



FINAL DRAFT New Town
Recommendations Report
June X, 2026

TABLE OF CONTENTS

Acknowledgements _____	1
Executive Summary _____	2
Introduction _____	3
Why a Renewed Look at New Town Columbia _____	4
New Town Executive Orders _____	5
Research _____	7
Columbia, Maryland _____	8
Case Studies _____	10
Virtual Binder - Materials Summary _____	13
Process Overview _____	16
Recommendations _____	16
Stakeholder Interviews _____	17
Visioning Exercise _____	18
Preserve, Strengthen, Enhance, and Transform Framework _____	20
Public Engagement Input - Phase 1 _____	33
Draft Recommendations _____	34
Public Engagement Input - Phase 2 _____	40
Final Recommendations _____	41
Conclusion _____	47
Appendices _____	48
Appendix A: Executive Orders _____	48
Appendix B: Virtual Binder _____	48
Appendix C: New Town Task Force Meeting Presentations _____	48
Appendix D: Stakeholder Interview Summary _____	48
Appendix E: Online Survey #1 Summary _____	48
Appendix F: Technical Survey Summary _____	48
Appendix G: Comment Log _____	48
Appendix H: Final Recommendations Summary Table _____	48

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The Task Force gratefully acknowledges the support and guidance provided by **Howard County Government**, including staff from the **Department of Planning and Zoning, Department of Housing and Community Development, and consultants from Johnson, Mirmiran, and Thompson (JMT)**, and all other County agencies who offered technical expertise, historical context, and administrative support throughout the process. Their assistance was instrumental in facilitating meetings, preparing background materials, and ensuring that the Task Force's work was informed, transparent, and responsive to County objectives.

Special thanks are extended to the **Task Force members**, whose diverse professional backgrounds, lived experiences, and thoughtful deliberations shaped the analysis and recommendations contained in this report. Their willingness to engage in constructive dialogue, evaluate complex issues, and seek balanced solutions made this work possible.

The Task Force also acknowledges the **residents, community organizations, stakeholders, and members of the public** who provided input through meetings, comments, and ongoing engagement. Their insights helped ground the Task Force's discussions in lived experience and reinforced the importance of preserving Columbia's character while planning for its future.

Finally, the Task Force recognizes the vision of Columbia's founders and planners, whose original principles continue to inform and inspire this work. This report seeks to honor that legacy while offering clear, principled recommendations to ensure the New Town zoning framework remains effective, relevant, and resilient for generations to come. The members of the New Town Task Force, Howard County Government staff, and staff from JMT, the consultant firm, are listed below.



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EXECUTIVE SUMMARY

HoCo By Design, Howard County's 20-year General Plan adopted in 2023, establishes a framework for growth that is "equitable, predictable, sustainable, and achievable while preserving the County's distinctive character". *HoCo by Design* describes Columbia, with over 14,000 acres and 28,000 parcels—as having a unique sense of place that its residents want to preserve, enhance, and strengthen. – The Plan recommends a focused evaluation of the New Town (NT) zoning district, the zoning district that defines most of Columbia, to ensure its legacy planning model continues to support contemporary needs. To fulfill this directive, the County Executive established the New Town Task Force in May 2025 to evaluate Section 125 of the zoning code and determine whether the existing regulatory structure effectively carries forward Columbia's planned community framework while supporting the General Plan's long-range goals.

The Executive Order (2025-09) defined the Task Force's scope, directing it to assess the NT zoning district, identify challenges and opportunities, and recommend updates that "modernize the zoning district, enhance its flexibility, and better align it with the objectives of *HoCo By Design*". Private covenants were excluded from review because they are "not administered, enforced, or amendable by Howard County."

Over fourteen months, the New Town Task Force members, appointed by County Council and the County Executive, conducted a comprehensive review of the NT zoning district and its character-defining elements to determine whether the existing structure could move Columbia forward "in a clear, consistent manner that reflects the original vision of the planned community" while supporting long-range goals. This work included evaluating Section 125, development processes, and planning frameworks; reviewing public input; and analyzing detailed comparisons with peer planned communities—Greenbelt, Maryland; Reston, Virginia; and Montgomery Village, Maryland—each offering insight into how New Towns evolve over time.

Stakeholder interviews provided additional grounding. Participants widely affirmed Columbia's strengths—diversity, open space, access to amenities—while noting that legacy policies should be reexamined "to determine their continued relevance and applicability to future conditions and community needs."

The Task Force organized its evaluation using the Preserve, Strengthen, Enhance, Transform (PSET) framework, which offered a consistent method for determining the appropriate level of regulatory change. This approach helped distinguish what should remain unchanged, what requires clarification or improvement, and what may need more significant transformation.

Through this structured process, the New Town Task Force identified 28 initial recommendations, several of which were later divided into multiple parts, resulting in 31 recommendations for final consideration. After additional discussion and review of the technical survey results, the **Task Force voted to advance 26 recommendations** to the County for further research and evaluation. As the report concludes, these recommendations "reflect a thoughtful and pragmatic approach to carry New Town Columbia into the future" and fulfill the objectives of the Executive Orders.

The full report documents the Task Force's process, research foundation, and final recommendations, providing a clear path for modernizing Columbia's NT zoning framework while preserving the foundational principles that have defined its success. Future changes to the NT zoning code will reflect on the work of the New Town Task Force and this Recommendations Report and will require formal action by the Howard County Council.

INTRODUCTION

Columbia was a carefully “planned community” over 50 years ago and is frequently cited as one of the best places to live in the country. Columbia is the County’s only New Town district (NT), which was adopted in 1965 and is comprised of over 14,000 acres and 28,000 parcels. Founded by James Rouse as a private New Town, with construction beginning in 1966, Columbia remains an unincorporated, master-planned community encompassing approximately 14,000 acres in Howard County, Maryland. Conceived during a period of significant post-war suburban expansion, Columbia was designed to address the social, environmental, and economic limitations of conventional suburban development. Figure 2 below shows Columbia’s location in the county.



Figure 1: People Tree Sculpture, Columbia, MD

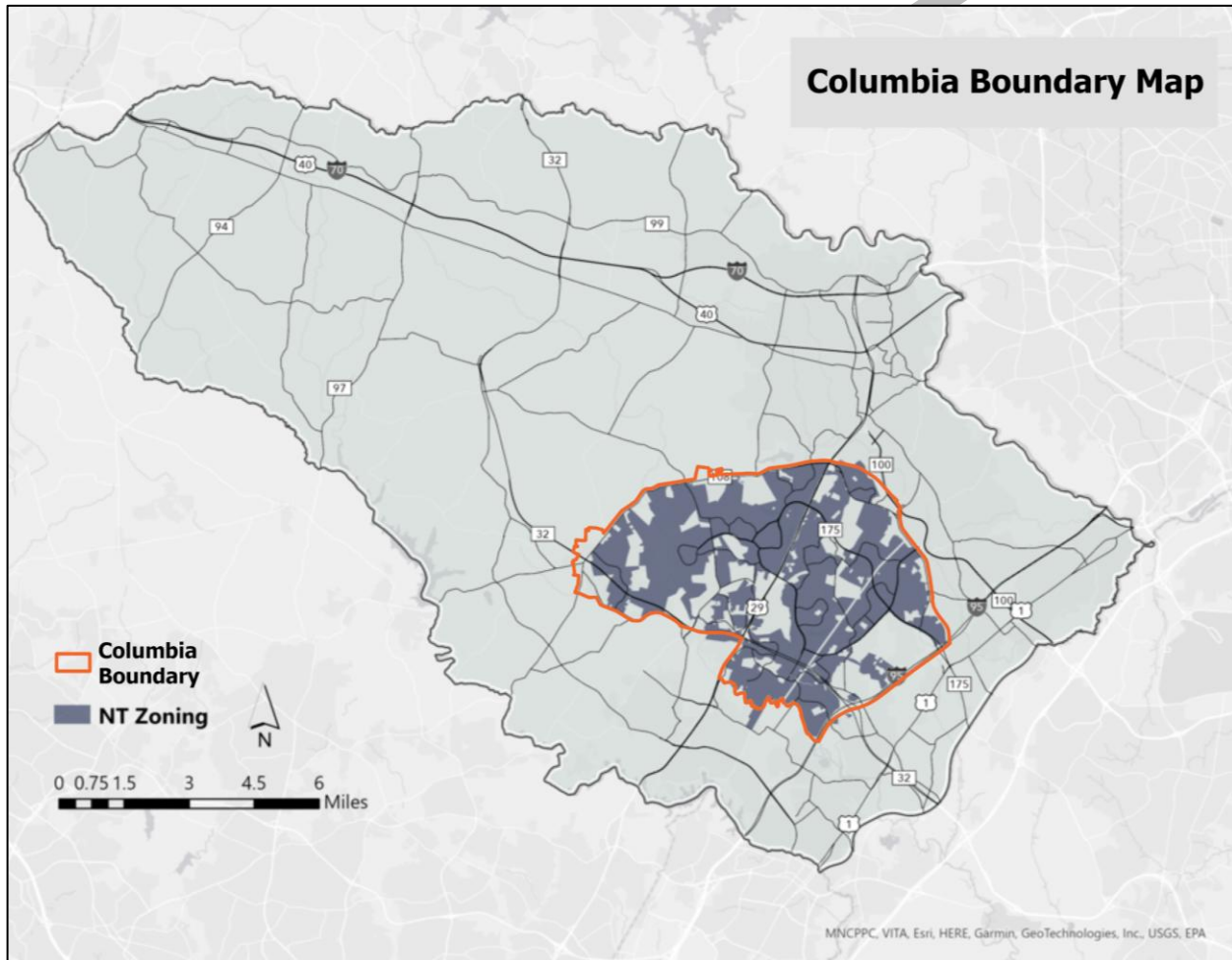


Figure 2: Columbia Boundary Map

The Garden City movement was an early 20th-century urban planning approach that aimed to create self-contained communities combining the benefits of city life with access to green space, surrounded by a permanent rural belt. Inspired by the Garden City movement, Rouse

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described Columbia as a “Garden for the Growing of People,” emphasizing both physical design and social development. The community was organized into a hierarchy of neighborhoods grouped three or four at a time into villages, each anchored by a village center containing retail, educational, civic, religious, and recreational uses. These nine villages were in turn organized around a centrally located Town Center (itself a village), envisioned as Columbia’s commercial and employment core.

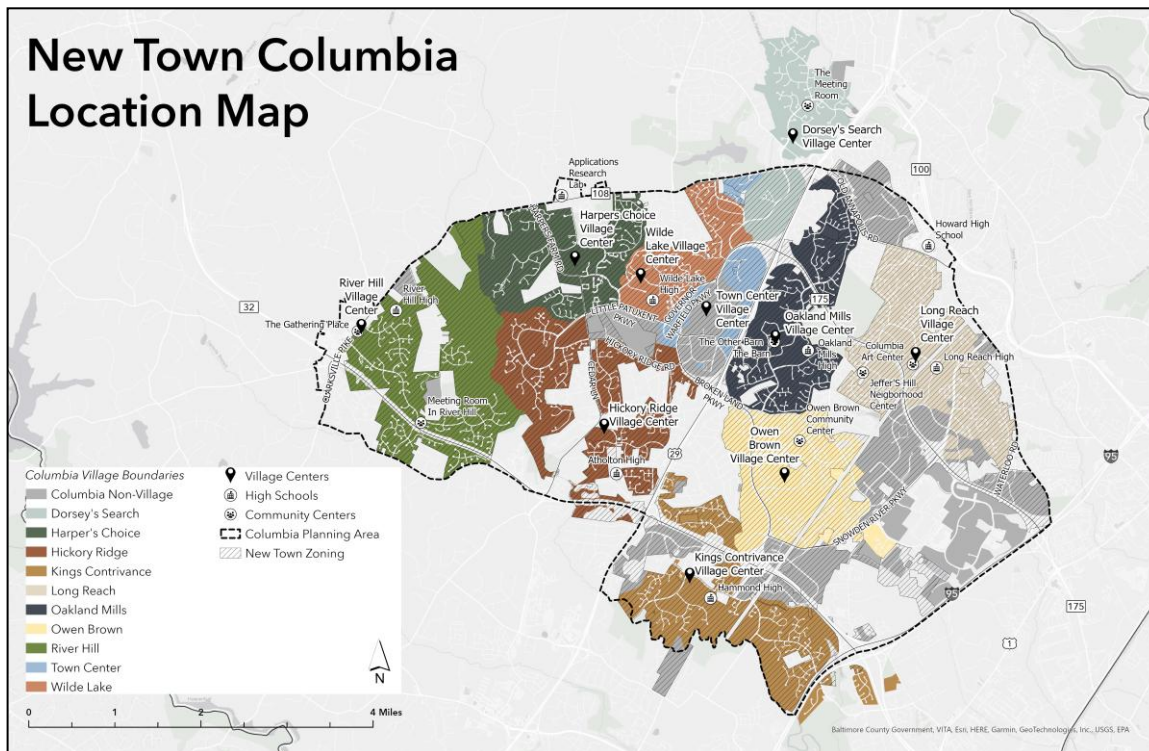


Figure 3: New Town Columbia Location Map illustrating individual Villages

Why a Renewed Look at New Town Columbia

NT zoning regulations were adopted in 1965 and remained relatively unchanged until 2009 and 2010 when changes were made to address village center redevelopment and Downtown Columbia revitalization. A review of the New Town 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 zoning.

Additionally, *HoCo By Design*, Howard County’s 20-year General Plan, was adopted in October 2023 as a forward-thinking growth and conservation plan. The Plan responds to evolving economic conditions, demographic trends, environmental considerations, and social priorities, and articulates a comprehensive framework for land use, mobility, housing, environmental protection, public facilities, and economic development. The central objective of *HoCo By Design* is to guide future growth in a manner that is equitable, predictable, sustainable, and achievable while preserving the County’s distinctive character.

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HoCo By Design called for prioritizing character and design in future development while recognizing that Howard County has unique areas. New Town Columbia is one of those unique areas which residents want to preserve, enhance, and strengthen.

The first General Plan policy within the Quality by Design (QBD) chapter called for the County to “Create a task force 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” (QBD-1.4). The intent of evaluating the legacy regulatory framework of New Town was to ensure it remains aligned with contemporary planning objectives and community values. The establishment of the New Town Task Force achieves this directive, serving as a mechanism to review the NT zoning district and its character-defining elements and assess whether the existing zoning structure continues to effectively support the General Plan’s long-range goals.

In May 2025, the Howard County Executive established the New Town Task Force to undertake a structured review of the New Town Zoning District (Section 125 of the Howard County Zoning Regulations), a foundational regulatory framework governing much of the development within Columbia.

The selected individuals, appointed by Council members and the County Executive, evaluated and made recommendations on the following:

1. how to carry forward New Town’s planned community framework and
2. modifications to zoning regulations and development process.

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

Source: County Executive Calvin Ball

Through a defined process of study, discussion, and stakeholder input, the 22-member Task Force was charged with evaluating the effectiveness of the existing zoning model and identifying potential opportunities for modernization in a written report. This report documents the Task Force’s process, including its guiding assumptions, analytical approach, and deliberations, and provides a foundation for subsequent policy recommendations.

New Town Executive Orders

The New Town Task Force was formally established by Executive Order of the Howard County Executive in May 2025 and subsequently refined through two amended Executive

Orders with one issued in June 2025 and the other in May 2026. Collectively, these Executive Orders (2025-09, 2025-10, and 2026-06) defined the composition, scope, and responsibilities of the Task Force. The Task Force was constituted as a multi-disciplinary body, composed of community representatives, development and design professionals, and individuals with planning and policy expertise, to ensure a comprehensive and balanced review process. Copies of the Executive Orders are in Appendix A.

Pursuant to the Executive Orders, the Task Force was charged with the following:

evaluating Section 125 of the Howard County Zoning Code, the New Town Zoning District originally adopted in 1965, by examining its defining features, regulatory structure, and ongoing effectiveness. The Task Force was directed to identify challenges, opportunities, and areas for improvement, and to develop recommendations intended to modernize the zoning district, enhance its flexibility, and better align it with the objectives of HoCo By Design and the long-term interests of the Columbia community.

Scope Limitation: Private Covenants

Private covenants—including homeowners' association declarations, architectural guidelines, and deed restrictions—are contractual instruments between private parties and are not administered, enforced, or amendable by Howard County if the County is not a party to these agreements.

Accordingly, the New Town Task Force did not consider or include discussion of private covenants in its deliberations or recommendations. This exclusion ensures that all Task Force recommendations are within County jurisdiction and capable of implementation through County action.

RESEARCH

To support the New Town Task Force’s evaluation of Columbia’s New Town framework, a focused research effort was completed that included comparative case studies and a review of relevant plans and reference materials, all of which were compiled and provided to Task Force members through virtual binders. The virtual binder was updated regularly as comments were received and made available to the public on the Task Force’s website. A link to the Virtual Binder is located in Appendix B and additional information regarding its contents is below in this section.

As part of this effort, three additional New Town-style communities were examined alongside Columbia, each originally developed around a distinct vision and planning purpose. While these communities differ in form and context, all were founded on the principle of creating a well-integrated, fully functioning “planned” community that combines housing, services, employment, public space, and amenities. These communities were also similar to Columbia in both their development objectives and the scale of their planned communities.

Peer communities reviewed include Reston, Virginia, which pairs suburban neighborhoods with a vibrant mixed-use town center; Greenbelt, Maryland, a historic planned community emphasizing public space and civic identity; and Montgomery Village, Maryland, a diverse community characterized by varied housing options and active neighborhood life. Over time, the core goals of these planned communities have largely been realized. However, they have also evolved within changing demographic, economic, technological, and policy contexts. Advances in planning practices, shifts in lifestyle preferences, and broader modernization trends have influenced how these communities’ function today, resulting in places that remain highly desirable, distinctive, and adaptable. Columbia, Maryland is nationally recognized for its integrated approach to land use, amenities, and community design within a suburban setting.

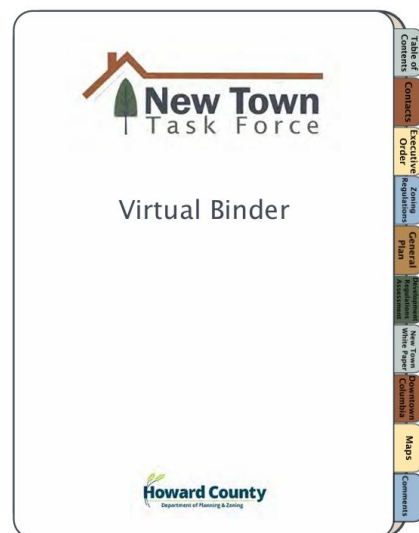


Figure 4: Cover of the Virtual Binder provided to all New Town Task Force members and linked on the project website for public access

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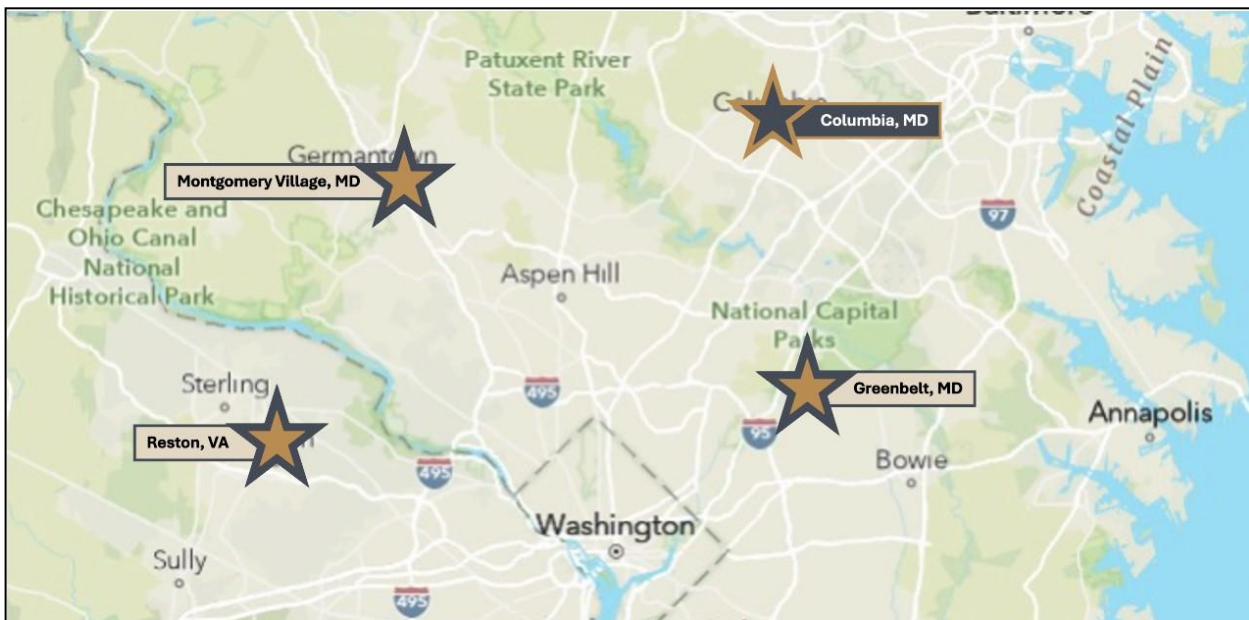


Figure 5: Map of Columbia, MD and the Peer Communities of Greenbelt, MD; Reston, VA; and Montgomery Village, MD

A detailed comparison of Columbia and these peer communities—drawing from zoning frameworks, planning objectives, governance structures, and community outcomes—is presented in the following narrative and summary tables. This research provided a shared factual foundation for Task Force discussions and informed the development of recommendations.

Columbia, Maryland

Background & History of New Town Columbia

Rouse articulated four explicit goals by which the success of Columbia could be evaluated over time:

- To build a complete city.
- To respect the land.
- To provide for the growth of people; and
- To make a profit.

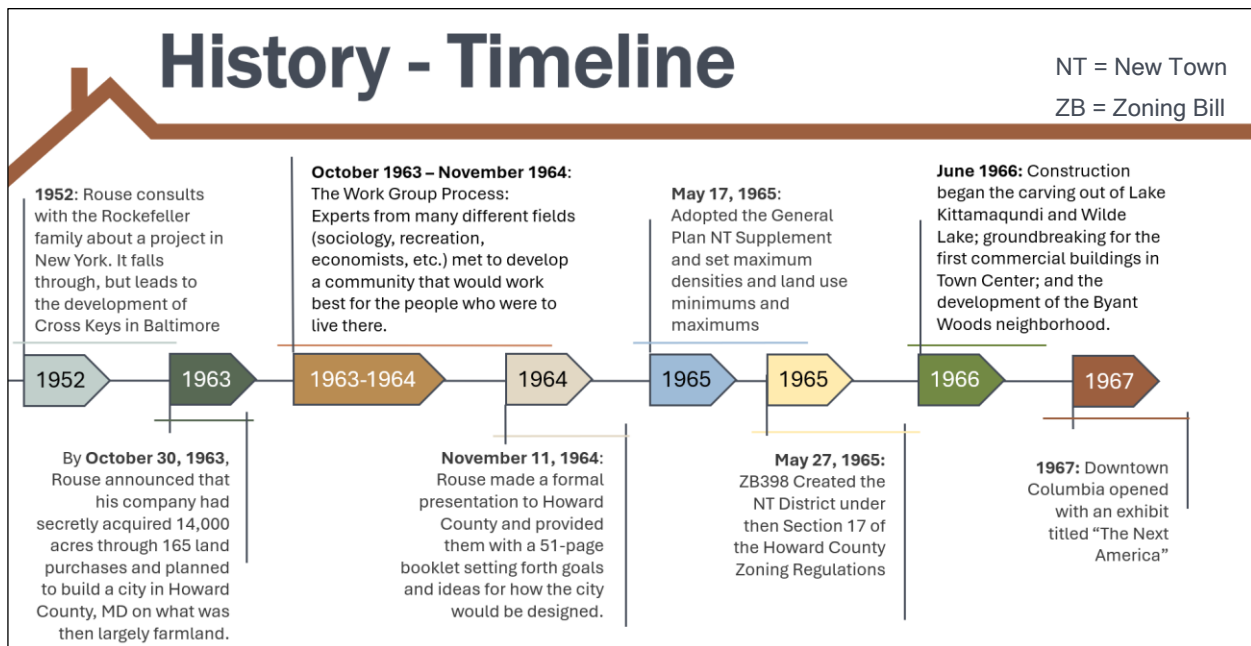


Figure 6: Timeline History of the Development of New Town Columbia

The Original Petitioner, Jim Rouse's Howard Research and Development Corporation (HRD), initially operated as the petitioner under the New Town zoning framework and managed development in Columbia for over fifty years. In 2004, HRD became a subsidiary of General Growth Properties (GGP) following GGP's acquisition of Rouse Company and its development arm. Later, as part of GGP's 2009 Chapter 11 reorganization, HRD's parent company was spun off into The Howard Hughes Corporation in November 2010, ultimately evolving into today's Howard Hughes Holdings.

These goals established a framework that balanced economic viability with environmental stewardship and social well-being. Columbia's enduring identity as a nationally recognized planned community reflects the longevity of these founding principles, even as the community has evolved in response to changing demographics, market conditions, and policy priorities.

Columbia's adaptation has been characterized by incremental evolution within a strong original framework. While the village structure, open space system, and emphasis on mixed uses remain defining features, Columbia has adjusted to shifts in demographics, housing demand, and regional growth pressures. Over time, increased emphasis has been placed on reinvesting in aging commercial areas, modernizing residential development patterns, and accommodating a greater mix of uses—particularly within and around the Town Center after the adoption of the 2010 Downtown Columbia Plan.

Columbia Town Center, initially envisioned as a suburban commercial core, has evolved into a more urban, mixed-use environment with taller buildings, expanded employment uses, and enhanced public spaces. At the same time, preservation of open space, pathways, and village identity has remained a consistent priority. Columbia's unincorporated status and

reliance on zoning, covenants, and quasi-public institutions have required ongoing coordination among County government, private entities, and community organizations to manage change while honoring the original principles of Columbia.

Case Studies

New Towns in Maryland and Virginia - Comparative Case Studies

To inform the New Town Task Force's evaluation of Columbia's planning and zoning framework, three New Town-style communities in Maryland and Virginia were examined alongside Columbia. Each represents a distinct approach to master-planned community development, shaped by its historical context, founding vision, and governance structure. Together, these case studies provide longitudinal insight into how New Town principles have been implemented, adapted, and sustained over time.

New Town planning principles emphasize the creation of self-contained, comprehensively planned communities designed to balance residential, commercial, employment, and recreational uses. These principles promote walkability, equitable access to amenities, integration of open space, a mix of housing types and price points, and the clustering of activity centers to reduce auto dependence. They also prioritize long-term governance structures capable of adapting to changing community needs. Together, these elements support the development of places that function as complete communities rather than conventional subdivisions or single-use districts.

Throughout the Task Force's deliberations, the selected case studies served as a recurring reference point to inform discussion and evaluate how comparable communities have addressed key planning and regulatory elements. The Task Force used these examples to test assumptions, explore alternative approaches, and identify practical strategies relevant to Columbia's New Town context. Detailed descriptions, comparative analyses, and supporting materials for each case study are documented in the Task Force meeting materials, which are provided in Appendix C.

Greenbelt, Maryland

Greenbelt, Maryland was established by President Franklin D. Roosevelt's Resettlement Administration as part of the federal "Greenbelt Towns" program and began construction in 1935 on approximately 4,000 acres in Prince George's County. Greenbelt was one of three such towns developed nationwide at that time, alongside Greenhills near Cincinnati, Ohio, and Greendale near Milwaukee, Wisconsin.

The Greenbelt towns were created to address multiple federal objectives during the Great Depression, including providing work relief for the unemployed, delivering affordable housing for low-income workers, and serving as experimental models for future town planning in the United States. Greenbelt's planned design emphasized superblocks, interconnected pedestrian pathways, shared open spaces, and a strong civic core.

In 1952, the federal government sold Greenbelt to a resident formed cooperative, now known as Greenbelt Homes, Inc. Today, the cooperative owns and manages approximately 1,600 housing units, along with common areas and surrounding woodlands. This governance structure has played a significant role in preserving Greenbelt's historic character, emphasizing collective stewardship and long-term affordability.

Greenbelt's adaptation has been shaped primarily by its historic significance and cooperative ownership model. Following its transfer from federal ownership to a resident-controlled cooperative in the early 1950s, the pace and nature of change became more controlled and preservation-oriented. Rather than large-scale redevelopment, Greenbelt has focused on maintaining affordability, rehabilitating existing housing stock, and preserving its distinctive physical layout and open space system.

Later phases of development outside the original historic core introduced more conventional suburban forms, reflecting broader regional growth patterns. However, the original Greenbelt community has remained relatively stable, with adaptation occurring through reinvestment, modernization of infrastructure, and incremental updates to meet contemporary living standards while safeguarding historic and social values.

Reston, Virginia

Founded by Robert E. Simon as a private New Town, with construction commencing in 1964, Reston is a planned community of approximately 7,000 acres located in western Fairfax County, Virginia, within the Washington, D.C. metropolitan region.

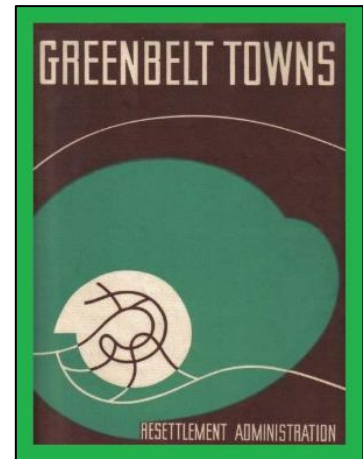


Figure 7: Greenbelt Towns Movement under the "Resettlement Administration"

Simon's vision for Reston was formally articulated in the community's 1962 Master Plan, which placed a strong emphasis on walkability, access to amenities, and the integration of residential and employment uses. Reston was designed to enable residents to live, work, and recreate within the same community, reducing dependence on long-distance commuting. Notably, Reston was also conceived as an inclusive community open to people of all ages, incomes, races, and ethnicities, making it the first intentionally integrated community in Virginia.

This vision was captured succinctly in the community's enduring motto: *"Live, Work, Play."* To guide implementation and measure success, Simon established seven core goals:

1. Variety of housing to accommodate different income levels and household types.
2. Beauty, expressed through architectural quality and integration with natural landscapes.
3. Recreation, including neighborhood-based pools and athletic facilities.
4. Childcare facilities to support families and workforce participation.
5. Community centers to foster civic life and social interaction.
6. Garden plots to encourage outdoor activity and community engagement; and
7. Job opportunities within the community to support economic self-sufficiency.

Over time, Reston has maintained fidelity to these principles while adapting to evolving market demands, most notably through the development of Reston Town Center as a regional mixed-use destination.

Reston's evolution reflects a deliberate shift toward urbanization at key nodes, balanced by stable residential neighborhoods. Early planning emphasized proximity between housing and employment, but regional economic growth and transportation investments—most notably Metrorail—accelerated changes in form and intensity. Reston Town Center emerged as a dense, mixed-use focal point with significant office, residential, retail, and cultural uses, transforming Reston into a regional employment destination.

At the neighborhood scale, Reston largely retained its original character, including extensive open space, pedestrian networks, and recreational amenities. Governance mechanisms, particularly the Reston Association and Fairfax County planning policies, play a central role in managing redevelopment and ensuring that new master planned growth aligns with the community's founding goals of inclusivity, access to amenities, and environmental quality.

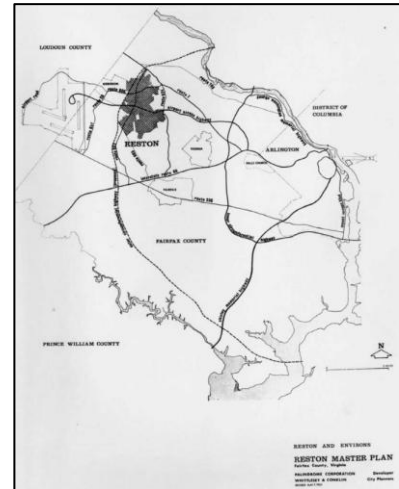


Figure 8: Reston, VA 1962 Master Plan Map, source: *The Reston Historic Trust*

Montgomery Village, Maryland

Montgomery Village is a 2,435-acre planned community developed by the Kettler Brothers beginning in 1966 in Montgomery County, Maryland. Its development was guided by both “new town” principles and Montgomery County’s General Plan, which designated the Gaithersburg area as a “corridor city” intended to concentrate growth along major transportation routes.

The Kettlers’ vision combined elements of corridor city planning with the broader New Town ideal of creating self-contained, comprehensively planned communities.

Montgomery Village was purposefully designed from inception, largely on previously undeveloped land, with an emphasis on a mix of housing types, neighborhood-scale amenities, and a strong network of community facilities. While less centralized than Columbia or Reston, Montgomery Village reflects a pragmatic adaptation of New Town concepts within a county-driven growth management framework.

Montgomery Village has adapted through flexibility within a county-coordinated growth framework. As market conditions and housing preferences evolved, Montgomery Village expanded its range of housing types and adjusted development patterns to remain competitive within the regional market. While it did not develop a single dominant town center comparable to Columbia or Reston, it strengthened neighborhood-based amenities, recreational facilities, and community services.

The community’s governance and partnership model—working within Montgomery County’s corridor city and growth management strategies—has allowed Montgomery Village to respond to broader planning initiatives, transportation investments, and demographic changes. Over time, adaptation has focused on reinvestment, community branding, and maintaining a balance between residential stability and gradual change.



Figure 9: Kettler Brothers discussing Montgomery Village plans, source: montgomeryvillage.com

Virtual Binder – Materials Summary

The New Town Task Force Virtual Binder serves as the central reference repository supporting the Task Force’s work, providing foundational context, governing direction, and background resources related to the planning, zoning, and long-term stewardship of Columbia as a New Town. The materials are intended to establish a shared understanding among Task Force members and the public regarding Columbia’s origins, regulatory structure, and evolving planning framework. Materials included in the Virtual Binder are:

- Relevant points of contact

- Executive Orders
- Section 125 of the Howard County Zoning Regulations
- *HoCo by Design* (2023)
- Development Regulations Assessment (2019)
- Columbia Association New Town White Paper (2014)
- Downtown Columbia Plan (2010)
- Relevant maps
- Comments received

Task Force Purpose and Governance

The binder includes materials describing the establishment, role, and charge of the New Town Task Force, including relevant County leadership direction and Executive Orders. These documents outline the Task Force’s advisory role, its scope of review, and expectations for producing informed, forward-looking recommendations to guide future policy, zoning, and implementation decisions affecting Columbia.

Historical Context and New Town Framework

Background materials summarize the planning principles and regulatory framework that shaped Columbia’s establishment as a New Town. This includes an overview of New Town Zoning, its original intent, and its role in implementing James Rouse’s vision of a planned, inclusive, and amenity-rich community. These resources provide historical perspective necessary to evaluate the continued relevance of legacy policies in contemporary and future conditions.

Comprehensive and Long-Range Planning Documents

The binder includes reference materials to key County and Columbia-specific planning efforts, including *HoCo by Design* and *A Vision for Columbia*. These plans articulate community values, growth management objectives, land use direction, transportation strategies, environmental stewardship goals, and equity considerations that frame the Task Force’s discussions and recommendations.

Regulatory and Implementation Resources

Supporting documents address how planning and zoning policies are implemented, reviewed, and amended over time. These materials help clarify the roles of County agencies, property owners, and other stakeholders in the development and redevelopment process, and provide a basis for evaluating opportunities to improve clarity, transparency, and usability of existing processes.

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Meeting and Engagement Materials

The Virtual Binder also houses agendas, presentations, and related materials from Task Force meetings and engagement activities. These resources document the progression of Task Force discussions, summarize information presented by County staff and consultants, and support transparency and public access to the Task Force's work.



Figure 10: Sarah Latimer (Howard County) Reviewing available resources in the Virtual Binder with the Task Force Members

PROCESS OVERVIEW

The development of this 2026 New Town Recommendations Report followed a structured, iterative process designed to ensure that final recommendations were informed by stakeholder input, aligned with a shared vision, and grounded in a clear evaluative framework. The process began with stakeholder interviews to gather perspectives, identify issues, and understand priorities. Insights from these interviews informed the development of an overarching vision against which potential strategies and actions could be assessed.

Each major element was then evaluated to determine whether it should be preserved, strengthened, enhanced, or transformed (PSET) in order to best support the long-term goals of the project. This evaluation provided a consistent framework for decision-making and helped clarify areas requiring focused investment or change. Based on this analysis, a set of actionable and measurable recommendations was developed to guide future implementation.

This work was completed as follows:

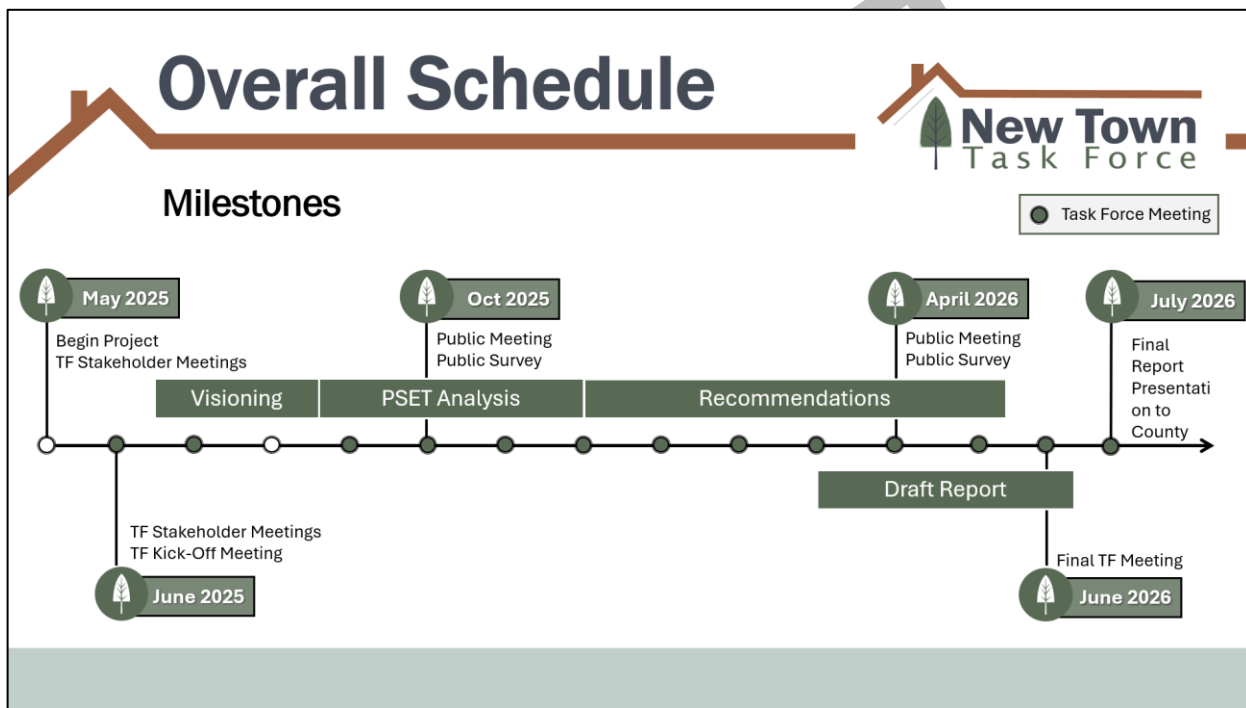


Figure 11: Schedule for the New Town Task Force Activities

Recommendations

The purpose of the New Town Task Force recommendations was to establish a clear, implementable path forward for modernizing the New Town zoning framework while preserving the foundational principles that have defined New Towns’ success. The recommendations were intended to translate the Task Force’s research, stakeholder input, case studies, and meeting discussions into actionable policy direction for the County’s

Department of Planning and Zoning to evaluate. Recommendations of the Task Force in this report provide guidance for additional work and studies to be completed to understand the total implications and do not constitute zoning code changes. Any changes to the zoning code will require County Council approval following a public engagement / comment period.

Stakeholder Interviews

Stakeholder meetings were convened at the outset to inform and strengthen the New Town Task Force's evaluation of the New Town zoning framework by incorporating practical, on-the-ground perspectives. These meetings were designed to gather input from individuals, community members, and organizations with direct experience in planning, developing, administering, and living in New Town communities. Stakeholder meetings included discussions with the Task Force members individually as well as different community members suggested by the Task Force members.



25
Interviews
Conducted

The structured stakeholder interview discussions informed interviewees of the development of the Task Force's work program and recommendations. A total of 25 conversations were held with Task Force members and community stakeholders. Each discussion averaged approximately 48 minutes in duration, allowing for detailed and meaningful dialogue.

The interviews followed a consistent "meet and greet" framework designed to understand participants' perspectives, experiences, and aspirations for Columbia. Core discussion questions explored motivations for accepting the appointment, participants' personal and professional relationships to Columbia, familiarity with existing planning and policy frameworks (including New Town Zoning, *HoCo by Design*, and *A Vision for Columbia*), and perceptions of Columbia's strengths and challenges. Participants were also asked to identify what may be missing in Columbia, articulate their vision for the community over the next 20, 30, and 50 years, describe expectations for the Task Force's work, and suggest additional stakeholders for future engagement. Specific questions asked are as follows:

- 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?

Several consistent themes emerged from the discussions. Participants widely expressed that Columbia remains a great place to live and work and voiced strong appreciation for the community's founding principles. Diversity and inclusion were repeatedly cited as valued concepts, though perspectives were mixed regarding the extent to which these principles are fully realized today. Green space and open space were identified as defining and highly valued features of Columbia, accompanied by recognition that these should be more clearly defined and understood as distinct types of space. Proximity to amenities was also viewed positively; however, participants expressed mixed views on the ease and equity of access to those amenities.

Participants widely expressed that Columbia remains a great place to live and work. Diversity and inclusion were repeatedly cited as valued concepts.

Additional themes included a desire for enhanced transit options, tempered by recognition of the practical challenges associated with implementation. Participants also highlighted the need for a more clearly defined and transparent review process for change, clearer delineation of roles and responsibilities among agencies and property owners, and simplification of development and redevelopment processes to be more navigable for the “everyday” user. A recurring observation was that the factors and policies that shaped Columbia's original development should be reexamined to determine their continued relevance and applicability to future conditions and community needs.

A summary of the stakeholder meetings is located in Appendix D.

Visioning Exercise

The visioning exercise conducted during the early Task Force meetings established a shared understanding of Columbia New Town's desired future and grounded the group's work in common priorities. It created a forward-looking framework identifying what should be preserved, strengthened, enhanced, or transformed as the Task Force developed its review and recommendations under the Executive Orders.

Rather than replacing existing County or Columbia Association vision statements, the exercise provided a unified framework for evaluating future zoning recommendations. The project team emphasized its role as a common “barometer,” rooted in Columbia's identity, values, and aspirations, to guide assessment of potential zoning changes.

The process began with a facilitated discussion on identity and branding, clarifying that while a logo is not itself a brand, visual symbols can evoke and reinforce the underlying identity of a place. Examples were shared to illustrate how imagery reflects collective values, culminating with discussion of Columbia's iconic sculpture, the People Tree. This framing set the stage for a broader exploration of what defines Columbia today and what characteristics should shape its future.

The Task Force completed an exercise focused on character and identity and discussed why they live, work, play, and learn in Columbia; what differentiates Columbia from other communities; and how Columbia's identity could be strengthened going forward. Recurring themes included nature and the environment, a strong sense of community, diversity and integration, access to amenities, and intentional planning. Participants identified Columbia's open spaces, lakes, and green infrastructure as defining features, along with its planned community structure and longstanding emphasis on inclusivity.

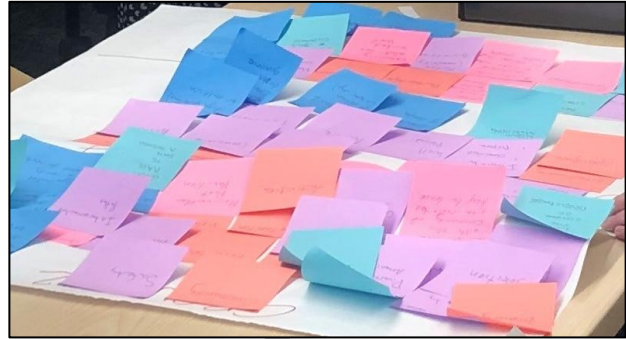


Figure 12: Result of Task Force activity collecting themes on character and identity from everyone

Building on this discussion, the project team reviewed existing County and Columbia Association vision statements, highlighting their shared values and points of alignment. Task Force members also reflected on results from a previously completed word-cloud exercise, which visually illustrated the most frequently submitted concepts and priorities. These materials informed a second round of discussions identifying key words, phrases, and themes that could inform a unifying vision framework.

During these sessions, completed in June and July 2025, participants discussed the balance between honoring Columbia's founding principles and embracing future needs. Topics included connection—among people, land, and processes; the role of housing, growth, and redevelopment; maintaining flexibility within New Town Zoning; and ensuring that Columbia remains inclusive, vibrant, and responsive across generations. Some participants emphasized caution in advancing prescriptive vision statements too early, while others stressed the importance of clarity to guide zoning decisions. Throughout the dialogue, there was broad agreement that the vision should support inclusivity, diversity, and integration without undermining the flexibility and intentionality that originally defined Columbia.

Collective output reinforced themes of people and community, diversity and inclusivity, open and green space, connectivity, and resiliency. Participants underscored the importance of embracing the future while respecting Columbia's history, values, and uniqueness as a planned, integrated community.

The combined visioning output affirms Columbia as a distinctive place defined by strong community connections, diversity, access to nature, and thoughtful planning. This vision framework served as a guiding reference for the Task Force, ensuring that future zoning recommendations are evaluated against shared principles that both honor Columbia's legacy and support its continued evolution.

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*

Preserve, Strengthen, Enhance, and Transform Framework

The Preserve, Strengthen, Enhance, and Transform (PSET) framework provides a structured lens for evaluating existing New Town regulations and community conditions in Columbia. It recognizes the enduring strengths of the New Town model while identifying where updates are needed to address contemporary needs.

Role of the Framework in the Task Force Process

The PSET framework functions as a decision-support and prioritization tool, helping the Task Force distinguish between:

- What **should remain unchanged** and be preserved
- What **should be improved, strengthened, enhanced, or clarified**, and
- What **requires transformative changes** substantive rethinking?

Organizing recommendations within this structure supports a balanced, transparent approach to updating Section 125 of the Howard County Zoning Code, avoiding both wholesale replacement and piecemeal revisions. This method aligns with broader planning practices that use similar tiered frameworks to guide equitable and adaptive community planning.

Between September and December 2025, the Task Force conducted a detailed review of Section 125, evaluating each major topic through the PSET lens. Originally used in *HoCo By*

Design, the framework orders potential actions from “least change” to “most change.” It enabled the Task Force to assess the effectiveness of existing regulations while balancing Columbia’s foundational planning principles with evolving community conditions and modern planning practices.

Over time, the framework evolved from an organizational tool into a core method for shaping recommendations and determining the appropriate level of regulatory change. Major Section 125 topics evaluated through PSET included:

- Creating another New Town District
- Defining Credited Open Space
- Incorporating MIHU regulations
- Managing density caps
- Evaluating district structure
- Simplifying regulations and processes
- Redefining apartment land use
- Reviewing the Original Petitioner role
- Expanding uses, materials, and design guidance

Preserve

The Task Force determined that many core elements of the New Town model remain successful and should be preserved. These elements include the village and neighborhood structure, the integration of open space and pathways, the balance of residential, employment, civic, and recreational uses, and the overarching emphasis on quality of life and long-term community stewardship.

Preservation was established as the baseline assumption for all recommendations. The Task Force agreed that modernization efforts should protect these foundational principles and ensure that regulatory updates do not erode Columbia’s identity or original planning intent.

Strengthen

The Task Force identified several areas where existing regulations are sound in concept but weakened by ambiguity, administrative complexity, or outdated provisions. Strengthening focuses on clarifying intent, improving predictability, and reducing procedural friction within Section 125.

Recommendations in this category are intended to make the code function more effectively as originally designed, supporting reinvestment and continued stewardship without expanding the scope or altering the fundamental structure of the New Town zoning framework.

Enhance

Enhancement emerged as a primary mechanism for incremental modernization. The Task Force recognized that Columbia has evolved over time and that regulations must respond to changes in development patterns, demographics, sustainability objectives, accessibility standards, and reinvestment needs.

Enhancements are intended to introduce flexibility, improve alignment with contemporary planning practices, and facilitate adaptive reuse and reinvestment while remaining consistent with the original New Town vision. This category serves as a bridge between preservation and more significant change, allowing the code to mature alongside the community.

Transform

Transformation was acknowledged as necessary in limited and clearly defined circumstances. The Task Force concluded that transformative changes should be applied selectively and only where existing provisions no longer function as intended or actively inhibit long-term adaptability, equity, or reinvestment.

Transformative recommendations are expected to be evidence-based, narrowly scoped, and directly tied to maintaining the long-term viability of the New Town model.

PSET Outcome

Collectively, the application of the PSET framework enabled the Task Force to distinguish between differing levels of regulatory change in a disciplined and defensible manner. The framework ensured that:

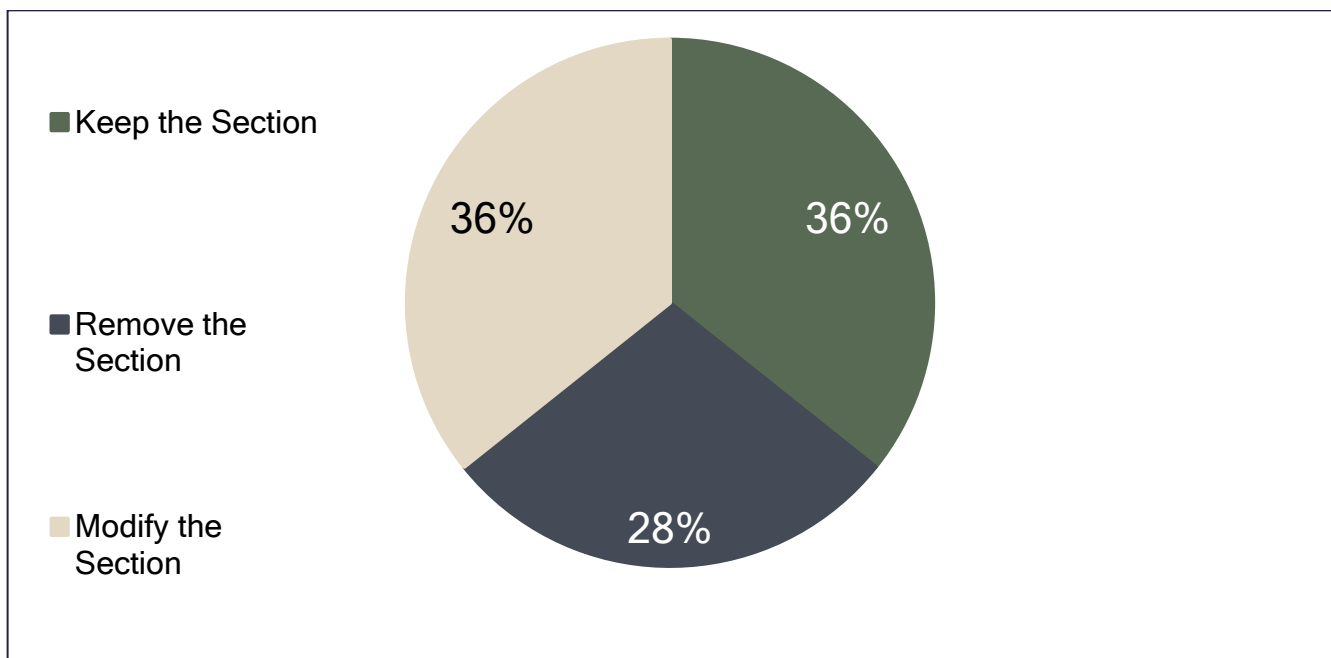
- Preservation of New Town principles remained central to all recommendations.
- Most changes fall within the strengthen and enhance categories rather than transformation.
- Transformative changes are justified, targeted, and aligned with long-term planning objectives; and
- The rationale for regulatory updates is transparent, proportional, and clearly communicated.

The PSET framework ultimately served as the organizing structure for the Task Force's recommendations, supporting a balanced approach that protects Columbia's planning legacy while ensuring its continued relevance and resilience. The New Town Task Force's major discussion themes and outcome for the framework with respect to the individual elements reviewed are outlined by topic below.

Creating another New Town District

During the meeting, Task Force members explored whether the New Town zoning model—originally created in 1965 for Columbia requiring a minimum of 2,500 contiguous acres—should be considered for application elsewhere in Howard County, either through a new district or a modified framework. The discussion recognized that while this element is within Section 125 of the zoning code, the Task Force’s formal charge is limited to evaluating and recommending updates to the existing New Town District, not designating new geographic areas.

Figure 13: Should we keep, remove, or modify the section of the zoning regulations that guide the creation of a New Town District?



Defining Credited Open Space

The Task Force engaged in an initial, conceptual discussion about how open space is defined and understood within the New Town zoning framework. The defining open space conversation focused on whether the existing concept of open space in New Town zoning still reflects current practices, community expectations, and environmental goals, or whether it requires clarification or modernization. Members emphasized that open space is a core organizing principle of Columbia’s New Town model, not merely a residual land category.

Task Force members repeatedly characterized open space as a deliberate and functional component of the New Town design, intended to shape neighborhoods, connect villages, and balance development intensity. Participants highlighted that this role distinguishes New Town zoning from conventional zoning approaches, where open space is often treated as ancillary

or mitigation-based. The discussion focused on the current usage of Open Space and how open space is counted and credited within the zoning code.

Figure 14: Does the definition of credited open space in the New Town zoning code reflect its current uses?

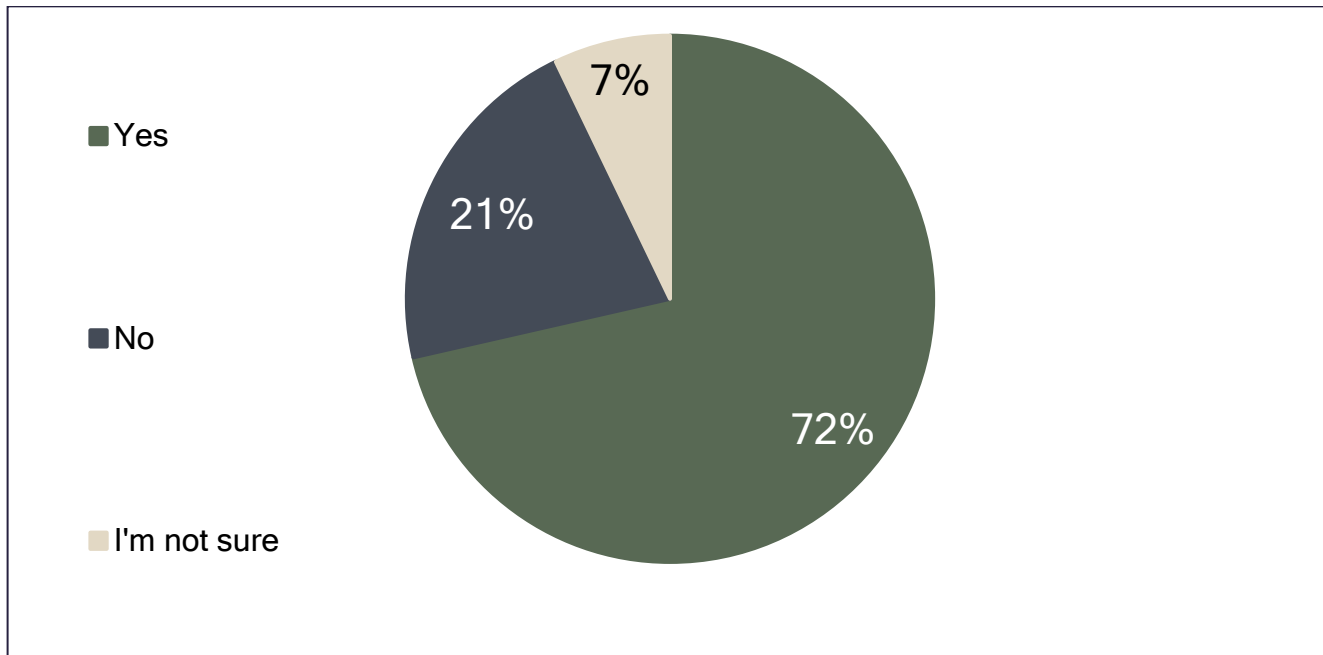
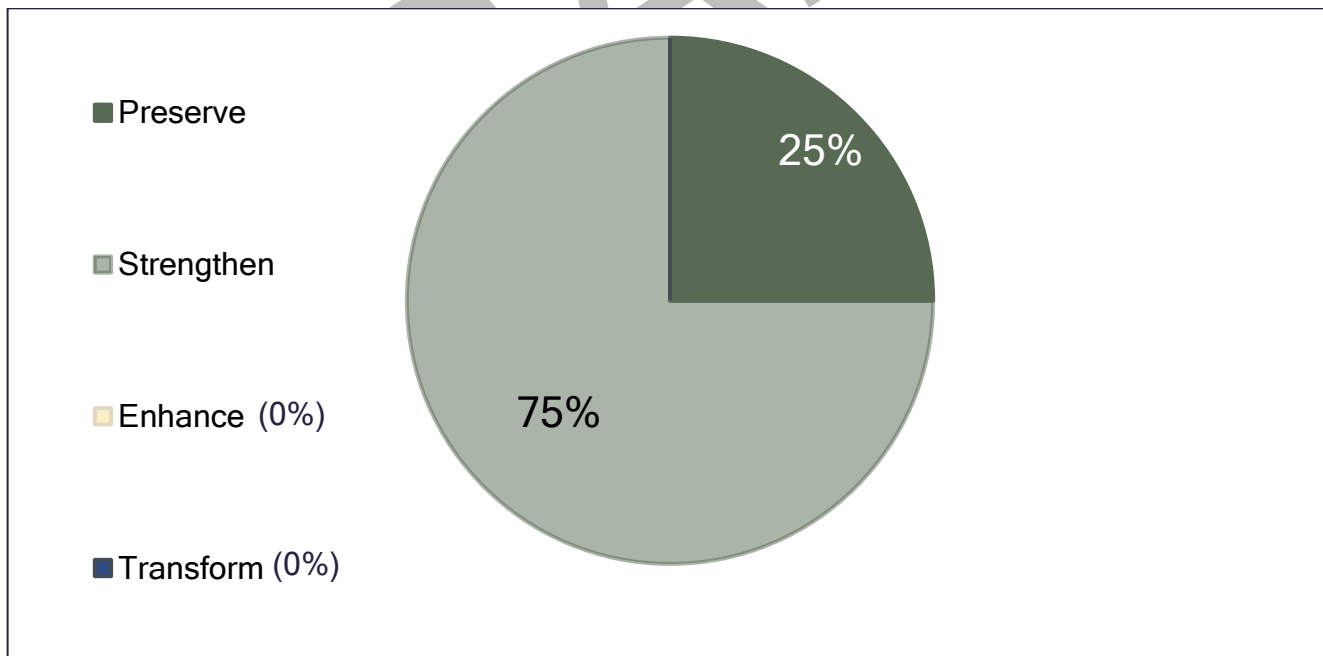


Figure 15: Should we preserve, strengthen, enhance, or transform the definition of Credited Open Space in New Town Zoning?



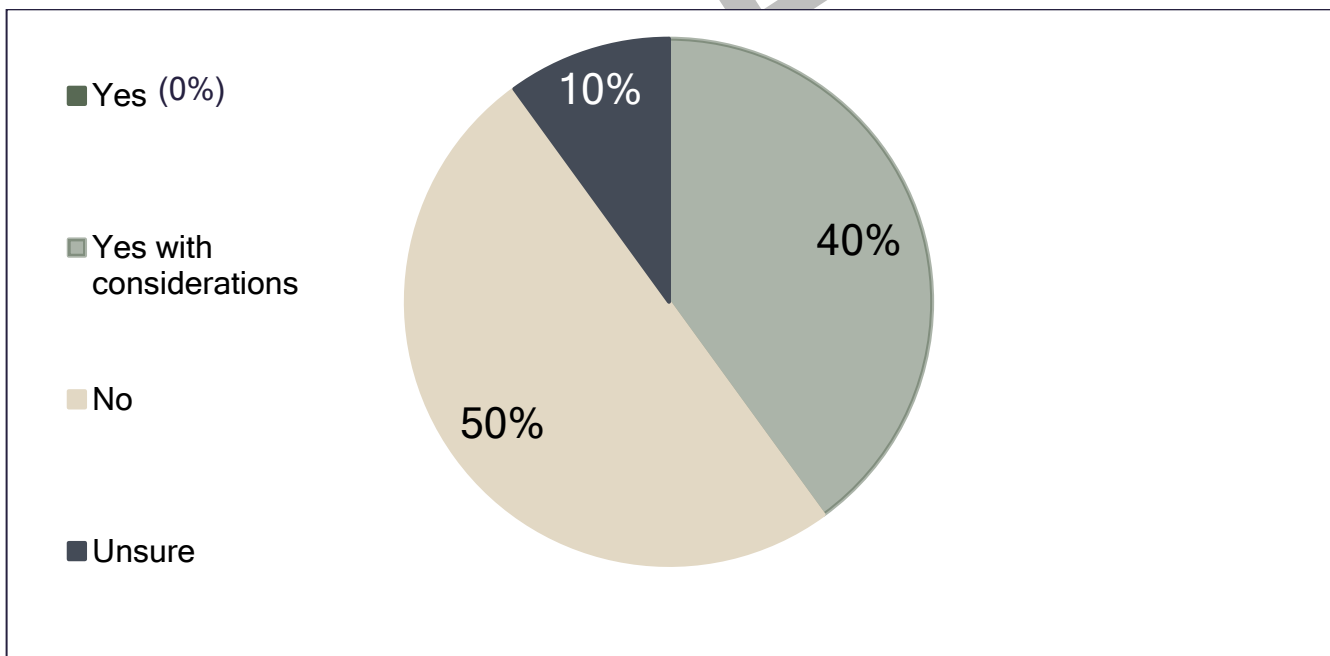
Incorporating Moderate Income Housing Units (MIHU) Regulations

MIHU was introduced as one of several cross-cutting policy considerations—alongside density, open space, and community design—that would require deeper evaluation as the Task Force progressed through the PSET process. Members acknowledged that MIHU requirements exist countywide, but that their application to New Town zoning raises distinct questions because of New Town’s plan-based, comprehensive approach.

Task Force members discussed whether MIHU regulations, which are typically applied through parcel-level zoning requirements, align with the master-planned and comprehensive nature of New Town zoning. Some participants noted that New Town already integrates housing diversity through village planning and long-term density management, prompting questions about how MIHU requirements would function within that broader framework.

The discussion also recognized MIHU as a tool that advances countywide equity and affordability objectives, consistent with *HoCo By Design*. Members emphasized that any future consideration of MIHU in New Town should balance affordability goals with Columbia’s original intent of providing a mix of housing types across villages, rather than concentrating affordable units in limited locations.

Figure 16: Should MIHU requirements apply to New Town Zoning?



Managing Density Caps

The Task Force’s discussion on managing density caps centered on the long-standing district-wide density cap of 2.5 dwelling units per acre, not including Downtown Columbia, established in the New Town zoning regulations. This cap has historically functioned as a

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foundational growth-management tool for Columbia, allowing flexibility at the neighborhood and village level while maintaining an overall development limit across the New Town District.

Task Force members widely acknowledged that the 2.5 dwelling units per acre cap has served as an effective backstop, enabling Columbia to evolve over time while maintaining predictability and long-term planning stability. Members noted that the cap supports comprehensive planning at scale, rather than parcel-by-parcel development and redevelopment.

The Task Force discussed whether density should continue to be managed primarily:

- At the district-wide level, or
- Through village-specific or sub-area caps.

Participants noted that the current framework allows density to be strategically shifted within the district over time, which has supported reinvestment in activity centers while preserving lower-intensity areas. Concerns were raised that introducing rigid village-level caps could reduce adaptability and complicate long-term planning.

Members consistently linked density management to infrastructure capacity, including transportation, schools, utilities, and parks. The discussion emphasized that any change to the density cap would need to be evaluated in tandem with capital planning and adequacy standards.

Figure 17: Should we amend the density cap of 2.5 dwelling units per acre across the entire district?

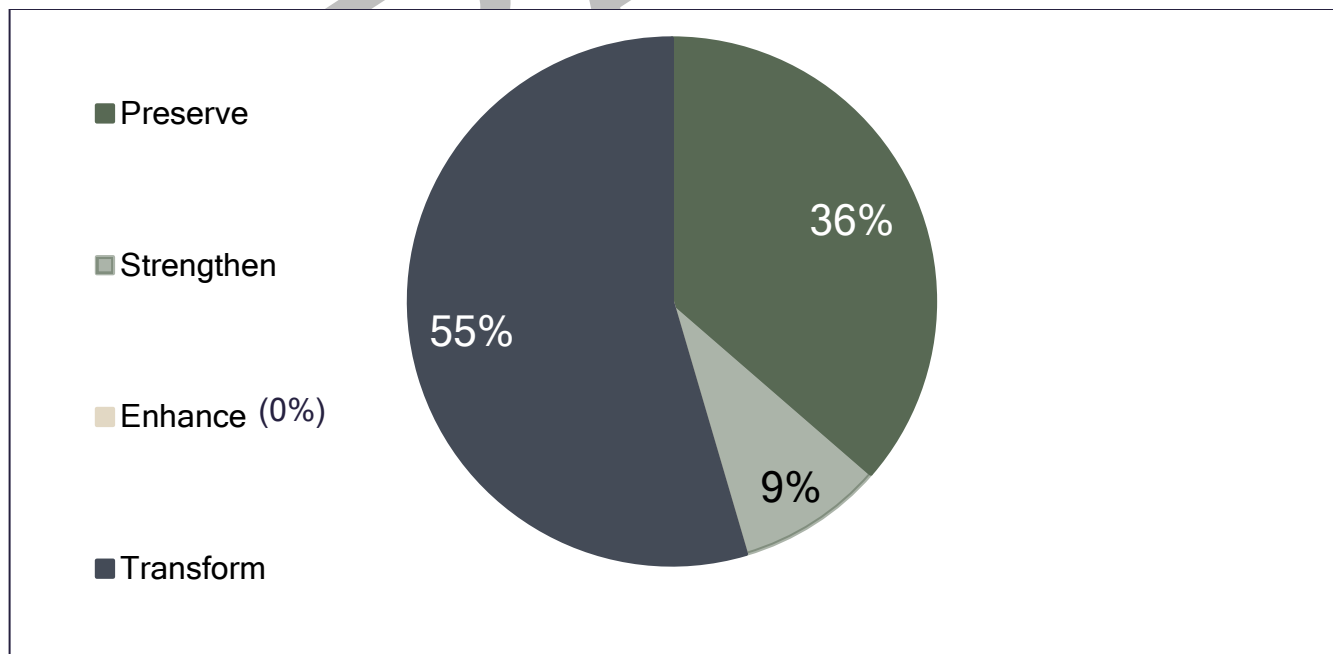
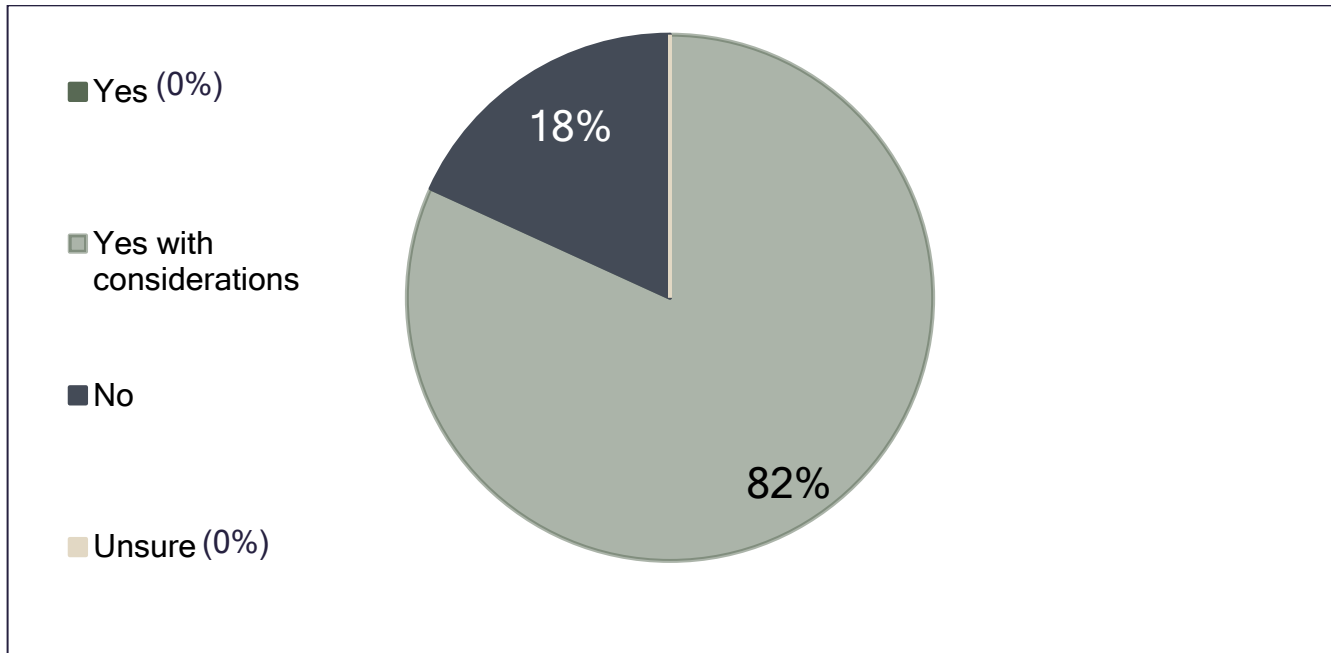


Figure 18: Should we amend the density cap across villages?



Evaluating New Town District Structure

A consistent theme across the discussion was recognition that the core structure of New Town zoning has performed as intended. Members noted that the framework's emphasis on:

- District-wide planning,
 - Village-level implementation, and
 - Long-range flexibility
- has enabled Columbia to adapt over decades while maintaining coherent community form.

Many participants expressed that structural stability has been a key strength of New Town zoning, distinguishing it from conventional parcel-based zoning approaches and allowing coordinated evolution rather than incremental fragmentation.

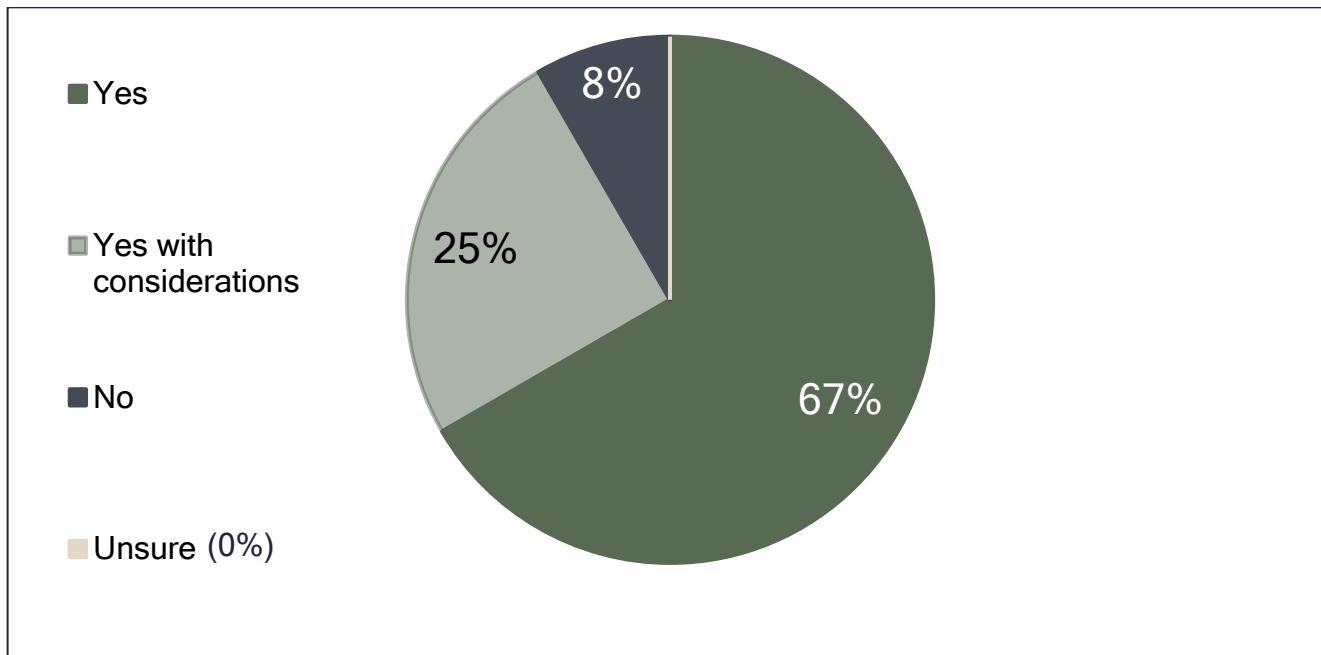
Task Force members clearly differentiated between:

- The overall structure of New Town zoning, and
- The specific regulatory tools and provisions operating within it.

The discussion emphasized that challenges facing New Town today—such as redevelopment, housing affordability, and evolving mobility needs—are less about the structural framework itself and more about whether individual components (e.g., density caps, MIHU application, open space definitions, petitioner roles) need refinement.

This distinction helped frame the consensus that modernization does not necessarily require a total restructuring.

Figure 19: Should the structure of New Town District change?



Simplification or Regulations and Processes

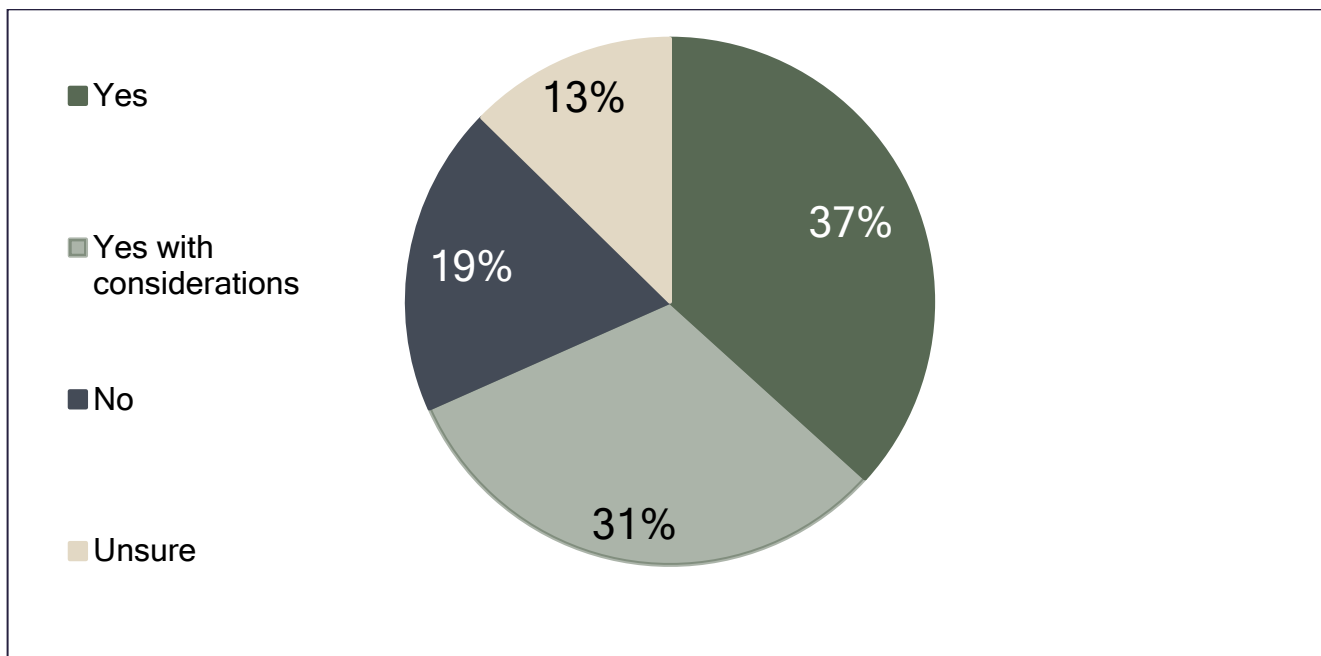
Task Force members consistently emphasized the need to simplify New Town regulations and implementation processes while preserving the core, Final Development Plan-based structure that distinguishes New Town zoning.

Members noted that New Town regulations have become increasingly complex over time, making them difficult to navigate for residents, applicants, and even practitioners. Simplification was seen as necessary to improve transparency, predictability, and public understanding.

The Task Force discussed streamlining approval processes by clarifying roles, responsibilities, and decision points, particularly where overlapping plans, amendments, or interpretations create confusion or delay.

Participants identified opportunities to eliminate duplicative or outdated provisions that no longer reflect current planning practice, while retaining flexibility achieved through comprehensive, district-wide planning rather than parcel-by-parcel review.

Figure 20: Should the regulations and processes for development, redevelopment, and/or amendments be simplified?



Redefining Apartment Land Use

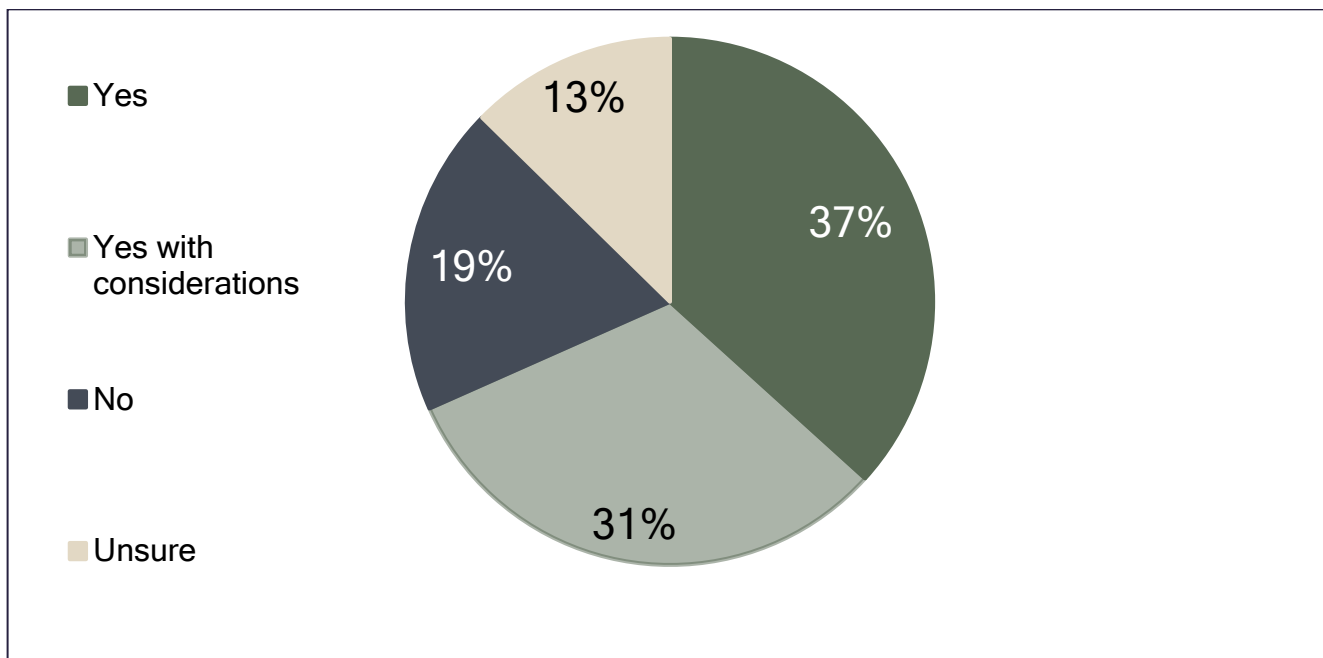
Task Force members discussed whether the existing apartment land-use framework in New Town zoning should be clarified or modernized to better reflect current housing types, market conditions, and community goals.

Members noted that New Town's apartment definition includes single family attached housing in the zoning code which does not consistently reflect today's more dense housing forms, including mixed-use buildings, missing-middle typologies, and multifamily development integrated into activity centers. This raised concerns that existing definitions may be overly rigid or unclear.

Task Force members identified confusion around how apartment land uses are defined, categorized, and evaluated through the plan approval process. Redefining apartment use was seen as a way to improve clarity for applicants, residents, and decision makers, reducing uncertainty without increasing regulation.

Participants linked apartment definitions to broader discussions on affordability and housing choice, noting that clearer land-use definitions could better support a diverse range of unit types and household needs within New Town.

Figure 21: Should the apartment land use be adjusted to align with other county zoning definitions?



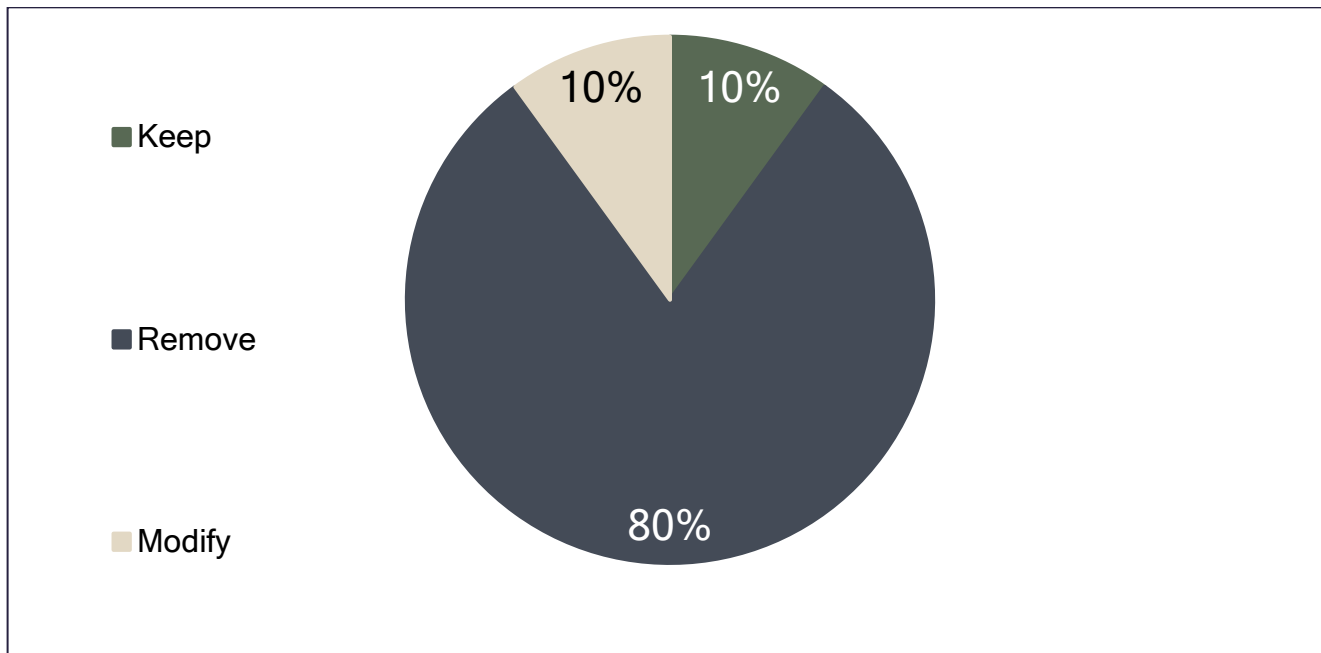
Reviewing Original Petitioner Role

Members acknowledged that the Original Petitioner role was central to the original New Town model, providing a mechanism for coordinated, district-wide planning, long-term implementation, and stewardship across multiple decades. The role, which grants authority to the Original Petitioner to expand the NT district and allow amendments of commercial Final Development Plans to go before Planning Board, was viewed as instrumental in achieving Columbia’s comprehensive and cohesive development.

The discussion recognized that conditions have changed significantly since the establishment of New Town zoning. Fragmented ownership, redevelopment dynamics, and increased public involvement have altered how planning decisions are made, prompting members to question whether the Original Petitioner role functions as originally intended.

The discussion balanced the value of having a single coordinating entity against concerns about concentrated authority. Members debated whether the role continues to provide beneficial flexibility and cohesion, or whether it could limit broader participation or adaptability in redevelopment scenarios.

Figure 22: Should we keep, remove, or modify the role of the original petitioner?



Expansion of uses and materials, and design guidance in New Town Zoning

Task Force members discussed whether the New Town zoning regulations should be updated to expand allowable uses and modernize materials and design guidance, in order to better reflect current development practices, community expectations, and long-term planning goals.

Members noted that existing use categories in New Town zoning do not always align with current development trends, such as mixed-use buildings, missing-middle housing types, age-restricted housing, and flexible live-work environments. Expanding permitted uses was viewed as a way to support continued reinvestment and adaptability, particularly in village centers and redevelopment areas.

Task Force members identified opportunities to modernize design provisions to better reflect contemporary building materials, sustainability practices, accessibility standards, and universal design principles. Participants noted that current guidance can be perceived as outdated or incomplete when applied to modern construction methods.

Redefining and expanding uses, along with updated design guidance, was consistently framed as a way to reduce ambiguity and interpretation issues for applicants, reviewers, and the public. Clearer standards were seen as essential to streamlining review processes while maintaining high design quality.

Members stressed that expanded uses and materials should reinforce—not erode—New Town’s defining characteristics, including human-scale design, integration with open space,

and cohesive neighborhood identity. The goal was to enable innovation without losing the qualities that make New Town distinctive.

Figure 23: Should there be an enhancement or expansion of the uses (i.e., Age Restricted Adult Housing/Missing Middle/Mixed Use)?

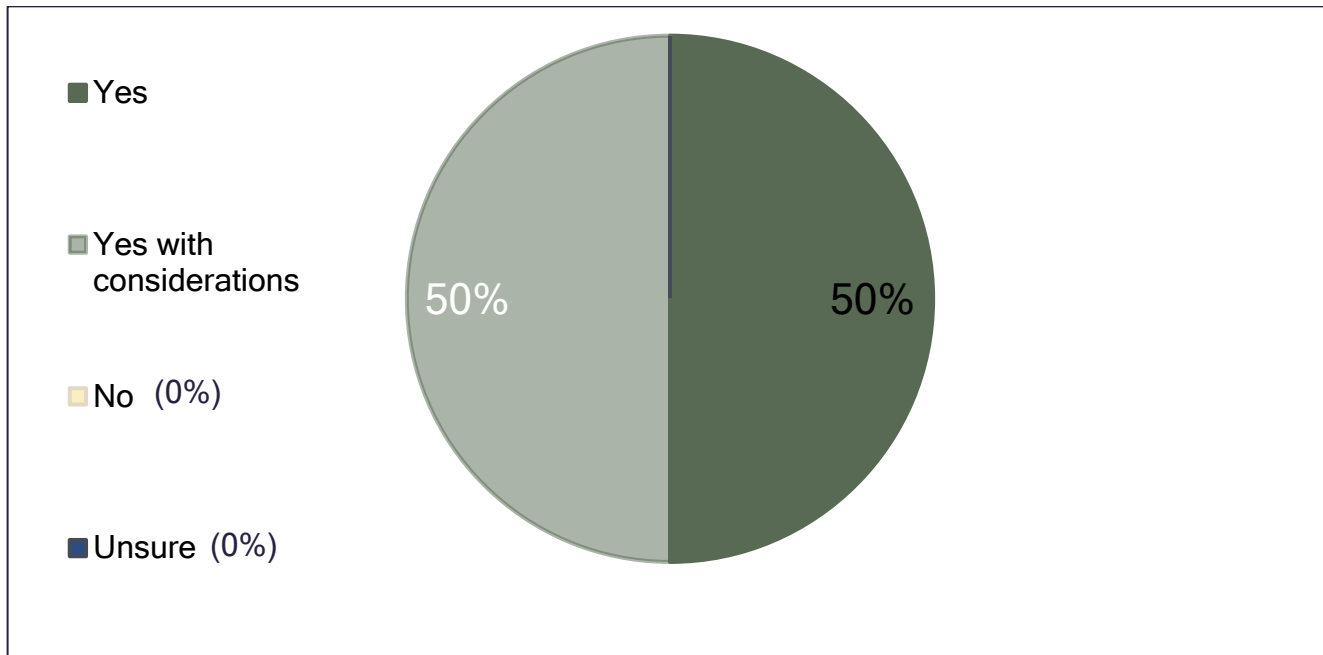
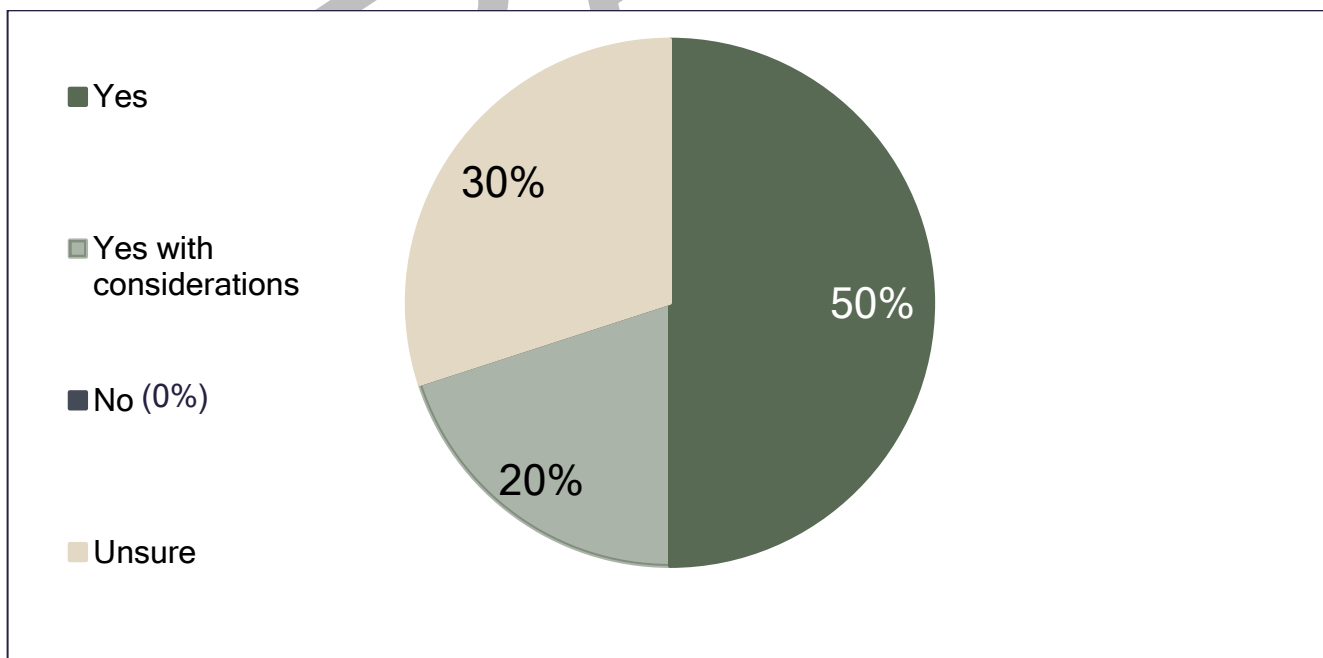


Figure 24: Should there be an enhancement or expansion of material allowances and design guidance (i.e., Universal Design, Accessibility, Sustainable Materials, Design Guidance generally) in the New Town Zoning code?



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Public Engagement Input – Phase 1

An initial public meeting was conducted to introduce the project, outline the overall process, and solicit early input from the community. Presentation materials were prepared and shared, and a formal presentation was delivered during in-person public meeting sessions on October 20, 2025, and a virtual meeting on October 21, 2025. These meetings provided the public with an opportunity to ask questions, gain a deeper understanding of the New Town Task Force process, and offer comments and suggestions regarding elements of the New Town zoning district that may warrant consideration for change.



Figure 25: JMT's Jennifer Ray presenting during the in-person public meeting held on October 20, 2025

In addition to the public meetings, an online community survey was developed and widely distributed to further broaden participation and capture feedback from a diverse range of stakeholders. The survey was designed to gather input on potential updates to Columbia's zoning code, with a specific focus on the New Town zoning district. Survey questions were informed by major themes emerging from initial meet-and-greet sessions and the first two meetings of the New Town Task Force (NTTF).

The survey results were used to validate and refine the visioning exercises completed by the NTTF and to inform development of the Task Force's recommendations to the County. The survey was launched on October 6, 2025, and closed on November 3, 2025, at 11:59 p.m. During this period, the survey was promoted through multiple channels, including the County website (NTTF webpage), email distribution, Public Meeting No. 1, and outreach at County offices.

A total of 399 responses were received. A comprehensive summary of survey responses and findings is provided in Appendix E.

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Building on the findings of the Preserve, Strengthen, Enhance, and Transform (PSET) analysis and informed by input received through community engagement activities, the Task Force prepared an initial draft set of recommendations for discussion. This draft consisted of 48 preliminary recommendations, developed to reflect recurring themes, identified challenges, and opportunities for refinement within the New Town zoning framework. These draft recommendations were presented to the Task Force for review, discussion, and further refinement and are summarized in Tables 1 - 10 with the corresponding meeting materials presented located in Appendix C.

Based on these initial discussions, recommendations that achieved general concurrence among Task Force members, as well as those identified as requiring additional consideration, were carried forward for broader public input and were identified with unique numbers. Collectively, these recommendations were shared through subsequent public meetings and the technical survey to solicit feedback, test assumptions, and inform further refinement before preparation of the final recommendations.

Table 1: Draft Recommendations for Creating another New Town District

Draft Recommendation for Discussion	Concurrence Building
Reduce the acreage requirement to create a New New Town.	Majority No
Remove the section on creating a New New Town.	Majority No
Maintain the original petitioner's ability to expand or restrict a New Town district.	<i>To be discussed in coordination with Original Petitioner Role</i>

Table 1 References:

- *Zoning Code Section Reference: 125.0.A.3 and 125.0.B*
- *Discussed during the September 2025 PSET Meeting and January 2026 Recommendations Meeting*

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Table 2: Draft Recommendations for Preliminary Development Plan (PDP / Comprehensive Sketch Plan (CSP) / Final Development Plan (FDP) Structure

Draft Recommendation for Discussion	Concurrence Building
Re-structure New Town zoning to align with existing land uses in Columbia under new Euclidean zoning.	Majority No
Maintain its current overall structure but seek to simplify the approval and development processes within New Town zoning district.	Majority Yes
Create a master plan for Columbia in order to establish a community vision that guides future development.	Majority No
Standardize requirements by land use types across the FDPs.	<i>Majority Yes, Needs more discussion</i>
Remove CSP's as a step in the development process.	<i>Needs more discussion</i>
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.	Majority No
Consider implementing performance-based, incentive, or form-based zoning districts within Columbia.	Majority No
Consolidate the FDPs and their requirements to create a table of permitted uses by area.	Majority Yes
Expand the types of uses that can be approved administratively through DPZ.	<i>Needs more discussion</i>
Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process.	<i>Needs more discussion</i>

Table 2 References:

- *Zoning Code Section Reference: 125.0*
- *Discussed during the November 2025 PSET Meeting and February 2026 Recommendations Meeting*

Table 3: Draft Recommendations for Defining Credited Open Space

Draft Recommendation for Discussion	Concurrence Building
Define open space in the New Town Zoning District to provide greater clarity of uses and align with other county zoning district definitions.	<i>Needs more discussion</i>
Maintain the current definition of open space in Section 125.0.A.8.e.	<i>Needs more discussion</i>
Maintain required 36% open space.	Majority Yes
Ensure permanent protection of currently established credited open space areas.	Majority No, with further discussion for environmental stewardship consideration directions to be provided

Table 3 References:

- *Zoning Code Section Reference: 125.0.A.8.e*
- *Discussed during the September 2025 PSET Meeting and February 2026 Recommendations Meeting*

Table 4: Apartments Definition

Draft Recommendation for Discussion	Concurrence Building
Maintain the Apartments’ definition as it is currently constructed in Section 125.	Majority No
Adjust the definition of apartments to align with other county zoning district definitions.	<i>Needs more discussion</i>
Create a new land use category for single family attached housing types.	Majority Yes
Create a new land use category for diverse housing types, including missing middle housing types.	<i>Needs more discussion</i>

Table 4 References:

- *Zoning Code Section Reference: 125.0.A.4 and 125.0.A.5.b*
- *Discussed during the September 2025 PSET Meeting and February 2026 Recommendations Meeting*

Table 5: Original Petitioner

Draft Recommendation for Discussion	Concurrence Building
Remove the role of original petitioner to amend commercial FDPs	Majority Yes
The county should review the potential for the Planning Board or another entity to take up the role of original petitioner	<i>Needs more discussion</i>

Table 5 References:

- *Zoning Code Section Reference: 125.0.F.1*
- *Discussed during the December 2025 PSET Meeting and February 2026 Recommendations Meeting*

Table 6: Downtown and Village Center Simplification

Draft Recommendation for Discussion	Concurrence Building
Maintain the existing major and minor village center redevelopment process	Majority No
Maintain village board involvement in the village center redevelopment process	Majority No
Simplify the development process for Village Center Redevelopment	Majority Yes, Needs more discussion
Simplify the development process for Downtown Columbia redevelopment	Majority Yes, Needs more discussion
Reduce the number of public meetings required for redevelopment processes	Majority Yes, Needs more discussion

Table 6 References:

- *Zoning Code Section Reference: 125.0.E, H, I (downtown), Section 125.0.J (major VC), 125.0.K (minor VC)*
- *Discussed during the November 2025 NTTF Meeting*

Table 7: Density Cap Requirements

Draft Recommendation for Discussion	Concurrence Building
Maintain the density cap of 2.5 dwelling units across the entire New Town Zoning District	Majority Yes
Remove the New Town wide density cap	Majority No
Raise the density cap of 2.5 dwelling units across the entire New Town Zoning District	Majority No
Consider density caps by village.	Majority No
Consider excluding village centers from the New Town wide density cap	Majority Yes

Table 7 References:

- *Zoning Code Section Reference: 125.0.A.4*
- *Discussed during the October 2025 PSET Meeting and March 2026 Recommendations Meeting*

Table 8: Land Use Percentage Requirements

Draft Recommendation for Discussion	Concurrence Building
Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types	Majority Yes
Remove land use percentage requirements for New Town overall	Majority No

Table 8 References:

- *Zoning Code Section Reference: 125.0.A.8.a*
- *Discussed during the October 2025 PSET Meeting and March 2026 Recommendations Meeting*

Table 9: MIHU Requirements

Draft Recommendation for Discussion	Concurrence Building
Encourage diversity of housing types throughout the New Town district	Majority Yes
Incentivize, rather than require, the provision of MIHUs	Majority Yes
Add requirement to include MIHUs in new development and redevelopment in the New Town Zoning District	Majority No
Maintain the existing exemption from MIHUs in New Town.	Majority Yes

Table 9 References:

- *Zoning Code Section Reference: Title 13 Subtitle 402*
- *Discussed during the October 2025 PSET Meeting and March 2026 Recommendations Meeting*

Table 10: Expansion of Uses, Materials, and Design Guidance

Draft Recommendation for Discussion	Concurrence Building
Evaluate the expansion of the Design Advisory Panel role to review projects in New Town	Majority Yes
Explore the creation of pattern books to incentivize the use of modern and sustainable building materials	Majority Yes
Incentivize and encourage universal design and accessibility in New Town zoning	Majority Yes

Table 10 References:

- *Zoning Code Section Reference: Title 13 Subtitle 402*
- *Discussed during the October 2025 PSET Meeting and March 2026 Recommendations Meeting*

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Public Engagement Input – Phase 2

A second public meeting was held to receive community input on the recommendations developed. Only those recommendations that received a “majority yes” consensus, or those that still required further discussion by the Task Force, were moved forward for overall consideration from the community.

Presentation materials were again prepared and shared, and a formal presentation was delivered during in-person public meeting sessions on April 8, 2026, and a virtual meeting on April 9, 2026.

In addition to the public meetings, a Technical Survey was developed, all attendees at the meetings and stakeholders were encouraged to participate. The survey was designed to gain a better understanding of the community’s input regarding the draft recommendations from the Task Force.

The survey results were used in discussion in developing the final recommendations for this effort. The survey was launched on April 6, 2026, and closed on April 21, 2026, at 11:59 p.m.

A total of 35 responses were received. A comprehensive summary of survey responses and findings is provided in Appendix F.

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FINAL RECOMMENDATIONS

The New Town Task Force focused on finalizing and contextualizing its recommendations following nearly a year of analysis, public engagement, and iterative deliberation. The discussion emphasized that the recommendations were intended to carry forward the New Town model, not replace it, and to align with the County's adopted *HoCo By Design* General Plan goals.

Task Force members consistently reinforced that the final recommendations reflect a strategy of targeted refinement rather than structural overhaul. The New Town framework was affirmed as fundamentally sound, with the recommendations focused on modernizing outdated provisions, clarifying intent, and improving usability.

The Task Force revisited the importance of maintaining New Town's hallmark flexibility while improving clarity and predictability for applicants, residents, and decision-makers. Final recommendations were discussed as tools to streamline processes, reduce ambiguity, and support reinvestment without compromising community character.

Members highlighted how feedback from the Fall 2025 and April 2026 public meetings and surveys informed refinements to the draft recommendations. The discussion underscored that community input was used to validate priorities, clarify concerns, and adjust language rather than to reopen foundational policy debates.

During the Task Force's recommendation meetings, Greg DesRoches introduced a motion on member recusal, stating: "I move that all New Town Task Force members who may directly or indirectly financially benefit from any proposed change to New Town Zoning made by this Task Force or otherwise have what might be considered a conflict of interest, recuse themselves and refrain from voting on any Task Force recommendations that may now or in the future place them in conflict." The motion was seconded by Brian England and failed with 4 in support and 10 opposed.

The final recommendations by the Task Force are listed below with a consolidated table including in Appendix H.



Figure 26: Task Force members voting on recommendations

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Creating Another New Town District

Recommendation 1 *Passes*

Recommendation 1: Maintain an original petitioner's ability to create a New Town district.

Motion made by Renee DuBois and seconded by Greg DesRoches. Motion PASSES with eight in favor and four opposed.

PDP/CSP/FDP Structure

Recommendation 2 *Passes*

Recommendation 2: Seek to simplify the approval and development process within New Town district.

Motion made by Tim May and seconded by Brian England. Motion PASSES with eleven in favor and two opposed.

Recommendation 3 *Passes*

Recommendation 3: Standardize requirements by land use types across the FDPs.

Motion made by Nicole Campbell and seconded by Fran LoPresti. Motion PASSES with thirteen in favor and one opposed.

Recommendation 4 *Passes*

Recommendation 4: Remove CSPs as a step in the development process.

Motion made by Nicole Campbell and seconded by Tim May. Motion PASSES with eight in favor and five opposed.

Recommendation 5A *Passes*

Recommendation 5A: Consolidate similar FDPs and their requirements.

Motion made by Nicole Campbell and seconded by Fran LoPresti. Motion PASSES with ten in favor and three opposed.

Recommendation 5B *Passes*

Recommendation 5B: Create a table of permitted uses by area for the FDPs.

Motion made by Nicole Campbell and seconded by Brian England. Motion PASSES with eleven in favor and two opposed.

Recommendation 6 *Passes*

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

Motion made by Ryan Hermann and seconded by Michael Golibersuch. Motion PASSES with seven in favor and four opposed.

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Recommendation 7 Passes

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

Motion made by Nicole Campbell and seconded by Sharon Cooper-Kerr. Motion PASSES with thirteen in favor and zero opposed.

Defining Credited Open Space

Recommendation 8A Passes

Recommendation 8A: Define open space in the New Town Zoning District to provide greater clarity of uses.

Motion made by Nicole Campbell and seconded by Tim May. Motion PASSES with nine in favor and one opposed.

Recommendation 8B Fails

Recommendation 8B: Align credited open space definition with other county zoning district definitions.

No motion was made. Motion fails.

Recommendation 9 Fails

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

Motion made by Ryan Hermann and seconded by Fran LoPresti. Motion fails with three in favor and six opposed.

Recommendation 10 Passes

Recommendation 10: Maintain required 36% open space.

Motion made by Fran LoPresti and seconded by Renee DuBois. Motion PASSES with ten in favor and zero opposed.

Recommendation 11 Fails

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

No motion was made. Motion fails.

Apartments Definition

Recommendation 12 Passes

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

Motion made by Tim May and seconded by Ryan Hermann. Motion PASSES with seven in favor and three opposed.

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Recommendation 13 Passes

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

Motion made by Fran LoPresti and seconded by Nicole Campbell. Motion PASSES with eight in favor and three opposed.

Recommendation 14 Passes

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

Motion made by Fran LoPresti and seconded by Sharon Cooper-Kerr. Motion PASSES with eight in favor and one opposed.

Original Petitioner

Recommendation 15 Passes

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

Motion made by Nicole Campbell and seconded by Michael Golibersuch. Motion PASSES with eleven in favor and one opposed.

Recommendation 16 Passes

Recommendation 16: If the role of the Original Petitioner is retained, then the County should review the potential for the Planning Board or another neutral entity to take up the role of the Original Petitioner. It is further recommended that there is a review of prior reports in identifying the neutral entity for this role.

Motion made by Michael Golibersuch and seconded by Sharon Cooper-Kerr. Motion PASSES with ten in favor and three opposed.

Downtown and Village Center Simplification

Recommendation 17 Passes

Recommendation 17: Simplify the development process for Village Center redevelopment.

Motion made by Ryan Hermann and seconded by Nicole Campbell. Motion PASSES with twelve in favor and one opposed.

Recommendation 18 Passes

Recommendation 18: Simplify the development process for Downtown Columbia redevelopment.

Motion made by Nicole Campbell and seconded by Ryan Hermann. Motion PASSES with twelve in favor and one opposed.

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Recommendation 19 Passes

Recommendation 19: Reduce the number of public meetings required for redevelopment processes. It is further recommended that public meetings are made more useful and informative for the public. Also, evaluate technology use for more efficiency.

Motion made by Nicole Campbell and seconded by Fran LoPresti. Motion PASSES with twelve in favor and one opposed.

Density Cap Requirements

Recommendation 20 Fails

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

Motion made by Fran LoPresti and seconded Karin Emery. Motion FAILS with six in favor and nine opposed.

Recommendation 21 Passes

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

Motion made by Joan Lancos and seconded by Ian Kennedy. Motion PASSES with eleven in favor and two opposed.

Land Use Percentage Requirements

Recommendation 22 Passes

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

Motion made by Joan Lancos and seconded by Sharon Cooper-Kerr. Motion PASSES with ten in favor and three opposed.

Moderate Income Housing Unit (MIHU) Requirements

Recommendation 23 Passes

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

Motion made by Ryan Hermann and seconded by Brady Greer. Motion PASSES with ten in favor and two opposed.

Recommendation 24 Passes

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

Motion made by Ryan Hermann and seconded by Brady Greer. Motion PASSES with nine in favor and one opposed.

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Recommendation 25 Fails

Recommendation 25: Maintain the existing exemption from MIHUs in New Town.

Motion made by Ryan Hermann and seconded by Fran LoPresti. Motion FAILS with six in favor and six opposed. With a tied vote, the motion fails because there is not a majority vote to pass.

Expansion of Uses, Materials, and Design Guidance

Recommendation 26 Passes

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

Motion made by Michael Golibersuch and seconded by Nicole Campbell. Motion PASSES with eight in favor and four opposed.

Recommendation 27 Passes

Recommendation 27: Explore the creation of pattern books to incentivize the use of modern and sustainable materials. It is further recommended to consider fast track of approvals if a pattern book is followed to allow for a more simplified process.

Motion made by Tim May and seconded by Nicole Campbell. Motion PASSES with eleven in favor and one opposed.

Recommendation 28A Passes

Recommendation 28A: Incentivize and encourage universal design in New Town zoning.

Motion made by Fran LoPresti and seconded by Greg DesRoches. Motion PASSES with twelve in favor and zero opposed.

Recommendation 28B Passes

Recommendation 28B: Incentivize and encourage accessibility in New Town zoning

Motion made by Fran LoPresti and seconded by Greg DesRoches. Motion PASSES with eleven in favor and zero opposed.

CONCLUSION

The New Town Task Force undertook a fourteen-month effort to review the NT zoning district and its character-defining elements and assess whether the existing zoning structure could move Columbia forward in a clear, consistent manner that reflects the original vision of the planned community while effectively supporting the General Plan's long-range goals. The Task Force evaluated key topics related to County controlled zoning regulations for the NT zoning district, development processes, and planning frameworks, including Section 125 of the Howard County Zoning Code. The Task Force made recommendations in this report drawing from reviewing the code as it is codified today and public input. Additionally, the Task Force reviewed detailed comparisons of Columbia and other peer communities—drawing from their zoning frameworks, planning objectives, governance structures, evolution/adaptation, and community outcomes.

Through these efforts, the Task Force identified 28 recommendations that moved forward to final consideration through additional discussions and with the results from the Technical survey. Through this process, several of the recommendations were separated into multiple parts for a resulting 31 recommendations to be voted upon. **The New Town Task Force completed the objectives of the Executive Orders and are moving 26 recommendations forward to the County for additional research and consideration.** These resulting 26 recommendations reflect a thoughtful and pragmatic approach to carrying New Town Columbia into the future. This report outlines the Task Force's final recommendations.

The New Town Task Force completed the objectives of the Executive Orders and have moved 26 recommendations forward to the County in this report for additional research and consideration. Below are highlights from the Recommendations Report and they include:

- consideration should be given to targeted NT zoning refinements rather than a structural overhaul as the zoning framework is sound. Any zoning changes should consider focusing on modernizing outdated provisions, clarifying intent, and improving usability;
- NT zoning flexibility should be maintained while improving clarity and predictability for future applicants, residents, and decision makers; and
- the County should evaluate ways to streamline the NT zoning processes to reduce ambiguity, and support reinvestment without compromising community character.

The recommendations made in this report reflect a thoughtful and pragmatic approach to carry New Town Columbia well into the future.

APPENDICES

Appendix A: Executive Orders

Appendix B: Virtual Binder

Appendix C: New Town Task Force Meeting Presentations

Appendix D: Stakeholder Interview Summary

Appendix E: Online Survey #1 Summary

Appendix F: Technical Survey Summary

Appendix G: Comment Log

Appendix H: Final Recommendations Summary Table

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Appendix A: Executive Orders

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 Lancos
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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



County Executive
of
Howard County, Maryland

Executive Order: 2025-10
Date: June 3, 2025
Subject: Amending Executive Order
No. 2025-09 in order to add
a member to the New Town
Task Force

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

County Executive
of
Howard County, Maryland

Executive Order: 2026-06
Date: May 12, 2026
Subject: Amending Executive Order No. 2025-09, as amended by Executive Order No. 2025-10, in order to add a member to the New Town Task Force

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

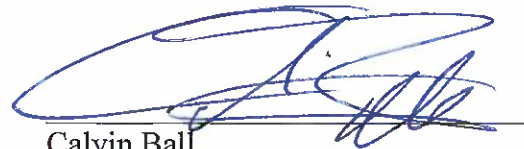
WHEREAS, on June 3, 2025, I issued Executive Order No. 2025-10 to add a member to the Task Force.

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 12 day of May, 2026



Calvin Ball
County Executive

Appendix B: Virtual Binder

Appendix C: New Town Task Force Meeting Presentations

Appendix D: Stakeholder Interview Summary



New Town Task Force

Stakeholder Meet and Greet Summary

August 29, 2025



Meet and Greet Summary

Overview of discussions and major themes

Summary

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WebEx Calls were held with Task Force and Community members

- Held 25 total conversations.
- Average discussion was 48 minutes in duration.
- Received recommendations of additional 16 Community members to engage throughout the process.
- General themes were identified from the meetings.

Summary

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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

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General Themes from the 25 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.
 - Recognition that Green Space and Open Space should be more clearly defined as two types of space.

Themes

General Themes from the 25 Sessions

- Proximity of amenities is appreciated
 - Mixed reactions regarding ability to easily access all.
 - Desire for increased transit expressed while recognizing that it will be a challenge as well.
- Provide a more clearly defined review process for changes.
 - More clearly define roles and responsibilities of agency/owners
 - Simplify the development/redevelopment process for the 'everyday' user.

Themes

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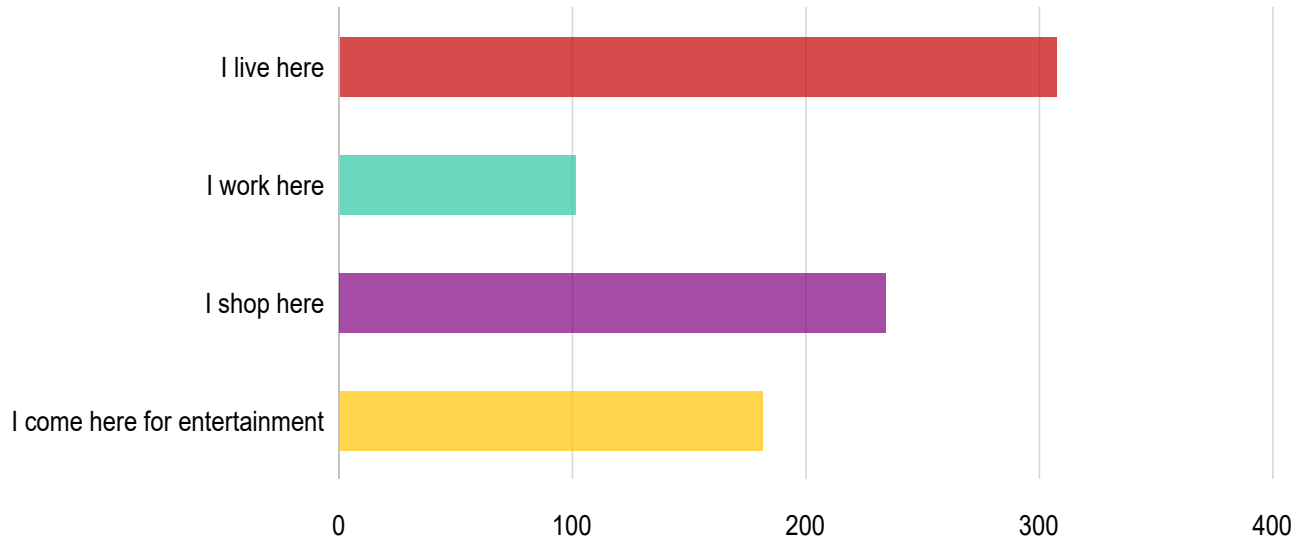
General Themes from the 25 Sessions

- Recognition that what built Columbia to what it is today needs to be discussed for relevancy of implementation for the future.

Appendix E: Online Survey #1 Summary

Howard County New Town Survey

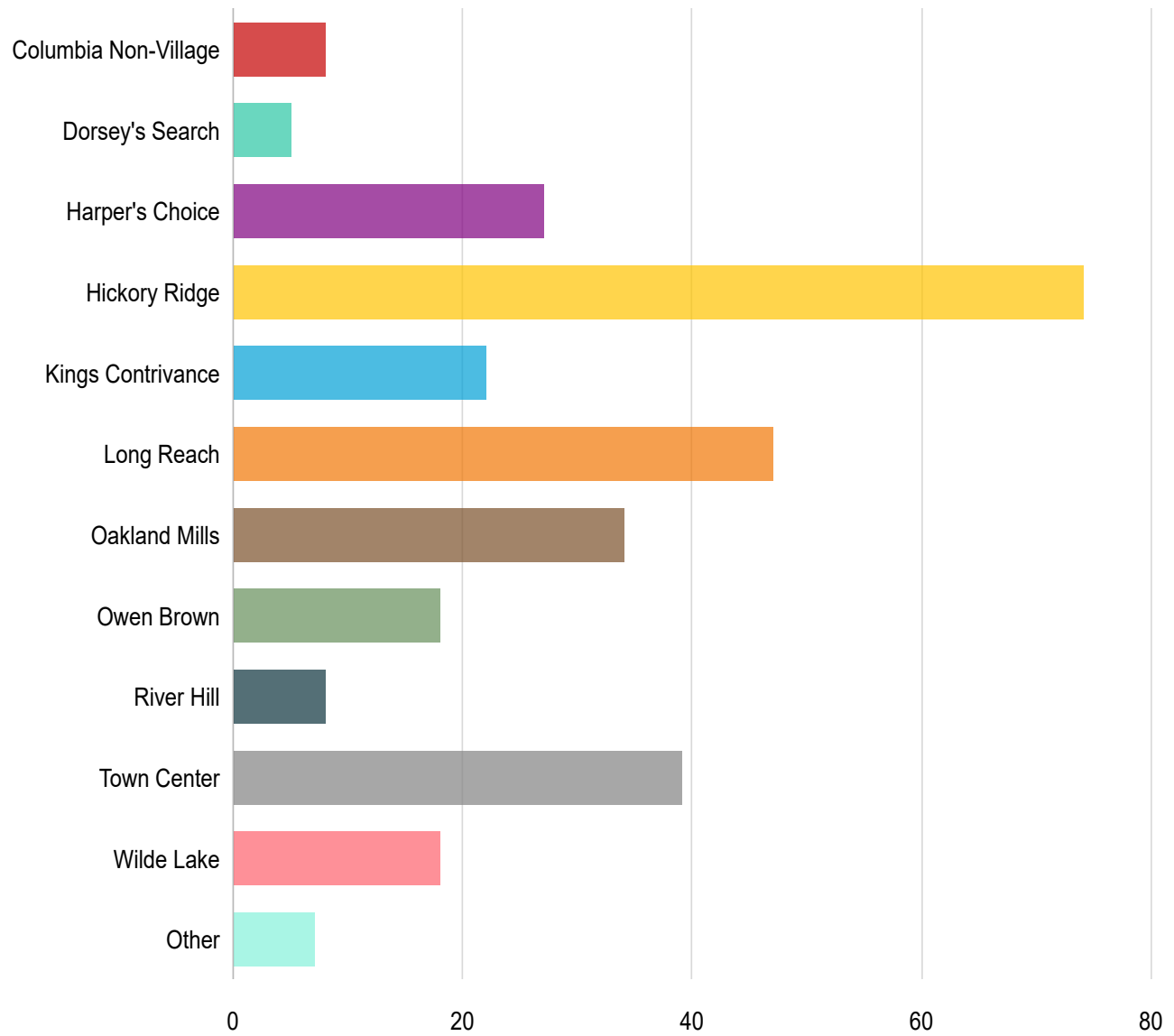
Q1. What is your relationship with Columbia? Select all that apply



Answers	Count	Percentage
I live here	307	76.94%
I work here	101	25.31%
I shop here	234	58.65%
I come here for entertainment	181	45.36%

Answered: 399 Skipped: 0

Q1A. What village / area do you live in?



Answers	Count	Percentage
Columbia Non-Village	8	2.01%
Dorsey's Search	5	1.25%
Harper's Choice	27	6.77%
Hickory Ridge	74	18.55%
Kings Contrivance	22	5.51%
Long Reach	47	11.78%
Oakland Mills	34	8.52%

Owen Brown	18	4.51%
River Hill	8	2.01%
Town Center	39	9.77%
Wilde Lake	18	4.51%
Other	7	1.75%

Answered: 307 Skipped: 92

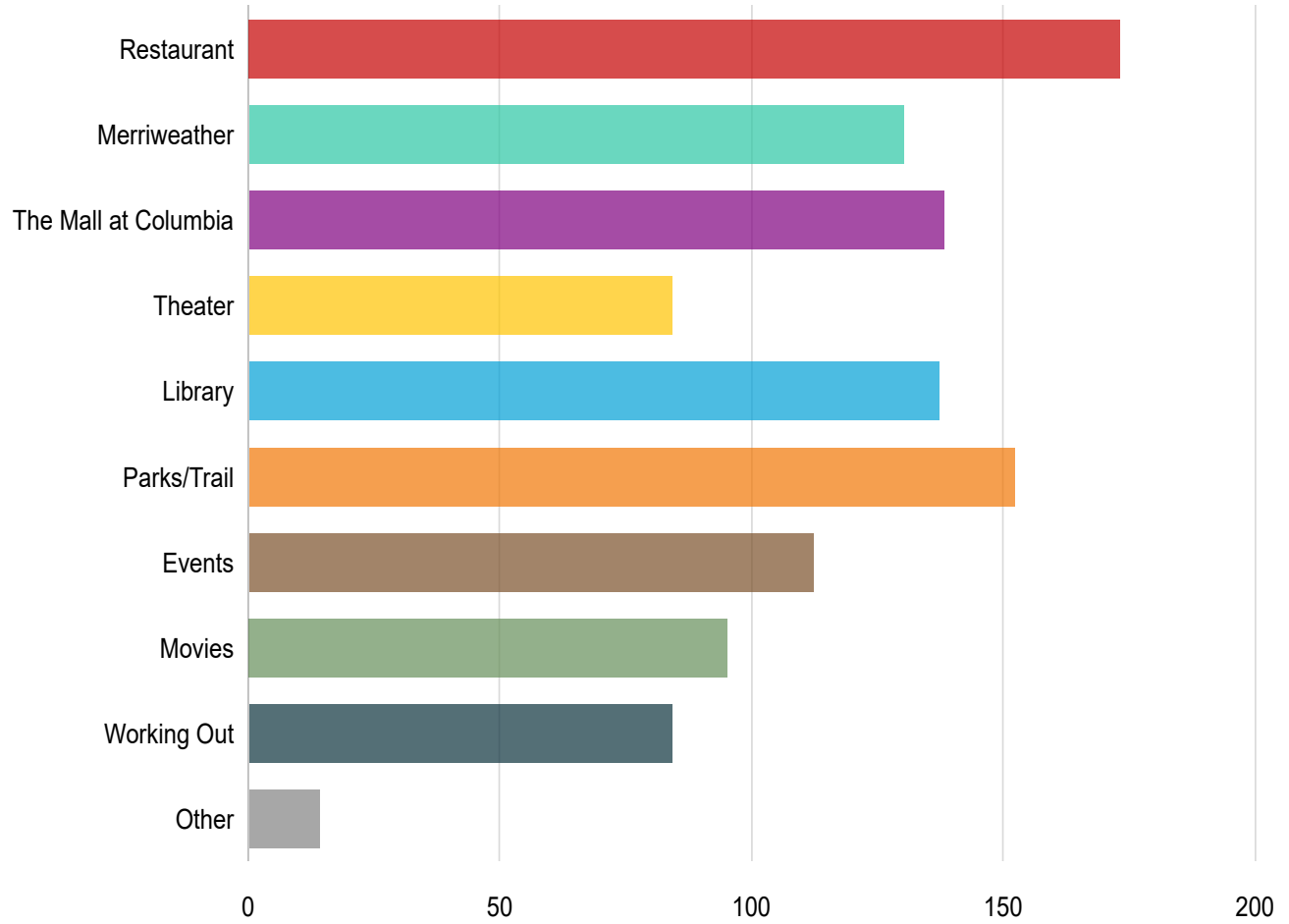
Other

The word cloud requires at least 20 answers to show.

Response	Count
Sewell's Orchard	1
River Hill	1
Out-parcel.	1
Grace	1
Fultob	1
Ellicott city NEAR Dorsey Search	1
Clarksville	1

Answered: 7 Skipped: 392

Q1B: What types of entertainment do you enjoy in the area? Select all that apply.



Answers	Count	Percentage
Restaurants	173	43.36%
Merriweather	130	32.58%
The Mall at Columbia	138	34.59%
Theater	84	21.05%
Library	137	34.34%
Parks/Trails	152	38.1%
Events	112	28.07%
Movies	95	23.81%
Working Out	84	21.05%

Other

14

3.51%

Answered: 181 Skipped: 218

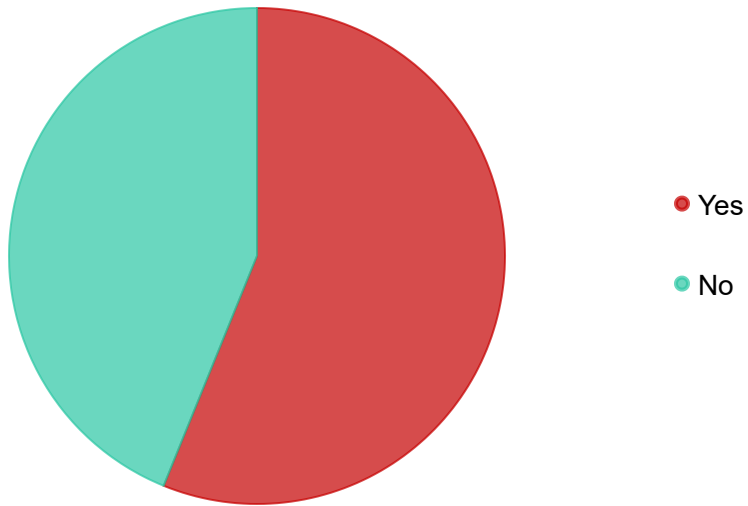
Other

The word cloud requires at least 20 answers to show.

Response	Count
Walking trails	1
Walking Columbia's trails & Kayaking on the lakes.	1
Special events, religious services, community volunteering	1
Socialize with friends and neighbors	1
Running by	1
Playing sports	1
Neighbors!	1
LakeFest, walking the Columbia lakes	1
festivals & concerts	1
family and friends in/nearby	1
Donate blood here	1
Coaching and playing sports.	1
Bain Center	1
Arts events	1

Answered: 14 Skipped: 385

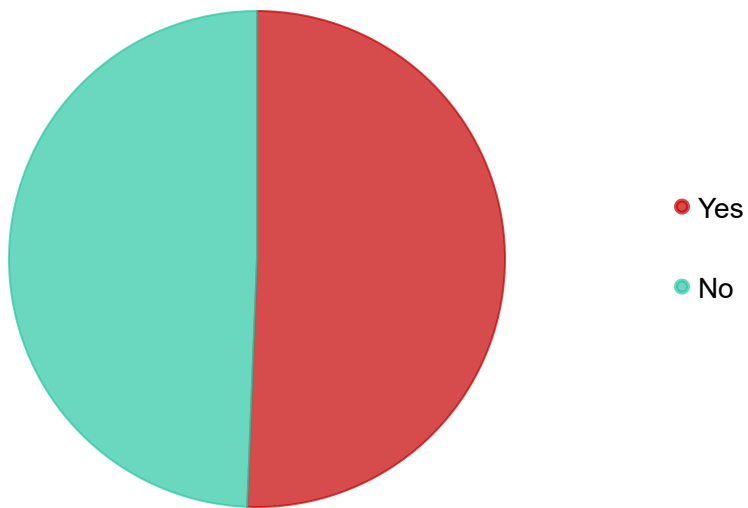
Q2: Are you aware that the predominant zoning for the majority of Columbia is within the New Town Zoning District- in Columbia is New Town Zoning?



Answers	Count	Percentage
Yes	224	56.14%
No	175	43.86%

Answered: 399 Skipped: 0

Q3. Are you aware that New Town Zoning functions differently than the traditional zoning within Howard County?

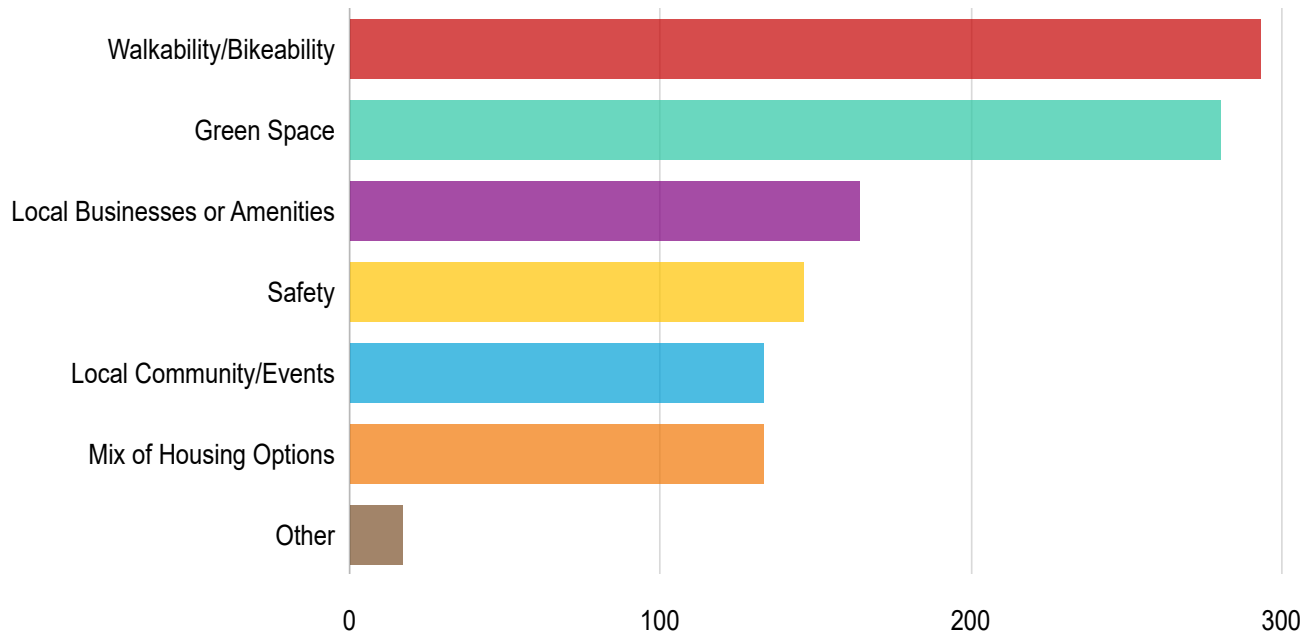


Answers	Count	Percentage
Yes	202	50.63%
No	197	49.37%

Answered: 399 Skipped: 0

Community Needs and Development Preferences

Q4: What are the top three things you like about New Town Columbia? (Select up to three)



Answers	Count	Percentage
Walkability/Bikeability	293	73.43%
Green Space	280	70.18%
Local Businesses or Amenities	164	41.1%
Safety	146	36.59%
Local Community/Events	133	33.33%
Mix of Housing Options	133	33.33%

Other

17

4.26%

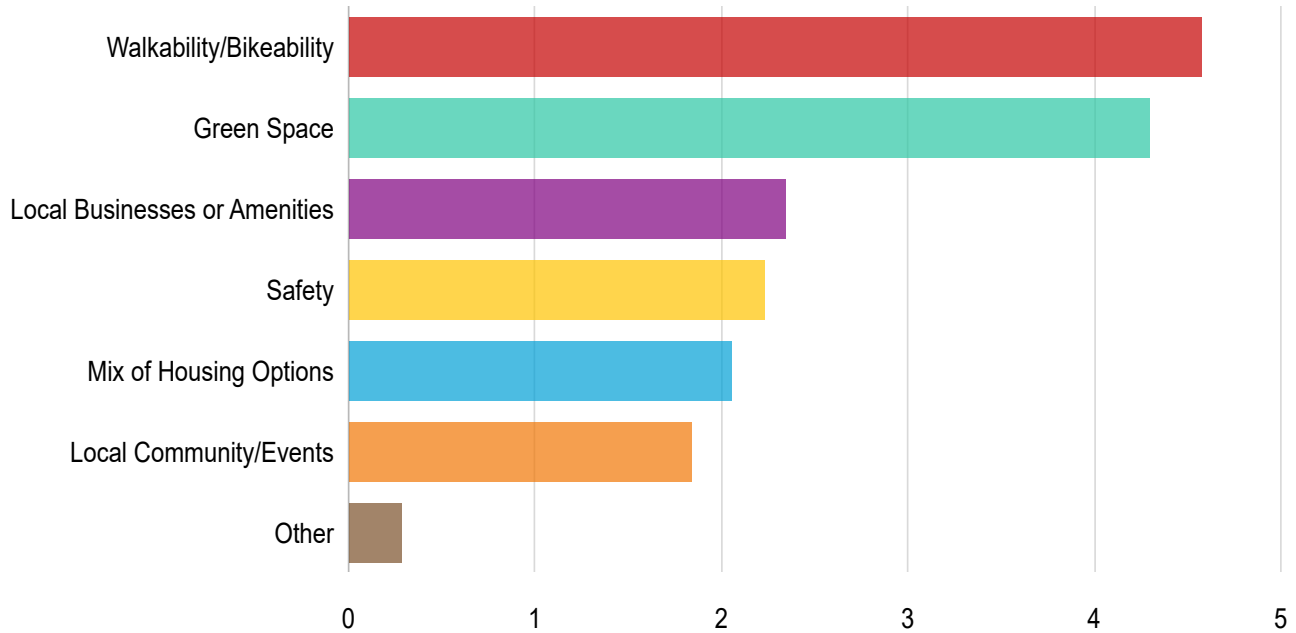
Answered: 399 Skipped: 0

Other

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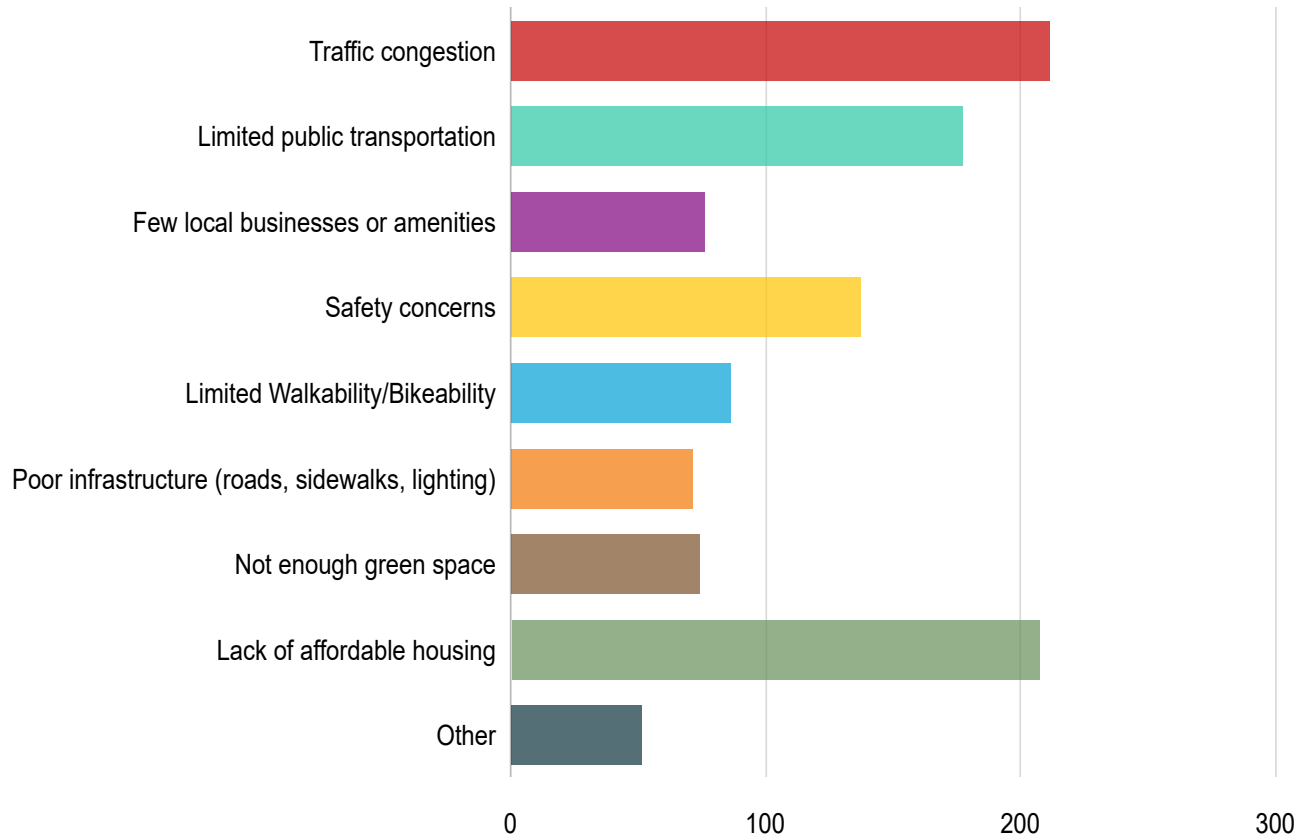
Response	Count
Relatively large number of long time residents	1
Protective, unchangeable zoning	1
Nothing	1
No above ground power lines, control of maintenance, colors, etc.	1
Mass Transit	1
Long-term planning of development	1
I don't agree that Columbia needs to be redeveloped	1
Helped guide zoning for rest of the county. Good when began, but why does it need to be different from thr rest of the county zoning now?	1
Handicapped safety and access	1
Diversity, pathways, safety	1
diversity	1
Convenient to my work	1
Convenience. Most of the things I need/want are within a 20 minute drive.	1
control of density and the coverts	1
Close to work	1
affordable homes for 55+	1
50+ Centers	1

Please rank your top three



Rank	Answers	1	2	3	4	5	Average score		
1	Walkability/Bikeability	31.08%	27.82%	14.54%	0%	0%	0%	4.57	0%
		124	111	58	0	0	0		0
2	Green Space	22.31%	33.83%	14.04%	0%	0%		4.29	
		89	135	56	0	0			
3	Local Businesses or Amenities	9.02%	10.53%	21.55%	0%	0%	0%	2.34	0%
		36	42	86	0	0	0		0
4	Safety	15.54%	8.77%	12.28%	0%	0%		2.23	
		62	35	49	0	0			
5	Mix of Housing Options	14.54%	9.27%	9.52%	0%	0%	0%	2.05	0%
		58	37	38	0	0	0		0
6	Local Community/Events	4.51%	7.77%	21.05%	0%	0%		1.83	
		18	31	84	0	0			

Q5. What do you see as the top three challenges in New Town Columbia? (Select up to three)



Answers	Count	Percentage
Traffic congestion	211	52.88%
Limited public transportation	177	44.36%
Few local businesses or amenities	76	19.05%
Safety concerns	137	34.34%
Limited Walkability/Bikeability	86	21.55%
Poor infrastructure (roads, sidewalks, lighting)	71	17.79%
Not enough green space	74	18.55%
Lack of affordable housing	207	51.88%
Other	51	12.78%

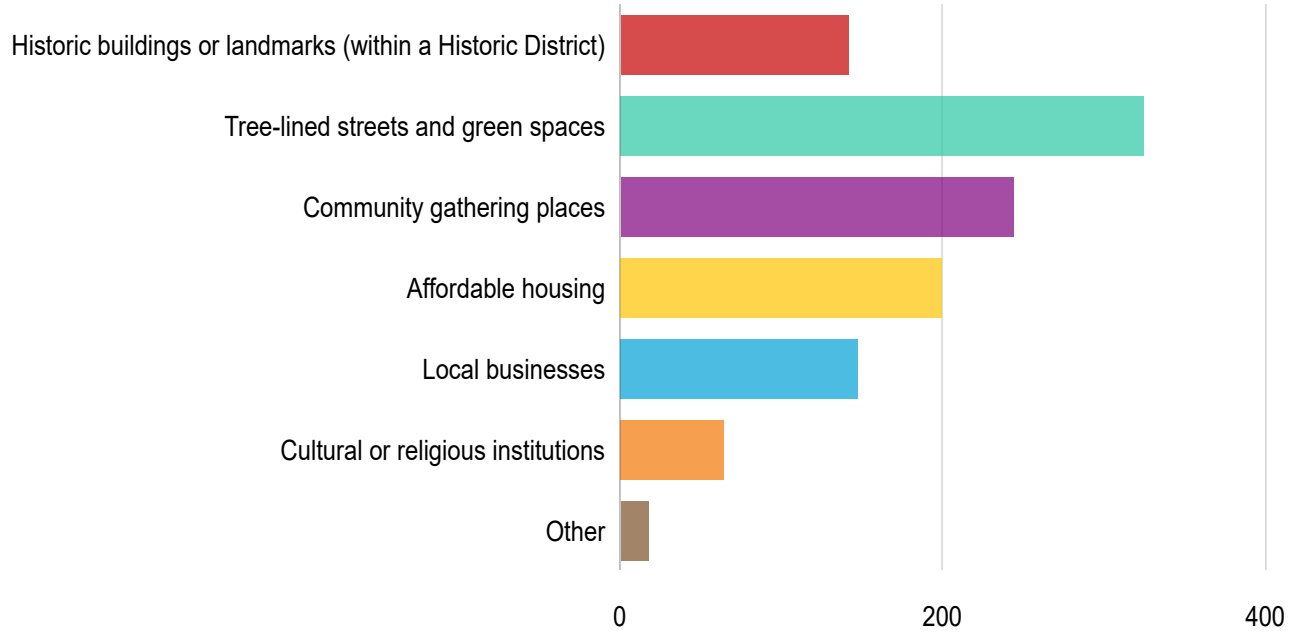
Too much affordable housing and it's unintended consequences	1
the process for a homeowner to make a small change to build a deck or addition is cumbersome	1
suburban sprawl	1
Section 8 housing limited to a few spots/scjhoods and caving in to the rich who don't care about equality.	1
Schools and support services	1
School crowding	1
School and hospital overcrowding	1
Risk of losing the magic of this place through non-walkable or not sufficiently dense development.	1
Qualified persons to oversee the NT process and regulations	1
Poverty	1
Politicians messing with neighborhood schools/overcrowding	1
Political motivation. Build something to start and build the plane as we go. Cities across the globe werent built in a master plan and we shouldnt be either. Trends change, society changes. Start the construction and learn as we go	1
Not enough parking, school overcrowding	1
Not enough condominium unites in downtown for owners to build a sense of community. The high rent prices continue a churn of new people in all of the rental buildings.	1
no local media	1
Most homes are not "Age Friendly /Accessible to accommodate an older population	1
More economic development needed	1
Land developers interests in higher-rise dwellings and businesses.	1
Lack of housing that's affordable (not necessarily "affordable housing")	1
Lack of clarity in governance	1
Lack of buildable land.	1

Lack of +55 homes as compared to rental units	1
Insufficient sustainable building	1
I don't know	1
How to get the rest of Howard County to continue to pay for more amenities and better services in Columbia than the rest of the county receives.	1
Housing density leads to overcapacity in local schools, and the school district never has enough funding to build more schools!	1
Hospital can't support the demand, population size it serves. A 12 hour emergency wait to be seen is typical.	1
Grace pollution	1
Getting worn. Needs updating	1
Free spaces for youth to gather safely and productively	1
Empty stores/offices at the village centers. Maybe the rents are too high. Empty storefronts will minimize use which in turn will create slum-like look.	1
eco system services	1
displacement of long time residents and generations of columbia from lack of housing supply. A mix of housing types, including duplexes and missing middle housing, should be allowed in all columbia neighborhoods.	1
covenants that restrict development and create possibility of blight and outdated buildings and uses	1
concentration of low income housing without adequate supports that directly impacts schools and disparities (and perceptions) between schools	1
Clear and robust governance	1
Building density with associated removal of trees and green space	1
Aging in place options	1
Aging housing stock	1
Affordability	1

Answered: 399 Skipped: 0

Values and Priorities

Q6: What features of New Town Columbia should be protected for the future? (select up to three)



Answers	Count	Percentage
Historic buildings or landmarks (within a Historic District)	141	35.34%
Tree-lined streets and green spaces	324	81.2%
Community gathering places	243	60.9%
Affordable housing	199	49.87%
Local businesses	147	36.84%
Cultural or religious institutions	64	16.04%
Other	17	4.26%

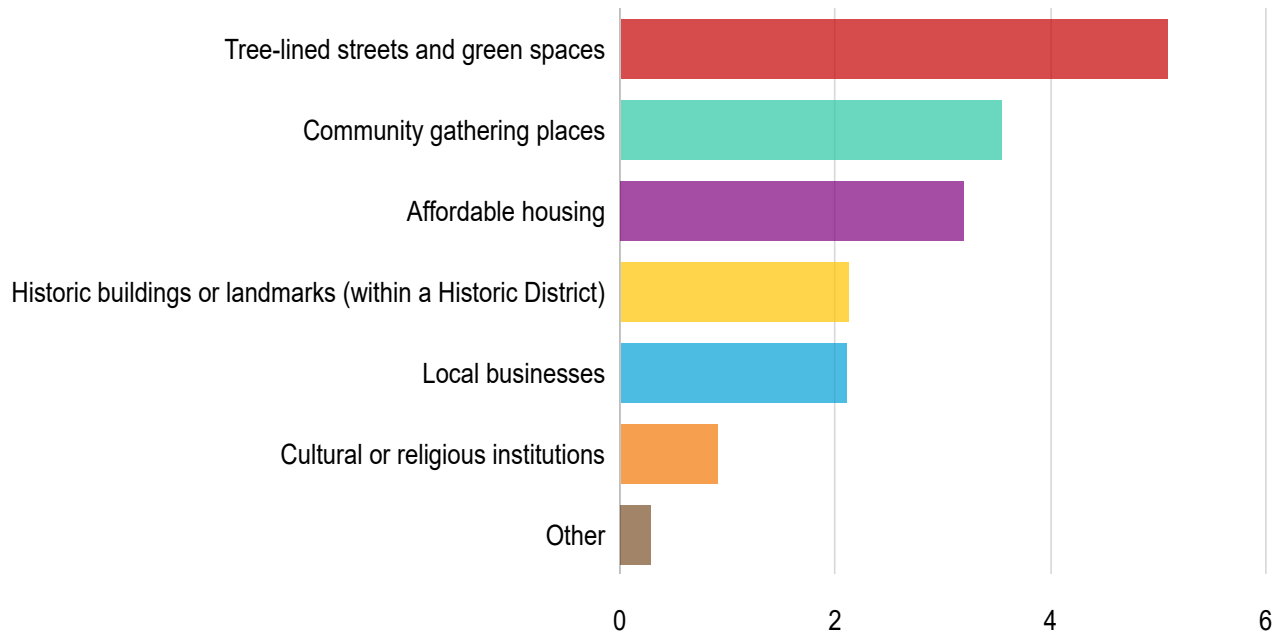
Answered: 399 Skipped: 0

Other

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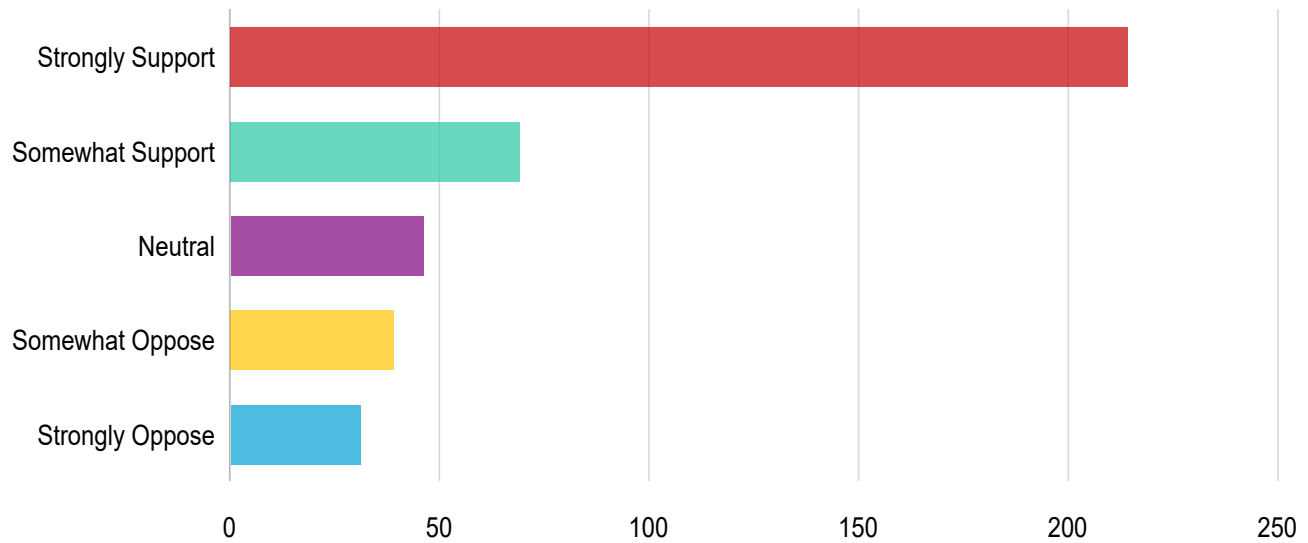
Response	Count
Walking paths	1
walkability and bikability	1
The ten villages do not have equal percentages of low income thus WL and OM, with higher percentages create inequality. Why did that happen. Fix it.	1
Protect undeveloped areas to preserve the environment.	1
preservation of a variety of housing types at a variety of price points. We are allowing Columbia to become a wealthy enclave instead of a vibrant, integrated community.	1
Please stop concentrating poverty in Columbia	1
Open space ratios as required under Newtown zoning	1
mix of housing types and options	1
It is being close-minded that any of this is considered for not being protected.	1
eco system services	1
Dont increase density there without increasing in the rest of the county.	1
development of Town center	1
Density should remain at 2.5 units per acre.	1
Covenants and Land Use Ratios	1
CA Pathways and Trails	1
Access to the Downtown Columbia Lakefront for arts and culture events on the New Lakefront Stage. Construction projects at Sterrett Place and Wincopin Circle could eliminate parking and infrastructure space for large community arts events.	1
:Mowed lawn in open space for recreation.	1

Please rank your top three



Rank	Answers	1	2	3	4	5	Average score		
1	Tree-lined streets and green spaces	39.1% 156	23.81% 95	18.3% 73	0% 0	0% 0	0% 0	5.08 0	0% 0
2	Community gathering places	11.53% 46	25.81% 103	23.56% 94	0% 0	0% 0		3.53	
3	Affordable housing	29.57% 118	10.28% 41	10.03% 40	0% 0	0% 0	0% 0	3.19 0	0% 0
4	Historic buildings or landmarks (within a Historic District)	8.27% 33	18.05% 72	9.02% 36	0% 0	0% 0		2.11	
5	Local businesses	5.76% 23	14.04% 56	17.04% 68	0% 0	0% 0	0% 0	2.10 0	0% 0
6	Cultural or religious institutions	2.76% 11	4.01% 16	9.27% 37	0% 0	0% 0		0.90	

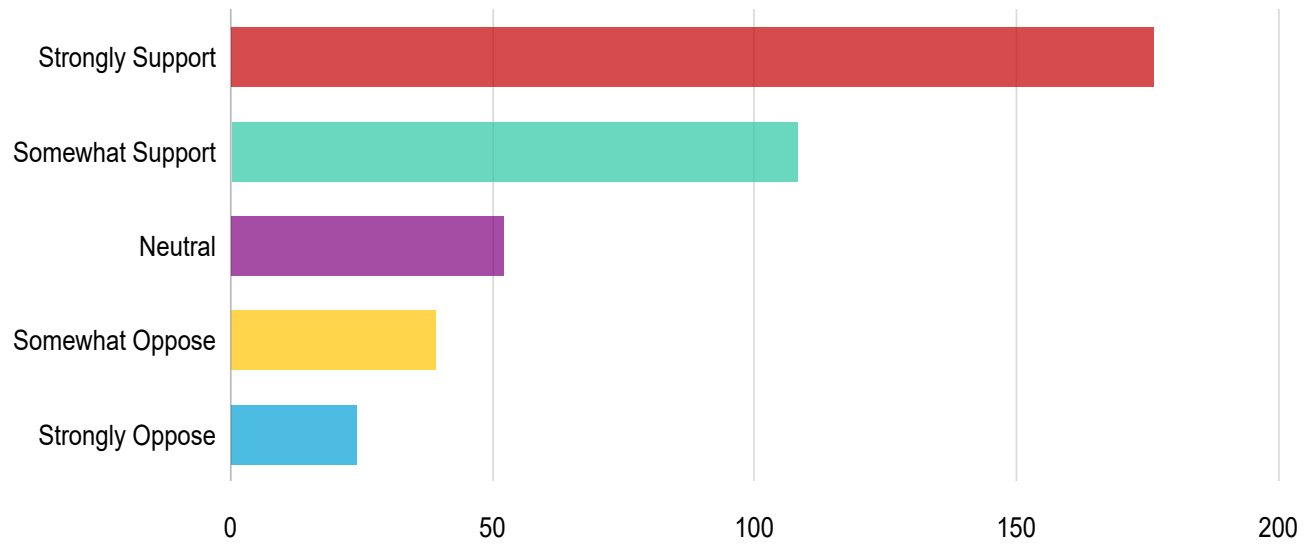
Q7: The most recently adopted County General Plan (2023) supports providing more housing options around the County, including Columbia. How do you feel about allowing more affordable housing?



Answers	Count	Percentage
Strongly Support	214	53.63%
Somewhat Support	69	17.29%
Neutral	46	11.53%
Somewhat Oppose	39	9.77%
Strongly Oppose	31	7.77%

Answered: 399 Skipped: 0

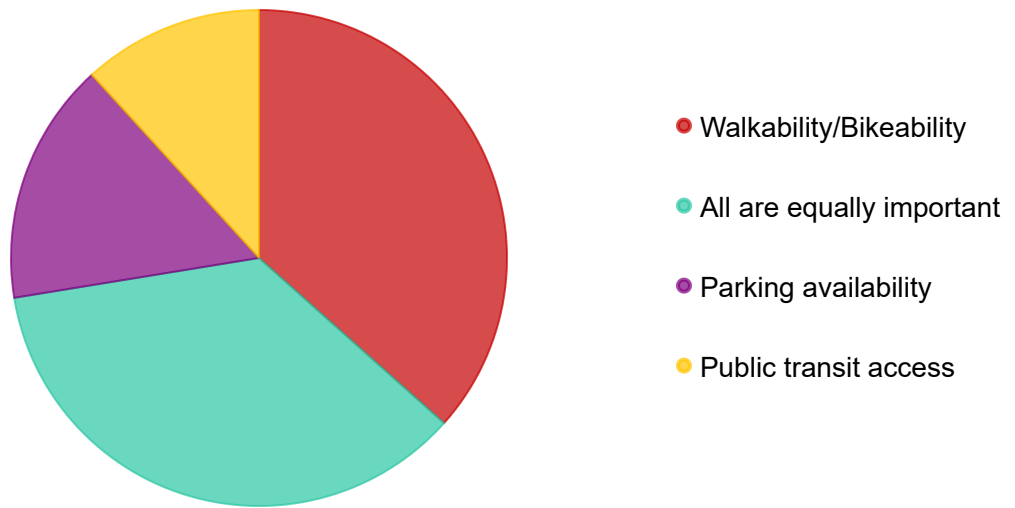
Q8. The most recently adopted County General Plan (2023) supports mixed-use development in corridors and activity centers, including Downtown Columbia, Village Centers, and along Snowden River Parkway. How do you feel about incorporating mixed-use development in these areas?



Answers	Count	Percentage
Strongly Support	176	44.11%
Somewhat Support	108	27.07%
Neutral	52	13.03%
Somewhat Oppose	39	9.77%
Strongly Oppose	24	6.02%

Answered: 399 Skipped: 0

Q9: Which is most important to you? Select one.

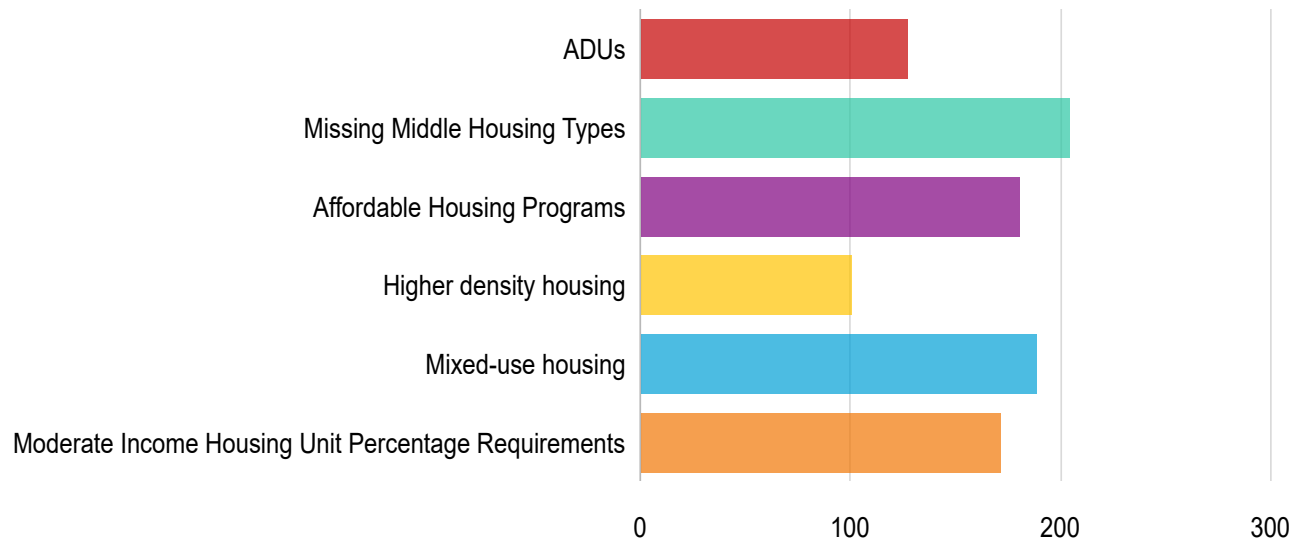


Answers	Count	Percentage
Walkability/Bikeability	146	36.59%
All are equally important	143	35.84%
Parking availability	63	15.79%
Public transit access	47	11.78%

Answered: 399 Skipped: 0

Impacts and Concerns

Q10: What are possible ways you see housing affordability in New Town Columbia being improved through zoning changes?



Answers	Count	Percentage
ADUs	127	31.83%
Missing Middle Housing Types	204	51.13%
Affordable Housing Programs	180	45.11%
Higher density housing	100	25.06%
Mixed-use housing	188	47.12%
Moderate Income Housing Unit Percentage Requirements	171	42.86%

Answered: 399 Skipped: 0

Q11: Are there parts of New Town Columbia that you think would benefit from redevelopment in particular?

Response	Count
Village centers	11
Long Reach Village Center	7
Long Reach	4
Columbia Gateway	3
The mall	2
Gateway	2
x	1
Wilde Lake, Oakland Mills	1
Wilde Lake and Long Reach village areas	1
Wilde Lake	1
West Columbia needs more transit access and more affordable housing. It's all too concentrated in East Columbia and the excuse has always been that there's not good transit. I want more affordable housing -- but it needs to be mixed in, not concentrated!	1
We need to rethink our commercial (village) centers that are dying due to increased competition. We need to be careful in balancing quality of life with redevelopment though. We need a holistic view to what we decided to do.	1
Village centers; older apartment/condo communities	1
Village Centers, vacant or underutilized office parks	1
Village Centers, Dobbin, Gateway	1
village centers, big box shopping centers, single story flex-space areas	1
village centers!	1
Village Centers with generic tenants, architecture and high vacancies. Outdated rundown townhome, condo and apartment complexes.	1
Village centers should all be denser (like around the Mall / Wilde Lake)	1

Village Centers in Oakland Mills, Owen Brown and Long Reach, and the Gateway Center	1
Village and Neighborhood Centers are easy focal points for redevelopment	1
Village and neighborhood centers	1
vicinity of Oakland Mills Village Center	1
Updating village centers	1
Unused/vacant office space repurposed for low income housing like other major cities	1
Underutilized village centers	1
town center	1
The village centers, especially Harper's Choice, Hickory Ridge, Owen Brown and Oakland Mills	1
The village centers since they are somewhat outdated now	1
The mall. It should be a combination of housing, shopping, restaurants and entertainment with parking that does not sprawl	1
The mall.	1
The Lakefront! Needs to be more vibrant- natural epicenter of the community. Mall should be re-imagined!	1
The huge empty parking lot behind the gas station, and the adjacent low rise office buildings.	1
The area around Whole Foods - so car-focused!	1
Terrible apartments near 175 / Columbia Rd. Similar problem with apartments by library, Oakland Mills area and more. All this poorly maintained, cheap housing brings crime and more voucher holders and then more crime.	1
Surrounding Columbias village centers	1
Stephen's Forest , most Village Centers	1
some of our village centers	1
Snowden River Parkway, Route 175	1
Single-floor, underutilized office parks, Village Centers, Downtown Columbia	1

Several of the Village centers, such as Long Reach, Hickory Ridge andHarper's Choice	1
Route1 Corridor/Long Reach/Gateway	1
river's edge	1
River Hill, Dorsey Search	1
River hill should have apartments and a mixed housing community like all of the other villages	1
RePurpose unused/under-used buildings. Stop building new ones.	1
Recapitalize the mall as mixed use and residential	1
Public transit as there is no access to that either except either Baltimore or DC	1
Phelps Luck, Longfellow, Bryant Woods, Gateway	1
Phelps luck	1
Owen Brown Village Center	1
One-story buildings on Hickory Ridge Road south of hospital could be redeveloped to multi-story.	1
OM and WL; need more people traffic in downtown	1
Older villages on East Side	1
Older villages and schools	1
Older villages and older village centers	1
Older villages - Wilde Lake, Oakland Mills, Long Reach, Harpers Choice	1
Older villages	1
Older village shopping centers	1
Older village centers	1
Older neighborhoods, village centers	1
Older centers	1
Older apartment complexes in Harper's Choice	1

Older Apartment Complexes	1
Oakland Mills, Long Reach, Harpers Choice, River Hill (there's no affordable housing there)	1
Oakland Mills, Harper's Choice, Fairway Hills, Columbia Mall, Village Centers	1
Oakland Mills Village Center	1
Oakland Mills Town Center	1
Oakland Mills and Owen Brown	1
Oakland mills	1
Maryland	1
Mall, village centers	1
Mall	1
Long Teach Village	1
Long Reach, Thunder Hill, Hickory Ridge	1
Long reach, oakland mills	1
Long Reach, Hickory Ridge	1
Long Reach Village Center. Oakland Mills Village Center.	1
Long Reach Village Center, Snowden River strip malls and huge parking lots	1
Long Reach Village Center, Oakland Mills Village Center, Wilde Lake Villaage Center	1
Long Reach Village Center, Merriweather (continue as planned), areas adjacent to Gateway	1
Long Reach Village Center, Columbia Gateway	1
Lakefront, Mall (remove parking), and Wilde Lake Village Center	1
Industrial parks	1
Hickory Ridge Village Center, Lakefront North, Gateway,	1
Hickory Ridge Village Center, but we don't need additional expensive rental units.	1

Hickory ridge village	1
Hickory Ridge and Harpers Choice Village Centers	1
Harper's Choice and Long Reach	1
Harpers Choice	1
Glen Meadows area.	1
Gateway. Snowden Corridor	1
Gateway, Snowden River, Route 1	1
Existing garden apartments in almost every village	1
Empty area on Sterrett place	1
East side & the Mall	1
Downtown Columbia	1
downtown	1
Connection of Oakland Mills village center to downtown Columbia. Separated by a highway.	1
Columbia has a lot of previously called Section 8 housing. I would like these neighborhoods to become more mixed use housing including missing middle housing..	1
Columbia gateway and Failing Village centers	1
Clarksville shold not be jusr for the affluent.	1
Changing commercial buildings to housing	1
Ceder Lane and freetown road	1
Broken land parkway? gateway business area.	1
As agreed upon, selected areas already and add as needed	1
Areas with abandoned or decaying businesses or homes that can be reclaimed before breaking ground on pristine land. (This is happening on Cedar Lane. Well done)	1
Áreas close to the mall, Banneker area	1

Area between Mall and Lake, Sterrett Place, Long Reach Village Center	1
Anywhere around Snowdon Parkway where it's too car-centric with big box stores.	1
all village centers would benefit from redevelopment, and all neighborhoods would benefit from ADUs, missing middle, and more inclusive housing options.	1
All village centers should be modernized to attract more/better businesses and to include mixed-income housing. Priorities: Long Reach, Kings Contrivance, Hickory Ridge, Oakland Mills, Owen Brown	1
All village centers	1
All Town Centers	1
All of the strip mall/shopping centers. They need wide sidewalks, bike lanes leading to them, and better overall incorporation into non-car travel. More bike racks. Stop making tiny pockets of neighborhoods that are surrounded by car-only infrastructure.	1
All of it. Please start development.	1
All of Columbia should be much more dense	1
All of Columbia	1
All	1
Aging condo and townhouse developments in the villages	1

Answered: 143 Skipped: 256

Q12: Are there parts of New Town Columbia you think should not be redeveloped / should remain as they are today? Select one.

Response	Count
Village centers	4
open space	4
Green Spaces	4
Town Center	3
Green space	3
Symphony Woods	2
Parks	2
Mall Area	2
Wildlake	1
Wilde Lake village, most single-family home neighborhoods	1
Wilde Lake Village center is great.	1
Wilde Lake and Oakland Mills	1
Wilde Lake and Lakefront at Lake Kitt	1
Wilde Lake and Lake Kit	1
wilde lake	1
We need to ensure there is green space around development, and not just sidewalk strips and flower beds.	1
Village centers. Encourage small businesses to come back to the villages	1
Town Center, Kings Contrivance	1
Town Center, by the lake	1
town center is already overcrowded and more housing is not the answer.	1
Town center already is over crowded. if we add more housing, more traffic it will lose the reasons i moved here.	1

Town Center (Downtown especially) already has enough planned units to be built, so we don't need more. Better to repurpose the buildings that are already standing to include multipurpose use.	1
The two lakes with the parks around them	1
The parks, walking trails, and current open spaces	1
the mall - leave it alone, please.	1
The lakes	1
The Lake Kitt Lake Front , area around the Lake in Wilde Lake, and around Lake Elkhorn	1
The Banneker firehouse is a historic property. We should not remove every piece of the original Columbia.	1
The areas around Wilde Lake and Lake Elkhorn. Should remain low-density, single family residences.	1
The area around the mall. Snowden River Pway north of 175.	1
The area around Lake Kittamaquandi	1
Symphony woods, green spaces and pathway systems	1
Stop building on green spaces	1
Some villages have plenty of mixed housing like Oakland Mills, Wilde Lake, and Harpers choice. River Hill does not have the variety that older villages have.	1
Snowden River Pkwy	1
Snowden River parkway	1
single family sections	1
See above	1
Scenic roadway areas	1
River Hill,	1
River Hill	1
Residential areas and open space	1
Reduction of green space to build mix-use development.	1

Please preserve our lakes	1
Pathways and green spaces would be ideal if they weren't encroached upon	1
Paths and lakes	1
open spaces near the lakes. Places managed by CA open space open space.	1
Open space, parks and paths	1
Open space owned and maintained by Columbia Association	1
Older residential areas with distinctive character.	1
Nothing if not done for the county as a whole. Why shouldn't the rest of the county have access to greater density and adds, etc.	1
Not jamming in more townhouses and apartments, build some single story detached homes for seniors in the price range of about \$500K.	1
No new multi-million dollar library.	1
no more medical buildings and stop the monster library	1
No more building at Lake Kit, downtown Columbia.	1
No ADU's within two miles of Downtown.	1
Much of the open/green space that currently exists	1
Most Village Centers (except for Long Reach), the Lakefront, existing neighborhoods of detached single-family homes	1
Most of the residential areas, although there are old garden apartments that could be rebuilt to add affordability.	1
Most of the local "lakes" already have much residential development around them. While some projects may need to be torn down and something else put in their place, I would not favor higher buildings or greatly increased density on their shores.	1
Most of it	1
Most of Columbia was built this way on purpose and should not become a busy city	1

Most areas of NT already developed with privately-owned housing on residential streets so redevelopment of that is up to property owners. There should be more flexibility to add ADUs	1
Merriweather, open spaces, pathways	1
merriweather	1
Maintain green space around merriwether. It has been greatly reduced over the past few years.	1
low density neighborhoods	1
Limit amount of housing & business ... do we really need coffee shop/fast food at every corner.	1
Lakeside areas	1
Lakes and green spaces and multi-use trails	1
Lakefront areas	1
Lakefront and its pathway should be preserved	1
lakefront	1
Lake Kid	1
Lake area	1
Keep the lake and enhance adjacent lake-oriented amenities.	1
Keep natural woods and habitats!	1
I think Town Center is good as it is.	1
I really like where I live. Good mix of outdoors and buildings	1
I do not want low- or middle-density areas to be "redeveloped" in order to create more density or more commercial use.	1
Huntington East is such a confined area that there's little room for additional housing.	1
Hobbits Glen, where newer businesses just went in	1
Hickory Ridge Village Center. Do not turn this into another Wilde Lake. Do not have schools or traffic controls to support.	1
Hickory Ridge village center area. Would like to see businesses come back that were driven away	1

Hickory Ridge Village Center	1
Hickory Ridge already has a wide variety of housing types: Section 8, apartments, town houses, single family. Leave it alone now. It is becoming overly congested with hospital, community, college, high density housing. Develop elsewhere.	1
Harpers Choice	1
Hard to say. Only in the area for 2 years but don't just build on small plots such as done on corner of Cedar Ln and Freetown Rd.	1
green spaces, trails.	1
Green spaces around the lakes need to be preserved. It has been incredibly sad and disappointed seeing all the green spaces destroyed and replaced by tall buildings around merriweather. I'd hate to see that happen to other green spaces.	1
Green spaces and bike pathway systems	1
green space/open space; changing housing zoning from single to multiple unit homes	1
Green space.	1
Green space should remain green space.	1
Green Space and walking trails	1
Green Space / Walking trails	1
Frontage on lakes	1
Existing village residential	1
Existing residential streets.	1
Existing open and green spaces.	1
existing green spaces	1
Excess parking, Older Lake House units	1
Everywhere is becoming too developed!	1
Established neighborhoods.	1

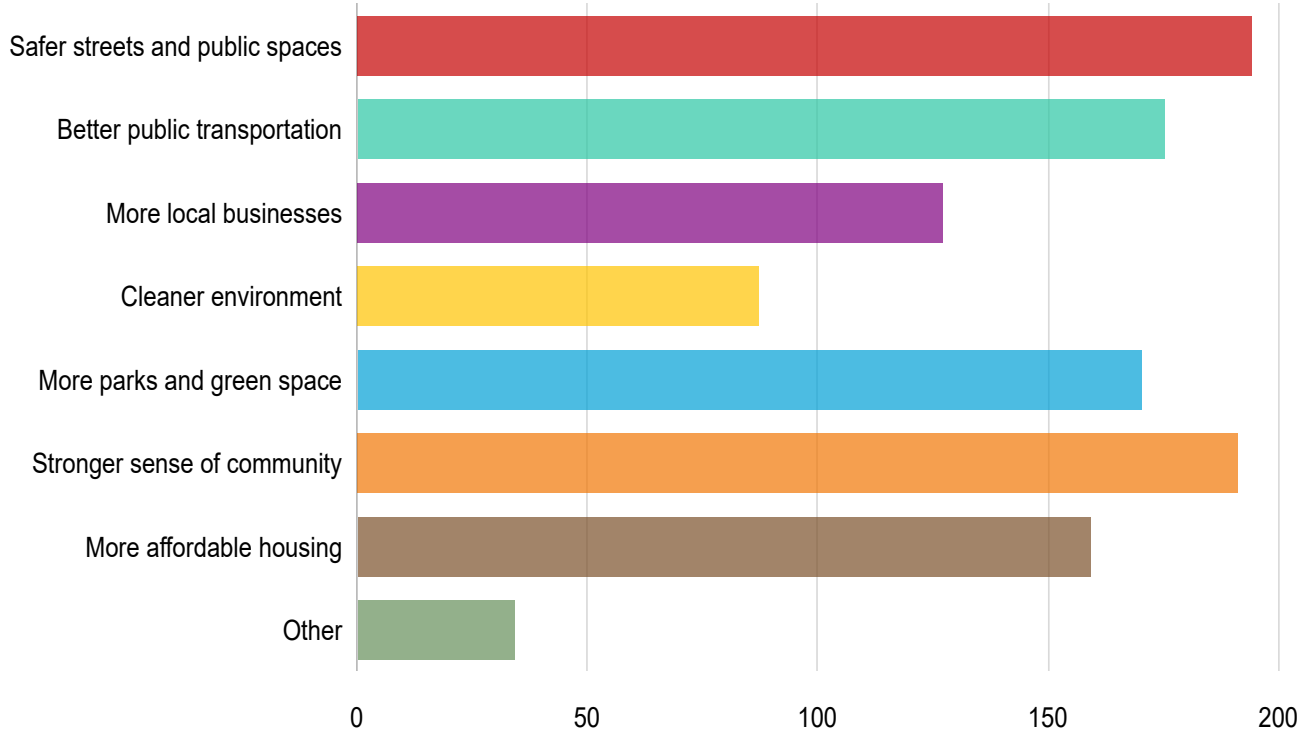
Entire parcel. Put effort into making the existing community work as planned.	1
downtown, WL	1
Downtown lakefront	1
Downtown is becoming increasingly congested. Improve transportation congestion and provide interconnected public transportation	1
Downtown	1
Dorsey's Search, River Hill, Town Center	1
Developed residential areas like my neighborhood	1
current residential housing areas and green spaces - do not take away green space!	1
Current green spaces	1
Colorburst park is amazing	1
Clemens crossing. Kings contrivance	1
Certain green spaces and open spaces	1
Bike paths, open space, neighborhoods with mix of housing types, lakes,	1
Banneker Fire Station Historic Bldg. (1st Fire Station & Gehry Architecture)	1
Around the lakes	1
Around Lake Kitamaquandi	1
Areas near existing homes	1
Areas around lakes and ponds such as Lake Elkhorn, Sewell Pond, Jackson Pond and Wilde Lake	1
Areas around lakes and parks	1
Anything that is privately owned	1
Anything around Middle Patuxent Environmental Area	1
Any open space should be kept as open space	1
Any of the lake areas	1

Along the lakes' and its surrounding woodlands. Ezisting woodlots greater than a few acres. Woodlands that provide connected corridors for wildlife and attracting birds.	1
All the areas where poverty is already concentrated	1
All of them	1
All of the lakes, existing bike lanes, multi-use paths.	1
All of NT zoned property.	1
All of it. Columbia should not allow the development of unbroken ground, village centers, or forests and floodplains/riparian zones	1
All	1

Answered: 150 Skipped: 249

Vision for the Future

Q13: Imagine the New Town Zoning District area 20 years from now, what would make it feel like a better place to live? Select up to three.

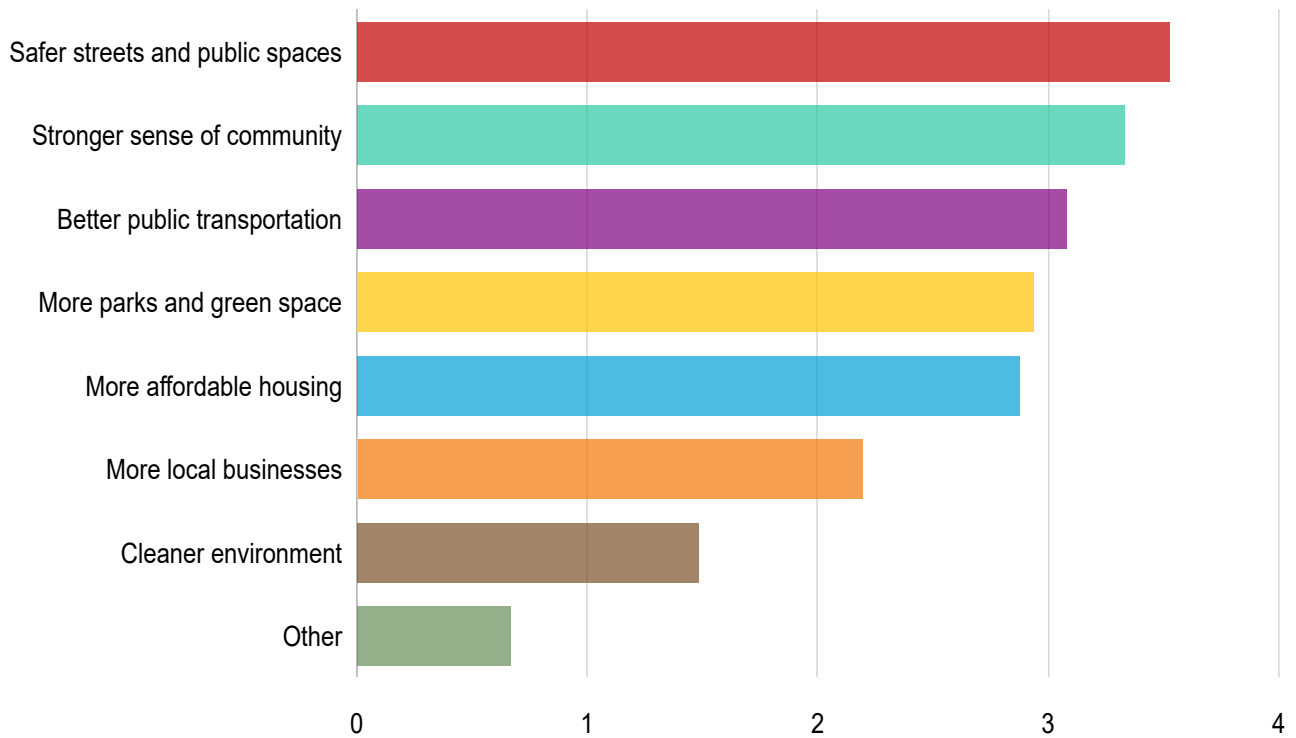


The downtown architecture has no sense of cohesiveness. Recommend that every building, existing and new, be required to integrate a sense of the people tree either physical or art form. Recommend that the people tree logo be turned over to CA.	1
Single story detached houses for seniors that are in the \$500K price range	1
senior friendly environments with housing and shopping close and ADA accessible	1
Schools appropriately sized for the population with an adequate budget to maintain programing without the BOE playing funding games and cutting programs and staff every year.	1
Robust governance	1
redevelopment of town center	1
Preserve the socioeconomic and racial integration that first made columbia a success.	1
More things to do for kids	1
More housing that's affordable	1
More economic development	1
more eco system services	1
more density	1
Mixture of land uses, namely commercial and residential, in closer proximity to each other.	1
mixed use housing with stores below and housing above	1
Make Columbia a City. It is easier than everyone thinks and would result in more benefits and cost savings to residents.	1
Less tall apartment complexes and business buildings	1
Less people, stop increasing taxes every year	1
Housing for the disabled	1
Higher density—more apartments and mixed-use housing	1
Higher density in the villages	1
Fewer new rentals and more purchasable housing	1

Fewer concentrations of poverty	1
Exercise good stewardship to protect our green space preservation for generations to enjoy. Build affordable housing to own than high rise rental apartments as you are proposing.	1
DC Metro Train Station near Rt1	1
Connectivity for pedestrians and cyclists,	1
Connected sidewalks and bike paths	1
Completing Downtown	1
Better mix of housing types and options	1
Being able to keep my home once retired. I'm concerned the taxes and expenses will be too high.	1
Another hospital.	1
Affordable 55+ housing	1
55+ affordable housing developments	1
:More mowed lawn in open space.	1

Answered: 34 Skipped: 365

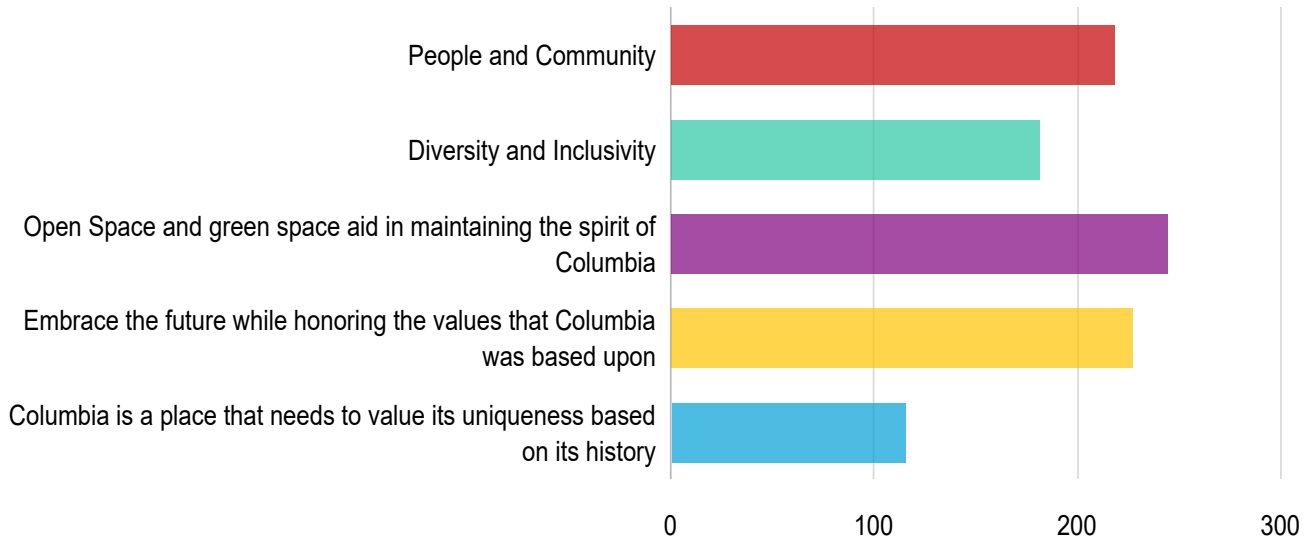
Please rank your top three.



Rank	Answers	1	2	3	4	5	Average score		
1	Safer streets and public spaces	23.56% 94	13.53% 54	11.53% 46	0% 0	0% 0	0% 0	3.52	0%
2	Stronger sense of community	14.29% 57	17.04% 68	16.54% 66	0% 0	0% 0	0	3.33	
3	Better public transportation	12.78% 51	19.05% 76	12.03% 48	0% 0	0% 0	0% 0	3.08	0%
4	More parks and green space	11.53% 46	14.54% 58	16.54% 66	0% 0	0% 0	0	2.93	
5	More affordable housing	19.3% 77	9.52% 38	11.03% 44	0% 0	0% 0	0% 0	2.87	0%
6	More local businesses	7.77% 31	12.53% 50	11.53% 46	0% 0	0% 0	0	2.19	

Answered: 399 Skipped: 0

Q14: Which phrases best identify your vision for the New Town Zoning District area 20 years from now? Select all that apply.



Answers	Count	Percentage
People and Community	218	54.64%
Diversity and Inclusivity	181	45.36%
Open Space and green space aid in maintaining the spirit of Columbia	244	61.15%
Embrace the future while honoring the values that Columbia was based upon	227	56.89%
Columbia is a place that needs to value its uniqueness based on its history	115	28.82%

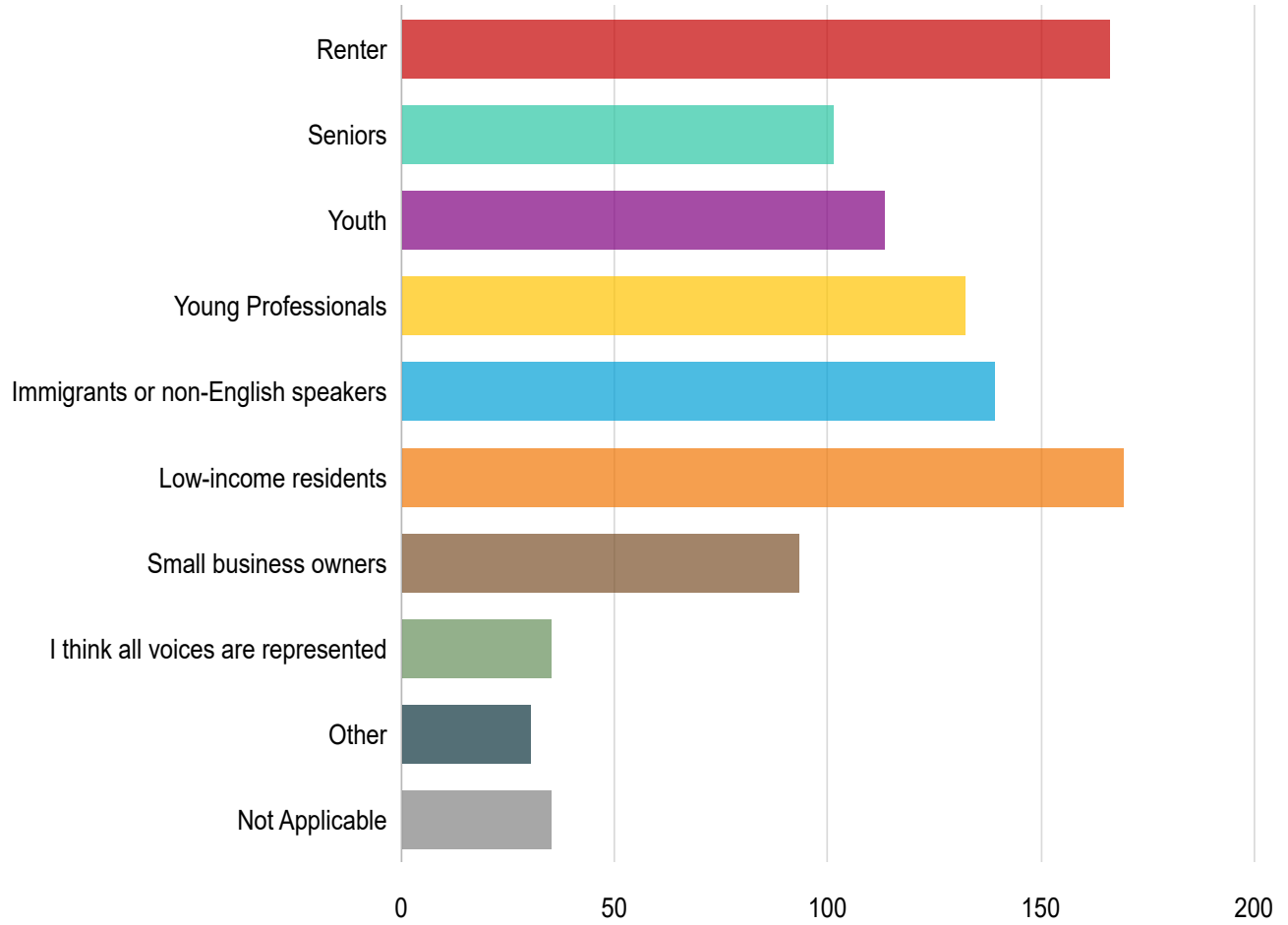
Answered: 399 Skipped: 0

Other

There are no answers to this question yet.

Additional Input

Q15: Whose voices do you think are missing from zoning discussions? Select all that apply



Answers	Count	Percentage
Renters	166	41.6%
Seniors	101	25.31%
Youth	113	28.32%
Young Professionals	132	33.08%
Immigrants or non-English speakers	139	34.84%
Low-income residents	169	42.36%
Small business owners	93	23.31%
I think all voices are represented	35	8.77%
Other	30	7.52%

Long time residents and people who helped create the concept of Columbia, is this what Rouse had in mind?	1
Long time residents	1
Long term home owners	1
LGBT community members	1
Idk	1
I really don't know as I am not part of this zoning discussion	1
I have no idea.	1
I don't know, but I strongly suspect Low Income Residents' voices are not as well heard as everyone else.	1
I don't know who does not or cannot participate. Find out.	1
I cannot say from this survey who has been seated at the table.	1
Howard County residents who don't live in Columbia. We pay and have no say.	1
Homeowners	1
HCPSS, parents in over crowded schools	1
Families with children	1
Environmentalists	1
Don't know	1
Developers outside of Columbia for feasibility and reality of outcomes that may result from proposals to change the code.	1
Busy families! The bread & butter of Columbia	1
Black/African Americans newer to the county (less than 15 years here)	1

Answered: 30 Skipped: 369

Q15A: Do you have any suggestions for how we can best reach out to these groups?

Use the 50 + centers	1
Use both social media and town hall discussions.	1
Update the village centers so they are relevant to this demographic. Cookie cutter aesthetic & chains are boring.	1
translators available to make immigrants' voices heard	1
Town halls and targeted group surveys	1
Town Hall meetings with young people during school hours in schools within the zoning boundaries. Reaching out to community leaders within low-income/non-English speaking communities. Town Halls in buildings/centers where young professionals are living.	1
Tour local businesses and have conversations. Record their feedback	1
Through village offices and local church/religious organizations	1
Through schools and HCC	1
Through HCC, property managers, employers	1
Talk to students at HCC	1
Take the message to them	1
Tabling/outreach at Columbia Association events	1
Stop concentrating poverty in the same places	1
Spread messaging via Howard Community College, high schools, and organizations that provide services to low-income residents (such as Columbia Community Cares)	1
Speak to users of Senior centers	1
Some Villages have renters mailing addresses. Work through Village managers who have more contacts.	1
Social media, senior centers, local organizations	1
Social media, boots on the ground (tables outside starbucks, etc to find out what people need), talk with HoCo workers (literally government employees, firefighters, teachers, etc to find out what they need...they cannot afford to live in this county)	1

social media that meets them where they are	1
Social media outreach may be helpful to engage younger people, multilingual advertising in buses might be useful for engaging lower-income and ESL residents.	1
Social media groups	1
Social Media Blast, WTOP	1
Social media and through public schools.	1
Social media & local business associations	1
Social media	1
Snail mail notifications	1
Seniors via the Senior Centers and local churches. Low Income via Social Workers or any school or interaction they would have with a landlord or other government entity.	1
Seniors are a hard group to reach Most do not travel at night only some use computers for any kind of digital connection	1
Send this survey out by all means possible including a direct mailing to every address and including it in water/sewer bills, advertise the survey on TV and the radio	1
Schools, multi-lingual emails	1
Schools - PTAs, health department, The Village in Howard County and 50+ Centers	1
Schedule a meeting	1
Renters and low-income residents is easy: Reach out at apartment complexes and through CAC who help with S8 rental assistance and other benefits. Young professionals: reach out on social media, like Reddit and Instagram.	1
reach out to PTAs and have them survey their members asking for their childs input	1
Reach out to colleges & chamber pf commerce	1
Public outreach. Community is important.	1
Provide free childcare at events	1
presentations in communities timed for participants schedules.	1

Physically going and knocking on doors, educating with items that residents can reach out to for comment	1
Perhaps working with area non-profits that serve low income residents	1
Pass out flyers to businesses around the area	1
Partnerships with churches like Union Church.	1
Partnerships	1
Participate in young professional networking events, attend Chamber of Commerce events, and touch base with immigration advocacy groups.	1
Paid focus groups targeting these individuals, with childcare options if not virtual events.	1
Outreach in native languages	1
Online/social media open-ended questions	1
Not at this time	1
NO	1
More property tax reduction to seniors with medium income as well as now income seniors	1
More press about this	1
More presentations explained in venues that seniors spend time at, libraries, senior centers, grocery stores.	1
More effective communication.	1
More aocial media campaigns	1
Monthly meeting at community centers & show in Howard County Tv. Discuss 1 topic paper 2 hir session...	1
Meetings on non work and school days	1
meetings at the village level	1
Meet with renters where they live. and have an event for younger people that will offer them something	1

Meet them where they are- social media, flyers, what's app, translators, library...	1
Meet them where they are and help people to understand the bigger picture	1
Meet them where they are - not sure exactly how though!	1
Meet them where they are - at the mall, houses of worship, at HCC, at housing complexes	1
Meet residents in public spaces	1
Make them stakeholders in the plan. When people have a stake in something they do and participate more. I am a small business owner. What are you doing to make me a stakeholder in these plans?	1
Make sure those who stand to make a large profit from new zoning don't drown out community voices. Remember who are the paid voices.	1
Mailing to nonprofits; ask HS student government to get involved; Have a few sessions at popular places just after work lets out.	1
Mailers, community meetings, respond to input with changes in plans	1
Mailers to the apartment buildings, signs in the around or within the apartment buildings. Recommend reaching out to the management to maybe have a community meeting.	1
Mailers	1
Mail surveys	1
Looking at the population of immigrants and non-English speaking to identify where they gather for their community and ensure documents in their native language are available at those places and on the website.	1
local government staff and electeds outreach in person, online and social media	1
local and national news outlets and groups like ULI (Urban Land Institute)	1
invite them to luncheons	1
In-person events, block party, discussion panels, rent parties, etc.	1
Include us in the planning	1
immigrant cultural associations, hold meetings at apartment complexes, go to local restaurants & bars	1
I think you just need to focus heavily on affordability even if that makes current residents unhappy	1

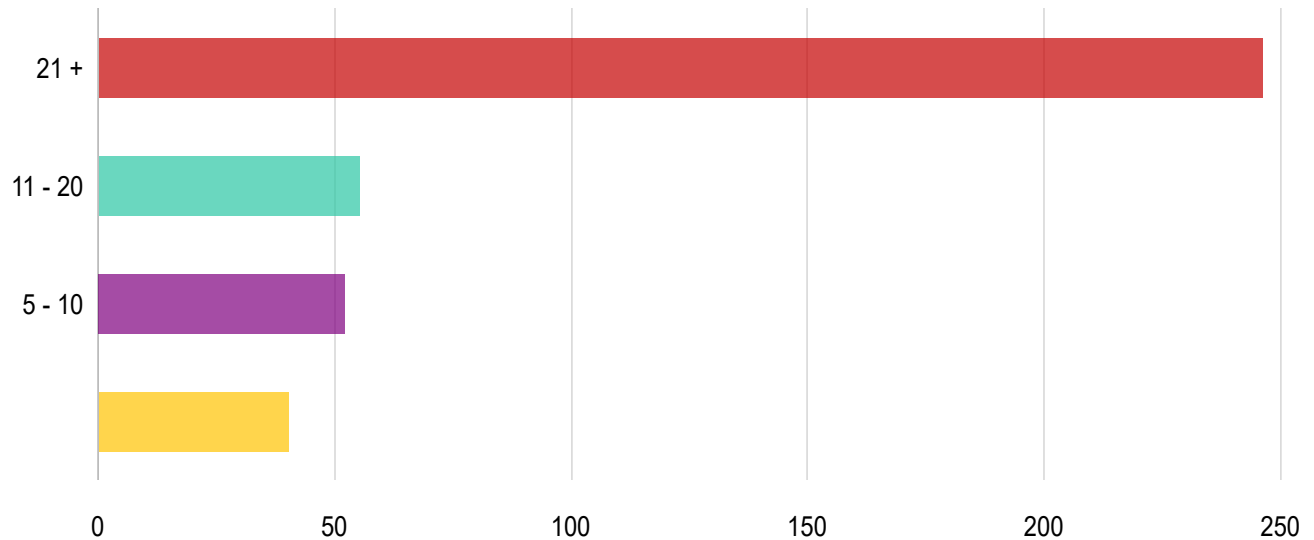
I don't have any good suggestions. But I think often input is heavily given by those who don't have work and obligations with small children.	1
I believe it is more an issue of businesses and development companies having an outsized voice in zoning discussions.	1
How to get the VC owners (ie Kimco) to achieve full occupancy.	1
Hold on site meetings not at George Howard	1
Hold events that allow for candid conversations	1
HOA groups	1
hcc, columbia md social group, omnihedral all have youth connections. You should reach out to daycares to hear from parents of young children. Ask APL , the hospital, school system, and other larger county employers to connect with their affinity groups	1
have representatives from your zoning group reach out specifically to groups who meet here like Interfaith Refugee Ministry, the HOCO biking group, etc.	1
Grab a clip board and go door to door	1
Go to where they live	1
Go to where they are. For instance, set up a table in apartment buildings	1
Go to them, meet in their communities, speak their language.	1
Go to them with trusted allies from each group. Please define terms like ADUs in a survey like this!	1
Go to their business and apts	1
Go to the various nearby apartment buildings and hold meetings rather than making them come to you	1
go to the Small business professional associations	1
Go to the apartment complexes. Go door to door.	1
Go to apartment communities, meet apartment managers and ask for their help, or go through existing agencies or nonprofits with connections to these communities.	1

Go into schools and ask the kids what they want to do in their free time. They need locations to go and play/spend time that don't require a car to get there, and are not expensive to be at. Low-income residents can be reached via door-to-door flyers.	1
Go back to reaching out to people by mail. Not just online.	1
Focus on the core of Columbia and communities. Many long time residents feel left out--much like the rest of the country. Realize there ARE conservatives in the county.	1
Farmers Markets and similar events	1
Explain why they should care, hold meetings virtually	1
Engage renters, non-English, and low-income residents in surveys, meetings, and discussions. I cannot speak for the latter two, but renters seem to have little say in improving rental life and perhaps building residents could build forums to raise issues.	1
Engage Columbia Social leaders, a community of over 1000 central MD young professionals who are 20s-30s	1
Engage better with local HOAs	1
Email them	1
Don't selectively listen to/cater to the affluent.	1
Do more in Spanish	1
Coordinate with apartment building management to advertise	1
contact the small business owners and get their input. they take a risk starting a business in Columbia and many have given up	1
Contact the groups who serve those populations and engage them in ways that work for them (for example, providing child care, translators, meals).	1
Connect and survey these businesses	1
Community meetings, webinars, perhaps direct mail	1
Community meetings and outreach	1
Community centers, religious institutions, after school programs, Columbia Mall, libraries	1
Columbia newsletter	1

Churches for immigrants as well as cultural associations. Low income folks via our Dept of Housing. Renters by contacting every HOA to distribute leaflets.	1
Chamber of Commerce and industry associations	1
Canvas, putting information in the businesses they frequent, host social events that welcomed them	1
call them	1
Better marketing of opportunities , everyone doesn't get the Ball Bulletin.	1
Be out in the community more.	1
Attend local places of worship, grocery shopping and schools.	1
Announced meetings with each of these groups.	1
All Social Media / Senior & Church Groups / Associations	1
Advocacy groups, schools, churches	1
A community paper-local news is almost non existent with the loss of The Columbia Flier. Citizens are poorly informed.	1

Answered: 148 Skipped: 251

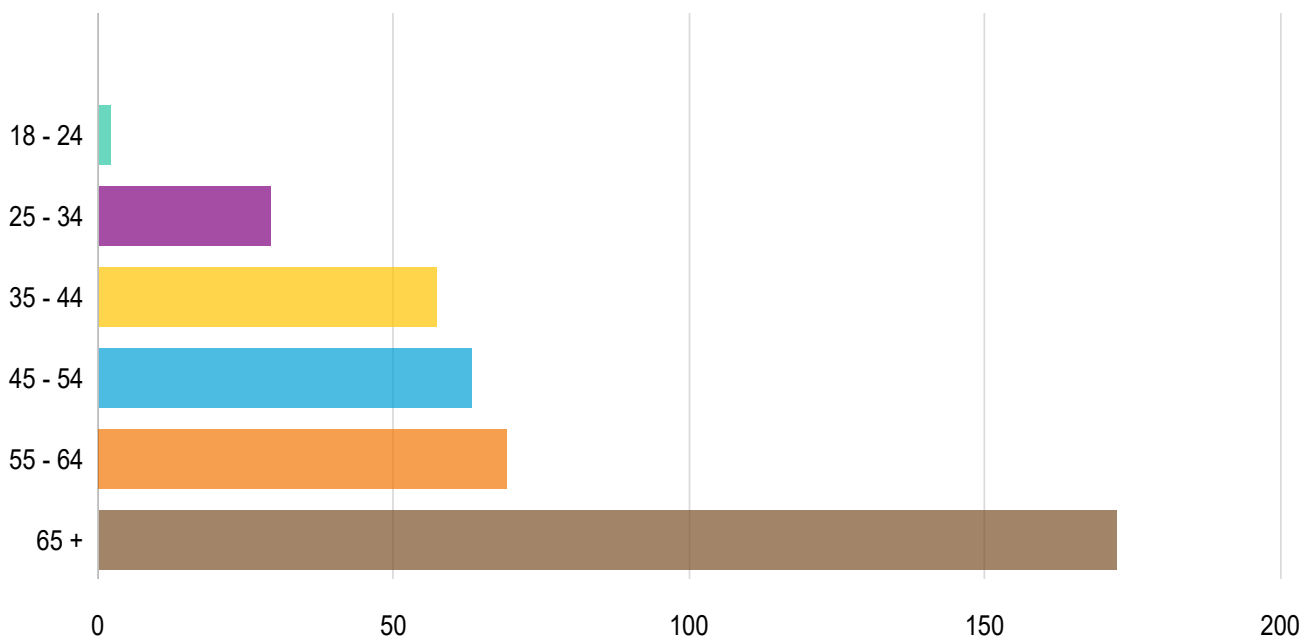
Q16: How many years have you lived in the County?



Answers	Count	Percentage
21 +	246	61.65%
11 - 20	55	13.78%
5 - 10	52	13.03%

Answered: 393 Skipped: 6

Q17: Please select your age



Answers	Count	Percentage
18 - 24	2	0.5%
25 - 34	29	7.27%
35 - 44	57	14.29%
45 - 54	63	15.79%
55 - 64	69	17.29%
65 +	172	43.11%

Appendix F: Technical Survey Summary

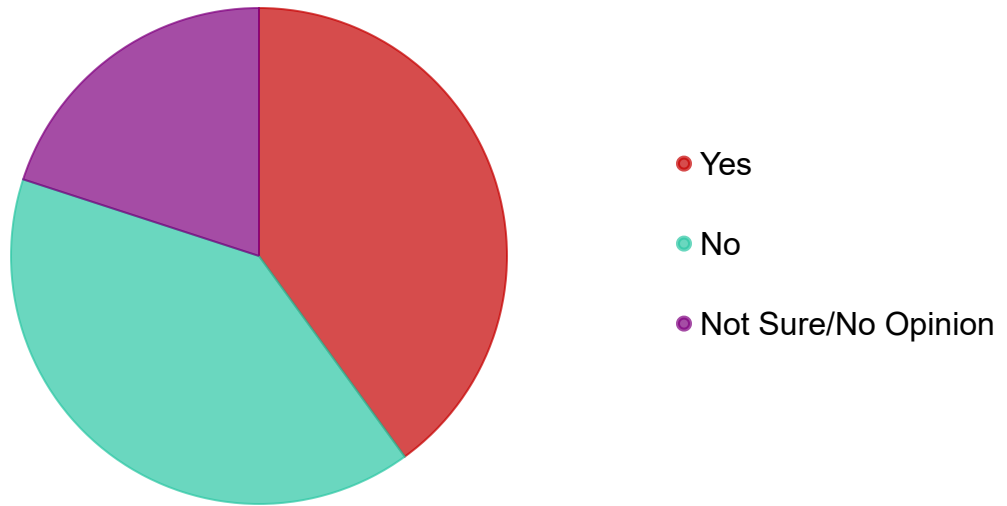
Howard County New Town Survey Spring 26

Q1: Creating Additional New Town District

There are no answers to this question yet.

Q1: Do you agree with the potential recommendation about whether another New Town District can be created?

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



Answers	Count	Percentage
Yes	14	40%
No	14	40%
Not Sure/No Opinion	7	20%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

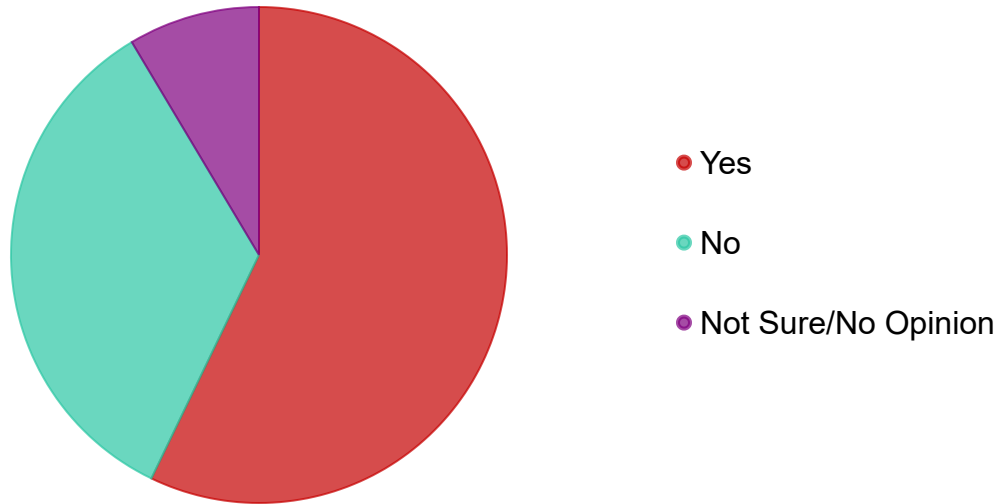
Response	Count
To bring properties into the New Town District (NT), the owners would be subject to the Columbia Association (CA) lien and leaving NT zoning would not necessarily remove the property from the lien. It makes sense to only allow the original petitioner HRD the ability to expand / restrict the limits of NT	1
The Rouse Company, as original petitioner, was granted great latitude to create an unincorporated city with four goals and an ultimate build out over decades to a population of about 100,00. That has been done. The Rouse Company is gone. The current original petitioner may or may not continue this tradition.	1
Should not be 20 stories. 4 stories max. Keep it human scale.	1
Our own DPZ should do what Howard Hughes is doing.	1
only if the original petitioner is replaced	1
NT Zoning guided the development of the "Columbia Planned Community". The successor of the "Original Petitioner" should not have the ability to expand or restrict the New Town district. As the building of Columbia is now complete their current role and future role should be examined in regards to "Columbia Redevelopment". New Town Zoning was successful in guiding the development of Columbia it should be modified so in can be used in the development of other planned communities in Howard County.	1
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.	1
I don't have enough understanding to answer this question. I read through the lresentation but there was nothing showing the implications or what this would mean for each answer	1
Howard county does not need that much expansion!	1
Can you write down what tohe key point of.the original petition were?	1
Allow any property owner to expand NT District subject to current limitations of adjacency, open space %s, etc.	1

Answered: 11 Skipped: 24

Q2: Development Plan Process Structure

There are no answers to this question yet.

**Q2: Do you agree with the following potential Task Force recommendation regarding the development plan process in the New Town Zoning District?
"Maintain the overall structure of the Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP), and Final Development Plan (FDP), but seek to simplify the approval and development processes within New Town zoning district."**



Answers	Count	Percentage
Yes	20	57.14%
No	12	34.29%
Not Sure/No Opinion	3	8.57%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
We have a house in crisis and need to bring down the cost of housing. Simplifying the process and cost to build housing is part of that solution.	1

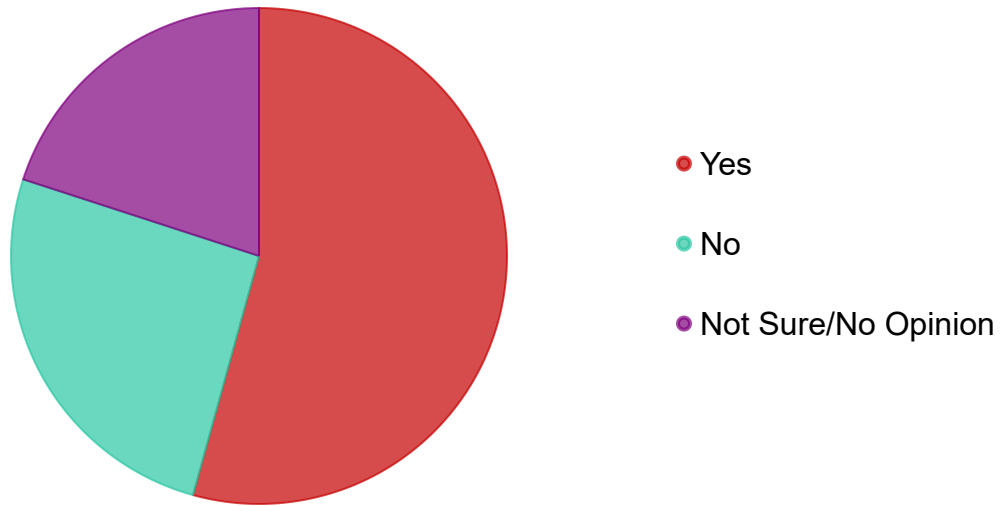
There is no need to maintain the CSP as this was such a preliminary part of the original master planning process and the only real role it currently plays is in the density cap which should also be revisited. FDPs are an ok structure to maintain if they can be consolidated and streamlined but I would not maintain them in their current form or process structure.	1
The Forest Conservation Exemption should be reinstated for NT. The open space provided through the CSP has preserved the environmental areas and forest.	1
The current structure of New Town Zoning should be modified to allow smooth implementation of "Columbia Redevelopment". Redevelopment of areas of Columbia should be guided by new plans like the original "Comprehensive Sketch Plans". The current "Final Development Plans" would then be amended to guide the redevelopment.	1
Should maintain the PDP and FDP, but remove the CSP.	1
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.	1
I think the process could be further simplified to make redevelopment easier.	1
agree on simplification - want to emphasize that the county must invest more in outreach if opportunities to provide comment are decreased	1

Answered: 8 Skipped: 27

Q3: Standardizing Final Development Plans

There are no answers to this question yet.

Q3: Do you agree with the following recommendation type across the Final Development Plans (FDP)? "Standardize Final Development Plan (FDP) requirements by land use type."



Answers	Count	Percentage
Yes	19	54.29%
No	9	25.71%
Not Sure/No Opinion	7	20%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
<p>Yes. In particular it does not make sense that two areas of COlumbia with different FDPS whihc have identical built enviornments and land use designations have seperate 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 Ammenity) and that should cover all those unique aspects of Columbia. Residential areas are mostly all the same with few defining characteristics that require so many differences. In addition many of the FDPs are illegible or inaccurate or so outdated as to be laughable when trying to catagorize modern land uses under the 1970/80s considerations of what land uses belonged to their broad headers.</p>	1
<p>This will be difficult due to the fact that an FDP can include multiple land uses categories. It might be best to develop a set of FDP templates (ex: Open Space FDP; Single Family + Open Space FDP; Apartment/Townhouse + Open Space FDP; Industrial + Open Space FDP; Commercial + Open Space FDP; Commercial + Open Space + Multi-family FDP; etc.). Have a set of templates would help standardize FDPs. They would all have the same format and similar information. One could choose an FDP template and then, if needed, modify it. As time goes by, existing FDPs could be replaced by the appropriate FDP template.</p>	1
<p>This is legal.</p>	1
<p>The current FDP requirements / definitions / bulk regulations should remain and be consistent with the original recordation through NT. On a case by case, variations can be approved by the petitioner</p>	1
<p>FDPs should be amended to guide future redevelopment. "Columbia Redevelopment" should planned just as it was in the beginning.</p>	1
<p>Anything that can be done to simplify the development process should be done.</p>	1

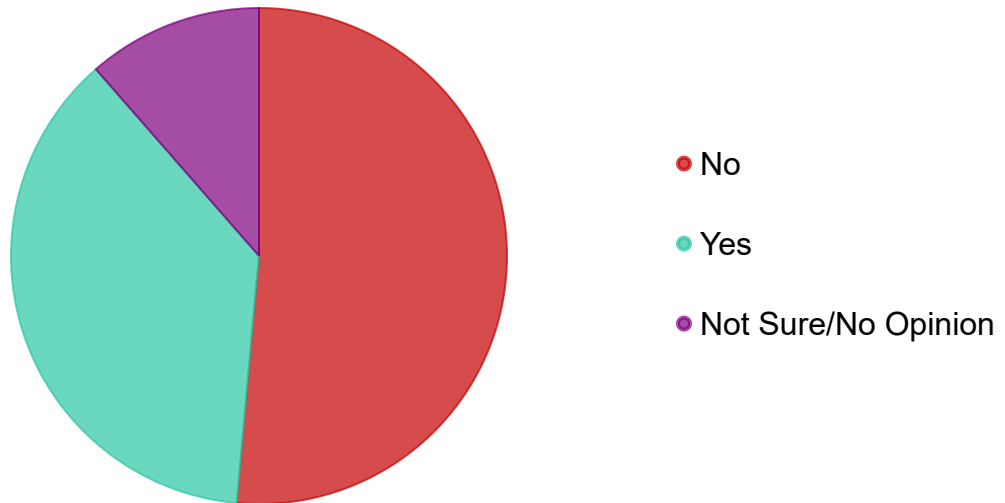
Answered: 6 Skipped: 29

Q4: Comprehensive Sketch Plan Requirement

There are no answers to this question yet.

Q4: Do you agree with the following potential recommendation to simplify the overall process through the removal of the CSP?

"Remove CSPs as a step in the development process."



Answers	Count	Percentage
No	18	51.43%
Yes	13	37.14%
Not Sure/No Opinion	4	11.43%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
They were useful in the initial development; but CSPs aren't needed for redevelopment.	1
Provide all information, diagrams, and sketches currently in the CSP in an enhanced process.	1
No longer needed and an unnecessary part of the process.	1
CSP would seem to only be necessary for properties being brought into NT and should be incorporated into the current CSP	1

CSP should still be in the NT Zoning process to guide future Howard County planned communities. 1

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 1

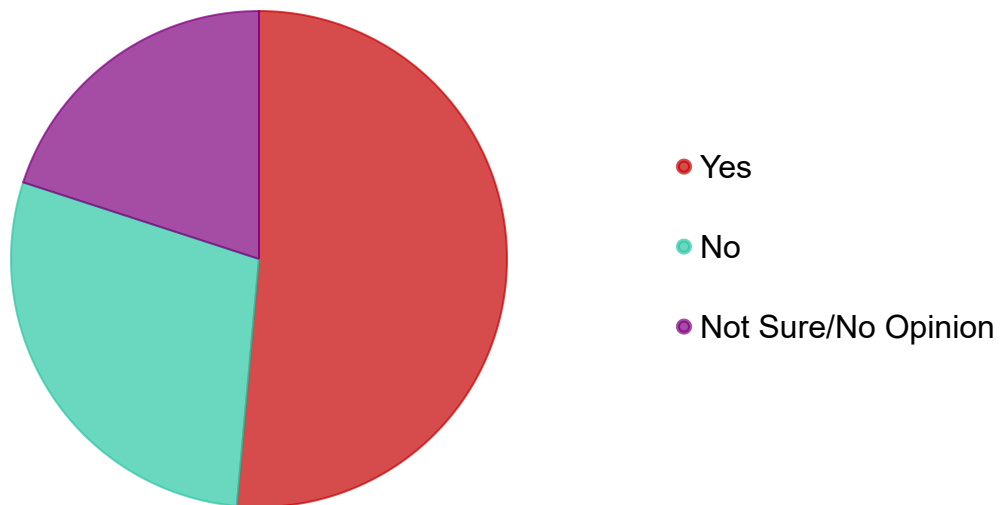
Answered: 6 Skipped: 29

Q5: Consolidation of Final Development Plan Requirements

There are no answers to this question yet.

Q5: Do you agree with the following recommendation regarding Final Development Plans (FDP) proposed by the Task Force?

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



Answers	Count	Percentage
Yes	18	51.43%
No	10	28.57%
Not Sure/No Opinion	7	20%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
YES! 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.	1
Support an exercise to identify (for reference) uses that have been permitted in the past, but not to create an exclusive use list.	1
Please see my response to Q3. 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.	1
I firmly support an overall allocation of how the land is used so that should not get lost.	1
Each FDP is recorded separately and allows for case by case modifications	1
Buid baby build	1
As long as this does not limit or reduce use of the property compared to the FDP.	1
Modified FDP's should guide the redevelopment process just like they have for the last 55+ years.	1

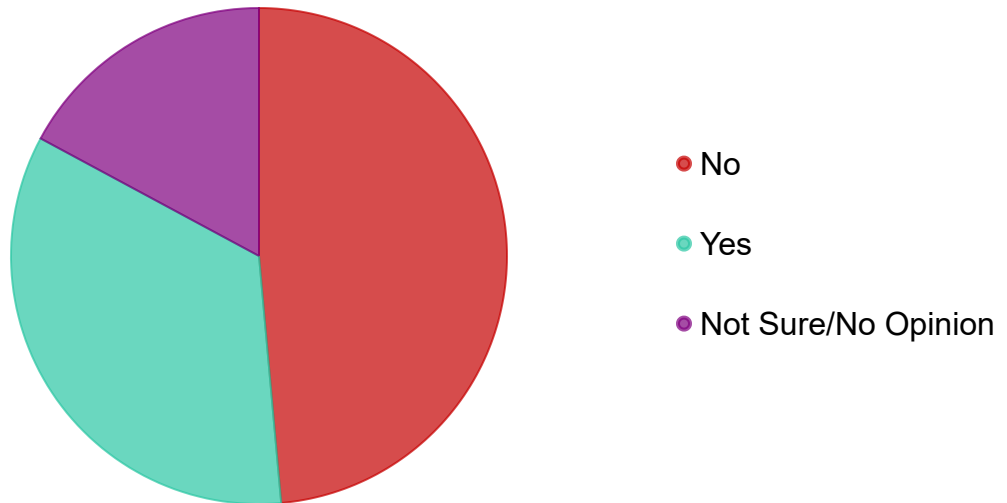
Answered: 8 Skipped: 27

Q6: Administrative Approvals by the Department of Planning and Zoning

There are no answers to this question yet.

Q6: Do you agree with the potential recommendation to expand the Department of Planning and Zoning's (DPZ) administrative approval elements?

"Expand the types of uses that can be approved administratively through DPZ."



Answers	Count	Percentage
No	17	48.57%
Yes	12	34.29%
Not Sure/No Opinion	6	17.14%

Answered: 35 Skipped: 0

What types of uses do you think should be eligible for administrative approval? *

The word cloud requires at least 20 answers to show.

Response	Count
Not sure	2
All	2
Uses that do not involve density or use	1
Residential	1

Once a Master Plan is developed and Pattern books/manuals are approved. Then DPZ should have some approval over changes which concur with the Master Plan and Pattern books/mauals.	1
None	1
low impact uses and uses by right should be administratively approvable	1
Housing and mixed use	1
anything that is eligible in other zoning districts	1
All housing types	1

Answered: 12 Skipped: 23

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

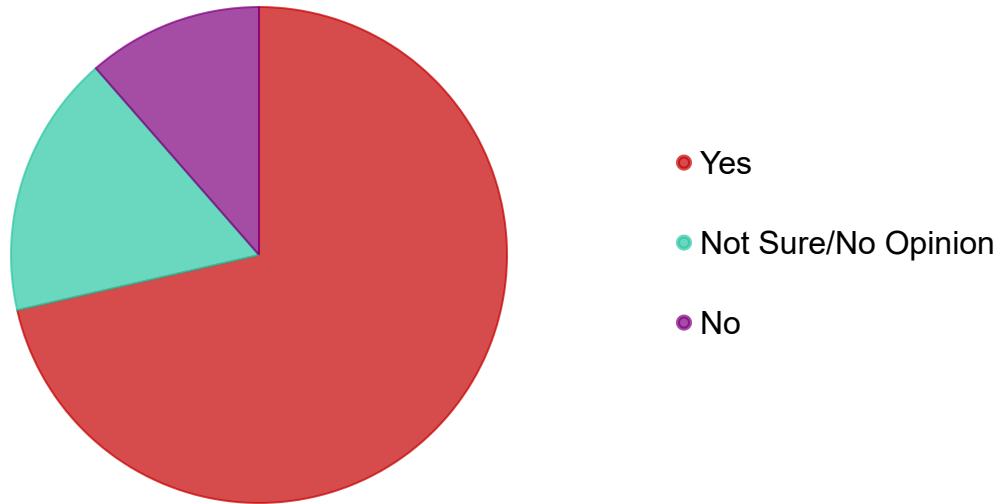
Response	Count
Yes, but not until a Master Plan and Pattern books/manuals are developed.	1
This depends on what exactly their authoirty is and the criteria they would use to make decisions. As far as allowing them to determine whether a specific land use falls within the realm of broader land uses, then yes.	1
there should be somewhat of a public process involved here - similar to how the Army corps makes administrative determinations with stakeholder input	1
The recommendation is too vague	1
More condos	1
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".	1
Any expansion of uses must go through a public process.	1

Answered: 7 Skipped: 28

Q7: Public Engagement in the Development Process

There are no answers to this question yet.

**Q7: Do you agree with the potential recommendation to review the overall public engagement process within the development process?
"Identify the most effective opportunities for public engagement and maintain them as a priority throughout the development process."**



Answers	Count	Percentage
Yes	25	71.43%
Not Sure/No Opinion	6	17.14%
No	4	11.43%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
When presenting data to the public make sure graphs are correctly used. It is hard to process information when poorly visualized. For example the slide deck has multiple pie charts showing data points that exceed 100%, use a bar chart so the public can easily see & understand what option was most frequent	1
There are too many public meetints	1
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.	1
Public, not developers, not Calvin ball, should decide what is best for that area. Expansion is disaster	1
No public just do it	1
In general, Howard County's points of public engagement need to be revisted as they do not create meaningful oppurtunities to provide feedback at the appropriate points in the development process and are too "check that box"	1
I think public input can be taken at certain points of the process, but community response should not be able to derail the development of much-needed housing - especially during village center redevelopment.	1
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.	1
Howard County Public Notification is pretty effective and opportunities to improve engagement should be available	1
Columbia community engagement in the redevelopment process starts with having a clear understanding of what we have now. Then an effective public engagement plan can be incorporated into the redevelopment process.	1

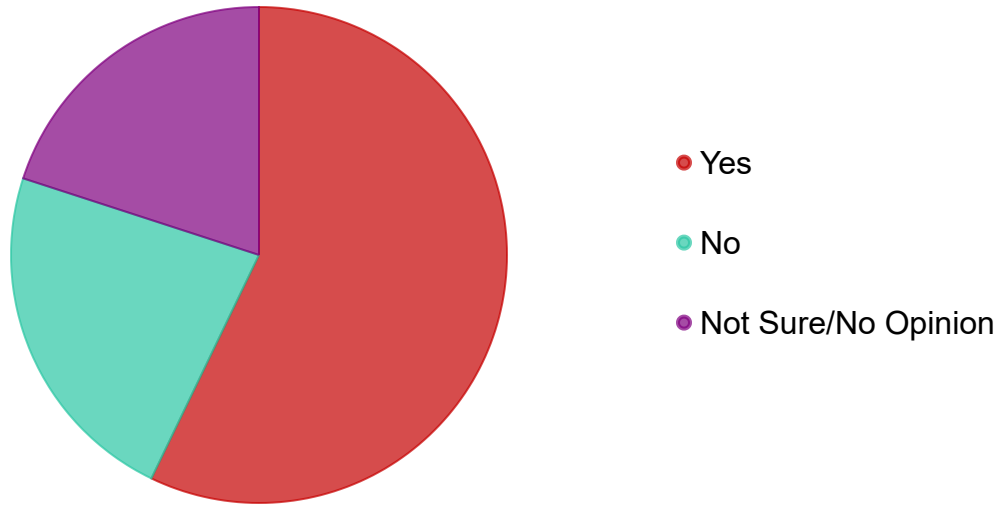
Answered: 10 Skipped: 25

Q8: Providing Credited Open Space Clarity in Conjunction with other County Definitions

There are no answers to this question yet.

Q8: Do you agree with the potential recommendation regarding adding additional clarification to the definition of open space?

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



Answers	Count	Percentage
Yes	20	57.14%
No	8	22.86%
Not Sure/No Opinion	7	20%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

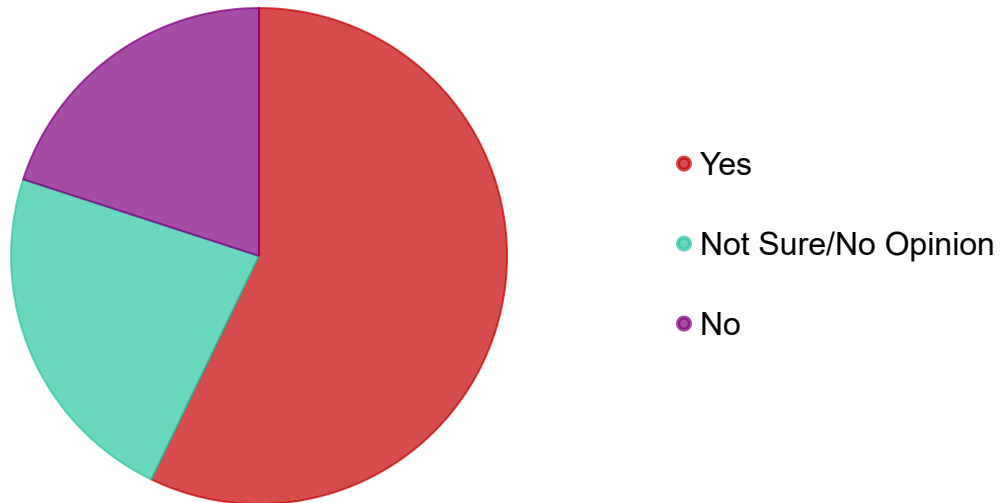
Response	Count
There is a desperate need to differentiate between green undeveloped or lightly developed spaces and those that have heavily developed amenities (pools, fitness clubs, etc.) and also to pull out school spaces etc. as our modern concepts of such terms are very different than the original concepts. The first step in this process is to do an actual field-verified inventory of the different OS land use areas and come up with similar characteristics to group them into 3-4 OS types and inventory the actual % of NT dedicated to those. Then work on really preserving and expanding through strict conservation the tru green OS areas	1
NT Zoning has Credited and Non-Credited Open Space. The recommendation is again to vague	1
No open space just skyscrapers	1
Need protections	1
Maintain Open Space in NT as currently defined.	1
Like the current definition.	1
Defining different types of open space is extremely important. Recently the CA launched a survey. One of the questions mentioned adding lighting to open space . For example, while some lighting may be appropriate in open space where schools are located it certainly is not appropriate on pathways.	1

Answered: 7 Skipped: 28

Q9: Defining Credited Open Space

There are no answers to this question yet.

**Q9: Do you agree with the following potential recommendation to maintain the existing definition of open space within New Town Zoning district?
"Maintain the current definition of open space in Section 125.0.A.8.e"**



Answers	Count	Percentage
Yes	20	57.14%
Not Sure/No Opinion	8	22.86%
No	7	20%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
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.	1
Parking lots and roads serving open space facilities should not be discounted as open space. They are a necessary part of the facility.	1
open space credit should not include physical structures	1

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 omn the golf courses and some other areas where we literally do not even know what should or should not count as OS.

1

I do not want open space changed in Columbia-it is our crown jewel

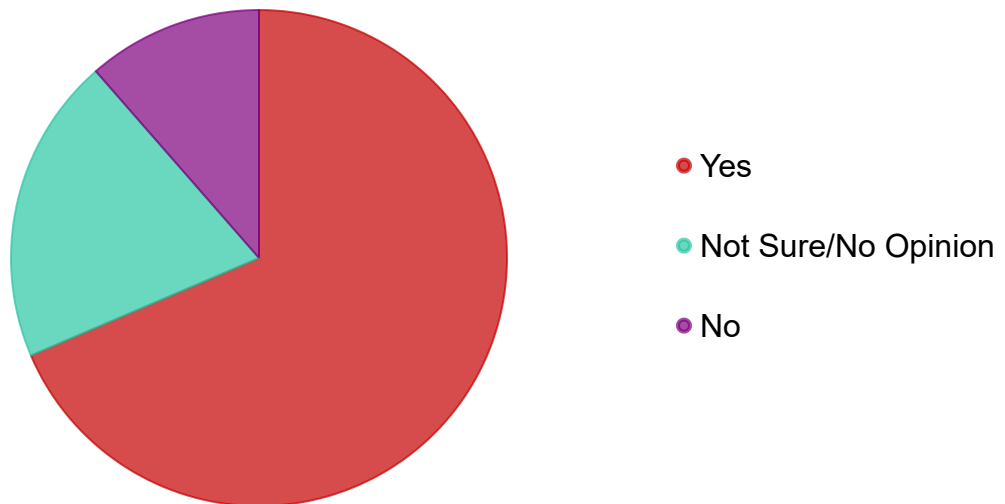
1

Answered: 5 Skipped: 30

Q10: Open Space Requirement

There are no answers to this question yet.

Q10: Do you agree with the following recommendation regarding open space requirements proposed by the Task Force?
"Maintain the required 36% open space."



Answers	Count	Percentage
Yes	24	68.57%
Not Sure/No Opinion	7	20%
No	4	11.43%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
We need denser housing. I would not support this if it stands in the way of denser housing	1
the open space requirement should be greater, as greater green area will help decrease temperatures	1
Open space today should be open space tomorrow	1
Open space is critical to the health of the county and it's citezens in numerous ways!	1
NT has currently met the Open Space requirement and as previously noted the Forest Conservation Exemption should be reinstated	1
It's the reason everyone likes it here.	1
I think that there could be slightly less open space for new development as long as the existing open space is protected.	1
I agree with the notion that 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 defintion of OS. this whole element of NT needs some serious scrutiny and revamping, BUT the overall idea of mainting dedicated open/greenspace and organizing it into a cohesive whole absolutly needs to be maintained.	1
40%!!!	1

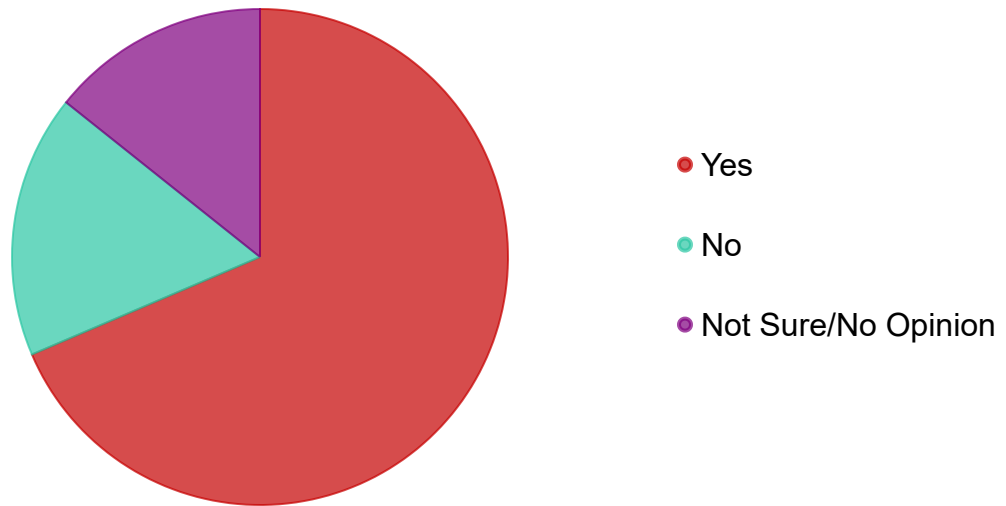
Answered: 9 Skipped: 26

Q11: Permanent Protection of Credited Open Space

There are no answers to this question yet.

Q11: 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."



Answers	Count	Percentage
Yes	24	68.57%
No	6	17.14%
Not Sure/No Opinion	5	14.29%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
permantent 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 and pretending that somehow we are "preserving" those spaces. We need realistic regulations that have separate goals for managing our actual green spaces and for managing landscaping and active uses on our developed parcels that are mostly filled with amenities and highly altered human environments.	1

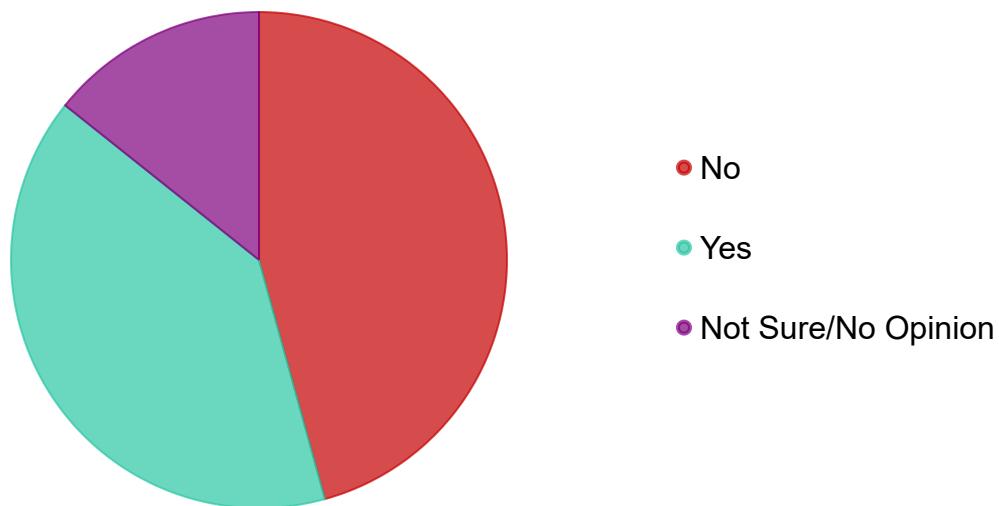
High quality wooded open space should remain. Permanent protection of all open space will limit schools and unnecessarily restrict other areas	1
Does this mean no future adjustments could be made.	1
Credited Open Space, particularly in regards to school sites should remain able to be adjusted. a "Protection" clause would limit the ability of HCPSS to amend the credited / non-credited Open Space on their properties	1
Allow flexibility to shift open space while maintaining minimum %.	1

Answered: 5 Skipped: 30

Q12: Defining Apartments in Context of Howard County

There are no answers to this question yet.

**Q12: 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."**



Answers	Count	Percentage
No	16	45.71%
Yes	14	40%

Not Sure/No Opinion

5

14.29%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

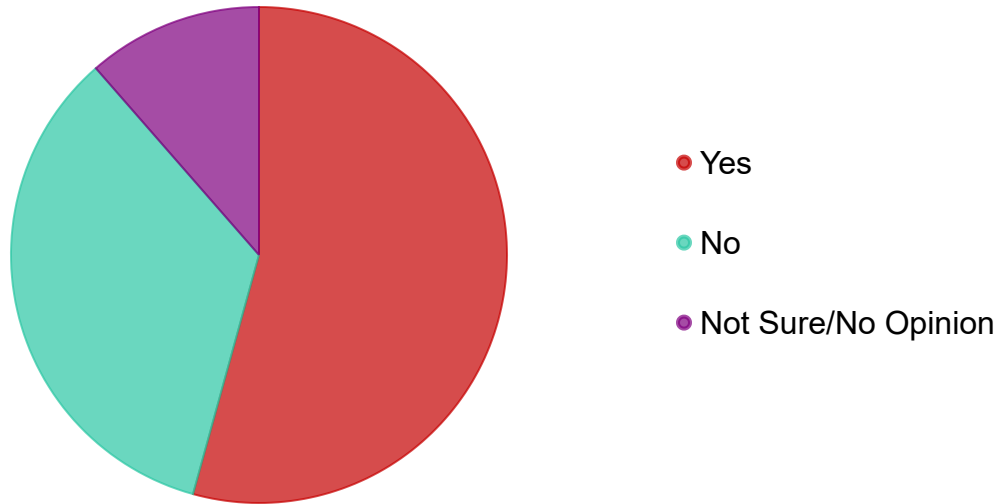
Response	Count
Townhouses are neighborhoods are crowded enough without auxiliary units.	1
The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing middle housing types.	1
The existing Townhouse communities would then be Non-Conforming. The TH allocation / density should have been maximized with the recordation of the current FDPs	1
single family attached units should not be designated as apartments	1
Not legal	1
Making distinctions between different types of APT scales would still be good to maintain (garden apt, # of unitsetc.)	1
I could not find a standard definition of apartment in the Zoning Code. I would suggest splitting the Apartments Category into Multi-family Rental and Multi-family Ownship.er	1
Do not create existing nonconforming uses.	1
Current definition provides greater flexibility to allow many unit types. For example SFA only exclude stacked townhomes. Current definition aligns with other MXD districts	1
Apts and townhomes should he considered separately	1

Answered: 10 Skipped: 25

Q13: Housing Type Definitions

There are no answers to this question yet.

**Q13: 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)."**



Answers	Count	Percentage
Yes	19	54.29%
No	12	34.29%
Not Sure/No Opinion	4	11.43%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
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.	1
The goal seems to be the removal of the individual FDPs, otherwise every FDP with an Apartment Land Use would need to be re-recorded	1
Please see my answer to Q12.	1
iffy on this one since there is a variety of townhome forms in NT so would want that nuance to be captured.	1
Current category provides more flexibility.	1
Build tiny homes in parking lots	1

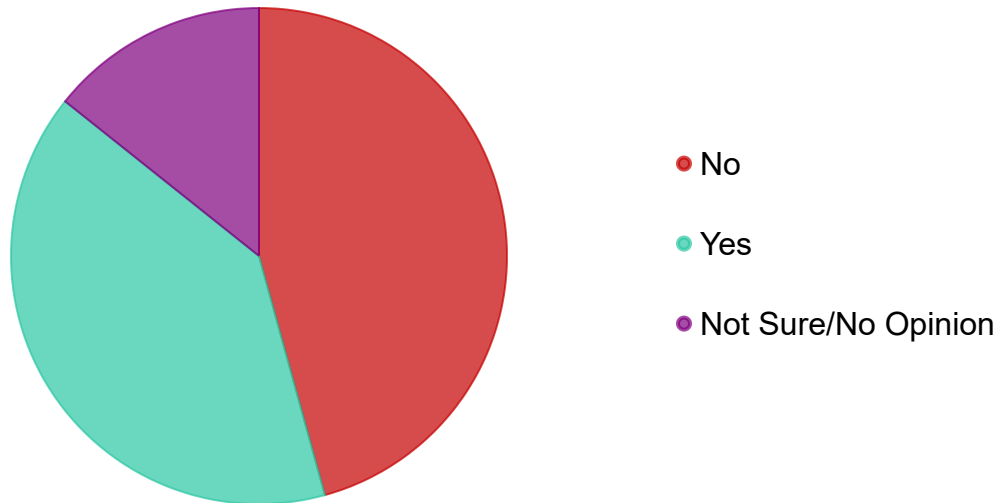
Answered: 6 Skipped: 29

Q14: Diverse Housing Type Land Use Category

There are no answers to this question yet.

Q14: 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."



Answers	Count	Percentage
No	16	45.71%
Yes	14	40%
Not Sure/No Opinion	5	14.29%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
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.	1
These seem like they are sub types of apartments and would be a back door way to add more apts	1
there should be the ability to add a unit to any single family home by right	1

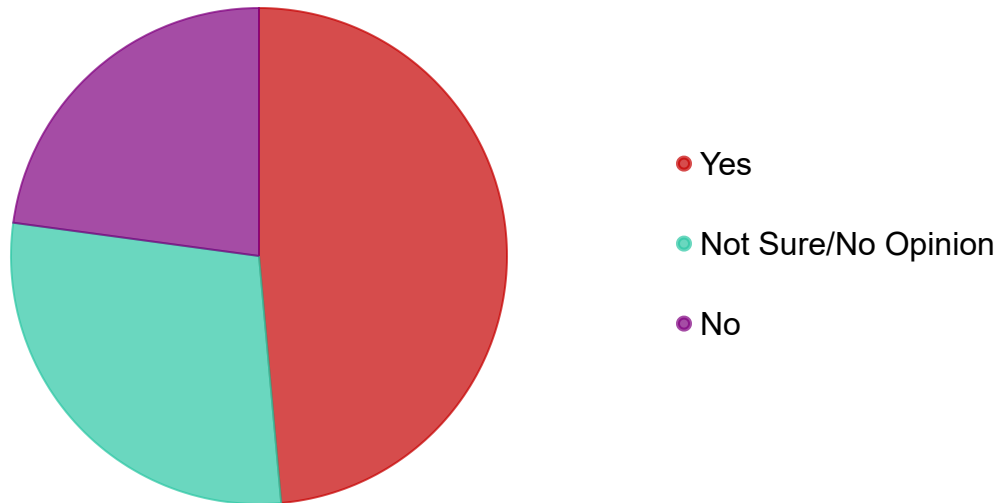
The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing middle housing types.	1
The existing Single Family lot sizes varies to cover moderate house sizes. Apartment covers TH / condos / apartments	1
Not sure how this would benefit - would this be to designate certain areas for the building of smaller homes?	1
I like this recommendation the best for capturing all the variety of housing forms in Columbia. It also 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 redevelopment/development forms. Many of these housing forms could more appropriately fill in existing neighborhoods with less disruption than apts or large townhouse developments.	1
Everything the same all get the boot	1
A new land use category is not needed. Missing middle should be allowed in all land use categories.	1

Answered: 9 Skipped: 26

Q15: Amending Commercial FDPs

There are no answers to this question yet.

Q15: The role of the Original Petitioner currently maintains the rights to amend commercial FDPs (regardless of developer). Do you agree with the recommendation by the Task force as follows? "Remove the role of the original petitioner to amend commercial FDPs"



Answers	Count	Percentage
Yes	17	48.57%
Not Sure/No Opinion	10	28.57%
No	8	22.86%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
YES x 10000%	1
Yes this role should be transferred to an new entity like a "Columbia Planning Board"	1
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).	1
Property owners should be allowed to amment the FDP for their site only.	1

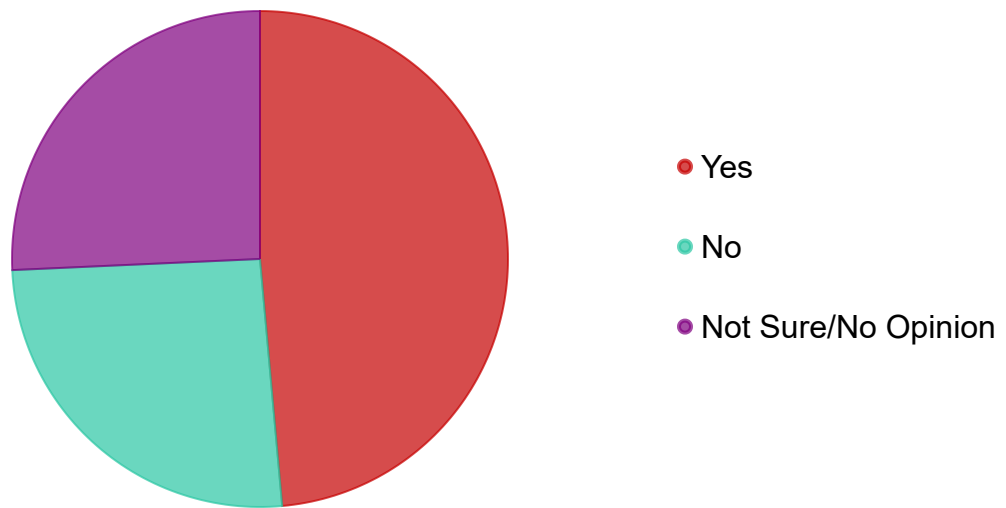
Is the intent to have the County accept the role of HRD	1
Can't do it	1
A private entity should not be a gatekeeper to accessing a public process. They are unelected and not required to respond to public policy changes or the collective will of the people. If private covenants exist on a property than that is the correct mechanism.	1

Answered: 7 Skipped: 28

Q16: Oversight for Amending Commercial FDPs

There are no answers to this question yet.

**Q16: Do you concur with the potential recommendation regarding the Planning Board, or another entity, to take on the review of commercial FDPs?
"The county should review the potential for the Planning Board or another entity to take up the role of the original petitioner."**



Answers	Count	Percentage
Yes	17	48.57%
No	9	25.71%
Not Sure/No Opinion	9	25.71%

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

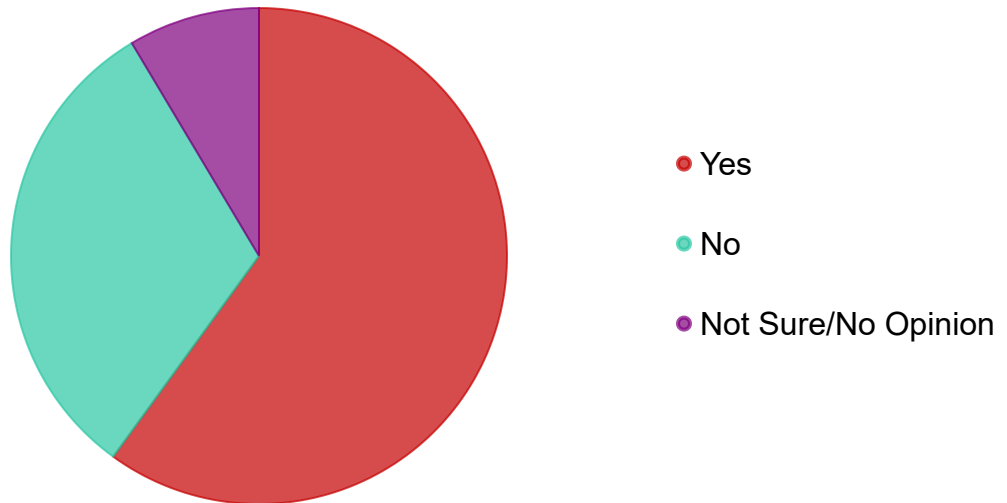
Response	Count
This would be the logical step considering the previous questions. The Planning Board already as the ability to approve NT Site Plans.	1
The PB already reivews FDP amendments.	1
No person should count	1
No county entity should take over the role of original petitioner. An unbiased entity should take over the role of original petitioner to amend commercial FDPs.	1
DPZ and Planning Board to review FDPs.	1
As I understand it, the planning board is already invovled in approving Commerical FDP and SDP alterations/amendments, the original petitioner is the one who signs off on the application for consideration so I am not sure what exactly the Planning Board is going to do in this proposal.	1
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.	1

Answered: 7 Skipped: 28

Q17: Village Center Redevelopment

There are no answers to this question yet.

Q17: Do you agree with the following Task Force recommendation regarding Village Centers? "Simplify the development process to support redevelopment of Village Centers."



Answers	Count	Percentage
Yes	21	60%
No	11	31.43%
Not Sure/No Opinion	3	8.57%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
This only benefits developers and builders.	1
These have been identified as ActivityCenters and therefore should be easier to redevelop or add housing to.	1
There are too many steps in the current process.	1
The current process is much too lengthy and results in the most conservative and boring development proposals.	1

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.

1

An incentive that gives "fast track approval" to developers if they conform to "Village Center Redevelopment Plans" and Design Advisory Board recommendations.

1

Although, I do not know the hardships that exist for the Village Center re-developments. Increasing the ability to improve the Centers is a good idea. The Grocery Store Model has changed over time and keeping food choices close and available is a challenge

1

All have condos on top

1

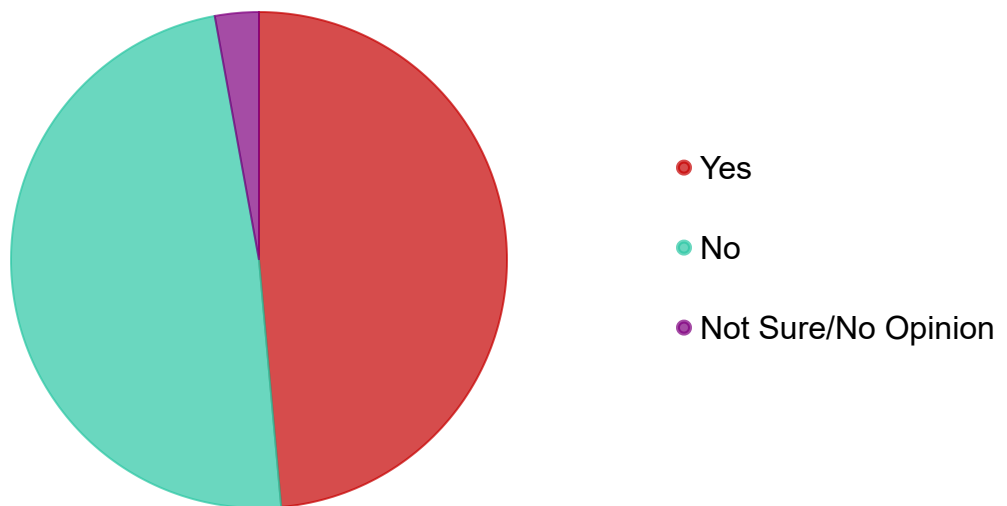
Answered: 8 Skipped: 27

Q18: Downtown Columbia Redevelopment

There are no answers to this question yet.

Q18: 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."



Answers	Count	Percentage
Yes	17	48.57%
No	17	48.57%
Not Sure/No Opinion	1	2.86%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
Yes, 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.	1
Yes An incentive that gives "fast track approval" to developers if they conform to the "Downtown Plan" and "Design Advisory Board" recommendations.	1
Too long, too difficult for the public to participate in, creates weird incentives for the different land owners/developers to hurry up to get their allocations and then just sit on them doing nothing.	1
Skyscrapers	1
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.	1
Downtown has seemed to be successful and the next phase requiring re-development may take longer to achieve. The process also does not seem to create much hardship with the Crescent Development, but helping with the re-development would be a good outcome	1

Downtown Columbia is overcrowded, does not have enough parking even for restaurants there. The buildings are ugly! They decimated so much nature and trees to build DT Columbia. We don't need more of that!! We don't need more density!

1

Current process can take 2-3 years. This is way too long

1

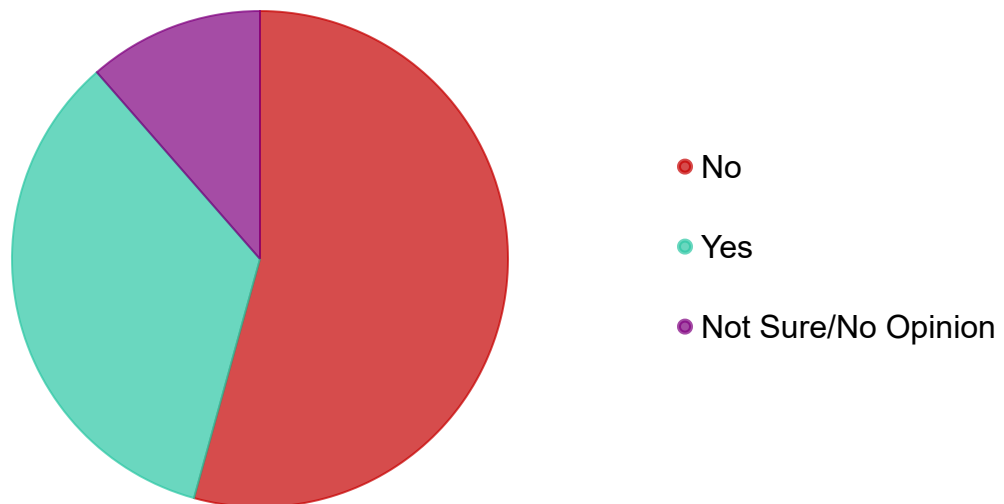
Answered: 8 Skipped: 27

Q19: Public Meetings in the Redevelopment Process

There are no answers to this question yet.

Q19: 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."



Answers	Count	Percentage
No	19	54.29%
Yes	12	34.29%
Not Sure/No Opinion	4	11.43%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

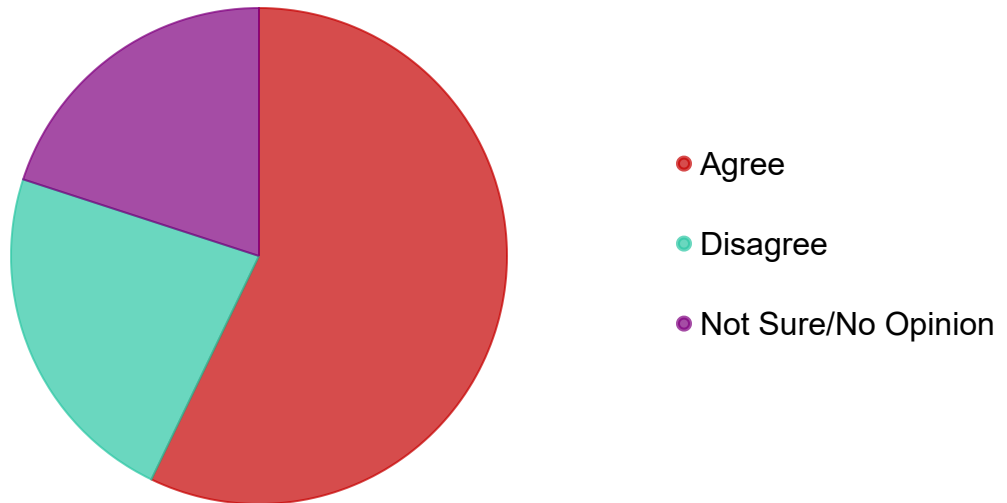
Response	Count
Yes, see answers to previous questions.	1
This only helps developers and builders and bypasses critical issues like schools and other infrastructure needs!!	1
public input too important to reduce the number of, but the meetings can be closer together	1
Not sure the Public Notification / Meeting requirement has an impact on the pace of re-development	1
no, but make them more efficient and accessible	1
no meetings	1
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.	1
BUT, make sure their are actual menaingful 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. But this is only feasible if the number of public meetings drops drastically and DPZ is fully staffed and supported by the political arms (both Council and Executive) to take on this roll.	1

Answered: 8 Skipped: 27

Q20: Density Cap Requirement

There are no answers to this question yet.

Q20: 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?"



Answers	Count	Percentage
Agree	20	57.14%
Disagree	8	22.86%
Not Sure/No Opinion	7	20%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
Yes, we do not need more density in Howard County!	1
We need more density of people and more green space, together these will reduce climate change	1
The Density should be evaluated to support the Village Center Re-Development and include requirements for services	1
The density cap should be increased	1

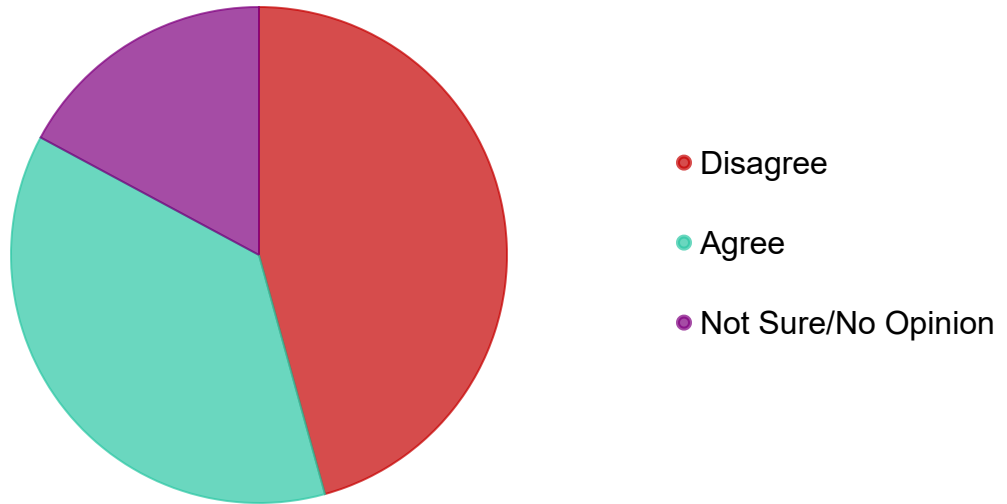
Outside of downtown the villages should not be denser. Roads and other infrastructure cannot support it	1
No caps more people	1
Maintain the current density cap of 2.5 and the current land use percentages. If an increase in density is allowed, then mandate an increase in usable, credited Open Space in proportion.	1
Less dense is the best, downtown columbia has been destroyed	1
Its an arbitrary number based in a 1960s theory of what would be "best" and it does not meet modern needs and reality. Rather than a randome number, NT zonign should focus ont he built environment to ensure green space and smaller or more small-scale urban forms of housing are the norm moving foward as opposed to massive apartment blocks, mcmansions or endless rows of townhomes. There is so so so much potential to recreate the more interesting housing and neighborhood forms that columbia started out with in the early villages before profit became the primary motive and Columbia turned into the model of suburbia that you can find almost everywhere else.	1
I think we should increase the density cap to allow for more infill development in the future.	1
Density needs to be increased. That is the only way to get missing middle and affordable housing. Apartment land use should get more flexibility compared to single family	1
Columba 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. Any proposed increase in density should go through a comprehensive process (including Zoning Board approval) and required to show how the infrastructure will support it or how the developer will construct the necessary infrastructure before the project is developed. It is not acceptable to burden the existing residents and businesses just to increase density. Also, it totally goes against and concept of planning. When a density cap is set that should trigger adequate planning for infrastructure which will support that density cap. This is what Rouse did for Columbia. He did not have to build all the infrastructure all at once, but he knew what he was required to build by the time Columbia was fully developed. The current philosophy seems to be built it and then when the problems occur, try to figure out how to fix them (see Data Centers and electricity usage). Planning means you address the problems up front before allowing any development.	1

Answered: 12 Skipped: 23

Q21: Exclusions from the Density Cap

There are no answers to this question yet.

Q21: Do you agree with the Task Force recommendation to "consider excluding village centers from the New Town wide density cap?"



Answers	Count	Percentage
Disagree	16	45.71%
Agree	13	37.14%
Not Sure/No Opinion	6	17.14%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
Yes, village centers should not have a density cap as long as an appropriate commercial area is included	1

They tried for years to push through a rediculously large and high apartment buildin in HR. It was stopped through many channels,but, public meeting,public opinion saved the village center from being over run with traffic and Giant renewed the store eithout the new building.	1
The Density should allow for additional community benefits, the Centers can follow a PUD type process	1
See comments to Q20.	1
More condos	1
Maintain village centers in the density cap.	1
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.	1
Considering it is fine, need to understand what's behind this and the pros and cons.	1
Consider a master plan process to support changes in density caps	1

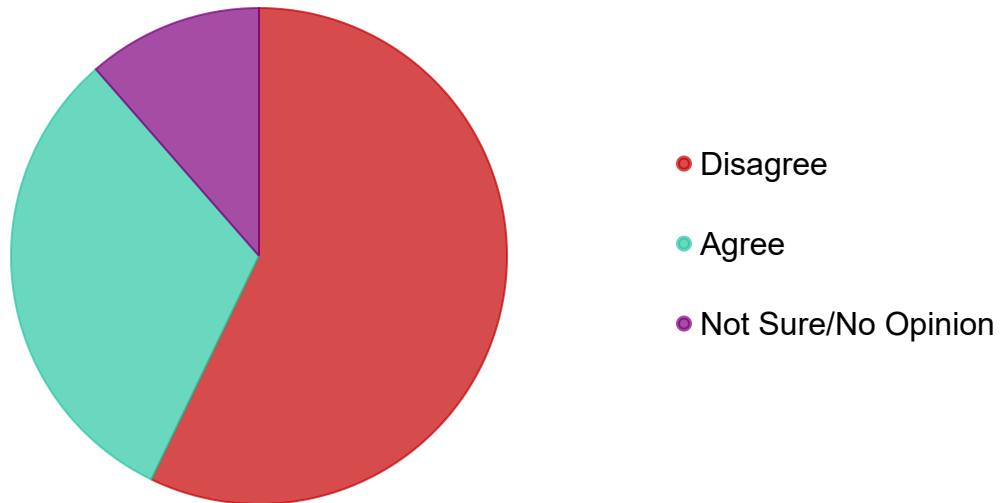
Answered: 9 Skipped: 26

Q22: Diverse Housing Type Accommodations

There are no answers to this question yet.

Q22: 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"



Answers	Count	Percentage
Disagree	20	57.14%
Agree	11	31.43%
Not Sure/No Opinion	4	11.43%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
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. How much more diverse can it be?	1
This would only seem to apply to Commercial Re-Development	1
This is extremely important. We need to provide housing types for all people	1

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 so that Columbia can be resilient and able to respond to changing norms. We already have gone away from this anyway as all the commerical FDPs reference other zonign distrcts that have been updated far beyond these base catagories.

1

Not until the effects of adding 5500 units downtown and in Long Reach has been fully evaluated.

1

No open space pack them in

1

Maintain all current land use percentages. 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.

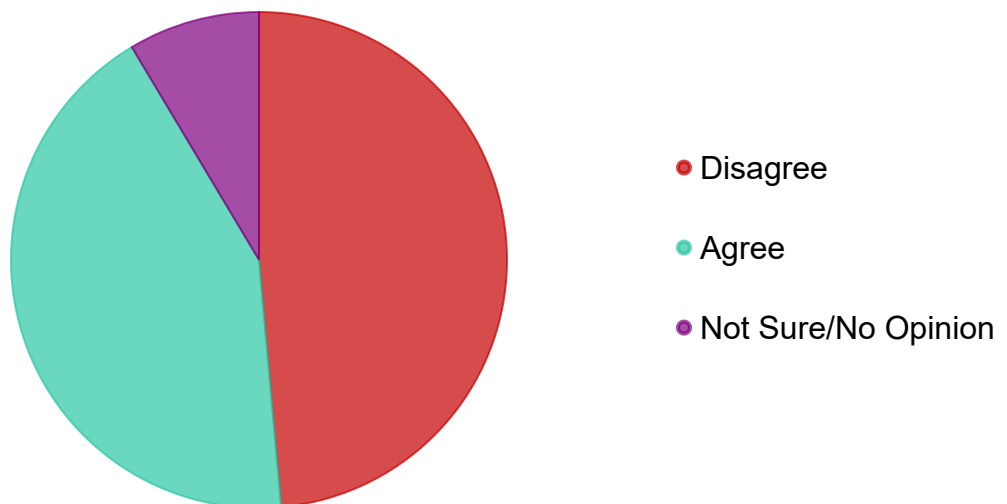
1

Answered: 7 Skipped: 28

Q23: Housing Type Diversity

There are no answers to this question yet.

Q23: Do you agree with the Task Force recommendation to "encourage diversity of housing types throughout the New Town district?"



Answers	Count	Percentage
Disagree	17	48.57%
Agree	15	42.86%
Not Sure/No Opinion	3	8.57%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

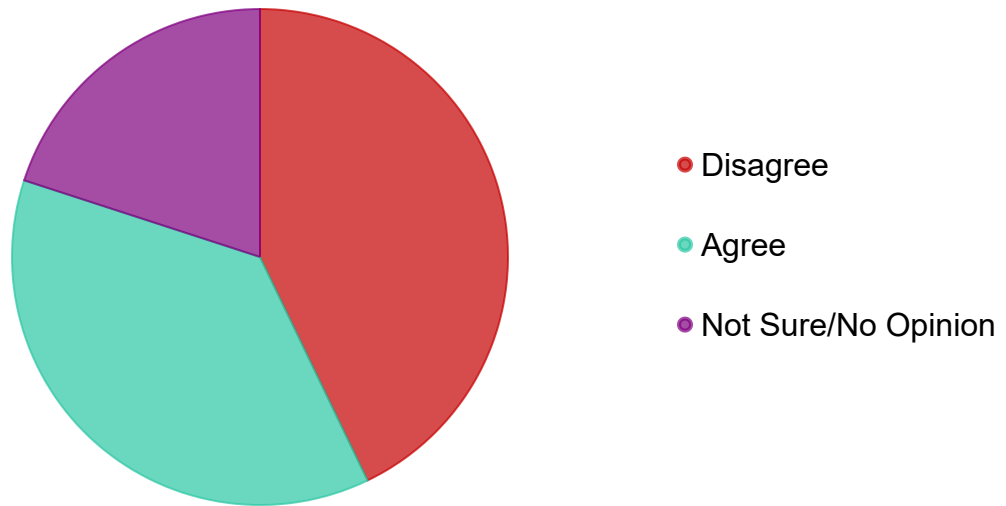
Response	Count
There is already a diversity of housing types	1
The Rouse Company has already accomplished the desired diversity. High percentages of students who receive Free and Reduced Meals (FARM) in many Columbia schools are a major concern. There are 13 Title 1 elementary schools in Howard County per the HCPSS website. Seven are in Columbia. Any MIHU requirement in NT would exacerbate this problem.	1
Seems like a variety of housing exists within NT with a range of pricing	1
Payto	1
In the villages like Riverhill	1
Columbia has a lot of diverse types of housing. It is hard to envision what type of housing can't be built in Columbia. Please see comments in Q22.	1

Answered: 6 Skipped: 29

Q24: Incentivize MIHUs

There are no answers to this question yet.

Q24: 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?



Answers	Count	Percentage
Disagree	15	42.86%
Agree	13	37.14%
Not Sure/No Opinion	7	20%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
We need to provide more moderate priced housing. I would need to know more about the plan for incentives to have an opinion housing	1
The Rouse Company has already accomplished the desired diversity. High percentages of students who receive Free and Reduced Meals (FARM) in many Columbia schools are a major concern. There are 13 Title 1 elementary schools in Howard County per the HCPSS website. Seven are in Columbia. Any MIHU requirement in NT would exacerbate this problem.	1

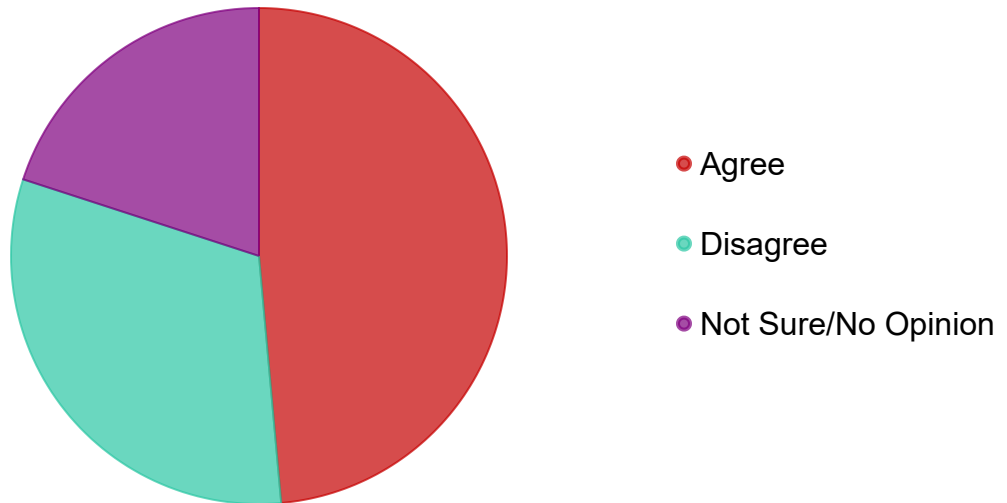
Support flexibility and alternative compliance	1
Require it.	1
Incentivize with additional density would set a good precedence for the remainder of the County	1
I think the MIHU model needs to be tweaked somewhat but I do think that some requirement is needed to ensure affordable housing is included moving forward. Anyone arguing that Columbia has its fair share is simply wrong, Columbia is the central hub of access to jobs and quality of life amenities and more should be done to ensure more access to living here.	1
I don't want them to be incentivized by giving tax credits or anything that would take away from Columbia/ current tax payers	1
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.	1
Columbia was planned/designed to have a variety of diverse housing. We need to just stay true to the plan. MIHU is not needed.	1
affordable units should not count towards density cap	1
If developers want be part of Columbia's Redevelopment they should be required not only to include MIHUs but a full spectrum of housing.	1

Answered: 11 Skipped: 24

Q25: New Town Exemption for MIHU

There are no answers to this question yet.

Q25: 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?"



Answers	Count	Percentage
Agree	17	48.57%
Disagree	11	31.43%
Not Sure/No Opinion	7	20%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
The Rouse Company has already accomplished the desired diversity. High percentages of students who receive Free and Reduced Meals (FARM) in many Columbia schools are a major concern. There are 13 Title 1 elementary schools in Howard County per the HCPSS website. Seven are in Columbia. Any MIHU requirement in NT would exacerbate this problem.	1
See comment above	1
See above comment	1

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

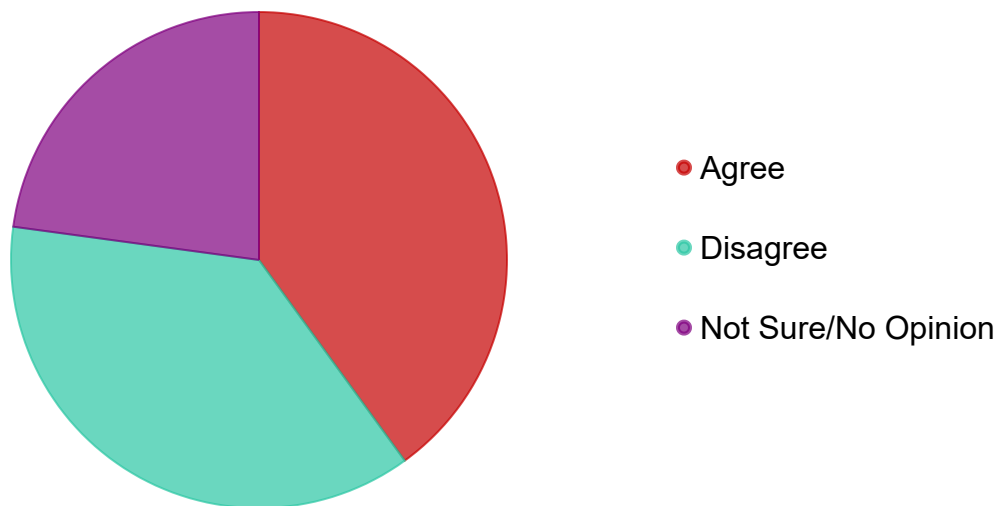
1

Answered: 4 Skipped: 31

Q26: Role of the Design Advisory Panel

There are no answers to this question yet.

Q26: Do you agree with the Task Force recommendation to "evaluate the expansion of the Design Advisory Panel role to review projects in New Town?"



Answers	Count	Percentage
Agree	14	40%
Disagree	13	37.14%
Not Sure/No Opinion	8	22.86%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

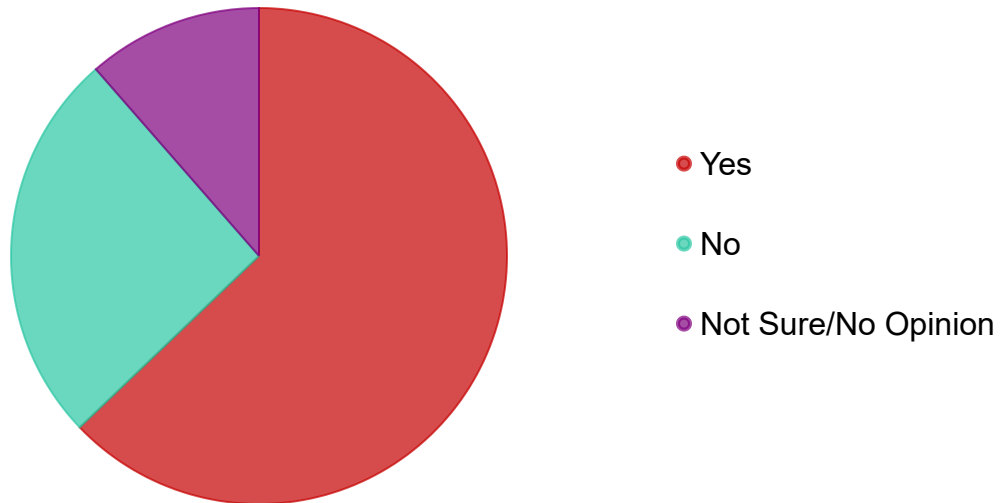
Response	Count
This is completely unnecessary.	1
This adds one more step in the process and I'm not sure its required IF you do a good job writing the zoning code to control for design and form.	1
The Village Architectural Review Panel still maintains the standards and having the community weigh in seems appropriate	1
Not for residential. Residents already have to deal with Village Boards. Commercial only if ARC is eliminated.	1
I am agreeing because I am assuming it will make it easier to build much needed housing	1
For New Town it be required to follow DAB not "advisory".	1
A County entity developed just to NT would be better. Perhaps the DAP can review plans/manuals for this new entity.	1

Answered: 7 Skipped: 28

Q27: Pattern Books

There are no answers to this question yet.

Q27: A pattern book is a design reference document that contains a set of pre-approved materials and designs. The intent is to aid the process by documenting already approved elements. 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?"



Answers	Count	Percentage
Yes	22	62.86%
No	9	25.71%
Not Sure/No Opinion	4	11.43%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
Pattern Books are a burden and often required far too early in the process	1
net zero homes are possible, they should be encouraged	1
I think it would be vary helpful if the existng built enviornment characteristics were captured and conveyed so that future development could fit in.	1
Excellent idea to enhance the process.	1

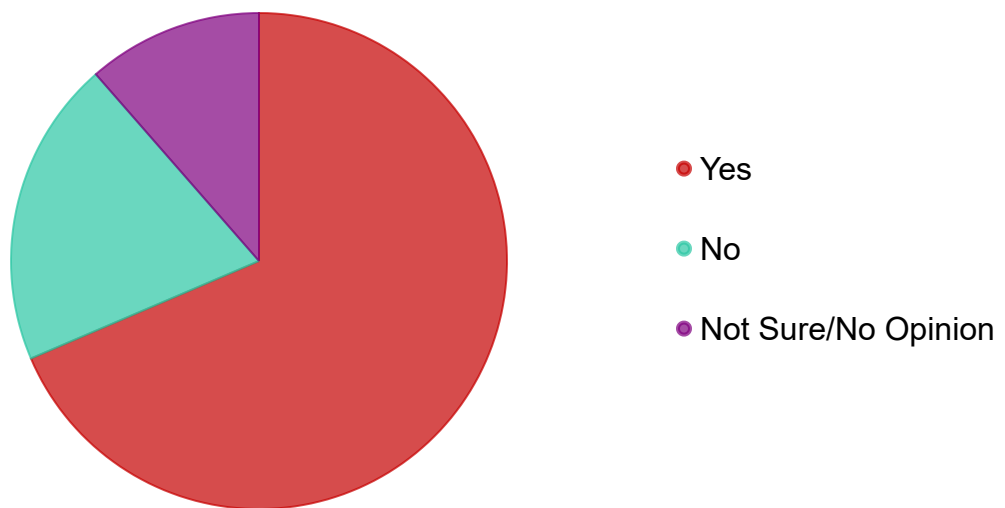
Every step should be taken to maximize Sustainability in New Town	1
Combine this with updating all the Columbia Design Guidelines.	1
A hallmark of planning. It has to be written and accessible to everyone, residents and developers.	1
.Books should be updated regularly.	1

Answered: 8 Skipped: 27

Q28: Universal Design and Accessibility

There are no answers to this question yet.

Q28: Do you agree with the Task Force recommendation to "incentivize and encourage universal design and accessibility in New Town zoning?"



Answers	Count	Percentage
Yes	24	68.57%
No	7	20%
Not Sure/No Opinion	4	11.43%

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

Response	Count
universal design and accessibility in housing is overkill, too little bang for too big a buck	1
Excellent idea to enhance the process.	1
Building Codes should cover most requirements as it stands	1
as long as universal is not mandated other than age restricted	1

Answered: 4 Skipped: 31

Additional Comments

There are no answers to this question yet.

Is there anything else you would like the New Town Task Force to consider as it finalizes its recommendations?

The word cloud requires at least 20 answers to show.

Response	Count
We need dettached ADUs in NT and we need to get rid of the density cap/FDP structure. these are strangling Columbia's ability to adapt and meet the needs of its current and future population.	1
There needs to be a written master Plan for Columbia in order to keep Columbia as a planned community. The Downtown Columbia plan can be a section under the Master Plan. Same for Village Centers, they could be a section under the Master Plan. Along with the Master Plan there needs to be an entity to oversee and enforce the Master Plan. It should be a County entity since the County has the authority to enforce zoning.	1

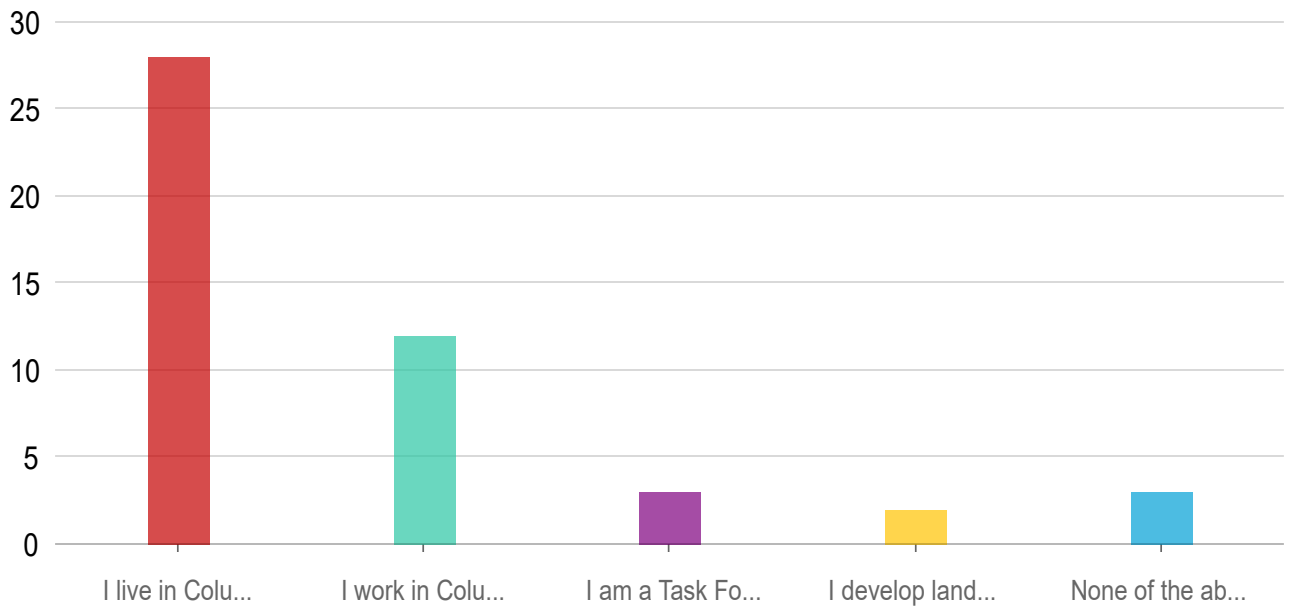
The Rouse Company created the unincorporated city of Columbia and used New Town zoning with the covenants to guide development. That process delivered one of the best places to live in the United States as rated by U.S. News, Money Magazine, Sperling's Best Places, Niche.com and Livability. It is one of the safest places to live as rated by WalletHub. While the passage of time warrants new examination, the success of Columbia is an excellent example of "If it ain't broke, don't fix it." Columbia already has a great diversity of housing for all income levels. Any additional housing should be upscale owner occupied. Look at the Free and Reduced Meal (FARM) rates in the Columbia schools. Columbia has 7 of the 13 Title 1 schools. That's 54%. Columbia only has about 30% of the county's population. All future housing decisions should move the FARM rate at the affected elementary school toward the county average of 30%. Some elementary schools are over 60% FARM. Others are below 5% FARM. Thank you to the Task Force for serving Columbia in this vital mission.	1
The evaluation of the current roles of all entities involved in redevelopment in Columbia. Howard Hughes and the Columbia Association should be involved.	1
Stop destroying the community. Invest in a hospital	1
Reinstate the Forest Conservation Exemptions	1
Must maintain quality of life, living, comfort and accessibility keeping density low and down optimizing traffic flow.	1
It's very important to simplify the approval process as much as possible, and to minimize the ability of a small group of angry residents to logjam or kill housing development projects.	1
Everything same	1
Along with denser housing we need mass transit. The two go hand in hand. Dense housing does not work without mass transit.	1

Answered: 10 Skipped: 25

Additional Input

There are no answers to this question yet.

What's your relationship to Columbia? Select all that apply:



Answers	Count	Percentage
I live in Columbia	28	80%
I work in Columbia	12	34.29%
I am a Task Force Member	3	8.57%
I develop land in Columbia	2	5.71%
None of the above	3	8.57%

Answered: 35 Skipped: 0

Appendix G: Comment Log

The New Town Task Force Comment Log

#	Date	Event	Comment
1	October 20-21, 2025	New Town Task Force Public Meeting No. 1	<ul style="list-style-type: none"> -Can Columbia be designated a “Special Zone” (i.e. like Historical Areas) to preserve original design! - Where is “Covenant enforcement”? At village level? To Columbia Association - What is future of Brick and Mortar stores, re: problems w/mixed use developments - What will zoning be for medical zoning (i.e. new hospital/rehab facilities)(senior population increases) -Affordability and Sustainability of housing, going out 10-20 years?
2	October 20-21, 2025	New Town Task Force Public Meeting No. 1	<p>Market these opportunities better. There should be a wider net cast, if you depend upon the current audience to share with their networks there will more than likely lack diversity in community commentary. Everyone does receive and know about the DPZ Ball Bulletin newsletters. I’ll share with my networks but how do I convince them that this is important?</p>
3	October 20-21, 2025	New Town Task Force Public Meeting No. 1	<p>The presentative was quite informative about the task force, and I am interested in seeing how the group (task force) moves forward with the zoning aspect of the plan.</p>
4	October 20-21, 2025	New Town Task Force Public Meeting No. 1	<ul style="list-style-type: none"> - There should be design guidelines (like the Downtown Columbia Plan) which allow people and orgs. (DPZ, Planning Board, etc.) to evaluate proposals (to FDP/SDP) for changes - Should remove Original Petitioner role - Since Columbia is developed, no need for CDPS - The current zoning regs allow for up to a certain % of other zoning uses; so something like MX (mixed use) can be accommodated under the regs. - Should separate credited & non-credited open space - Since Columbia was developed with a wide range of housing types, MIHU targets aren’t needed, instead should preserve the current mixture.

5	October 20-21, 2025	New Town Task Force Public Meeting No. 1	The location of new development is so far very non-specific. How will new development affect existing Columbia housing, retail, education, etc.? Will the new development plan sufficiently for expanding school populations? Many expanded housing sites will put pressure on infrastructure and schools. Trailer classrooms cannot handle the expanding school populations. How was membership in Task Force decided?
6	December 9, 2025	Task Force Meeting #6	Downtown MOU: “Deed Covenant Modernization and Improvement Initiative The Developer shall make a good faith effort to work over the next 6 to 12 months after the enactment of the legislation, with the county, the Columbia Association, the Columbia Village Associations and commercial property owners throughout Columbia to improve and modernize the real property covenant structure throughout Columbia.” “Ultimately, the transfer of obligations to [CA] did not occur because not occur because they wanted the Developer to continue paying the 3 rd parts costs of these architectural reviews and enforcements.”
7	December 9, 2025	Task Force Meeting #6	Comment by member – “nothing to do with the covenants” EO says to make recommendations including but not limited to “development processes”. This includes covenants – see comments on Downtown MOU.
8	December 9, 2025	Task Force Meeting #6	City of Greenbelt has authority to grant “variances from the strict application of the Prince George’s County Zoning Ordinance with respect to lot size, setback, lot coverage, lot width frontage, green area, height and any other requirements of the Prince George’s County zoning.” Sec. 20-3(a) City of Greenbelt
9	December 9, 2025	Task Force Meeting #6	A member asked about the County Council being the Zoning Board. For a history and explanation please see Turf Valley Assoc. v. Zoning Board of Howard County 262 Md 632, 278 A2d 574 (1971)
10	April 8, 2026	New Town Task Force Public Meeting No. 2	The term “New Town” is confusing to the public. As I understand it, legally it is accurate and probably necessary. However, the general public could easily

			interpret this to refer to a “New Town” related to Columbia, which I thought until this meeting. Please develop an alternative name for this vis-a-vis public involvement. It is basically proposed revisions to Columbia zoning.
11	April 8, 2026	New Town Task Force Public Meeting No. 2	Please send an email for the comment form survey.
12	April 8, 2026	New Town Task Force Public Meeting No. 2	<p>In the spirit of new ideas, I’d like to see a sequential “ratcheting” automated time-based upzoning system.</p> <p>Define a sequence of density categories SFD -> SFA -> MF (example) and then define a time window (20-40 years) and the property owner can request an upzoning as a simple administrative process.</p> <p>This manages growth, but preserves us from being “locked in” to current built neighborhoods.</p>
13	April 8, 2026	New Town Task Force Public Meeting No. 2	How is NT connected to rest of HoCo – even out parcels integrated into/surrounded by “CA” Columbia. What plans are made to not “break” things at boundaries.

Updated: April 21, 2026

Appendix H: Final Recommendations Summary Table

NEW TOWN TASK FORCE FINAL RECOMMENDATIONS



Summary Table

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
1	Creating another New Town District	Maintain an original petitioner's ability to create a New Town district.	Renee DuBois	Greg DesRoches	8	4	Passes
2	PDP / CSP / FDP Structure	Seek to simplify the approval and development process within New Town district	Tim May	Brian England	11	2	Passes
3	PDP / CSP / FDP Structure	Standardize requirements by land use types across the FDPs.	Nicole Campbell	Fran LoPresti	13	1	Passes
4	PDP / CSP / FDP Structure	Remove CSPs as a step in the development process.	Nicole Campbell	Tim May	8	5	Passes
5A	PDP / CSP / FDP Structure	Consolidate similar FDPs and their requirements.	Nicole Campbell	Fran LoPresti	10	3	Passes
5B	PDP / CSP / FDP Structure	Create a table of permitted uses by area for the FDPs.	Nicole Campbell	Brian England	11	2	Passes
6	PDP / CSP / FDP Structure	Expand the types of uses that can be approved administratively by DPZ.	Ryan Hermann	Michael Golibersuch	7	4	Passes

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
7	PDP / CSP / FDP Structure	Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process.	Nicole Campbell	Sharon Cooper-Kerr	13	0	Passes
8A	Defining Credited Open Space	Define open space in the New Town Zoning District to provide greater clarity of uses.	Nicole Campbell	Tim May	9	1	Passes
8B	Defining Credited Open Space	Align credited open space definition with other county zoning district definitions.	-	-	-	-	Fails because no motion was made
9	Defining Credited Open Space	Maintain the current definition of open space in Section 125.0.A.8.e	Ryan Hermann	Fran LoPresti	3	6	Fails
10	Defining Credited Open Space	Maintain required 36% open space.	Fran LoPresti	Renee DuBois	10	0	Passes
11	Defining Credited Open Space	Ensure permanent protection of currently established credited open space areas.	-	-	-	-	Fails because no motion was made
12	Apartments Definition	Adjust the definition of apartments to align with other county zoning district definitions.	Tim May	Ryan Hermann	7	3	Passes
13	Apartments Definition	Create a new land use category for single family attached housing types.	Fran LoPresti	Nicole Campbell	8	3	Passes

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
14	Apartments Definition	Create a new land use category for diverse housing types, including missing middle housing types.	Fran LoPresti	Sharon Cooper-Kerr	8	1	Passes
15	Original Petitioner	Remove the role of the original petitioner to amend commercial FDPs.	Nicole Campbell	Michael Golibersuch	11	1	Passes
16	Original Petitioner	If the role of the Original Petitioner is retained, then the County should review the potential for the Planning Board or another neutral entity to take up the role of the Original Petitioner. It is further recommended that there is a review of prior reports in identifying the neutral entity for this role	Michael Golibersuch	Sharon Cooper-Kerr	10	3	Passes
17	Downtown and Village Center Simplification	Simplify the development process for Village Center redevelopment.	Ryan Hermann	Nicole Campbell	12	1	Passes
18	Downtown and Village Center Simplification	Simplify the development process for Downtown Columbia redevelopment.	Nicole Campbell	Ryan Hermann	12	1	Passes
19	Downtown and Village Center Simplification	Reduce the number of public meetings required for redevelopment processes. It is further recommended that public meetings are made more useful and informative for the public. Also, evaluate technology use for more efficiency.	Nicole Campbell	Fran LoPresti	12	1	Passes
20	Density Cap Requirements	Maintain the density cap of 2.5 dwelling units per acre as is.	Fran LoPresti	Karin Emery	6	9	Fails
21	Density Cap Requirements	Consider excluding village centers from the New Town wide density cap	Joan Lancos	Ian Kennedy	11	2	Passes

Recommendation No.	Zoning Code Element	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
22	Land Use Percentage Requirements	Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types.	Joan Lancos	Sharon Cooper-Kerr	10	3	Passes
23	Moderate Income Housing Unit (MIHU) Requirements	Encourage diversity of housing types throughout the New Town district	Ryan Hermann	Brady Greer	10	2	Passes
24	Moderate Income Housing Unit (MIHU) Requirements	Incentivize, rather than require, the provision of MIHUs.	Ryan Hermann	Brady Greer	9	2	Passes
25	Moderate Income Housing Unit (MIHU) Requirements	Maintain the existing exemption from MIHUs in New Town.	Ryan Hermann	Fran LoPresti	6	6	Fails because there is not a majority to pass
26	Expansion of Uses, Materials, and Design Guidance	Evaluate the expansion of the Design Advisory Panel role to review projects in New Town.	Michael Golibersuch	Nicole Campbell	8	4	Passes
27	Expansion of Uses, Materials, and Design Guidance	Explore the creation of pattern books to incentivize the use of modern and sustainable materials. It is further recommended to consider fast track of approvals if pattern book is followed to allow for a more simplified process.	Tim May	Nicole Campbell	11	1	Passes
28A	Expansion of Uses, Materials, and Design Guidance	Incentivize and encourage universal design in New Town zoning.	Fran LoPresti	Greg DesRoches	12	0	Passes
28B	Expansion of Uses, Materials, and Design Guidance	Incentivize and encourage accessibility in New Town zoning.	Fran LoPresti	Greg DesRoches	11	0	Passes