about the Plan.

The Planning Board members then received public testimony from 6 individuals and/or organizations. A recording of the proceeding is posted on the [Planning Board webpage](#).

During the meeting, the Planning Board complimented the thoroughness of the Plan. They expressed appreciation for the level of detail on topics such as green spaces, housing types, alternative zoning approaches, and potential student yields. They also recognized Gateway as a major opportunity for growth in the County as envisioned in HoCo By Design.

Board members discussed the need to manage future traffic, acquire sites for public facilities, and identify an economic development organization or champion to lead the implementation effort. Board members discussed how the plan is a long-term, 30-year vision, and that there will be opportunities in implementation for changes as well as additional input from the Planning Board and community members.

The Board discussed the inclusion of HoCo By Design affordable housing and accessibility targets in the Plan. They noted that community members suggested these targets be applied to recommendations for Gateway.

Planning Board Recommendation

Based on the information presented, public testimony provided, and the Board's discussion, Mr. Cecil made a motion that the Board recommend the County Council approve the Gateway Master Plan as an amendment to the HoCo By Design general plan for Howard County, as presented at the August 7 Planning Board meeting, with suggestions to add the affordable housing definition suggested by the HoCo By Design-recommended Affordable Housing Working Group and align the MIHU requirement with the affordable housing target of 20% with 10% of that 20% required to be accessible. Ms. Moore seconded the motion, which passed 4-0.

MEMBERS

*Kevin McAliley, Chair
James Cecil, Vice-Chair
Lynn Moore*

*Barbara Mosier
Mason Godsey*

EXECUTIVE SECRETARY

*Lynda Eisenberg, AICP,
Director, Planning & Zoning*



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Gateway Master Plan

Planning Board Meeting of August 7, 2025

Petitioner: Lynda Eisenberg, Director, Howard County Department of Planning and Zoning (DPZ)

DPZ Contacts: *Kate Bolinger, Planning Supervisor, kbolinger@howardcountymd.gov
Mary Kendall, Deputy Director, mkendall@howardcountymd.gov
410-313-2350*

Request: Request of the Planning Board to hold a public meeting for input and recommendation to the County Council on the Gateway Master Plan (the Plan), a proposed General Plan Amendment.

Background: HoCo By Design, the general plan for Howard County, envisions Gateway as a Regional Activity Center, which represents a major hub for employment, entertainment, and innovation in the County. HoCo By Design's implementing action EP-5.4 calls for DPZ to:

"Develop a master plan for Gateway that describes the area's desired future mix of uses, open space network, development phasing and intensity, building height range, and infrastructure approach. Build upon the general considerations included in the HoCo By Design Focus Areas technical appendix."

Description: The master plan presents a comprehensive, actionable roadmap to guide the long-term transformation of Gateway into a thriving innovation district, a major hub for cybersecurity, defense, technology, artificial intelligence (AI), quantum, and other emerging industries that also offers residents a connected, vibrant, and thriving community in which to live, work, and play.

Eight planning principles provide the overarching foundation for Gateway's long-term transformation:

1. **Innovation and Growth:** establish the Gateway Innovation District as an epicenter for employment, research, and innovation
2. **Mix the Uses:** create a mixed-use, walkable physical environment that supports innovation and creates a socially vibrant, pedestrian-focused community
3. **A Unique Sense of Place:** create a "there, there" for Gateway – recognizable shared open spaces for the community

4. **A Place for People:** develop a multi-generational, accessible, and mixed-income community where all people can thrive
5. **Walkable Environment:** establish a human-scale urban form that prioritizes walkability
6. **Sustainability and Resiliency:** take green design to the next level
7. **Transportation and Mobility:** develop a multi-modal transportation network that welcomes people traveling via all modes
8. **Flexibility Over Time:** establish a market-based, flexible implementation framework

Key features of the plan that advance its vision and principles include:

- An Innovation Hub – ideally located near the existing Maryland Innovation Center (MIC) offering research labs, coworking space, and places for partnership between businesses, universities, and startups
- Nodes – strategic locations, at future key intersections or around existing and future assets, intended for higher-intensity, mixed-use redevelopment, where retail and public gathering spaces will be concentrated
- The Woonerf – a pedestrian-oriented space designed for people, bicycles, and slow-moving cars, with an emphasis on bringing people together
- Open Space – an interconnected framework of varying typologies including a linear park, urban plazas, neighborhood parks, pocket parks, and connection to the 3.1-mile CSX rail trail
- A mix of flexible office space, residential housing, and public amenities attractive to global companies and local entrepreneurs
- Multi-modal transportation, sustainability strategies, and public infrastructure that supports smart, resilient, and connected growth

Public Outreach:

Since launching the plan in January of 2024, DPZ has sought community involvement to shape the plan. As part of this effort, three public meetings were held, attracting 400 participants. In addition, numerous stakeholder meetings and focus groups were held. Highlights from public feedback are available in the [Gateway Master Plan Engagement Summary](#).

A 23-member appointed Master Plan Advisory Committee served as a sounding board for the project. The Advisory Committee met five times over the course of the project and included Gateway property and business owners, economic development experts, community members, and advocates for housing, planning, transportation, and sustainability. Meeting summaries are available on the [Advisory Committee website](#).

The team also engaged the Planning Board in two workshops throughout the process. These workshops were held on February 6, 2025, and June 26, 2025. Video recordings of these workshops are available on the [Planning Board website](#).

The draft Gateway Master Plan was released in June 2025 and available for public comment from June 18 to July 8.

Technical Planning:

A technical planning process was undertaken to assess existing conditions and opportunities. The process focused on site conditions, urban design, placemaking, environment and sustainability, multi-modal transportation, infrastructure phasing, land use and public facilities, and market sectors. Key findings from assessments were presented to the Advisory Committee and highlighted in public events.

Planning Board Review:

§16.900(j)(1)(III) states that a bill proposing amendment of the general plan shall not be added to the Council's legislative agenda until the County Council has received a recommendation and report from the Planning Board.

DPZ Recommendation:

That the Planning Board recommend approval of the Gateway Master Plan (Attachment A) as an amendment to HoCo By Design, the general plan for Howard County.

Acting For

DocuSigned by:

Chad Edmondson

7/24/2025

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Lynda Eisenberg, AICP, Director
Department of Planning and Zoning

Date

Attachment

A – Gateway Master Plan Legislative Draft, July 2025