



New Town Task Force

Meeting No. 11

June 2, 2026

Agenda

A decorative brown line graphic that starts as a jagged, mountain-like shape on the left side of the slide and then continues as a solid horizontal line across the top.

Welcome, Purpose and Meeting No. 10/10 Continuation Recap

Prior Meeting Minutes Approval

Overall Schedule and Expectations for Meeting No. 11

Review Draft Recommendations Report Comments Received by Section

Open Discussion for the New Town Task Force

Wrap-Up

- Next Steps in the Process
- THANK YOU

Adjourn



Welcome and Meeting No. 10 / 10 Continuation Recap

Task Force Purpose

Executive Order 2025-09, 2025-10, 2026-06

NOW, THEREFORE, BE IT ORDERED, that the New Town Task Force is established.

*AND BE IT FURTHER ORDERED that the duties and responsibilities of the Task Force are to **evaluate and make***

recommendations on how to carry forward New Town's planned community framework, including but not limited to,

modifications to zoning regulations and development processes.

**County Executive
Of
Howard County, Maryland**

**Executive Order: 2025-09
Date: May 14, 2025
Subject: Creating a New Town Task Force**

WHEREAS, the County's General Plan, HoCo By Design, was adopted in October of 2023 and took effect December of 2023; and

WHEREAS, to date, the Department of Planning and Zoning has worked to implement several aspects of HoCo By Design since its adoption, to include: convening an Affordable Housing Working Group to develop recommendations related to growth management strategies for this component of housing; convening the Adequate Public Facilities Act Review Committee to develop recommendations for revisions to the Adequate Public Facilities Ordinance (APFO); advancing a comprehensive master planning effort for the future of the 1,100 acre Columbia Gateway office park; progressing updates to the Howard County Landscape Manual; and will soon commence projects to update the Route 1 and Route 40 Design Manuals; and

WHEREAS, HoCo By Design describes the New Town (NT) zoning district in Columbia of over 14,000 acres and 28,000 parcels as having a unique sense of place that its residents want to preserve, enhance, and strengthen; and

WHEREAS, the General Plan identifies that a review of the New Town (NT) zoning district and its character-defining elements by a task force would provide an opportunity to ensure that the regulatory structure is calibrated to successfully carry forward New Town (NT) zoning; and

WHEREAS, the General Plan calls for the establishment of a task force to evaluate and make recommendations on how to carry forward New Town's planned community framework; and

WHEREAS, the General Plan specifies that the Task Force shall consist of members appointed by the County Council and the County Executive; and

WHEREAS, the County Executive received recommendations from the County Council for members to be appointed by this executive order.

NOW, THEREFORE, BE IT ORDERED, that the New Town Task Force is established.

AND BE IT FURTHER ORDERED, that the duties and responsibilities of the Task Force are to evaluate and make recommendations on how to carry forward New Town's planned community framework, including but not limited to, modifications to zoning regulations and development processes.

AND BE IT FURTHER ORDERED, that the following individuals are appointed to serve as voting members on the New Town Task Force:

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golibersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lancois
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

WHEREAS, on May 14, 2025, I issued Executive Order No. 2025-09 that established the New Town Task Force; and

WHEREAS, I wish to alter the membership of the Task Force to add a member.

NOW, THEREFORE, BE IT ORDERED, that Fran LoPresti is added as a voting member of the New Town Task Force.

AND BE IT FURTHER ORDERED, that all other provisions of Executive Order No. 2025-09 shall remain in effect.

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 14th day of June 2025.


Calvin Ball
County Executive

AND BE IT FURTHER ORDERED, that the Task Force shall issue a written report by May 31, 2026.

AND BE IT FURTHER ORDERED, that the Task Force's report shall be provided to the County Executive and County Council and shall be considered as zoning changes are developed for the New Town (NT) zoning district.

AND BE IT FURTHER ORDERED, that the New Town Task Force and the terms of its members shall cease to exist on or about September 30, 2026.

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 14th day of May 2025.


Calvin Ball
County Executive

WHEREAS, on May 14, 2025, I issued Executive Order No. 2025-09 that established the New Town Task Force; and

WHEREAS, on June 3, 2025, I issued Executive Order No. 2025-10 to add a member to the Task Force.

WHEREAS, I wish to alter the membership of the Task Force to add a member.

NOW, THEREFORE, BE IT ORDERED, that Brady Greer, or another designee of the Columbia Association, is added as a voting member of the New Town Task Force.

AND BE IT FURTHER ORDERED, that all other provisions of Executive Order No. 2025-09 and 2025-10 shall remain in effect.

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 17th day of May, 2026


Calvin Ball
County Executive



Task Force Vision

- *People and Community, Diversity and Inclusivity, Open Space and green space aid in maintaining the spirit of Columbia.*
- *Embrace the future while honoring the values that Columbia was based upon.*
- *Columbia is a place that needs to value its uniqueness / based on its history.*

The Vision for New Town Recommendations

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Creating Another New Town District*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|--|----------------|--------------------|----------|---------|------------------------|
| 1 | Maintain an original petitioner's ability to create a New Town district. | Renee DuBois | Greg DesRoches | 8 | 4 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *PDP / CSP / FDP Structure*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|--|-----------------|--------------------|----------|---------|------------------------|
| 2 | Seek to simplify the approval and development process within New Town district | Tim May | Brian England | 11 | 2 | Passes |
| 3 | Standardize requirements by land use types across the FDPs. | Nicole Campbell | Fran LoPresti | 13 | 1 | Passes |
| 4 | Remove CSPs as a step in the development process. | Nicole Campbell | Tim May | 8 | 5 | Passes |
| 5A | Consolidate similar FDPs and their requirements. | Nicole Campbell | Fran LoPresti | 10 | 3 | Passes |
| 5B | Create a table of permitted uses by area for the FDPs. | Nicole Campbell | Brian England | 11 | 2 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *PDP / CSP / FDP Structure (Continued)*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|---|-----------------|---------------------|----------|---------|------------------------|
| 6 | Expand the types of uses that can be approved administratively by DPZ. | Ryan Hermann | Michael Golibersuch | 7 | 4 | Passes |
| 7 | Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process. | Nicole Campbell | Sharon Cooper-Kerr | 13 | 0 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Defining Credited Open Space*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|---|-----------------|--------------------|----------|---------|----------------------------------|
| 8A | Define open space in the New Town Zoning District to provide greater clarity of uses. | Nicole Campbell | Tim May | 9 | 1 | Passes |
| 8B | Align credited open space definition with other county zoning district definitions. | - | - | - | - | Fails because no motion was made |
| 9 | Maintain the current definition of open space in Section 125.0.A.8.e | Ryan Hermann | Fran LoPresti | 3 | 6 | Fails |
| 10 | Maintain required 36% open space. | Fran LoPresti | Renee DuBois | 10 | 0 | Passes |
| 11 | Ensure permanent protection of currently established credited open space areas. | - | - | - | - | Fails because no motion was made |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Apartments Definition*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|---|----------------|--------------------|----------|---------|------------------------|
| 12 | Adjust the definition of apartments to align with other county zoning district definitions. | Tim May | Ryan Hermann | 7 | 3 | Passes |
| 13 | Create a new land use category for single family attached housing types. | Fran LoPresti | Nicole Campbell | 8 | 3 | Passes |
| 14 | Create a new land use category for diverse housing types, including missing middle housing types. | Fran LoPresti | Sharon Cooper-Kerr | 8 | 1 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Original Petitioner*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|--|---------------------|---------------------|----------|---------|------------------------|
| 15 | Remove the role of the original petitioner to amend commercial FDPs. | Nicole Campbell | Michael Golibersuch | 11 | 1 | Passes |
| 16 | <p>If the role of the Original Petitioner is retained, then the County should review the potential for the Planning Board or another neutral entity to take up the role of the Original Petitioner.</p> <p>It is further recommended that there is a review of prior reports in identifying the neutral entity for this role</p> | Michael Golibersuch | Sharon Cooper-Kerr | 10 | 3 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Downtown and Village Center Simplification*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|--|-----------------|--------------------|----------|---------|------------------------|
| 17 | Simplify the development process for Village Center redevelopment. | Ryan Hermann | Nicole Campbell | 12 | 1 | Passes |
| 18 | Simplify the development process for Downtown Columbia redevelopment. | Nicole Campbell | Ryan Hermann | 12 | 1 | Passes |
| 19 | Reduce the number of public meetings required for redevelopment processes. It is further recommended that public meetings are made more useful and informative for the public. Also, evaluate technology use for more efficiency. | Nicole Campbell | Fran LoPresti | 12 | 1 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Density Cap Requirements*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|---|----------------|--------------------|----------|---------|------------------------|
| 20 | Maintain the density cap of 2.5 dwelling units per acre as is. | Fran LoPresti | Karin Emery | 6 | 9 | Fails |
| 21 | Consider excluding village centers from the New Town wide density cap | Joan Lancos | Ian Kennedy | 11 | 2 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Land Use Percentage Requirements*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|---|----------------|--------------------|----------|---------|------------------------|
| 22 | Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types. | Joan Lancos | Sharon Cooper-Kerr | 10 | 3 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Moderate Income Housing Requirements (MIHU)*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|---|----------------|--------------------|----------|---------|---|
| 23 | Encourage diversity of housing types throughout the New Town district | Ryan Hermann | Brady Greer | 10 | 2 | Passes |
| 24 | Incentivize, rather than require, the provision of MIHUs. | Ryan Hermann | Brady Greer | 9 | 2 | Passes |
| 25 | Maintain the existing exemption from MIHUs in New Town. | Ryan Hermann | Fran LoPresti | 6 | 6 | Fails because there is not a majority to pass |

Final Recommendations Summary Table; Appendix H in Draft Report

Meeting No. 10/Continuation Recap

New Town Task Force Final Recommendations *Expansion of Uses, Materials, and Design Guidance*

| Recommendation # | Recommendation | Motion Made By | Motion Seconded By | In Favor | Opposed | Motion Passes or Fails |
|------------------|---|---------------------|--------------------|----------|---------|------------------------|
| 26 | Evaluate the expansion of the Design Advisory Panel role to review projects in New Town. | Michael Golibersuch | Nicole Campbell | 8 | 4 | Passes |
| 27 | Explore the creation of pattern books to incentivize the use of modern and sustainable materials. It is further recommended to consider fast track of approvals if pattern book is followed to allow for a more simplified process. | Tim May | Nicole Campbell | 11 | 1 | Passes |
| 28A | Incentivize and encourage universal design in New Town zoning. | Fran LoPresti | Greg DesRoches | 12 | 0 | Passes |
| 28B | Incentivize and encourage accessibility in New Town zoning. | Fran LoPresti | Greg DesRoches | 11 | 0 | Passes |

Final Recommendations Summary Table; Appendix H in Draft Report



Prior Meeting Minute Approval

Meeting Minutes

Approval / Discussion of Meeting Minutes

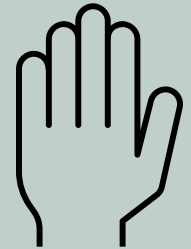
Task Force No. 10 and 10 Continuation Meeting Minutes

previously distributed

■ Voting Process

- Motion to approve the meeting minutes as distributed
- Second to the motion
- Any discussion (if there are any revisions to the meeting minutes, these are to be brought forward at this time).
- If revisions are noted, we will vote to approve the revised meeting minutes.
- If no revisions are noted, we will vote to approve to meeting minutes as distributed

HOW TO VOTE



If you agree, raise your hand when called to vote “in favor”

If you disagree, raise your hand when called to vote “opposed”

Is there a motion to approve Task Force No. 10 meeting minutes?

Is there a motion to approve Task Force No. 10 continuation meeting minutes?



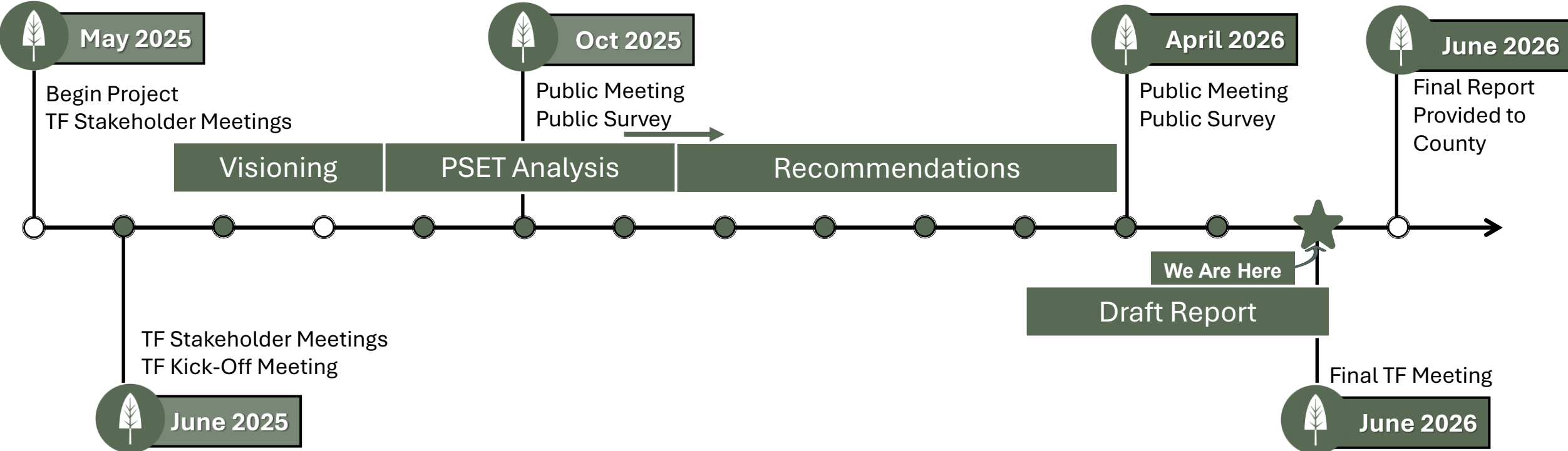
Overall Schedule and Expectations for Meeting No. 11

Overall Schedule



Anticipated Milestones

● Task Force Meeting



Expectations for Meetings

March 2026

Task Force Meeting #9

Recommendations Meeting #4

- Task Force members to finish developing recommendations

April 2026

Public Meeting # 2 and

Task Force Meeting #10

- Public meeting to review recommendations and provide input
- Task Force to review initial public input
- Task Force to refine/finalize recommendations

June 2026

Task Force Meeting #11

- Finalize recommendations report



Open Discussion

Discussion Considerations

Open Discussion Content

- Final Recommendations have been approved
- Additional recommendations may be considered; however, all motions **must** be provided to the facilitation team in writing
- Additional recommendations shall not change the content or intent of the final recommendations already approved

Open Discussion

Comment Received: Fran LoPresti

- Density Cap and Village Centers
 - Recommendation 20, additional context
 - Recommendation 21, discussion purposes

Motion: The density cap for New Town should be evaluated to allow for new denser type of housing (as envisioned in “the General Plan”), for its conformance with covenants, and to identify the impacts to the residents of New Town Columbia.

Motion made by Fran LoPresti, Seconded by Karin Emery

In favor: 9 Opposed: 3

Open Discussion

Comment Received: Brady Greer

- Definition of Open Space
 - Recommendation 8A, additional context

Motion: Ensure the 36% open space requirement includes a definition of open space which recognizes the full range of recreational, environmental, cultural, and community-serving functions currently allowed including membership-based facilities and services which are found to promote the social welfare of the community.

Motion made by Brady Greer, Seconded by Joan Lancos

In Favor: 11 Opposed: 0

Open Discussion

Comment Received: During Meeting

- Greg DesRoches: Review of New Town Task Force Report Recommendation

Motion: Department of Planning and Zoning staff are to request the County Executive provide an addendum to the New Town Task Force such that the "Final Report" of the New Town Task Force - including any Dissent generated by one or more members of this Task Force - be delivered only as "Proposed Recommendations" to all Columbia Village Boards for review, consideration and response until May 1, 2027, at which time, the Report, Dissents, if any, and Responses, if any, be incorporated into the Final Report and be delivered to the County Executive and County Council as the actual Final Report of the Task Force.

Motion made by Greg DesRoches, Seconded by Brian England

In Favor: 5 Opposed: 7

Open Discussion

Comment Received: During Meeting

- Brian England: Concerns to make the report searchable
 - Stated that the PDF was compressed for this review. The final report will be fully searchable and linked for online viewing
- Karin Emery: Ensure the final report works on all browsers including Chrome, Firefox, Safari, Edge
 - Several were able to open in different browsers. Stated that this would be confirmed with final publication
- David Costello: Noted that he had voted via email during the last meeting and concerned that might not have been represented in the final vote count
 - Stated that the overall process noted that only in-person / virtual votes were eligible

Open Discussion

Comment Received: During Meeting

- Brady Greer: Additional context for Open Space Definition, Recommendation 8A

Motion: For the purposes of defined open space, including all sites considered environmentally sensitive or deemed conservation areas, installation of pedestrian and bicycle pathways, boardwalks, and linear parks shall be permitted as long as they are integrated into an open space master plan and meet applicable environmental standards

Motion made by Renee DuBois, Seconded by Karin Emery

In favor: 11 Opposed: 0



Motion to Approve Recommendations Report

*Motion made by Fran LoPresti, Seconded by Ryan Hermann
In Favor: 8 Opposed: 4*



Task Force Vision

- *People and Community, Diversity and Inclusivity, Open Space and green space aid in maintaining the spirit of Columbia.*
- *Embrace the future while honoring the values that Columbia was based upon.*
- *Columbia is a place that needs to value its uniqueness / based on its history.*

The Vision for New Town Recommendations



Wrap-Up

Wrap-Up

Consultant Next Steps

- Finalize Report based on comments discussed at this meeting
- Provide Final Report to the County
- Present overview of Final Report to the County Planning Board on July 9, 2026

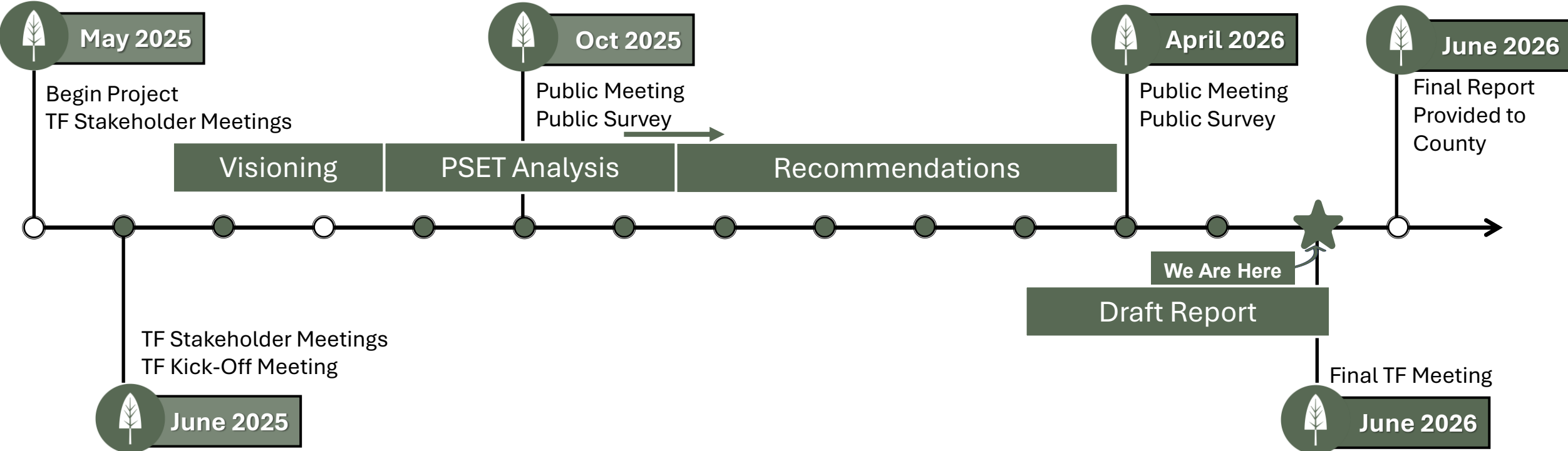


Overall Schedule



Anticipated Milestones

● Task Force Meeting



Thank you

