

# Community Enhancements, Programs and Public Amenities (CEPPAs)

- CEPPAs are requirements of HHC that are tied to development milestones

| PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN |  |          |
|---|--|----------|
| 1   | HHC will complete at its expense an environmental assessment of the three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaquundi located upstream of the Merriweather & Crescent Environmental Enhancements Study area.  | Complete |
| 2   | HHC will commission at HHC's expense (i) the preparation of the Land Framework component of the Downtown Columbia Sustainability Program and (ii) a detailed outline for the Community Framework component of the Sustainability Program.  | Complete |
| 3   | HHC will commission at HHC's expense in consultation with Howard County a study evaluating a new Downtown Columbia Route 29 interchange between Route 175 and Broken Land Parkway and options for a connection over Route 29 connecting Downtown Columbia to Oakland Mills, including potential bicycle, transit and multimodal improvements.  | Complete |
| 4   | HHC will prepare at its expense Downtown-wide Design Guidelines.   | Complete |
| PRIOR TO APPROVAL OF THE FIRST FINAL DEVELOPMENT PLAN   |  |          |
| 5   | HHC will commission at HHC's expense and in consultation with Howard County one or more feasibility studies for the following: (i) a new Broken Land Parkway/Route 29 north/south collector road connection to Little Patuxent Parkway and (ii) a new Downtown transit center and Downtown Circulator Shuttle.   | Complete |
| 6   | HHC and Howard County will jointly determine the functions, organizational structure, implementation phasing schedule consistent with the redevelopment phasing schedule, potential funding sources and projected funding needs of the Downtown Columbia Partnership, prior to HHC's establishment of this Partnership. As such, at least fifty percent (50%) of the revenue collected pursuant to CEPPA No. 25 shall be utilized for the implementation of transportation initiatives in the shuttle feasibility study or other direct transit services downtown. | Complete |

CEPPAs Columbia

# CEPPAs Continued...

| PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN                            |   |          |
|---|---|----------|
| 7   | HHC will submit a phasing schedule for implementation of the restoration work on HHC's property and a Site Development Plan for the first phase of the environmental restoration work as described in CEPPA No. 15.   | Complete |
| 8   | HHC, in collaboration with the County, will establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion's revitalization in accordance with this Plan and the development of Downtown Columbia as an artistic and cultural center.   | Complete |
| PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT                                  |   |          |
| 9   | To facilitate the renovation of the Banneker Fire Station, HHC and the County shall cooperate to identify a site for the development of a temporary fire station while the Banneker Fire station is being renovated.  | Complete |
| UPON ISSUANCE OF THE FIRST BUILDING PERMIT                                      |   |          |
| 10  | HHC shall contribute \$1.5 million in initial funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.    | Complete |
| UPON ISSUANCE OF THE BUILDING PERMIT FOR THE 400 <sup>th</sup> RESIDENTIAL UNIT |   |          |
| 11  | HHC shall contribute \$1.5 million in additional funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit. | PENDING  |

# CEPPAs Continued...

| PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000 <sup>th</sup> SF OF DEVELOPMENT          |   |          |
|---|---|----------|
| 12  | HHC will complete at its expense the pedestrian and bicycle pathway from the Howard County General Hospital to Blandair Park. In addition, HHC along with the County and community will develop a scope of work for renovation of the existing Route 29 pedestrian bridge. HHC will contribute up to \$500,000 towards the implementation of the selected improvements. | PENDING  |
| 13  | HHC will enter into and record in the land records of Howard County, Maryland, a declaration of restrictive covenants that shall prohibit the demolition or major exterior alteration of the former Rouse Company Headquarters building.  | Complete |
| PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000 <sup>th</sup> SF OF DEVELOPMENT        |   |          |
| 14  | HHC in cooperation with Howard Transit shall identify a location in Downtown Columbia for a new Howard County Transit Center and shall provide a location either by fee transfer at no cost or a long-term lease for a nominal sum subject to all applicable laws and regulations.  | PENDING  |
| 15  | HHC will complete environmental restoration projects in the Merriweather-Symphony Woods and Crescent areas.   | PENDING  |
| 16  | HHC will complete Phase I of the Merriweather Post Pavilion redevelopment program.  | PENDING  |
| PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375 <sup>th</sup> NEW RESIDENTIAL UNIT |   |          |
| 17  | HHC shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.   | PENDING  |
| PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000 <sup>th</sup> SF OF DEVELOPMENT        |   |          |
| 18  | HHC will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway.  | PENDING  |
| 19  | HHC will construct at its expense the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade.   | PENDING  |
| 20  | HHC will complete Phase II of Merriweather Post Pavilion redevelopment program.   | PENDING  |

# CEPPAs Continued...

| PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000 <sup>th</sup> SF OF DEVELOPMENT |  |          |
|--|--|----------|
| 21   | HHC will complete Phase III of Merriweather Post Pavilion redevelopment program.   | PENDING  |
| 22   | At least one Downtown Neighborhood Square shall be completed and deeded to Howard County for public land.  | PENDING  |
| PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000 <sup>th</sup> SF OF DEVELOPMENT |  |          |
| 23   | HHC will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.   | PENDING  |
| 24   | Transfer of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero dollar consideration.  | PENDING  |
| PRIOR TO THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN                                     |  |          |
| 25   | Each owner of property developed with commercial uses shall pay an annual fee of twenty-five cents (\$0.25) per square foot of Gross Leasable Area for office and retail uses and twenty-five cents (\$0.25) per square foot of net floor area for hotels to the Downtown Columbia Partnership   | On-going |
| UPON ISSUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS            |  |          |
| 26   | To fulfill an affordable housing obligation, each developer will pay a per unit fee to the DCCHF in the following amounts: \$2,000/unit for each unit up to and including the 1,500th unit; \$7,000/unit for each unit between the 1,501th unit up to and including the 3,500th unit; \$9,000/unit for each unit between the 3,501st unit up to and including the 5,500th unit.  | On-going |
| ADDITIONAL CEPPA CONTRIBUTION  |  |          |
| 27   | Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall provide an annual payment to the DCCHF in the amount of five cents (\$0.05) per square foot of Gross Leasable Area for office and retail uses, and five cents (\$0.05) per square foot of net floor area for hotels. The payment will be made annually by the property owner, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the property. The amount of the charge will be subject to annual adjustment based on a builder's index, land value, or other index provided in the implementing legislation. | On-going |