

**DOWNTOWN COLUMBIA:
A VISION FOR THE FUTURE**

*A city should be a place
where people feel connected to:*



HOME



ONE ANOTHER



NATURE



EDUCATION



COMMERCE



WELLNESS

***“Whatever ought to
be, can be”***

-James Rouse





THE DOWNTOWN COLUMBIA PLAN

**COUNCIL PASSED
UNANIMOUSLY IN 2010**

**400 ACRES
13 MILLION NEW SF**

**5,500 UNITS
4.3M SF OFFICE
1.25M SF RETAIL
640 HOTEL ROOMS**



THE DOWNTOWN COLUMBIA PLAN

Goals

- Create a vital Downtown Columbia as the Center of Culture and Commerce for Howard County
- Foster economic, environmental, and social sustainability in a 21st Century, walkable Downtown
- Promote a “more compact, vertical development scheme for Downtown Columbia”
- A “City in a Garden”

THE DOWNTOWN COLUMBIA PLAN

Accomplishments

May 2013

Clyde's Renovation

January 2014

Petit Louis

August 2014

Rouse Building Renovation/Whole Foods

August 2014

The Mall in Columbia Expansion

December 2014

Haven on the Lake

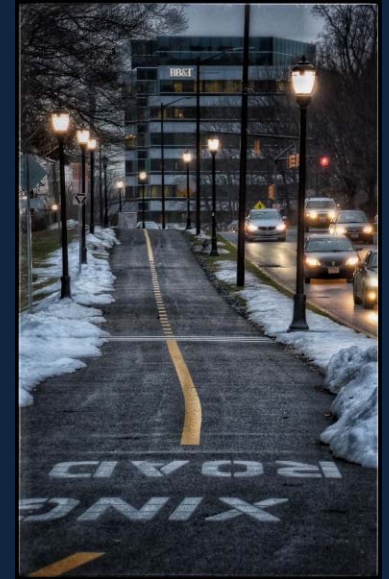
December 2014

The Metropolitan



THE DOWNTOWN COLUMBIA PLAN

Under Construction



- One Merriweather office building
- Merriweather Post Pavilion renovations
- Two apartment buildings adjacent to the Metropolitan – m.flats and TenM
- Multi-use pathways
- Chrysalis performing arts venue
- Little Patuxent Square





Wine
Bar

wren

great blue heron

zulu



THE DOWNTOWN COLUMBIA PLAN

Public Infrastructure Plan



**TAX INCREMENT
FINANCING
&
SPECIAL TAXING
DISTRICT**

THE DOWNTOWN COLUMBIA PLAN

Tax Increment Financing

CREATE DEVELOPMENT AND SPECIAL TAXING DISTRICTS



Crescent Special Taxing District –
Initial Authorization



Downtown Columbia Development District

THE DOWNTOWN COLUMBIA PLAN

Tax Increment Financing

By the Numbers:

Initial TIF Authorization (Phase I)

- \$70M in Public Improvement Construction
- \$90M in Gross Bond Proceeds

Total TIF (Requires Future Authorizations)

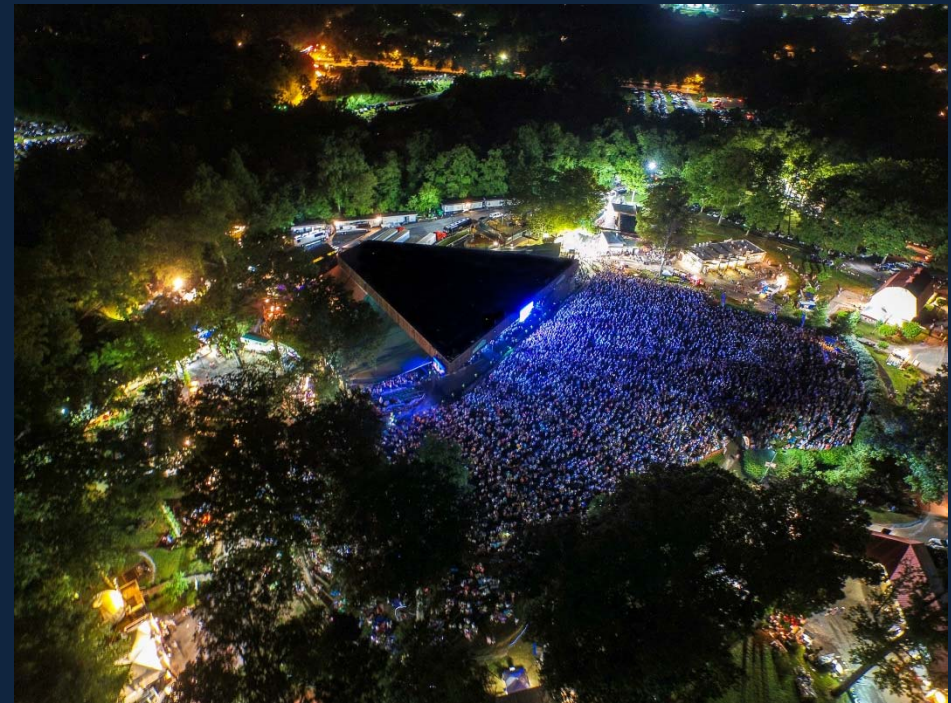
- \$127M in Public Improvement Construction
- \$167M in Gross Bond Proceeds

THE DOWNTOWN COLUMBIA PLAN

Public Infrastructure

Merriweather Post Pavilion Public Parking Garage

- 2,500 spaces serving Merriweather Post Pavilion, as well as new office tenants and retail shops



THE DOWNTOWN COLUMBIA PLAN

Public Amenities

Funded with Set-Aside out of the Tax Increment



Elementary School

\$30 million



Fire Station

\$30 million



Library

\$40 million



Arts Center

\$20 million



Transportation
Improvements

\$75 million



Transit Center

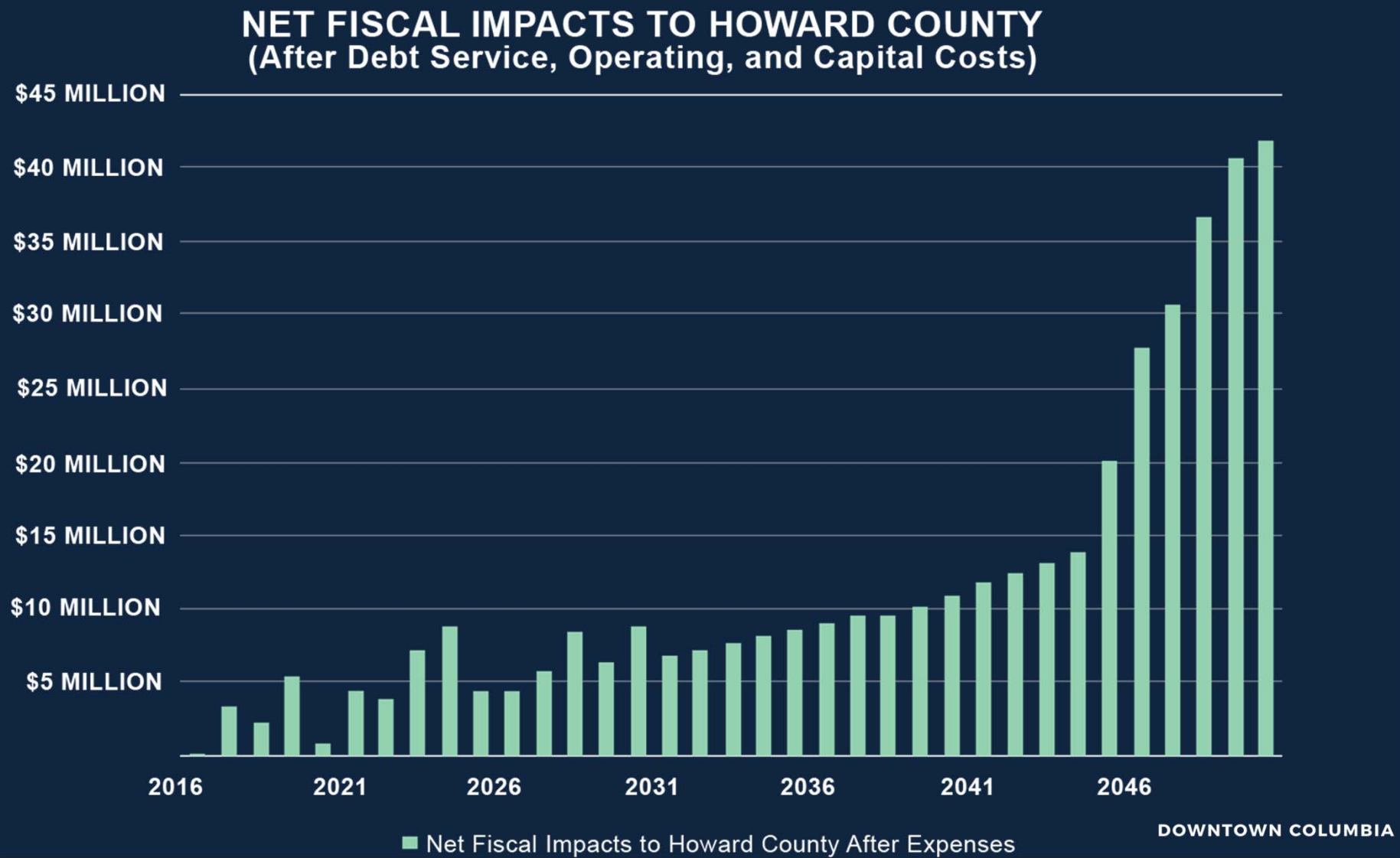
\$9.5 million

Total: \$204.5 million

THE DOWNTOWN COLUMBIA PLAN

Tax Increment Financing

WHAT WILL THE FISCAL IMPACTS ON HOWARD COUNTY BE?



THE DOWNTOWN COLUMBIA PLAN

Economic Vitality

Fulfilling the vision of the Downtown Columbia Plan

- Creates 19,500 Permanent Jobs
- New Public Infrastructure, Facilities and Amenities
- Total at Buildout of over 6M sf Office
- Net General Fund Revenue of over \$400M available for Countywide infrastructure and services
- Full Spectrum Housing
- Walkable, Vibrant Downtown

Creating a competitive employment center at the heart of Downtown Columbia to foster business opportunities and meet future market demands



THE DOWNTOWN COLUMBIA PLAN

Housing



THE DOWNTOWN COLUMBIA PLAN

Housing

JOINT RECOMMENDATIONS FOR AFFORDABLE HOUSING

- Partnership among HoCo, HCHC, CDHC, and HHC
- Deliver 900 units (14.1% of 6,400 Total Units)
- Multi-Pronged, Best Practices Approach
- Both Inclusionary and LIHTC Mixed-Income / Mixed-Use Elements
- Distributed in All New Apartment Buildings (400 units)
- Full Spectrum of Income Levels: 0% - 80% of AMI
- Provides Ownership by HCHC of both Affordable and Market Rate
- Accelerated Delivery of Affordable Units
- Supported by HoCo Planning Board

THE DOWNTOWN COLUMBIA PLAN

Housing

PROSPECTIVE RESIDENTS OF AFFORDABLE HOUSING



Studio LIU

Young Professional

Architect

Earns \$37,000/yr

Rent: \$928/month



2 Bedroom MIU

Young Family

Assistant Professor at HCC,
Retail Employee at Mall
Combined Household Income:
\$78,000/yr

Rent: \$1,970/month



1 Bedroom VLIU

Single Mom and Son

Housekeeping Staff

Earns: \$20,800/yr (\$10/hr)

Rent: \$520/month



3 Bedroom LIU

Young Family

Security Officer, Admin Staff
Combined Household
Income: \$52,000/yr

Rent: \$1,379/month



1 bedroom VLIU

Senior Couple

Retired

Social Security

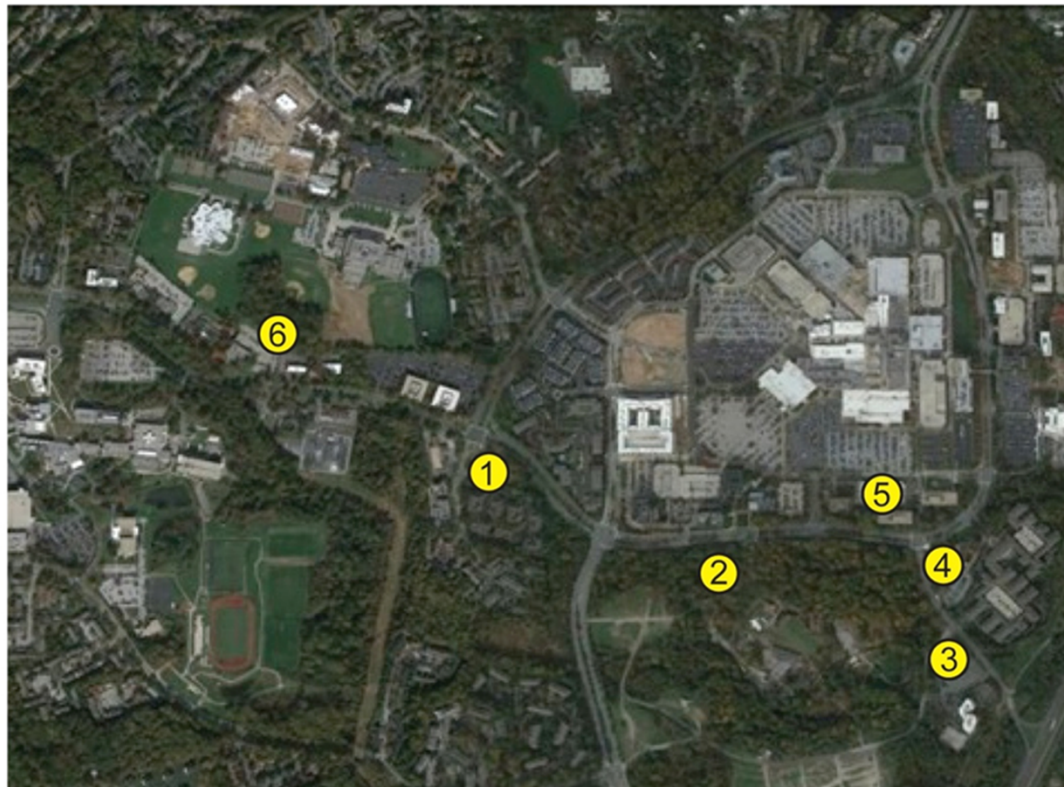
Income: \$21,000/yr

Rent: \$525/month

THE DOWNTOWN COLUMBIA PLAN

Housing

LIHTC MIXED INCOME PROJECT SITES



① **Banneker Site**
(100 market + 100 LIHTC units
+ new Fire Station)

② **Temporary Fire Station Site**
(90 LIHTC units)

③ **Toby's Site**
(100 market + 100 LIHTC units
+ New Toby's + Arts Center)

④ **Existing Library Site**
(150 market + 150 LIHTC units)
New Library in Crescent Area 3

⑤ **Symphony Overlook
Transit Center Site**
(60 LIHTC units)

⑥ **Columbia Flier Building**
(110 market + 110 LIHTC)

Total Proposed LIHTC Units
(@ 50% Howard County AMI) = 610

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THE DOWNTOWN COLUMBIA PLAN

Public Amenities: New Cultural Arts Center

TOBY'S PROPOSED REDEVELOPMENT

- HCHC, Toby's, Orchard Development and HRD have been planning the redevelopment of the site
- Plans include a new Toby's Dinner Theater, a performing and visual arts facility, over 200 residential units and a parking structure
- HRD will contribute a 0.44 acre parcel to the site
- Proposed housing units to be envisioned as affordable artist lofts
- 50% market rate units
- 50% at 50% of Howard County AMI



THE DOWNTOWN COLUMBIA PLAN

Public Amenities: New Library

- HRD to provide a site in Area 3 in the Merriweather District for the County to build a new library
- HRD to then develop a mixed-income project on the existing library site
 - 300 units are slated for 3.2 acre existing library site
 - 150 market rate units
 - 150 units at 50% of Howard County AMI



NEW LIBRARY CONCEPT -MERRIWEATHER DISTRICT AREA THREE



OSPREY

OSPREY

CAFE M

Crosswinds

JOY





Questions?

