



New Town Task Force

Meeting No. 1

June 17, 2025



Agenda

- A. Welcome and Introductions
- B. Expectations
- C. Task Force Purpose
- D. Ground Rules
- E. Overall Schedule and Expectations
- F. Review of Available Materials
- G. Meet and Greet Summary



Agenda

H. History of Columbia

I. Understanding New Town Zoning 101

J. Identity

K. Homework for Next Meeting

L. Wrap-Up

M. Open Comments

N. Adjourn



Introductions

Name, Affiliation, How you function in Columbia



Expectations

Please share your expectations for these meetings and this process.



Task Force Purpose

Task Force Purpose

“The New Town Task Force is a vital component to ensuring the Columbia of tomorrow is informed by a community-first approach.”

- County Executive Calvin Ball

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 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.

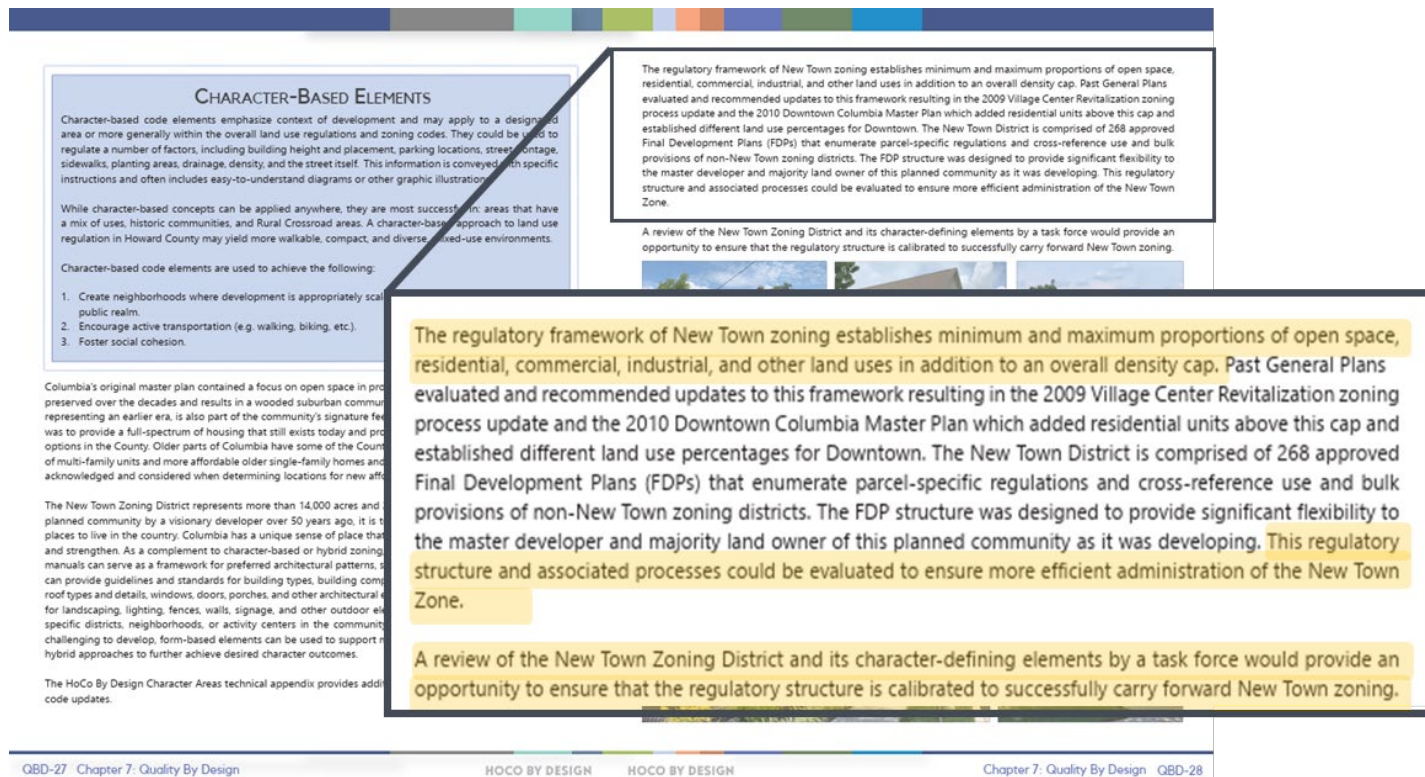

Calvin Ball
County Executive

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Task Force Purpose

HoCo by Design



Chapter 7: Quality by Design, QBD - 30 Implementing Actions

4. Create a taskforce that is appointed by County Council and the County Executive to evaluate and make recommendations on how to carry forward New Town's planned community framework.



Ground Rules

Ground Rules

*“I bring my best.
You bring your best.
Together we build
something even
better.”*



Ground Rules

Run of Meeting



Bob's Rules

A simplified format of Robert's Rules of Parliamentary Procedure.



Group Sessions

Everyone will be assigned to groups, which will continually change.



Breaks

Given our limited meeting time together, we do not anticipate breaks.



Phone Calls

Should you have to take a call or return a message, please leave the room to do so.

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Ground Rules

Interaction

- Raise hand to be recognized
- Facilitators may ask clarifying questions before we move to the next speaker
- Relevant topics may be tabled to a later meeting
- Non-relevant topics will be written on the “and everything else” flipchart

Ground Rules

Respect

We all come from different backgrounds and lived experiences which gives us our own perspective.

There is no right or wrong, we just see things differently.





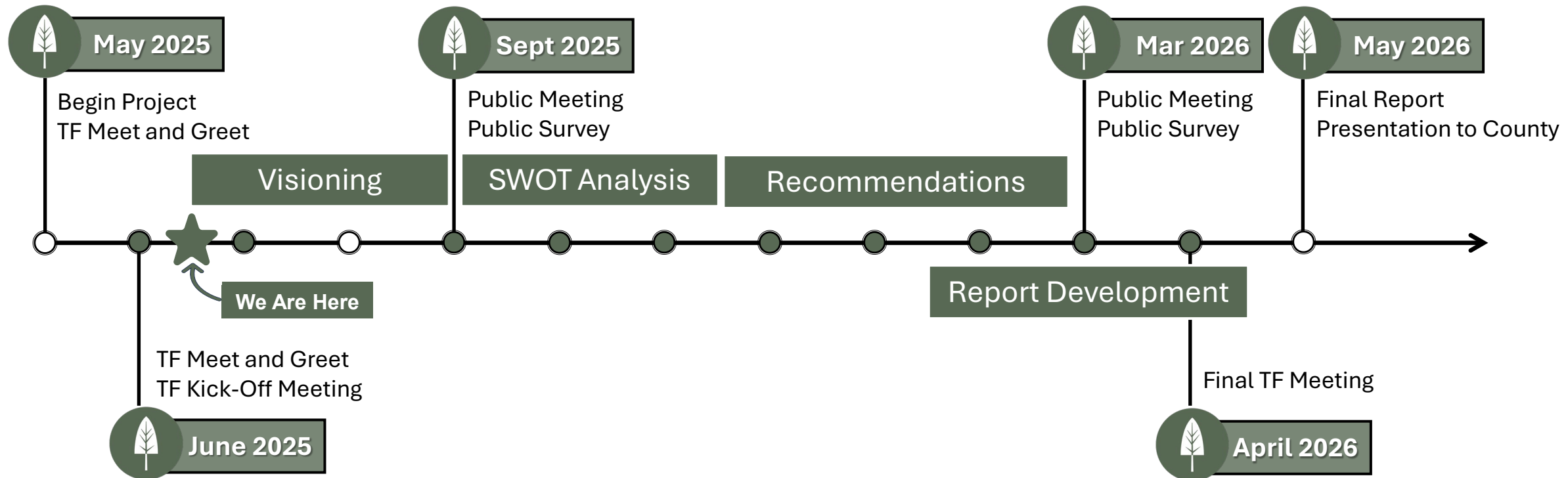
Overall Schedule and Expectations

Overall Schedule



Anticipated Milestones

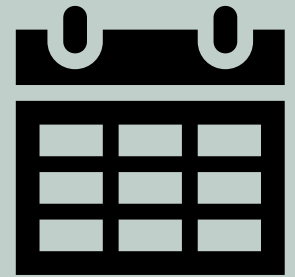
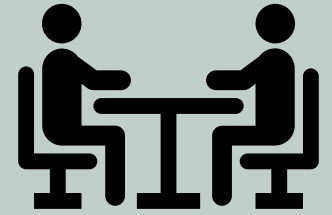
● Task Force Meeting



Expectations

Task Force Member Expectations

- Engaged and Focused Discussions
- Time Commitment
 - Task Force Meetings
 - 10 Task Force Meetings over a 12-month period, potential to reconvene over the next 18 months
 - Public Meetings
 - 2 Public Meetings (separate from Task Force Meetings), all are encouraged to attend as able
- Homework
 - Estimated 4-8 hours effort between Task Force meetings

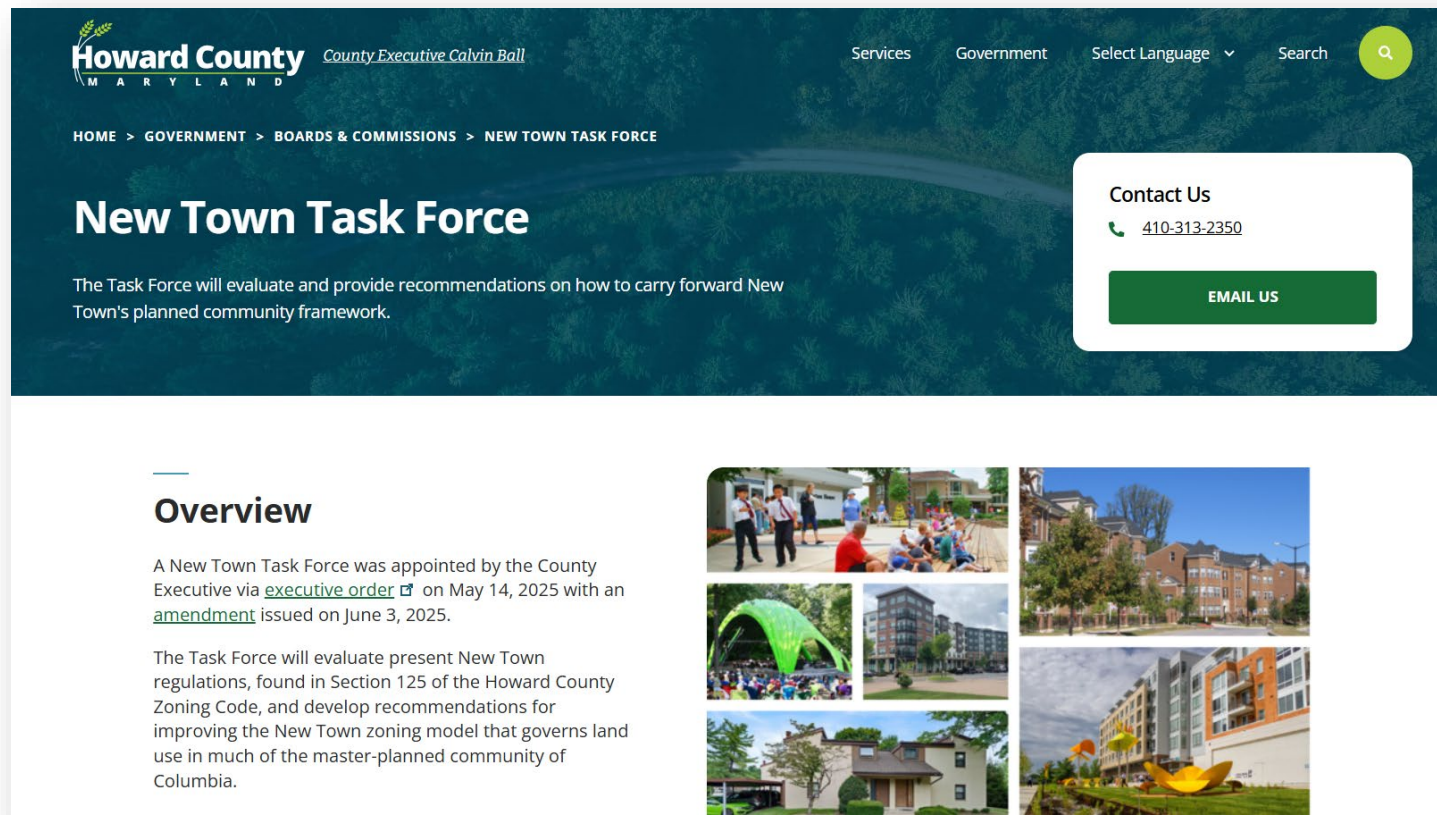




Review of Available Materials

Available Materials

Task Force Website www.howardcountymd.gov/boards-commissions/new-town-task-force



Howard County MARYLAND *County Executive Calvin Ball*

Services Government Select Language Search

HOME > GOVERNMENT > BOARDS & COMMISSIONS > NEW TOWN TASK FORCE

New Town Task Force


The Task Force will evaluate and provide recommendations on how to carry forward New Town's planned community framework.

Contact Us
410-313-2350
[EMAIL US](#)

Overview










A New Town Task Force was appointed by the County Executive via [executive order](#) on May 14, 2025 with an [amendment](#) issued on June 3, 2025.

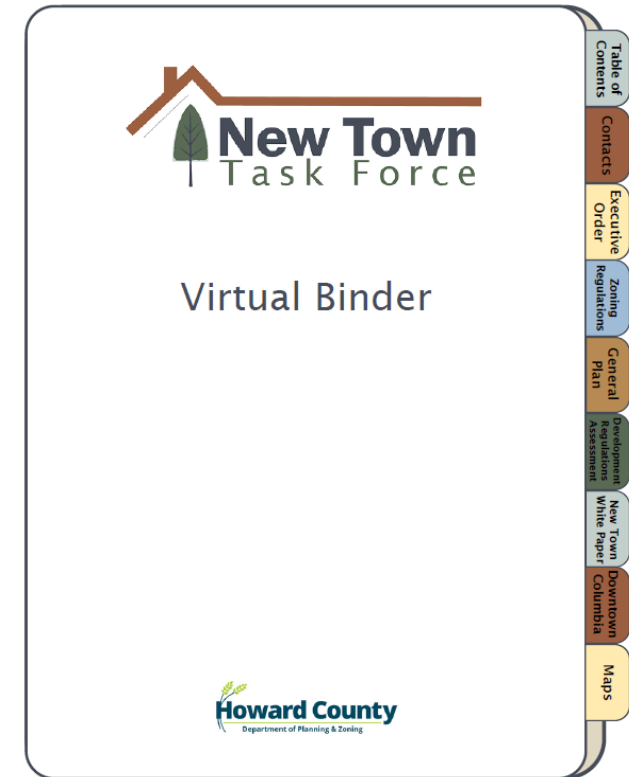
The Task Force will evaluate present New Town regulations, found in Section 125 of the Howard County Zoning Code, and develop recommendations for improving the New Town zoning model that governs land use in much of the master-planned community of Columbia.



Available Materials

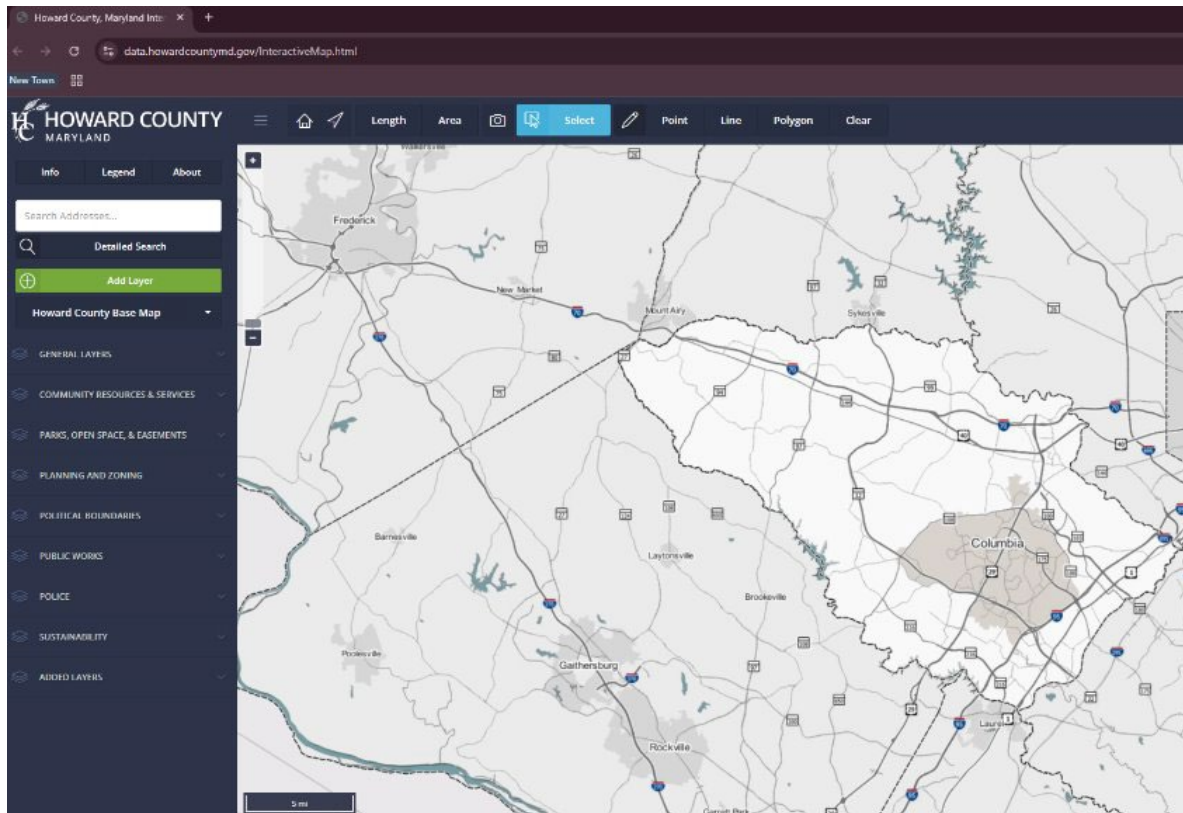
Virtual Binder

-  Table of Contents
-  Contacts
-  Executive Order
-  Zoning Regulations
-  General Plan
-  Development Regulations Assessment
-  New Town White Paper
-  Downtown Columbia
-  Maps

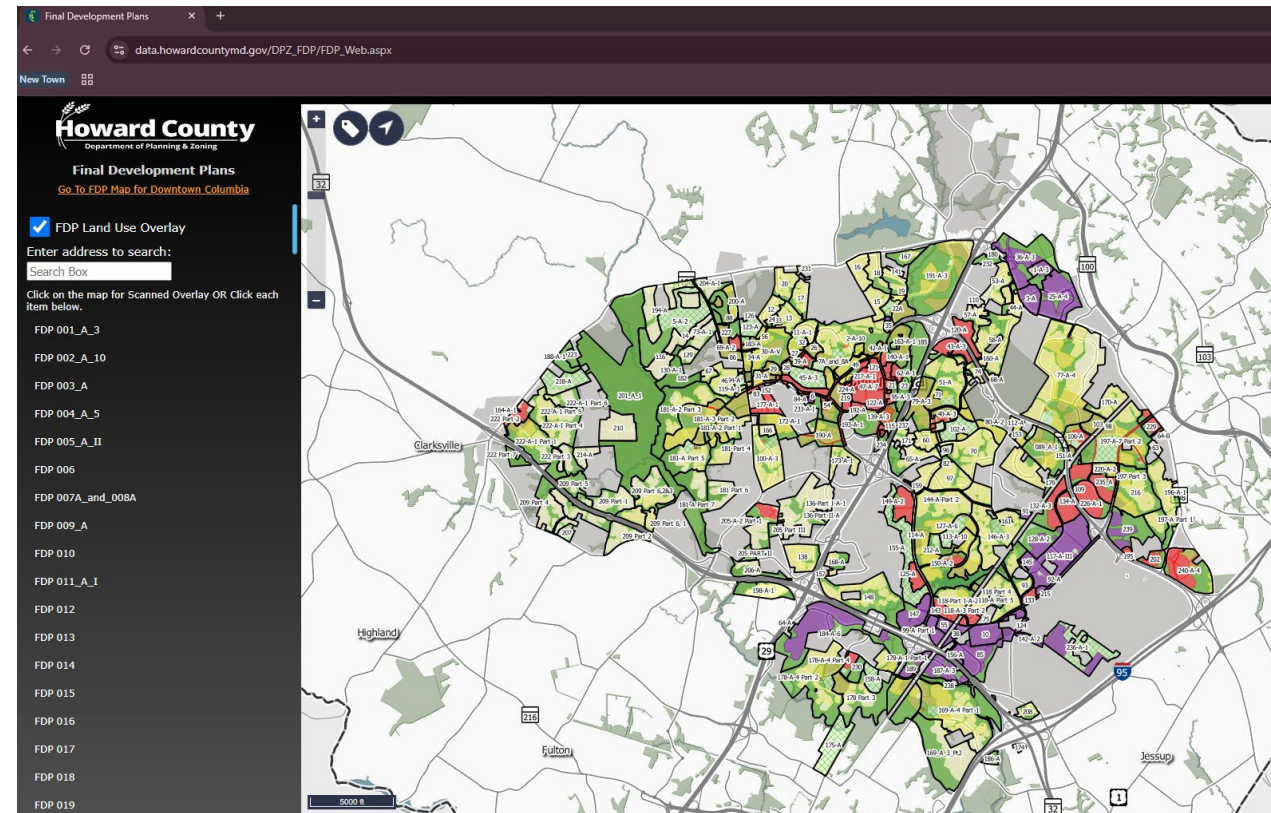


Available Materials

Howard County Online Resources



Howard County Interactive Map:
<https://data.howardcountymd.gov/InteractiveMap.html>



Howard County FDP Map:
https://data.howardcountymd.gov/DPZ_FDP/FDP_Web.aspx



Meet and Greet Summary

Overview of discussions and major themes

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Summary

WebEx Calls were held with Task Force and Community members

- Held 23 total conversations.
- Average discussion was 47 minutes in duration.
- Received recommendations of additional 16 Community members to engage throughout the process.
- General themes were identified from the meetings.



Summary

Questions from the meet and greet sessions

- Why did you say yes to the appointment?
- What is your relationship to Columbia?
- Are you familiar with New Town Zoning? HoCo by Design? A Vision for Columbia?
- What are the top three things that you appreciate?
- What are the top three things that give you cause for concern?
- Is anything missing in Columbia?
- What is your vision for Columbia in 20 year, 30 years, 50 years from now?
- What is your expectation for the work of this committee?

Themes

General Themes from the 23 Sessions

- Columbia is a great place to be.
- Love the concept of diversity and inclusion.
 - Mixed reactions whether this is really occurring or not.
- Green space and open space is highly appreciated.
- Proximity of amenities is appreciated
 - Mixed reactions regarding ability to easily access all.
- Recognition that what built Columbia to what it is today needs to be discussed for relevancy of implementation for the future.



History of Columbia

“Columbia would be a garden of growing people.”
-James W. Rouse

History

James W. Rouse Vision

We must believe, because it is true, that people are affected by their environment . . . by space and scale, by color and texture, by nature and beauty, that they can be uplifted, made comfortable, made important.
—Jim Rouse

Display at American Visionary Arts Museum



History

James W. Rouse established four goals for Columbia

1. To Build a Complete City.
2. To Respect the Land.
3. To Provide for the Growth of the People.
4. To Make a Profit.

“James Rouse hoped Columbia would never be finished, that the community would continue to develop and that the residents would come to call Columbia home would be actively engaged in the process.”

Source: ColumbiaAssociation.org

History - Timeline

1952: Rouse consults with the Rockefeller family about a project in New York. It falls through, but leads to the development of Cross Keys in Baltimore

1952

By **October 30, 1963**, Rouse announced that his company had secretly acquired 14,000 acres through 165 land purchases and planned to build a city in Howard County, MD on what was then largely farmland.

1963

October 1963 – November 1964:
The Work Group Process:
Experts from many different fields (sociology, recreation, economists, etc.) met to develop a community that would work best for the people who were to live there.

1963-1964

November 11, 1964:
Rouse made a formal presentation to Howard County and provided them with a 51-page booklet setting forth goals and ideas for how the city would be designed.

1964

May 17, 1965:
Adopted the General Plan NT Supplement and set maximum densities and land use minimums and maximums

1965

May 27, 1965:
ZB398 Created the NT District under then Section 17 of the Howard County Zoning Regulations

1965

June 1966: Construction began the carving out of Lake Kittamaquundi and Wilde Lake; groundbreaking for the first commercial buildings in Town Center; and the development of the Byant Woods neighborhood.

1966

1967: Downtown Columbia opened with an exhibit titled "The Next America"

1967

History - New Town Movement

Origins & Impact of the New Town Movement

A 20th-century planning approach focused on building self-contained, planned communities to relieve urban overcrowding and promote regional development.

Key Principles:

- Decentralization
- Self-Sufficiency
- Planned Infrastructure and Public Gathering Spaces
- Social Integration

Historical Context:

- **UK Roots:** Formalized under the New Towns Act of 1946 (e.g., Stevenage, Crawley)
 - **Garden City Influence:** Inspired by Ebenezer Howard
 - **Post-War Recovery:** Addressed urban crowding and housing shortages after WWII

History - "The Next America"

Columbia – Founded by James Rouse, 1967

- A designed "New Town" between Baltimore & Washington, D.C.
- Developed by The Rouse Company & Howard Research and Development (Rouse Company subsidiary)
- Backed by a \$23M investment from Connecticut General Life Insurance (led by Frazar Wilde)

Innovations:

- Interdisciplinary planning: sociologists, educators, religious leaders, engineers
- Intentional racial & religious integration before the 1968 Fair Housing Act

History - "The Next America"

The Downtown Columbia Plan

- In 2004, Howard County began planning for the future of Downtown Columbia.
- A public charrette in 2005 launched the process.
- The effort led to the adoption of a General Plan Amendment in 2010, setting a 20–30 year vision.





Understanding New Town Zoning



New Town Zoning

New Town Zoning District Code 125.0

New Town Zoning District is the classification for Columbia, an unincorporated, planned community in Howard County, MD.

- Created in 1965
- Initially created with 13,690 acres, currently 14,272 acres
- Formulary ratios for land development



New Town Zoning

New Town Development Creation, Four Steps

- Preliminary Development Plan
 - Comprehensive Sketch Plan
 - Final Development Plan
 - Site Development Plan

New Town Zoning

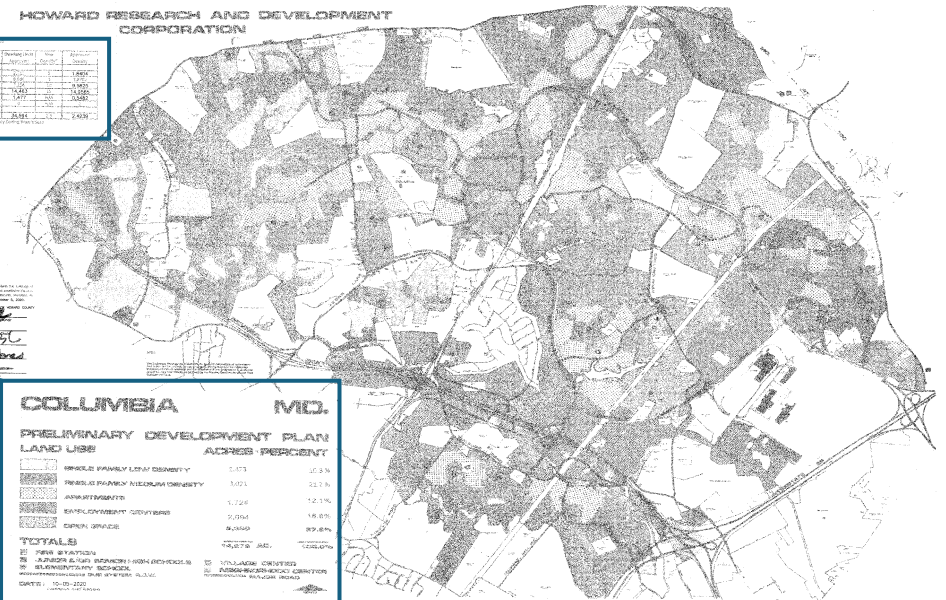
Density Chart

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
Apartments - Multifamily	967	14,463	15	14.9565
Employment	2,694	1,477	N/A	0.5482
Open Space	5,360	0	N/A	0
Total NT District	14,272	34,594	2.5	2.4239

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

HOWARD RESEARCH AND DEVELOPMENT
CORPORATION

Category	Acres	Dwelling Units	Max Density	Approved Density
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COLUMBIA MD.

PRELIMINARY DEVELOPMENT PLAN LAND USE ACRES - PERCENT

	SINGLE FAMILY LOW DENSITY	1,473	10.3 %
	SINGLE FAMILY MEDIUM DENSITY	3,021	21.2 %
	APARTMENTS	1,724	12.1 %
	EMPLOYMENT CENTERS	2,694	18.8 %
	OPEN SPACE	5,360	37.6 %

TOTALS

	FIRE STATION		
	JUNIOR &/OR SENIOR HIGH SCHOOLS		
	ELEMENTARY SCHOOL		
	BUS SYSTEM R.O.W.		
	VILLAGE CENTER		
	NEIGHBORHOOD CENTER		
	MAJOR ROAD		

DATE: 10-05-2020
(DESIGN AND ORDER)

COLUMBIA MD.

PRELIMINARY DEVELOPMENT PLAN LAND USE ACRES - PERCENT

	SINGLE FAMILY LOW DENSITY	1,473	10.3 %
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	OPEN SPACE	5,360	37.6 %
TOTALS		14,272 AC.	100.0 %

DATE: 10-05-2020
(DESIGN AND ORDER)



New Town Zoning

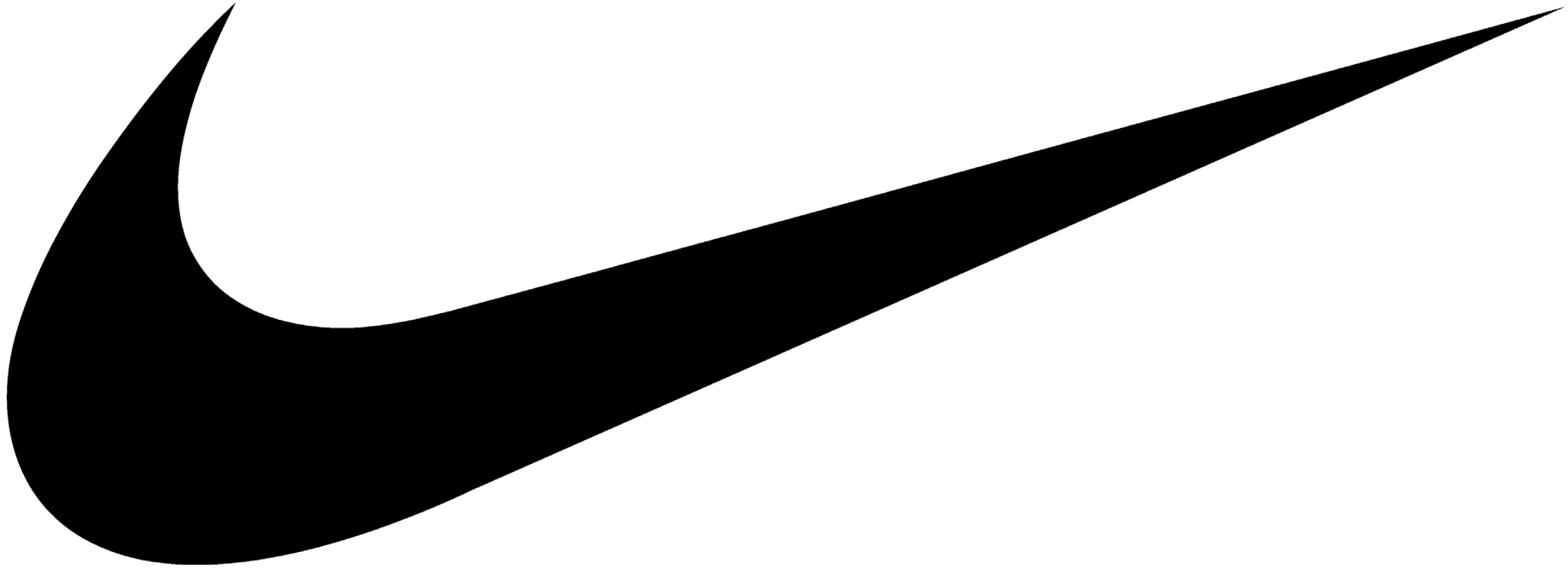
New Town Zoning Requirements

- Density caps by residential type
- Minimum and Maximum land use ratios
- 2.5 units/acre density cap
- Changes to NT Zoning
 - Downtown Columbia
 - Village Center Redevelopment

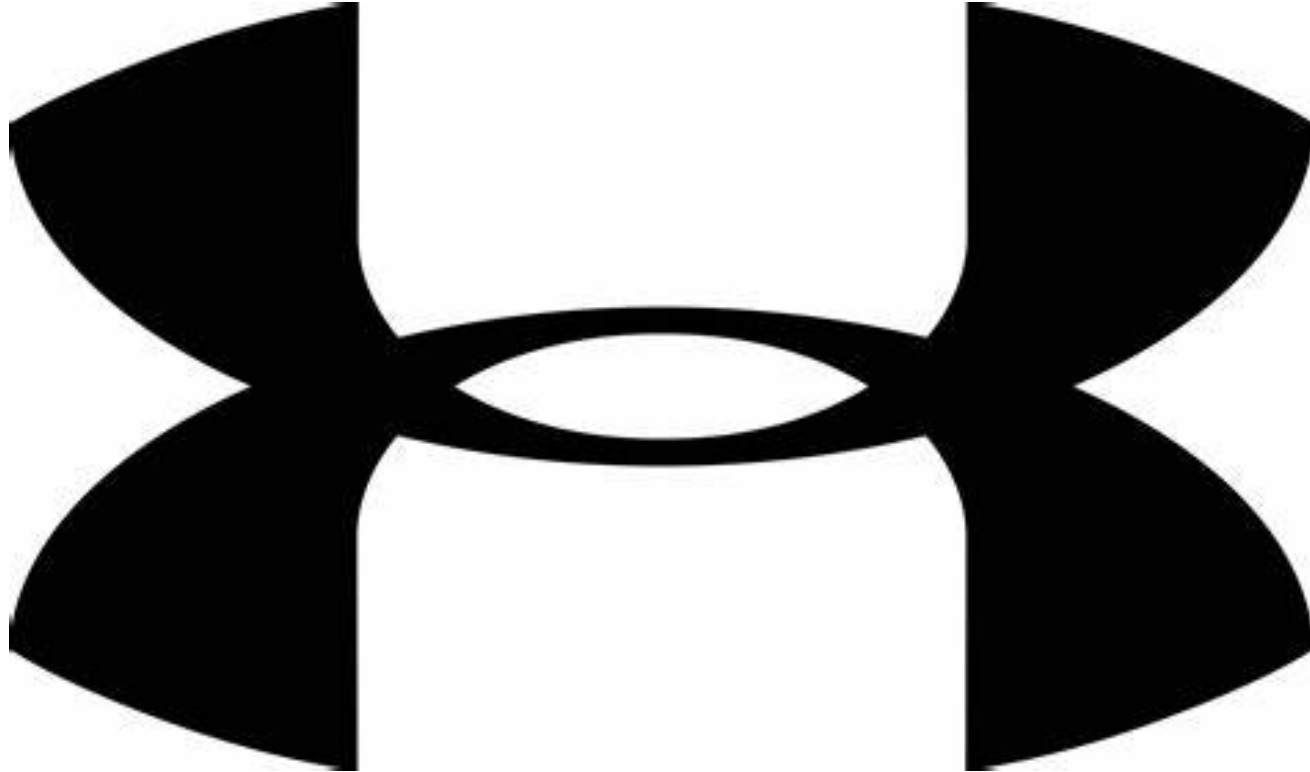


Identity

Identity



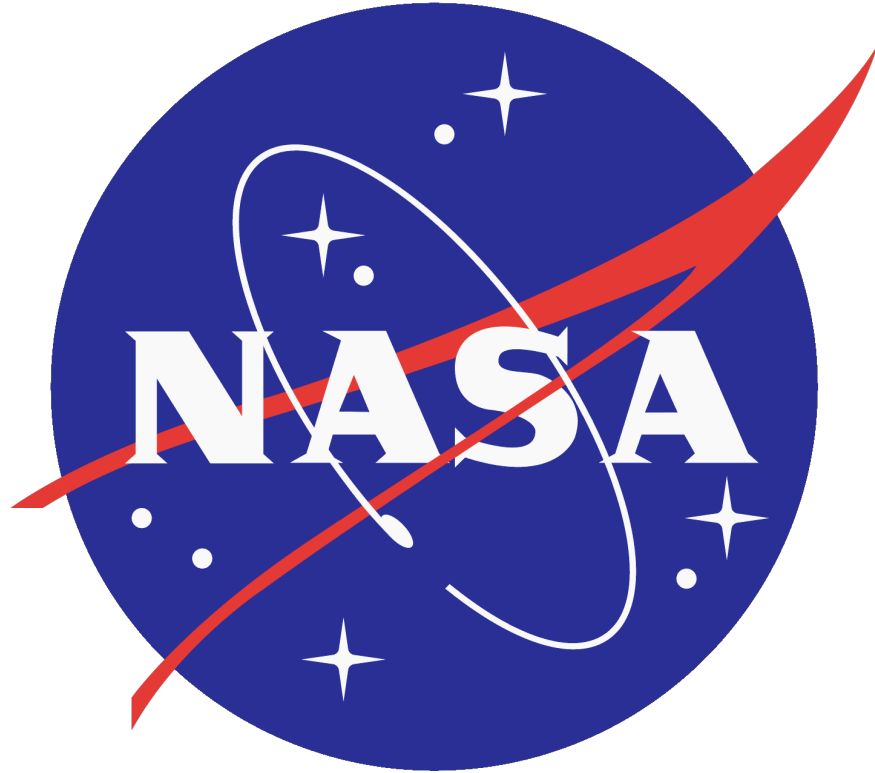
Identity



Identity



Identity



Identity

Group Session





Identity

Assigned Group Discussion: please move into groups

Group 1

Karin Emery

Kristi Smith

Nicole Campbell

Robbyn Harris

Ryan Hermann

Tim May

Group 2

Brian England

Ian Kennedy

Judelle Campbell

Michael Golibersuch

Nina Basu

Sharon Cooper-Kerr

Group 3

Collin Sullivan

David Costello

Fran LoPresti

Greg DesRoches

Joan Lancos

Matt Abrams

Rene DeBois

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Identity

In assigned break-out groups, answer on your own:

1. Why do you live, work, play, and/or learn in Columbia?

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Identity

In assigned break-out groups, answer on your own:

2. What makes Columbia different than other places?

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Identity

In assigned break-out groups, answer on your own:

3. How do you think Columbia's identity could be made better or stronger?

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Identity

Group Discussion: Identify the top two responses

1. Why do you live, work, play, and/or learn in Columbia?
2. What makes Columbia different than other places?
3. How do you think Columbia's identity could be made better or stronger?



Homework for Next Meeting



Homework

Provide your response no later than July 11

Write your Vision Statement for Columbia for the next 50 years.

- Define your Purpose and Aspirations

- Keep it Concise and Memorable

- Focus on the Inspiration, not the details

- Align with the Values and Ambitions

- Think BIG, yet stay realistic





Wrap-Up

Wrap-Up

Pending Topics

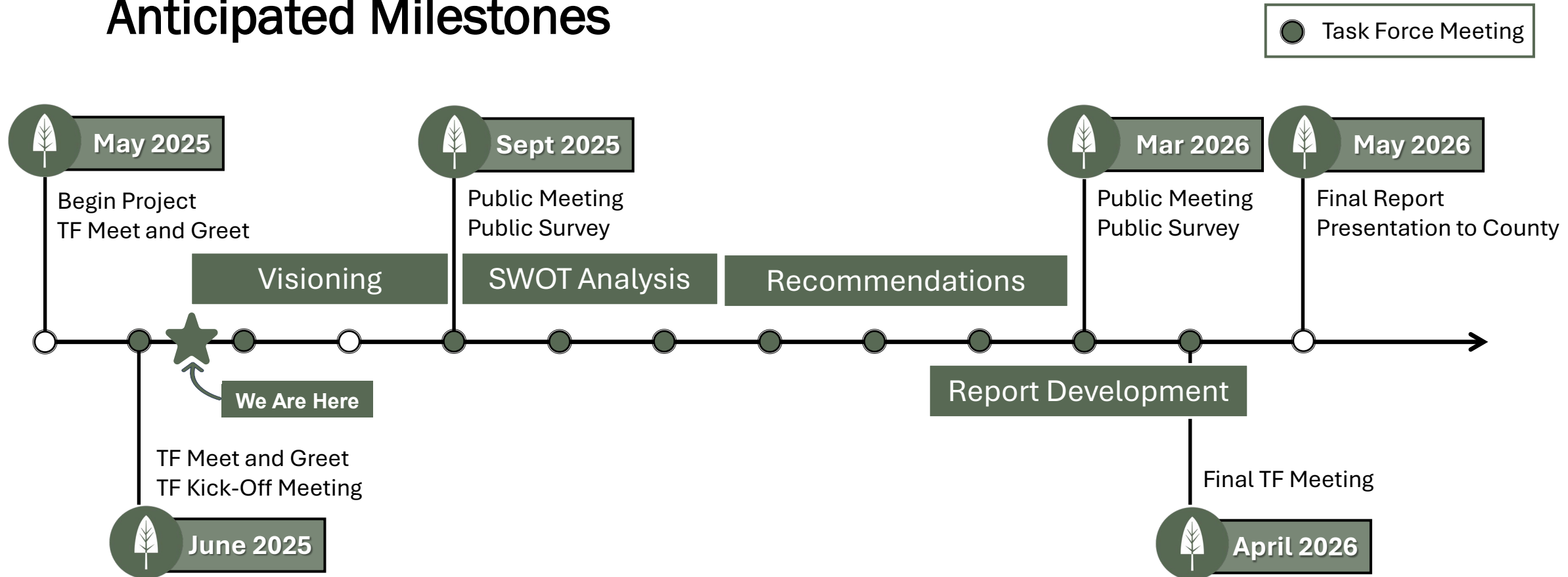
- Vision
- Demographics
- Massing
- Strengths, Weaknesses, Opportunities, and Threats (SWOT)



Wrap-Up



Anticipated Milestones



Wrap-Up

Upcoming Task Force Meetings

July 22, 2025

Virtual

Primary Topic
Visioning

Note: There is
no Task Force
meeting in
August.

September 23, 2025

Virtual

Primary Topic
*Strength, Weakness,
Opportunity, Threats
(SWOT) Assessment*



Open Comments

Thank you



Thank you

Task Force Meeting No. 2
July 22, 2025
Virtual

Task Force Meeting No. 3
September 23, 2025
Virtual

