



# New Town Task Force

## Meeting No. 9

March 24, 2026

# Agenda

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Welcome, Purpose and Meeting No. 8 Recap

Prior Meeting Minute Approval, Elements and Information Requests

Overall Schedule and Expectations for Meeting No. 9

Reminders for Developing Recommendations

Recommendations

Wrap-Up

- Homework for Next Meeting
- Open Comments

Adjourn



# **Welcome and Meeting No. 8**

## **Recap**

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

**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 Lanco
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 14<sup>th</sup> 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 14 day of May 2025.

  
Calvin Ball  
County Executive

*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.***



## 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. 8 Recap

## Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Creating Another NT District	Section 125.0.B	1	Reduce the acreage requirement to create a New New Town	September	Majority No
		2	Remove the section on creating a New New Town	September	Majority No
		3	Maintain the original petitioner's ability to expand or restrict a New Town district	September	<i>In coordination with Original Petitioner Role Discussion</i>
		4	<i>Additional task force motions</i>	N/A	
		5	<i>Additional task force motions</i>	N/A	

# Meeting No. 8 Recap

## Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
PDP/CSP/FDP Structure	Section 125.0.	1	Re-structure New Town zoning to align with existing land uses in Columbia under new Euclidean zoning.	November	Majority No
		2	Maintain its current overall structure but seek to simplify the approval and development processes within New Town zoning district.	November	Majority Yes
		3	Create a master plan for Columbia in order to establish a community vision that guides future development.	November	Majority No
		4	Standardize requirements by land use types across the FDPs	November	Majority Yes, with direction to be provided
		5	Remove CSPs as a step in the development process	November	<i>Needs more Discussion</i>

# Meeting No. 8 Recap

## Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
PDP/CSP/FDP Structure	Section 125.0.	6	Remove the New Town district by creating a New Town Overlay in order to regulate open space, design, and character; and zone properties with similar land uses under existing County Euclidian zoning districts.	November	Majority No
		7	Consider implementing performance-based, incentive, or form-based zoning districts within Columbia.	November	Majority No
		8	Consolidate the FDPs and their requirements to create a table of permitted uses by area	November	Majority Yes
		9	Expand the types of uses that can be approved administratively through DPZ	November	<i>Needs more Discussion</i>
		10	Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process	November	<i>Needs more Discussion</i>

# Meeting No. 8 Recap

## Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Defining Credited Open Space	Section 125.0.A.8.e.	1	Define open space in the New Town Zoning District to provide greater clarity of uses and align with other county zoning district definitions	September	<i>Needs more Discussion</i>
		2	Maintain the current definition of open space in Section 125.0.A.8.e.	September	<i>Needs more Discussion</i>
		3	Maintain required 36% open space	September	Majority Yes
		4	Ensure permanent protection of currently established credited open space areas	September	Majority No, with discussion for environmental stewardship consideration

# Meeting No. 8 Recap

## Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Apartments Definition	Section 125.0.5.b.	1	Maintain the Apartments definition as it is currently constructed in Section 125.	November	Majority No
		2	Adjust the definition of apartments to align with other county zoning district definitions	November	<i>Needs more Discussion</i>
		3	Create a new land use category for single family attached housing types	November	Majority Yes
		4	Create a new land use category for diverse housing types, including missing middle housing types	November	<i>Needs more Discussion</i>

# Meeting No. 8 Recap

## Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Original Petitioner	Section 125.0.F.1	1	Remove the role of original petitioner to amend commercial FDP's	December	Majority Yes
		2	The county should review the potential for the Planning Board or another entity to take up the role of original petitioner	December	<i>Needs more Discussion</i>

# Meeting No. 8 Recap

## Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Downtown and Village Center Process Simplification	Section 125.0.E, H, I (downtown), Section 125.0.J (major VC), 125.0.K (minor VC)	1	Maintain the existing major and minor village center redevelopment process	November	Majority No
		2	Maintain village board involvement in the village center redevelopment process	November	Majority No
		3	<i>Simplify the development process for Village Center Redevelopment</i>	November	Majority Yes, with direction to be provided
		4	<i>Simplify the development process for Downtown Columbia redevelopment</i>	November	Majority Yes, with direction to be provided
		5	<i>Reduce the number of public meetings required for redevelopment processes</i>	November	Majority Yes, with direction to be provided



# **Prior Meeting Minute Approval and Information Requests**

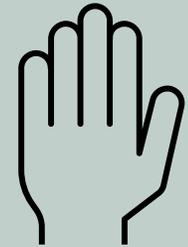
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 8 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. 8 meeting minutes?**



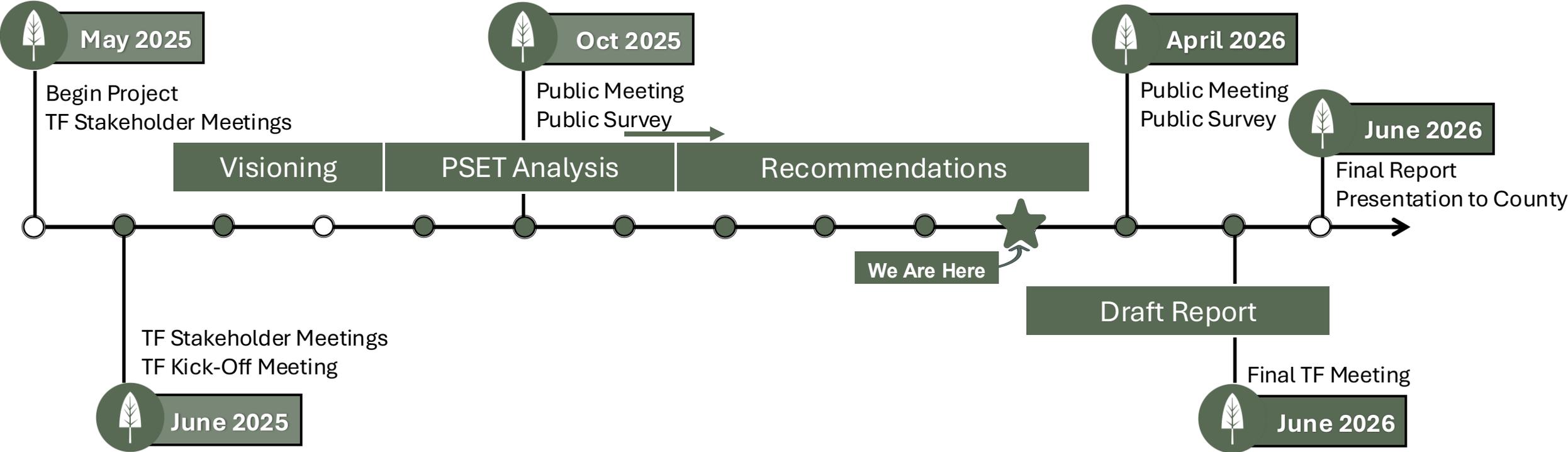
# **Overall Schedule and Expectations for Meeting No. 9**

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting

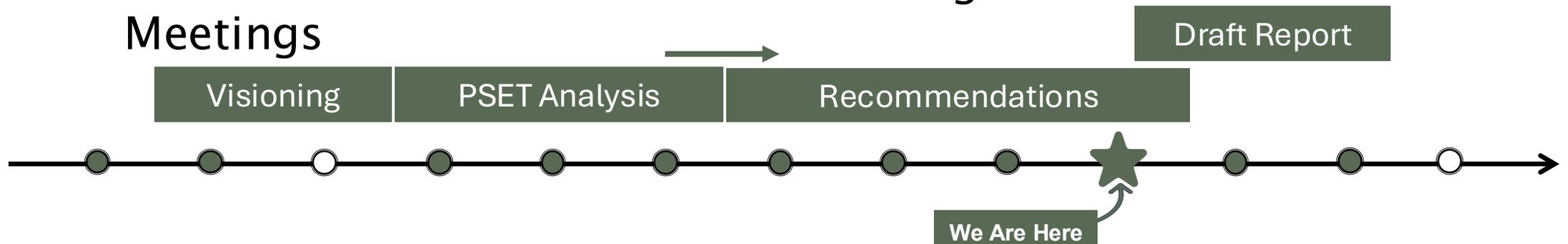


# Expectations for Meetings

## Developing Recommendation Meetings

*December, January, February and March Meetings*

- Review Major Elements of Zoning Code (Section 125.0)
  - Major discussion elements were presented at NTTF No. 3 (September)
  - Major elements will be reviewed individually with relevant case study information pertaining to that element
  - NTTF will discuss each element to identify the recommendation to preserve, strengthen, enhance, or transform element
- Elements will be further refined during the Recommendations Meetings



# 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



# **Process and Schedule for Developing Recommendations**

# Developing Recommendations

## Draft Recommendations Guidance

- Using the recent recommendations work completed through the Adequate Public Facilities Ordinance (APFO) Review Committee as a model
- All draft recommendations were developed based on topics **already discussed** by the NTTF
- The **draft** recommendations are to begin discussion to identify the final recommendations from the NTTF
- NTTF will **not** have the details fully vetted and areas of particular interest can be noted within the recommendations report
- Recommendations are to be in line with the NTTF Vision of where Columbia should be in the next 10, 20+ years

# Developing Recommendations

## Draft Recommendations Example

- *The definition of apartments will be split to include apartments as one land-use and townhomes as a separate land use.*
  - *With this recommendation, the NTTF notes that there needs to be guidance regarding the maximum limits on townhomes per row/block/strip.*
  - *The NTTF recommends consideration for defining different types of apartments such as mixed-use, garden-style, etc.*
  - *The NTTF recommends evaluating different open space requirements for the different land uses.*

# Key Elements Previously Discussed

## Key Elements Previously Discussed during PSET Meetings

September Discussion

- Creating another New Town District
- Defining Credited Open Space
- Incorporating Moderate Income Housing Unit (MIHU) Regulations
- Managing Density Caps

October Discussion

- Evaluating New Town District Structure
- Simplification of Regulations & Processes
- Redefining Apartment Land Use
- Reviewing Original Petitioner Role
- Expansion of uses and materials, and design guidance in New Town Zoning

November Discussion

December Discussion

# Recommendations Order

## Recommendations to be Discussed

January  
Discussion

- Creating another New Town District (*Sept*)
- PDP/FDP/CSP Structure (*Nov*)
- Defining Credited Open Space (*Sept*)
- Defining Apartments (*Nov*)
- Original Petitioner (*Dec*)

February  
Discussion

- Downtown and Village Center Process Simplification (*Nov*)
- Density Cap Requirements (*Oct*)
- Land Use Percentage Requirements (*Oct*)
- MIHU Requirements (*Oct*)
- Expansion of uses and materials, and design guidance in New Town Zoning (*Dec*)
- Continued Discussion / Review of Recommendations

February  
Discussion

March  
Discussion



# Recommendations

# Density Cap Requirements

## Density Cap Requirements

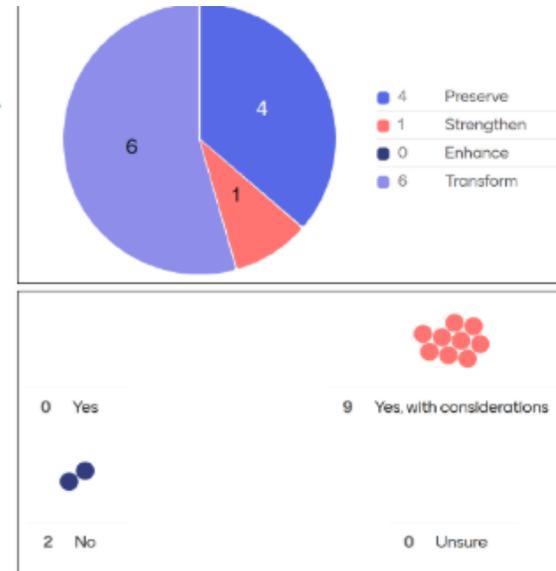
Section 125.0.A.4

### Overview of NTTF Meeting #4 Discussion **Reviewing Density Cap**

- Need to better understand how density cap works throughout the NT District
- Consideration for allowing higher density in village center / downtown areas
- Maintain lower density in areas previously designed for it (single family homes)

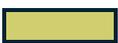
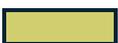
Q2: *Should we amend the density cap of 2.5 dwelling units per acre across the entire district?*

Q3: *Should we amend the density cap across villages?*



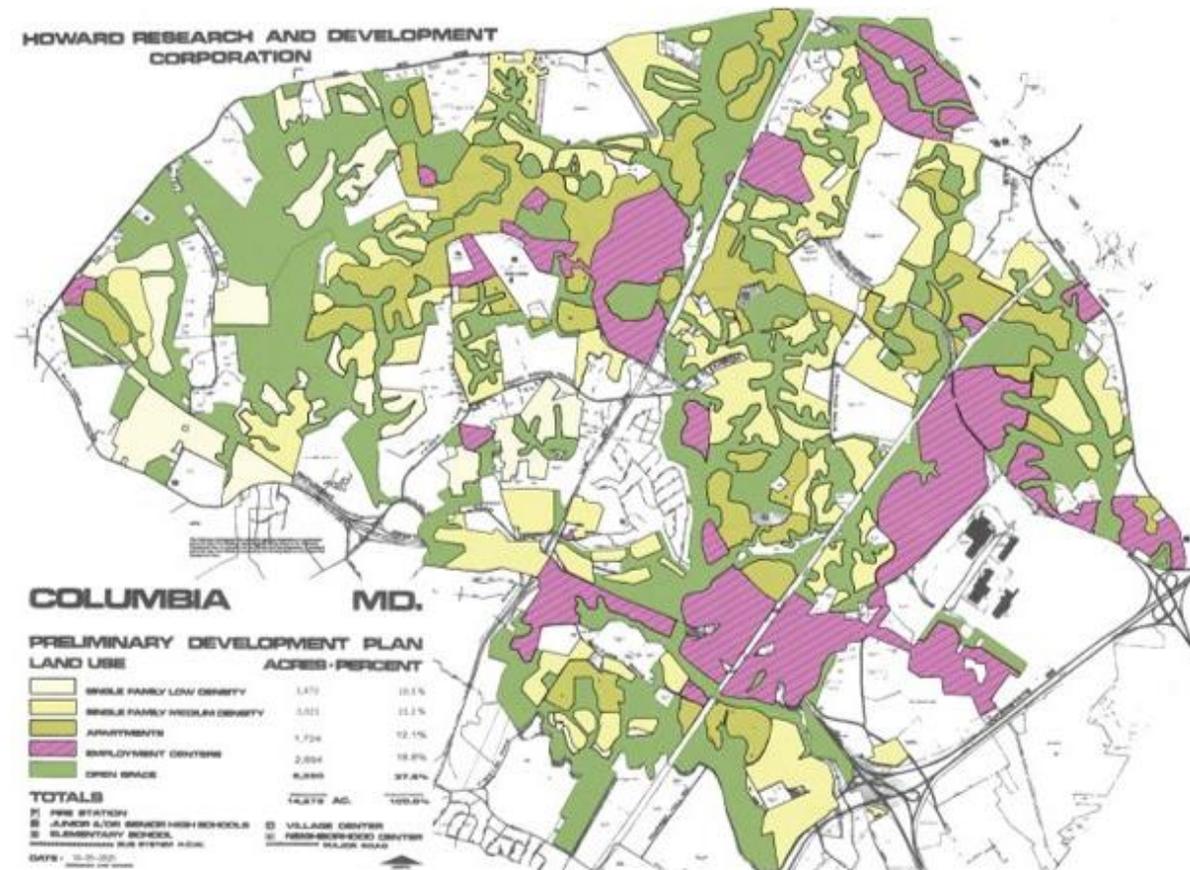
***Poll results from October PSET Meeting***

# Density Caps

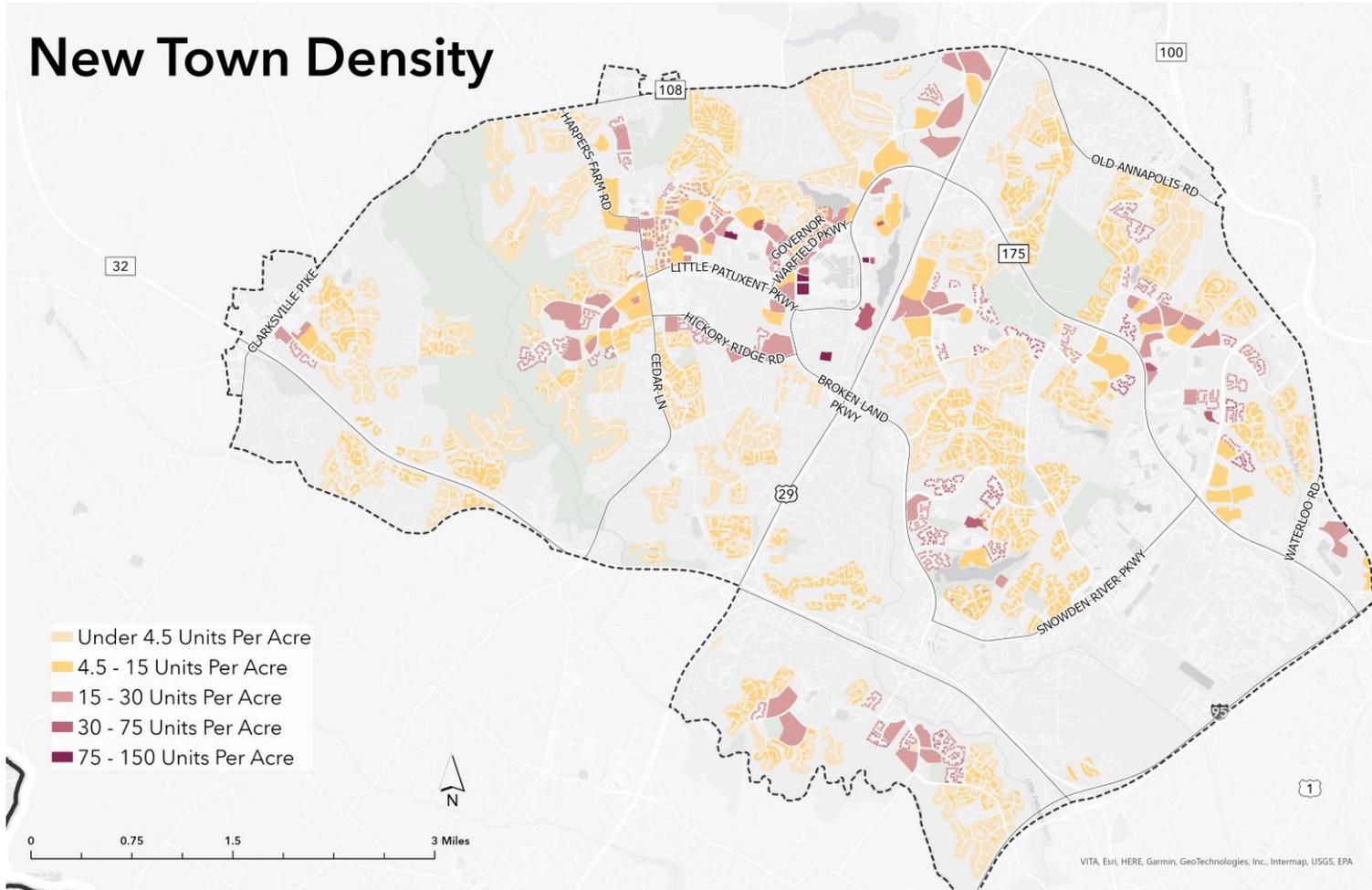
Map Legend	Land Use	Acres	Dwelling Units Approved	Max Density*	Approved Density
	Single Family Low Density	1,473	2,711	2	1.8404
	Single Family Medium Density	3,021	8,689	4	2.8762
	Apartments – Single Family Attached	757	7,254	10	9.5825
	Apartment – Multifamily	967	14,463	15	14.9565
	Employment	2,694	1,477	N/A	0.5482
	Open Space	5,360	0	N/A	0
<b>Total NT District</b>		<b>14,272</b>	<b>34,594</b>	<b>2.5</b>	<b>2.4239</b>

\* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations

\*\*Downtown Columbia density is no longer regulated under the PDP, and is therefore not tracked according to the chart and the overall 2.5 units per acre requirement.



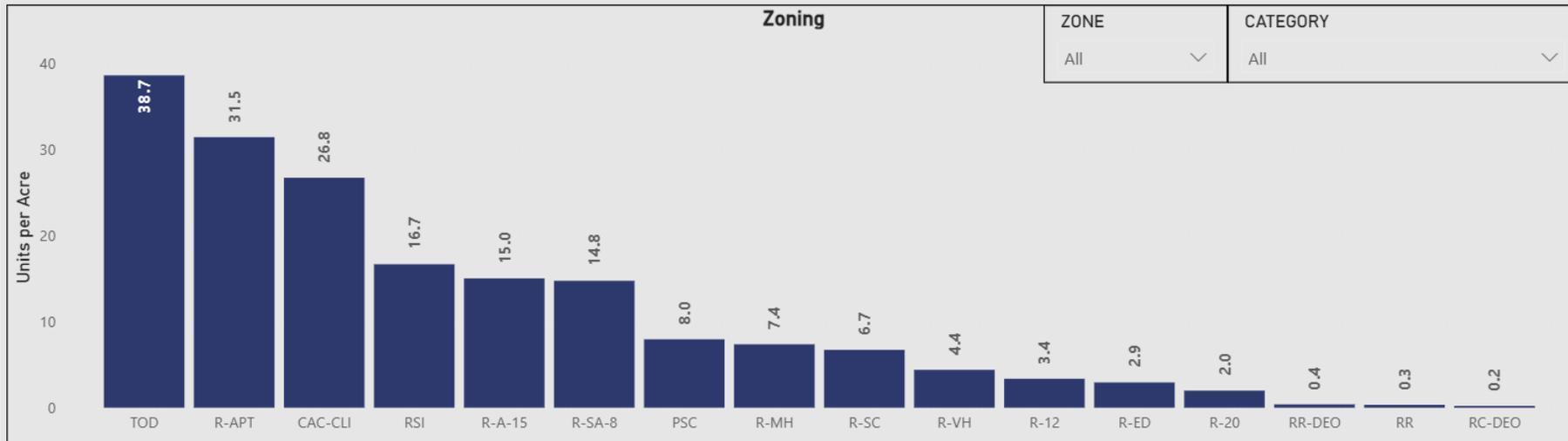
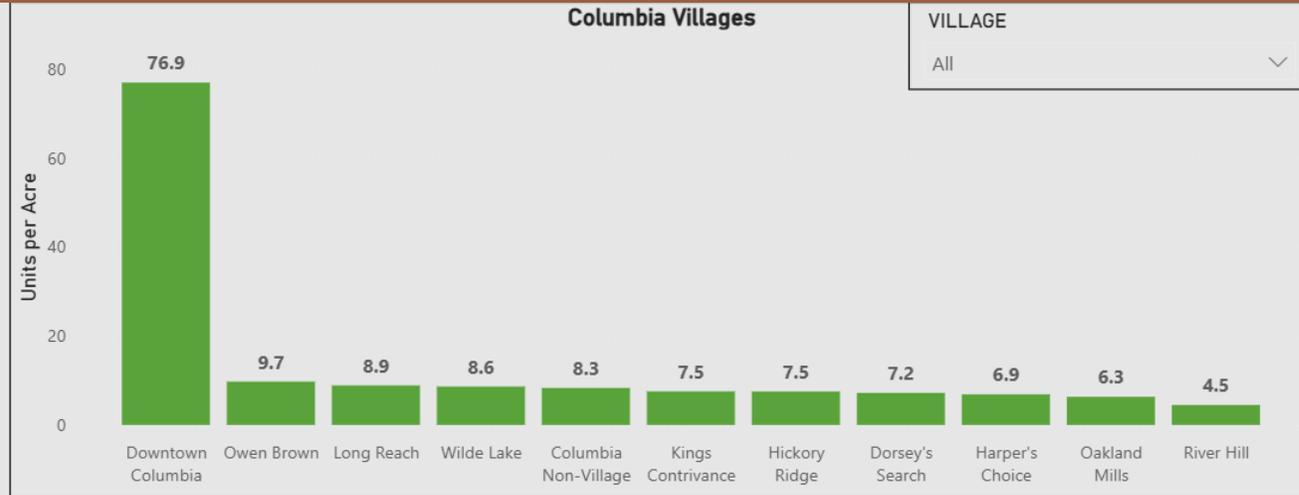
# Density Caps



Density in NT

# Density Caps

## Units per Acre Columbia Villages vs Zoning



# Recommendations

## Density Cap Requirements *Section 125.0.A.4*

## DRAFT Recommendations

*#1: Maintain the density cap of 2.5 dwelling units across the entire New Town Zoning District.*

*#2: Remove the New Town wide density cap.*

*#3: Raise the density cap of 2.5 dwelling units across the entire New Town Zoning District*

*#4: Consider density caps by village.*

*#5: Consider excluding village centers from the New Town wide density cap*

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# Recommendations

Density Cap Requirements

*Section 125.0.A.4*

**Discussion**

# Recommendations

## Density Cap Requirements

*Section 125.0.A.4*

### **Concurrence**

Majority Yes

Majority No

# Land Use Percentage Requirements

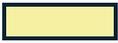
## Land-Use Percentage Requirements

*Section 125.0.A.B*

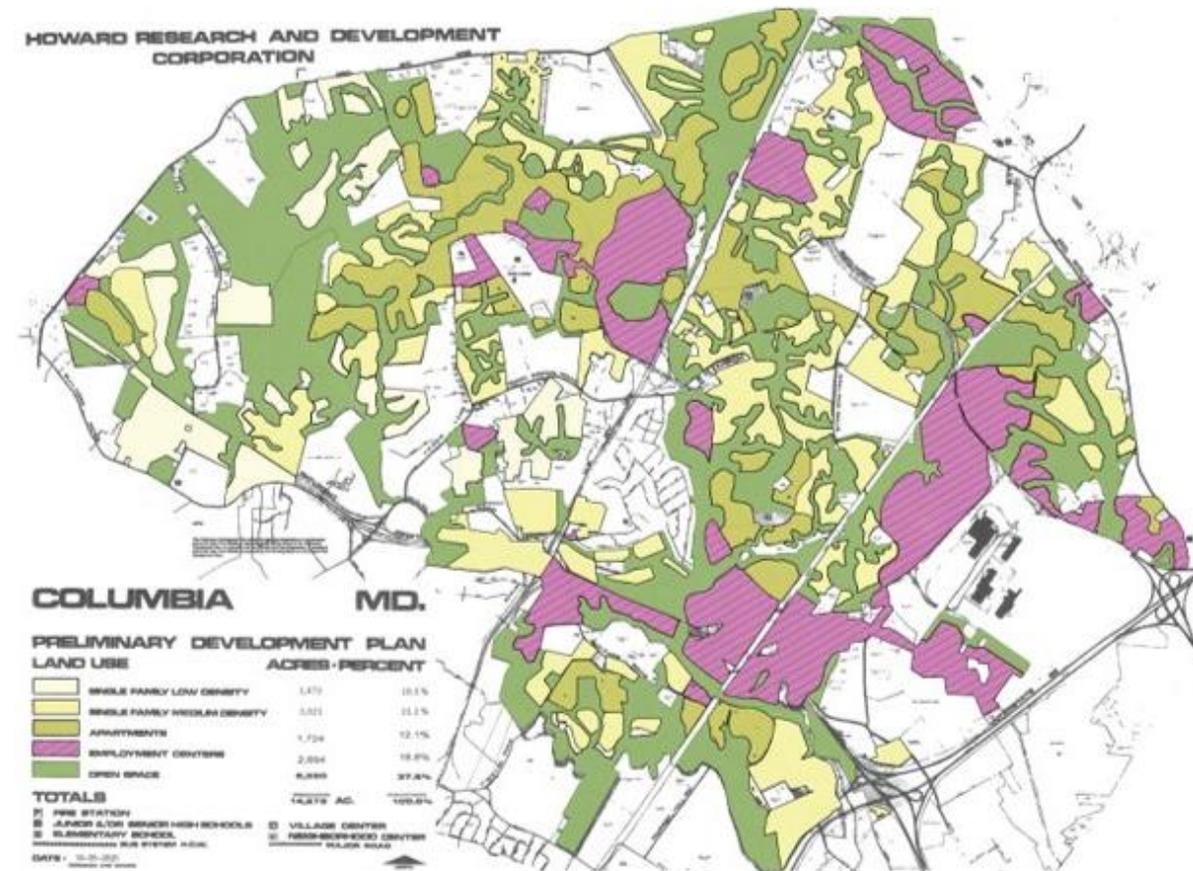
### ***Overview of NTTF Meeting #4 Discussion***

- Concern that land use percentages limit flexibility
- Interest in maintaining diverse housing mix, with the addition of new missing middle housing types
- Consideration for allowing higher density in village center / downtown areas

# Land Use Percentages

Map Legend	Land Use	Acres	Percent Required	Current Percent Coverage
	Single Family Low Density	1,473	10% Min.	10.3%
	Single Family Medium Density	3,021	20% Min.	21.2%
	Apartments – Single Family Attached	757	13% Max.	12.1%
	Apartment – Multifamily	967		
	Employment	2,694	30% Max.	18.8%
	Open Space	5,360	36% Min.	37.6%
<b>Total NT District</b>		<b>14,272</b>	<b>100%</b>	<b>100%</b>

\* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations



# Recommendations

## Land-Use Percentage Requirements *Section 125.0.A.B*

## DRAFT Recommendations

*#1: Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types*

*#2: Remove land use percentage requirements for New Town overall*

# Recommendations

Land-Use Percentage Requirements  
*Section 125.0.A.B*

**Discussion**

Land-Use Percentage Requirements

# Recommendations

Land-Use Percentage Requirements  
*Section 125.0.A.B*

## Concurrence

Majority Yes

Majority No

# Recommendations

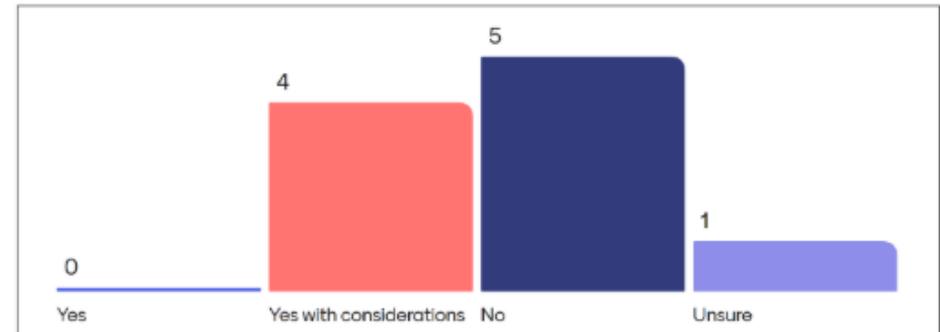
## MIHU Requirements

*Title 13 Subtitle 402*

### *Overview of NTTF Meeting #4 Discussion*

- Interest in maintaining Columbia's reputation as a place with diversity of housing options
- Focus on incentivizing affordable housing rather than requiring it
- Concerns about affordable housing concentration in specific areas

*Q1: Should MIHU requirements apply to New Town Zoning?*

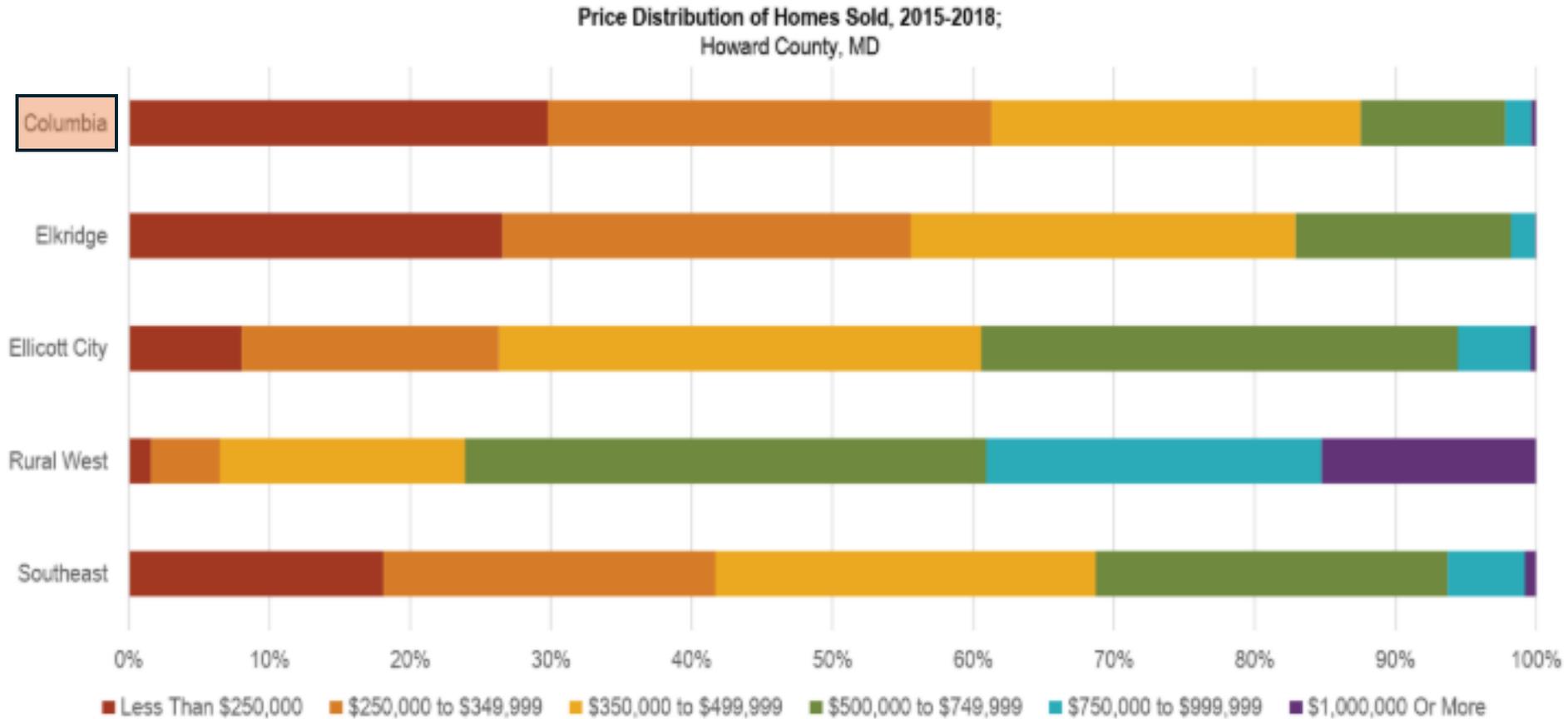


*Poll results from October PSET Meeting*

# MIHUs and Affordable Housing

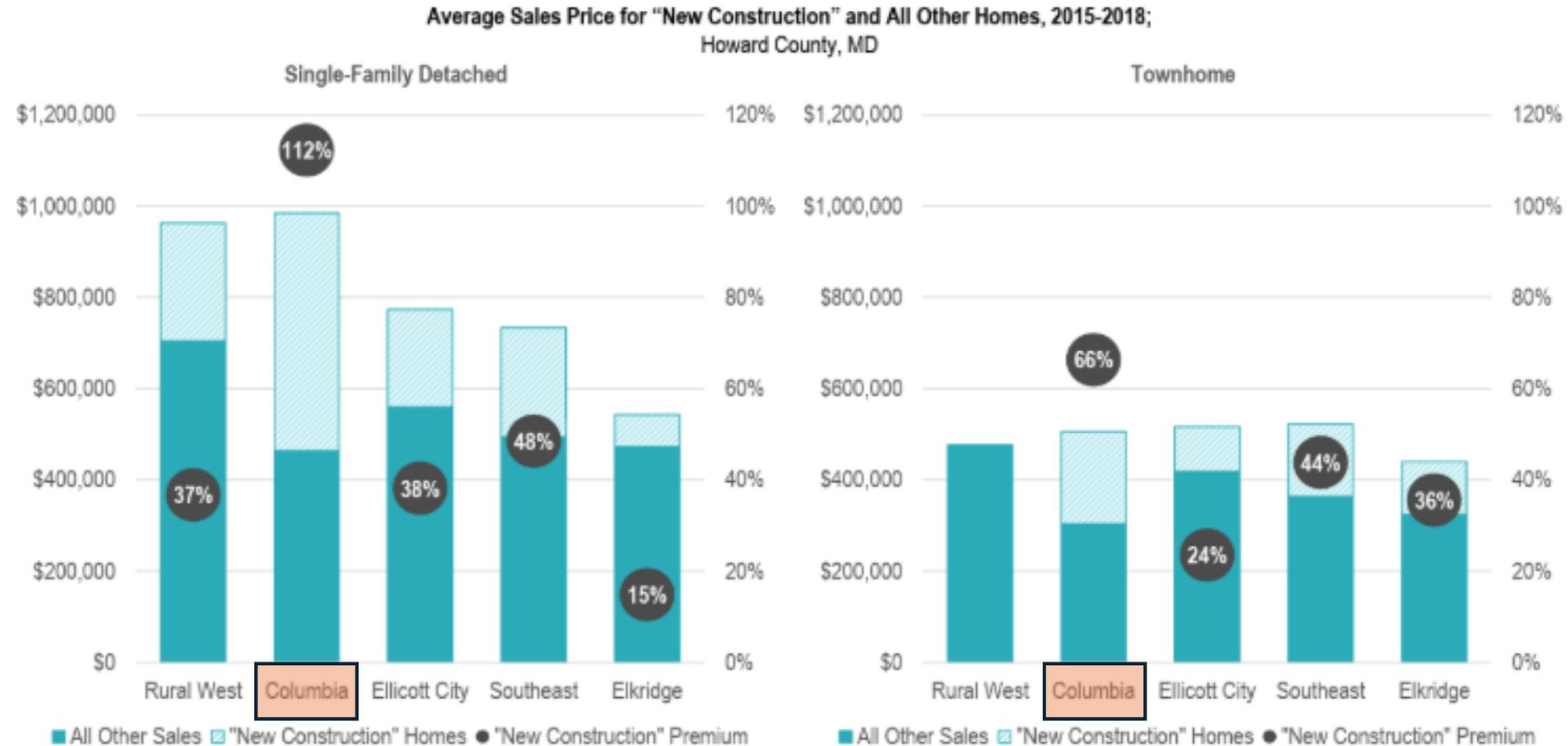
- The **Moderate Income Housing Unit (MIHU) Program** is an **inclusionary zoning program** that **requires developers of new housing** in certain zoning districts to **sell or rent a portion of the dwelling units to households of moderate income in most zoning districts.**
- **For Sale MIHUs** meet affordability for households making **80% of Area Median Income**
- **Rental MIHUs** meet affordability for households making **60% of Area Median Income**
- **Units required** are based on percentage of all units in any given new construction project, and **vary by zoning district, typically between 10-15%**
  - I.e., a project proposing 100 new units would be required to build between 10 and 15 units affordable to moderate income households, depending on the requirements of the given zoning district
- MIHUs **must be the same unit types as developed in the project**, and therefore align with the unit types permitted under current zoning
- There are currently no owner-occupied Moderate Income Housing Units in Columbia
- Of 827 rental MIHU units in the county, 11 are in Columbia

# MIHUs and Affordable Housing



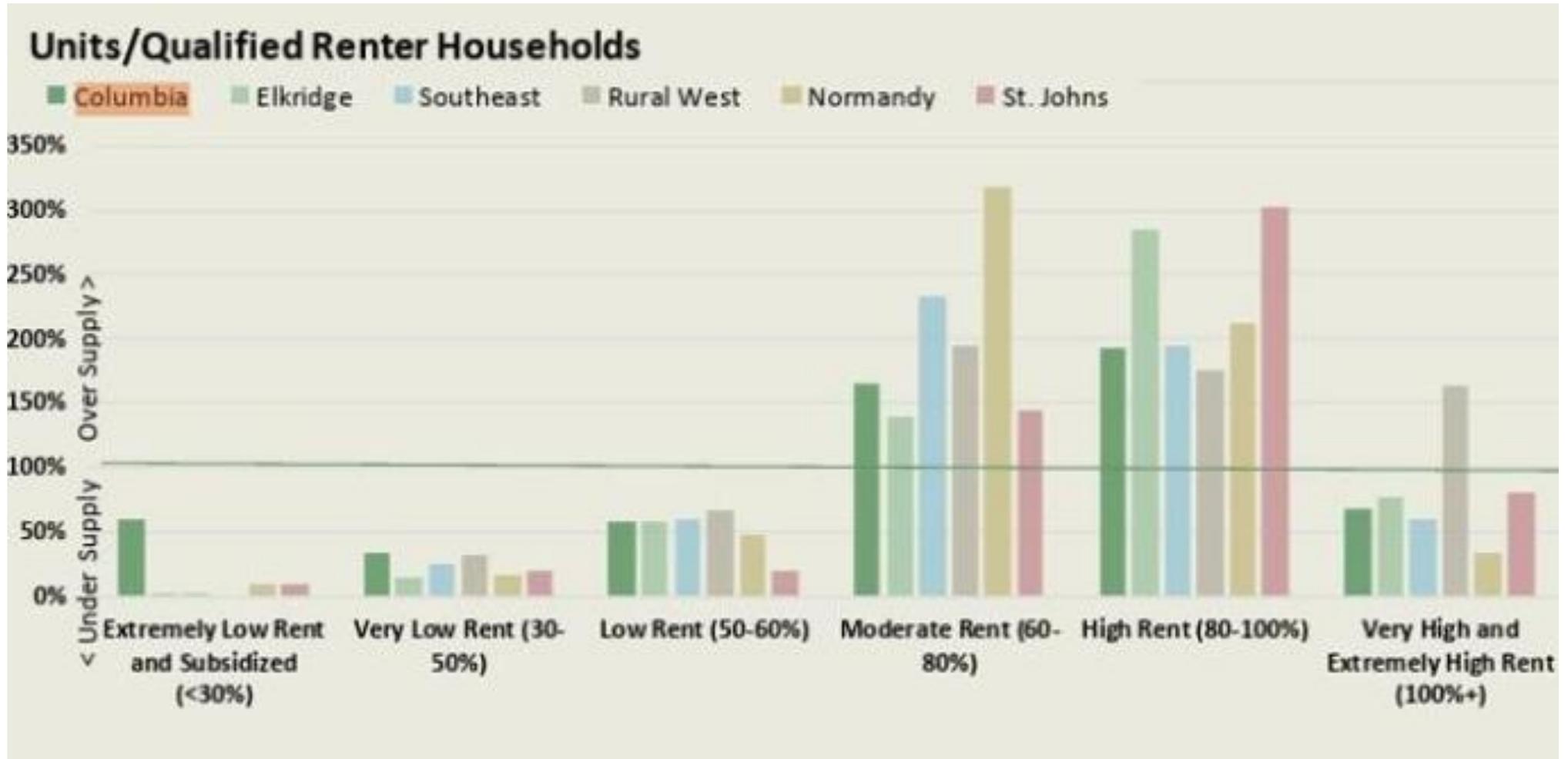
Incorporating Moderate Income Housing Unit (MIHU) Regulations

# MIHUs and Affordable Housing



Incorporating Moderate Income Housing Unit (MIHU) Regulations

# MIHUs and Affordable Housing



Incorporating Moderate Income Housing Unit (MIHU) Regulations

# MIHUs and Affordable Housing

- More **generally, affordable housing can be used as a term to define housing units that are affordable to a specific set of households**
  - Typically, 'affordable' is defined using the expectation that no more than 1/3 of household income should go to housing. (Households spending greater than 1/3 of their income on housing are considered 'cost-burdened')
  - Additionally, Area Median Income is often used to define certain income bands by which housing is affordable in an area. Area Median Income (AMI) 'bands' often refer to a percent or range of percents of an area's median income.
- The **2024 Affordable Housing Working Group defined affordable housing** for programmatic purposes as deed-restricted housing that is affordable to those making 60-120% of Howard County Median Income for for-sale housing; or affordable to those making 0-60% of Howard County Median Income for rental housing.

# MIHUs and Affordable Housing

- **Moderate Income Housing Units (MIHUs)**
  - Require a certain percentage of units within a project be built and provided at prices affordable to households at specific Area Median Income levels
  - Can include the collection of fees in lieu of the provision of MIHUs to support affordable housing developments through nonprofit housing developments, such as the Howard County Housing Commission
- **Missing Middle and Diverse Housing Types**
  - The by-right allowance and provision of housing types which are smaller, and therefore offered at lower price points which are more affordable to a greater variety of household incomes
- **Incentive Programs**
  - These programs spur the development of affordable housing by offering incentives such as density bonuses, administrative/expedited reviews, or greater flexibility on other requirements
  - Incentive programs can encourage housing affordable to certain AMI bands through a specific program, or certain housing types through the use of pre-approved housing layouts (i.e. pattern books)

Potential Tools to Encourage Affordable Housing

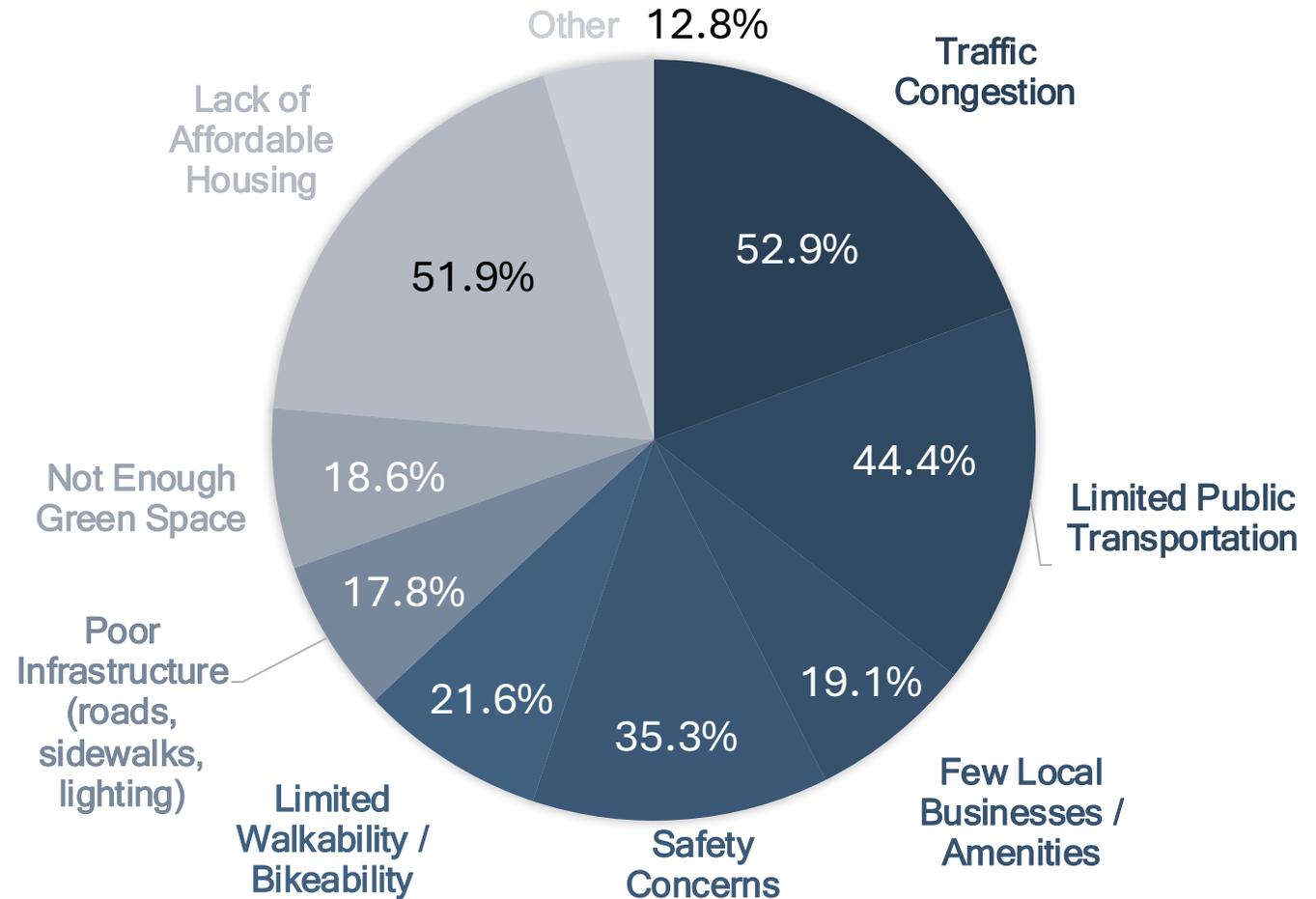
# MIHUs and Affordable Housing

## Question #5

Q: What do you see as the top three challenges in New Town Columbia

- 399 Replied
- 0 Skipped

*More than one answer could be selected, therefore the percentage will not equal 100.*

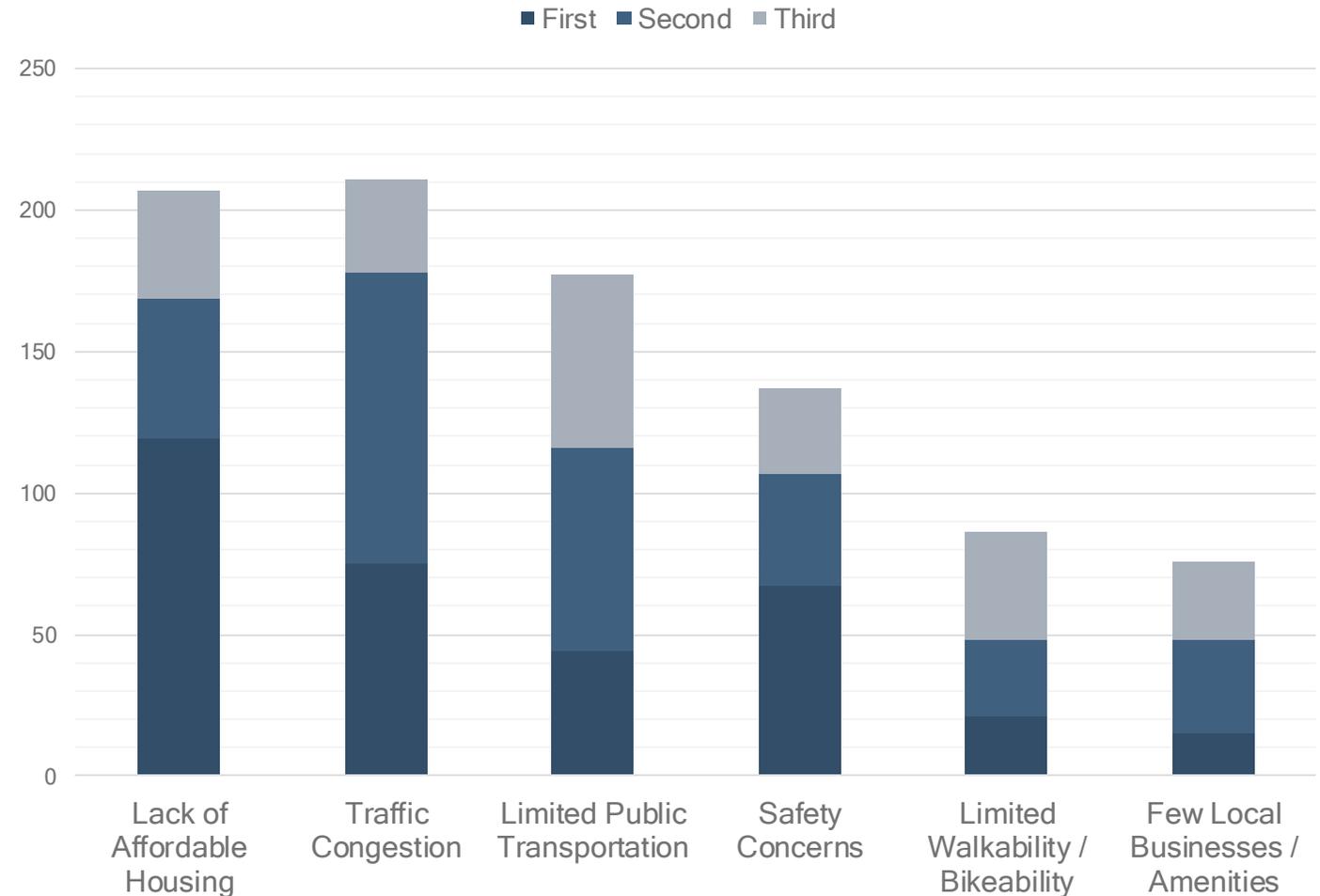


# MIHUs and Affordable Housing

## Question #5 Ranked

Please rank the top three choices (first, second and third)

- 399 Replied
- 0 Skipped



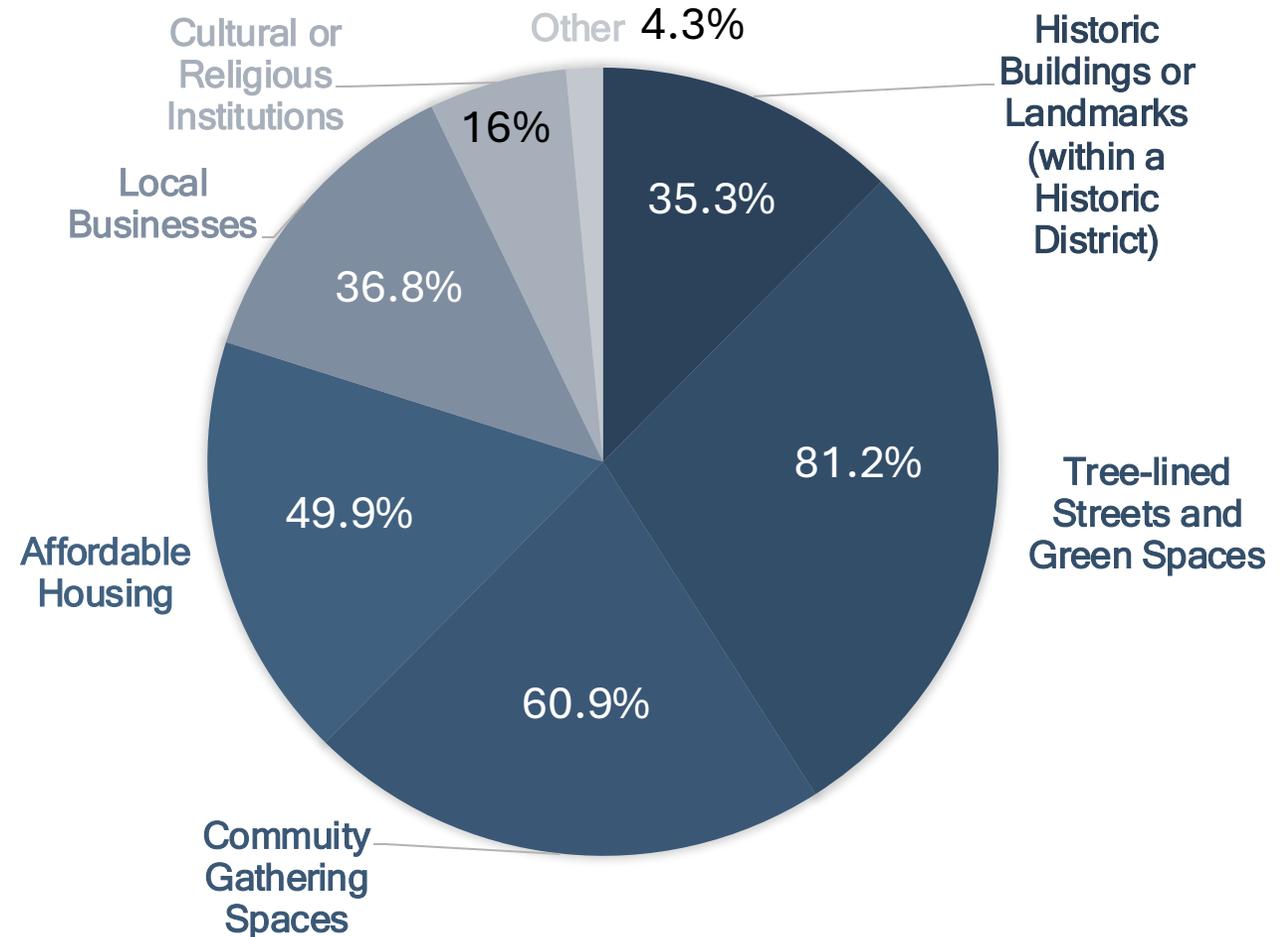
# MIHUs and Affordable Housing

## Question #6

Q: What features of New Town Columbia should be protected for the future?

- 399 Replied
- 0 Skipped

*More than one answer could be selected, therefore the percentage will not equal 100.*

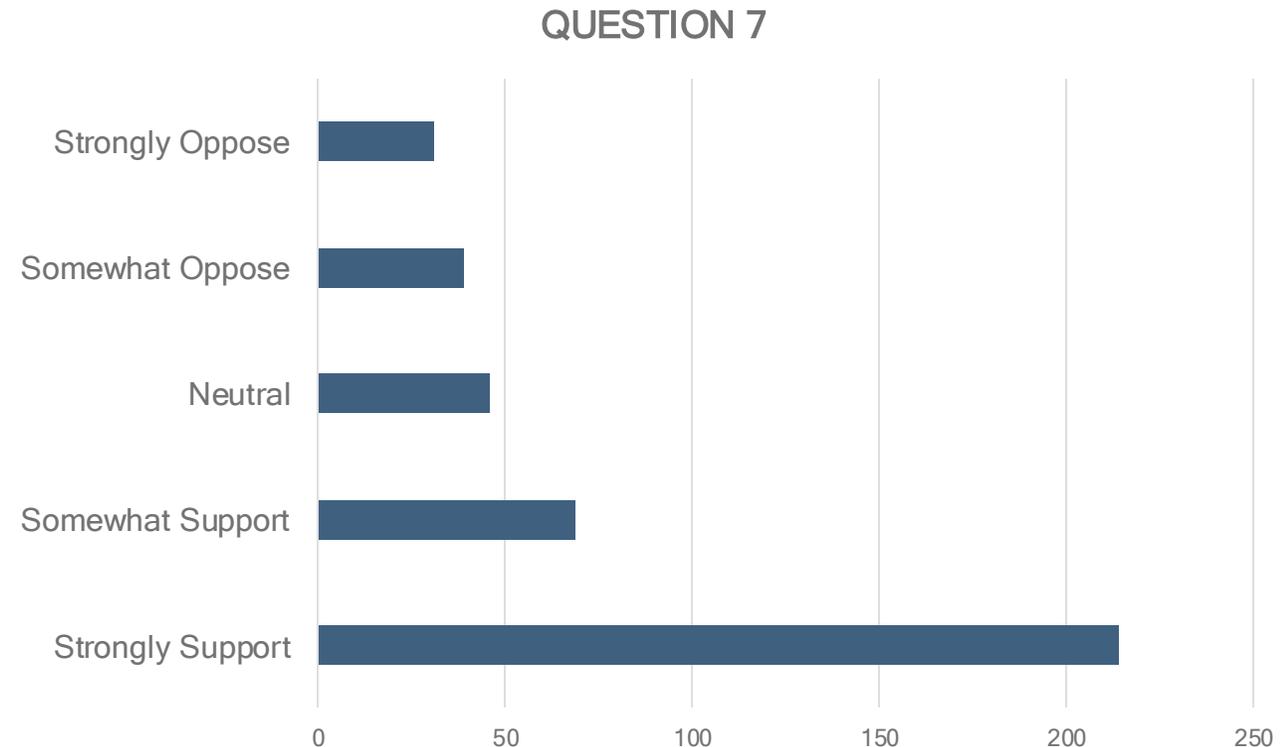


# MIHUs and Affordable Housing

## Question #7

Q: The most recently adopted County General Plan (2023) supports more housing options around the County, including Columbia. How do you feel about allowing more affordable housing?

- 399 Replied
- 0 Skipped



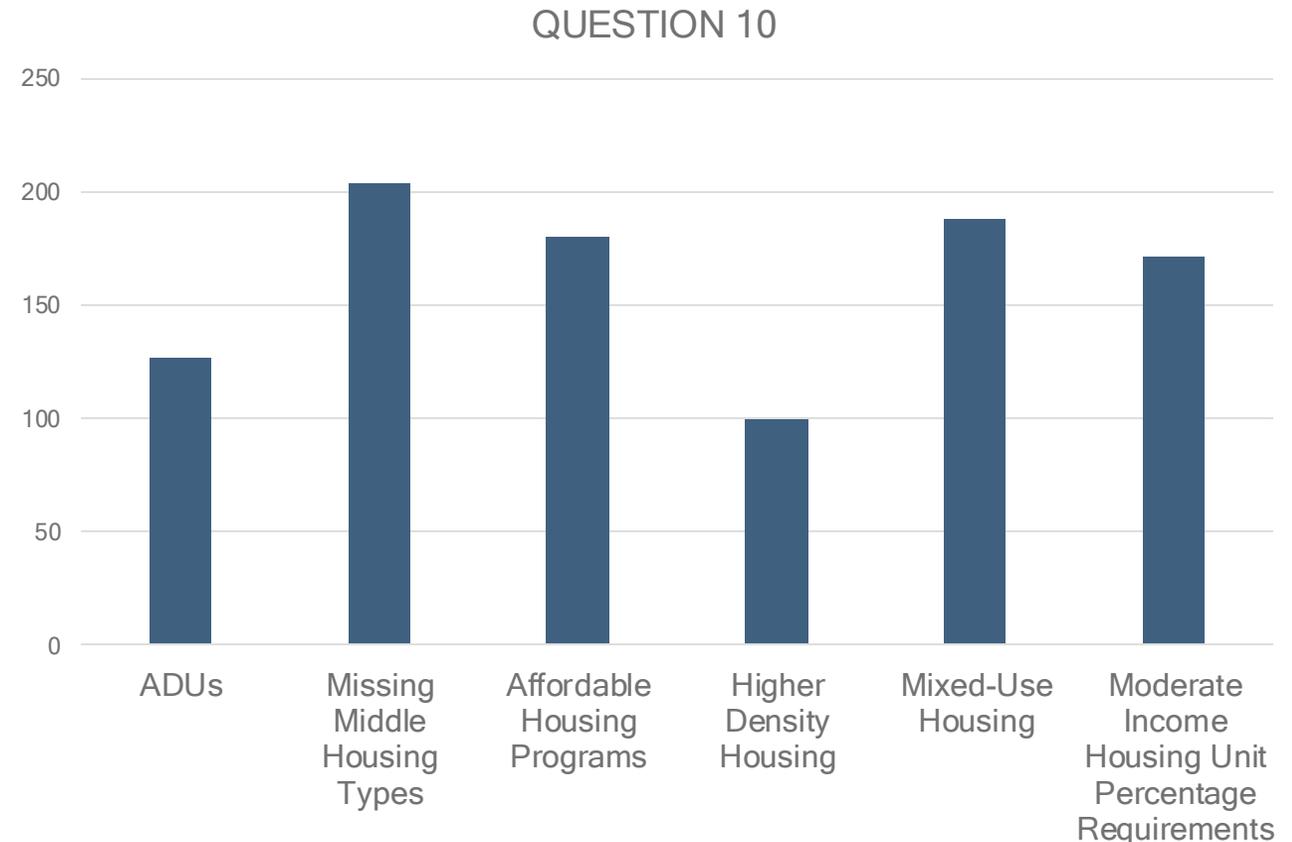
# MIHUs and Affordable Housing

## Question #10

Q: What are possible ways you see housing affordability in New Town Columbia being improved through zoning changes?

- 399 Replied
- 0 Skipped

*More than one answer could be selected, therefore the percentage will not equal 100.*



# Recommendations

## MIHU Requirements

### *Title 13 Subtitle 402*

*#1: Encourage diversity of housing types throughout the New Town district*

*#4: Maintain the existing exemption from MIHUs in New Town.*

## DRAFT Recommendations

*#2: Incentivize, rather than require, the provision of MIHUs*

*#3: Add requirement to include MIHUs in new development and redevelopment in the New Town Zoning District*

# Recommendations

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MIHU Requirements

*Title 13 Subtitle 402*

**Discussion**

# Recommendations

MIHU Requirements

*Title 13 Subtitle 402*

## Concurrence

Majority Yes

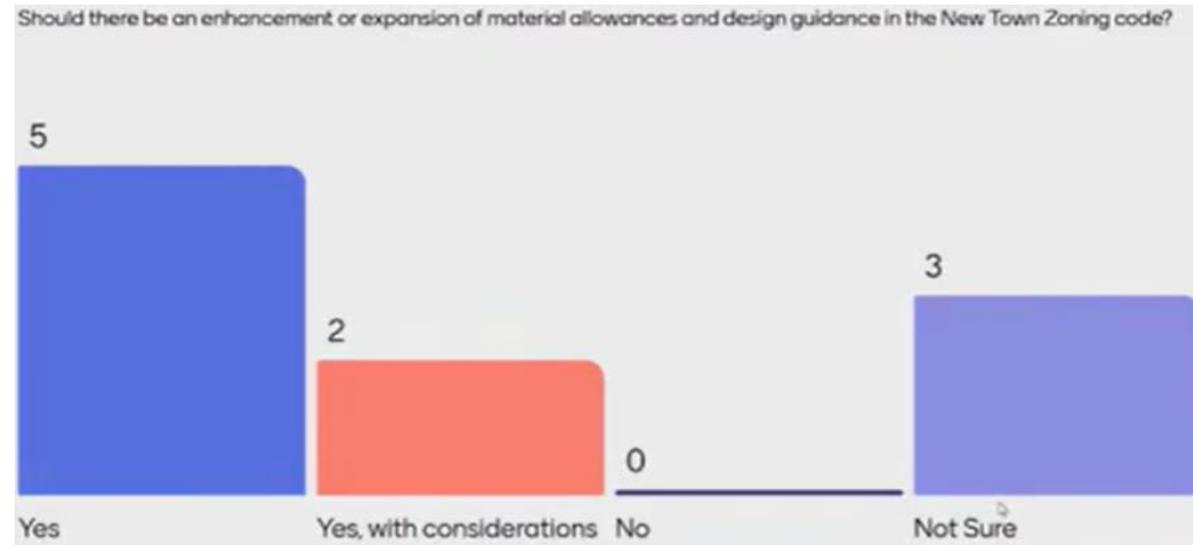
Majority No

# Recommendations

## Expansion of Uses, Materials, and Design Guidance *Section 125.0*

### *Overview of NTTF Meeting #6 Discussion*

- Interest in providing guidance for design based characteristics for new housing
- Consideration for allowing missing middle and mixed use housing types, which are currently not included as land use types
- Incentives for accessible and universally designed housing



*Poll results from December PSET Meeting*

# Design Guidance: Potential Zoning Tools

## **Performance-Based Zoning**

### **Purpose and Function:**

- Emphasizes outcomes over rigid zoning categories
- Encourages mixed-use development with specific performance standards
- Promotes innovation, sustainability, and community compatibility
- Supports flexible, phased planning and modern urban design

### **Desired Outcomes:**

Design flexibility to meet goals

## **Incentive-Based Zoning**

### **Purpose and Function:**

- Developers earn zoning bonuses by providing public benefits
  - Streetscape improvement = 20 pts
  - Library construction = 70 pts
- Incentives may include:
  - Increased building heights or density
  - Reduced parking or application fees
  - Expedited permit review
- A point system assigns scores to receive benefits once a threshold is met

### **Incentives:**

More amenities grants more incentives (i.e. density, parking reductions)

## **Form-Based Zoning**

### **Purpose and Function:**

- Focuses on physical building form over land use
- Regulates buildings and streets together, ensuring cohesive public spaces
- Uses visual diagrams and standards to shape facades, massing, and street design
- Prioritizes walkability, active frontages, and attractive streetscapes

### **Design Focus:**

Building design and character are more prescriptive

**Expansion of Uses, Materials, and Design Guidance**

# Design Guidance

- Design Advisory Panel
  - Currently reviews Downtown Columbia, following the Downtown Columbia Design Guidelines established as part of the Downtown Columbia Plan
  - Currently reviews Village Center redevelopments and provides comment
  - Reviews other areas using county established design manuals
    - Route 40 Design Manual
    - Clarksville Pike
    - Route 1 Design Manual
- Pattern Books can set pre-approved designs and subdivisions/lot and block layouts to incentivize or 'fast track' development projects that meet pre-approved designs.

Other Potential Tools for Enhanced Design Guidance

# Recommendations

## Expansion of Uses, Materials, and Design Guidance *Section 125.0*

*#1: Evaluate the expansion of the Design Advisory Panel role to review projects in New Town*

*#2: Explore the creation of pattern books to incentivize the use of modern and sustainable building materials*

*#3: Incentivize and encourage universal design and accessibility in New Town zoning*

# Recommendations

Expansion of Uses, Materials, and Design Guidance  
*Section 125.0*

## Discussion

Expansion of Uses, Materials, and Design Guidance

# Recommendations

Expansion of Uses, Materials, and Design Guidance  
*Section 125.0*

## Concurrence

Majority Yes

Majority No

Expansion of Uses, Materials, and Design Guidance



# Recommendations Revisited

# Recommendations Revisited

## PDP/CSP/FDP Structure Section 125.0

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
PDP/CSP/FDP Structure	Section 125.0.	4	Standardize requirements by land use types across the FDPs	November	Majority Yes, with direction to be provided
		5	Remove CSPs as a step in the development process	November	<i>Needs more Discussion</i>
		9	Expand the types of uses that can be approved administratively through DPZ	November	<i>Needs more Discussion</i>
		10	Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process	November	<i>Needs more Discussion</i>

# Recommendations Revisited

## PDP/CSP/FDP Structure

### *Section 125.0*

#### *Overview of Recommendations Discussion*

- NTTF would like to see a streamlined process
  - This needs to be defined
- Consideration of a NT Master Plan to oversee development
  - Recognize the special intent of NT
- Remove CSP's from process
  - This will also remove some engagement steps
- In all aspects, maintain the unique nature of NT and maintain that, even as some FDP's (of similar nature) could be consolidated

# Recommendations Revisited

## PDP/CSP/FDP Structure Section 125.0

## DRAFT Recommendations

*#4: Standardize requirements by land use types across the FDPs.*

*#5: Remove Comprehensive Sketch Plans (CSPs) as a step in the development process.*

*#9: Expand the type of uses that can be approved administratively through the DPZ.*

*#10: Identify most effective opportunities for public engagement and maintain them as a priority in the development process.*

# Recommendations Revisited

PDP/CSP/FDP Structure  
*Section 125.0*

**Discussion**

# Recommendations Revisited

PDP/CSP/FDP Structure  
*Section 125.0*

## Concurrence

Majority Yes

Majority No

# Recommendations Revisited

## Defining Credited Open Space *Section 125.0.A.8.e*

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Defining Credited Open Space	Section 125.0.A.8.e.	1	Define open space in the New Town Zoning District to provide greater clarity of uses and align with other county zoning district definitions	September	<i>Needs more Discussion</i>
		2	Maintain the current definition of open space in Section 125.0.A.8.e.	September	<i>Needs more Discussion</i>

# Recommendations Revisited

## Defining Credited Open Space

*Section 125.0.A.8.e*

### *Overview of Recommendations Discussion*

- Categorize open space, not only by uses but by physical features and associated uses
- Consider environmental benefits and people benefits (as amenities)
- Current definition of open space seems to be working; though maybe clarification or limitations on some kinds of uses may be helpful/useful (i.e. quantity of golf course)

# Recommendations

## Defining Credited Open Space *Section 125.0.A.8.e*

DRAFT Recommendations

*#1: Define open space in the New Town Zoning District to provide greater clarity of uses and types of open/green space to align with other county zoning district definitions.*

*#2: Maintain the current definition of open space in Section 125.0.A.8.e.*

# Recommendations Revisited

Defining Credited Open Space

*Section 125.0.A.8.e*

**Discussion**

Defining Credited Open Space

# Recommendations Revisited

Defining Credited Open Space  
*Section 125.0.A.8.e*

## Concurrence

Majority Yes

Majority No

# Recommendations Revisited

## Apartments Definition *Section 125.0.5.b*

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Apartments Definition	Section 125.0.5.b.	2	Adjust the definition of apartments to align with other county zoning district definitions	November	<i>Needs more Discussion</i>
		4	Create a new land use category for diverse housing types, including missing middle housing types	November	<i>Needs more Discussion</i>

# Recommendations Revisited

## Apartments Definition

*Section 125.0.5.b*

### *Overview of Recommendations Discussion*

- More clarity over apartment types (garden apartment, 2x2's, etc.)
- Potential to define the location rather than the type
- Missing middle discussion also relates to recommendations under the MIHU discussion (occurred in early portion of this meeting)

# Recommendations

## Apartments Definition *Section 125.0.5.b*

*#2: Adjust the definition of apartment to align with other county zoning district definitions.*

## Draft Recommendations

*#4: Create a new land use category for diverse housing types, including missing middle housing types.*

# Recommendations Revisited

Apartments Definition  
*Section 125.0.5.b*

**Discussion**

Definition of Apartments

# Recommendations Revisited

Apartments Definition  
*Section 125.0.5.b*

## Concurrence

Majority Yes

Majority No

# Recommendations Revisited

## Original Petitioner *Section 125.0.F.1*

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Original Petitioner	Section 125.0.F.1	1	Remove the role of original petitioner to amend commercial FDP's	December	Majority Yes
		2	The county should review the potential for the Planning Board or another entity to take up the role of original petitioner	December	<i>Needs more Discussion</i>

# Recommendations Revisited

## Original Petitioner

*Section 125.0.F.1*

### *Overview of Recommendations Discussion*

- Ensure there is a neutral party as arbitrator of approvals or denials
- Potential that the property owner could act on their own behalf rather than the Planning Board take on the role of the Original Petitioner
- Consideration to maintain a role like the Original Petitioner to maintain the vision of the original plan / use a master plan for this purpose.
- Use criteria to apply to the Planning Board that separates how they deal with NT differently than the rest of Howard County so that the uniqueness of NT can be maintained
- Many options for who could serve as Original Petitioner have been suggested in previous documents – they should all be considered as part of the recommendation

# Recommendations

Original Petitioner  
*Section 125.0.F.1*

Draft Recommendations

*#2: The county should review the potential for the Planning Board or another entity to take up the role of the original petitioner.*

# Recommendations Revisited

Original Petitioner  
*Section 125.0.F.1*

**Discussion**

Reviewing Original Petitioner Role

# Recommendations Revisited

Original Petitioner  
*Section 125.0.F.1*

## Concurrence

Majority Yes

Majority No

Reviewing Original Petitioner Role

# Recommendations Revisited

## Downtown and Village Center Process Simplification Section 125.0.E, H, I, Section 125.0.J, 125.0.K

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Downtown and Village Center Process Simplification	Section 125.0.E, H, I (downtown), Section 125.0.J (major VC), 125.0.K (minor VC)	3	<i>Simplify the development process for Village Center Redevelopment</i>	November	Majority Yes, with direction to be provided
		4	<i>Simplify the development process for Downtown Columbia redevelopment</i>	November	Majority Yes, with direction to be provided
		5	<i>Reduce the number of public meetings required for redevelopment processes</i>	November	Majority Yes, with direction to be provided

# Recommendations Revisited

## Downtown and Village Center Process Simplification

*Section 125.0.E, H, I, Section 125.0.J, 125.0.K*

### ***Overview of Recommendations Discussion***

- Village Center Boards represent some of the most vested members of the community and should be included in the process
- Village Center Boards should not be a pinch point
- Simplifications needs to be defined
- Consider simplification by purpose

*Homework Discussion*

# Recommendations

## Downtown and Village Center Process Simplification

*Section 125.0.E, H, I, Section 125.0.J, 125.0.K*

*#3: Simplify the development process for Village Center Redevelopment*

*#4: Simplify the development process for Downtown Columbia redevelopment*

*#5: Reduce the number of public meetings required for redevelopment processes*

# Recommendations Revisited

Downtown and Village Center Process Simplification

*Section 125.0.E, H, I, Section 125.0.J, 125.0.K*

## Discussion

# Recommendations Revisited

## Downtown and Village Center Process Simplification

*Section 125.0.E, H, I, Section 125.0.J, 125.0.K*

### Concurrence

Majority Yes

Majority No



# Wrap-Up



## 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

# Homework



To be completed no later than:

April 1, 2026

- Sign up for Public Meeting Attendance (not required, however encouraged)

April 10, 2026

- Fill out the technical survey and promote this survey through your networks and e-mail distribution lists.

Review the remaining recommendation topics with respect to the meeting notes and be prepared to identify recommendations.

Review the recommendations completed.

# Recommendations Order

## Recommendations to be Discussed

January Discussion

February Discussion

- Creating another New Town District (*Sept*)
- PDP/FDP/CSP Structure (*Nov*)
- Defining Credited Open Space (*Sept*)
- Defining Apartments (*Nov*)
- Original Petitioner (*Dec*)
- Downtown and Village Center Process Simplification (*Nov*)
- Density Cap Requirements (*Oct*)
- Land Use Percentage Requirements (*Oct*)
- MIHU Requirements (*Oct*)
- Expansion of uses and materials, and design guidance in New Town Zoning (*Dec*)
- Continued Discussion / Review of Recommendations

February Discussion

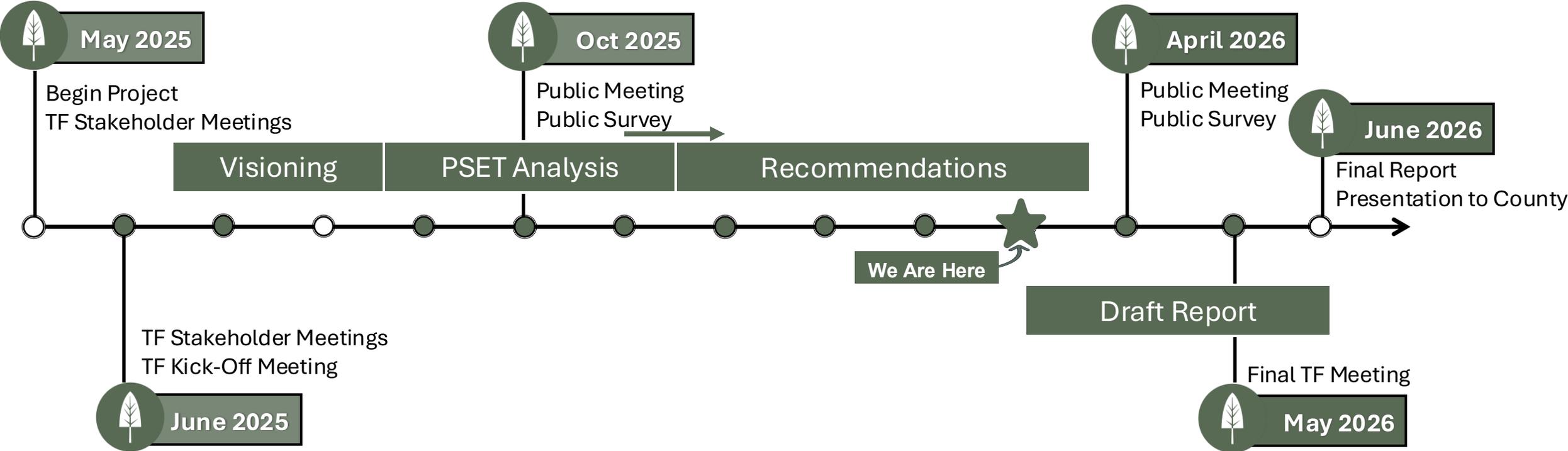
March Discussion

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Pending Topics

- Refining Recommendations
- Review Draft Report Outline and Document



# Wrap-Up

## Upcoming Task Force “Recommendation Development-Focused” Meetings

**April 28, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topic

*Review Community Input*

*Finalize Developing*

*Recommendations*

**June 2, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topics

*Review comments for*

*DRAFT Report*

# Wrap-Up

## Upcoming Public Meeting

**April 8**

***In Person Option***

6:00 PM – 8:00 PM

*East Columbia 50+ Center*

*6610 Cradlerock Way*

*Columbia, MD 21045*

**April 9**

***Virtual Option***

12:00 PM – 2:00 PM

*Webex (Virtual)*

*Will be recorded and posted to the New Town*

*Task Force Website*

*Attendance not required, **registration mandatory by April 1<sup>st</sup>***

<https://www.howardcountymd.gov/boards-commissions/new-town-task-force>



# Open Comments

**Thank you**



# Thank you

## Task Force Meeting No. 10

April 28, 2026

*In-person*

## Task Force Meeting No. 11

June 2, 2026

*In-person*



**Thank you**

