



New Town Task Force

Meeting No. 10

April 28, 2026

Agenda

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Welcome, Purpose and Meeting No. 9 Recap

Prior Meeting Minute Approval

Overall Schedule and Expectations for Meeting No. 10

Process for Finalizing Recommendations

Finalize Recommendations

- Technical Survey/Public Comment Input

Wrap-Up

- Homework for Next Meeting
- Open Comments

Adjourn



Welcome and Meeting No. 9

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 Golbersuch
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 3rd 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. 9 Recap

Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Density Cap Requirements	Section 125.0.A.4	1	Maintain the density cap of 2.5 dwelling units across the entire New Town Zoning District	October	Majority Yes
		2	Remove the New Town wide density cap	October	Majority No
		3	Raise the density cap of 2.5 dwelling units across the entire New Town Zoning District	October	Majority No
		4	Consider density caps by village.	October	Majority No
		5	Consider excluding village centers from the New Town wide density cap	October	Majority Yes

Meeting No. 9 Recap

Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Land Use Percentage Requirements	Section 125.0.A.8	1	Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types	October	Majority Yes
		2	Remove land use percentage requirements for New Town overall	October	Majority No

Meeting No. 9 Recap

Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
MIHU Requirements	Title 13 Subtitle 402	1	Encourage diversity of housing types throughout the New Town district	November	Majority Yes
		2	Incentivize, rather than require, the provision of MIHUs	November	Majority Yes
		3	Add requirement to include MIHUs in new development and redevelopment in the New Town Zoning District	November	Majority No
		4	Maintain the existing exemption from MIHUs in New Town.	November	Majority Yes

Meeting No. 9 Recap

Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
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	November	Majority Yes
		2	Explore the creation of pattern books to incentivize the use of modern and sustainable building materials	November	Majority Yes
		3	Incentivize and encourage universal design and accessibility in New Town zoning	November	Majority Yes



Prior Meeting Minute Approval

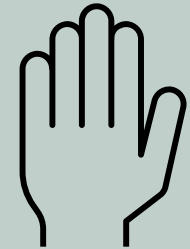
Meeting Minutes

Approval / Discussion of Meeting Minutes

Task Force No. 9 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. 9 meeting minutes?



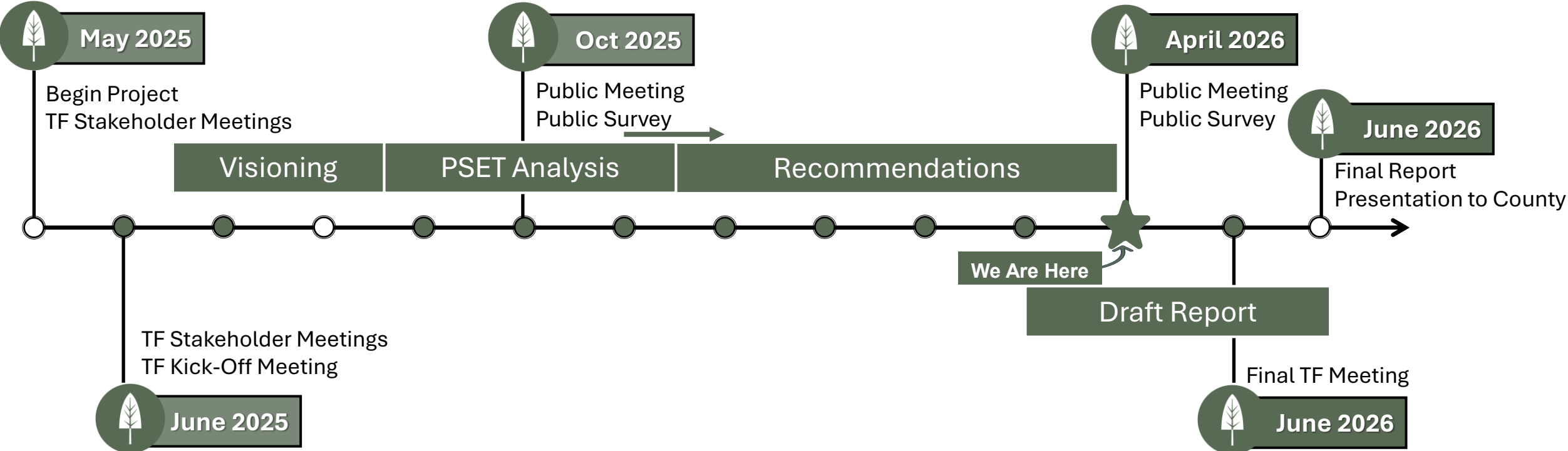
Overall Schedule and Expectations for Meeting No. 10

Overall Schedule



Anticipated Milestones

● Task Force Meeting

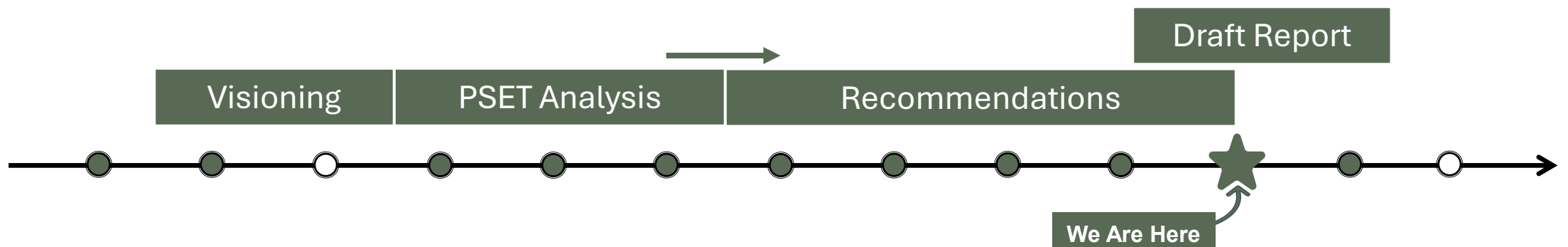


Expectations for Meetings

Finalizing Recommendations

April Meeting

- Review Major Elements of Zoning Code (Section 125.0)
 - Major discussion elements were presented at NTTF No. 3 (September)
- Elements will be further refined during the Recommendations Meetings
- Develop Final Recommendations with all refinements included



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 for Finalizing 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.*

Recommendations Process

Recommendation Development Process

- Potential Recommendations identified from:
 - Task Force PSET discussions
 - October 2025 Public Meeting Comment Cards
 - October – November 2025 Online Survey Results
 - 42 Potential Recommendations identified for discussion
- New Town Task Force Recommendations Meetings (January 2026 – March 2026)
 - 28 Recommendations identified to move forward to Technical Survey for review and input

Review Order

- Role of the Original Petitioner
 - Original Petitioner (15, 16)
 - Creating another New Town District (1)
- PDP/CSP/FDP Structure (2, 3, 4, 5, 6, 7)
- Downtown and Village Center Simplification (17, 18, 19)
- Expansion of Uses, Materials, and Design Guidance (26, 27, 28)
- Density and Land Use Requirements
 - Defining Credited Open Space (8, 9, 10, 11)
 - Apartments Definition (12, 13, 14)
 - Density Cap Requirements (20, 21)
 - Land-Use Percentage Requirements (22)
- Moderate Income Housing Unit (MIHU) Requirements (23, 24, 25)



Recommendations



Role of the Original Petitioner

DRAFT Recommendations

All recommendations were presented at Public Meetings April 8-9, 2026.

Original Petitioner

Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Date	NTTF Recommendations Meeting Date
Section 125.0.F.1	15	Remove the role of the original petitioner to amend commercial FDPs	December 9, 2025	February 17, 2026
	16	The county should review the potential for the Planning Board or another entity to take up the role of the original petitioner *	December 9, 2025	February 17, 2026

Creating Another New Town District

Section 125.0.B	1	Maintain the original petitioner's ability to expand or restrict a New Town district *	September 30, 2025	January 27, 2026 February 17, 2026
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Recommendations Revisited

Original Petitioner

Section 125.0.F.1

Overview of Recommendations Discussion

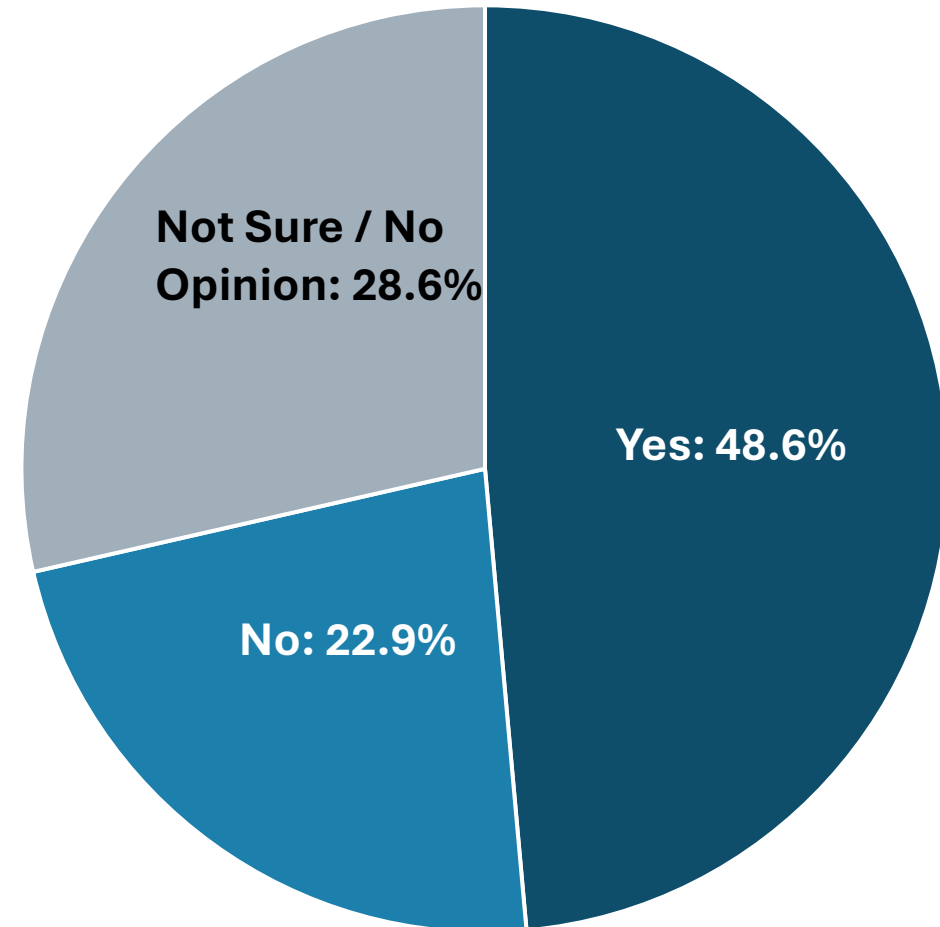
- Ensure there is a neutral party as arbitrator of approvals or denials
- Potential that the property owner could act on their own behalf rather than the Planning Board take on the role of the Original Petitioner
- Consideration to maintain a role like the Original Petitioner to maintain the vision of 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

DRAFT Recommendations

Technical Survey/Public Comment Input

15. Remove the role of the original petitioner to amend commercial FDPs

- This role should be transferred to a new entity like a “Columbia Planning Board.”
- The role of Original Petitioner should be removed from all NT Zoning and replaced by a County entity which would oversee and approve NT Zoning (including Master Plan and Pattern books).
- Property owners should be allowed to amend the FDP for their site only.
- A private entity should not be a gatekeeper to accessing a public process. They are unelected and not required to respond to public policy changes or the collective will of the people...

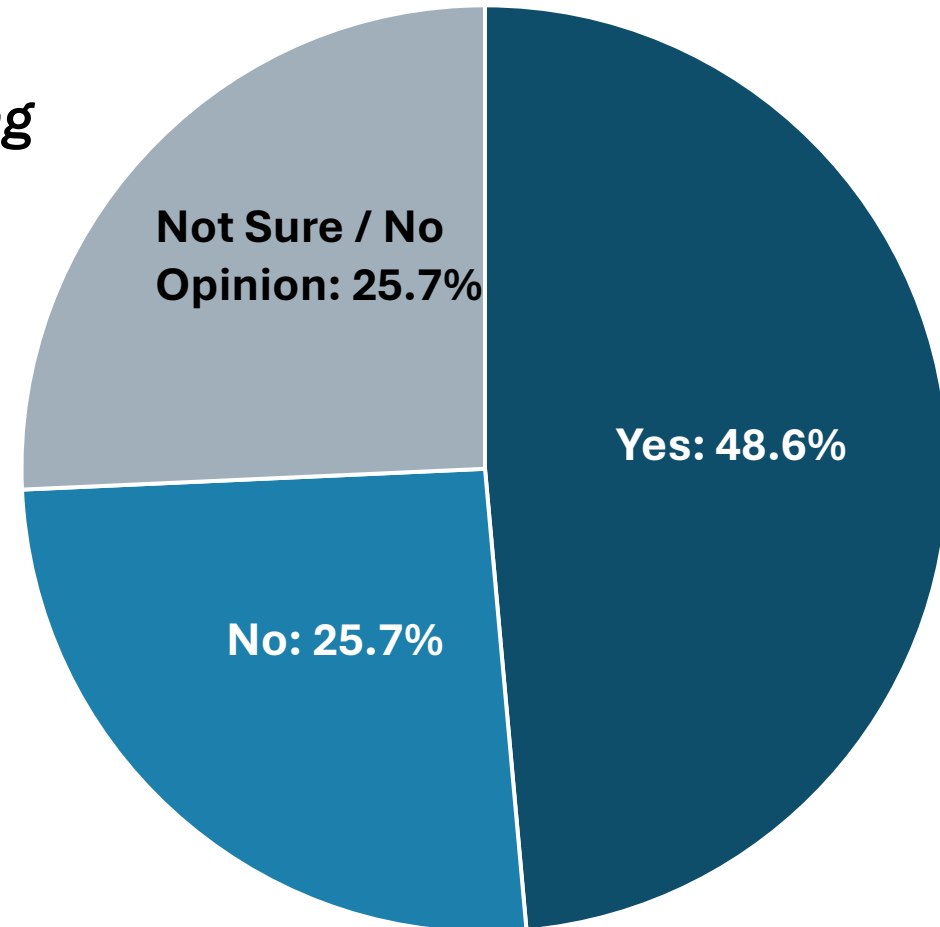


DRAFT Recommendations

Technical Survey/Public Comment Input

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

- A county entity would have the authority and capability to oversee and maintain NT zoning. It would be a more "neutral" party. AN entity is required in order to ensure adherence to the plans (and to develop/oversee modifications to plans). If there is no entity to oversee the plan, then the plan isn't of much use. It has to be a separate entity focused exclusively on NT zoning.
- No county entity should take over the role of original petitioner. An unbiased entity should take over the role of original petitioner to amend commercial FDPs.

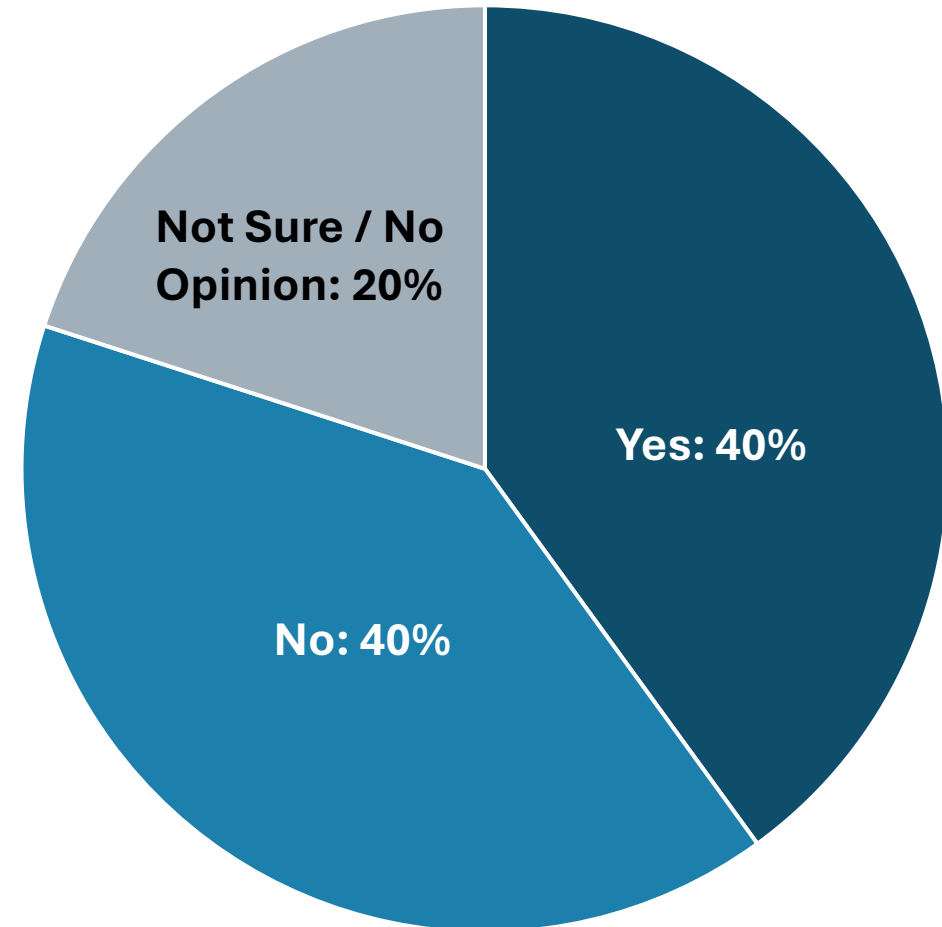


DRAFT Recommendations

Technical Survey/Public Comment Input

1. *Maintain the original petitioner's ability to expand or restrict a New Town district **

- If NT zoning is maintained in some form, I think it is ok to maintain the ability for NT zoning to be applied to land not currently zoned NT through a rezoning process, **however, I do not support retaining the section of 125 that allows for the creation of a new NT in Howard County.**
- DPZ should do what Howard Hughes is doing.
- Only if the Original Petitioner is replaced.



DRAFT Recommendations

Recommendation

Original Petitioner

15. Remove the role of the original petitioner to amend commercial FDPs

Recommendation #	Motion	Seconded	In Favor	Opposed
15				

DRAFT Recommendations

Recommendation

Original Petitioner

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

Recommendation #	Motion	Seconded	In Favor	Opposed
16				

DRAFT Recommendations

Recommendation

Creating Another New Town District

1. Maintain the original petitioner's ability to expand or restrict a New Town district *

Recommendation #	Motion	Seconded	In Favor	Opposed
1				



PDP/CSP/FDP Structure

DRAFT Recommendations

All recommendations were presented at Public Meetings April 8-9, 2026.

PDP/CSP/FDP Structure

Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Date	NTTF Recommendations Meeting Date
Section 125.0.	2	Maintain its current overall structure, but seek to simplify the approval and development process within New Town district	November 18, 2025	February 17, 2026
	3	Standardize requirements by land use types across the FDPs *	November 18, 2025	February 17, 2026
	4	Remove CSPs as a step in the development process *	November 18, 2025	February 17, 2026
	5	Consolidate the FDPs and their requirements to create a table of permitted uses by area	November 18, 2025	February 17, 2026
	6	Expand the types of uses that can be approved administratively by DPZ *	November 18, 2025	February 17, 2026
	7	Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process *	November 18, 2025	February 17, 2026

Recommendations Revisited

PDP/CSP/FDP Structure

Section 125.0

Overview of Recommendations Discussion

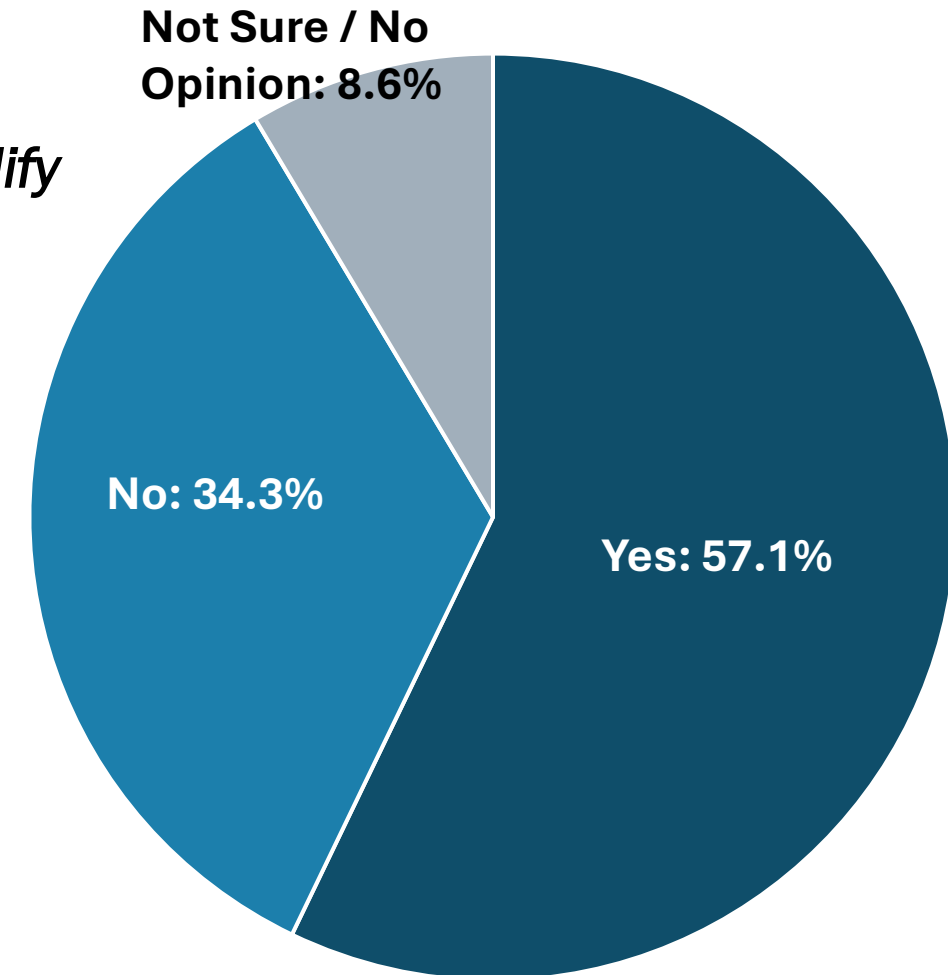
- NTTF would like to see a streamlined process
 - This needs to be defined
- Consideration of a NT Master Plan to oversee development
 - Recognize the special intent of NT
- Remove CSP's from process
 - This will also remove some engagement steps
- In all aspects, maintain the unique nature of NT and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

DRAFT Recommendations

Technical Survey/Public Comment Input

2. Maintain its current overall structure, but seek to simplify the approval and development process within New Town district

- Simplifying the process and cost to build housing is part of that [housing crisis] solution.
- The current structure of New Town Zoning should be modified to allow smooth implementation of “Columbia Redevelopment”.
- In considering this section of recommendations, any revisions must: Maintain the roles of all entities in the current review, oversight, and decision process. Maintain significant public review and feedback in the process. Provide the comprehensive, big-picture orientation of the proposed development, and all information, diagrams, and sketches currently in the CSP in an easy-to-understand format. Enhance and streamline the process for approval and development. Do not focus on simplification.

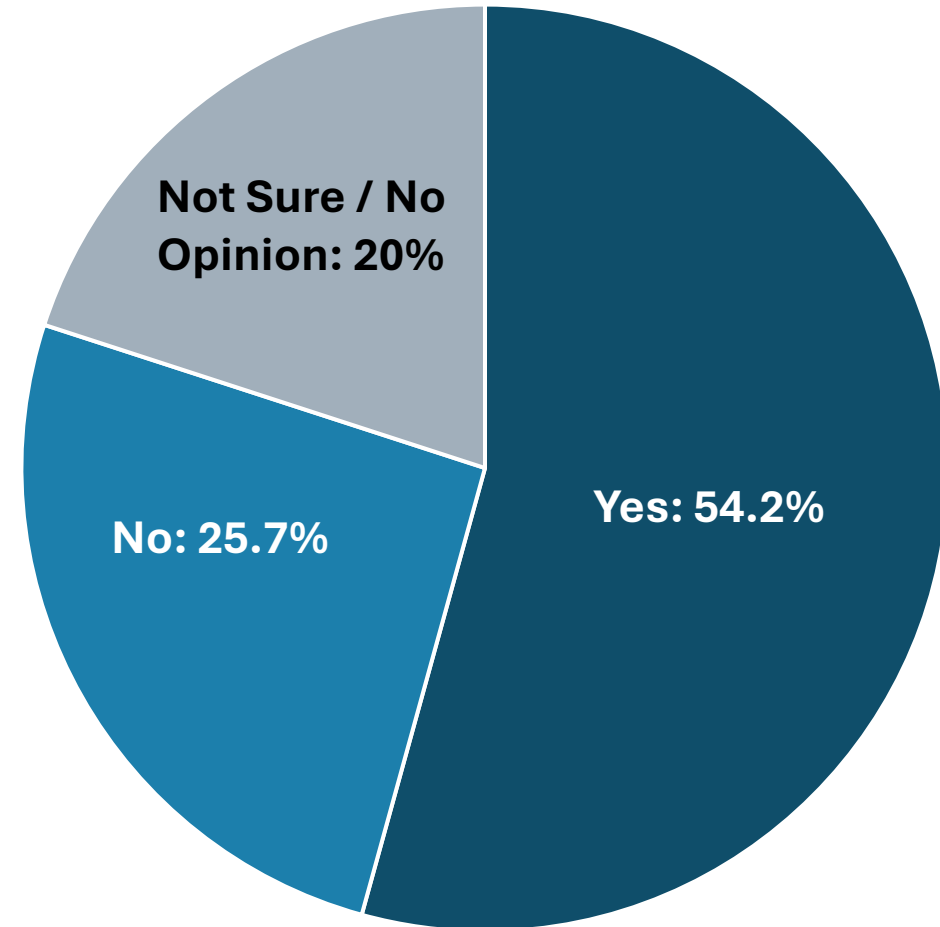


DRAFT Recommendations

Technical Survey/Public Comment Input

3. Standardize requirements by land use types across the FDPs *

- Anything that can be done to simplify the development process should be done.
- In particular it does not make sense that two areas of Columbia with different FDPS which have identical built environments and land use designations have separate FDP requirements. If there are unique land uses attached to specific FDPS with unique regulations needed (for instance the FDP that applies to the Fairway Hills Golf Course) then there should be more unique land use designations in NT zoning (such as OS - Recreation or OS _ Community Amenity) and that should cover all those unique aspects of Columbia.
- This is legal.
- FDP's should be amended to guide future redevelopment. "Columbia Redevelopment" should be planned just as it was in the beginning.

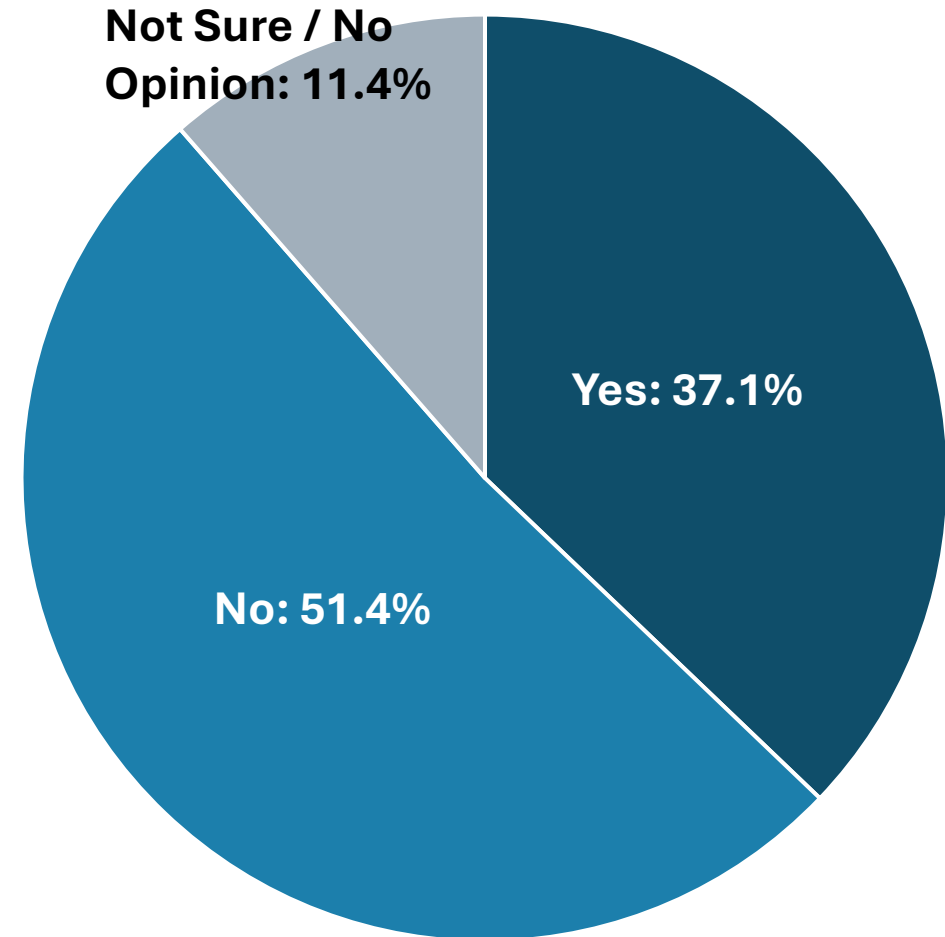


DRAFT Recommendations

Technical Survey/Public Comment Input

4. Remove CSPs as a step in the development process *

- They were useful in the initial development; but CSPs aren't needed for redevelopment.
- No longer needed and an unnecessary part of the process.
- Comprehensive sketch plans are helpful tools for the public and provide much needed feedback to developers so they can improve their plans for the public benefit
- Provide all information, diagrams, and sketches currently in the CSP in an enhanced process.
- CSP would seem to only be necessary for properties being brought into NT and should be incorporated into the current CSP

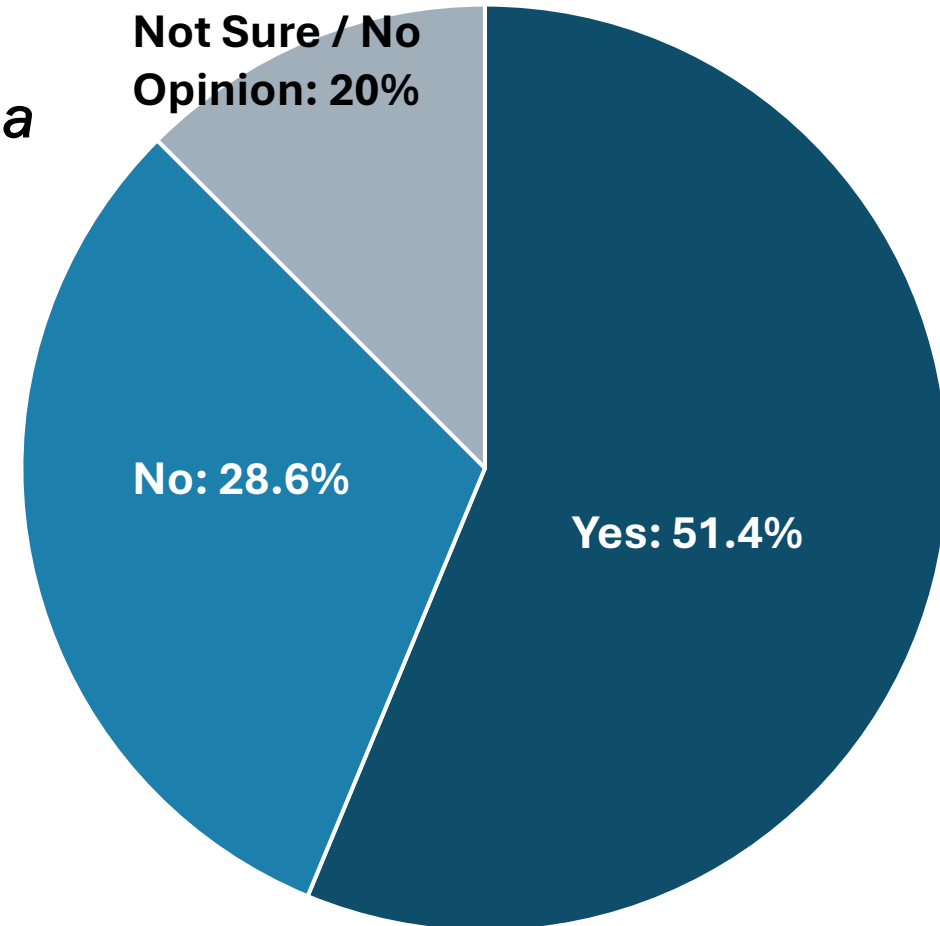


DRAFT Recommendations

Technical Survey/Public Comment Input

5. Consolidate the FDPs and their requirements to create a table of permitted uses by area

- If you use FDP templates, not sure of the value of creating a table of permitted uses via area. The proposed FDP templates would tell you what the land use categories are in that FDP.
 - I firmly support an overall allocation of how the land is used so that should not get lost. As long as this does not limit or reduce use of the property compared to the FDP.
 - It is insane that there is not equity across similar land uses and the process of administering all these FDPs in their current state does not make sense. They are also not written to the standard of code that modern code standards would be written to with vague language.
- Modified FDP's should guide the redevelopment process just like they have for the last 55+ years.
 - Each FDP is recorded separately and allows for case by case modifications

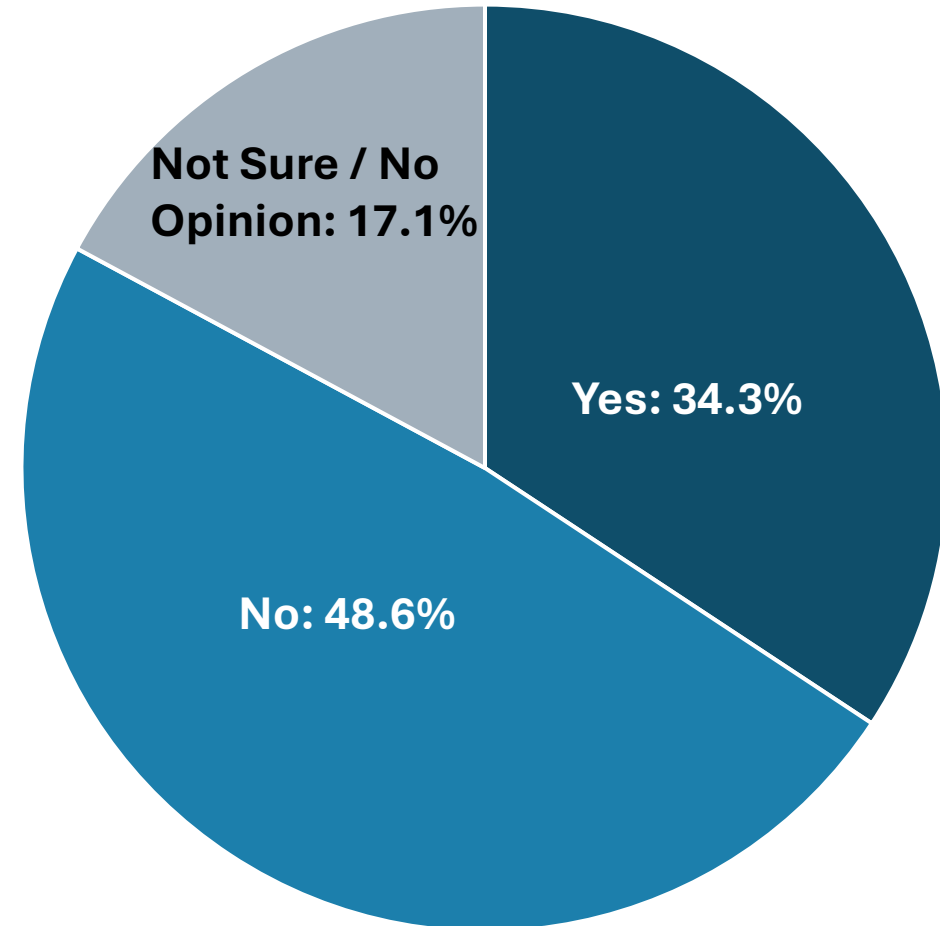


DRAFT Recommendations

Technical Survey/Public Comment Input

6. *Expand the types of uses that can be approved administratively by DPZ **

- Types: All, Housing, Mixed-Use, Residential, Anything that is eligible in other zoning districts
- Not until a Master Plan and Pattern books/manuals are developed.
- The recommendation is too vague.
- Any expansion of uses must go through a public process.
- Expanding types of uses would come only after knowing what a “Columbia redevelopment plan” required. The current NT Zoning oversight and approval process should be clearly defined before looking to expand DPZ’s role in “Planned Community Oversight”.
- There should be somewhat of a public process involved here - similar to how the Army corps makes administrative determinations with stakeholder input

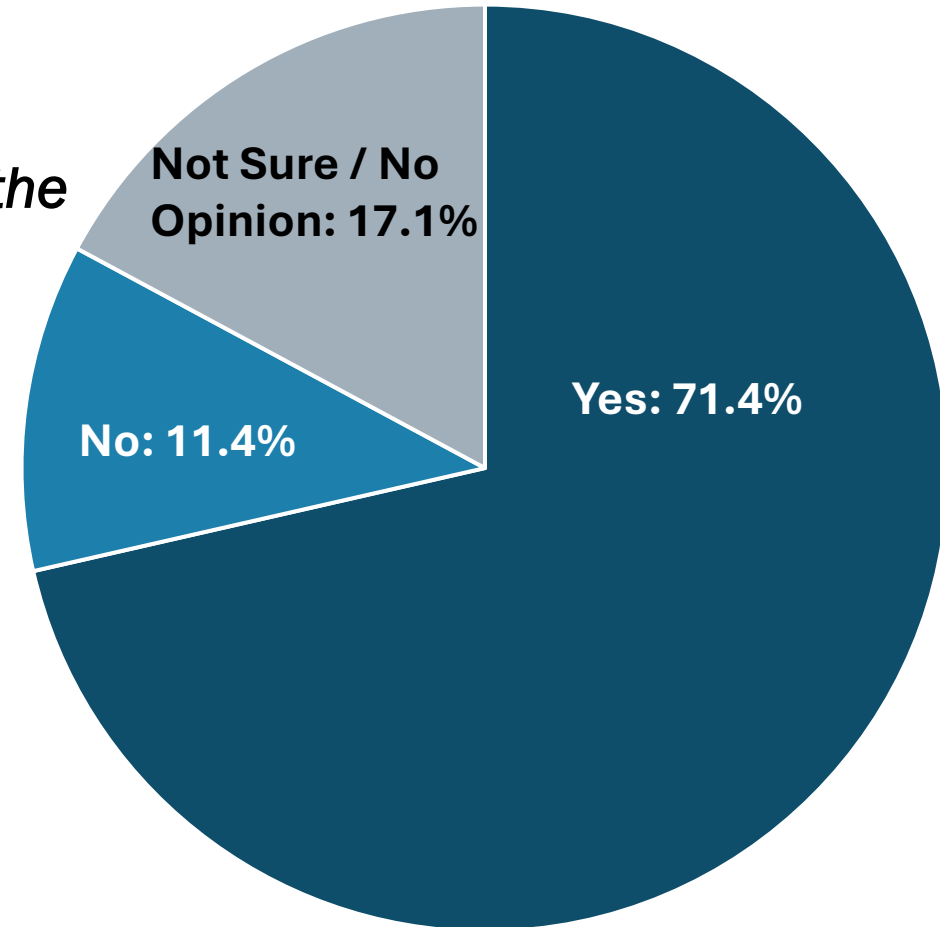


DRAFT Recommendations

Technical Survey/Public Comment Input

*7. Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process **

- I think for the most part the process to get public input is theater not substance. It offers an opportunity for people to delay for no reason.
- There are too many meetings. Public engagement should be focused on the planning and the guidance manuals (pattern books, etc.). Once that is done - if a project conforms to the plan and the guidance, fewer meeting should be required.



DRAFT Recommendations

Recommendation

PDP/CSP/FDP Structure

2. Maintain its current overall structure, but seek to simplify the approval and development process within New Town district

Recommendation #	Motion	Seconded	In Favor	Opposed
2				

DRAFT Recommendations

Recommendation

PDP/CSP/FDP Structure

3. Standardize requirements by land use types across the FDPs *

Recommendation #	Motion	Seconded	In Favor	Opposed
3				

DRAFT Recommendations

Recommendation

PDP/CSP/FDP Structure

4. Remove CSPs as a step in the development process *

Recommendation #	Motion	Seconded	In Favor	Opposed
4				

DRAFT Recommendations

Recommendation

PDP/CSP/FDP Structure

5. Consolidate the FDPs and their requirements to create a table of permitted uses by area

Recommendation #	Motion	Seconded	In Favor	Opposed
5				

DRAFT Recommendations

Recommendation

PDP/CSP/FDP Structure

6. Expand the types of uses that can be approved administratively by DPZ *

Recommendation #	Motion	Seconded	In Favor	Opposed
6				

DRAFT Recommendations

Recommendation

PDP/CSP/FDP Structure

7. Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process *

Recommendation #	Motion	Seconded	In Favor	Opposed
7				



Downtown and Village Center Process Simplification

DRAFT Recommendations

Downtown and Village Center Process Simplification

All recommendations were presented at Public Meetings April 8-9, 2026.

Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Date	NTTF Recommendations Meeting Date
Section 125.0.E, H, I, Section 125.0.J, Section 125.0.K	17	Simplify the development process for Village Center redevelopment *	November 18, 2025	February 17, 2026
	18	Simplify the development process for Downtown Columbia redevelopment *	November 18, 2025	February 17, 2026
	19	Reduce the number of public meetings required for redevelopment processes *	November 18, 2025	February 17, 2026

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

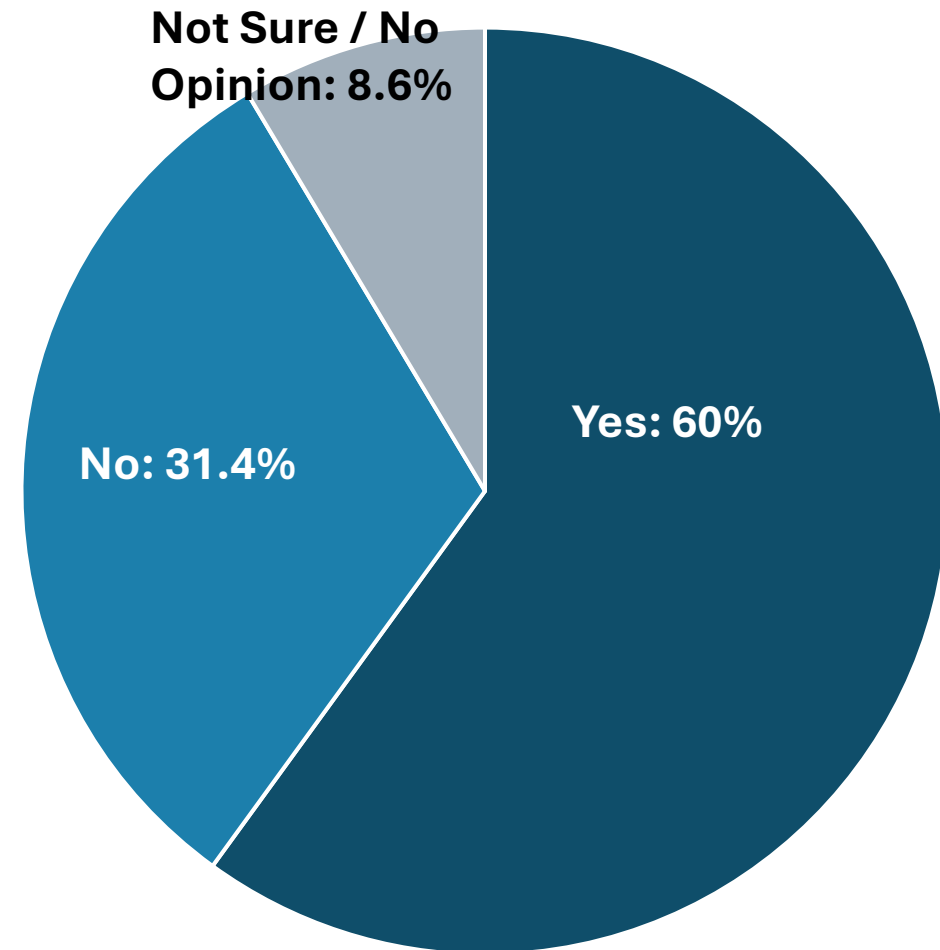
Homework Discussion (March 2026 NTTF Meeting)

DRAFT Recommendations

Technical Survey/Public Comment Input

*17. Do you agree with the following Task Force recommendation regarding Village Centers?
"Simplify the development process to support redevelopment of Village Centers."*

- These have been identified as Activity Centers and therefore should be easier to redevelop or add housing to.
- An incentive that gives “fast track approval” to developers if they conform to “Village Center Redevelopment Plans” and Design Advisory Board recommendations.
- Enhance and improve, but do not simplify the process. Maintain the Village Boards’ and the public’s roles in the review, oversight, and decision process. Hold all meetings at night to enhance attendance. The process outlined in CB29-2009 has some repetitious and duplicative meetings that can be combined.



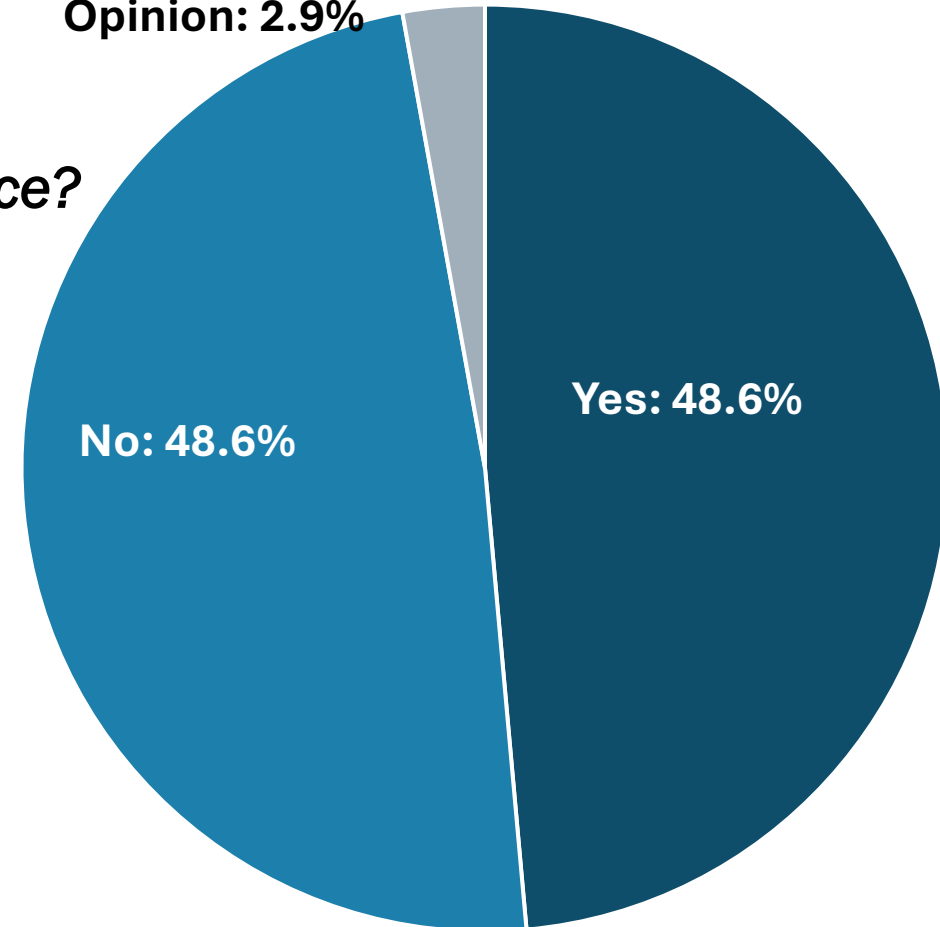
DRAFT Recommendations

Technical Survey/Public Comment Input

18. Do you agree with the following recommendation regarding Downtown Columbia suggested by the Task Force?
"Simplify the development process to support redevelopment within Downtown Columbia."

- There are too many steps in the current process. The major focus, including public engagement, should be on the development of the various plans/manuals mentioned in the Downtown Development. Once these have been approved, if a project adheres to the plans and manuals, it should be processed quickly. It does not need much public engagement. The public engagement should come if a project wants to deviate/modify the approved plan/manuals.
- Enhance and improve, but do not simplify the process.

Not Sure / No
Opinion: 2.9%

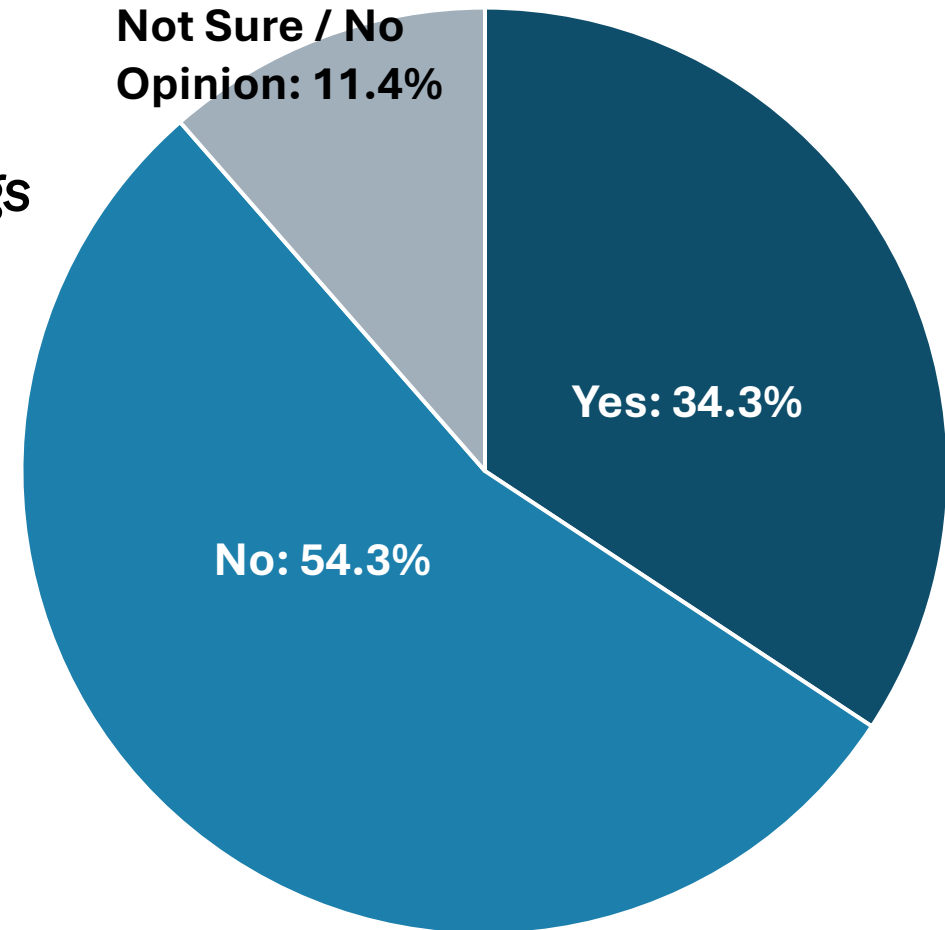


DRAFT Recommendations

Technical Survey/Public Comment Input

19. Similar to Question #7 about the PDP/CSP/FDP engagement process, there are numerous public meetings required throughout the redevelopment process. Do you agree with the potential recommendation as follows? "Reduce the number of public meetings required for redevelopment processes."

- BUT make sure there are actual meaningful engagement points. In general, I think that fewer steps/meetings but ones that informally involve the public, DPZ staff, and the developers would be best since then the staff could be active participants in reminding the public/developers what the planning policy guidance for each area is and hear the feedback directly/ensure facilitated discussions...
- Make them more efficient and accessible.



DRAFT Recommendations

Recommendation

Downtown and Village Center Simplification

17. Simplify the development process for Village Center redevelopment

*

Recommendation #	Motion	Seconded	In Favor	Opposed
17				

DRAFT Recommendations

Recommendation

Downtown and Village Center Simplification

18. Simplify the development process for Downtown Columbia redevelopment *

Recommendation #	Motion	Seconded	In Favor	Opposed
18				

DRAFT Recommendations

Recommendation

Downtown and Village Center Simplification

19. Reduce the number of public meetings required for redevelopment processes *

Recommendation #	Motion	Seconded	In Favor	Opposed
19				



Expansion of Uses, Materials, and Design Guidance

DRAFT Recommendations

Expansion of Uses, Materials, and Design Guidance

All recommendations were presented at Public Meetings April 8-9, 2026.

Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Date	NTTF Recommendations Meeting Date
Section 125.0	26	Evaluate the expansion of the Design Advisory Panel role to review projects in New Town	December 9, 2025	March 24, 2026
	27	Explore the creation of pattern books to incentivize the use of modern and sustainable materials	December 9, 2025	March 24, 2026
	28	Incentivize and encourage universal design and accessibility in New Town zoning	December 9, 2025	March 24, 2026

Recommendations Revisited

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

Overview of Recommendations Discussion

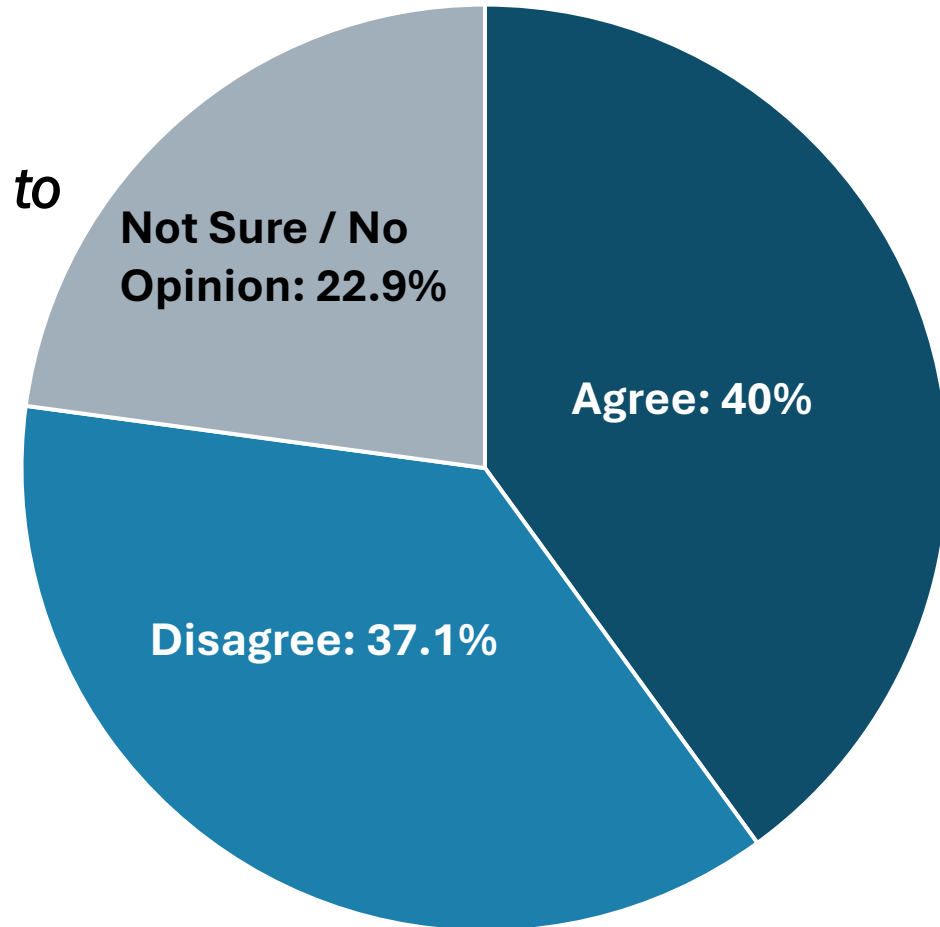
- Want to be inclusive of sustainable uses
- Concern about each FDP having uses identified individually
- Pattern books / overall standards would be beneficial
- Better understanding of what can go to the Design Advisory Panel clarified

DRAFT Recommendations

Technical Survey/Public Comment Input

26. Do you agree with the Task Force recommendation to "evaluate the expansion of the Design Advisory Panel role to review projects in New Town?"

- A County entity developed just to NT would be better. Perhaps the DAP can review plans/manuals for this new entity.
- This is completely unnecessary.
- This adds one more step in the process and I'm not sure its required IF you do a good job writing the zoning code to control for design and form.
- Not for residential. Residents already have to deal with Village Boards. Commercial only if ARC is eliminated.
- The Village Architectural Review Panel still maintains the standards and having the community weigh in seems appropriate.

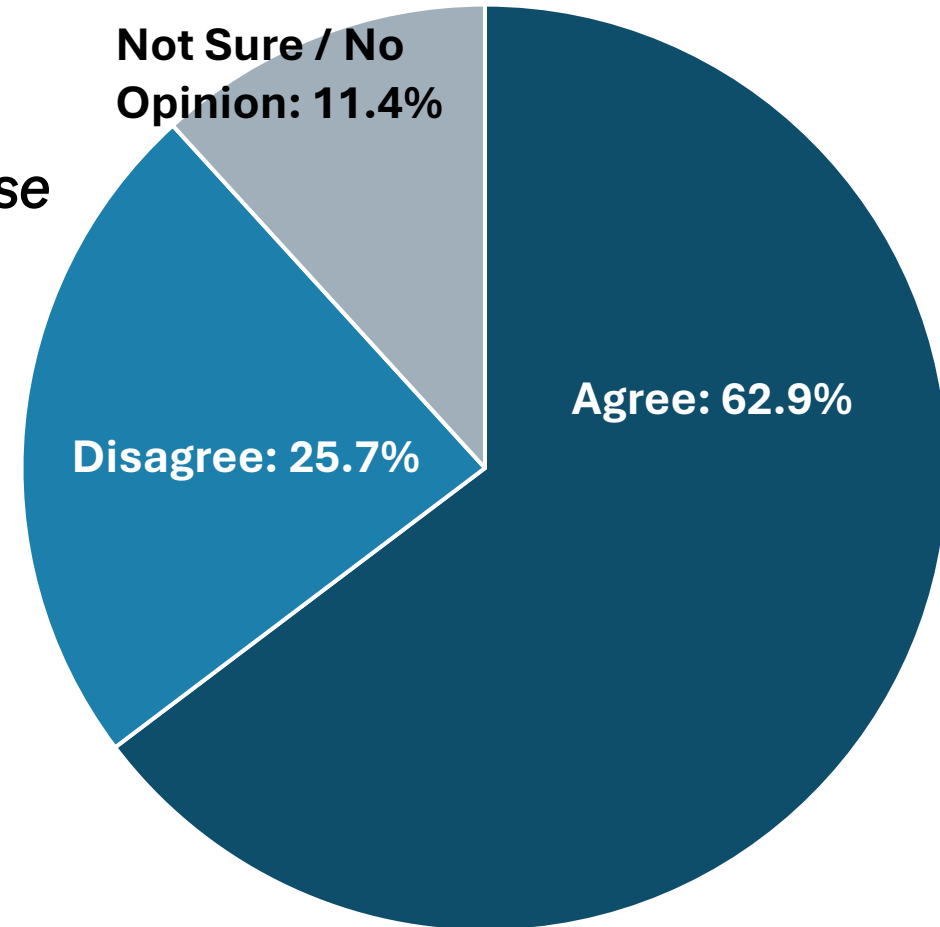


DRAFT Recommendations

Technical Survey/Public Comment Input

27. Do you agree with the Task Force recommendation to "explore the creation of pattern books to incentivize the use of modern and sustainable building materials?"

- Books should be updated regularly.
 - Every step should be taken to maximize Sustainability in New Town
 - A hallmark of planning. It has to be written and accessible to everyone, residents and developers.
 - I think it would be very helpful if the existing built environment characteristics were captured and conveyed so that future development could fit in.
- Pattern Books are a burden and often required far too early in the process.

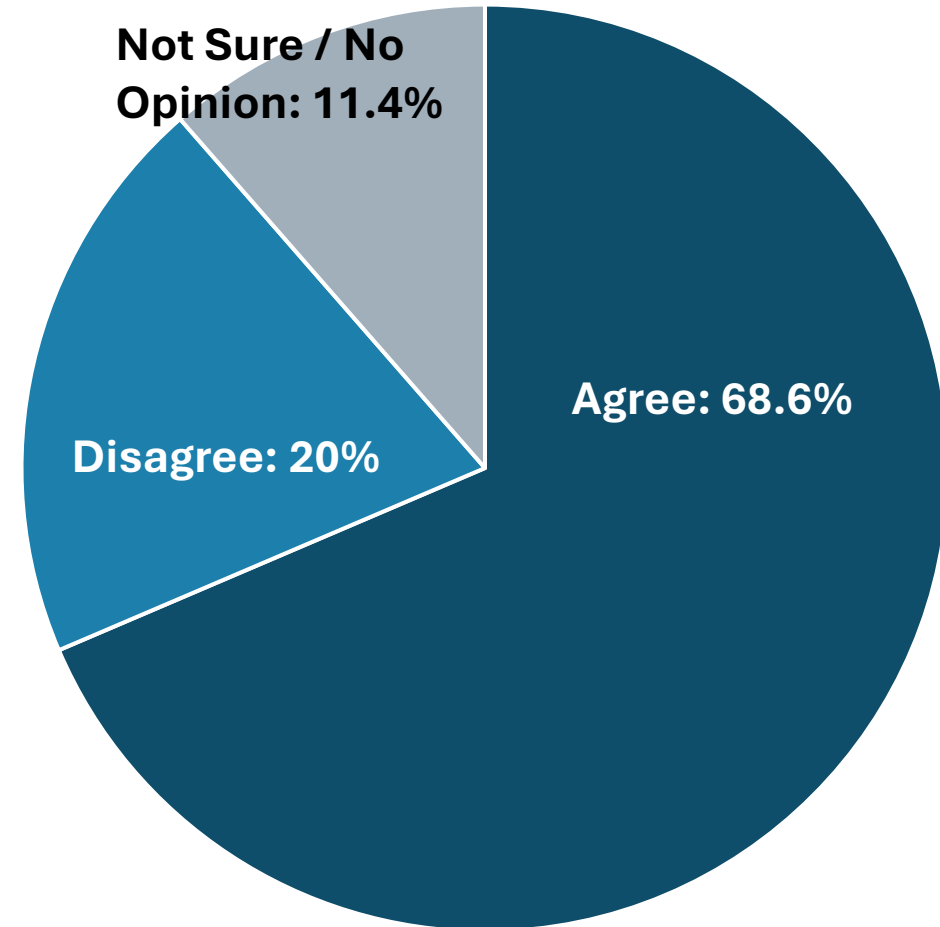


DRAFT Recommendations

Technical Survey/Public Comment Input

28. Do you agree with the Task Force recommendation to "incentivize and encourage universal design and accessibility in New Town zoning?"

- As long as universal is not mandated other than age restricted
- Building Codes should cover most requirements as it stands.
- Universal design and accessibility in housing is overkill, too little bang for too big a buck.



DRAFT Recommendations

Recommendation

Expansion of Uses, Materials, and Design Guidance

26. Evaluate the expansion of the Design Advisory Panel role to review projects in New Town

Recommendation #	Motion	Seconded	In Favor	Opposed
26				

DRAFT Recommendations

Recommendation

Expansion of Uses, Materials, and Design Guidance

27. Explore the creation of pattern books to incentivize the use of modern and sustainable materials

Recommendation #	Motion	Seconded	In Favor	Opposed
27				

DRAFT Recommendations

Recommendation

Expansion of Uses, Materials, and Design Guidance

28. Incentivize and encourage universal design and accessibility in New Town zoning

Recommendation #	Motion	Seconded	In Favor	Opposed
28				



Density and Land Use Requirements

DRAFT Recommendations

All recommendations were presented at Public Meetings April 8-9, 2026.

Defining Credited Open Space

Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Date	NTTF Recommendations Meeting Date
Section 125.0.A.8.e	8	Define open space in the New Town Zoning District to provide greater clarity of uses and align with other county zoning district definitions *	September 30, 2025	February 17, 2026
	9	Maintain the current definition of open space in Section 125.0.A.8.e *	September 30, 2025	February 17, 2026
	10	Maintain required 36% open space	September 30, 2025	February 17, 2026
	11	Ensure permanent protection of currently established credited open space areas *	September 30, 2025	February 17, 2026

Apartments Definition

Section 125.0.5.b	12	Adjust the definition of apartments to align with other county zoning district definitions *	November 18, 2025	February 17, 2026
	13	Create a new land use category for single family attached housing types	November 18, 2025	February 17, 2026
	14	Create a new land use category for diverse housing types, including missing middle housing types *	November 18, 2025	February 17, 2026

DRAFT Recommendations

All recommendations were presented at Public Meetings April 8-9, 2026.

Density Cap Requirements

Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Date	NTTF Recommendations Meeting Date
Section 125.0.A.4	20	Maintain the density cap of 2.5 dwelling units per acre as is	October 28, 2025	March 24, 2026
	21	Consider excluding village centers from the New Town wide density cap	October 28, 2025	March 24, 2026

Land Use Percentage Requirements

Section 125.0.A.8	22	Evaluate and consider adjusting the land use percentage requirements, outside of open spaces uses, in order to accommodate more diverse housing types	October 28, 2025	March 24, 2026
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Recommendations Revisited

Defining Credited Open Space

Section 125.0.A.8.e

Overview of Recommendations Discussion

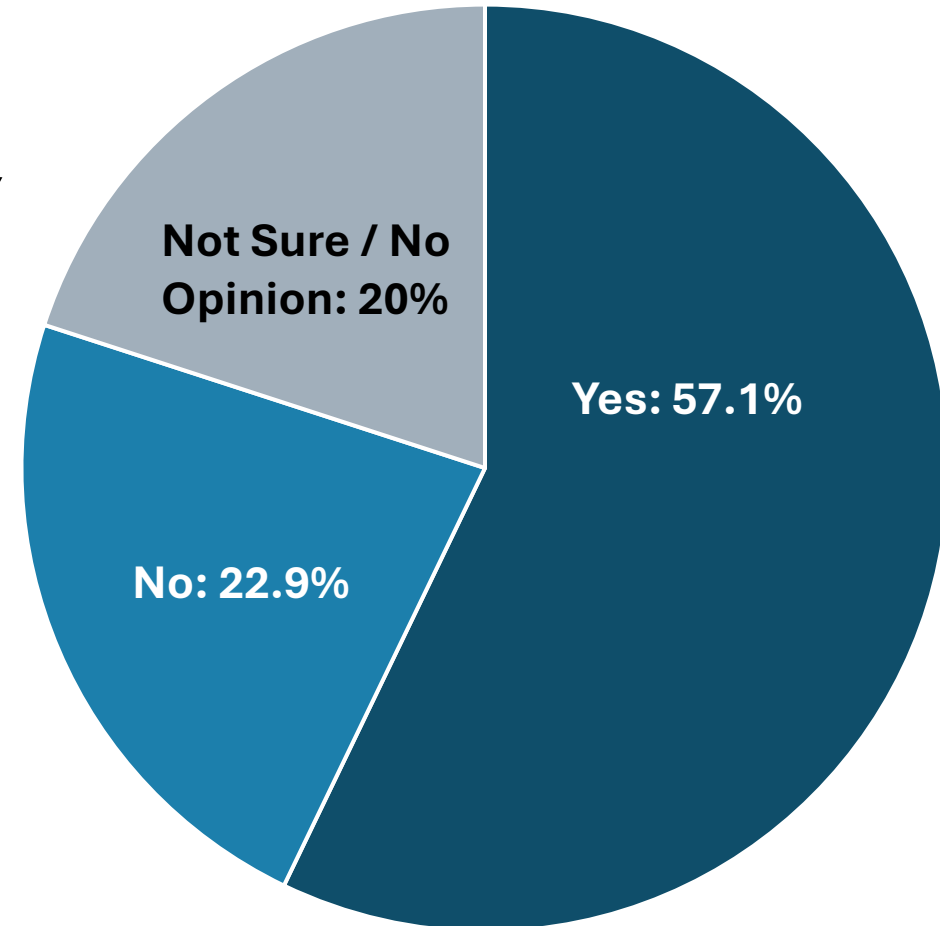
- Categorize open space, not only by uses but by physical features and associated uses
- Consider environmental benefits and people benefits (as amenities)
- Current definition of open space seems to be working; though maybe clarification or limitations on some kinds of uses may be helpful/useful (i.e.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

DRAFT Recommendations

Technical Survey/Public Comment Input

*8. Define open space in the New Town Zoning District to provide greater clarity of uses and align with other county zoning district definitions **

- Defining different types of open space is extremely important...For example, while some lighting may be appropriate in open space where schools are located it certainly is not appropriate on pathways.
- There is a desperate need to differentiate between green undeveloped or lightly developed spaces and those that have heavily developed amenities (pools, fitness clubs, etc.) and also to pull out school spaces etc. as our modern concepts of such terms are very different than the original concepts...
- Maintain Open Space in NT as currently defined.
- NT Zoning has Credited and Non-Credited Open Space. The recommendation is again too vague.

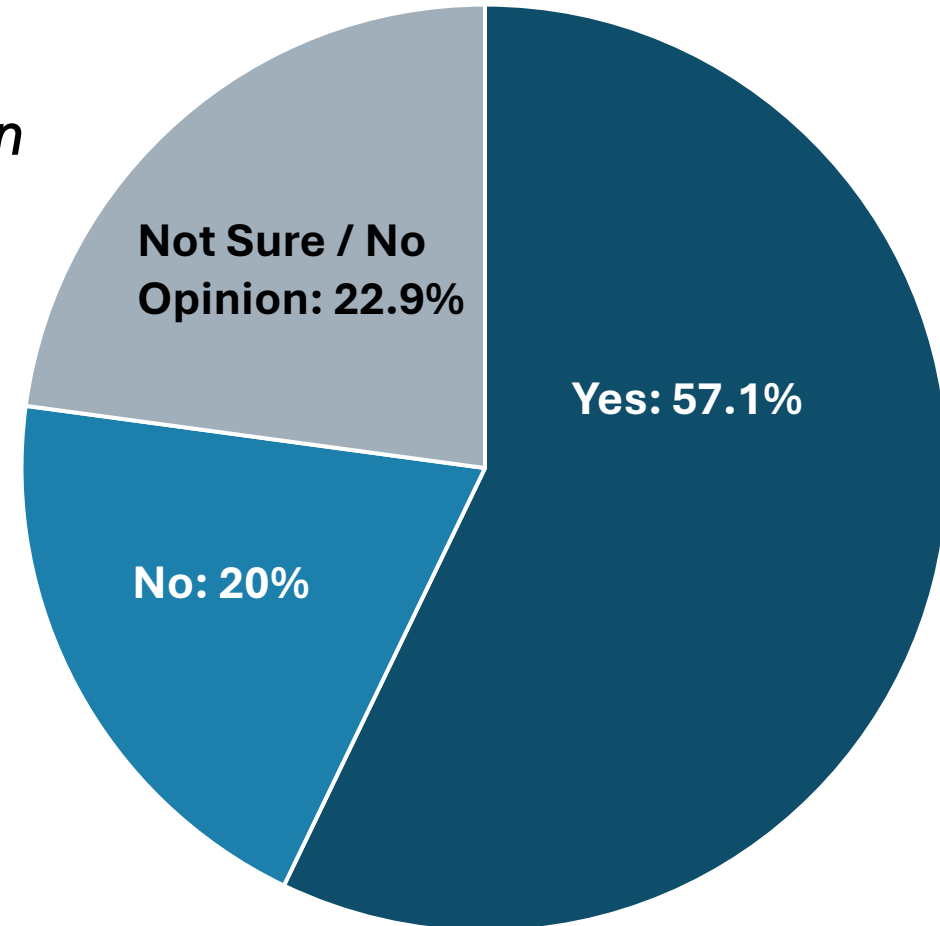


DRAFT Recommendations

Technical Survey/Public Comment Input

9. Maintain the current definition of open space in Section 125.0.A.8.e *

- I do not want open space changed in Columbia-it is our crown jewel.
- Open space credit should not include physical structures.
- There are 7 sections that define Open Space, this needs to be carefully reviewed before making any decisions. The Columbia Association Board of Directors, Howard Hughes, Village Board and public need to be involved in the process.
- Parking lots and roads serving open space facilities should not be discounted as open space. They are a necessary part of the facility.
- It is not aligned with modern understanding of these terms and frankly gives people a false perception of how much OS actually exists in NT. Also its frankly not realistic as there are "mixed OS" area on the golf courses and some other areas where we literally do not even know what should or should not count as OS.

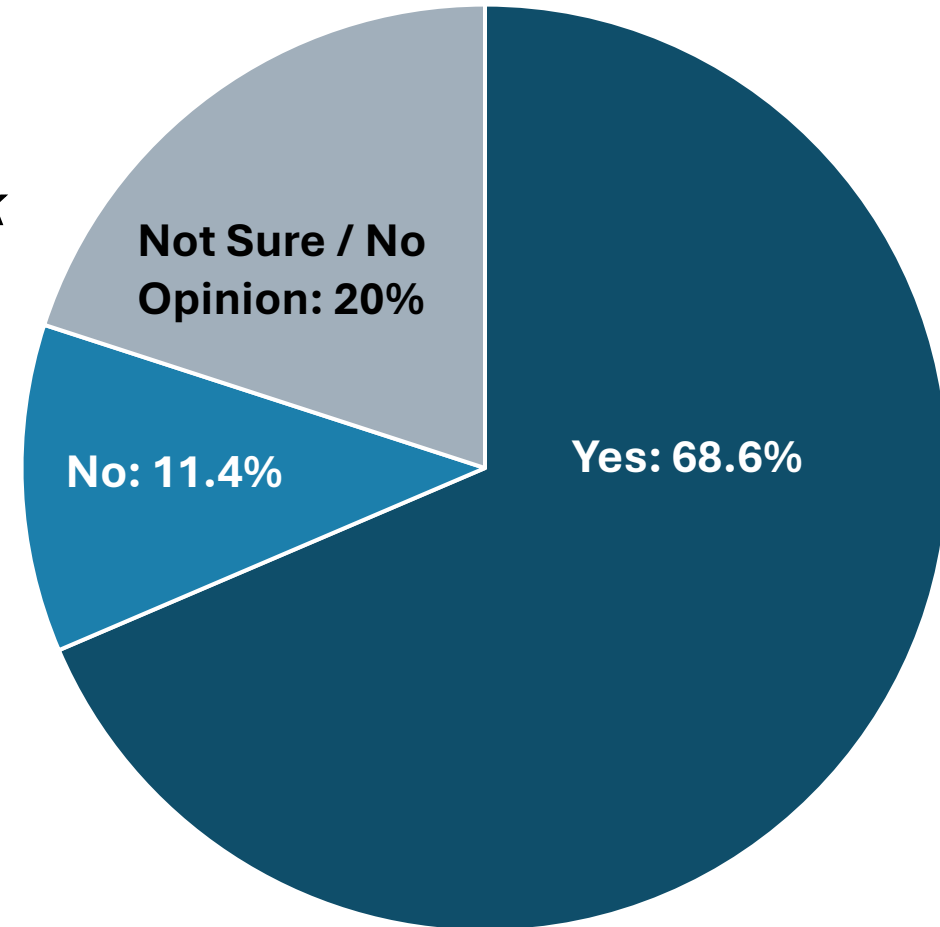


DRAFT Recommendations

Technical Survey/Public Comment Input

10. Do you agree with the following recommendation regarding open space requirements proposed by the Task Force?

- Open space is critical to the health of the county and its citizens in numerous ways!
- NT has currently met the Open Space requirement and as previously noted the Forest Conservation Exemption should be reinstated.
- The open space requirement should be greater, as greater green area will help decrease temperatures.
- There should be a large % of preserved OS in NT and a requirement to dedicate land in redevelopment to maintaining the characteristic built environments (development backing onto trails and linear greenspace, parks, etc.) but the current percentage doesn't mean much when you look at what actually exists and the current definition of OS. this whole element of NT needs some serious scrutiny and revamping...

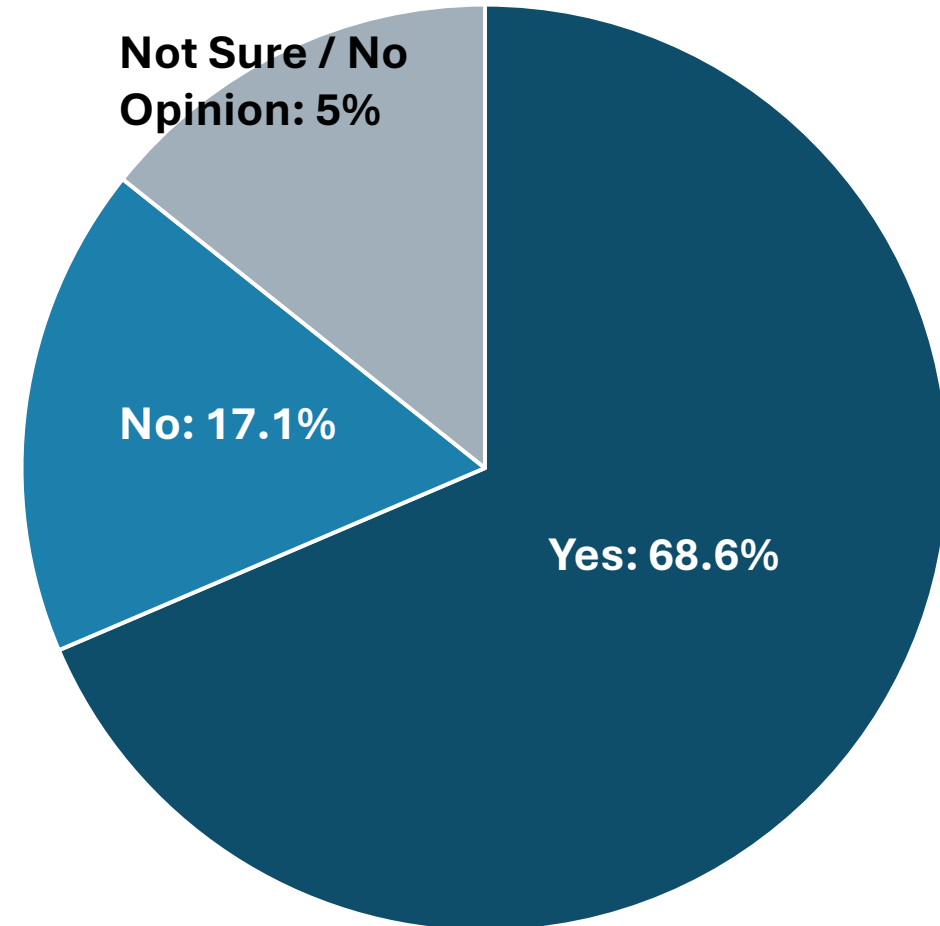


DRAFT Recommendations

Technical Survey/Public Comment Input

11. Do you agree with the following potential recommendation regarding the permanent protection of credited open space? "Ensure permanent protection of currently established credited open space."

- High quality wooded open space should remain. Permanent protection of all open space will limit schools and unnecessarily restrict other areas.
- Allow flexibility to shift open space while maintaining minimum %.
- Permanent protection of green space, yes. But I do not see much value in preserving as-is the parcels of "OS" that are boundary line to boundary line nothing but asphalt or massive developed fitness center sites that are currently lumped into the 36% of OS...We need realistic regulations that have separate goals for managing our actual green spaces and for managing...active uses on our developed parcels...



DRAFT Recommendations

Recommendation

Defining Credited Open Space

8. Define open space in the New Town Zoning District to provide greater clarity of uses and align with other county zoning district definitions *

Recommendation #	Motion	Seconded	In Favor	Opposed
8				

DRAFT Recommendations

Recommendation

Defining Credited Open Space

9. Maintain the current definition of open space in Section 125.0.A.8.e *

Recommendation #	Motion	Seconded	In Favor	Opposed
9				

DRAFT Recommendations

Recommendation

Defining Credited Open Space

10. Maintain required 36% open space

Recommendation #	Motion	Seconded	In Favor	Opposed
10				

DRAFT Recommendations

Recommendation

Defining Credited Open Space

11. Ensure permanent protection of currently established credited open space areas *

Recommendation #	Motion	Seconded	In Favor	Opposed
11				

Recommendations Revisited

Apartments Definition

Section 125.0.5.b

Overview of Recommendations Discussion

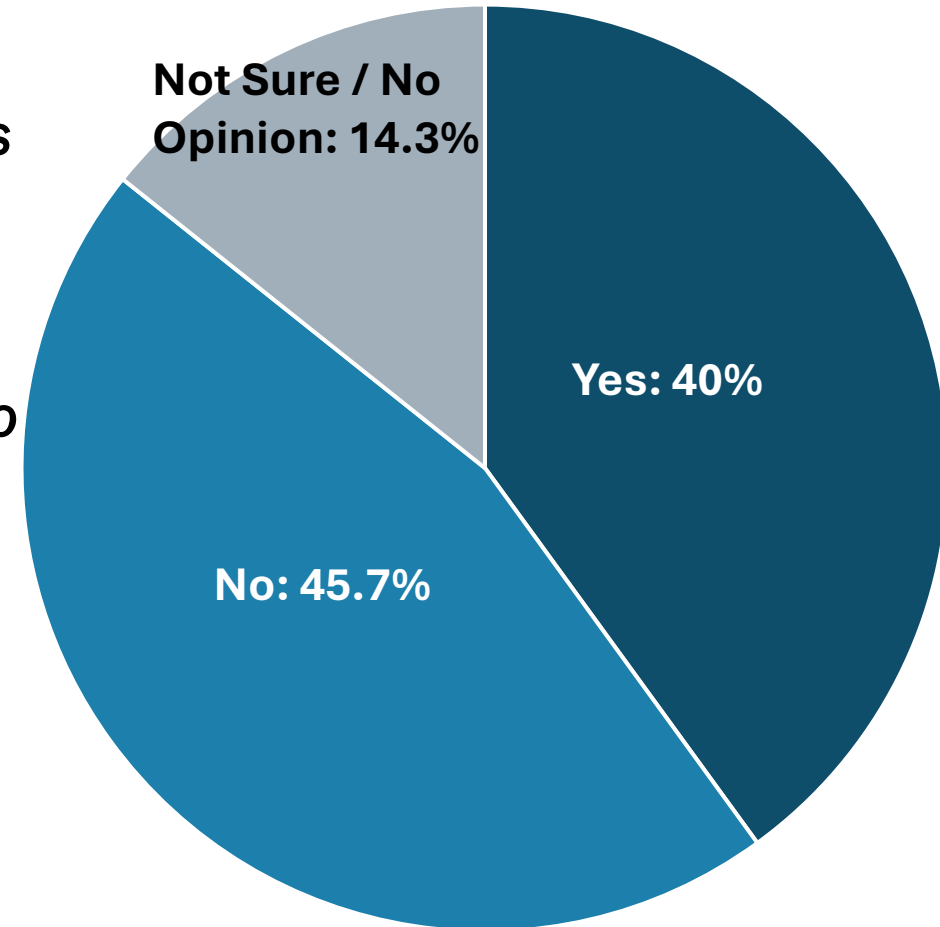
- More clarity over apartment types (garden apartment, 2x2's, etc.)
- Potential to define the location rather than the type
- Define single-family attached differently than apartments, but needs greater clarity
- Missing middle discussion also relates to recommendations under the MIHU discussion

DRAFT Recommendations

Technical Survey/Public Comment Input

12. The current zoning definition of "apartments" includes both multifamily structures (apartments or condos) and single-family attached units (often referred to as townhomes). Do you agree with the following potential recommendations? "Adjust the definition of apartments to align with other county zoning district definitions."

- Apts and townhomes should be considered separately.
- Single family attached units should not be designated as apartments.
- I could not find a standard definition of apartment in the Zoning Code. Current definition provides greater flexibility to allow many unit types. For example, SFA only exclude stacked townhomes. Current definition aligns with other MXD districts.

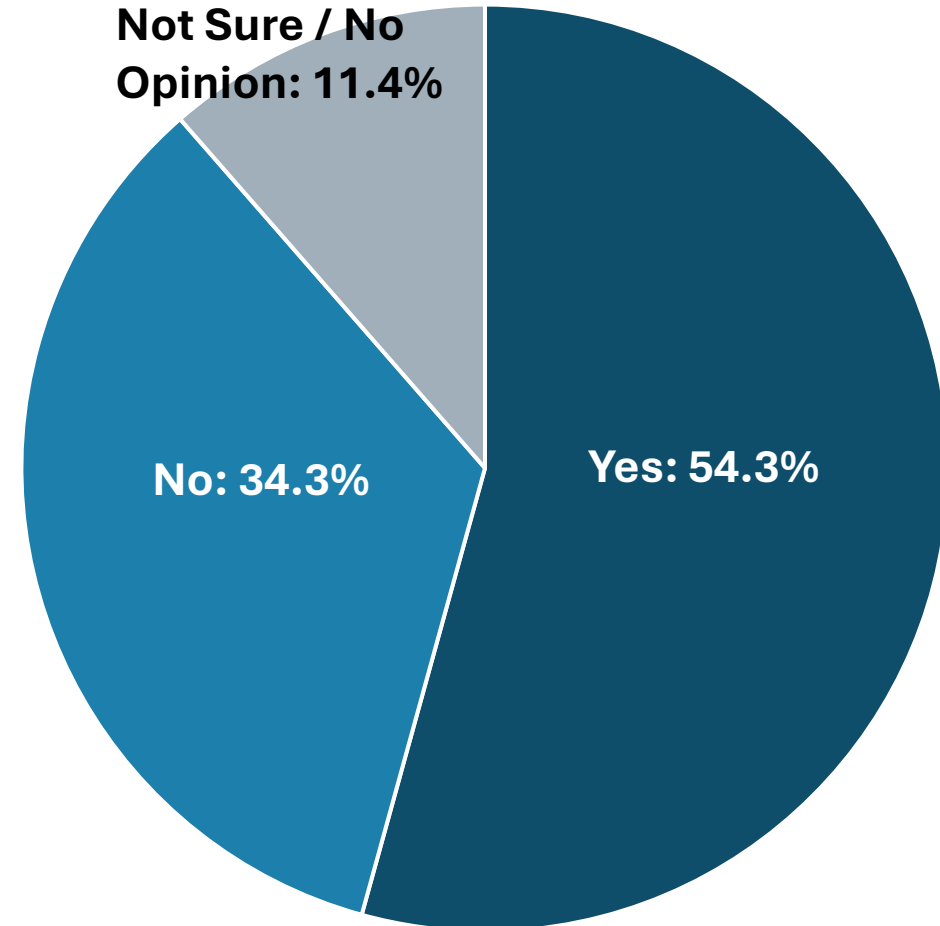


DRAFT Recommendations

Technical Survey/Public Comment Input

13. Do you agree with the following recommendation proposed by the Task Force? "Create a separate land use category for single-family attached housing types (townhomes)."

- Build tiny homes in parking lots.
- Current category provides more flexibility.
- The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing middle housing types.



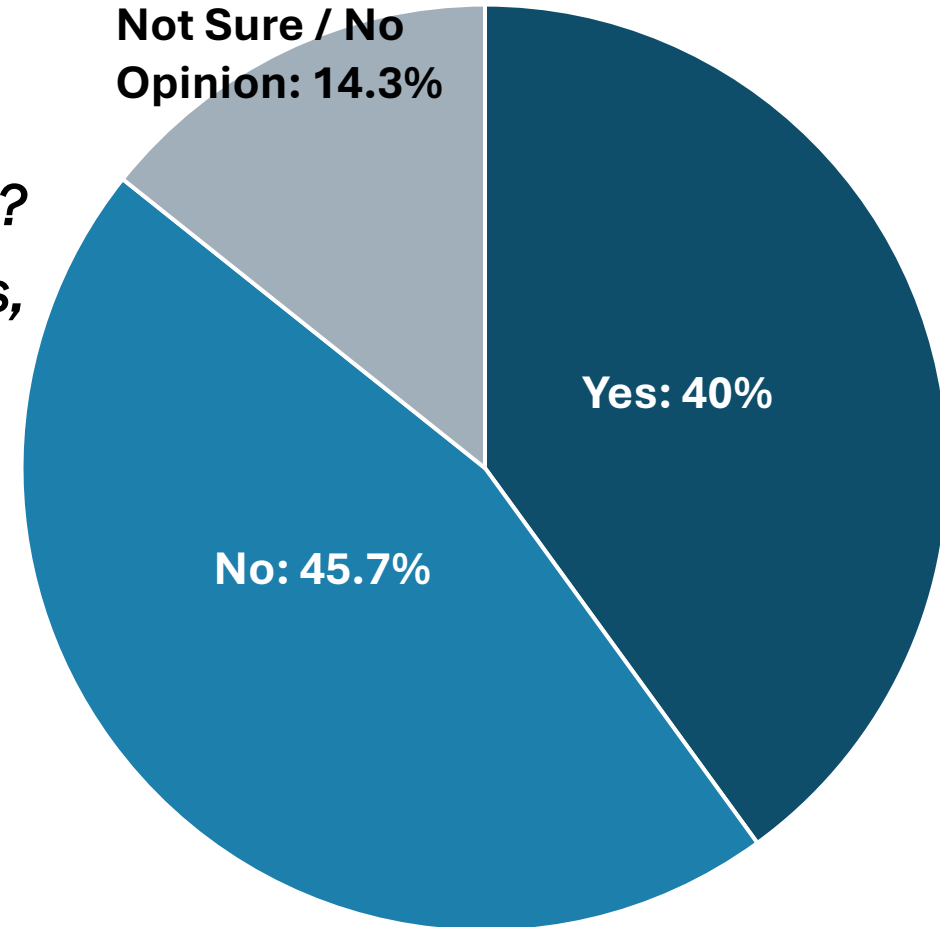
DRAFT Recommendations

Technical Survey/Public Comment Input

14. Do you agree with the following potential recommendation about creating a new land use category?

"Create a new land use category for diverse housing types, including missing middle housing types."

- [This captures] all the variety of housing forms in Columbia...provides the most opportunity for additional housing in Columbia to meet our housing needs through infill or redevelopment and also correctly calibrate/ incentivize in an updated NT zone to encourage this type of housing over other.
- We do not want to get into the situation where we have too many land use categories. Suggest we have Single Family Low, Single Family Medium, Multi-family Ownership and Multi-family Rental. Various types of housing can fit under these categories. Multi-family Ownership can duplexes, townhouses, condos, stacked townhouses, cottage clusters, quads, etc. Don't need to specify each type as a land use category.



DRAFT Recommendations

Recommendation

Apartments Definition

12. Adjust the definition of apartments to align with other county zoning district definitions *

Recommendation #	Motion	Seconded	In Favor	Opposed
12				

DRAFT Recommendations

Recommendation

Apartments Definition

13. Create a new land use category for single family attached housing types

Recommendation #	Motion	Seconded	In Favor	Opposed
13				

DRAFT Recommendations

Recommendation

Apartments Definition

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

Recommendation #	Motion	Seconded	In Favor	Opposed
14				

Recommendations Revisited

Density Cap Requirements

Section 125.0.A.4

Overview of Recommendations Discussion

- Concern that the density cap is low in comparison to other locations / case studies
- Consideration to remove Village Centers from the density caps to promote mixed-use development without impacting the overall district
- Continued discussions about elements that are included in other policies and code (APFO, etc.)

Land Use Percentage Requirements

Land-Use Percentage Requirements

Section 125.0.A.B

Overview of Recommendations Discussion

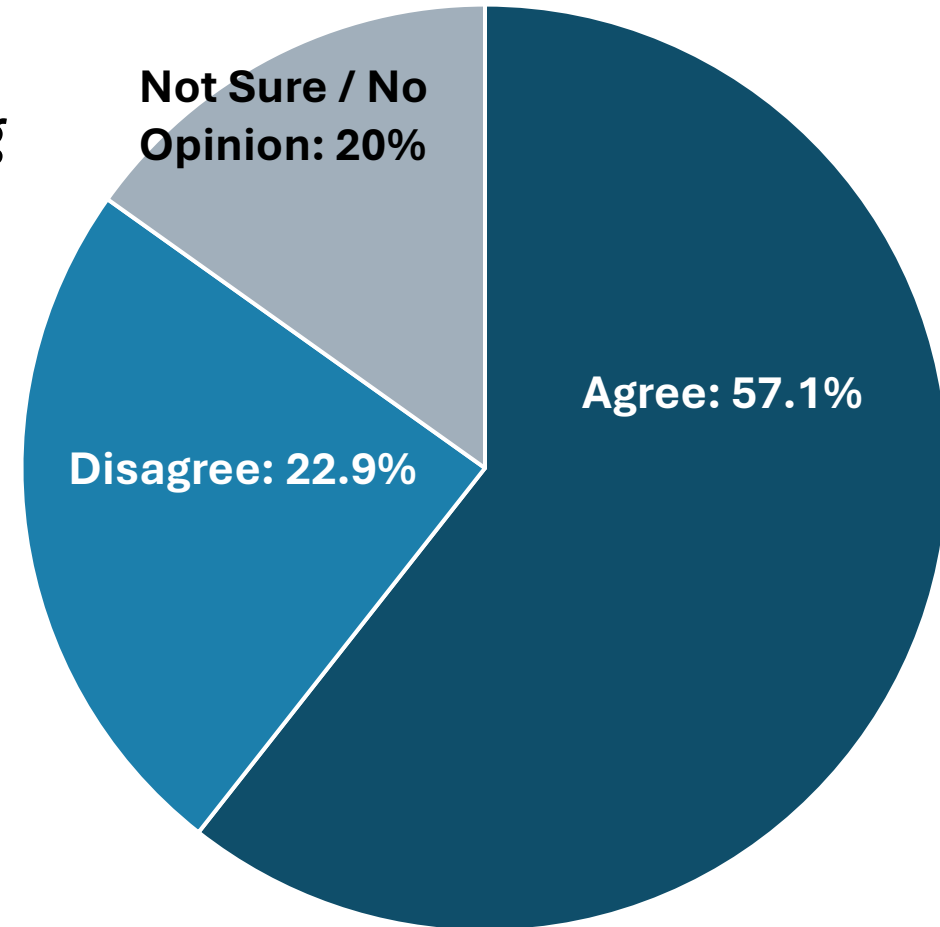
- Concern that land use percentages limit flexibility
- Interest in maintaining diverse housing mix, with the additional of new missing middle housing types
- Consideration for allowing higher density in village center / downtown areas

DRAFT Recommendations

Technical Survey/Public Comment Input

20. New Town Zoning district has a density cap (excluding Downtown Columbia and out-parcels not within the New Town zoning boundary) of 2.5 unit per acre. Do you agree or disagree about "maintaining the density cap as is"?

- Columbia was planned and developed for 120,000 people. Once you start exceeding that number, there are going to be problems because the infrastructure is not there...
- Outside of downtown the villages should not be denser. Roads and other infrastructure cannot support it.
- I think we should increase the density cap to allow for more infill development in the future.
- We need more density of people and more green space, together these will reduce climate change.

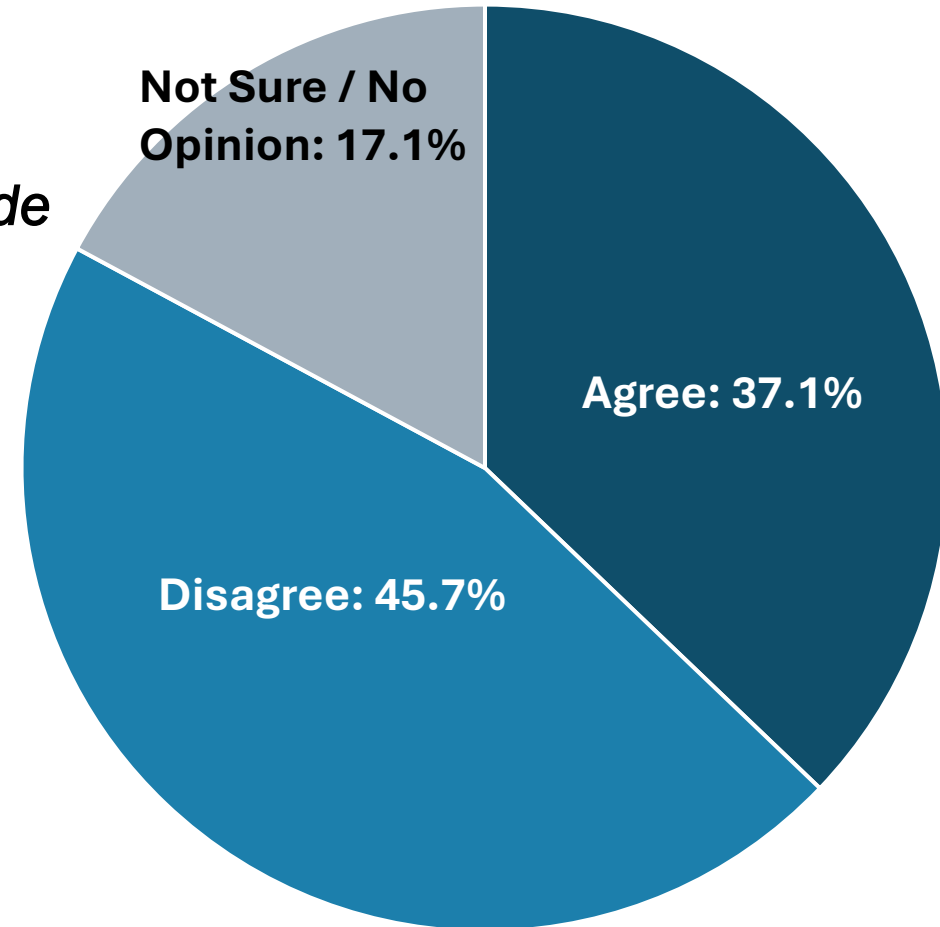


DRAFT Recommendations

Technical Survey/Public Comment Input

21. Do you agree with the Task Force recommendation to "consider excluding village centers from the New Town wide density cap?"

- Establish a different control for these areas. considered no density cap at all but instead create a true form-based code or general guidance for ensuring a mix of uses without regard to density. The Density should allow for additional community benefits; the Centers can follow a PUD type process.
- Consider a master plan process to support changes in density cap.s

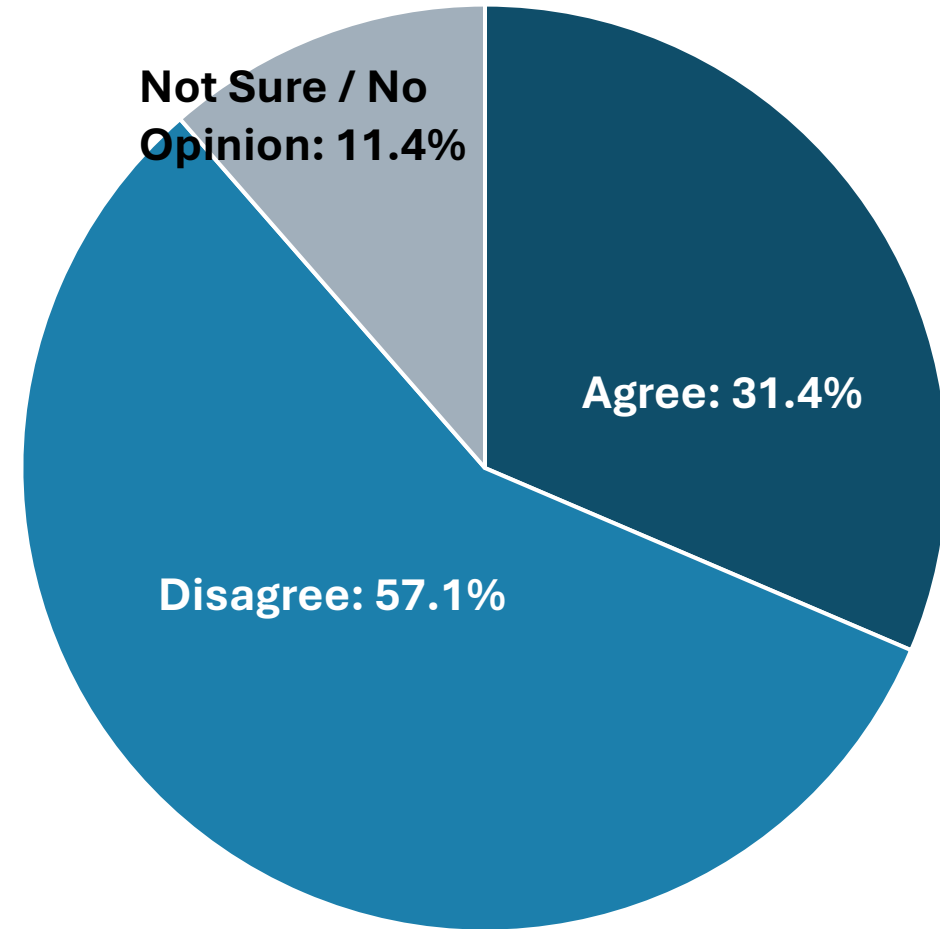


DRAFT Recommendations

Technical Survey/Public Comment Input

22. Do you agree with the Task Force recommendation to consider adjusting land use percentage requirements as follows? "Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types"

- This is extremely important. We need to provide housing types for all.
- These percentages do not reflect modern realities and should be revisited, although the concept of ensuring a diverse range of uses from industrial to OS is good to maintain...all the commercial FDPs reference other zoning districts that have been updated far beyond these base categories.
- You can have diverse housing types under the current land use percentages. Columbia has condos, duplexes, quads, townhouses, apartments, zero-lot line, small Victorians, age-restricted, etc. All built under the current percentages...



DRAFT Recommendations

Recommendation

Density Cap Requirement

20. Maintain the density cap of 2.5 dwelling units per acre as is

Recommendation #	Motion	Seconded	In Favor	Opposed
20				

DRAFT Recommendations

Recommendation

Density Cap Requirement

21. Consider excluding village centers from the New Town wide density cap

Recommendation #	Motion	Seconded	In Favor	Opposed
21				

DRAFT Recommendations

Recommendation

Land Use Percentage Requirements

22. Evaluate and consider adjusting the land use percentage requirements, outside of open spaces uses, in order to accommodate more diverse housing types

Recommendation #	Motion	Seconded	In Favor	Opposed
22				



Moderate Income Housing Unit (MIHU) Requirements

DRAFT Recommendations

Moderate Income Housing Unit (MIHU) Requirements

All recommendations were presented at Public Meetings April 8-9, 2026.

Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Date	NTTF Recommendations Meeting Date
Title 13 Subtitle 402	23	Encourage diversity of housing types throughout the New Town district	October 28, 2025	March 24, 2026
	24	Incentivize, rather than require, the provision of MIHUs	October 28, 2025	March 24, 2026
	25	Maintain the existing exemption from MIHUs in New Town	October 28, 2025	March 24, 2026

Recommendations Revisited

MIHU Requirements

Title 13, Subtitle 402

Overview of Recommendations Discussion

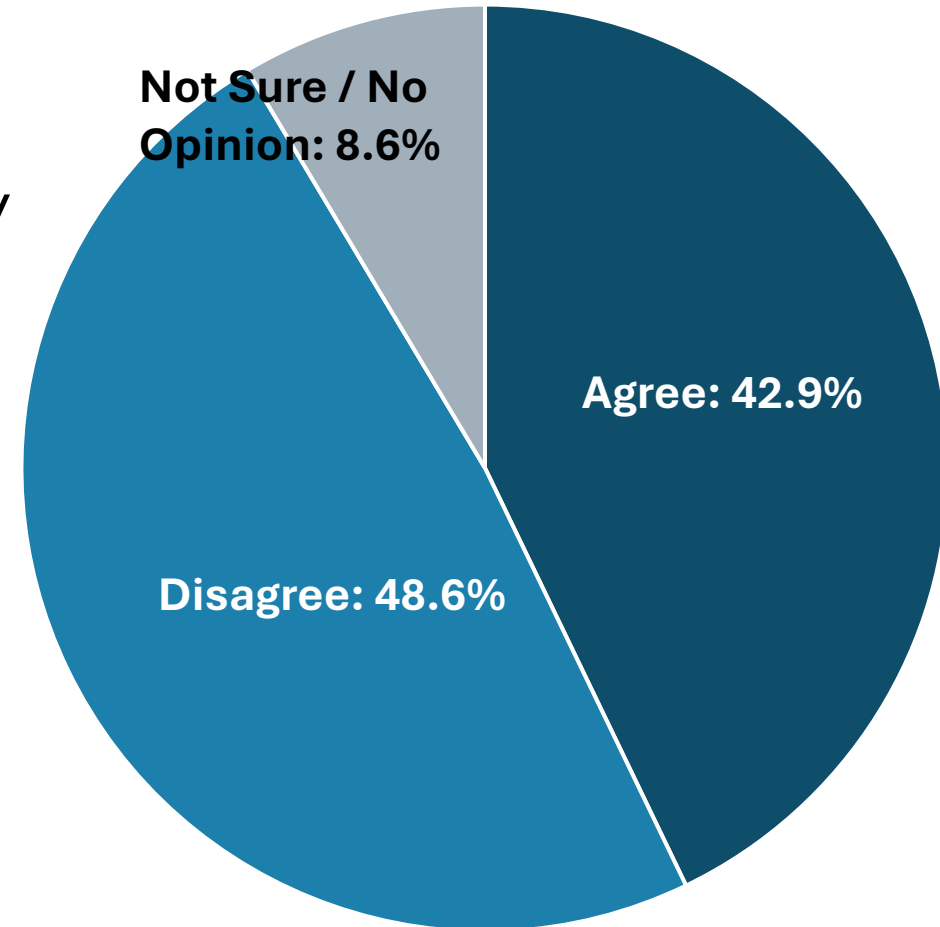
- Do not see the need to make this a requirement within the New Town District given the existing housing mix in comparison to the remainder of the county
- Consideration of incentivizing meeting these requirements

DRAFT Recommendations

Technical Survey/Public Comment Input

23. Do you agree with the Task Force recommendation to "encourage diversity of housing types throughout the New Town district?"

- In the villages like Riverhill.
- Columbia has a lot of diverse types of housing. It is hard to envision what type of housing can't be built in Columbia.
- There is already a diversity of housing types.

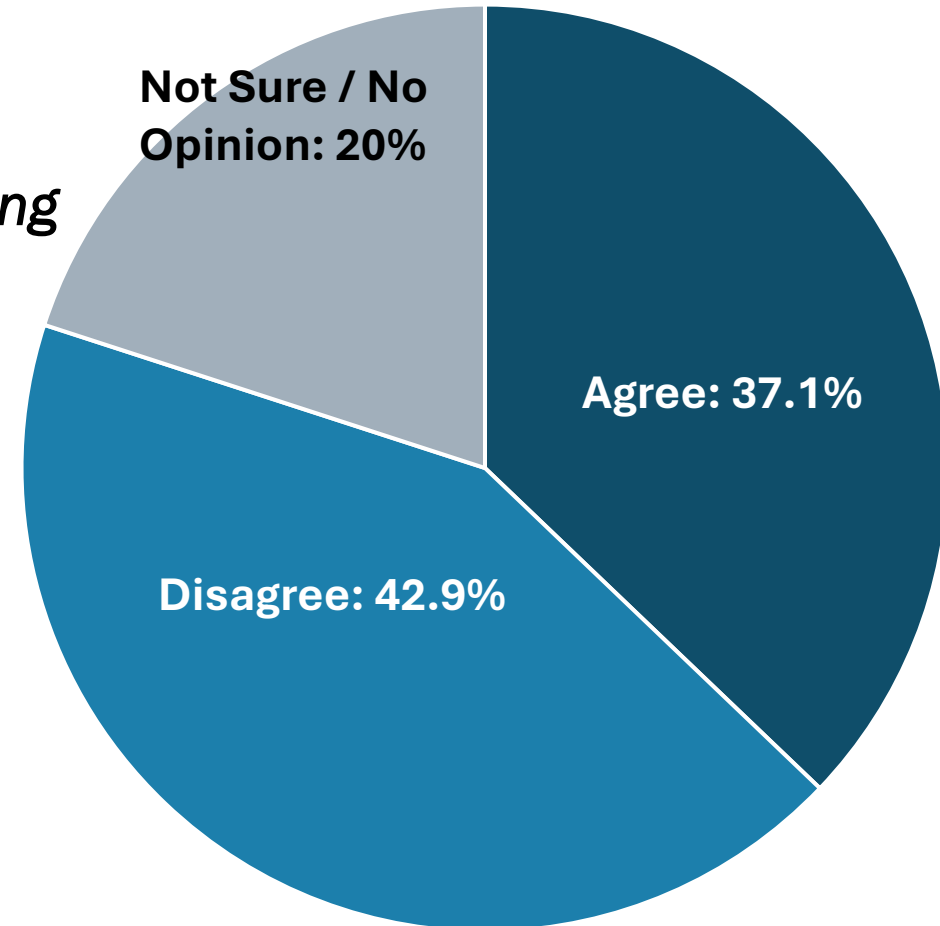


DRAFT Recommendations

Technical Survey/Public Comment Input

24. Currently the New Town district is exempt from the county's requirements to provide Moderate Income Housing Units (MIHU). Do you agree with the Task Force recommendation to "incentivize, rather than require, the provision for MIHUs" within the New Town district?

- Columbia was planned/designed to have a variety of diverse housing. We need to just stay true to the plan. MIHU is not needed.
- Incentivize with additional density would set a good precedence for the remainder of the County.
- I believe that MIHU should be required in New Town, but in such a way that the MIHU is distributed more evenly across villages. For example, required until villages hit a certain percentage of affordable units.
- If developers want be part of Columbia's Redevelopment, they should be required not only to include MIHUs but a full spectrum of housing.



DRAFT Recommendations

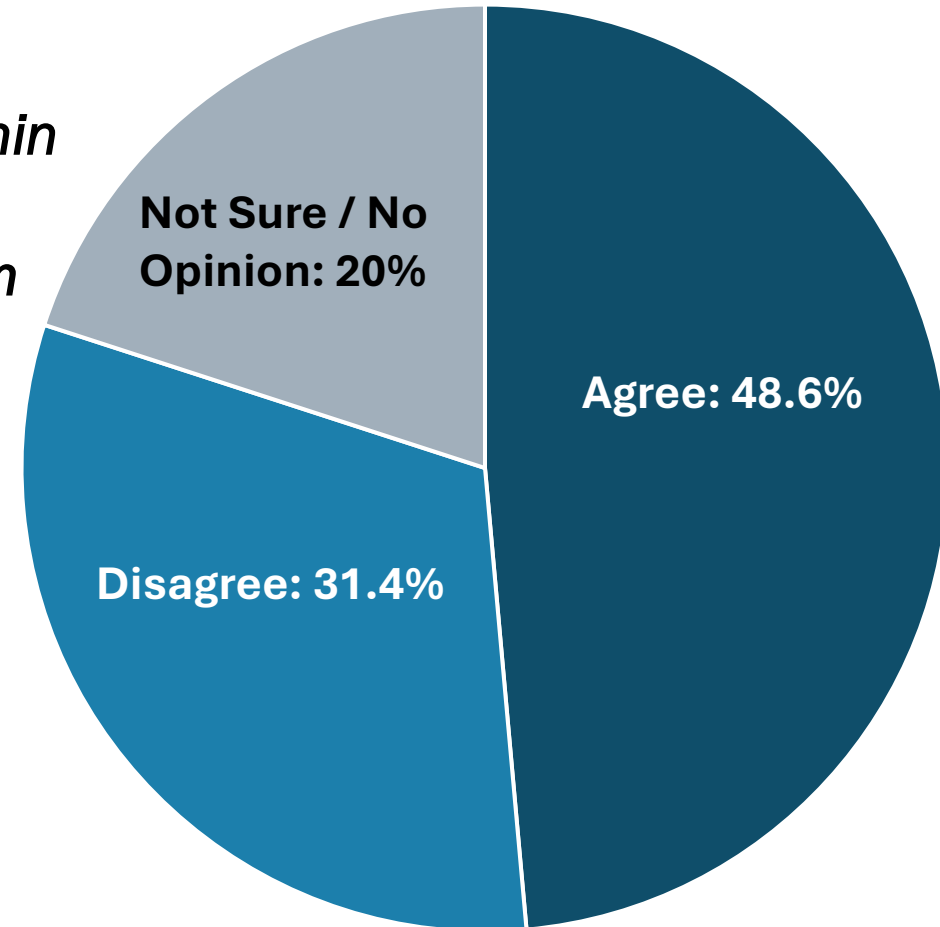
Technical Survey/Public Comment Input

25. As noted above, MIHUs are not currently required within the New Town district. Do you agree with the Task Force recommendation to "maintain the existing exemption from MIHUs in New Town?"

- Because Columbia has such diverse types of housing. It was planned that way.

Note: repeated comments from above.

- I believe that MIHU should be required in New Town, but in such a way that the MIHU is distributed more evenly across villages. For example, required until villages hit a certain percentage of affordable units.
- If developers want be part of Columbia's Redevelopment, they should be required not only to include MIHUs but a full spectrum of housing.



DRAFT Recommendations

Recommendation

MIHU Requirements

23. Encourage diversity of housing types throughout the New Town district

Recommendation #	Motion	Seconded	In Favor	Opposed
23				

DRAFT Recommendations

Recommendation

MIHU Requirements

24. Incentivize, rather than require, the provision of MIHUs

Recommendation #	Motion	Seconded	In Favor	Opposed
24				

DRAFT Recommendations

Recommendation

MIHU Requirements

25. Maintain the existing exemption from MIHUs in New Town

Recommendation #	Motion	Seconded	In Favor	Opposed
25				



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

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To be completed no later than June 1, 2026 :

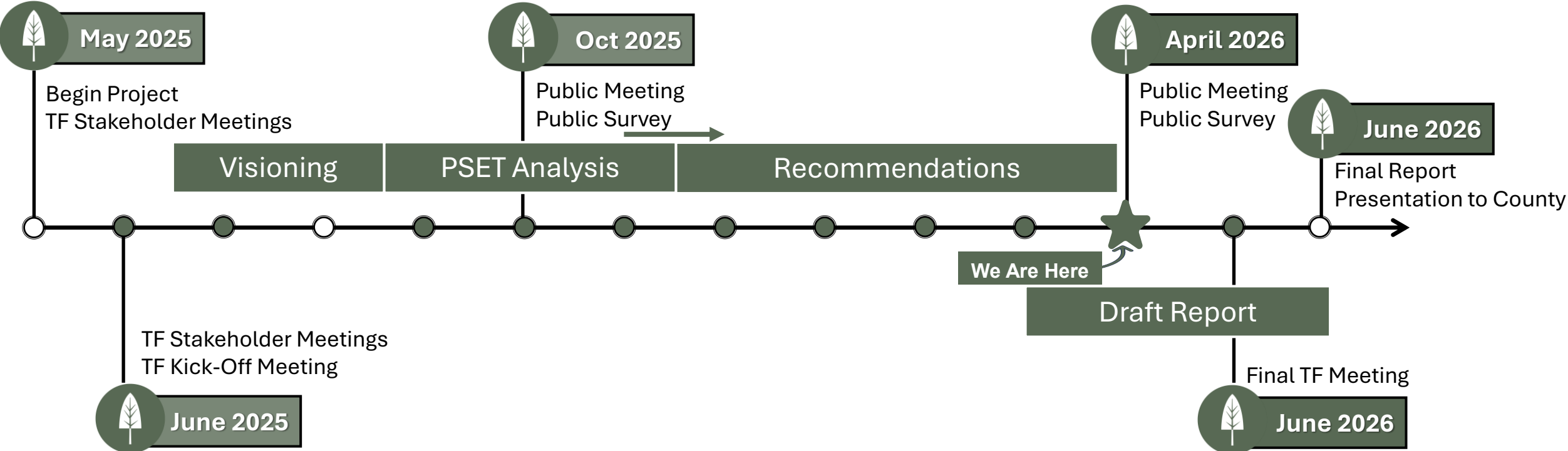
Review the draft report and be prepared to discuss revisions.

Overall Schedule



Anticipated Milestones

● Task Force Meeting



Wrap-Up

Pending Topics

- Review Draft Report



Wrap-Up

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Remaining Task Force Meeting

June 2, 2026

6:00 PM – 8:00 PM

In-Person

Primary Topics

*Review comments for
DRAFT Report*



Open Comments

Thank you



Thank you

Task Force Meeting No. 11

June 2, 2026







In-person



Thank you

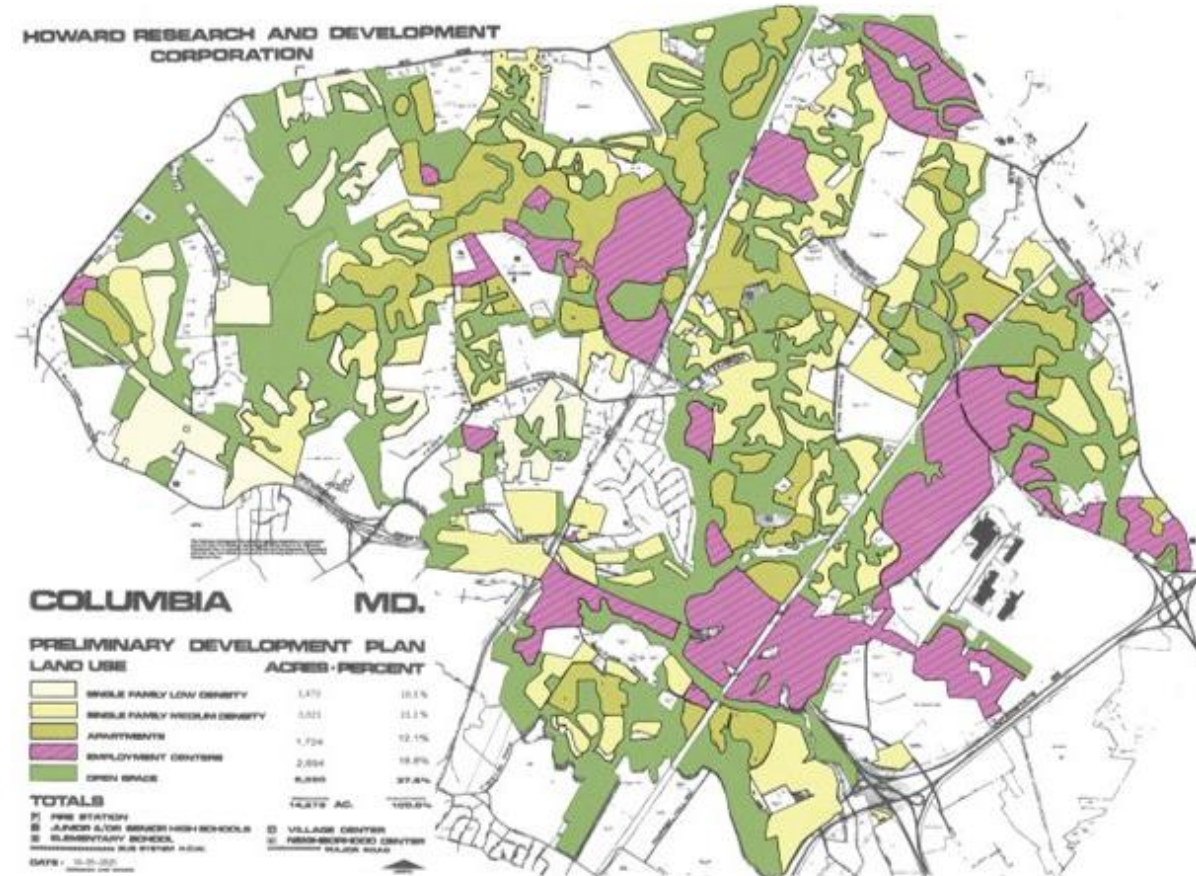


Density Caps

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
Total NT District		14,272	34,594	2.5	2.4239

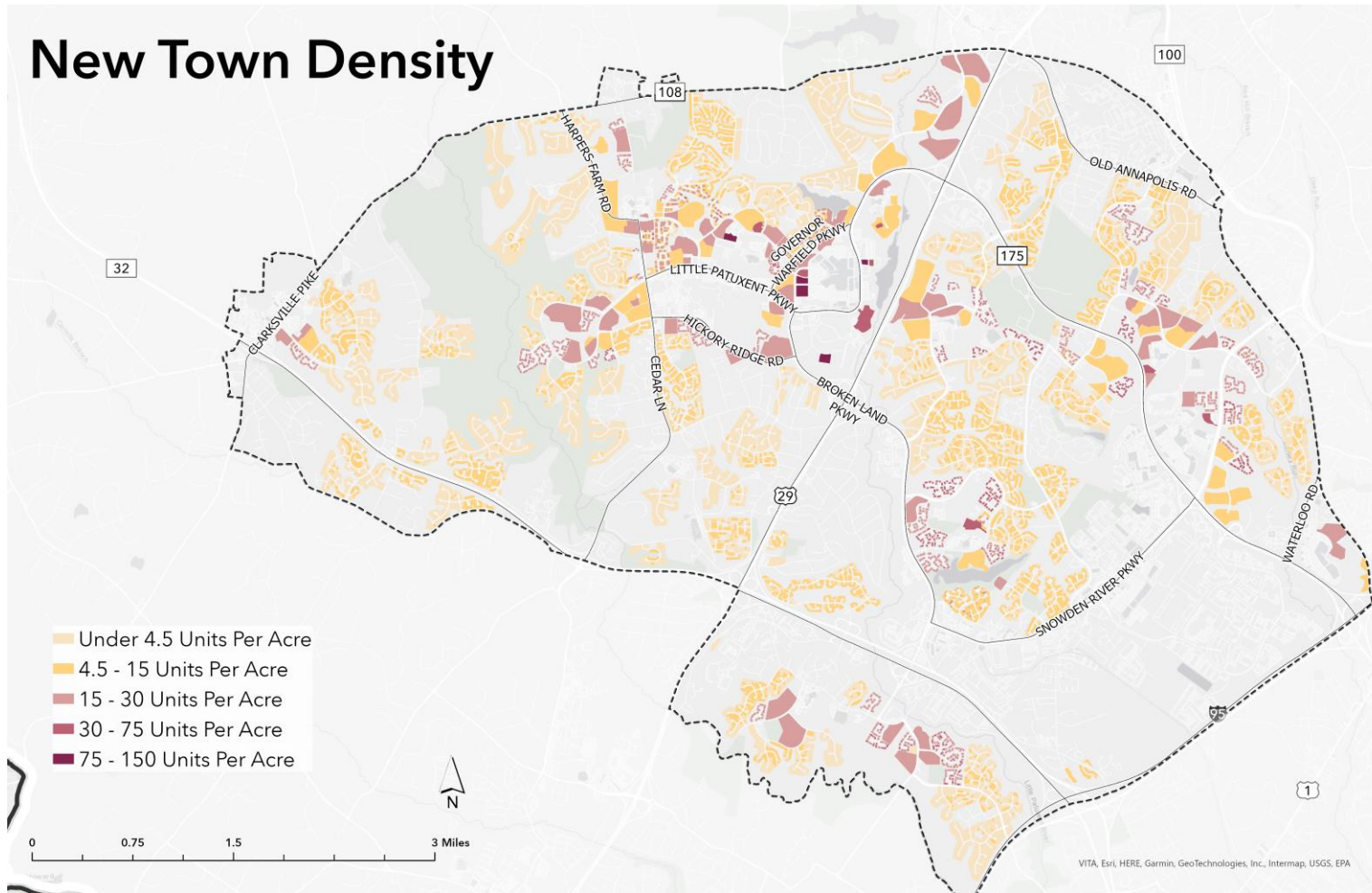
* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations

**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

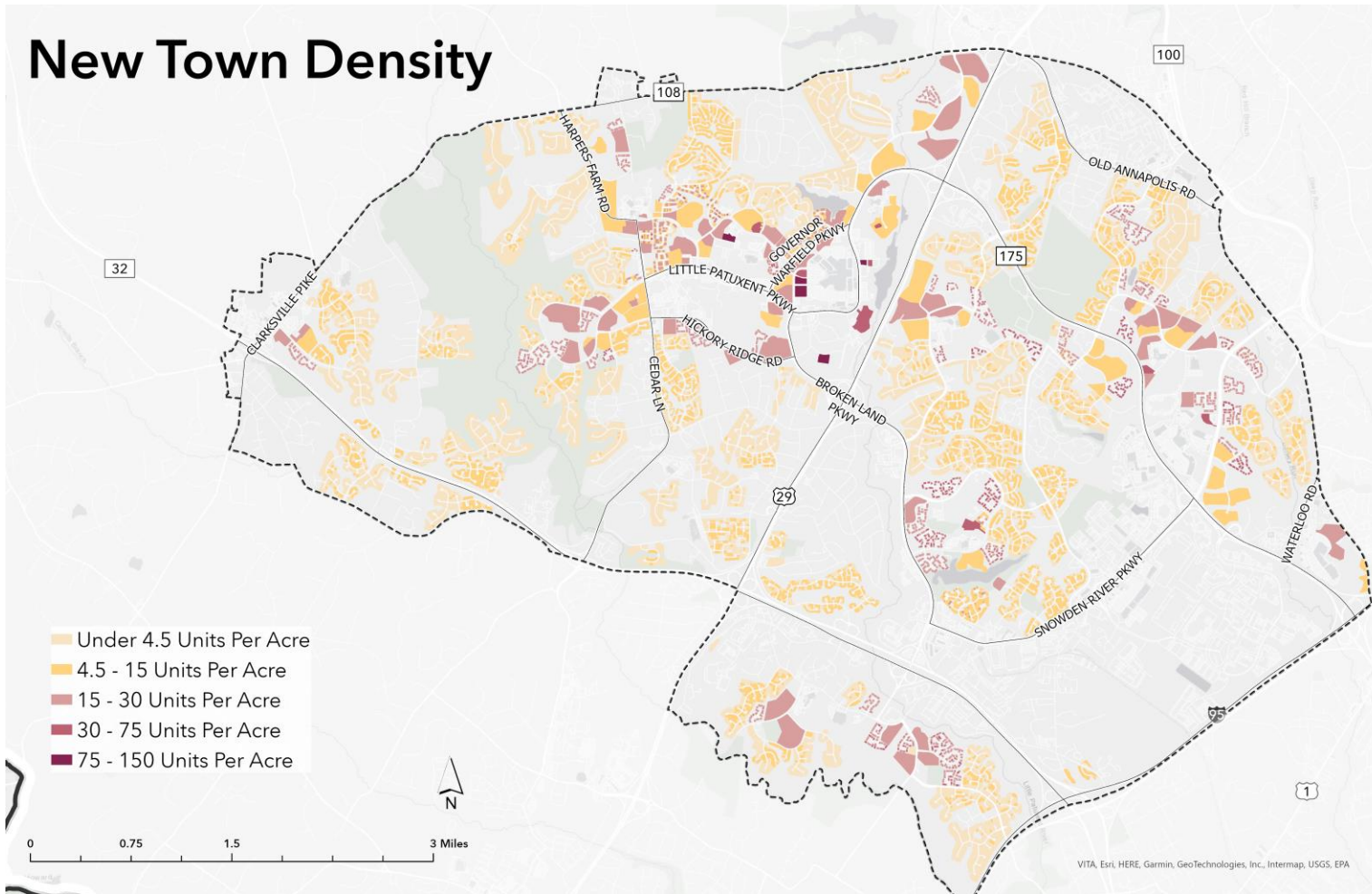
New Town Density



Density in NT

Density Caps

New Town Density


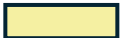






	Columbia Density (No DT)	Columbia Density with DT (Built to Date)	Columbia Density with DT (Full 30 yr. Build Out)
Acreage:	14,272	14,272	14,272
Units:	34,594	36,439	40,838
Density:	2.4239	2.55	2.86

Source: DPZ Research Division

Density in NT

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%
Total NT District		14,272	100%	100%

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

