



New Town Task Force

Meeting No. 4

October 28, 2025

A decorative brown line graphic that starts as a diagonal line from the left, forms a small peak, and then continues as a horizontal line across the top of the slide.

Agenda

- A. Welcome
- B. Open Meetings Act Compliance
- C. Meeting No. 3 Recap
- D. Prior Meeting Minute Approval and Information Requests
- E. Overall Schedule and Expectations for Meeting No. 4
- F. Preserve, Strengthen, Enhance, and Transform Principles (PSET)



Agenda

G. Homework Review

H. Case Study Discussion

I. PSET Discussion

J. Homework for Next Meeting

K. Wrap-Up

L. Open Comments

M. Adjourn



Welcome and Meeting No. 3

Recap

Open Meetings Act Compliance

Complaint No. 26-216

- Complainant submitted a statement regarding the break-out sessions, both in-person or virtual, were a violation of the Open Meetings Act
- Immediate Action taken and shared with the Task Force
 - NTTF is no longer holding breakout sessions
 - An Open Meetings Act Training was offered to NTTF members
 - Open Meetings Act Compliance Board decided that there was a violation of the Open Meetings Act and the following corrective actions will be necessary:
 - A Task Force member will summarize the Board's opinion
 - A majority of the Task Force members will sign the opinion letter to acknowledge receipt of the opinion

Task Force Purpose

Executive Order 2025-09 and 2025-10

County Executive Of Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Jodelle 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

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

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

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

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

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


Calvin Ball
County Executive

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

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

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

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


Calvin Ball
County Executive

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

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



Task Force Vision

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

The Vision for New Town Recommendations

PSET Discussion

Creating another New Town District

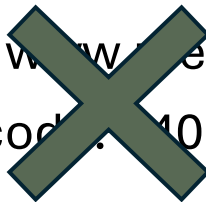
Q1: Should we keep, remove, or modify the section of the zoning regulations that guide the creation of a New Town District?

Answering the question

Option 1

Join at www.zoom.us/j/91092841

Use code: 9109 2841

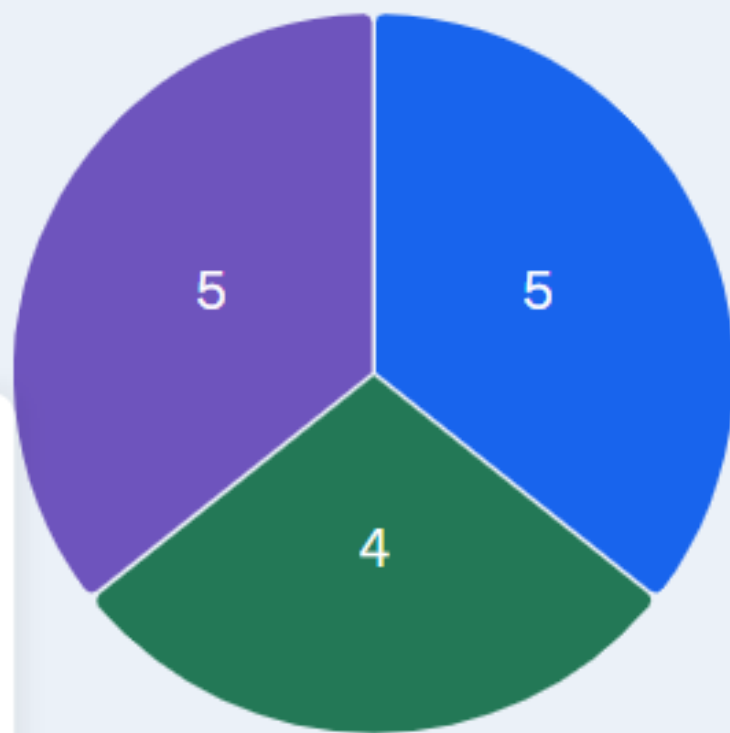


Option 2

Use your phone to scan the QR code to the right



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



- 5 Keep the section
- 4 Remove the section
- 5 Modify the section



PSET Discussion

Credited Open Space

Q2: Does the definition of credited open space in the New Town zoning code reflect its current uses?

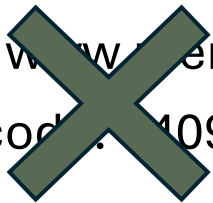
Q3: Should we preserve, strengthen, enhance, or transform the definition of Credited Open Space in New Town Zoning?

Answering the question

Option 1

Join at www.menti.com

Use code: 409 2841

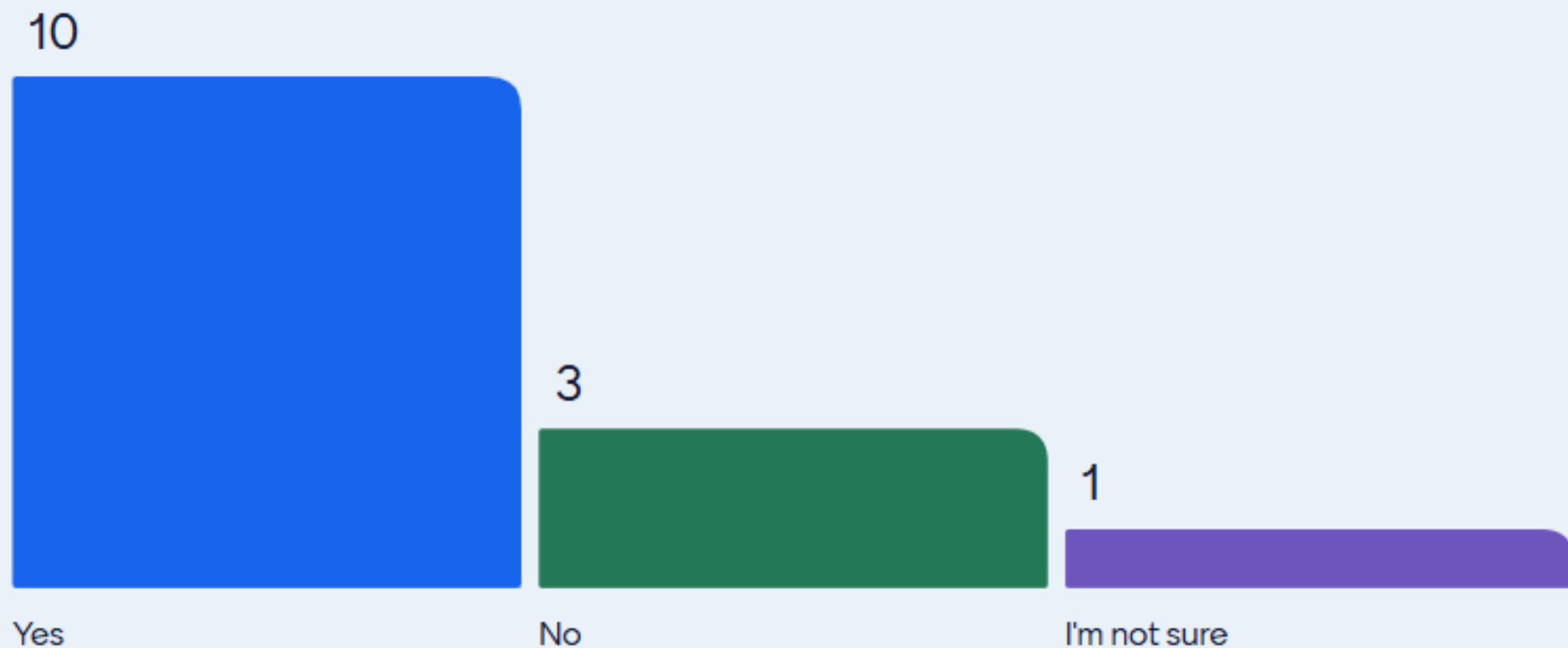


Option 2

Use your phone to scan
the QR code to the right



Does the current definition of credited open space reflect its current uses?



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



Preserve



Strengthen

0

Enhance



Transform



Prior Meeting Minute Approval and Information Requests

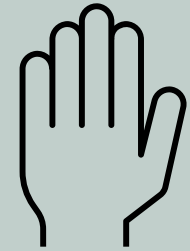
Meeting Minutes

Approval / Discussion of Meeting Minutes

Task Force No. 3 Meeting Minutes previously distributed

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

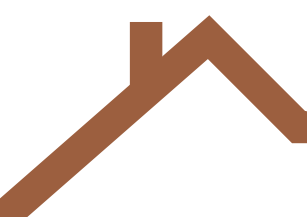
HOW TO VOTE



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

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

Is there a motion to approve Task Force No. 3 meeting minutes?



PSET Discussion

Key Elements for Discussion during PSET Meetings

- Creating another New Town District
- Defining Credited Open Space
- Incorporating Moderate Income Housing Unit (MIHU) Regulations
- Managing Density Caps
- Reviewing Original Petitioner Role
- Evaluating New Town District Structure
- Redefining Apartment Land Use
- Expansion of uses and materials, and design guidance in New Town Zoning
- Simplification of Regulations & Processes

Information Requests

Information Requests from NTTF Meeting No. 3

- Information to be provided during the Recommendations meetings:
 - New Town District Element:
 - *Should we add a purpose statement to the district?*
 - *How much land remains within the County that could be redeveloped into a new New Town District?*
 - *Have there been requests to build New Towns at smaller scales?*
 - Credited Open Space Element:
 - *How much land is categorized within each type of open space?*
 - *Who owns open space in the New Town district?*

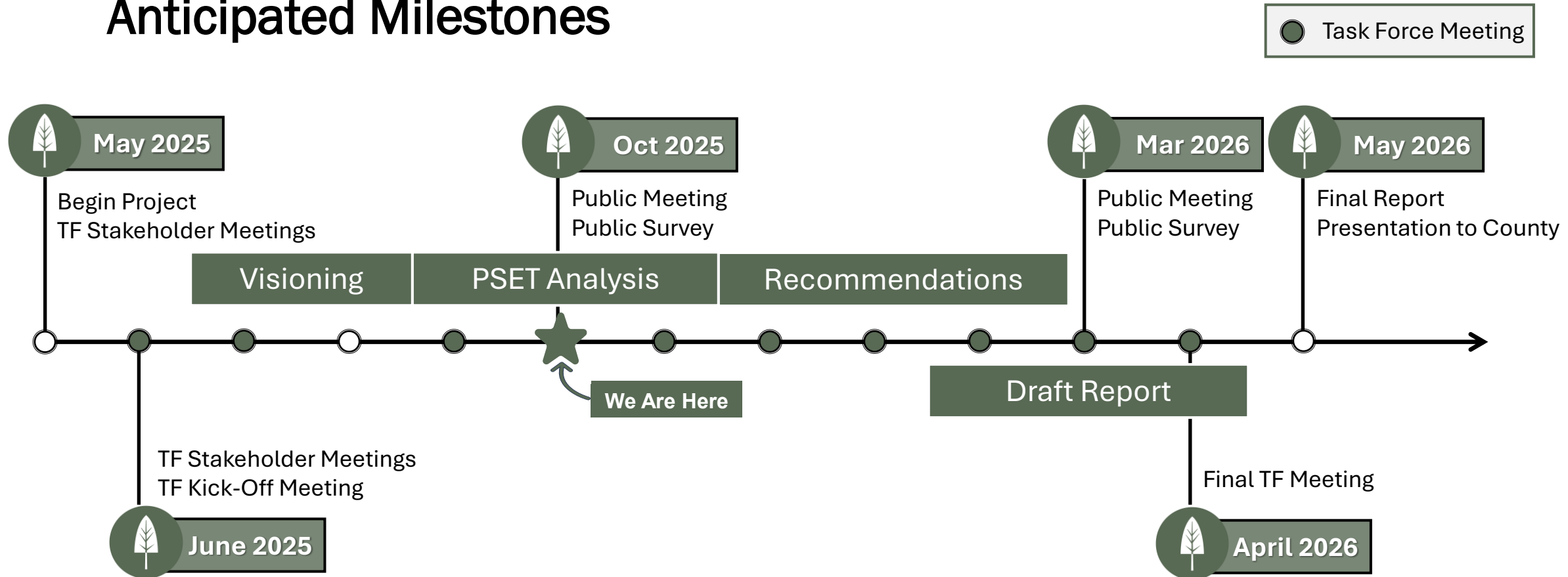


Overall Schedule and Expectations for Meeting No. 4

Overall Schedule

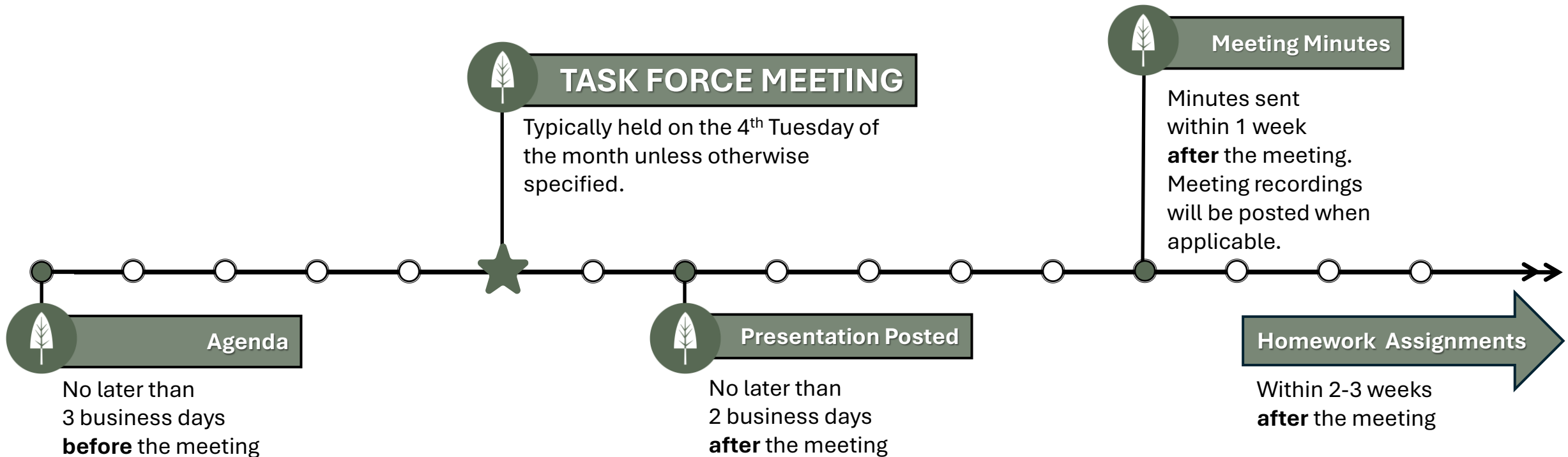


Anticipated Milestones



Task Force Materials

Schedule for receiving materials

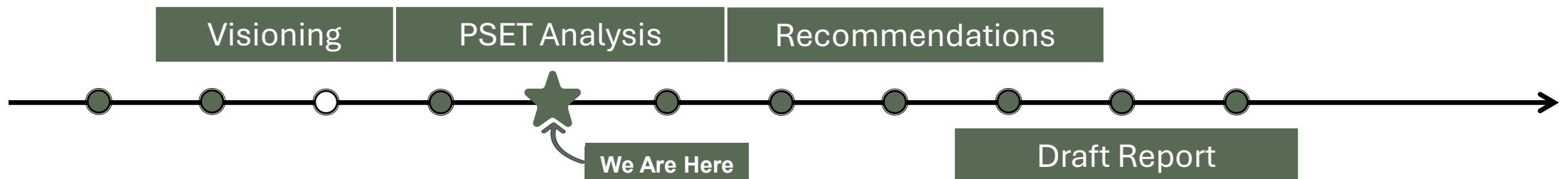


Expectations for PSET Meetings

Preserve, Strengthen, Enhance, and Transform Meetings

September, October, and November Meetings

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





Preserve, Strengthen, Enhance, and Transform Principles (PSET)

PSET Principles

Preserve, Strengthen, Enhance, and Transform Principles

Areas to
PRESERVE



Areas to
STRENGTHEN



Areas to
ENHANCE



Residential / Non-Residential

Areas to
TRANSFORM



Less change / lower intensity

More change / greater intensity

Preserve

Protect and Maintain

*Preserving what
matters most*

Strengthen

Strengthen existing
communities and
infrastructure

*Strengthening what
already works*

Enhance

Adding into what is
already working to
be more robust

*Enhancing what
already exists*

Transform

Transforming areas
that are
underutilized or
poised for change

*Transforming what
needs to evolve*

PSET Discussion

Key Elements for Discussion during PSET Meetings

September
Discussion

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

October
Discussion

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

November
Discussion



Homework Review



Homework Review

Original Assignment

Consider the topics for discussion for next month's discussion and provide your feedback regarding whether these should be preserved, strengthened, enhanced, and/or transformed and how.

1. Should the role of the original petitioner change?
2. Should MIHU requirements apply to NT Zoning?
3. Should we amend the density cap of 2.5 dwelling units per acre across the entire district?

Be prepared to discuss at the next Task Force meeting.

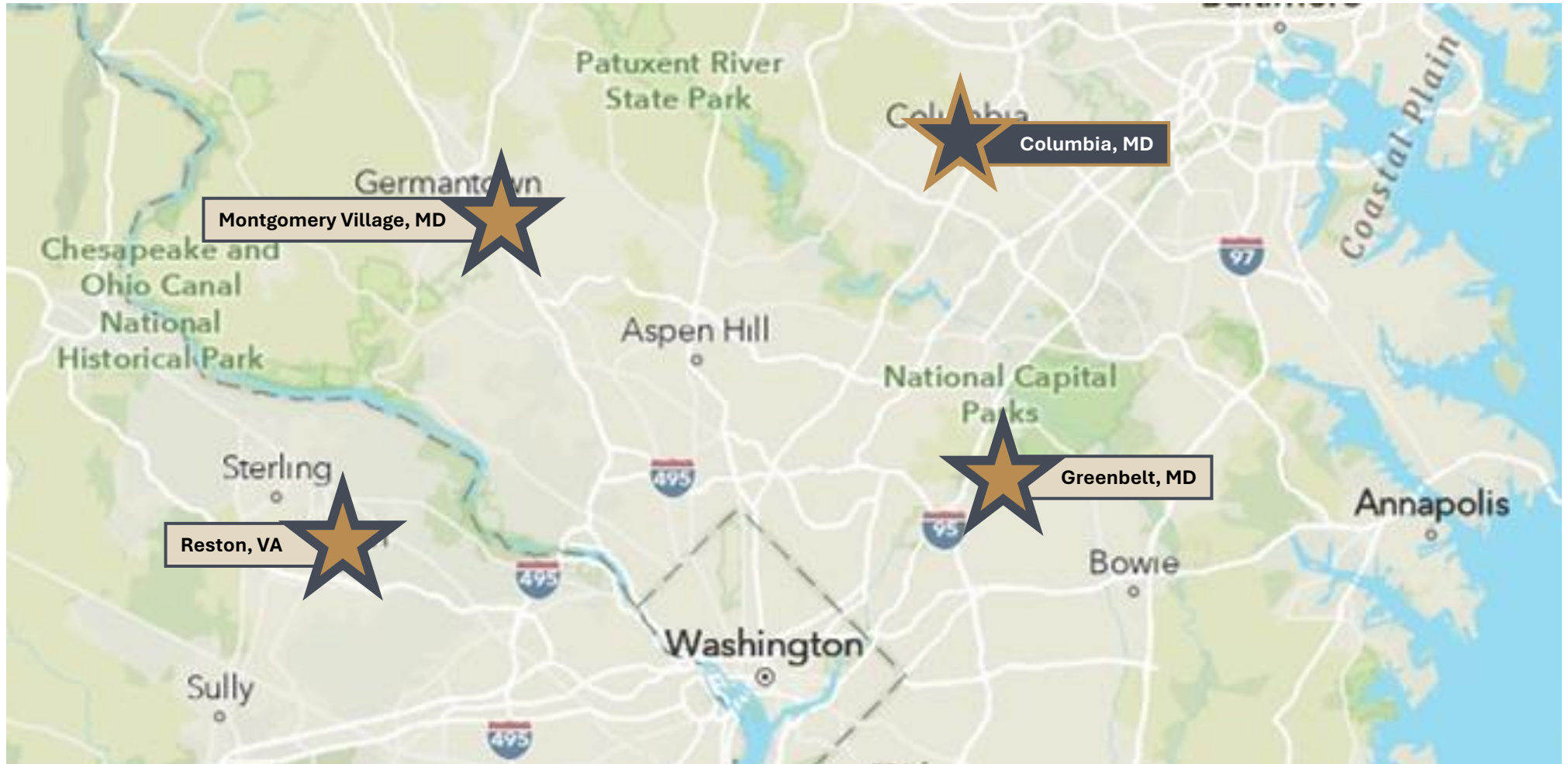




Case Studies

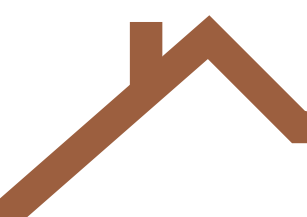
The New Town Movement

New Town Developments





PSET Discussion



PSET Discussion

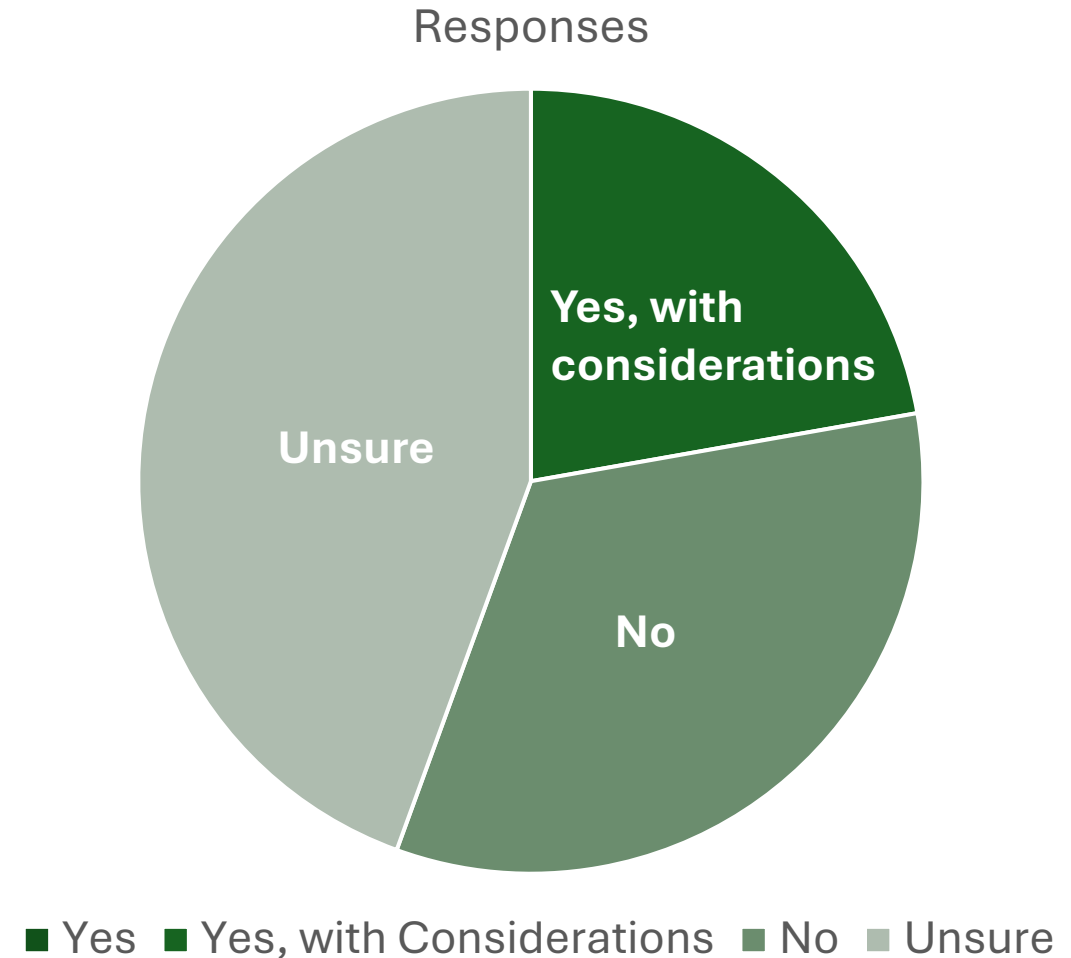
Incorporating Moderate Income Housing Units (MIHU) Regulations

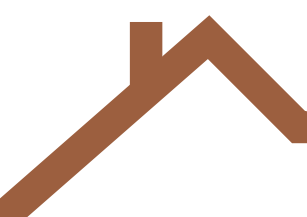
Q1: Should MIHU requirements apply to New Town Zoning?



Homework Review

- Conclusions from Homework Cases:
 - **Should MIHU requirements apply to NT zoning?**
 - Consideration only through redevelopment
 - Review this County-wide to determine where supply/demand is occurring
 - Columbia already has a legacy or mixed housing types



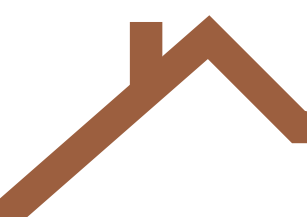


PSET Background

Moderate Income Housing Unit (MIHU) Program

- The Moderate Income Housing Unit (MIHU) Program is an inclusionary zoning program that requires developers of new housing in certain zoning districts to sell or rent a portion of the dwelling units to households of moderate income.
- For Sale MIHUs meet affordability for households making 80% of Area Median Income
- Rental MIHUs meet affordability for households making 60% of Area Median Income
- Units required are based on percentage of all units in any given new construction project, and vary by zoning district, typically between 10-15%
 - i.e., a project proposing 100 new units would be required to build between 10 and 15 units affordable to moderate income households, depending on the requirements of the given zoning district

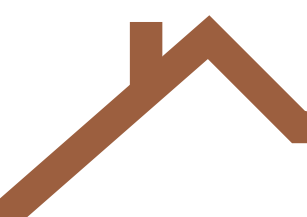
Consideration of MIHU Requirements



PSET Background

Moderate Income Housing Unit (MIHU) Program

- Currently, Moderate Income Housing Unit requirements **do not apply to New Town zoning, except for Downtown Columbia** following the Downtown Columbia Plan (2010)
- The Downtown Columbia plan established recommendations for Moderate Income Housing Units to be built into Downtown Columbia's revitalization, including:
 - At least 12% or 15% of residential units—based on building height—must be designated as affordable at MIHU rates.
 - Developers may propose to exceed the minimum affordability requirement via a Development Rights and Responsibilities Agreement (DRRA)



PSET Background

MIHU Regulations noted in Past Plans and Studies

New Town White Paper

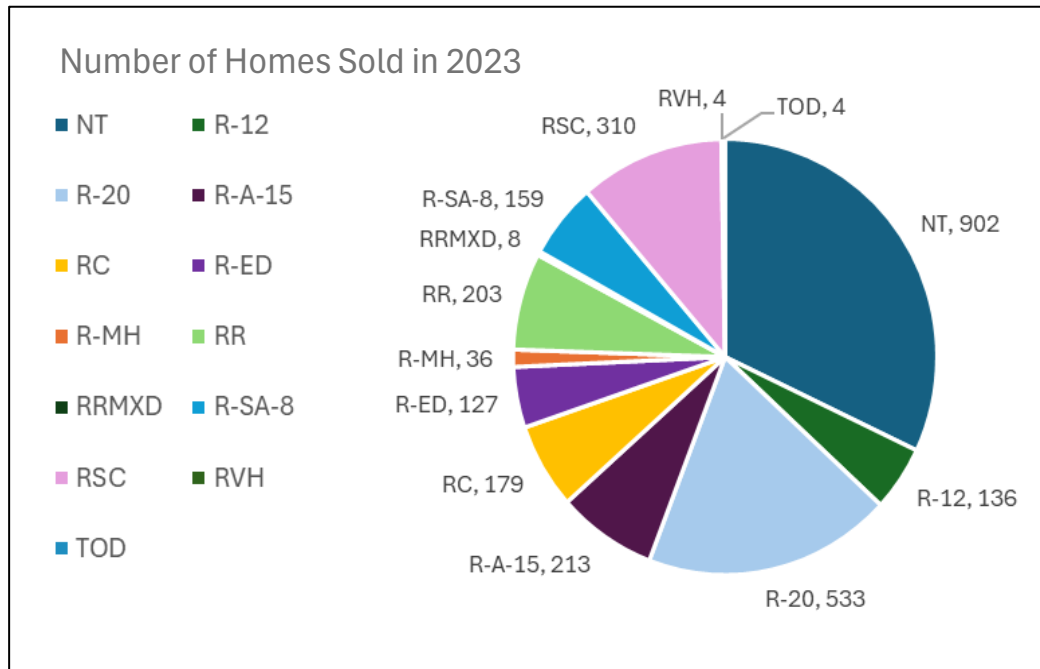
- “These regulations do not apply to New Town-zoned lands. The rationale for this exclusion was that Columbia was founded on the principle of providing mixed-income housing and thus the MIHU program was not needed for New Town-zoned properties. There was also a concern that Columbia already had more than its “fair share” of moderate-income housing.”
- “There is a need to determine the demand for moderate income housing units versus the supply of such units throughout the county and in the sub-county planning areas including Columbia.”
 - “If that analysis demonstrates a need for additional moderate income housing units in Columbia and in Howard County, the issue of the MIHU requirements should be discussed.”

Consideration of MIHU Requirements

PSET Background

Housing in New Town Columbia

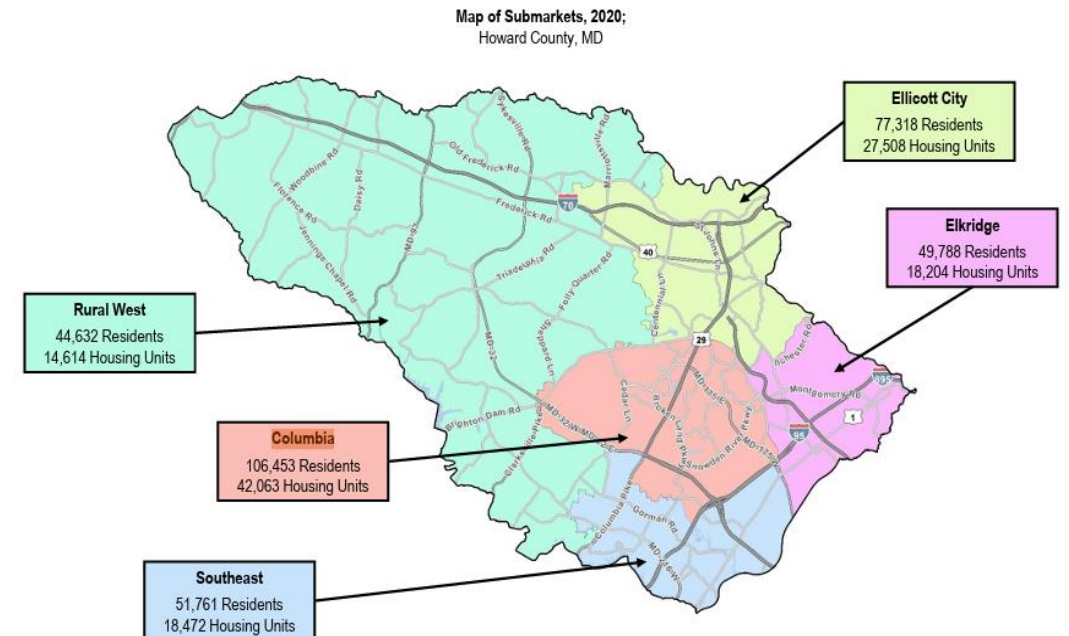
Largest number of residents and housing units in the County



SUBMARKET OVERVIEW

RCLCO
REAL ESTATE ADVISORS

RCLCO RELIED ON THE FOLLOWING PLANNING AREAS TO COMPARE HOUSING IN DIFFERENT SUBMARKETS



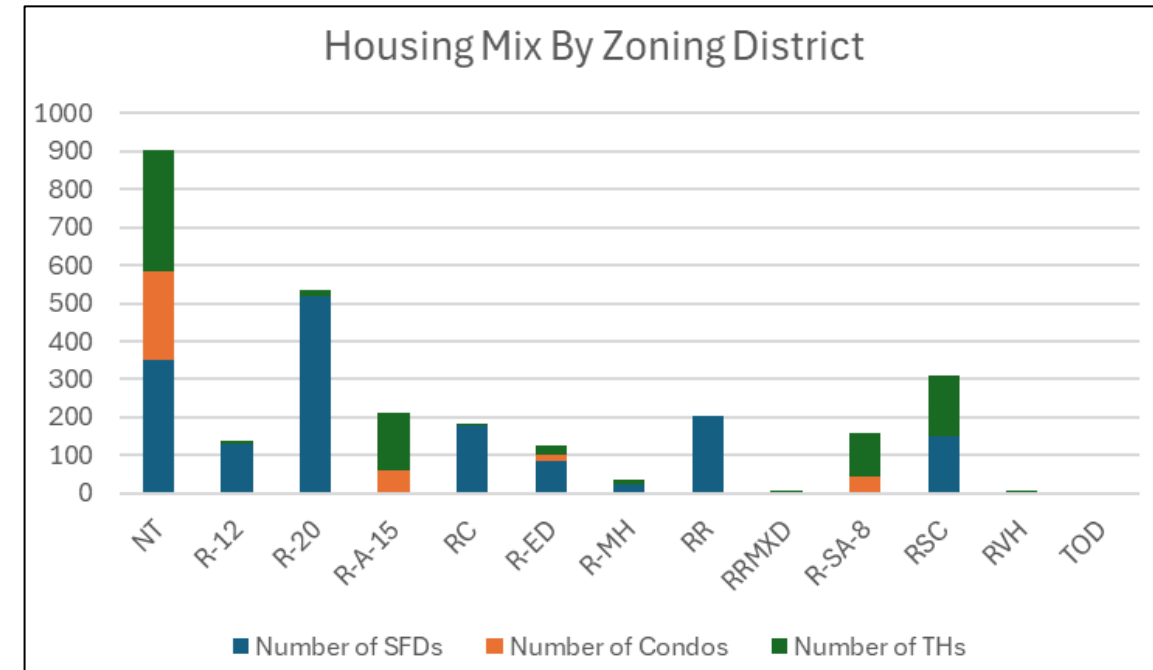
Source: Howard County GIS; Howard County Department of Planning and Zoning; Esri; RCLCO

Consideration of MIHU Requirements

PSET Background

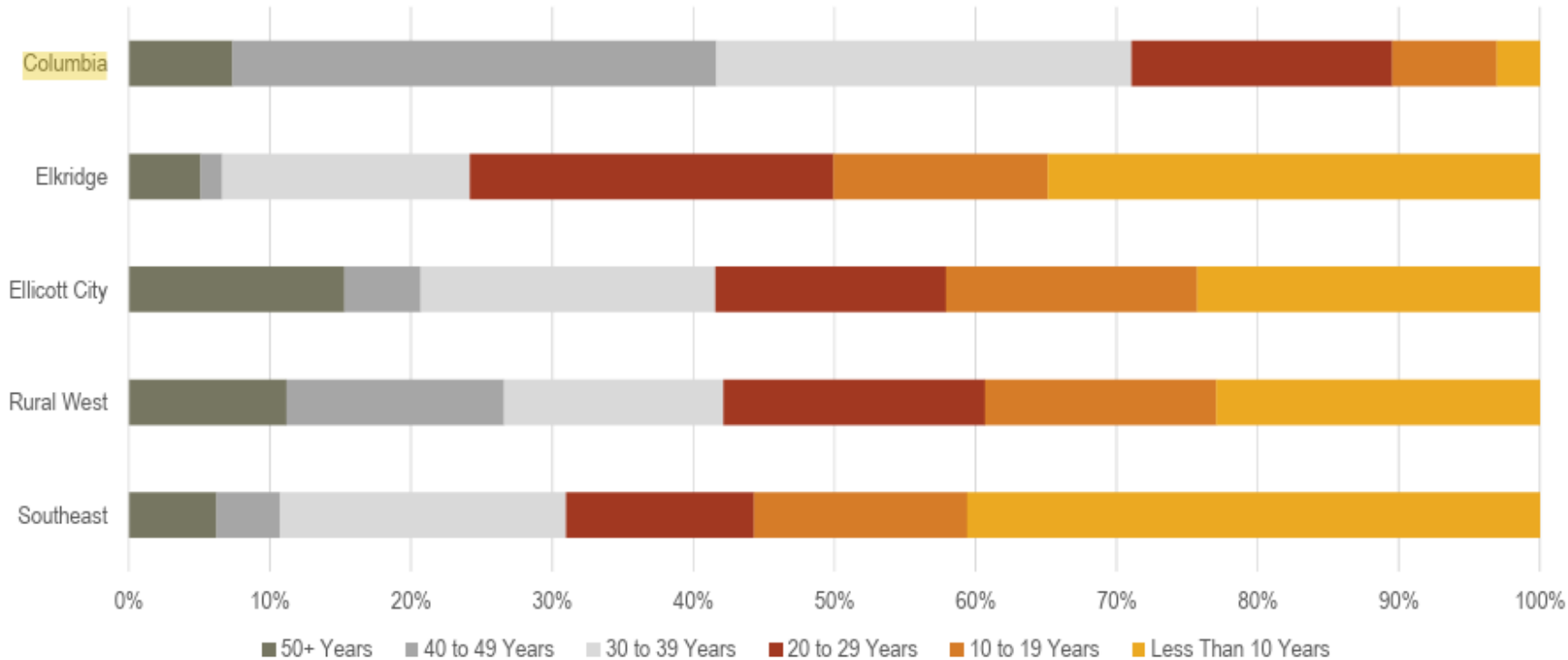
Housing in Columbia

- **Housing Mix:**
 - Single Family Detached: 38%
 - Townhome: 27%
 - Apartment: 35%
- Columbia has over **42,000 housing units**, with **67% owner-occupied** and **33% renter-occupied**.
- **Average Sale Price is \$371,992**, compared to \$474,593 for the county
- **Average market rate rent is \$1,979**, slightly below the county average (\$2,010)
- **Median Year Built is 1981**, the oldest of the submarkets



PSET Background

Age Distribution of Homes Sold, 2015-2018;
Howard County, MD



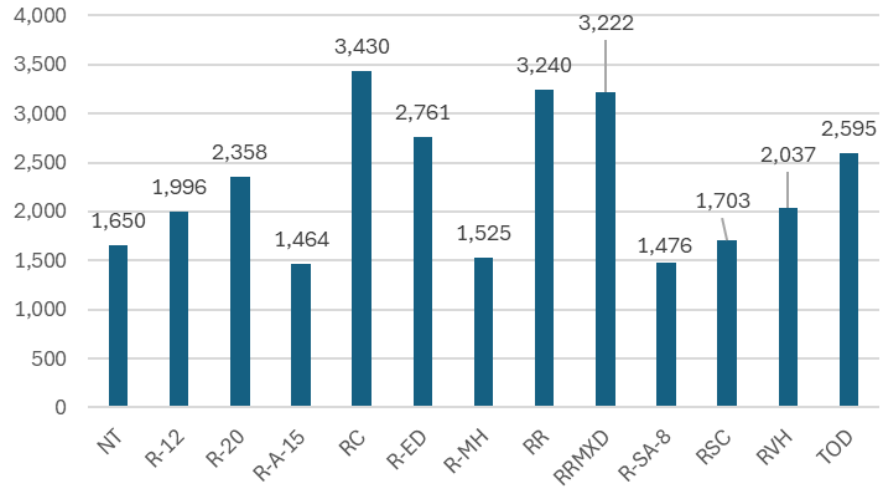
Source: Housing Opportunities Master Plan, 2019

Housing Age

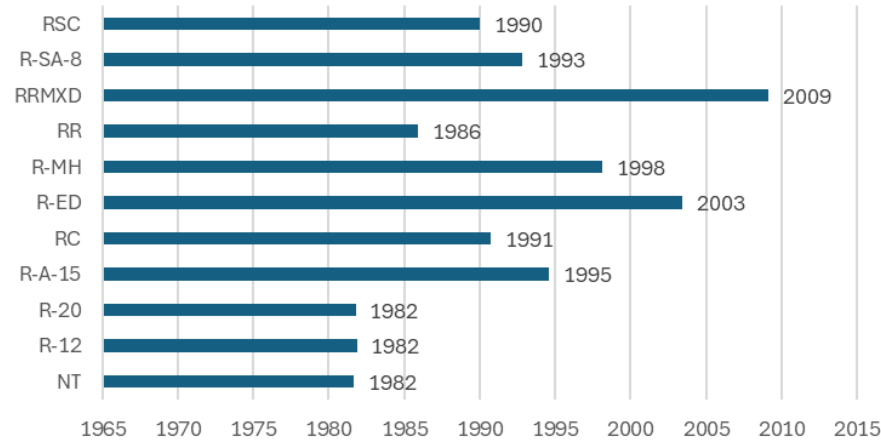
- Over 71% of homes sold in Columbia are more than 30 years old.
- Older homes in Columbia generally make it more affordable to live.

Consideration of MIHU Requirements

Average Square Footage of Units Sold 2023



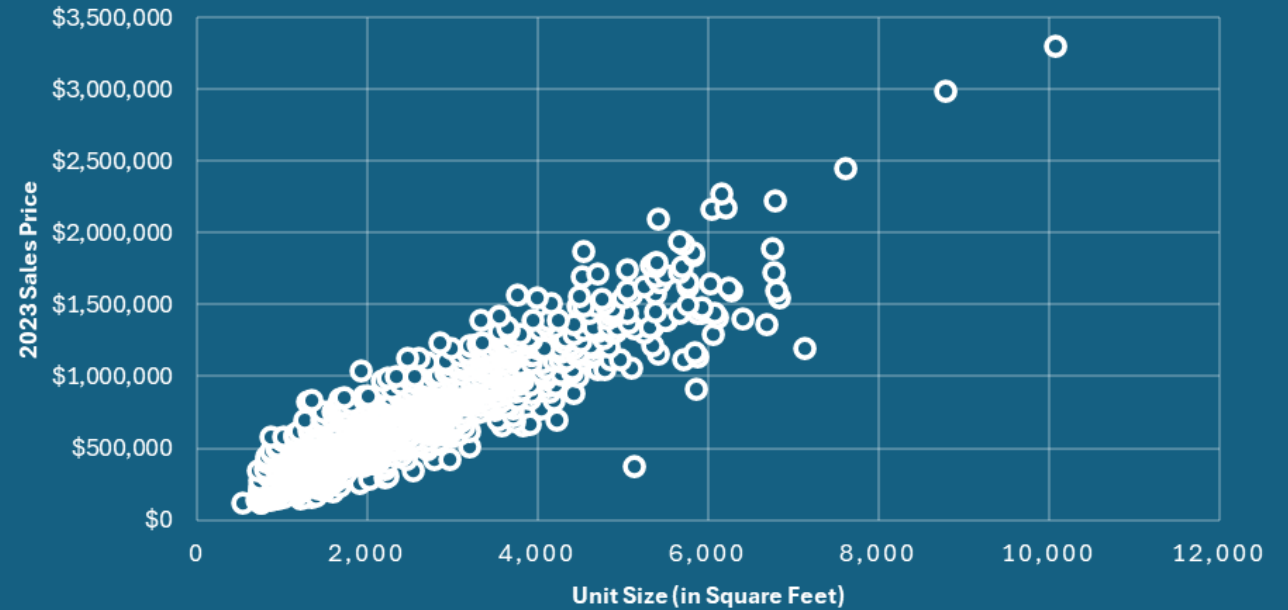
Average Year Built



For Sale Housing by Zoning

MDP 2023 Sales Data

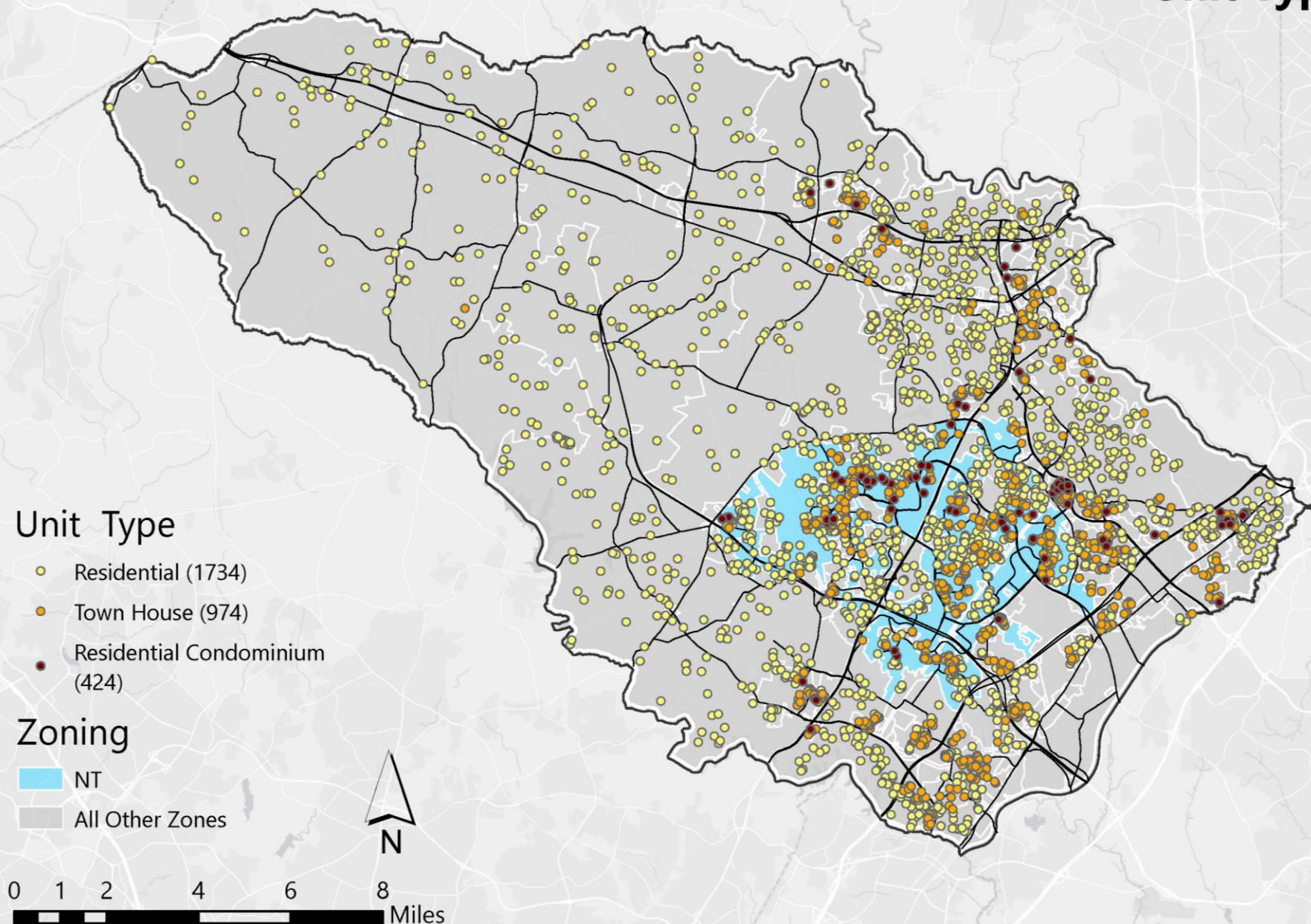
2023 SALES PRICE AND STRUCTURE SIZE IN SQUARE FEET



For Sale Housing

- Columbia has a greater mix of housing types

2023 Sold Home Unit Type



For Sale Housing

- Columbia's greater mix of housing types, as well as older housing, often means smaller units

2023 Sold Home Square Footage

2023 Structure Square Footage

- Under 1,256 SQFT (628)
- 1,257 - 1,605 SQFT (630)
- 1,606 - 2,134 SQFT (626)
- 2,135 - 2,814 (625)
- Over 2,815 SQFT (624)

Zoning

- NT
- All Other Zones

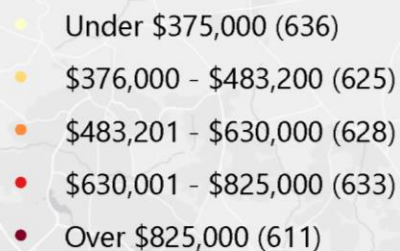


For Sale Housing

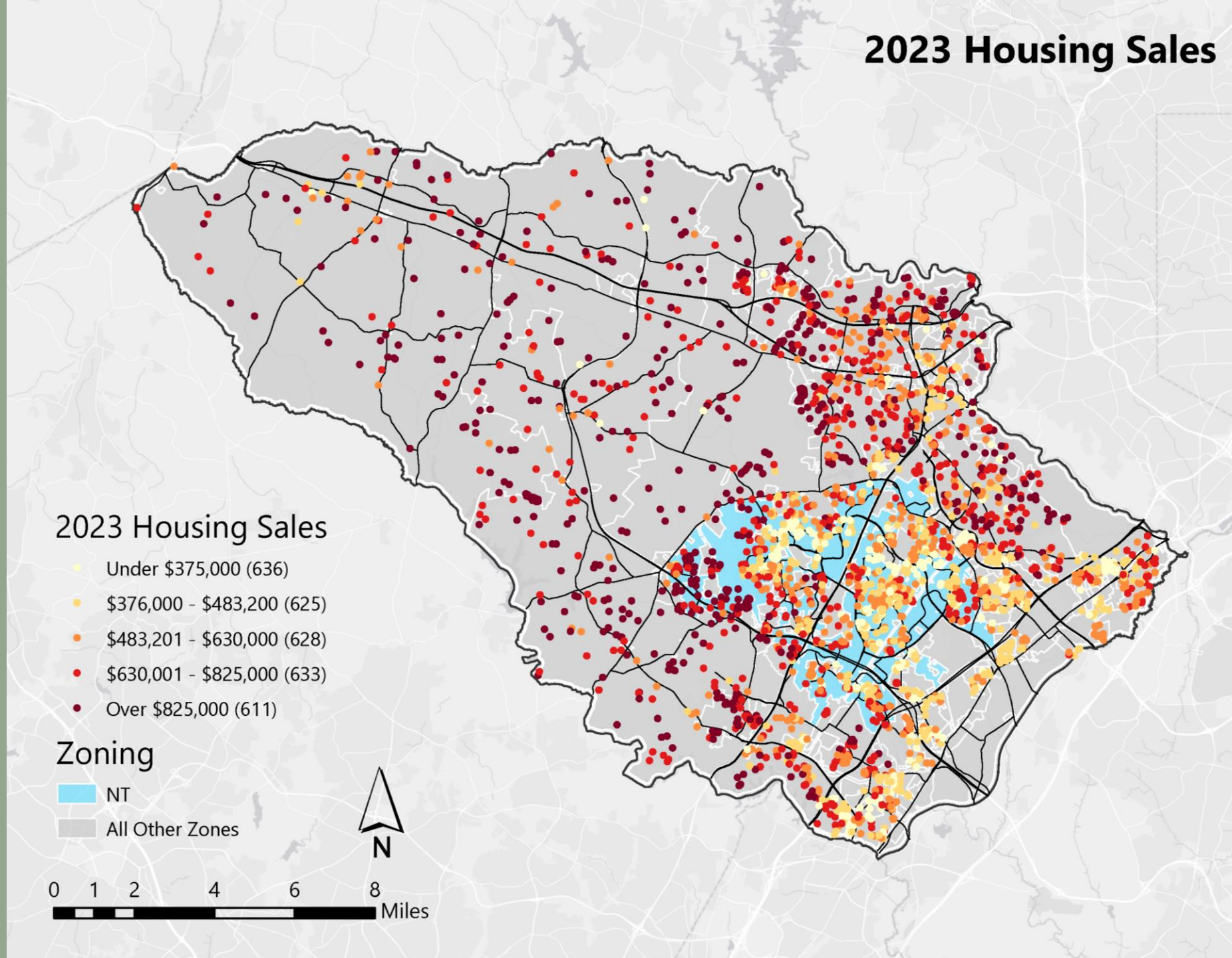
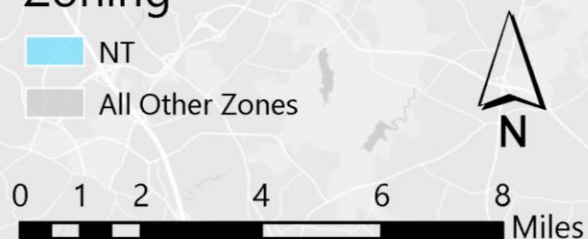
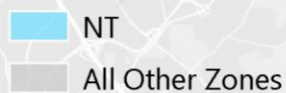
- And, as we saw earlier, smaller unit sizes can lead to greater affordability
- **61% of homes sold in 2023 for under \$350,000 in Howard County were in Columbia, highlighting its role in providing attainable housing.**

2023 Housing Sales

2023 Housing Sales



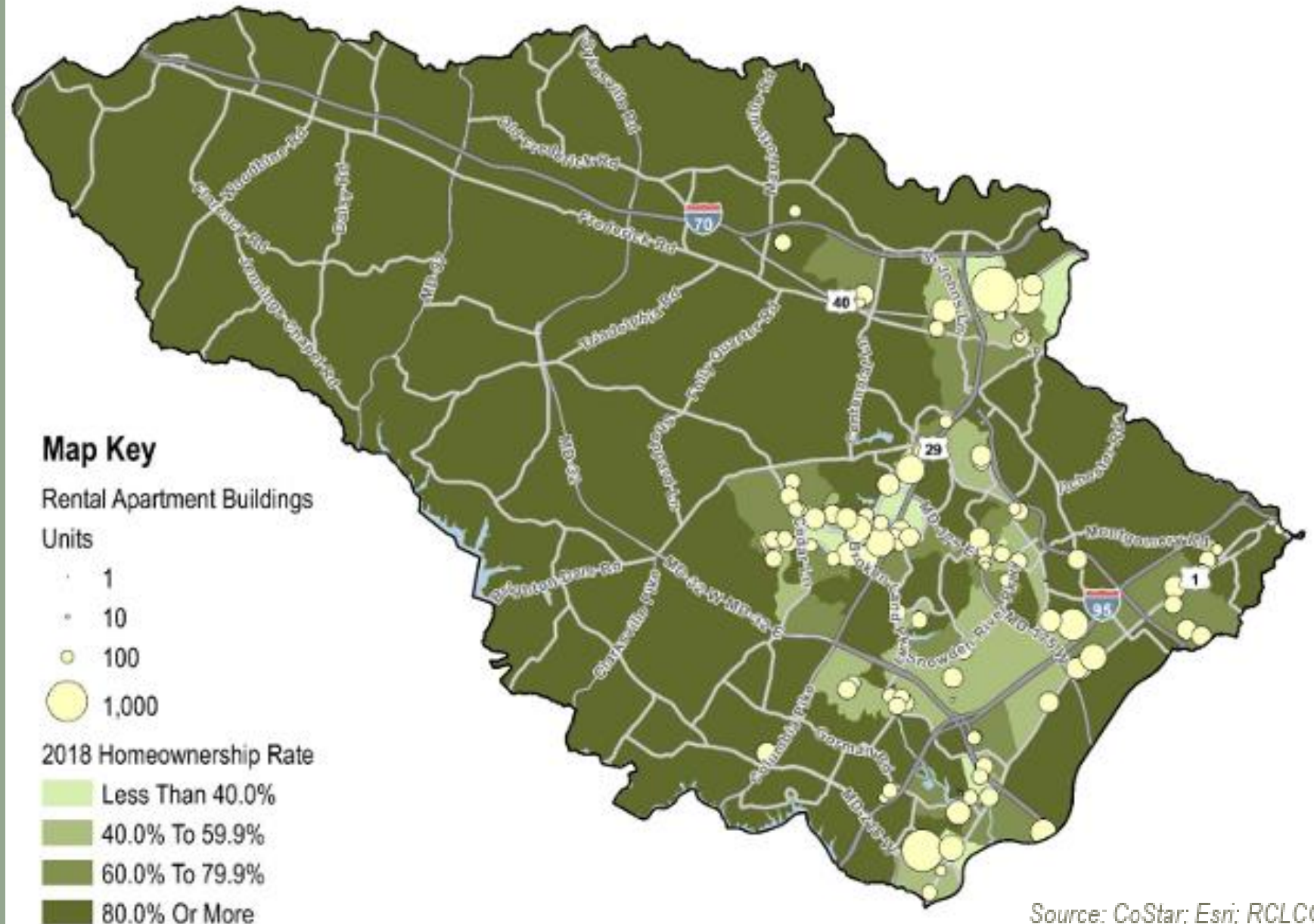
Zoning



Rental Housing Locations

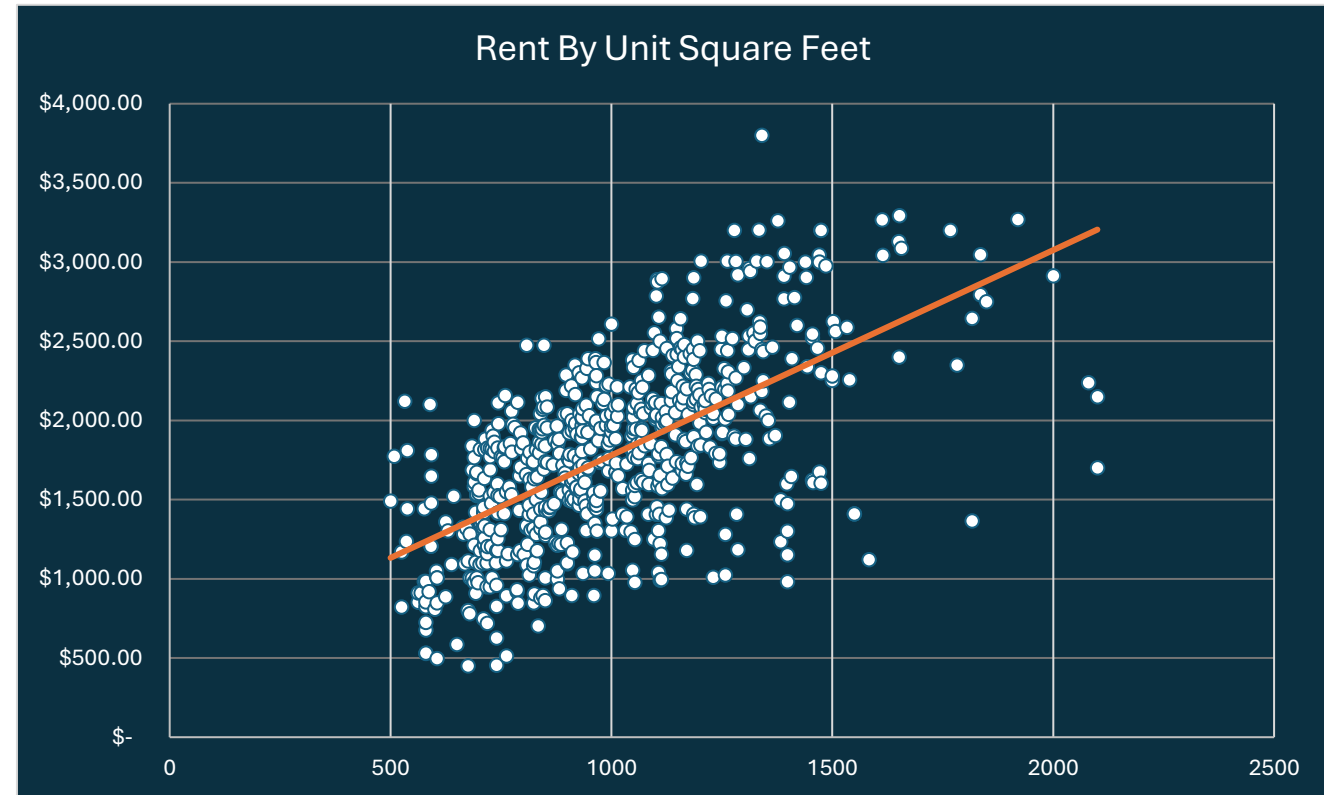
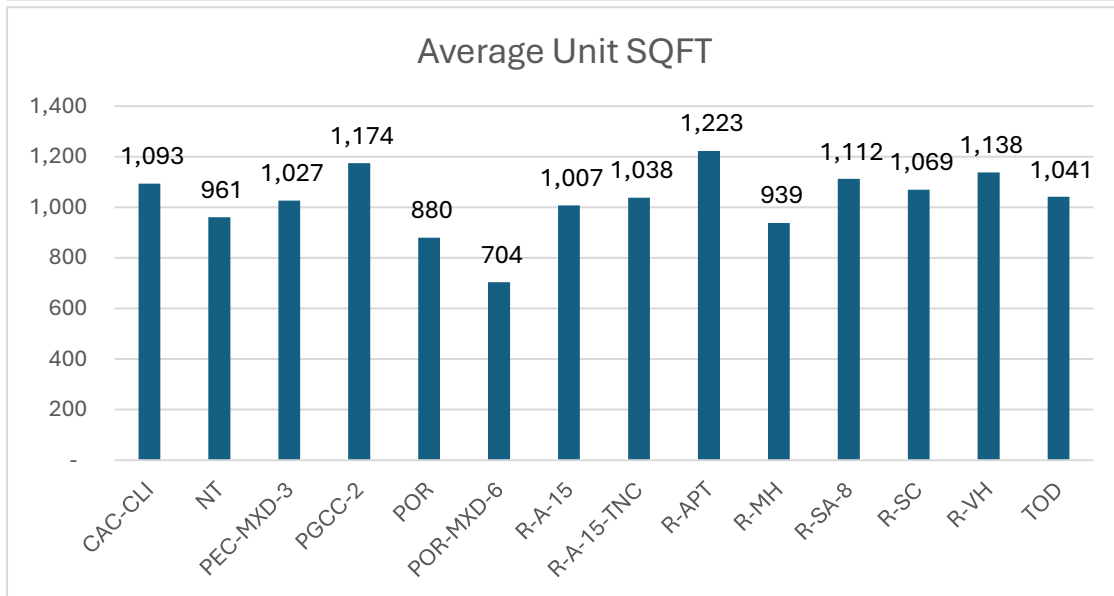
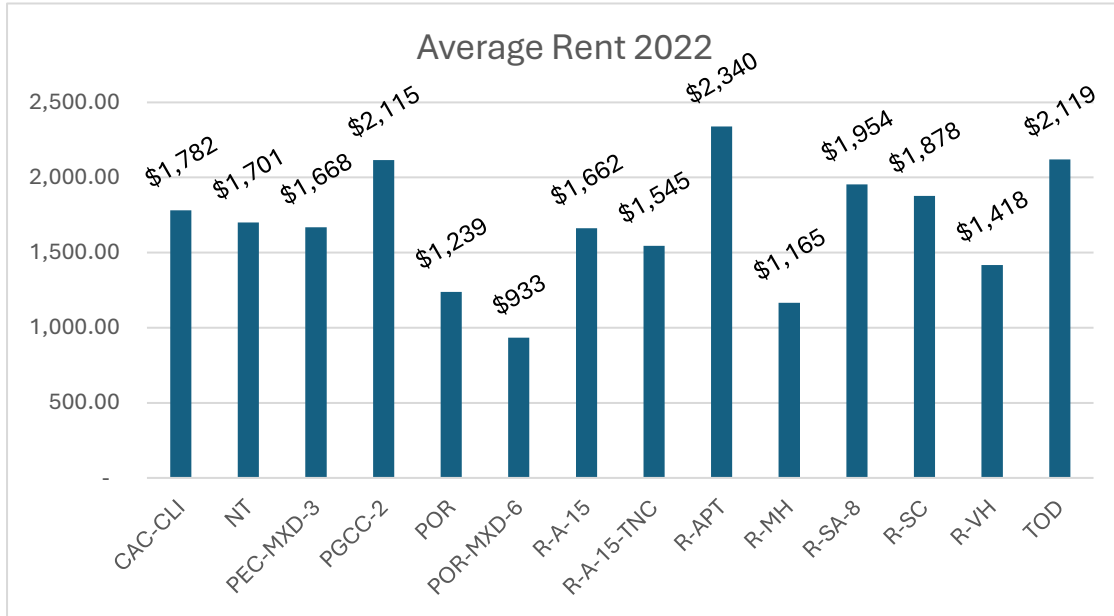
- Most rental housing units are located in Columbia and Route 1.
- There are few rental options available in the rural west.

Map of Rental Apartment Buildings and Homeownership Rates, 2020;
Howard County, MD



Rental Housing Countywide

Howard County Housing Commission, 2022

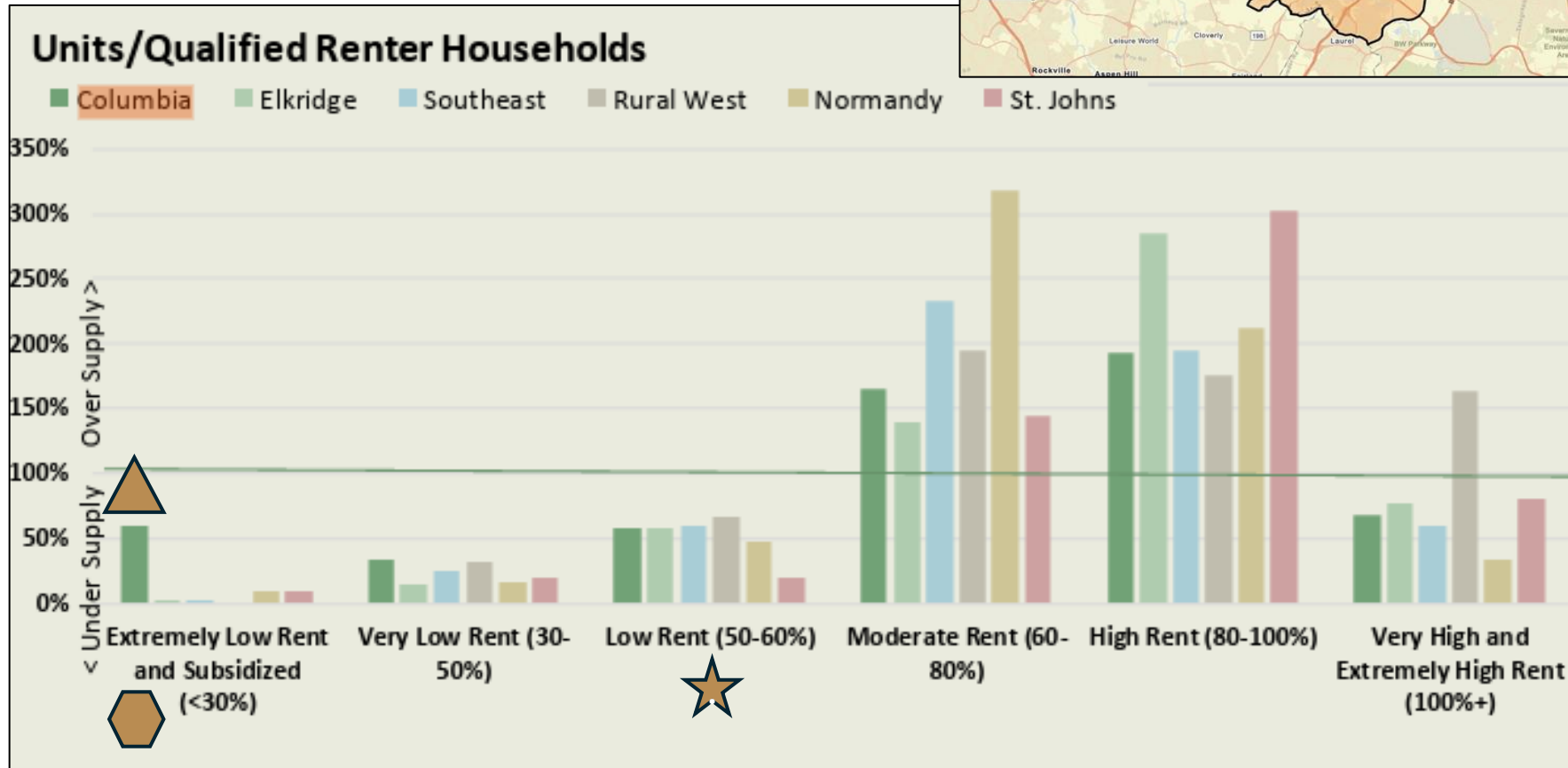
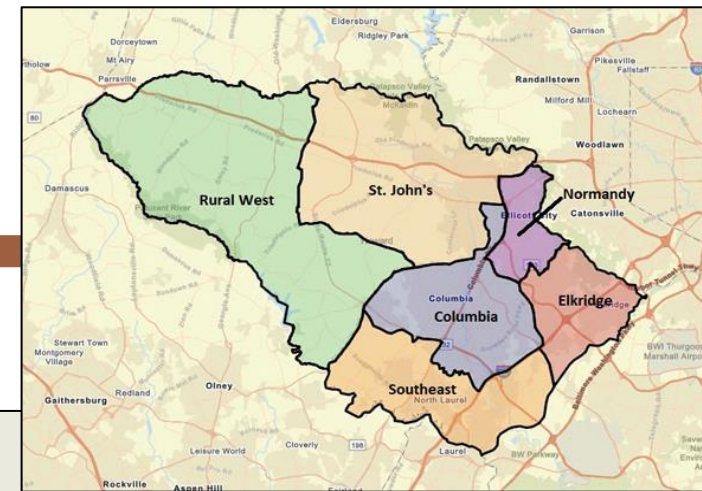


Consideration of MIHU Requirements

PSET Background

Units by Income Penetration

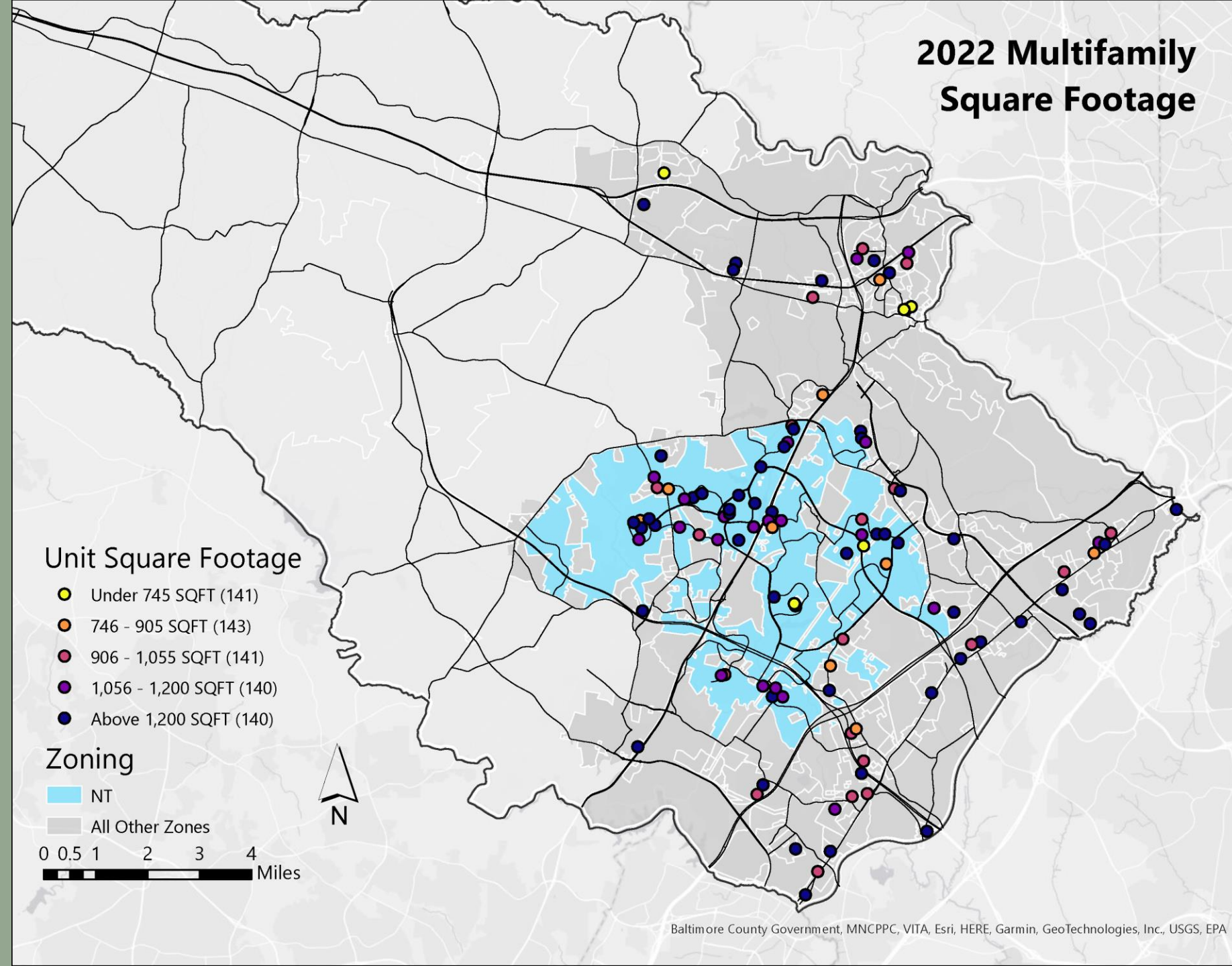
- ▲ Columbia has a relatively high penetration rate (59%) among Extremely Low Rent units
- ⬡ Yet Extremely Low and Very Low Rent is still not meeting demand (under supply)
- ★ MIHU Targets 60% AMI for rental units



Rental Housing

Howard County Housing
Commission, 2022

- Multifamily Square
Footage



Rental Housing

Howard County Housing
Commission, 2022

- Multifamily Year
Built

2022 Multifamily Year Built

Year Built

- Built Before 1978 (142)
- 1978 - 1990 (162)
- 1991 - 2007 (157)
- 2008 - 2015 (135)
- Built 2016 Or Later (111)

Zoning

- NT
- All Other Zones

0 0.5 1 2 3 4 Miles



Rental Housing

Howard County Housing
Commission, 2022

- Multifamily Monthly
Rent

2022 Multifamily Monthly Rent

Monthly Rent

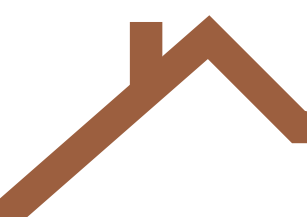
- Under \$1,255 (86)
- \$1,256 - \$1,728 (160)
- \$1,729 - \$2,195 (212)
- \$2,196 - 2,777 (162)
- Above \$2,778 (47)

Zoning

- NT
- All Other Zones

0 0.5 1 2 3 4
Miles





PSET Background

Subsidized Rental Housing in Columbia

- There are 66 multifamily rental communities in Columbia (including subsidized)
- Of the 14 subsidized communities in the County, 12 are in Columbia
- Columbia has **94% of the county's subsidized rental units**
- **2,650 rent-restricted units** serve households at 30–60% of median income, with a **0.3% vacancy rate**
- **400+ rental units planned in Columbia** (32% of county's pipeline);
 - **Two-thirds are affordable housing** using Low-Income Housing Tax Credits

PSET Background

Inclusionary Housing Requirement

Case Studies

Community	Moderate Income Housing Unit Requirement
Montgomery Village, MD	Moderately Priced Dwelling Unit program applies to projects over 20 units and requires 12.5%-15% of units to be set aside in new developments as affordable to moderate-income households.
Greenbelt, MD	None
Reston, VA	Affordable Dwelling Unit Program applies to projects over 50 units, and uses a density-based calculation to determine requirement (base of 12.5%)

Consideration of MIHU Requirements

PSET Discussion

Incorporating Moderate Income Housing Units (MIHU) Regulations

Q1: Should MIHU requirements apply to New Town Zoning?

Answering the question

Option 1

Join at www.menti.com

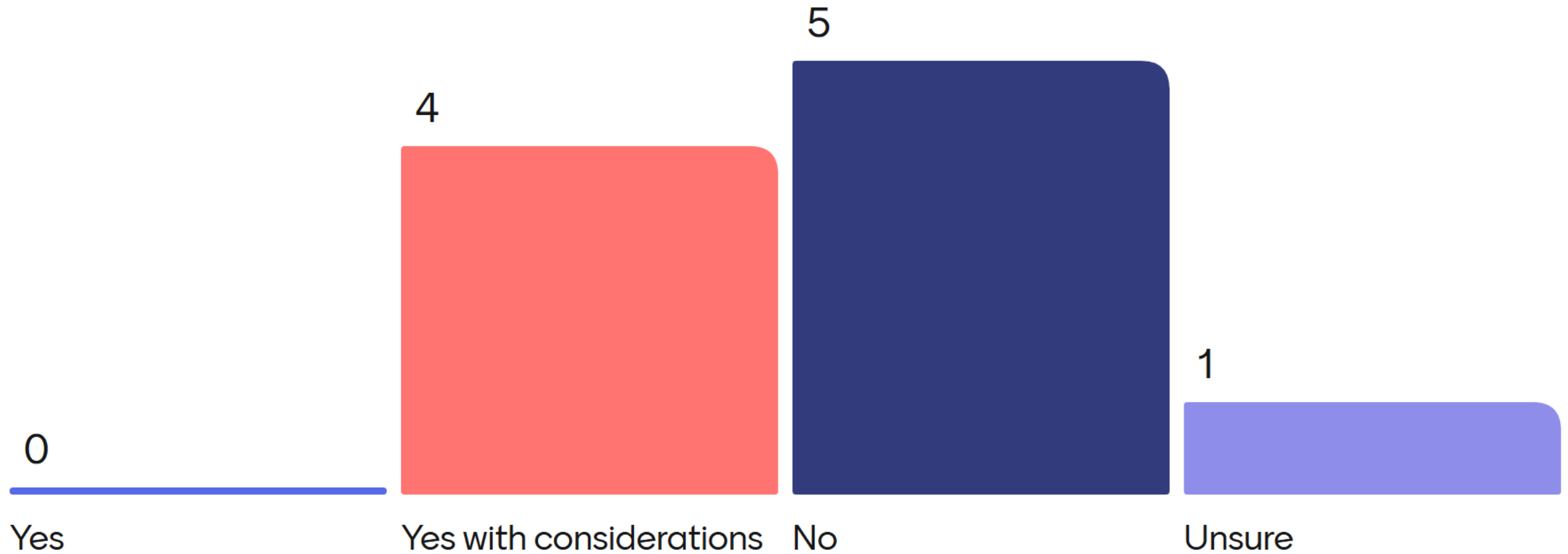
Use code: 2986 8317

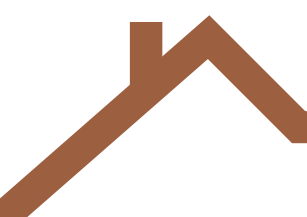
Option 2

Use your phone to scan
the QR code to the right



Should MIHU requirements apply to New Town Zoning?





PSET Discussion

Reviewing Density Cap

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

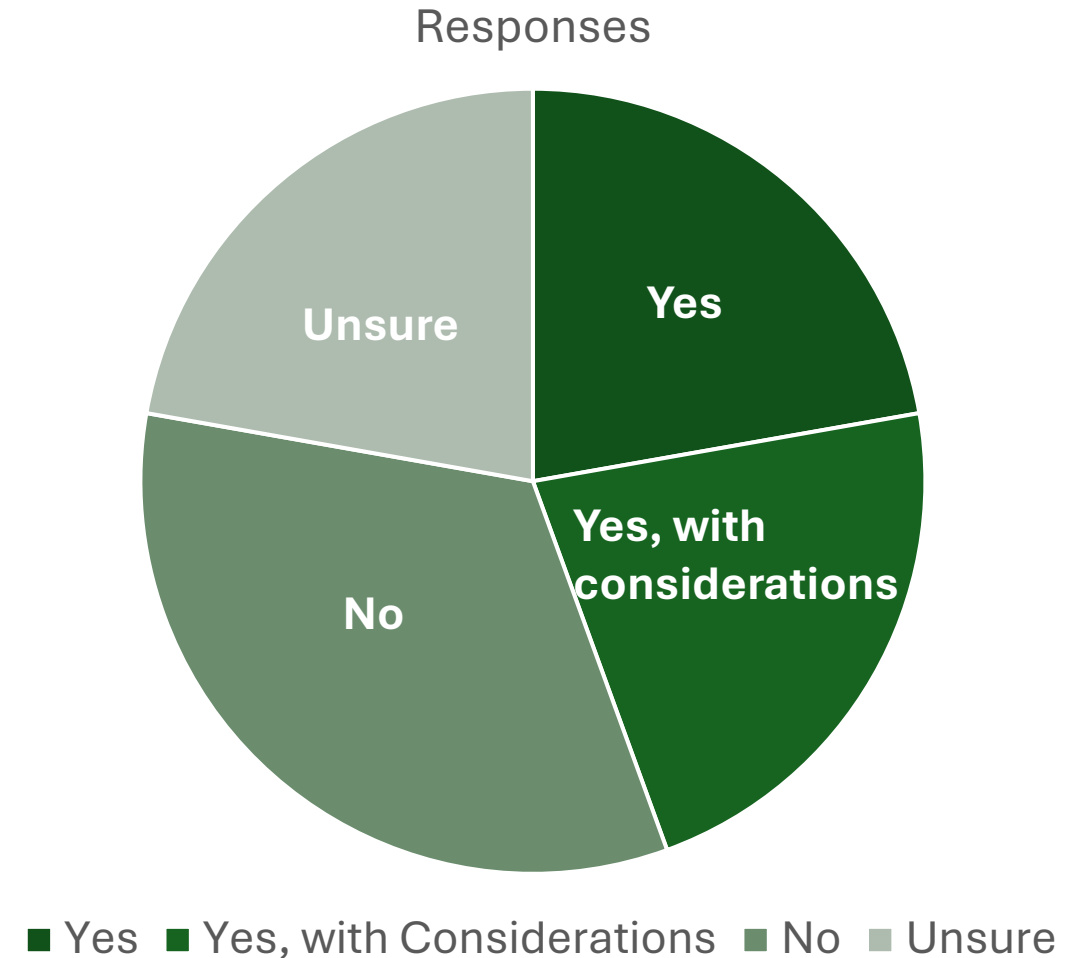
Q3: Should we consider regulating density by village?

Municode Section 125.0.B:

https://library.municode.com/md/howard_county/codes/zoning/220814?nodeId=HOWARD_CO_ZONING_REGULATIONS_S125.0NTNETODI

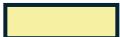
Homework Review

- Conclusions from Homework Cases:
 - **Should we amend the density cap of 2.5 dwelling units per acre across the entire district?**
 - Would like to understand how ADU's fit within this
 - Increase the density cap or identify specific areas for higher density, not just NT District-wide
 - Transit requires greater density
 - Remove the cap

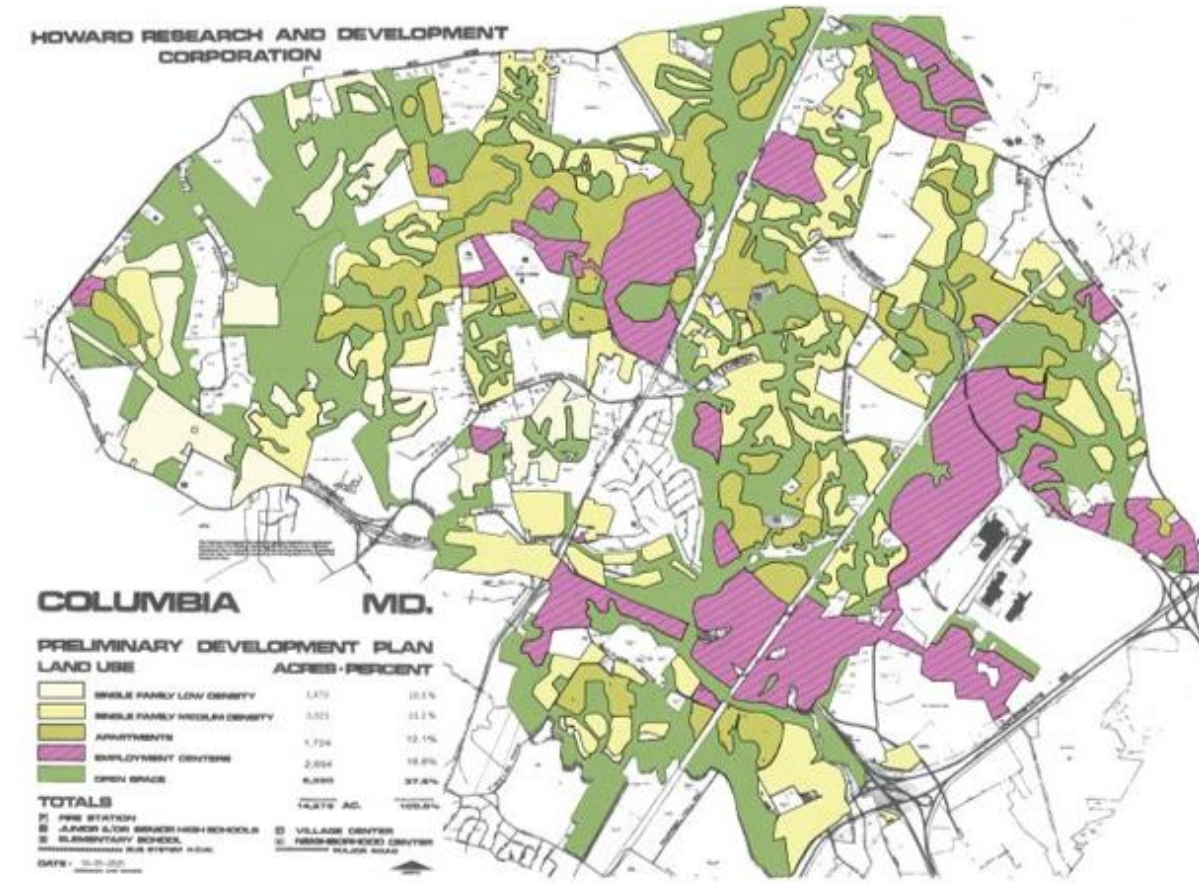


NT District Land Use



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

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



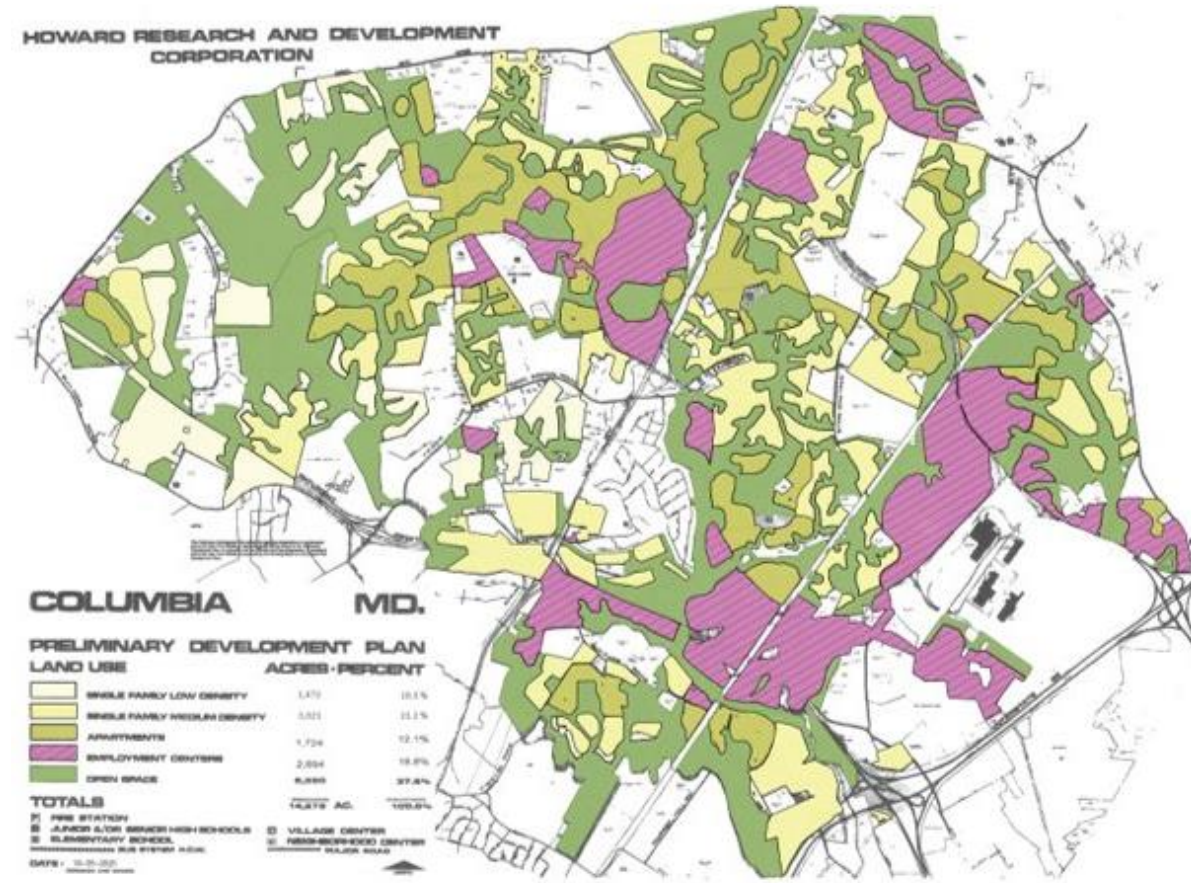
Reviewing Density Cap

NT District Density



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

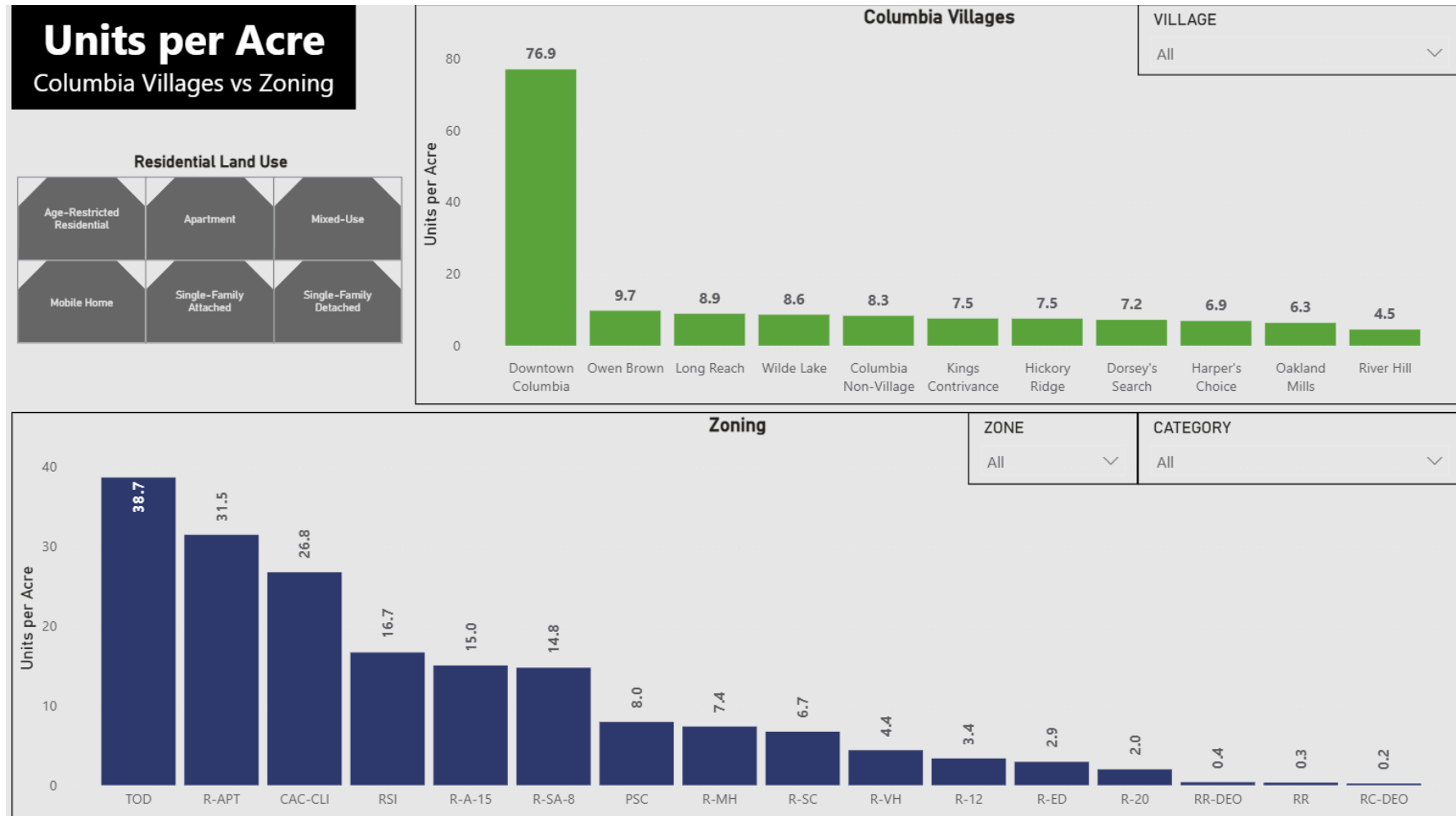
* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations



Reviewing Density Cap

PSET Background

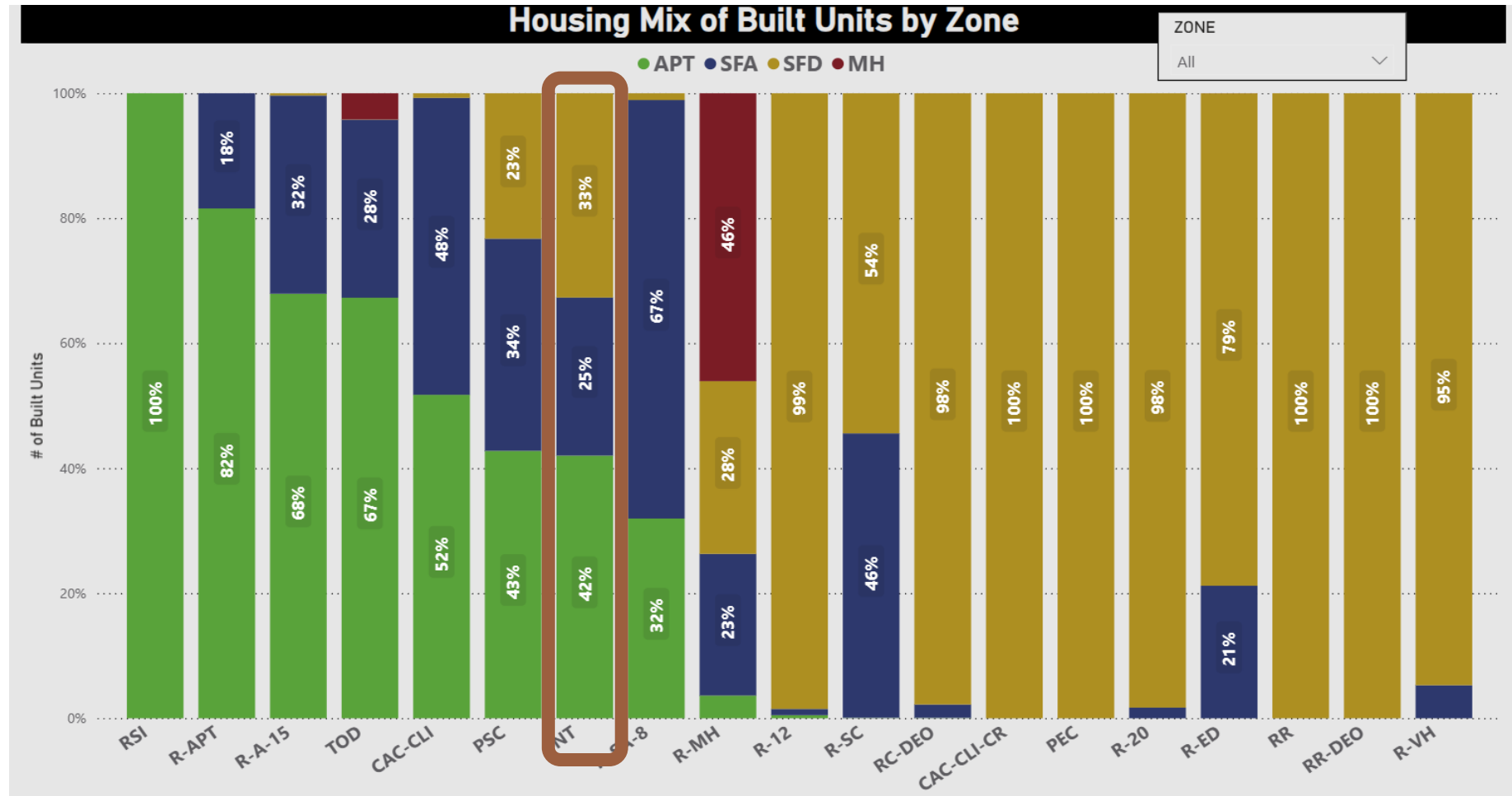
Density Requirements *Section 125.0.A.4,5*



Reviewing Density Cap

PSET Background

Density
Requirements
Section 125.0.A.4,5



Reviewing Density Cap

PSET Background

Density Caps

Case Studies: Reston, VA

Land Use	Definition	Density
Low-Density Single Family	Low density single-family detached dwelling units with varied lot sizing	Up to 5 DUs / Acre OR 3.8 Persons/Acre
Medium-Density Single Family	Single-family attached dwelling units and stacked townhouses	Up to 12 DUs/ Acres OR 14 Persons Per Acre
Medium-Density Multifamily	Low-rise structures one to four stores, such as garden apartments	13-20 DUs / Acre OR 14 Persons Per Acre
High-Density Multifamily	Mid-rise structures of five to eight stories	21 – 50 DUs / Acre OR 60 Persons Per Acre
Overall Density in PRC	Excludes transit areas, which allow higher densities	13 Persons Per Acre

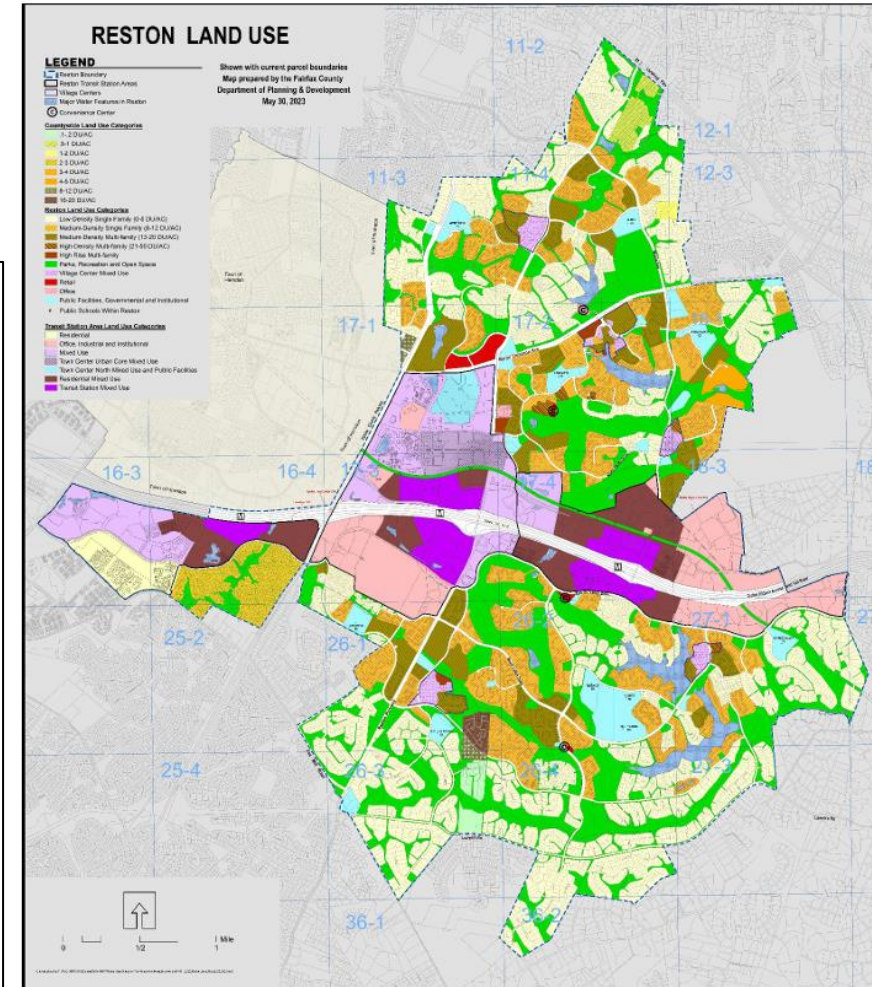
Reviewing Density Cap

PSET Background

Density Caps

Case Studies: Reston, VA

- Overall Density Cap: 13 persons per acre, with additional densities by land use



PSET Background

Density Caps

Case Studies: Montgomery Village, MD

- Follows Euclidean Densities



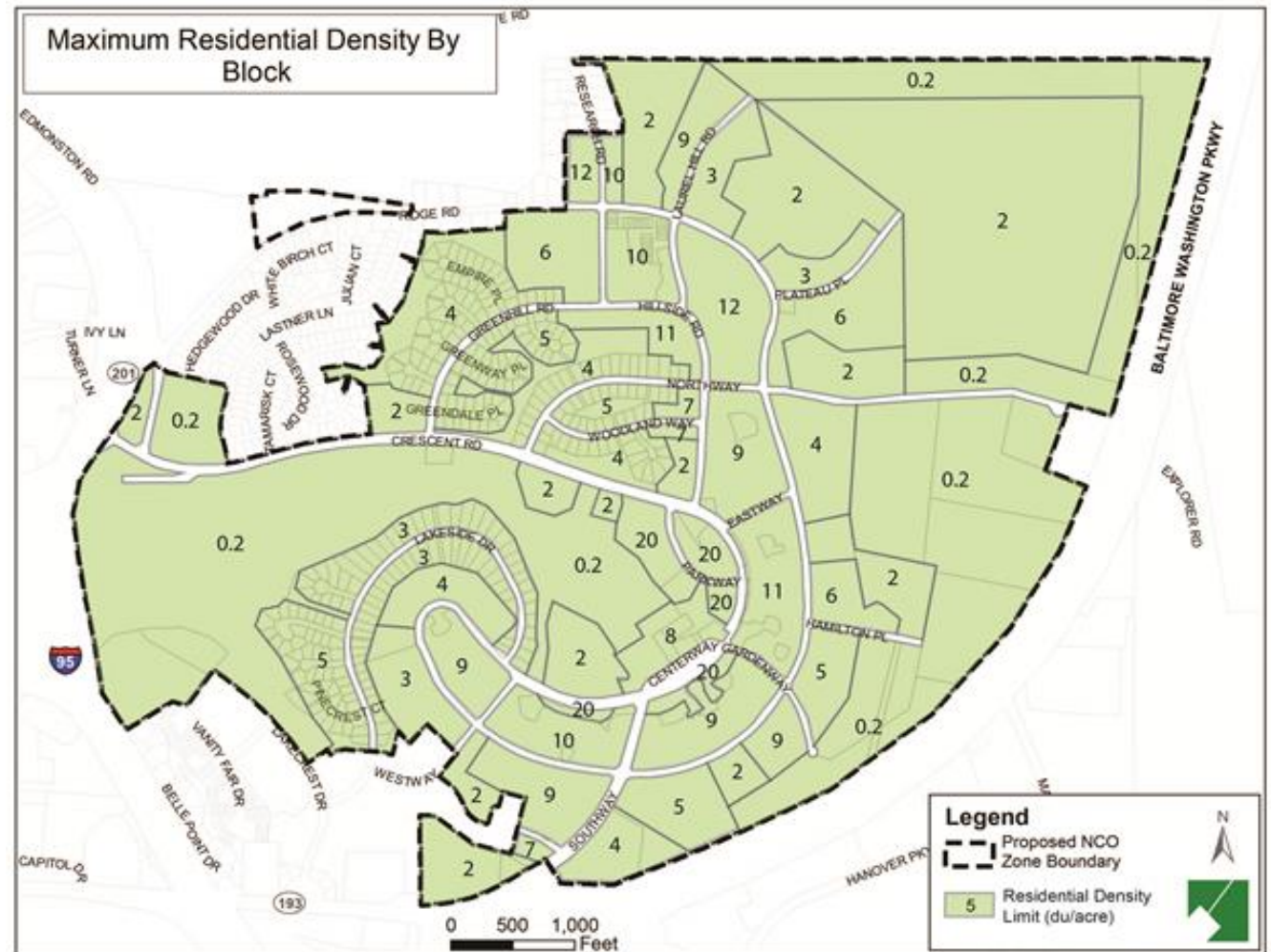
Figure 17: Proposed Upper Village Zoning

PSET Background

Density Caps

Case Studies: Greenbelt, MD

- Follows Overlay Zoning Densities



Reviewing Density Cap

PSET Background

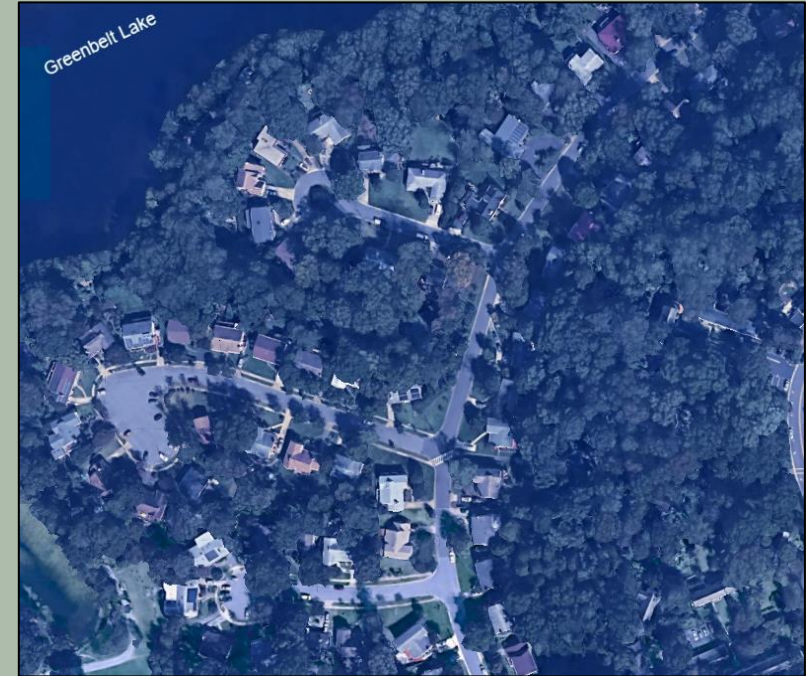
Visual Comparisons



Columbia, MD
2.5 units per acre



Greenbelt, MD
9 Dwelling Units per Acre (Left Center); 4 Dwelling Units Per Acre (Right)



Reviewing Density Cap

PSET Background

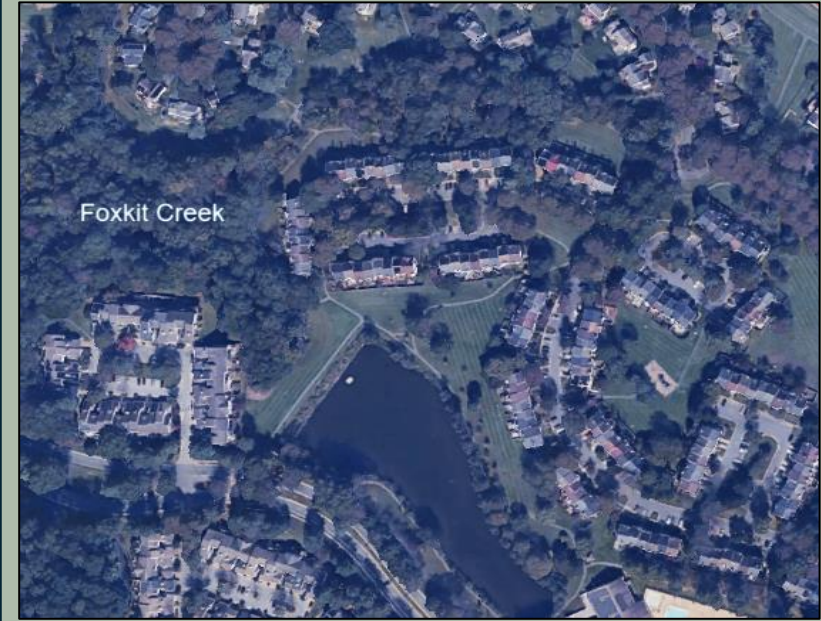
Visual Comparisons



Columbia, MD
2.5 units per acre



Reston, VA
13 persons per acre



Montgomery Village, MD
Townhouse Medium Density (Bottom and Middle Left, 12 units/acre); R-90 (Upper, 4.84 units/acre)

PSET Discussion

Reviewing Density Cap

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

Q3: Should we amend the density cap across villages?

Answering the question

Option 1

Join at www.menti.com

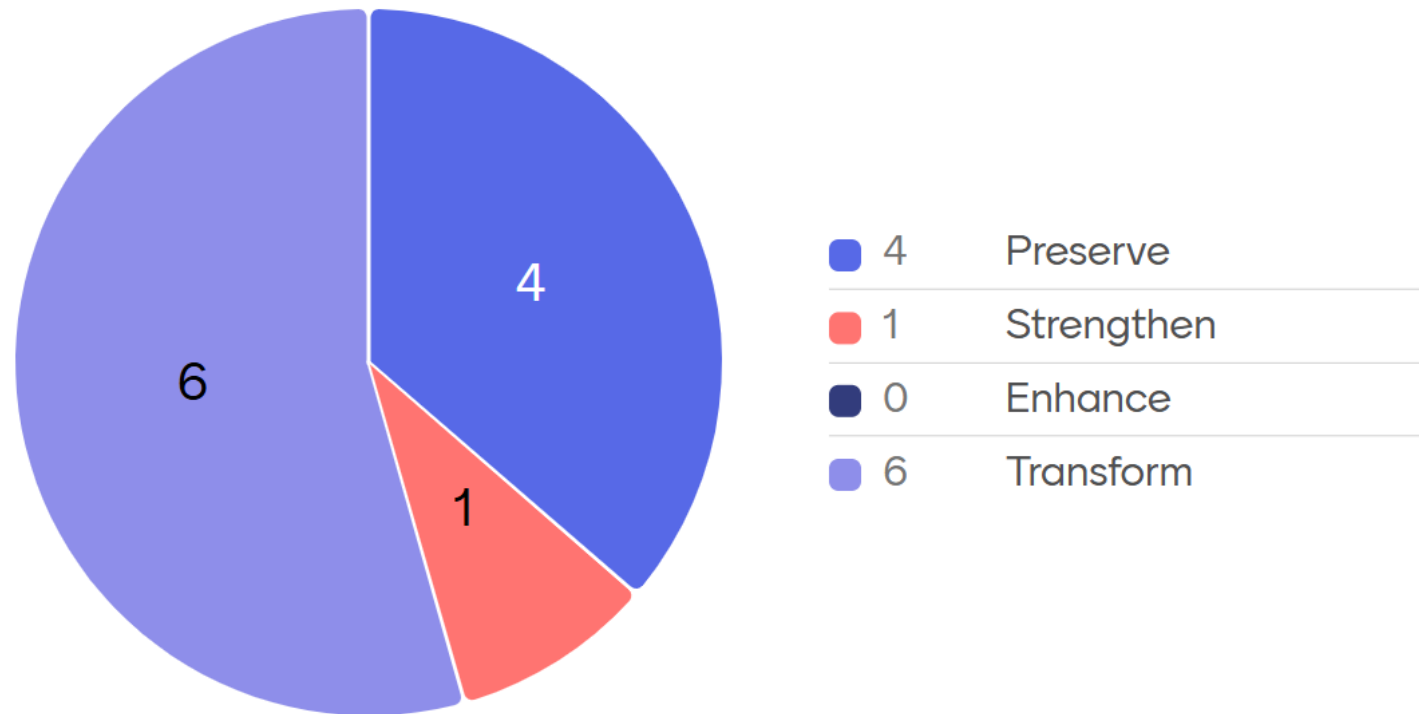
Use code: 2986 8317

Option 2

Use your phone to scan
the QR code to the right



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



Should we amend the density cap across villages?

0 Yes



2 No



9 Yes, with considerations

0 Unsure

PSET Discussion

Reviewing Original Petitioner Role

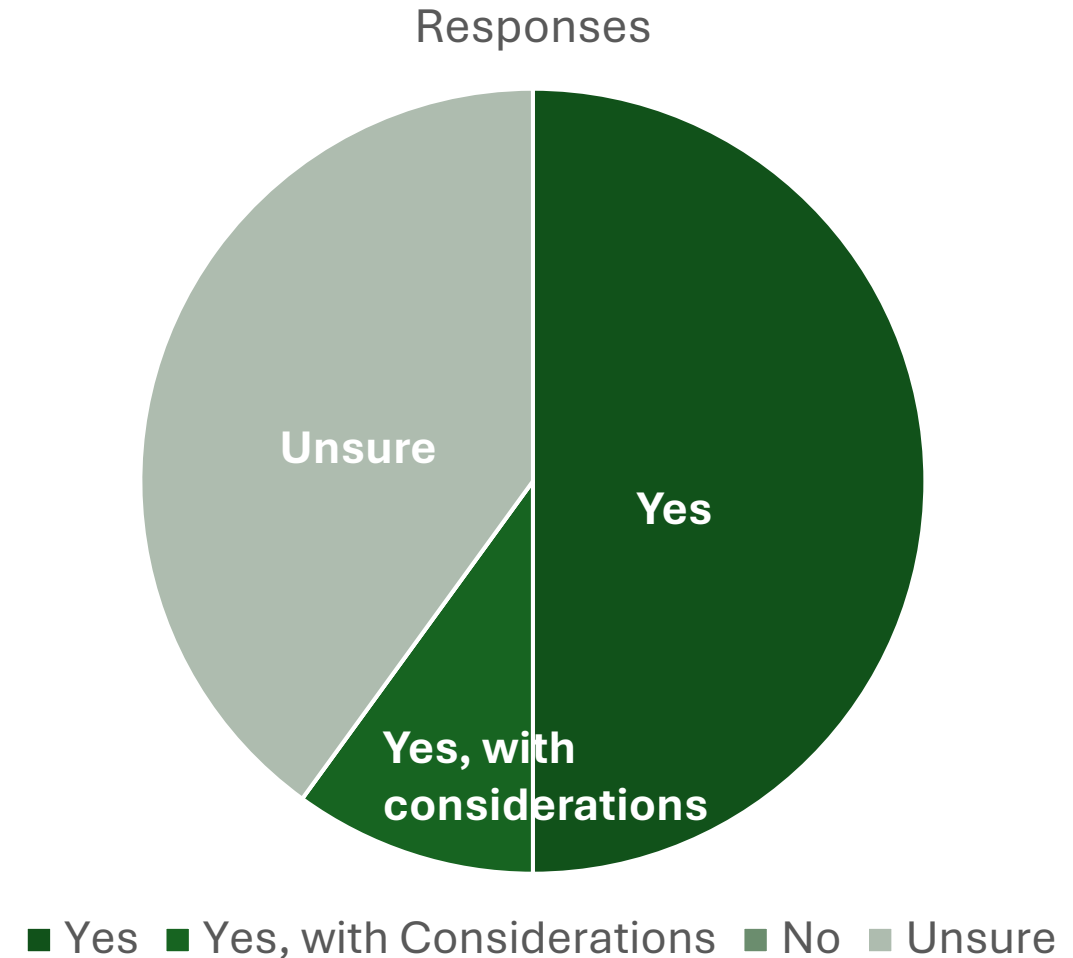
Q4: Should we keep, remove, or modify the role of the original petitioner?

Municode Section 125.0.B:

https://library.municode.com/md/howard_county/codes/zoning/220814?nodeId=HOWARD_CO_ZONING_REGULATIONS_S125.0NTNETODI)

Homework Review

- Conclusions from Homework Cases:
 - **Should the role of the original petitioner change?**
 - Need more information
 - Consideration to identify the 'keeper of the plan'
 - Concerned that this role is no longer 'locally owned' with a local vision
 - There is still a process to go through for changes without the additional steps

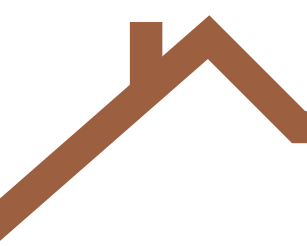




Task Force Vision

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

The Vision for New Town Recommendations



Homework

Provide your response no later than **November 7, 2025**.

Consider the topics for discussion for next month's discussion and provide your feedback regarding whether these should be preserved, strengthened, enhanced, and/or transformed and how.

1. Should the structure of New Town District change?
2. Should apartment land use be redefined in the New Town Zoning code
3. Should there be an expansion of the uses, materials, and design guidance in the New Town Zoning code?
4. Should the regulations and processes for development, redevelopment, and/or amendments be simplified?

Be prepared to discuss at the next Task Force meeting.



Homework

Element	Relevant Zoning Sources	Relevant Virtual Binder Materials
1. Should the structure of New Town District change?	• Section 125.B. describes the purpose of different plans or elements of New Town zoning • View the Preliminary Development Plan here. • View New Town's 268 Final Development Plans here.	• Development Regulations Assessment • pgs. 15-18 (Assessment of Structure) • pg. 43 (Proposed FDP Review) • Pg. 52 (Proposed Land Use Table) • Pgs. 81,83, and 84 (proposed changes to development approval process) • New Town White Paper pgs. 6, 8-11
2. Should apartment land use be redefined in the New Town Zoning code?	• 125.A.4.c. (Density Cap for the Multifamily 'Apartment' Land Use) • 125.A.5.b. (Townhome density caps as part of the 'Apartments' land use) • 125.A.8.a. (13% maximum on all 'Apartments' in New Town)	• Development Regulations Assessment pg. 16

Homework

Element	Relevant Zoning Sources	Relevant Virtual Binder Materials
3. Should there be an expansion of the uses, materials, and design guidance in the New Town Zoning code?	Final Development Plans regulate the uses and materials, as well as more specific site layouts, for each area.	New Town White Paper pg. 10 (Performance Standards)
4. Should the regulations and processes for development, redevelopment, and/or amendments be simplified?	- Section 125 describes the different plans and processes for development/redevelopment in New Town - View the Preliminary Development Plan here. - View New Town's 268 Final Development Plans here.	Development Regulations Assessment - pgs. 15-18 (Assessment of Structure) - pg. 43 (Proposed FDP Review) - Pg. 52 (Proposed Land Use Table) - Pgs. 81,83, and 84 (proposed changes to development approval process) New Town White Paper pgs. 6, 8-11

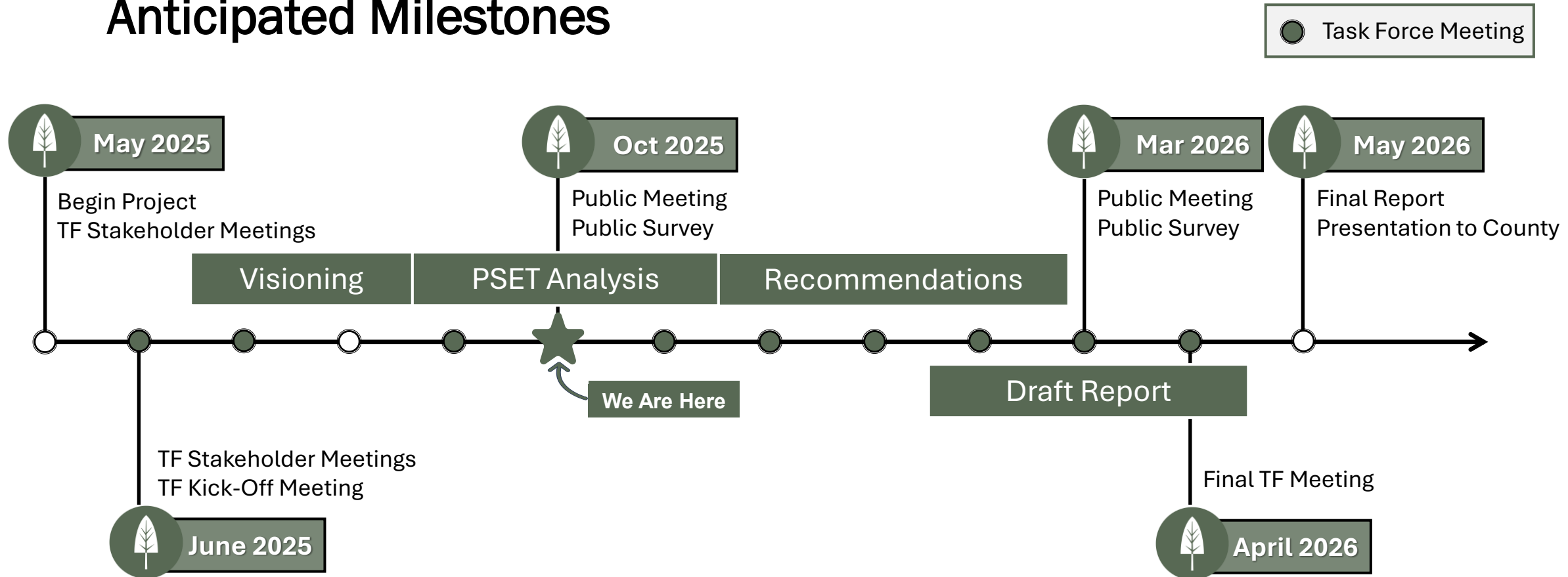


Wrap-Up

Wrap-Up



Anticipated Milestones

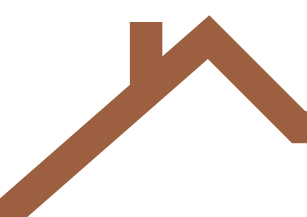


Wrap-Up

Pending Topics

- Continuation of the PSET Element Discussion
- Developing Recommendations





Wrap-Up

Upcoming Task Force Meetings

November 18, 2025

6:00 PM – 8:00 PM

Virtual

Primary Topic

*Preserve, Strengthen,
Enhance, and Transform
(PSET) Discussion*

December 9, 2025

6:00 PM – 8:00 PM

In-Person

Primary Topic

*Developing
Recommendations*



Open Comments

Thank you



Thank you

Task Force Meeting No. 5

November 18, 2025

Virtual

Task Force Meeting No. 6

December 9, 2025

In-Person



Thank you

