

# APPENDICES



## New Town Recommendations Report June 15, 2026

## Appendix C: New Town Task Force Meeting Presentations

# SIGN-IN SHEET

Please initial your attendance under the appropriate meeting.

Name	Association	Task Force Meetings											
		Mtg. 1 (IP) 06/17/25	Mtg. 2 (V) 07/22/25	Mtg. 3 (V) 09/30/25	Mtg. 4 (IP) 10/28/25	Mtg. 5 (V) 11/18/25	Mtg. 6 (IP) 12/9/25	Mtg. 7 (V) 1/27/26	Mtg. 8(IP) 2/17/26	Mtg. 9 (IP) 3/24/26	Mtg. 10 (IP) 4/28/26	Mtg. 10 cont.(V) 5/13/26	Mtg. 11 (IP) 6/2/26
Asheley Vaughan	New Town Task Force	-	AV	AV	AV	AV	AV	AV	AV	AV (virtual)	AV (virtual)	-	-
Brian England	New Town Task Force	BE	BE	BE	BE	BE	BE	BE	BE	BE	BE	BE	BE
Collin Sullivan	New Town Task Force	CS	-	CS	-	-	CS	CS	-	-	-	-	-
David Costello	New Town Task Force	DC	DC	-	DC	DC	DC	DC	-	-	DC	DC	DC (virtual)
Fran LoPresti	New Town Task Force	FL	FL	FL	-	FL	FL	FL	FL	FL	FL	FL	FL
Greg DesRoches	New Town Task Force	GD	GD	GD	GD	GD	GD	GD	GD	GD	GD	GD	GD
Ian Kennedy	New Town Task Force	IK	IK	IK	IK	-	-	IK	-	-	-	IK	-
Joan Lancos	New Town Task Force	JL	JL	JL	JL	JL	-	JL	JL	JL	-	JL	JL
Judelle Campbell	New Town Task Force	JC	JC	JC	-	-	JC	-	-	-	-	n/a	n/a
Kristi Smith	New Town Task Force	KS	KS	KS	-	KS	-	KS	KS	KS	-	KS	-
Karin Emery	New Town Task Force	KE	KE	KE	KE	KE	-	KE	KE	KE	-	KE	KE
Matt Abrams	New Town Task Force	MA	MA	MA	MA	MA	MA	MA	MA	MA	MA	MA	MA
Michael Golibersuch	New Town Task Force	MG	MG	MG	MG	MG	MG	MG	MG	MG	MG	-	-
Nicole Campbell	New Town Task Force	NC	-	NC	NC	NC	NC	NC	NC (virtual)	NC	NC	NC	NC (virtual)
Nina Basu	New Town Task Force	NB	NB	NB	-	NB	NB	NB	NB	NB (virtual)	NB (virtual)	NB	NB (virtual)
Renee DuBois	New Town Task Force	RD	RD	RD	-	RD	-	RD	RD	RD	RD	RD	RD
Robbyn Harris	New Town Task Force	RH	RH	RH	-	-	-	RH	-	RH	-	RH	-
Ryan Hermann	New Town Task Force	RH	RH	RH	RH	RH	RH	RH	RH	RH	RH	RH	RH
Sharon Cooper-Kerr	New Town Task Force	SCK	SCK	SCK	SCK	SCK	-	SCK	SCK	SCK	SCK	SCK	SCK (virtual)
Stacy Spann	New Town Task Force	-	SS	-	-	-	-	-	-	-	-	-	-
Tim May	New Town Task Force	TM	TM	-	TM	TM	TM	TM	TM	TM	TM	-	TM
Brady Greer	New Town Task Force	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	BG	BG (virtual)
Hannah Weber	Howard County	HW	HW	HW	HW	HW	HW	HW	HW	HW	HW	HW	HW
Jeff DelMonico	Howard County	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
Kristin O'Conner	Howard County	KO	KO	KO	KO	KO	KO	KO	KO	KO	-	KO	KO
Lynda Eisenburg	Howard County	LE	-	LE	LE	LE	LE	LE	LE	LE	LE	LE	LE
Mary Kendall	Howard County	-	MK	-	-	-	-	MK	-	-	-	-	-
Sarah Latimer	Howard County	SL	SL	SL	SL	SL	SL	SL	SL	-	-	-	SL
Cassidy Burlace	JMT	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	-	CB
Jennifer J. Ray	JMT	JR	JR	JR	JR	JR	JR	JR	JR	JR	JR	JR	JR
Scott Rasmussen	JMT	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Tobi Kester	JMT	TK	TK	-	TK	TK	TK	TK	TK	-	TK	TK	TK
Joey Chamera	JMT	-	-	-	-	-	-	-	-	JC	-	-	-

# AGENDA

Meeting No. 1

June 17, 2025

- A. Welcome and Introductions**
- B. Expectations**
- C. Task Force Purpose**
- D. Ground Rules**
- E. Overall Schedule and Expectations**
- F. Review of Available Materials**
- G. Initial Stakeholder Conversations Summary**
- H. History of Columbia**
- I. Understanding New Town Zoning 101**
- J. Identity and Branding**
- K. Homework for next Meeting**
- L. Wrap-Up**
- M. Open Comments**
- N. Adjourn**



# New Town Task Force

## Meeting No. 1

June 17, 2025

# Agenda

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

# Agenda

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H. History of Columbia

I. Understanding New Town Zoning 101

J. Identity

K. Homework for Next Meeting

L. Wrap-Up

M. Open Comments

N. Adjourn



# Introductions

Name, Affiliation, How you function in Columbia



# Expectations

Please share your expectations for these meetings and this process.



# Task Force Purpose

# Task Force Purpose

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

*- County Executive Calvin Ball*

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

**County Executive  
Of  
Howard County, Maryland**

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Gollibersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

**IN WITNESS WHEREOF**, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 3<sup>rd</sup> day of June 2025.


  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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

# Task Force Purpose

## HoCo by Design

**CHARACTER-BASED ELEMENTS**

Character-based code elements emphasize context of development and may apply to a designated area or more generally within the overall land use regulations and zoning codes. They could be used to regulate a number of factors, including building height and placement, parking locations, street montage, sidewalks, planting areas, drainage, density, and the street itself. This information is conveyed with specific instructions and often includes easy-to-understand diagrams or other graphic illustrations.

While character-based concepts can be applied anywhere, they are most successful in areas that have a mix of uses, historic communities, and Rural Crossroad areas. A character-based approach to land use regulation in Howard County may yield more walkable, compact, and diverse mixed-use environments.

Character-based code elements are used to achieve the following:

1. Create neighborhoods where development is appropriately scaled to the public realm.
2. Encourage active transportation (e.g. walking, biking, etc.).
3. Foster social cohesion.

Columbia's original master plan contained a focus on open space in preservation over the decades and results in a wooded suburban community representing an earlier era. is also part of the community's signature feel was to provide a full-spectrum of housing that still exists today and proportions in the County. Older parts of Columbia have some of the County of multi-family units and more affordable older single-family homes and acknowledged and considered when determining locations for new affordable housing.

The New Town Zoning District represents more than 14,000 acres and planned community by a visionary developer over 50 years ago, it is places to live in the country. Columbia has a unique sense of place that and strengthen. As a complement to character-based or hybrid zoning, manuals can serve as a framework for preferred architectural patterns. It can provide guidelines and standards for building types, building components, roof types and details, windows, doors, porches, and other architectural details for landscaping, lighting, fences, walls, signage, and other outdoor elements specific districts, neighborhoods, or activity centers in the community. Challenging to develop, form-based elements can be used to support more hybrid approaches to further achieve desired character outcomes.

The HoCo By Design Character Areas technical appendix provides additional code updates.

The regulatory framework of New Town zoning establishes minimum and maximum proportions of open space, residential, commercial, industrial, and other land uses in addition to an overall density cap. Past General Plans evaluated and recommended updates to this framework resulting in the 2009 Village Center Revitalization zoning process update and the 2010 Downtown Columbia Master Plan which added residential units above this cap and established different land use percentages for Downtown. The New Town District is comprised of 268 approved Final Development Plans (FDPs) that enumerate parcel-specific regulations and cross-reference use and bulk provisions of non-New Town zoning districts. The FDP structure was designed to provide significant flexibility to the master developer and majority land owner of this planned community as it was developing. This regulatory structure and associated processes could be evaluated to ensure more efficient administration of the New Town Zoning.

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.

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

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



# Ground Rules

# Ground Rules

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



# Ground Rules

## Run of Meeting



### **Bob's Rules**

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



### **Group Sessions**

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



### **Breaks**

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



### **Phone Calls**

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

# Ground Rules

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## Interaction

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

# Ground Rules

## Respect

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

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





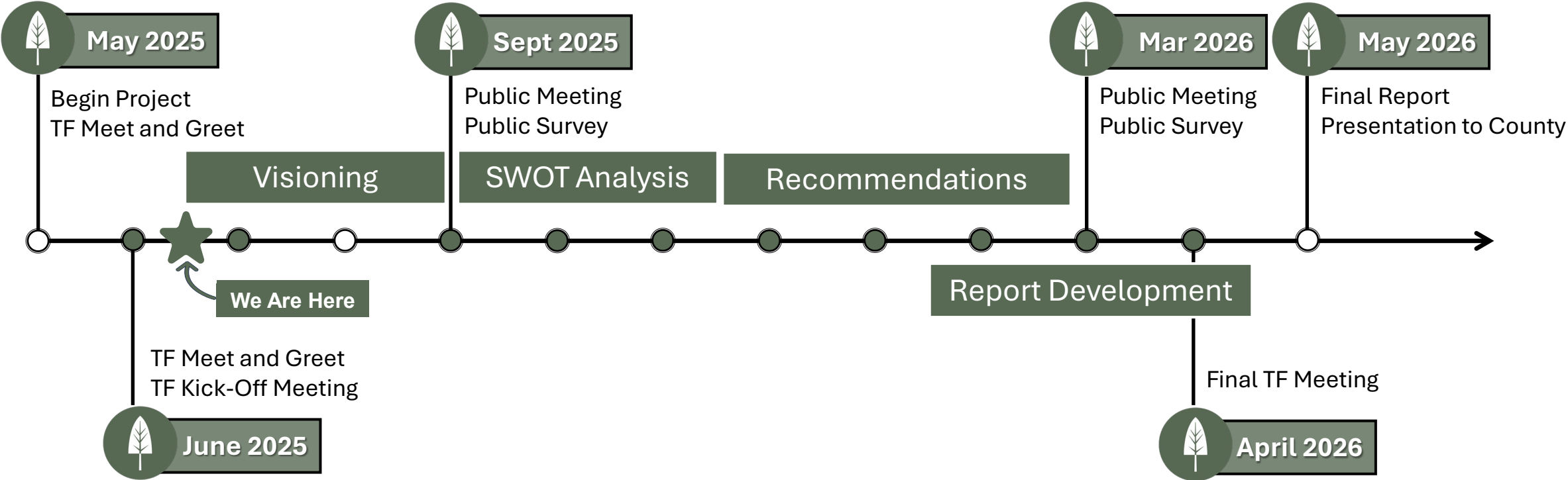
# Overall Schedule and Expectations

# Overall Schedule



## Anticipated Milestones

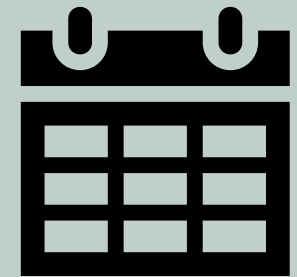
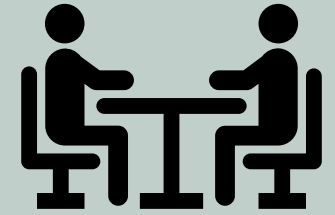
● Task Force Meeting



# Expectations

## Task Force Member Expectations

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





# Review of Available Materials

# Available Materials

## Task Force Website [www.howardcountymd.gov/boards-commissions/new-town-task-force](http://www.howardcountymd.gov/boards-commissions/new-town-task-force)

**Howard County** *County Executive Calvin Ball*  
M A R Y L A N D

Services Government Select Language Search

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

## New Town Task Force


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

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

### Overview










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

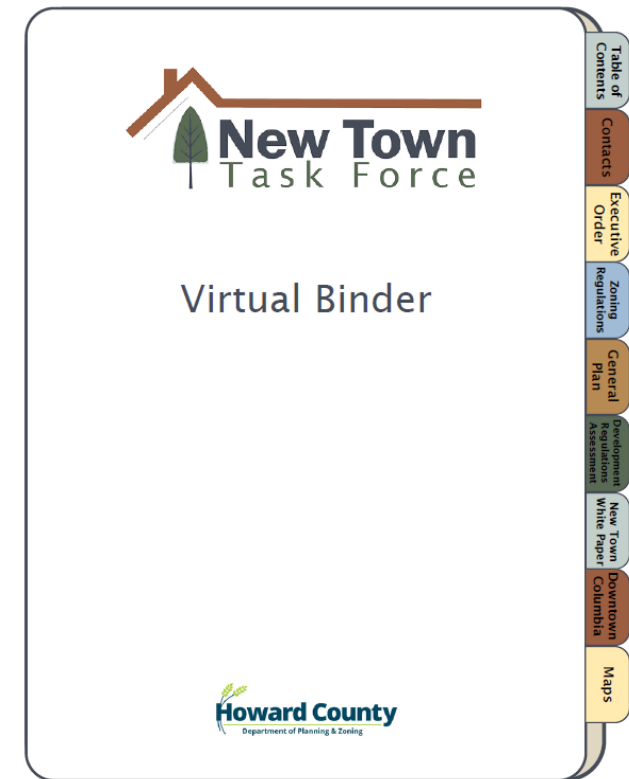
The Task Force will evaluate present New Town regulations, found in Section 125 of the Howard County Zoning Code, and develop recommendations for improving the New Town zoning model that governs land use in much of the master-planned community of Columbia.



# Available Materials

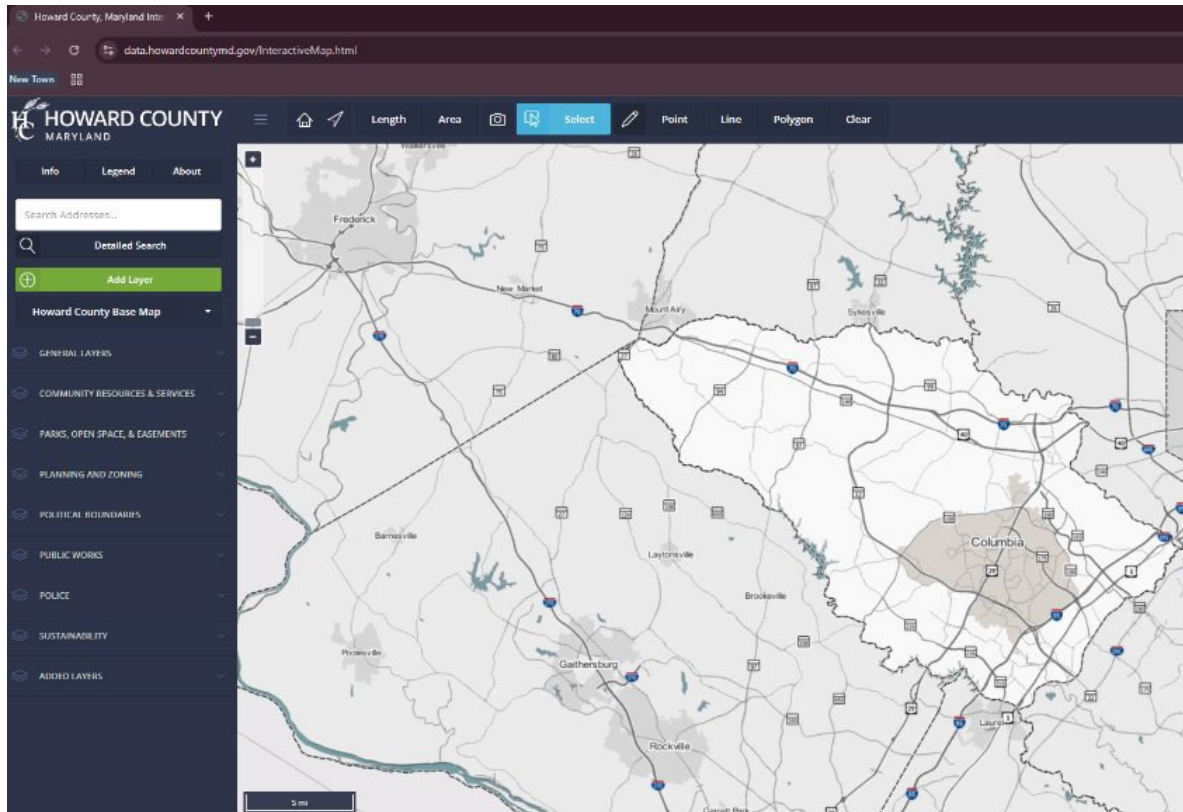
## Virtual Binder

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

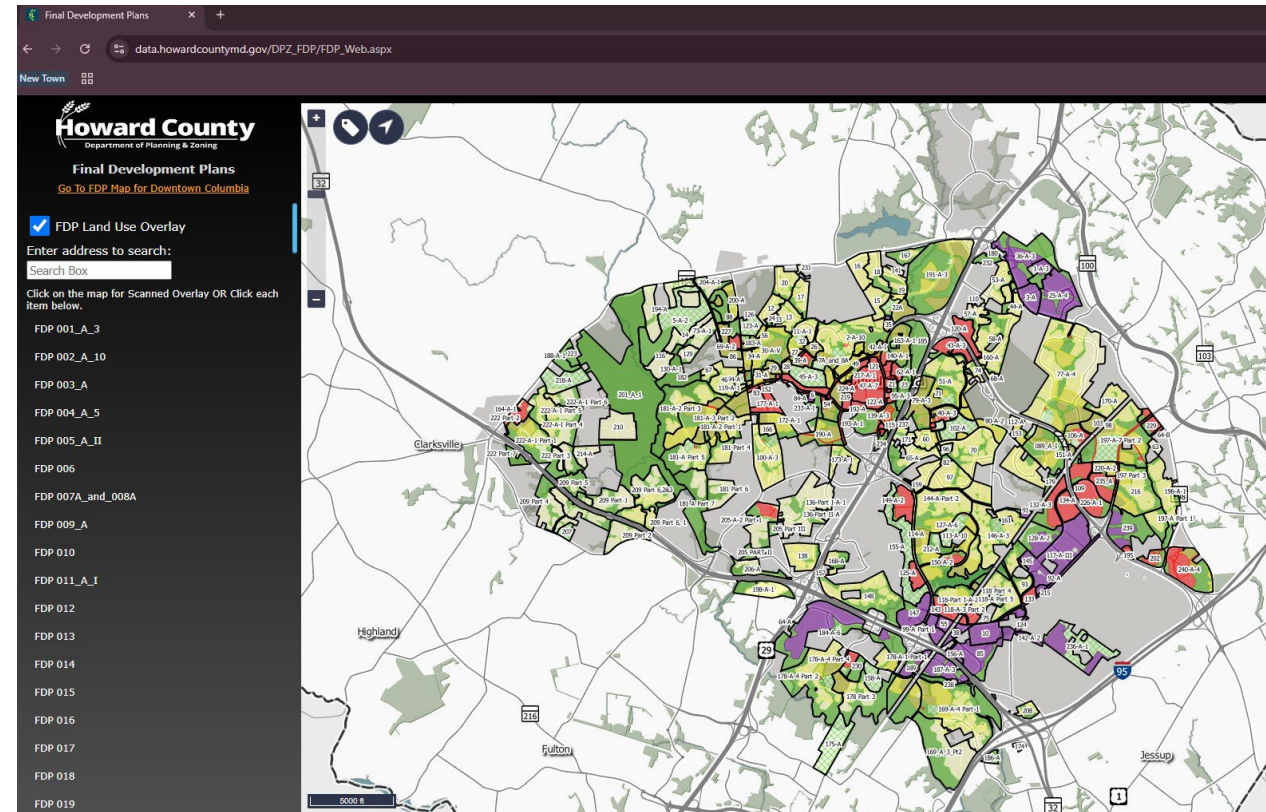


# Available Materials

## Howard County Online Resources



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



Howard County FDP Map:  
[https://data.howardcountymd.gov/DPZ\\_FDP/FDP\\_Web.aspx](https://data.howardcountymd.gov/DPZ_FDP/FDP_Web.aspx)




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

## Questions from the meet and greet sessions

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

# Themes

## General Themes from the 23 Sessions

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



# History of Columbia

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

# History

## James W. Rouse Vision

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

*Display at American Visionary Arts Museum*



# History

**James W. Rouse established four goals for Columbia**

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

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

*Source: [ColumbiaAssociation.org](http://ColumbiaAssociation.org)*

# History - Timeline

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

1952

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

1963

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

1963-1964

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

1964

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

1965

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

1965

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

1966

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

1967

# History - New Town Movement

## Origins & Impact of the New Town Movement

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

### Key Principles:

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

### Historical Context:

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

# History - "The Next America"

## Columbia – Founded by James Rouse, 1967

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

### **Innovations:**

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

# History - "The Next America"

## The Downtown Columbia Plan

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





# Understanding New Town Zoning

# New Town Zoning

## New Town Zoning District Code 125.0

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

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

# New Town Zoning

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## New Town Development Creation, Four Steps

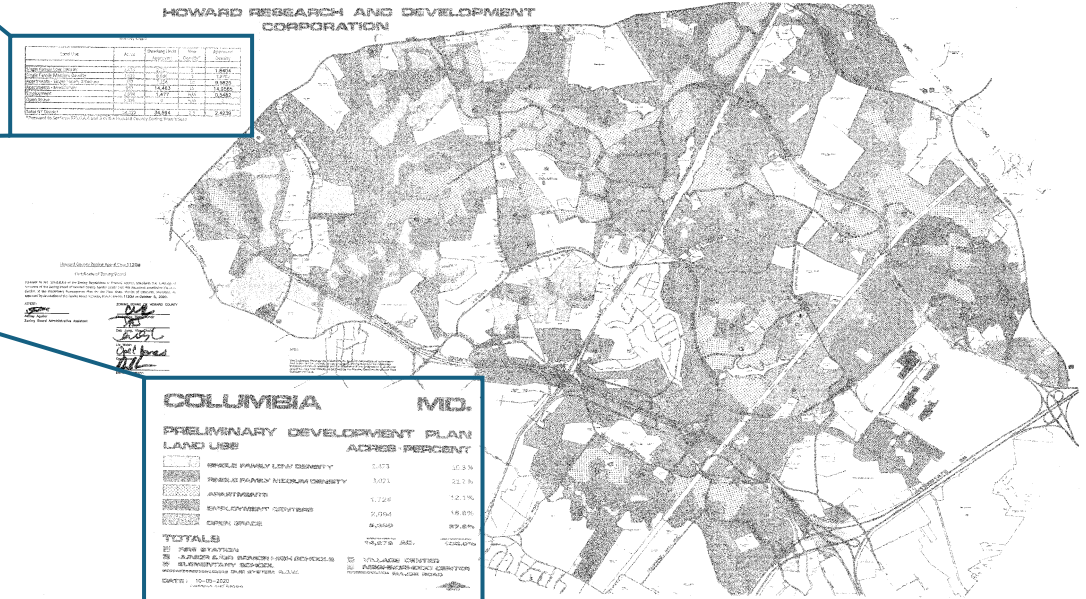
- Preliminary Development Plan
  - Comprehensive Sketch Plan
    - Final Development Plan
      - Site Development Plan

# New Town Zoning

Density Chart

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

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



## COLUMBIA MD.

### PRELIMINARY DEVELOPMENT PLAN LAND USE ACRES - PERCENT

	<b>SINGLE FAMILY LOW DENSITY</b>	1,473	10.3%
	<b>SINGLE FAMILY MEDIUM DENSITY</b>	3,021	21.2%
	<b>APARTMENTS</b>	1,724	12.1%
	<b>EMPLOYMENT CENTERS</b>	2,694	18.8%
	<b>OPEN SPACE</b>	5,360	37.6%
<b>TOTALS</b>		<b>14,272 AC.</b>	<b>100.0%</b>

- FIRE STATION
- JUNIOR &/OR SENIOR HIGH SCHOOLS
- ELEMENTARY SCHOOL
- BUS SYSTEM R.O.W.

DATE: 10-05-2020  
CORRECTION AND ORDER

- VILLAGE CENTER
- NEIGHBORHOOD CENTER
- MAJOR ROAD





# New Town Zoning

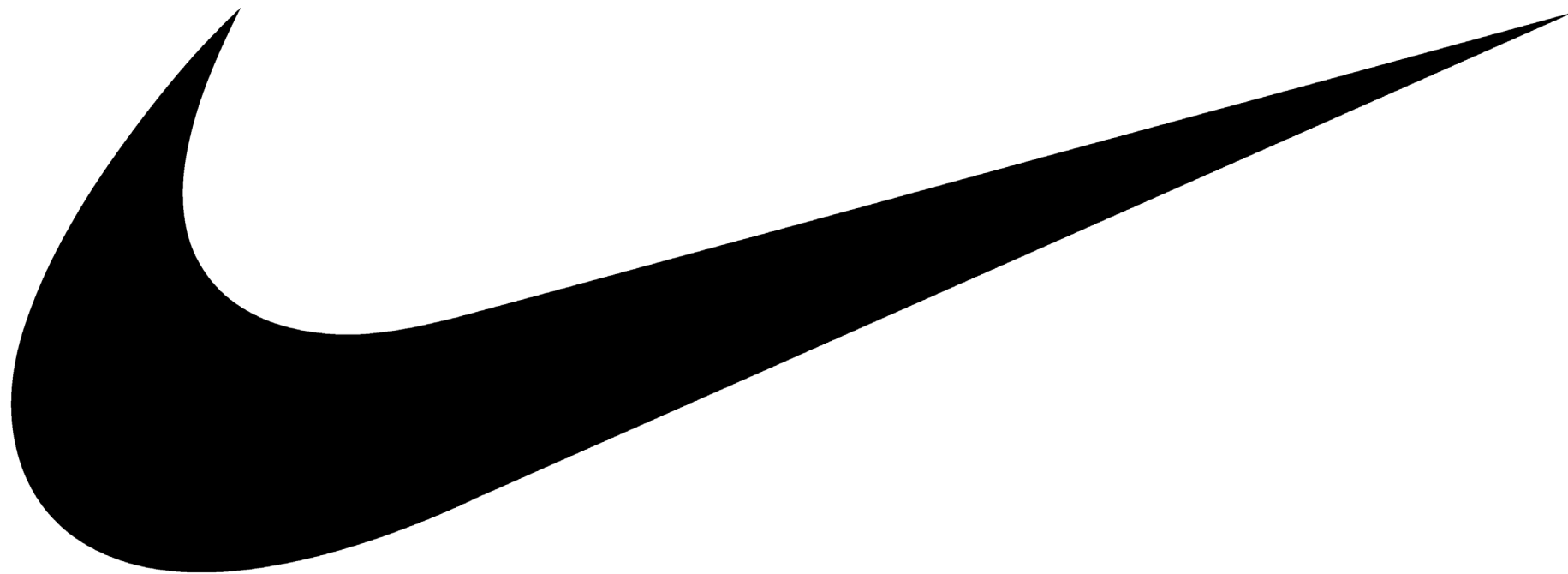
## New Town Zoning Requirements

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

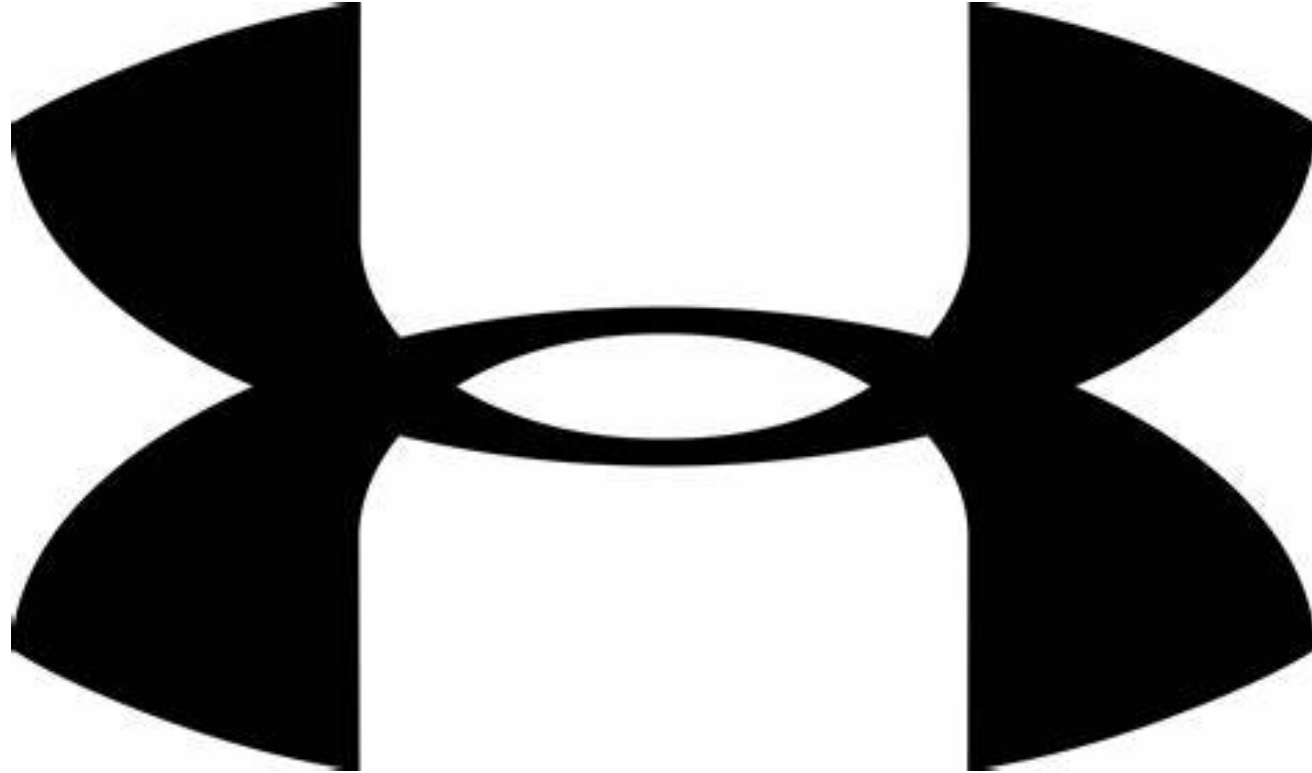


# Identity

# Identity



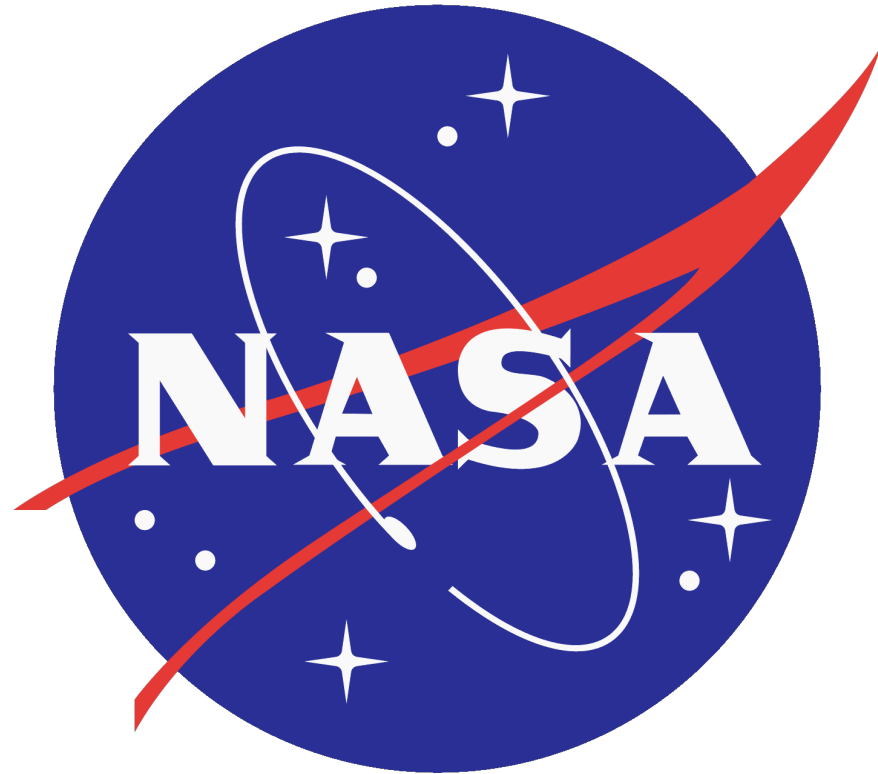
# Identity



# Identity



# Identity



# Identity

## Group Session



# Identity

Assigned Group Discussion: please move into groups

## **Group 1**

Karin Emery

Kristi Smith

Nicole Campbell

Robbyn Harris

Ryan Hermann

Tim May

## **Group 2**

Brian England

Ian Kennedy

Judelle Campbell

Michael Golibersuch

Nina Basu

Sharon Cooper-Kerr

## **Group 3**

Collin Sullivan

David Costello

Fran LoPresti

Greg DesRoches

Joan Lancos

Matt Abrams

Rene DeBois

# Identity



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

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

# Identity



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

2. What makes Columbia different than other places?



# Identity



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

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

# Identity

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Group Discussion: Identify the top two responses

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



# Homework for Next Meeting

# Homework



Provide your response no later than July 11

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

- Define your Purpose and Aspirations

- Keep it Concise and Memorable

- Focus on the Inspiration, not the details

- Align with the Values and Ambitions

- Think BIG, yet stay realistic



# Wrap-Up

# Wrap-Up

## Pending Topics

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

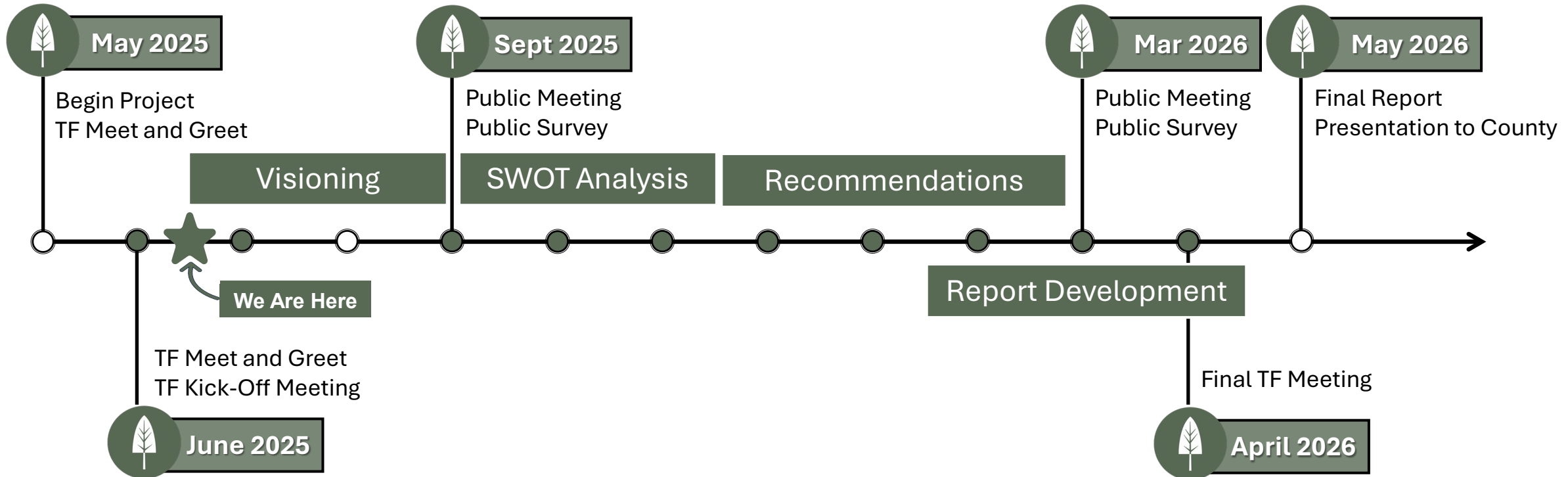


# Wrap-Up



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Upcoming Task Force Meetings

**July 22, 2025**

Virtual

Primary Topic  
*Visioning*

Note: There is  
**no** Task Force  
meeting in  
August.

**September 23, 2025**

Virtual

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



# Open Comments

**Thank you**



# Thank you

## Task Force Meeting No. 2

July 22, 2025

*Virtual*

## Task Force Meeting No. 3

September 23, 2025

*Virtual*



# AGENDA

Meeting No. 2

July 22, 2025

**A. Welcome, Introductions, and Recap**

**B. Task Force Purpose and Ground Rules**

**C. Overall Schedule and Expectations**

**D. Prior Meeting Information Requests**

Schedule for receiving materials

Task Force leadership process

Understanding where covenants fit within the Task Force discussions

**E. Introduction of Case Studies**

**F. Visioning Exercise**

**G. Online Survey Information**

**H. Introduction to Strengths, Weaknesses, Opportunities, and Threats  
(SWOT) Analysis**

**I. Homework for next Meeting**

**J. Wrap-Up**

**K. Open Comments**

**L. Adjourn**



# New Town Task Force

## Meeting No. 2

July 22, 2025

# Agenda

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- A. Welcome, Introductions, and Recap
- B. Task Force Purpose and Ground Rules
- C. Overall Schedule and Expectations
- D. Meeting No. 1 Additional Information
- E. Introduction of Case Studies
- F. Visioning Exercise
- G. Online Survey Information

# Agenda

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- H. Introduction to Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis
- I. Homework for Next Meeting
- J. Wrap-Up
- K. Open Comments
- L. Adjourn



# Task Force Purpose and Ground Rules

# Task Force Purpose

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

*- County Executive Calvin Ball*

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

**County Executive  
Of  
Howard County, Maryland**

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Juellette 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 Gollibersuch
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<sup>th</sup> day of June 2025.

  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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

# Task Force Purpose

## HoCo by Design

**CHARACTER-BASED ELEMENTS**

Character-based code elements emphasize context of development and may apply to a designated area or more generally within the overall land use regulations and zoning codes. They could be used to regulate a number of factors, including building height and placement, parking locations, street frontage, sidewalks, planting areas, drainage, density, and the street itself. This information is conveyed with specific instructions and often includes easy-to-understand diagrams or other graphic illustrations.

While character-based concepts can be applied anywhere, they are most successful in areas that have a mix of uses, historic communities, and Rural Crossroad areas. A character-based approach to land use regulation in Howard County may yield more walkable, compact, and diverse mixed-use environments.

Character-based code elements are used to achieve the following:

1. Create neighborhoods where development is appropriately scaled to the public realm.
2. Encourage active transportation (e.g. walking, biking, etc.).
3. Foster social cohesion.

Columbia's original master plan contained a focus on open space in the rural areas, which was preserved over the decades and results in a wooded suburban community representing an earlier era, is also part of the community's signature feel. The New Town Zoning District represents more than 14,000 acres and was planned by a visionary developer over 50 years ago, it is a place to live in the country. Columbia has a unique sense of place that is being strengthened. As a complement to character-based or hybrid zoning manuals can serve as a framework for preferred architectural patterns, standards can provide guidelines and standards for building types, building components, roof types and details, windows, doors, porches, and other architectural details for landscaping, lighting, fences, walls, signage, and other outdoor elements. Specific districts, neighborhoods, or activity centers in the community that are challenging to develop, form-based elements can be used to support more hybrid approaches to further achieve desired character outcomes.

The HoCo By Design Character Areas technical appendix provides additional code updates.

The regulatory framework of New Town zoning establishes minimum and maximum proportions of open space, residential, commercial, industrial, and other land uses in addition to an overall density cap. Past General Plans evaluated and recommended updates to this framework resulting in the 2009 Village Center Revitalization zoning process update and the 2010 Downtown Columbia Master Plan which added residential units above this cap and established different land use percentages for Downtown. The New Town District is comprised of 268 approved Final Development Plans (FDPs) that enumerate parcel-specific regulations and cross-reference use and bulk provisions of non-New Town zoning districts. The FDP structure was designed to provide significant flexibility to the master developer and majority land owner of this planned community as it was developing. This regulatory structure and associated processes could be evaluated to ensure more efficient administration of the New Town Zoning.

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.

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

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

# Ground Rules

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



# Ground Rules

## Run of Meeting



### **Bob's Rules**

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



### **Group Sessions**

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



### **Breaks**

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



### **Phone Calls**

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

# Ground Rules

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## Interaction

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

# Ground Rules

## Respect

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

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





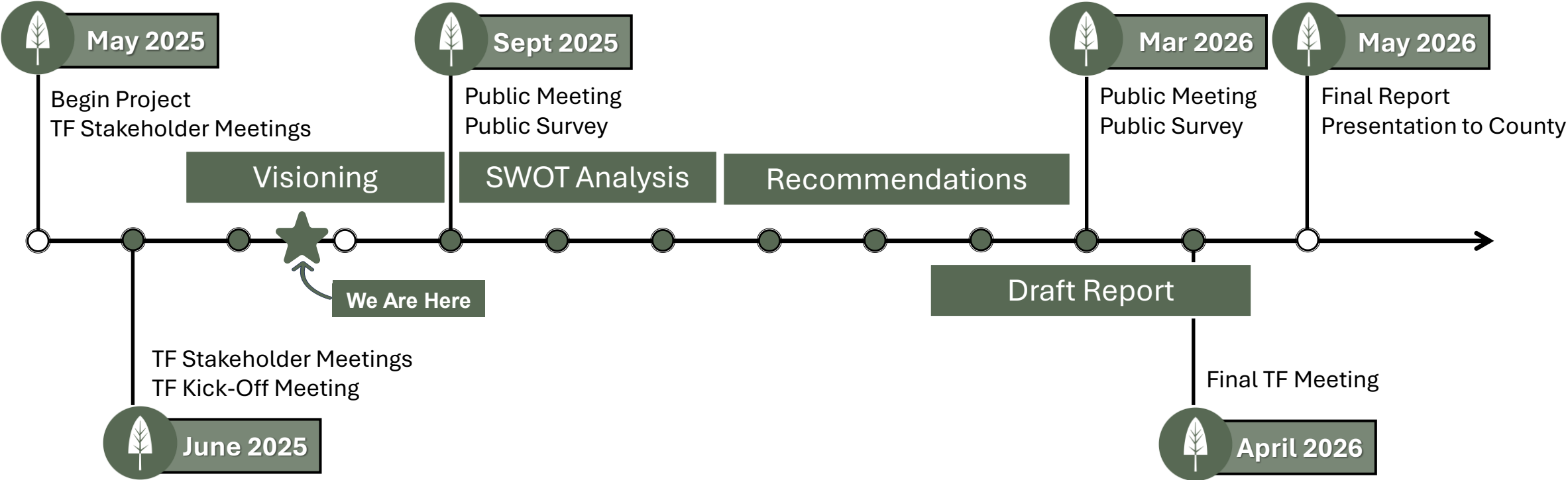
# Overall Schedule and Expectations

# Overall Schedule



## Anticipated Milestones

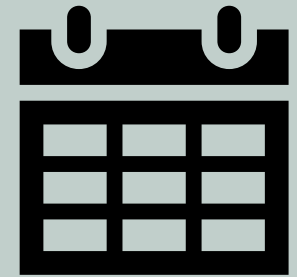
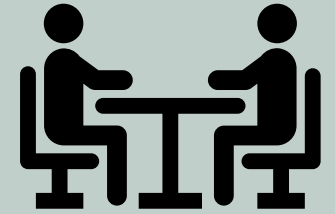
● Task Force Meeting



# Expectations

## Task Force Member Expectations

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





# Expectations

Please share your expectations for this meeting.



# Prior Meeting Information Requests

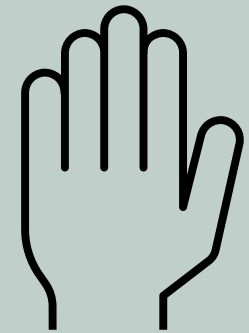
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 1 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

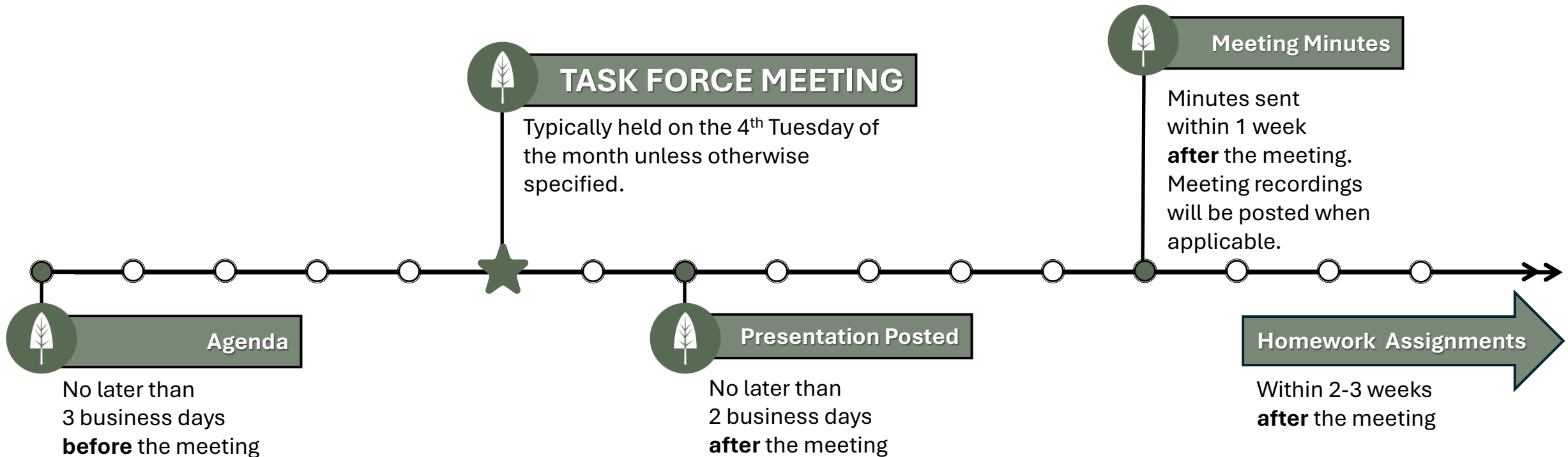


If you agree, raise your hand when called to vote “in favor”

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

# Task Force Materials

## Schedule for receiving materials



# Administrative Procedures Act

## Relevance to New Town Task Force

*The Administrative Procedures Act, which is codified in Title 2 of the County Code, applies to “County Agencies which are authorized to make rules”. See Code Section 2.103(a).*

*“Agency” is defined as “a Board, Commission, Department or other unit of County Government which is authorized by law to make rules or adjudicate contested cases”. See Code Section 2.101(a). The New Town Task Force was established by Executive Order 2025-09 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.”*

***The Executive Order does not authorize the Task Force to make rules and therefore the Administrative Procedures Act is not applicable to the Task Force.***

*- Office of Law*

# Open Meetings Act

## Relevance to New Town Task Force

- Requires public bodies to:
  - To hold their meetings in public,
  - to give the public adequate notice of those meetings,
  - And to allow the public to inspect meetings minutes.
- All discussions of the task force's work must be held in a publicly available meeting
- Meeting agendas, minutes, and/or recordings are to be posted to the website and publicly accessible



# Covenants

How do covenants relate to the Columbia New Town Zoning Regulations?

# Zoning Versus Covenants

## Examples of Zoning Regulations

- Maintained and enforced by the county
- Identifies allowable land uses and those that require special approval
- Includes bulk regulations (generalized form, height, and orientation requirements)
- Generalized Parking & Lighting Requirements- typically for adequacy

- Can regulate allowed uses
- Could include design or bulk regulations such as setbacks
- May limit building types or heights

## Examples of Covenants

- May include a group or Committee review requirements
- Maintained and enforced by parties listed in the deed or agreement
- Can include specific aesthetic requirements (architectural style, paint colors, lighting types, etc.) – typically for neighborhood design

***Zoning Regulations may permit uses, building types, or architecture that are not permitted by a given property's covenants. In this case, the more restrictive of the two would apply, and the covenants would supersede the zoning regulations. Therefore, the given use, building type, or architecture would not be allowed due to the existence of such a covenant.***

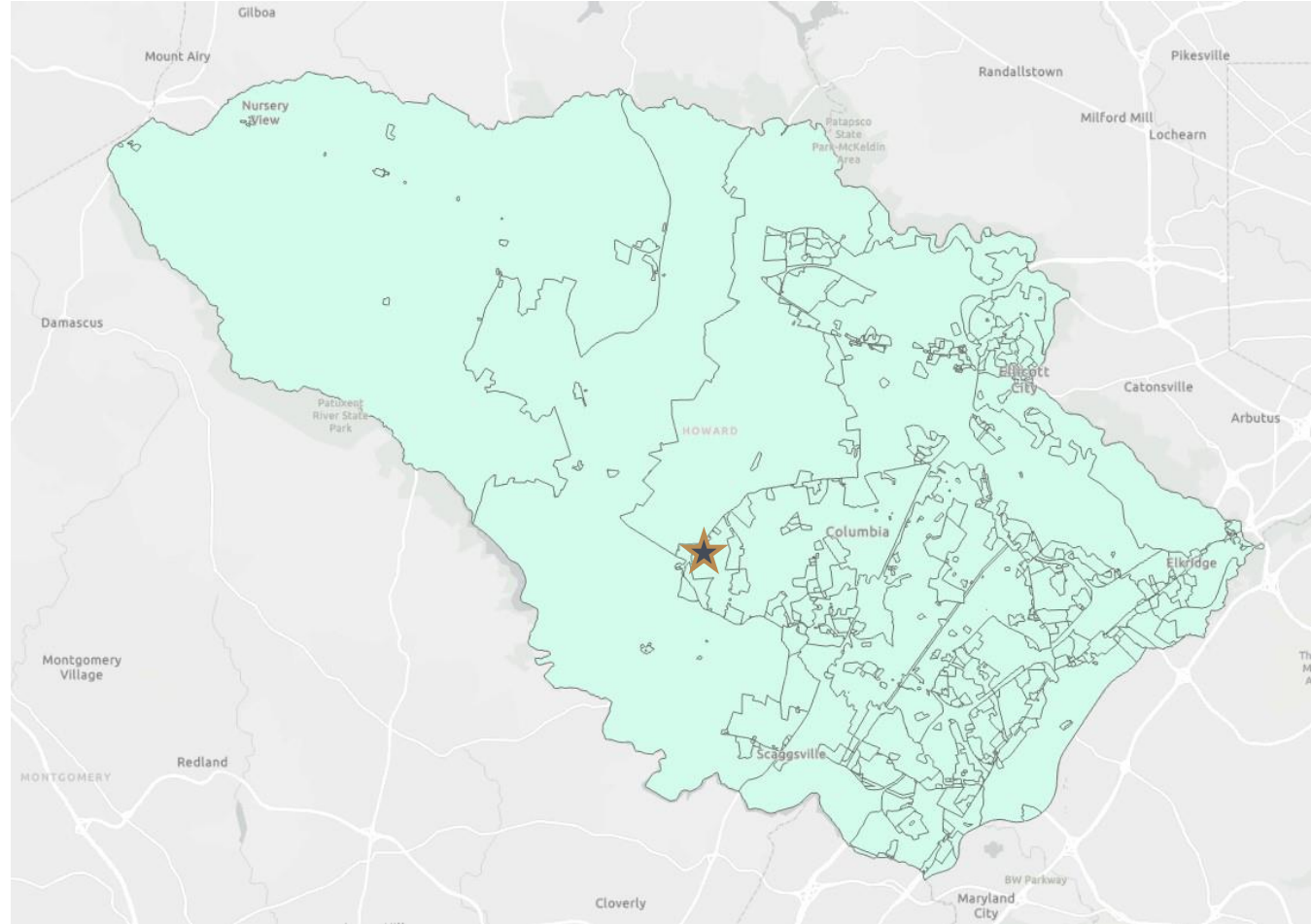


# Understanding the Layers

New Town Task Force recommendation layers

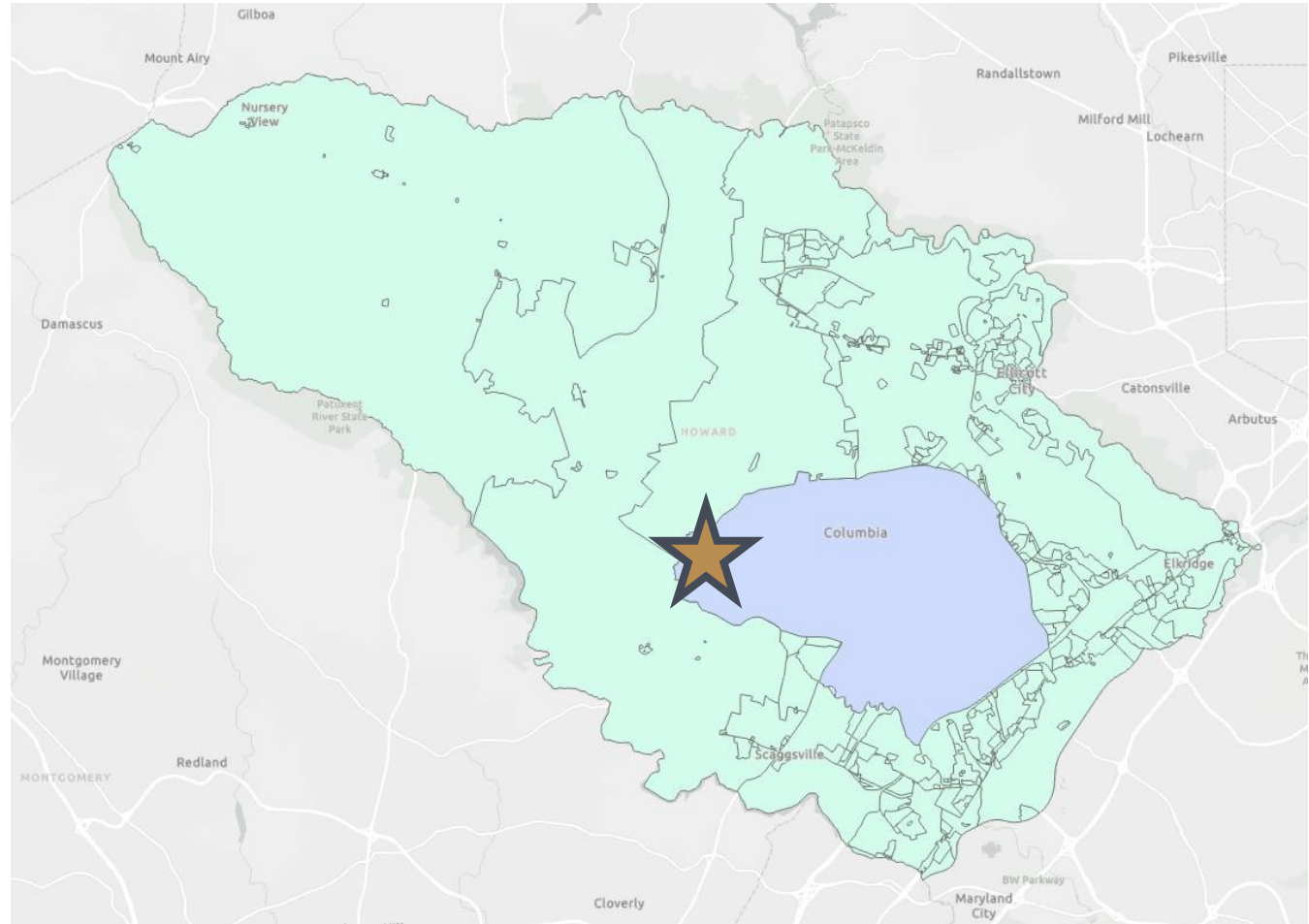
# Understanding the Layers

## Howard County



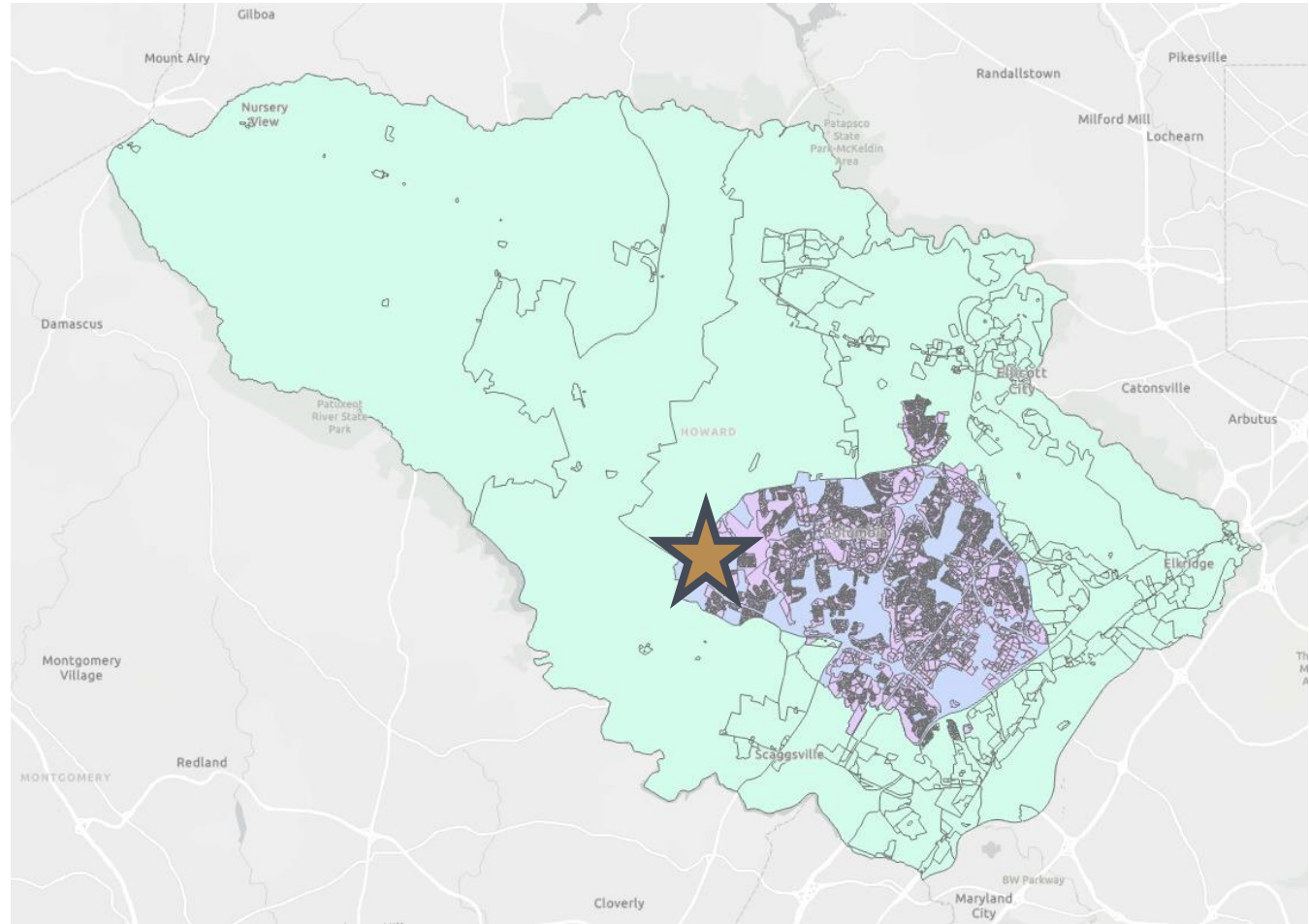
# Understanding the Layers

## Columbia



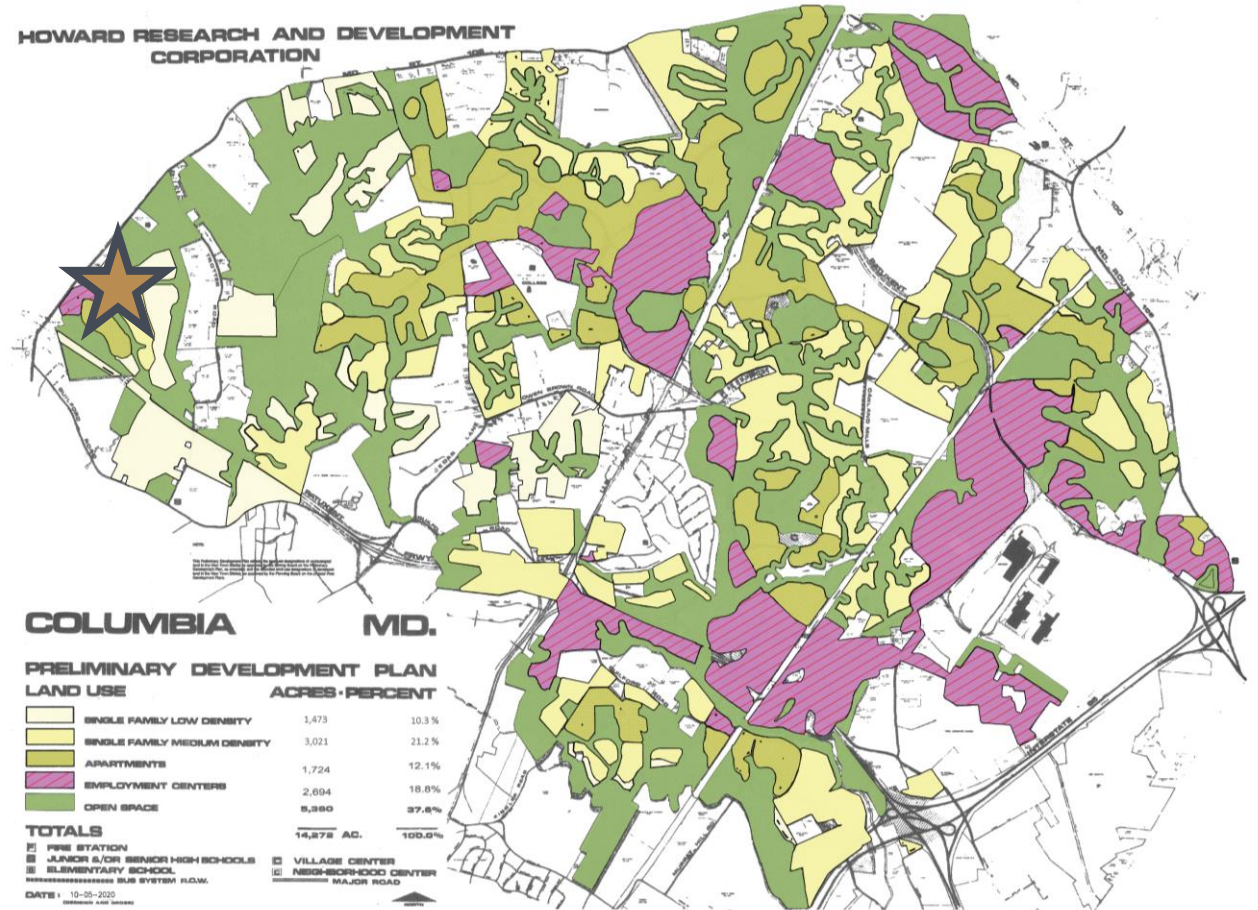
# Understanding the Layers

**New Town Zoning District**  
*(Identified in Section 125  
of the Zoning Regulations)*



# Understanding the Layers

## Preliminary Development Plan (PDP)



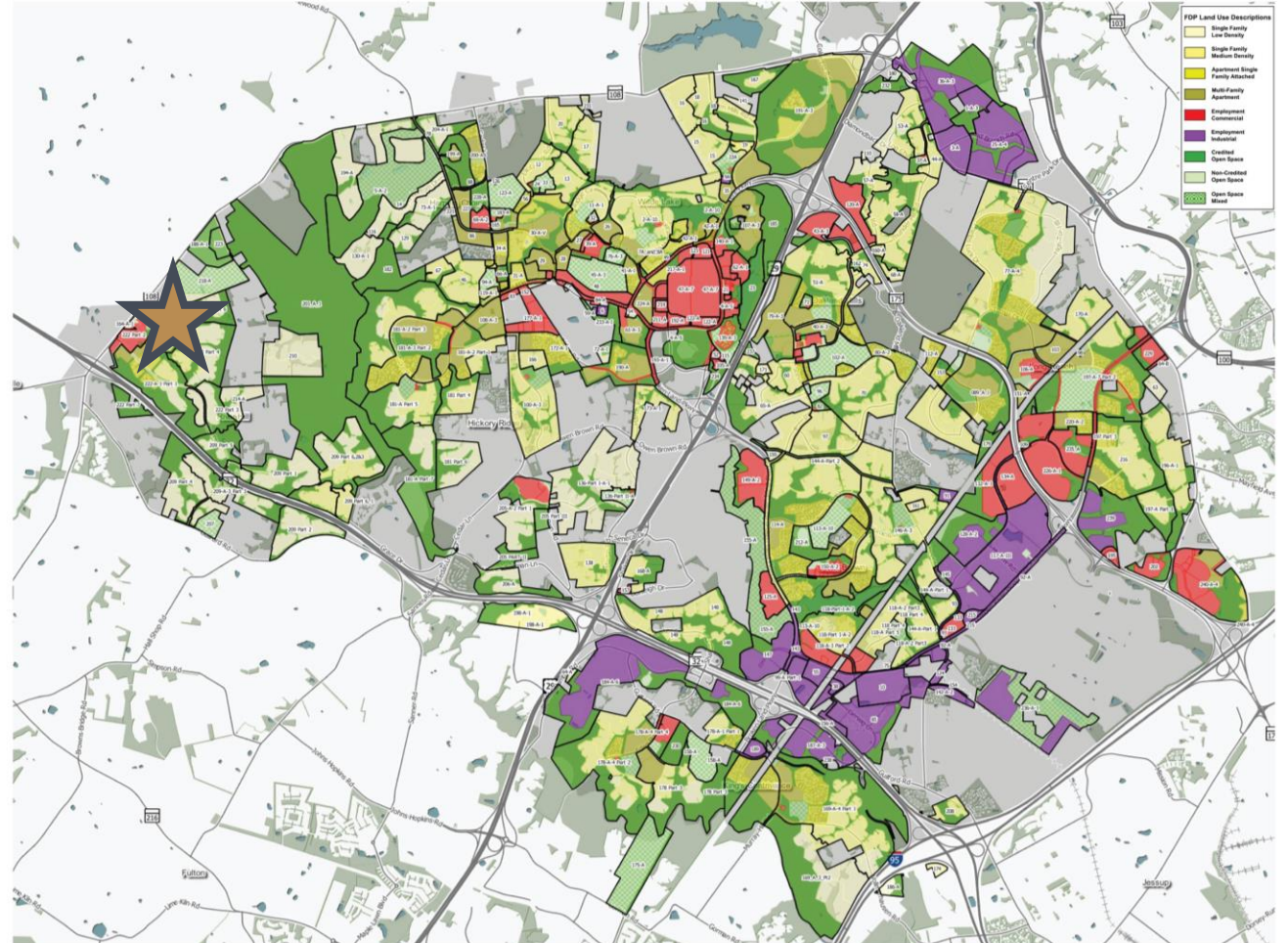
# Understanding the Layers

## PDP Details



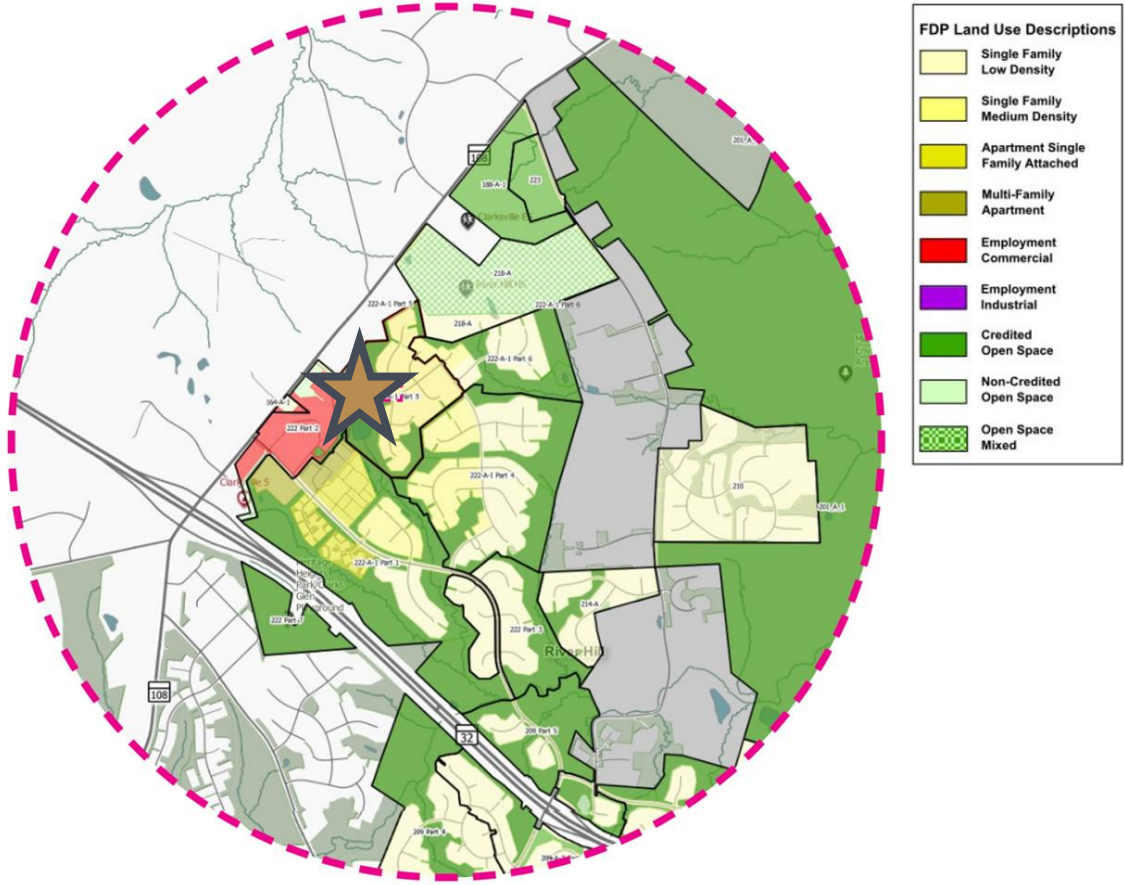
# Understanding the Layers

## Final Development Plan (FDP)



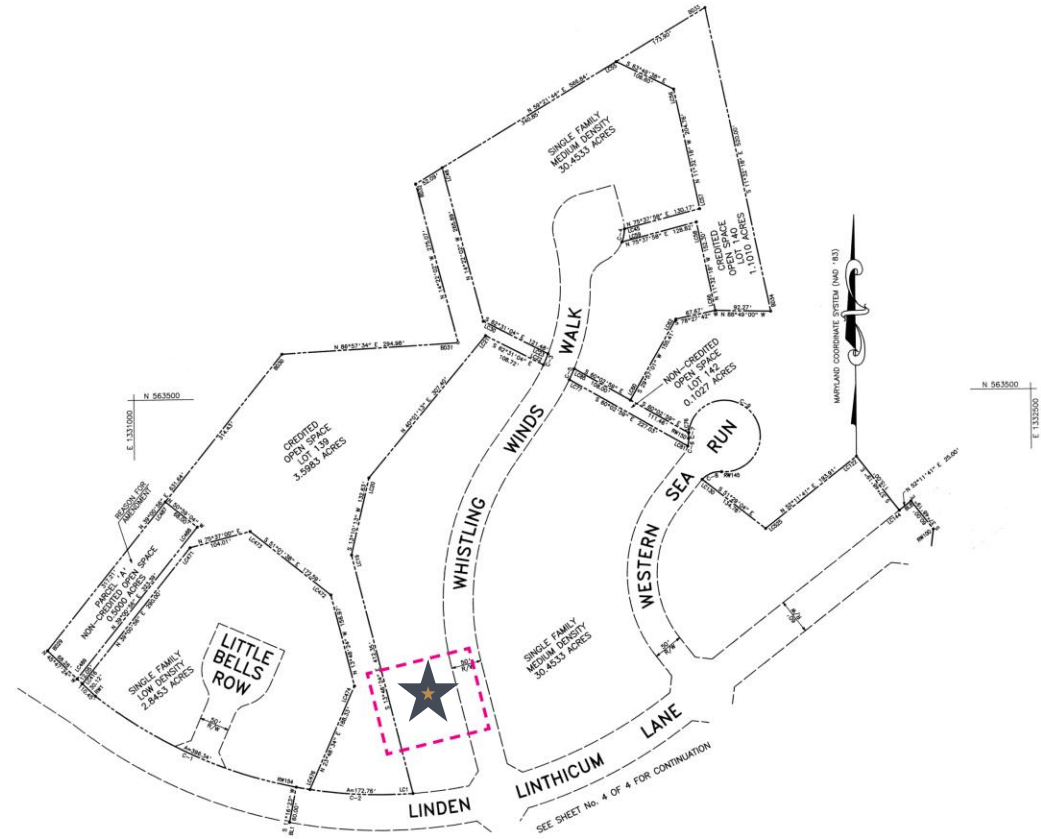
# Understanding the Layers

## FDP Details



# Understanding the Layers

## FDP: Site Specific



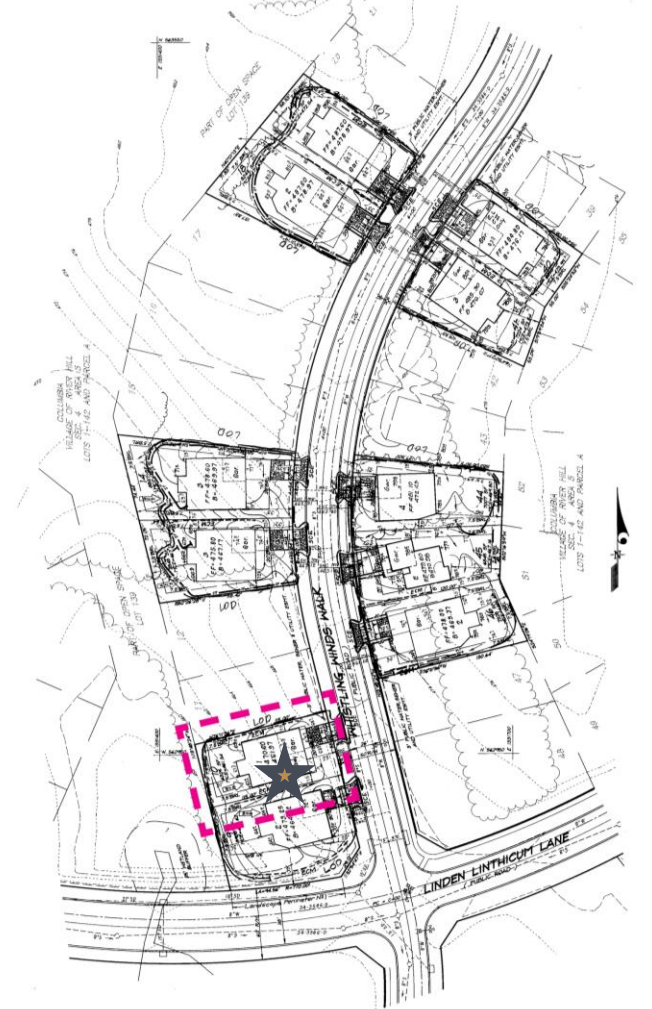
# Understanding the Layers

## Site Development Plan (SDP): Grading



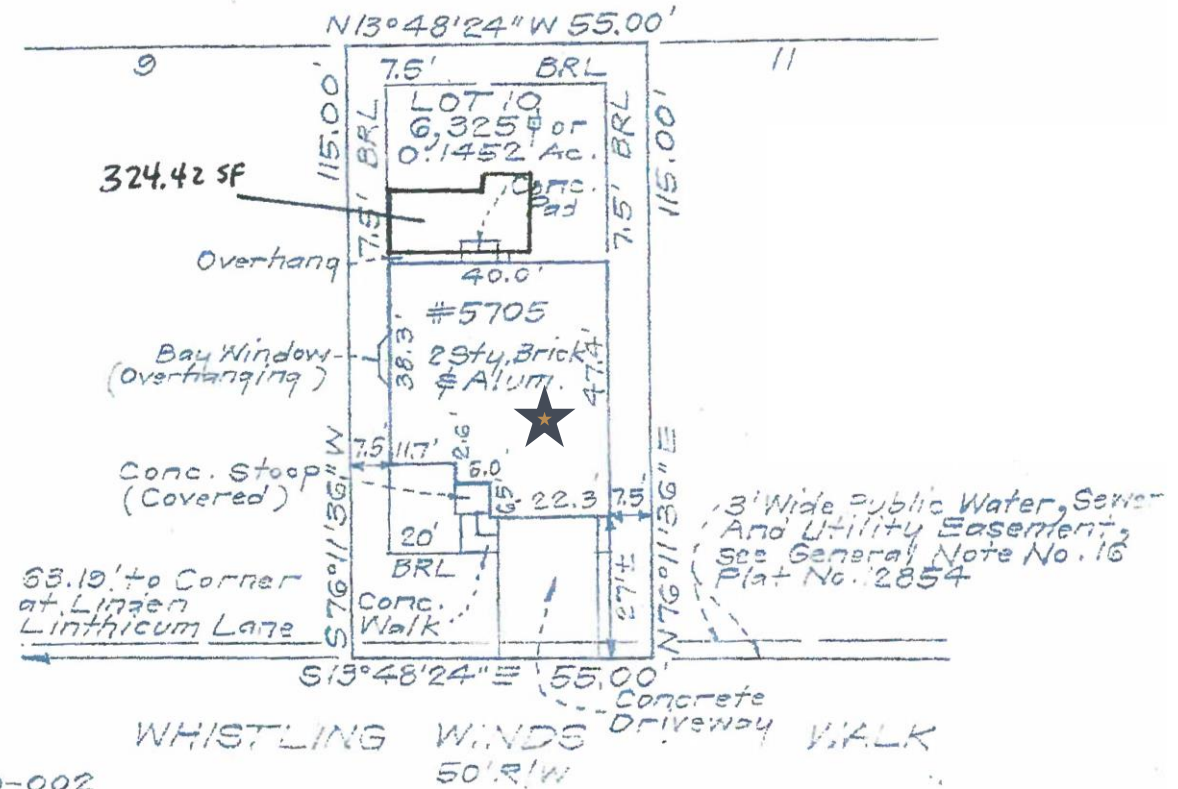
# Understanding the Layers

SDP: Sediment and  
Erosion Control



# Understanding the Layers

## SDP: Deck Addition Details



99-002  
99-001 R

# Understanding the Layers

## Covenant

RIVER HILL COMMUNITY ASSOCIATION

## Architectural Guidelines



Claret Hall, 6020 Daybreak Circle, Clarksville, Maryland 21029  
PH: 410-531-1749 | FAX: 410-531-1259  
Email: [riverhill@villageofriverhill.org](mailto:riverhill@villageofriverhill.org)

Revised March 2022

### GUIDELINE No.13a Decks, Porches, Screened/Enclosed Deck Additions

An [Exterior Alteration Application](#) must be submitted for all new or modified decks, porches, or screened/enclosed decks.

#### Exterior Alteration Application Requirements

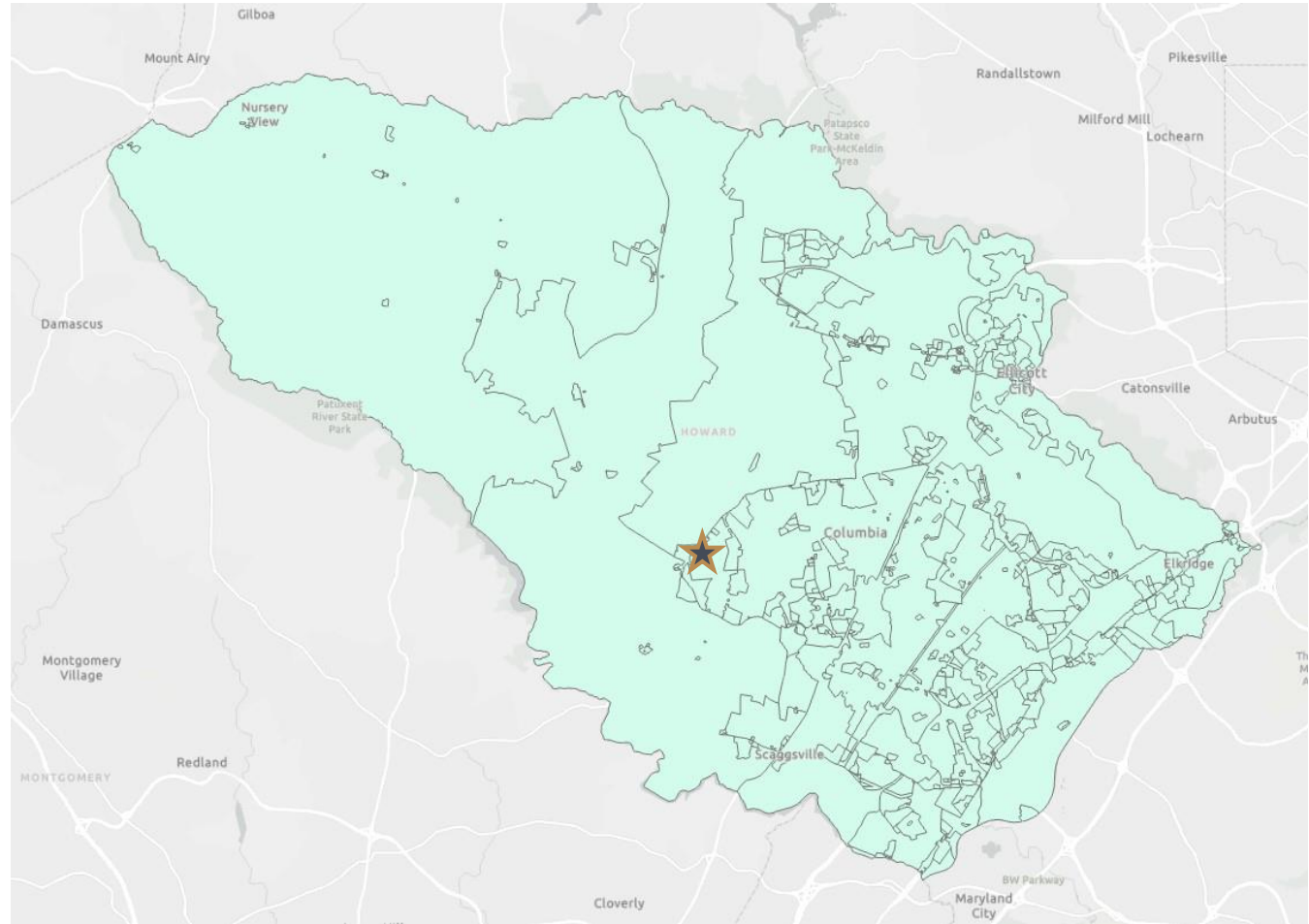
The application must include:

- Diagrammed plot plan, showing location of the proposed structure. **Note: Applications without a diagrammed plot plan will not be accepted.**
- Completed Deck Worksheet.
- Detailed plan, to include a written description of all materials to be used.
- Measurements, dimensions, etc. of project.
- Color palette.
- Elevation drawings of the structure.
- Details of any railings to be used, if applicable.
- Description of treatment or paint to be applied to the materials.
- Description of any plantings to be removed, relocated, or replaced for the construction of the structure.
- Description of equipment such as meters or heating and air conditioning sources that will be relocated and provide new location.
- Description of additions of or changes to window or door location, size or style.
- Description of proposed installation of or changes to the exterior lighting.
- List with all wattages of exterior lighting. Description of proposed landscaping or screening. See [GUIDELINE No.47—SCREENING](#).
- List of construction materials with colors.
- Description of the roof to include pitch, material, and color, if a roof is to be added.
- Color of soffit and fascia.

# Understanding the Layers

## New Town Task Force Recommendations:

- Zoning Regulations (Section 125)
  - Preliminary Development Plan
  - Comprehensive Sketch Plan
  - Final Development Plan
  - Site Development Plan

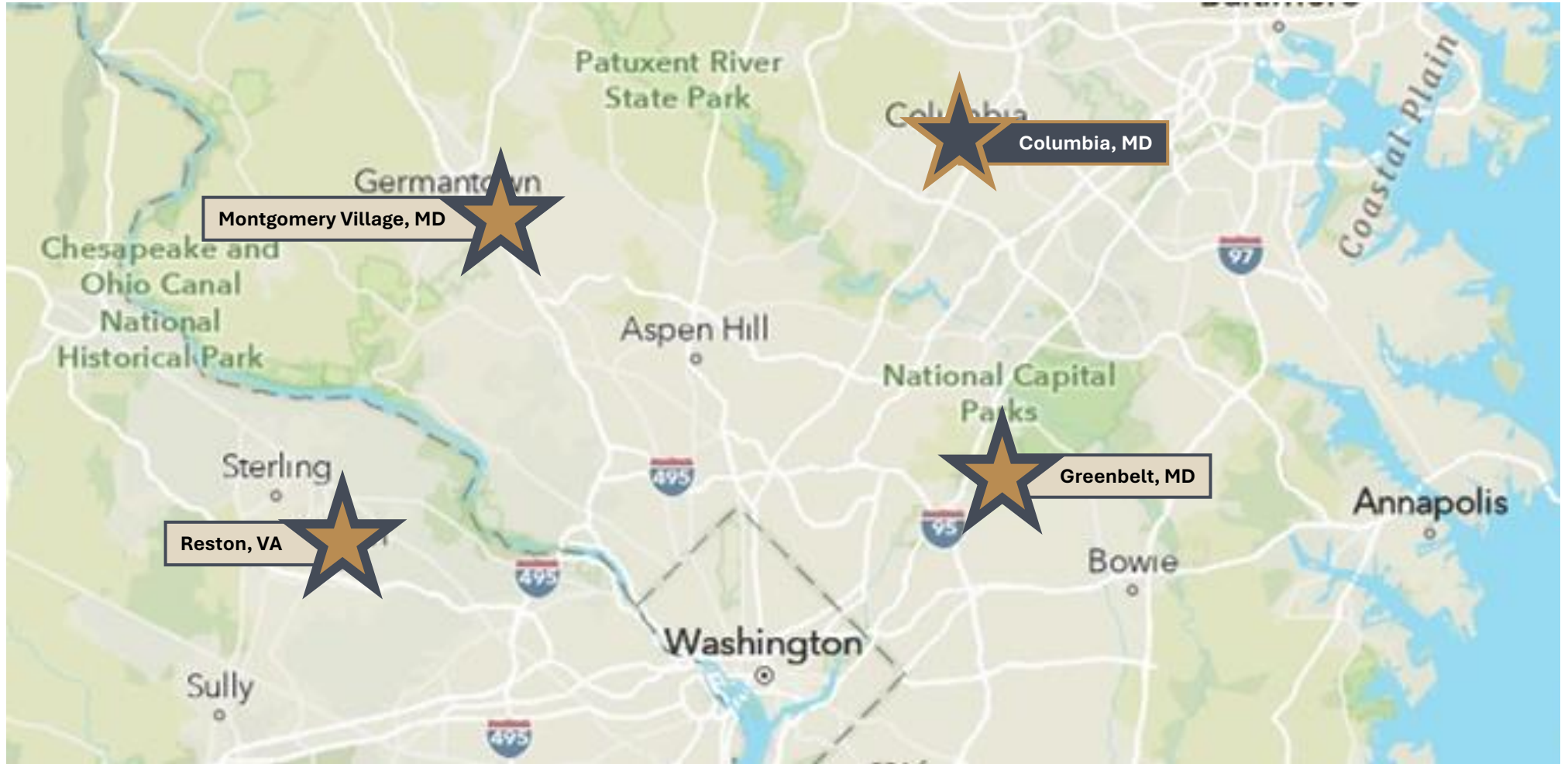




# Case Studies

The New Town Movement

# New Town Developments



# Montgomery Village, Maryland

**Developer/Visionary:** Kettler Brothers

**Founded/Planned:** late 1960s-early 1970s

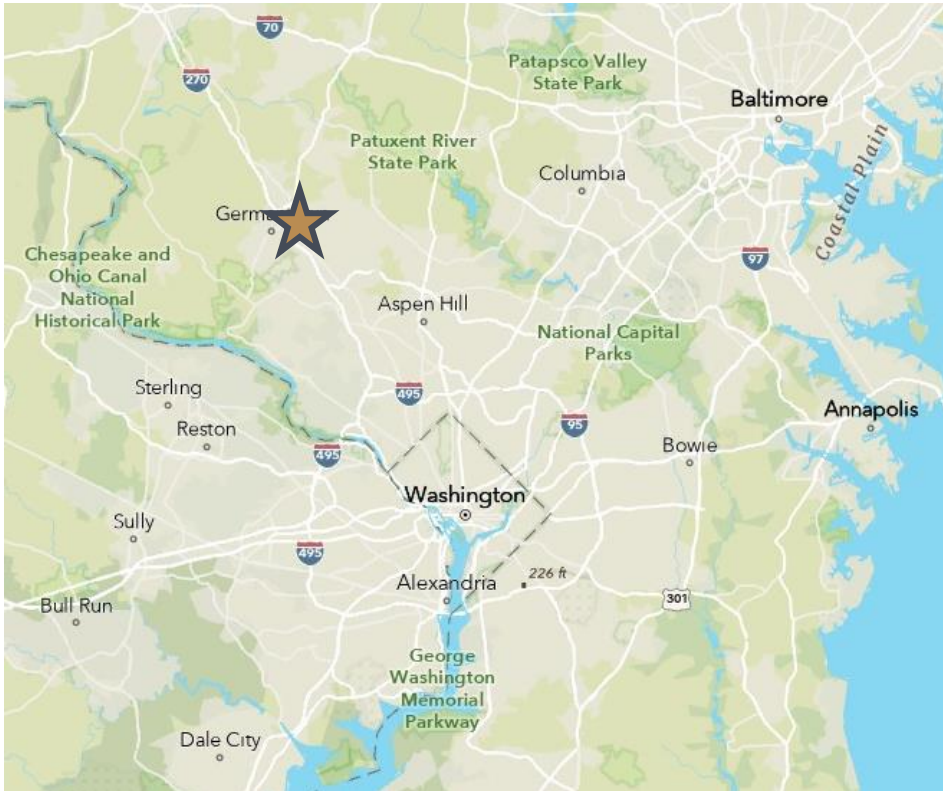
**Size:** was approximately 1,500 acres; now 2,435 acres

**Key Focus:**

- Montgomery Village (MV) Overlay Zone (Formerly zoned as Town Sector (TS) Zone)
- Preserves village character and open space
- Ensures compatibility between new and existing development

**Zone Characteristics:**

- PDP - Land use map, without acres/percent tracking
- No FDP
- MV Overlay Zone with Euclidian zoning underneath
- Standard development approval process, with special criteria from MV overlay zone and site plan approval



# Reston, Virginia

**Developer/Visionary:** Robert E. Simon

**Founded/Planned:** 1964

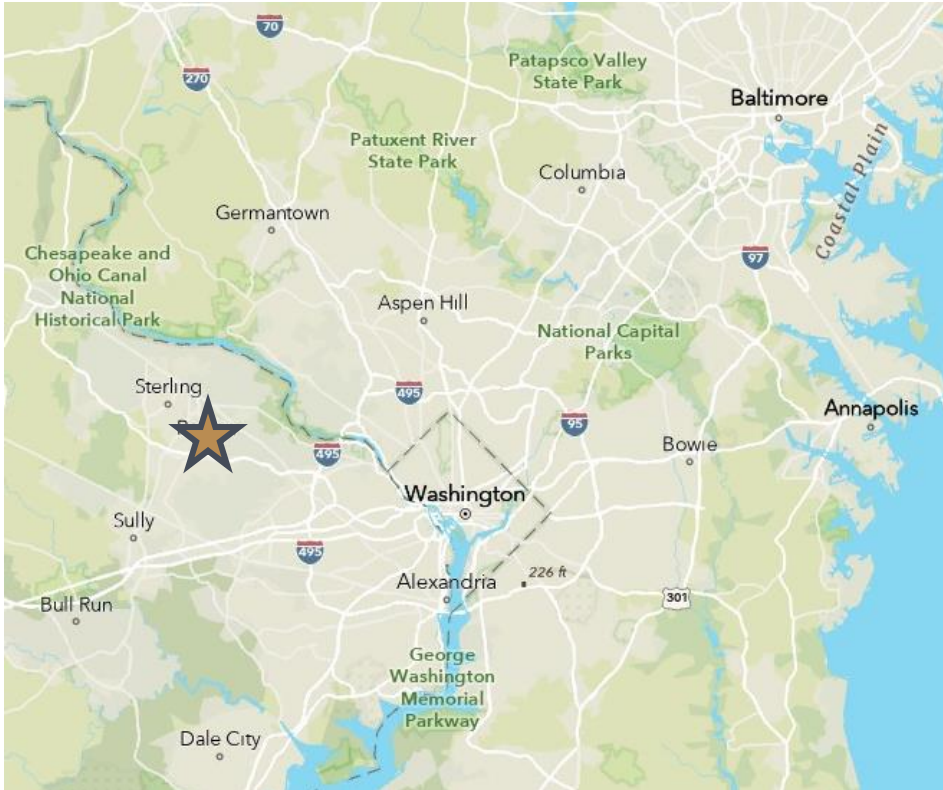
**Size:** was approximately 7,400 acres; now 9,805 acres

## Key Focus:

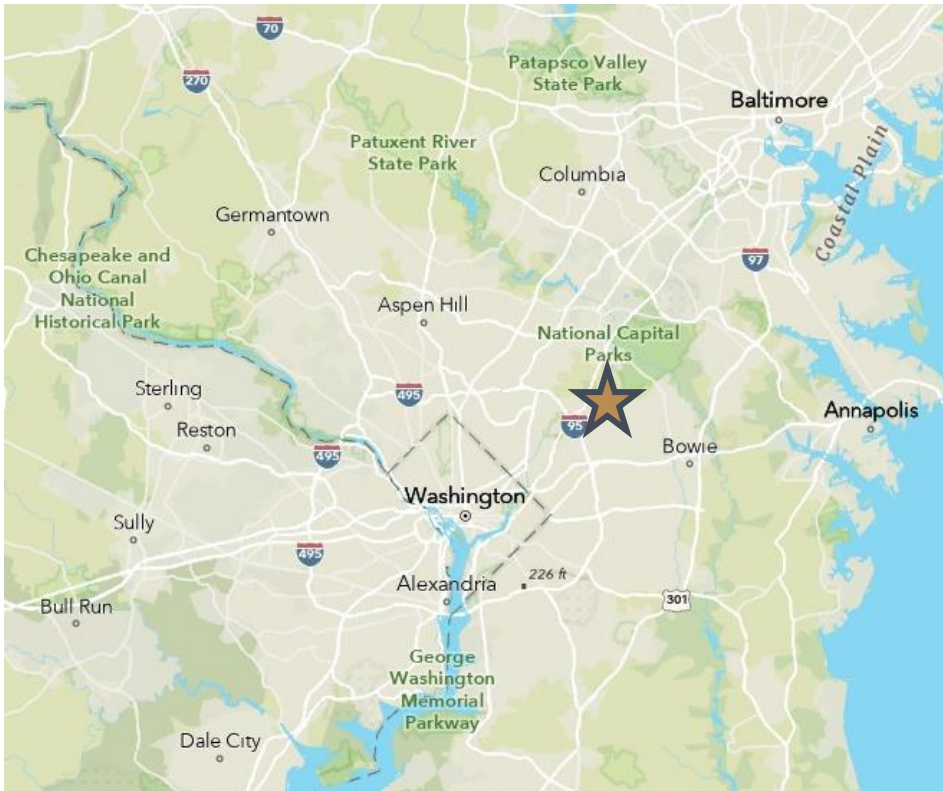
- allows more flexible planned community development
- no multifamily housing in low-density zones unless specifically approved
- commercial uses must occur indoors (with limited exceptions)

## Zone Characteristics:

- PDP - does not include acres/percent tracking
- No FDP – density only by land use type
- Guided by approved Master Plan w/land use density regulations
- Changes require a legislative approval process



# Greenbelt, Maryland



## Developer/Visionary:

- Resettlement Administration under President Franklin D. Roosevelt in 1937, community led to incorporation in 1952
- Greenbelt Neighborhood Conservation Overlay Zone established in 2018

**Current Size:** approximately 3,985 acres

## Key Focus:

- Preserves village character and open space.
- Ensures compatibility between new and existing development

## Zone Characteristics:

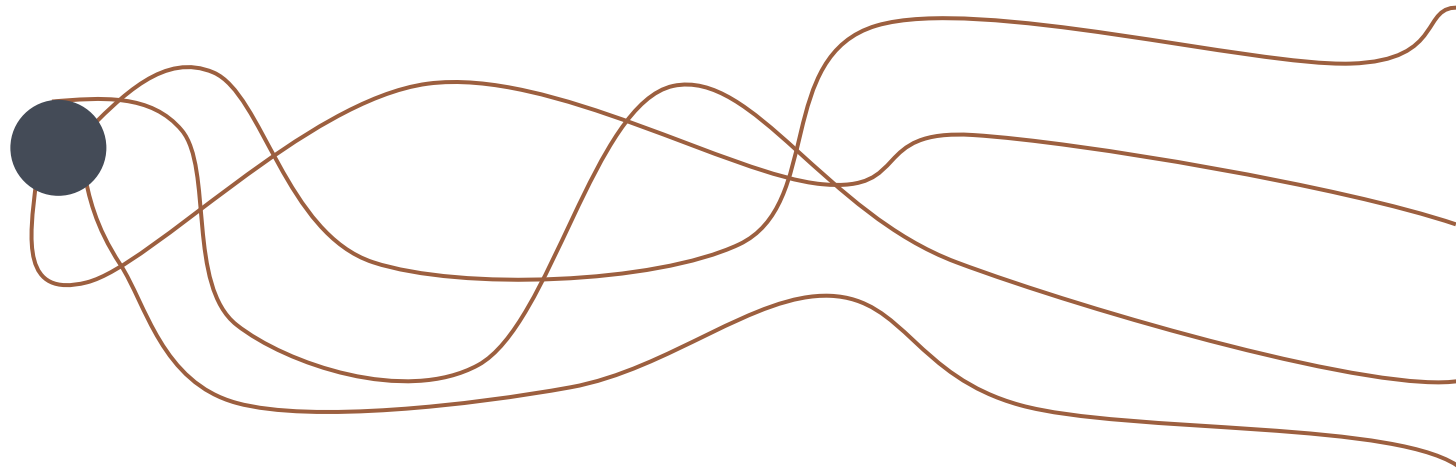
- PDP - Land use map, without acres/percent tracking
- No FDP - Density only regulated on block basis/scale
- Follows an approved Neighborhood Study for land use, density regulations
- Standard development approval process, with special criteria from NCO and Euclidean zoning underneath



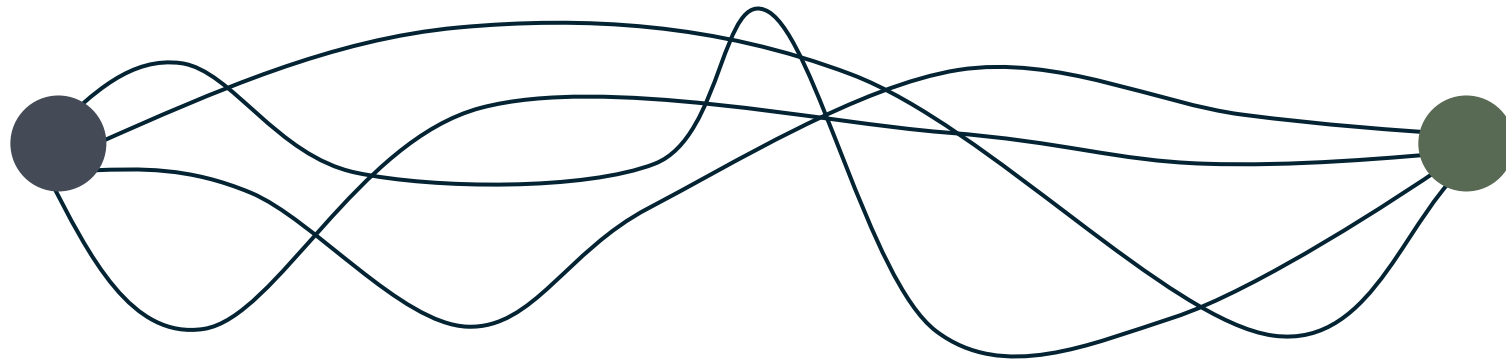
# Visioning Exercise

Incorporating Task Force Homework

# Visioning: Purpose



← NTTF Discussions →



NTTF Vision



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# Visioning: HoCo by Design

....aims to define a growth and conservation path to 2040 that is **more equitable, more predictable, more sustainable, and more achievable** for the County and all its residents.

# Visioning: HoCo by Design

- **Equity** is about crafting a future ripe with opportunities for ALL people and ALL communities, including access to attainable housing, amenity-rich neighborhoods, high-quality education, and economically-uplifting employment.
- **Predictability** informs future land use and guides budget priorities to align decisions for a shared understanding of direction and sequencing
- **Sustainability** is about sharing growth and preservation in a manner that protects our valuable natural resources, reduces environmental impacts through vertical and compact development, and responsibly balances and grows our fiscal resources to deliver the government services that enhances our quality of life.
- **Achievability** aims to provide realistic direction that is grounded in stakeholder input, considers resource limitations, and helps the County measure progress toward attaining the community's vision.

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# Visioning: Columbia Association

## **Mission**

Engage our diverse community, cultivate a unique sense of place and enhance quality of life.

## **Vision**

A Columbia that is intentionally diverse, committed to wellness, sustainable, beautiful, connected and resilient.

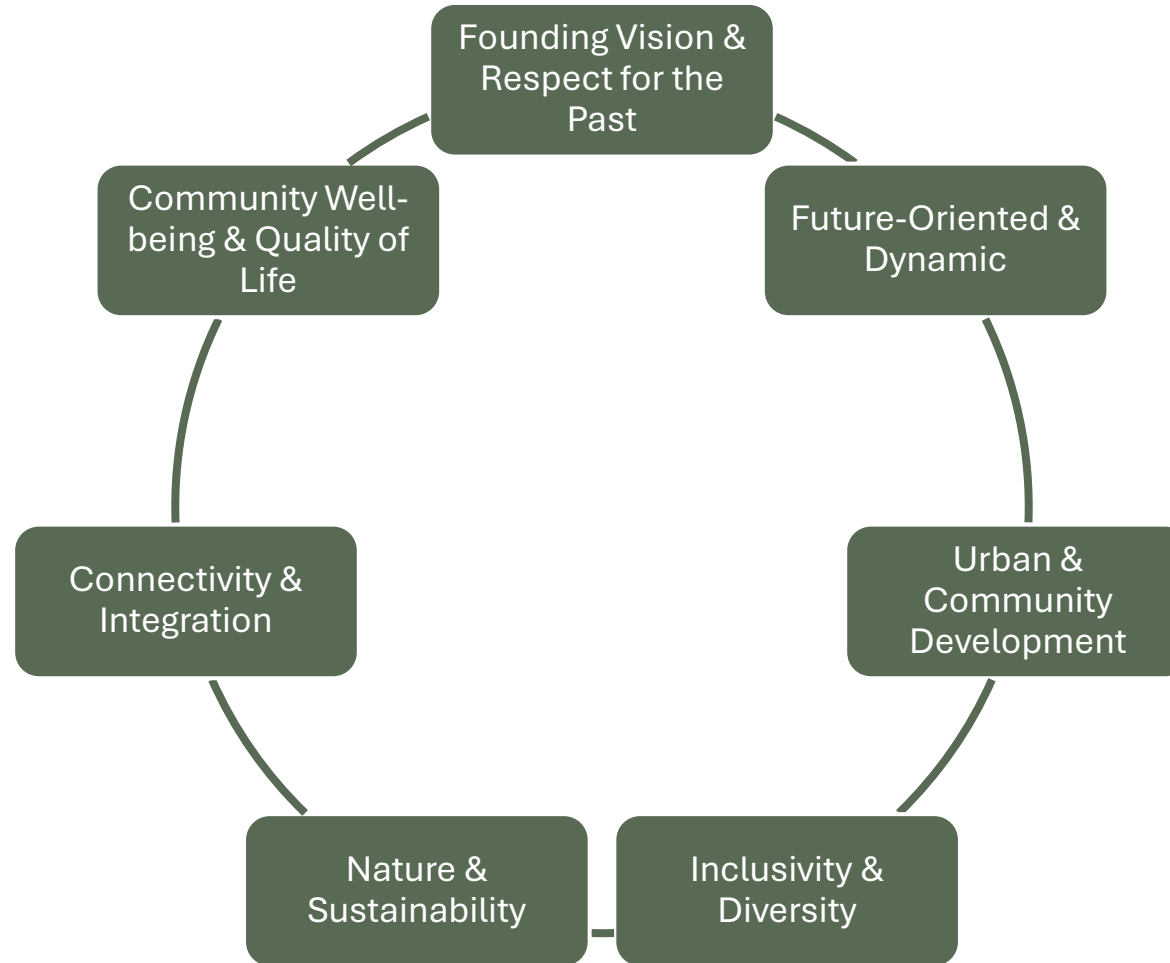
A solid dark green horizontal bar at the bottom of the slide.

# Visioning Exercise

A word cloud of terms related to community visioning. The words are arranged in a roughly triangular shape, with the largest words being 'community' and 'live'. Other prominent words include 'future', 'place', 'people', 'vibrant', and 'thrive'. The words are in various shades of brown and orange, and are of different sizes and orientations.

community, live, future, place, people, vibrant, thrive, everyone, opportunity, inclusive, rooted, welcoming, next, vision, public, build, land, example, resilient, housing, businesses, garden, model, flourish, play, beyond, work, nature, generation, connected, life, work, nature, years, evolving, open, growing, world, integrated, diversity, respect, spaces, visionary, innovation, diverse, needs, together, founding, planning, growth

# Visioning Exercise





# Breakout Sessions

Develop the Vision Statement

## Breakout Session Output

- COMMUNITY: Intra-connected, vibrant, thriving, growing, place for everything, garden city, DIVERSITY
- To be respectful of past ordinances and bylaws, but to continue to grow an inclusive and integrated Community.
- Inclusiveness, people, community, diversity, spirit of Columbia maintained, nature, walkable and green space
- People connecting; housing, growth and development, connection to land: people, process



## Combined Output

*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 Statement: Group Output



# Online Survey

Questions for the general public



# Introduction to *SWOT* Analysis

Strengths, Weaknesses, Opportunities, and Threats

# SWOT Analysis

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STRENGTHS	WEAKNESSES
OPPORTUNITIES	THREATS



# Homework for Next Meeting

Your Experience with New Town Zoning

# Homework

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Provide your response no later than **August 22, 2025**.

Think of a time when you made a change to your property that involved the New Town zoning Process. If you haven't dealt with zoning personally, ask a neighbor who has.

1. List the top 3 things that went well in the process of implementing the change.
2. List the top 3 most challenging aspects of the experience.
3. Consider how changes to New Town zoning could have been beneficial in that instance.

Be prepared to discuss at the next Task Force meeting.



# Wrap-Up



# Expectations

Please share your expectations for this meeting.

# Expectations

- **Tim May** hearing all homework to see what their views are, diversity of thought
- **Ashley Vaughn** 1<sup>st</sup> meeting, get better view of what we're doing and where we're going
- **David Costello** overall expectation in land buildings lakefront district. Use of the land is not changed significantly. Land Use Zoning. Improve, don't go backwards
- **Fran LoPresti** how many people use trails, open space, etc. Interested in everyone's views
- **Gregory Desroche** concern for zoning, discomfort with 1<sup>st</sup> meeting. Been there since beginning. New Town zoning cannot be changed. Charade with 1<sup>st</sup> meeting. 1<sup>st</sup> meeting minutes didn't reflect the meeting. We should be deciding how this works, agenda, etc. Should be our product and our deliberations. Is it legal to change the covenants? How we're moving forward and working together

# Expectations

- **Ian Kennedy** the case studies and learning about the uniqueness of Columbia. Open to look at other developments that have had the same challenges...Learning
- **Joan Lancos** agenda...pleased with JMT thus far. All arrive at a satisfactory product at end.
- **Judelle Campbell** vision statement...start with the vision, then get to the zoning. Get clarity of the vision and all will fall into place. Diversity of the task force is exciting and their knowledge. Get developers perspective and the homeowner's perspectives. Understand each other.
- **Kristi Smith** commonalities of vision statements

# Expectations

- **Karen Emery** understand the problem to be solved. Not sure where we are going. Zoning is good and layout of Columbia is good
- **Michael Golibersuch** more substantive conversations, get to the more important part
- **Matt Abrams** everyone's vision statements, clarity of the scope of recommendations can be, covenants? Clarity of how to settle disagreements during the process
- **Nina Basu** guardrails and finished product looks like
- **Renee DuBois** same as Nina, list of experts to develop recommendations
- **Robbyn Harris** excited to see how vision statements played out to see how similar, more of the framework of the report, SWOT analysis
- **Ryan Herman** hear vision statements, good if they are different

# Expectations

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- **Stacy Spann** taking it all in
- **Sharon Cooper Kerr** learn more about vision statements and how they align
- **Brian England** understand implement whatever we are proposing, 2007 New Town Task Force report

# Wrap-Up

## Pending Topics

- Demographics over the years
- Massing
- Strengths, Weaknesses, Opportunities, and Threats (SWOT)

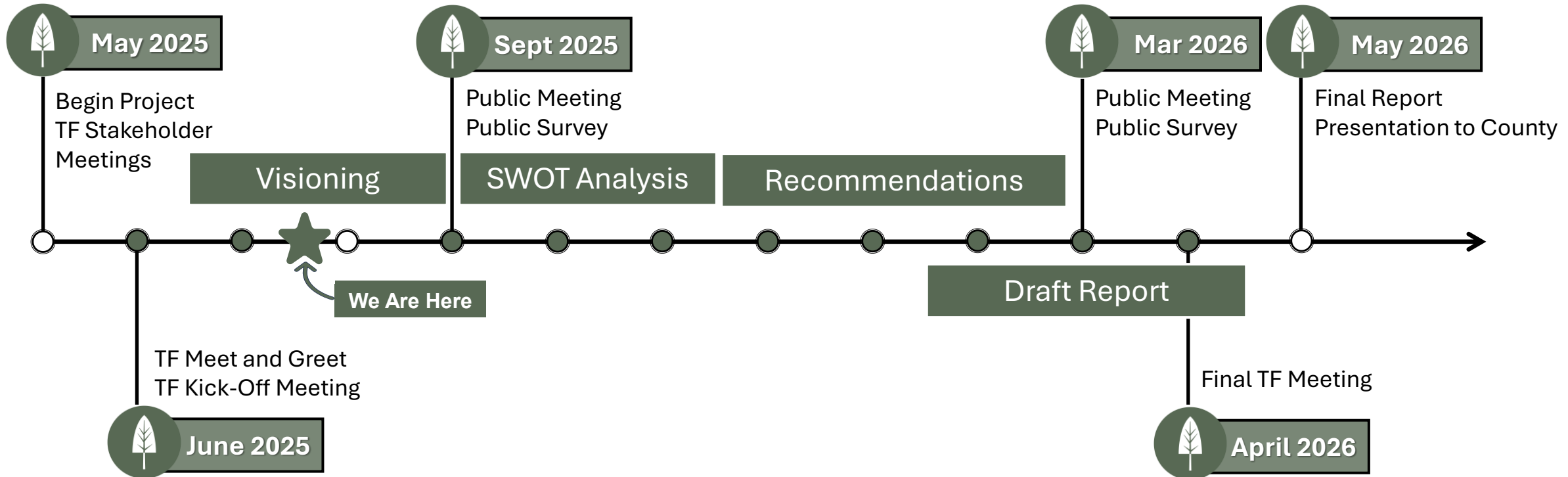


# Wrap-Up



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Upcoming Task Force Meetings

**September 30, 2025**

Virtual

Primary Topic

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

Note: There is  
**no** Task Force  
meeting in  
August.

**October 2025**

In-person

Primary Topic

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

# Wrap-Up

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Upcoming Public Meeting

**Anticipated September 2025**  
Recommendations for location



# Open Comments

**Thank you**



# Thank you

## Homework Due Date

August 22, 2025

## Task Force Meeting No. 3

September 30, 2025

*Virtual*

## Task Force Meeting No. 4

October 2025

*In-person*



**Thank you**





# Breakout Sessions

Develop the Vision Statement

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# Visioning: HoCo by Design

....aims to define a growth and conservation path to 2040 that is **more equitable, more predictable, more sustainable, and more achievable** for the County and all its residents.

# Visioning: HoCo by Design

- **Equity** is about crafting a future ripe with opportunities for ALL people and ALL communities, including access to attainable housing, amenity-rich neighborhoods, high-quality education, and economically-uplifting employment.
- **Predictability** informs future land use and guides budget priorities to align decisions for a shared understanding of direction and sequencing
- **Sustainability** is about sharing growth and preservation in a manner that protects our valuable natural resources, reduces environmental impacts through vertical and compact development, and responsibly balances and grows our fiscal resources to deliver the government services that enhances our quality of life.
- **Achievability** aims to provide realistic direction that is grounded in stakeholder input, considers resource limitations, and helps the County measure progress toward attaining the community's vision.



# Visioning: Columbia Association

## **Mission**

Engage our diverse community, cultivate a unique sense of place and enhance quality of life.

## **Vision**

A Columbia that is intentionally diverse, committed to wellness, sustainable, beautiful, connected and resilient.

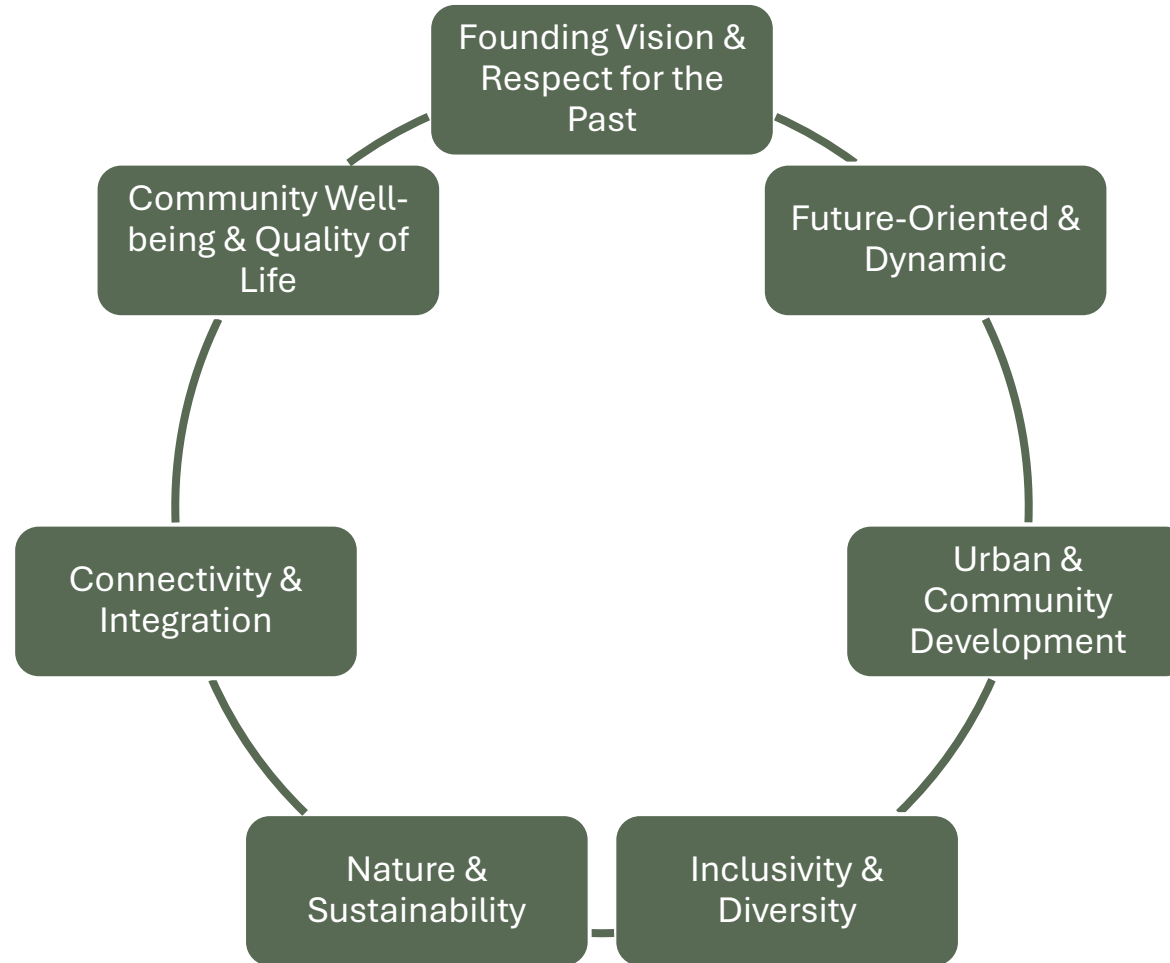


# Visioning Exercise

A word cloud of terms related to community visioning. The words are arranged in a roughly triangular shape, with the largest words being 'community' and 'live'. Other prominent words include 'future', 'place', 'people', 'vibrant', and 'thrive'. The words are in various shades of brown and tan.

community, live, future, place, people, vibrant, thrive, everyone, opportunity, inclusive, rooted, welcoming, next, vision, public, build, land, example, resilient, housing, businesses, garden, model, flourish, play, beyond, work, nature, generation, connected, life, work, nature, integrated, every, years, evolving, open, growing, world, diversity, respect, spaces, visionary, innovation, founding, planning, diverse, needs, together, growth, thrive

# Visioning Exercise



# Visioning: Homework

- Columbia becomes “The Next American” and is an example of how we can live together and that it is replicated in other parts of Howard County and the US.
- Columbia is a place where everyone can live, learn, work, and play in every stage of life without limits, in a welcoming diverse community that is in harmony and close to nature and in a community that continually regenerates itself.
- Columbia will be a thriving example of visionary planning
- Rooted in its founding promise to be a garden for growing people, Columbia looks boldly and optimistically to the future, remaining resilient, adaptive, and responsive to the challenges of an evolving world and the needs of its community.
- Appreciate the past. Imagine the future. The vision for the future must be dynamic and respond to changing needs. It should be flexible. Density must be considered. The opportunity for housing for all should be included. A full life for all must be part of the imagined future. There should be private/public good for all. We must continue to respect the land.

# Visioning: Homework

- An inclusive place with diversity of opportunity and experiences connected by open spaces, pathways and nature well integrated into where we live, work and play.
- Columbia will thrive as a bold model of connected, sustainable growth - where innovation meets community, diversity fuels opportunity, and every generation feels at home. For the next 50 years and beyond, we will build on the visionary legacy of our founding, creating a place where people and businesses flourish together.
- Rooted in respect for the land, dedicated to the growth of its people, committed to sustainable development, and guided by the vision of its founder, James Rouse - Columbia is a place where all can live, grow, and prosper.
- The Garden for Growing People – Columbia – will flourish by ensuring it is a place today's children can afford to live, nature can thrive, and diverse communities integrate. Village centers will be vibrant, businesses will thrive, future technologies will be integrated, walking will be easy, green space will endure, and opportunity will be open to all.

# Visioning: Homework

- To make Columbia a vibrant, fun, welcoming place for residents, businesses and visitors and to attract new people to Columbia through the revitalization of old outdated buildings and land to update them to the standards of 2025 and beyond.
- Create a community of cultural, economic, and neighborhood excellence.
- Vibrant, inclusive, and forward-thinking Columbia that honors its founding principles while evolving to meet the needs of current and future generations. We strive to foster a community that reflects equity, sustainability, innovation, and civic engagement — ensuring Columbia remains a model of thoughtful urban planning, shared prosperity, and exceptional quality of life for all.
- Columbia serves as a vibrant hub where individuals, families, and businesses connect, thrive, and celebrate the strength of our diverse and unified community.
- Columbia is a forward-thinking community that advances equity, fosters innovation in every aspect of life, and empowers everyone to live their fullest lives.

# Visioning: Homework

- To be the best planned city in the world for people to pursue happiness and thrive by honoring our commitments on behalf of future generations.
- Columbia will be a growing community of deep belonging—diverse in people, abundant in housing, alive with nature and activity, and connected by a vibrant web of paths, parks, and places that invite everyone to move freely and live fully.
- To deepen its commitment as an inclusive community that expands green space, provides quality and affordable housing, and creates and maintains a transportation system, allowing safe and free movement. The community will eliminate its carbon footprint, contributing to a cleaner Maryland.
- Columbia will grow as a resilient, welcoming city — rooted in the land, sustained by community, and built to last. In the next 50 years, we will ensure everyone has access to food, housing, and public spaces that support connection, purpose, and well-being. By fostering a culture of participation and care, Columbia will remain a place where people come not just to live, but to belong — and where every generation helps build what comes next.

# AGENDA

Meeting No. 3

September 30, 2025

**A. Welcome and Meeting No. 2 Recap**

**B. Prior Meeting Minute Approvals and Information Requests**

Meeting Minute Adoption

**C. Overall Schedule and Expectations for Meeting No 3**

**D. Preserve, Strengthen, Enhance, and Transform Principles (PSET)**

*Formerly discussed as SWOT*

**E. Homework Review**

**F. Case Study Discussion**

**G. PSET Discussion**

**H. Homework for next Meeting**

**I. Wrap-Up**

**J. Open Comments**

**K. Adjourn**



# New Town Task Force

## Meeting No. 3

September 30, 2025

# Agenda

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- A. Welcome and Meeting No. 2 Recap
- B. Prior Meeting Minute Approvals and Information Requests
- C. Overall Schedule and Expectations for Meeting No. 3
- D. Preserve, Strengthen, Enhance, and Transform Principles (PSET)  
*Formerly discussed as SWOT*
- E. Homework Review

# Agenda

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F. Case Study Discussion

G. PSET Discussion

H. Homework for Next Meeting

I. Wrap-Up

J. Open Comments

K. Adjourn



# **Welcome and Meeting No. 2**

## **Recap**

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

County Executive  
Of  
Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golbersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereto set my hand and caused the seal of Howard County to be affixed this 3<sup>rd</sup> day of June 2025.

  
Calvin Ball  
County Executive

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereto set my hand and caused the seal of Howard County to be affixed this 14<sup>th</sup> 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.***



## Session Output

- COMMUNITY: Intra-connected, vibrant, thriving, growing, place for everything, garden city, DIVERSITY
- To be respectful of past ordinances and bylaws, but to continue to grow an inclusive and integrated Community.
- Inclusiveness, people, community, diversity, spirit of Columbia maintained, nature, walkable and green space
- People connecting; housing, growth and development, connection to land: people, process

## Combined Output

*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



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

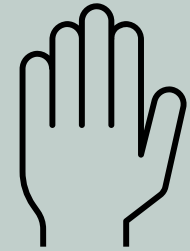
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 1 & No. 2 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. 1 meeting minutes?**

**Is there a motion to approve Task Force No. 2 meeting minutes?**



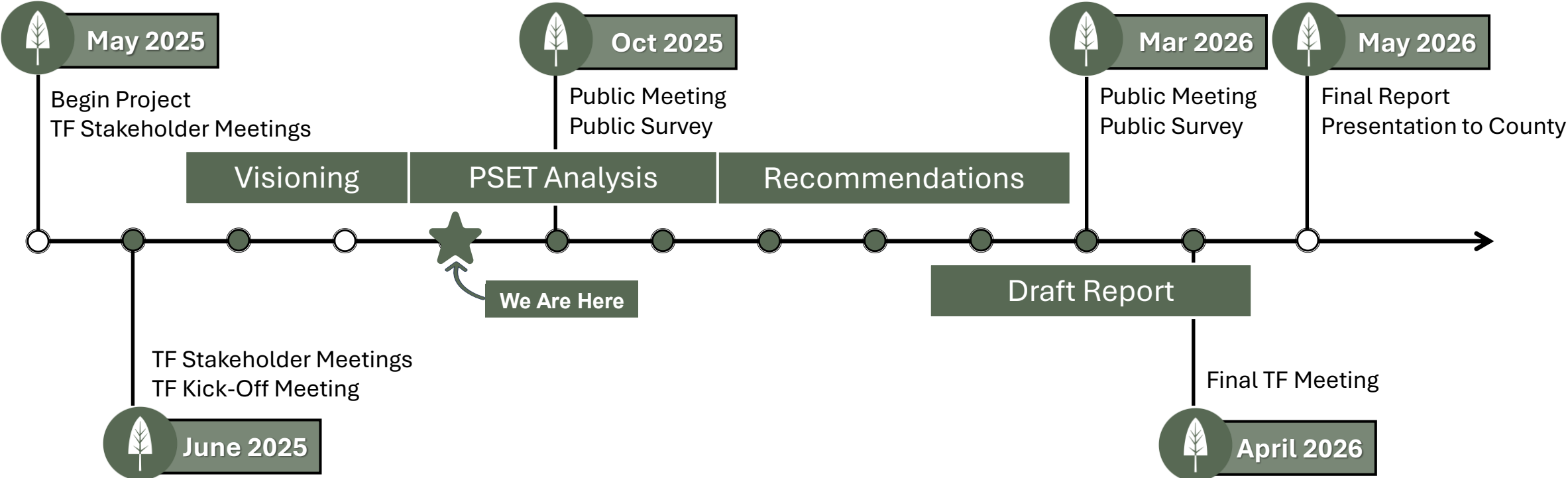
# **Overall Schedule and Expectations for Meeting No. 3**

# Overall Schedule



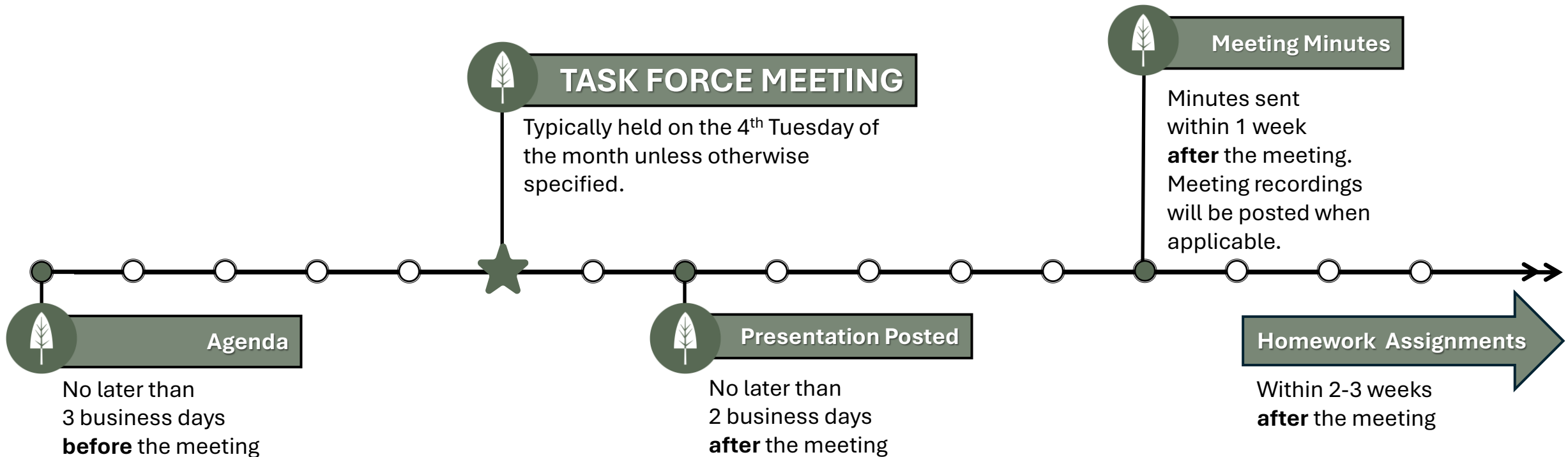
## Anticipated Milestones

● Task Force Meeting



# Task Force Materials

## Schedule for receiving materials

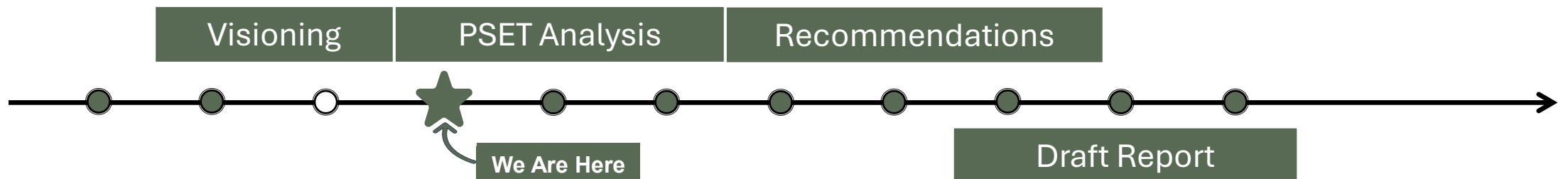


# Expectations for PSET Meetings

## Preserve, Strengthen, Enhance, and Transform Meetings

*September, October, and November Meetings*

- Review Major Elements of Zoning Code (Section 125.0)
  - Major discussion elements will be 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

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



# Homework Review

# Homework Review

## Original Assignment

Think of a time when you made a change to your property that involved the New Town zoning process. If you haven't dealt with zoning personally, ask a neighbor who has.

1. List the top 3 things that went well in the process of implementing the change.
2. List the top 3 most challenging aspects of the experience.
3. Consider how changes to New Town zoning could have been beneficial in that instance.

Be prepared to discuss at the next Task Force meeting.

# Homework Review

Homework is an important part of this Task Force efforts and will contribute to the outcome of the recommendations

- Conclusions from Homework Cases:
  - **What went well** in using the New Town zoning code (Preserve and/or Strengthen)
    - Community Buy-in
    - Public engagement and helpful staff support
    - Developers receive design input from the community
    - A clear, sequential process that the public can follow
    - Design Advisory Panel feedback on Village Center design
    - Efforts to align with County's general plan

# Homework Review

- Conclusions from Homework Cases:
  - **What went well** in using the New Town zoning code (Preserve and/or Strengthen)
    - Tailoring zoning regulations to align with general plan goals and policies
    - Ability to align with plans without rewriting zoning constantly
    - Plan-led, criteria-based control at the FDP level

# Homework Review

- Conclusions from Homework Cases:
  - What were **key challenges** in using the New Town zoning code (Enhance and/or Transform)
    - FDPs are available online but hard to find and difficult to read
    - FDP's have language that is vague or discretionary
    - Regulations, guidelines, and rules are not user friendly
    - Fragmented and lengthy review process
    - Too many public meetings throughout the process
    - Inconsistent enforcement of New Town Zoning
    - Original petitioner position no longer seems valid
    - Accessibility of land use and density tracking
    - There are no pattern books for developers

# Homework Review

- Conclusions from Homework Cases:
  - What were **key challenges** in using the New Town zoning code (Enhance and/or Transform)
    - There are no Universal Design guidelines to ensure inclusive design for all
    - No clear path for ADU's in NT Zoning
    - Rigidity of the FDP regulations for land use and building materials
    - Aging framework to meet current trends / technology

# Homework Review

- Conclusions from Homework Cases:
  - **Overall Recommendations Provided**
    - Review the PDP, CSP, and FDP processes and roles
    - Clarify use criteria
    - Streamline processes:
      - User-friendly
      - Development review
      - Public engagement
    - Make the digital FDP library more accessible
    - Improving flexibility/adaptability of zoning regulations
    - Better enforce the existing process
    - Remove the original petitioner position

# Homework Review

- **Conclusions from Homework Cases:**
  - **Overall Recommendations Provided**
    - Allowing Mixed-Use and Innovative Development Patterns
    - Permit residential use in Village Centers
    - Add explicit language permitting ADU's in NT Zoning
    - Encouraging age friendly and affordable housing types
    - Incorporate incentive zoning for desirable features
    - Modernize FDP design guidance

# PSET Discussion

## Key Elements for Discussion during PSET Meetings

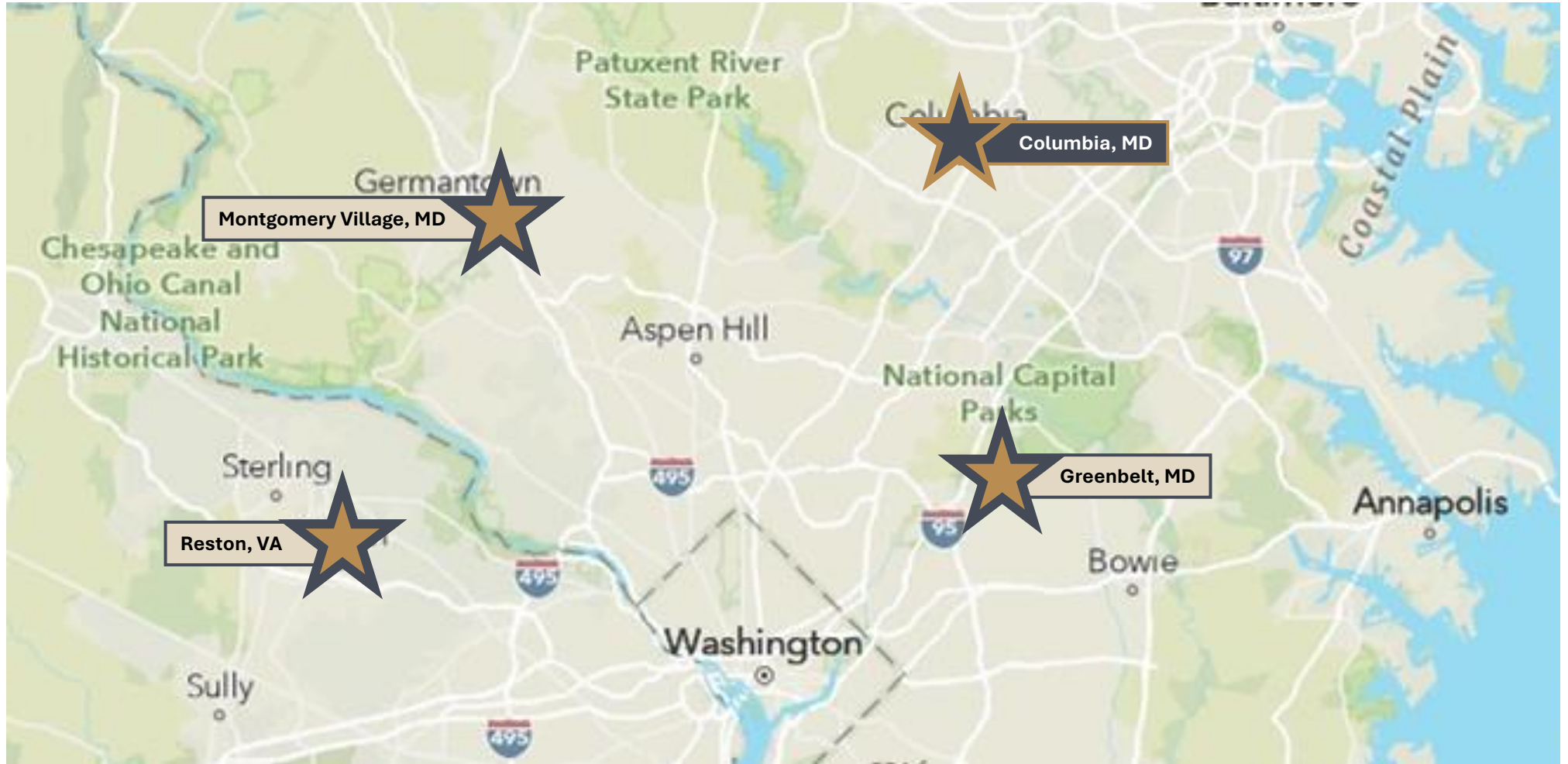
- **Creating another New Town District**
- **Defining Credited Open Space**
- **Reviewing Original Petitioner Role**
- **Incorporating Moderate Income Housing Unit (MIHU) Regulations**
- **Managing Density Caps**
- **Evaluating New Town District Structure**
- **Redefining Apartment Land Use**
- **Expansion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



# Case Studies

The New Town Movement

# New Town Developments



## Zoning Map

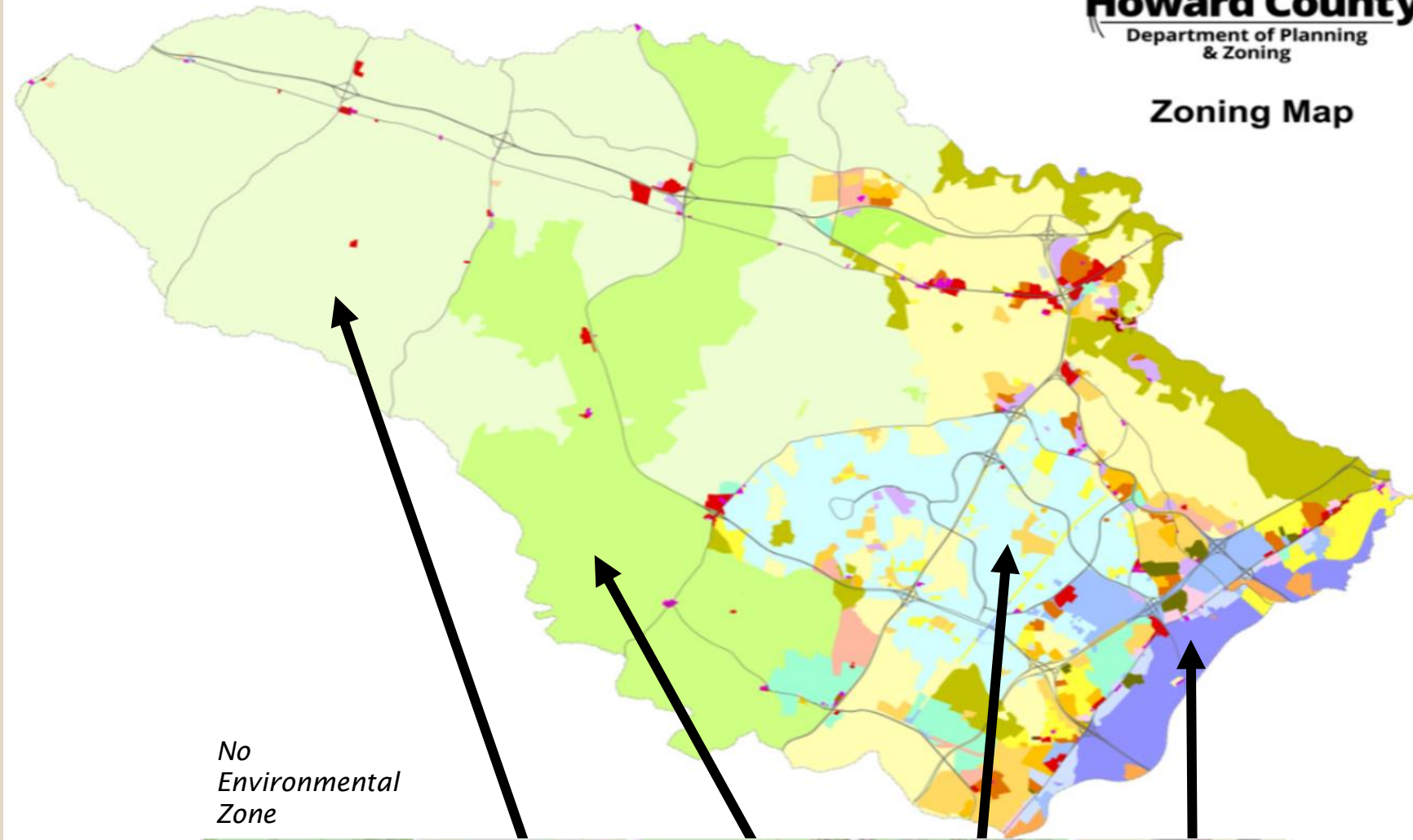
# Types of Districts

### Types of Zoning Districts:

- Base Zoning Districts (e.g., R-20, B-2, M-1)
- Floating Zones (e.g., NT, MXD, CEF)
- Overlay Zones (e.g., CLI, TNC)

### Alternative Zoning Approaches:

- Performance-Based Zoning
- Incentive-Based Zoning
- Form-Based Zoning



*No  
Environmental  
Zone*



Natural



Agricultural



Rural



Suburban



Urban






# Euclidian/Base Zoning

## Purpose and Function:

- Mapped to property lines or geographic features
- Separates land use types
- Mandates Setback Requirements
- Regulates building bulk/massing requirements (e.g. Building height limits, floor area ratios)

## General Categories of Euclidian/Base Zones:

- **Residential**
  - Rural residential (e.g., RC, RR)
  - Single-family detached (e.g., R-20)
  - Apartment zones (e.g., R-A-15)
- **Mixed-Use**
  - Supports a combination of residential, commercial, and/or office
- **Non-Residential**
  - Office zones
  - Manufacturing/industrial zones

				
<b>Natural</b>	<b>Agricultural</b>	<b>Rural</b>	<b>Suburban</b>	<b>Urban</b>
<b>Zones</b> No Zone	<b>Zones</b> RC	<b>Zones</b> RR BR R-ED	<b>Zones</b> R-20 R-12 R-SC R-SA-8 NT	<b>Zones</b> TOD R-APT B-2 M-1 M-2 CE CAC NT

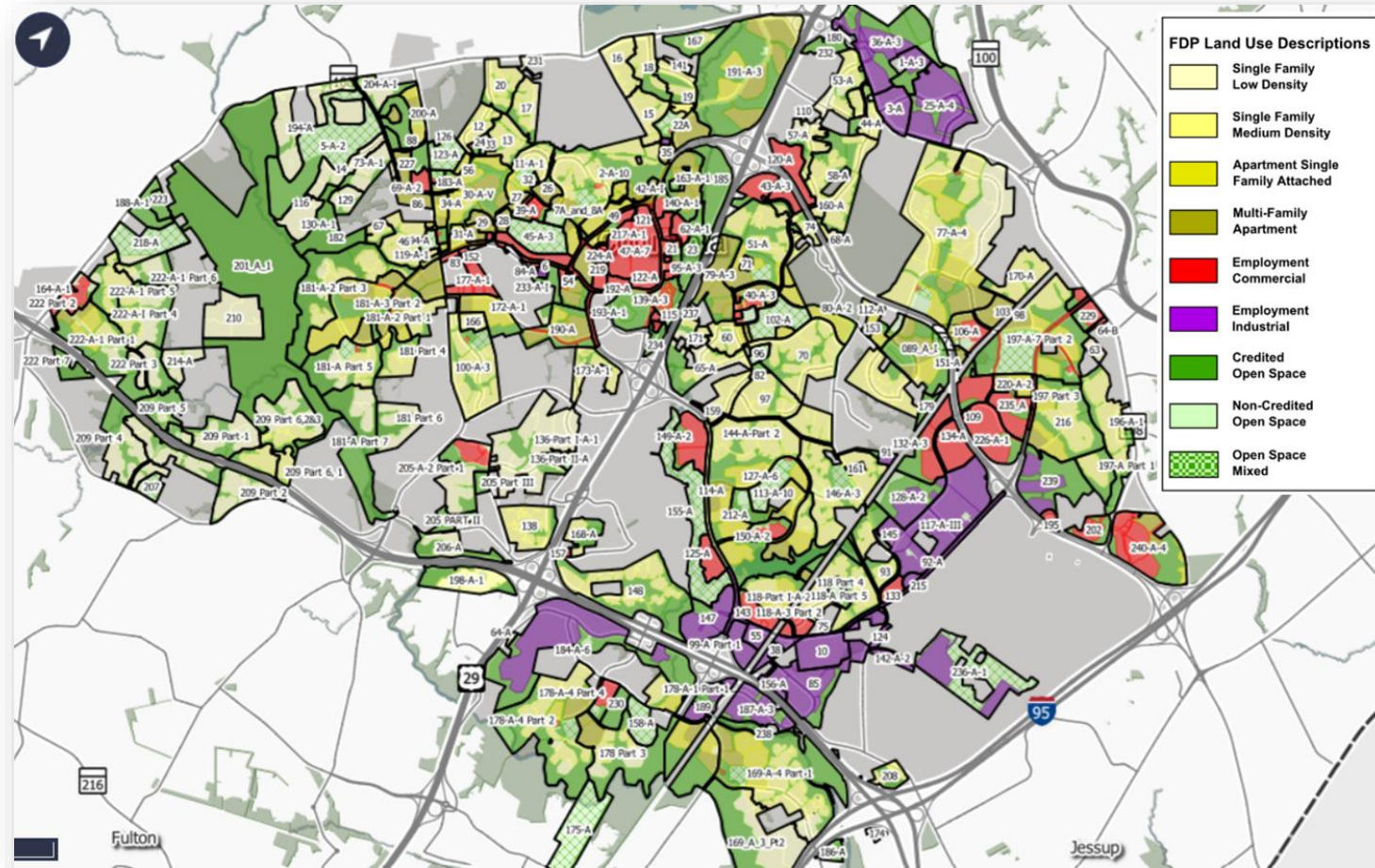
# Floating Zones

## Purpose and Function:

- Customized for a proposed development
- Applied once conditions are met for approval
- Floating zone replaces base zone on the map

## Zoning Examples:

- New Town (NT)
- Community Enhancement Floating (CEF)
- Office Transition (OT)



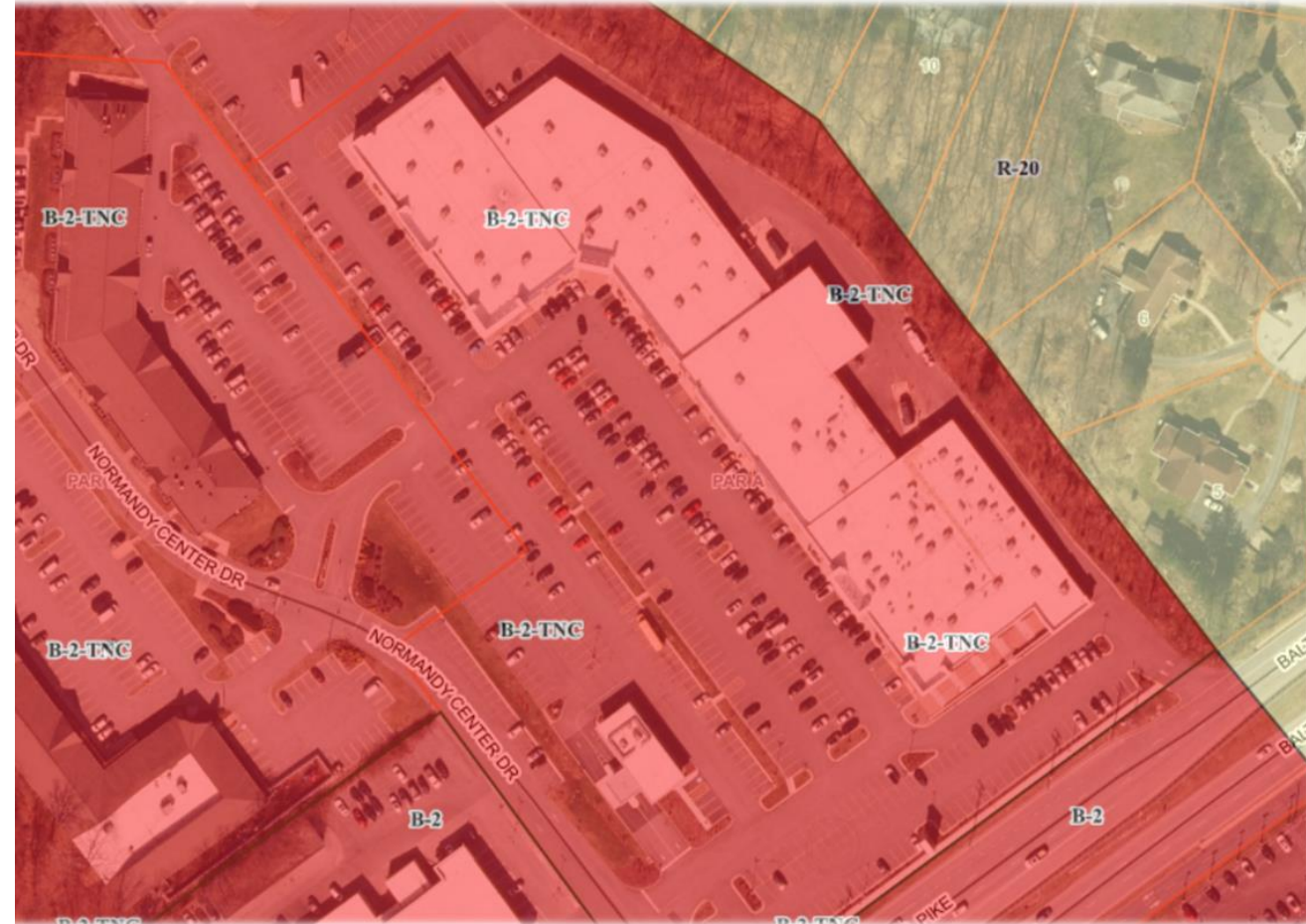
# Overlay Zones

## Purpose and Function:

- Overlaid on a base zoning district
- Can apply additional regulations (ex. historic) or provide more options (ex. Higher density) on top of base zone allowances/requirements
- Implements new targeted policies without needing to amend base zoning

## Zoning Examples:

- Continuing Light Industrial (CLI)
- Traditional Neighborhood Center (TNC)
- Density Exchange Option (DEO)
- Institutional (I)
- Solid Waste (SW)
- Commercial Redevelopment (CR)



# Alternative Zoning Approaches

## Performance-Based Zoning

### **Purpose and Function:**

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

### **Desired Outcomes:**

Design flexibility to meet goals

## Incentive-Based Zoning

### **Purpose and Function:**

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

### **Incentives:**

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

## Form-Based Zoning

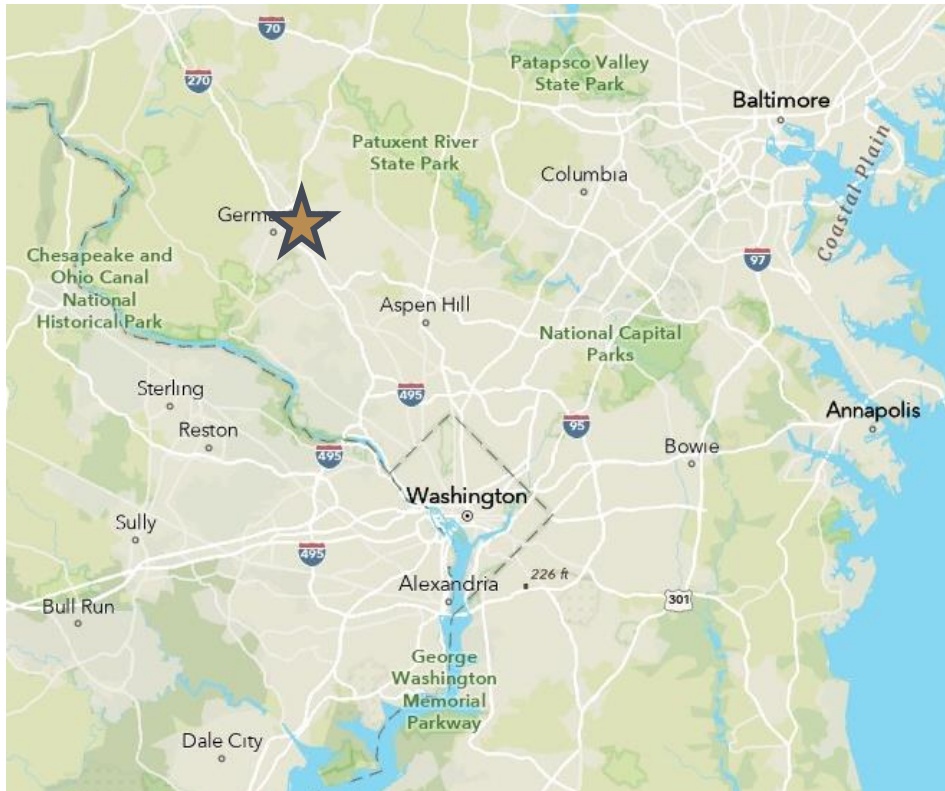
### **Purpose and Function:**

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

### **Design Focus:**

Building design and character are more prescriptive

# Montgomery Village, Maryland



**Developer/Visionary:** Kettler Brothers

**Founded/Planned:** late 1960s-early 1970s

**Size:** was approximately 1,500 acres; now 2,435 acres

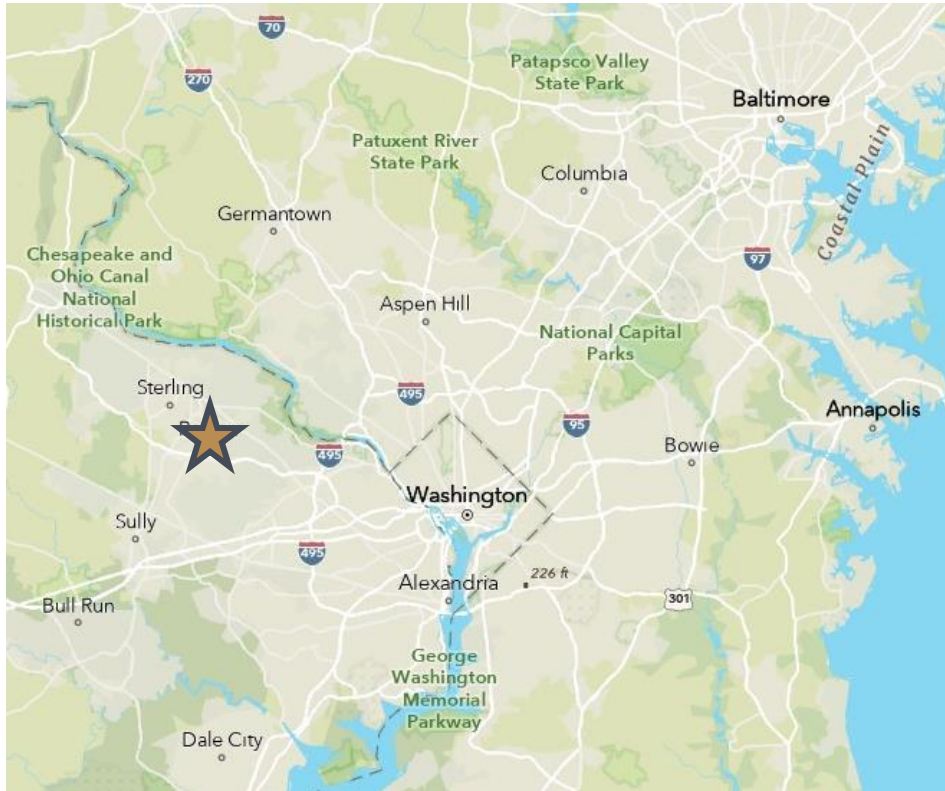
## Key Focus:

- Montgomery Village (MV) Overlay Zone (Formerly zoned as Town Sector (TS) Zone)
- Preserves village character and open space
- Ensures compatibility between new and existing development

## Zone Characteristics: **Overlay over Base Zone**

- PDP - Land use map, without acres/percent tracking
- No FDP
- MV Overlay Zone with Euclidian zoning underneath
- Standard development approval process, with special criteria from MV overlay zone and site plan approval

# Reston, Virginia



**Developer/Visionary:** Robert E. Simon

**Founded/Planned:** 1964

**Size:** was approximately 7,400 acres; now 9,805 acres

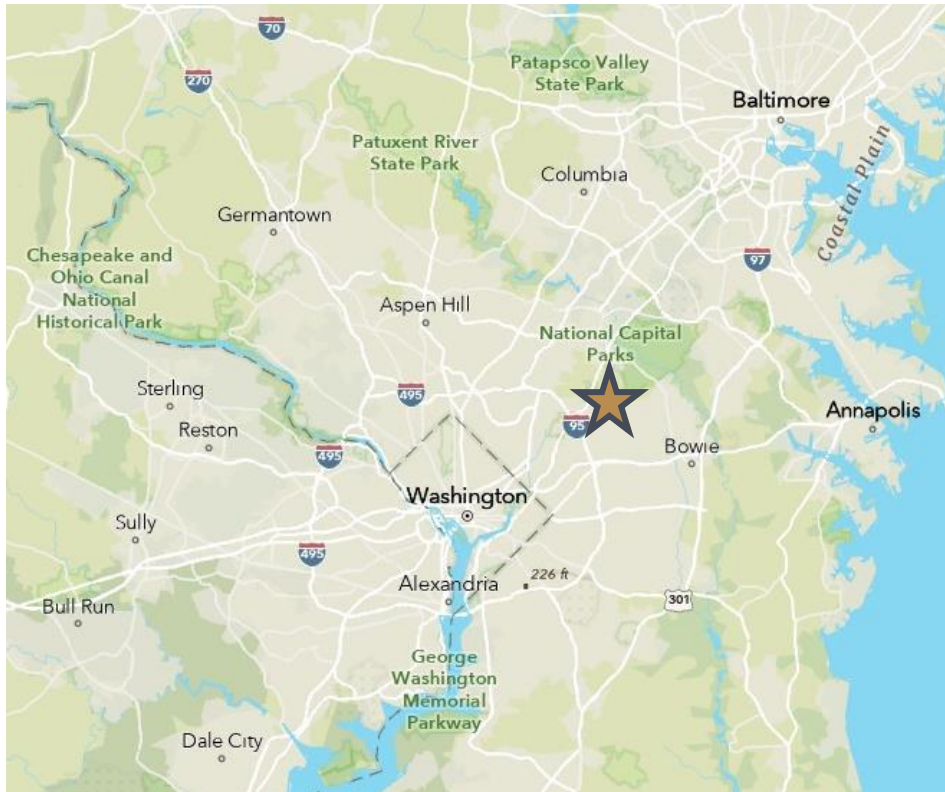
## Key Focus:

- Allows more flexible planned community development
- No multifamily housing in low-density zones unless specifically approved
- Commercial uses must occur indoors (with limited exceptions)

## Zone Characteristics: Floating Zone

- PDP - does not include acres/percent tracking
- No FDP - density only by land use type
- Guided by approved Master Plan w/land use density regulations
- Changes require a legislative approval process

# Greenbelt, Maryland



## Developer/Visionary:

- Resettlement Administration under President Franklin D. Roosevelt in 1937, community led to incorporation in 1952
- Greenbelt Neighborhood Conservation Overlay Zone established in 2018

**Current Size:** approximately 3,985 acres

## Key Focus:

- Preserves village character and open space.
- Ensures compatibility between new and existing development

## Zone Characteristics: **Overlay over Base Zoning**

- PDP - Land use map, without acres/percent tracking
- No FDP - Density only regulated on block basis/scale
- Follows an approved Neighborhood Study for land use, density regulations
- Standard development approval process, with special criteria from NCO and Euclidean zoning underneath



# PSET Discussion

# 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?*

### **Municode Section 125.0.B:**

[https://library.municode.com/md/howard\\_county/codes/zoning/220814?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](https://library.municode.com/md/howard_county/codes/zoning/220814?nodeId=HOWARD_CO_ZONING_REGULATIONS_S125.0NTNETODI)

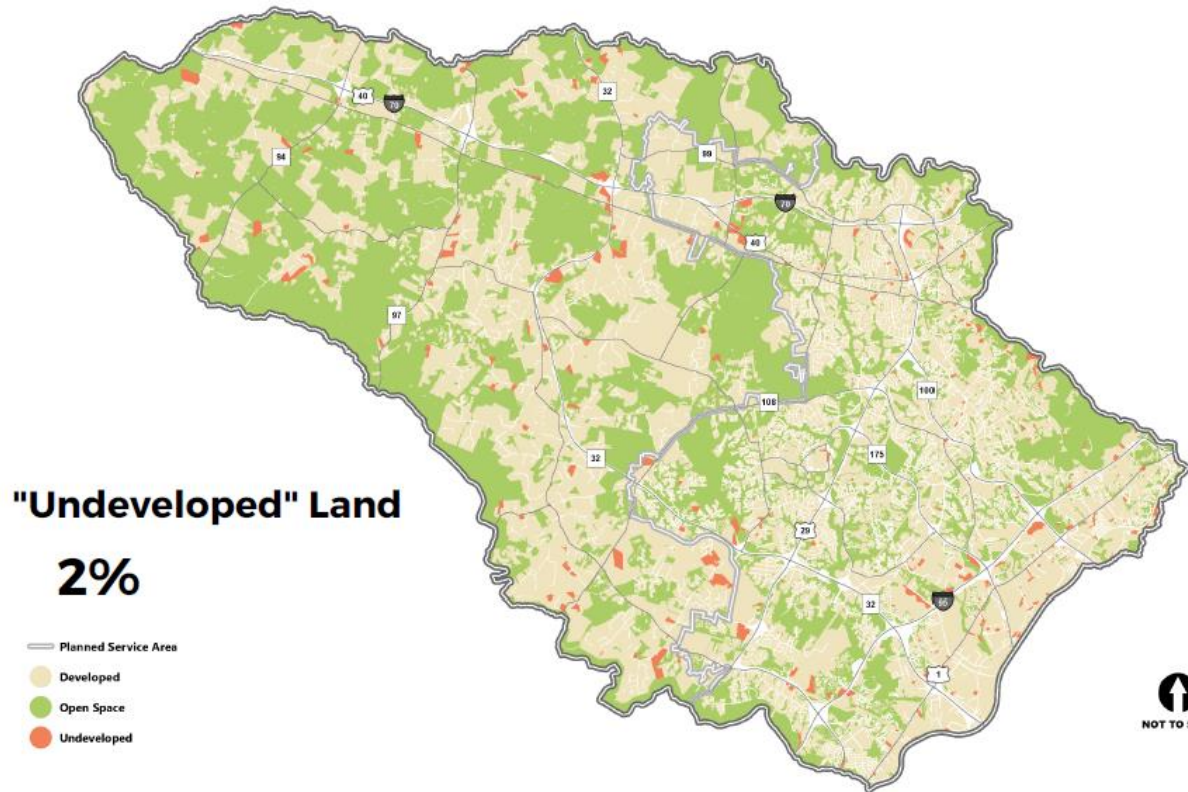
# PSET Background

## Creating another New Town District

- Contiguous, planned community for 20,000 or more people
- Minimum 2,500 acres
- A preliminary plan must be presented to the Zoning Board, who will determine whether
  - The petition complies with the provisions of these Regulations;
  - A New Town District should be located at the proposed site; and
  - The Preliminary Development Plan constitutes a general land use plan for the area covered thereby, designed to meet the objectives set forth in these Regulations.

# PSET Background

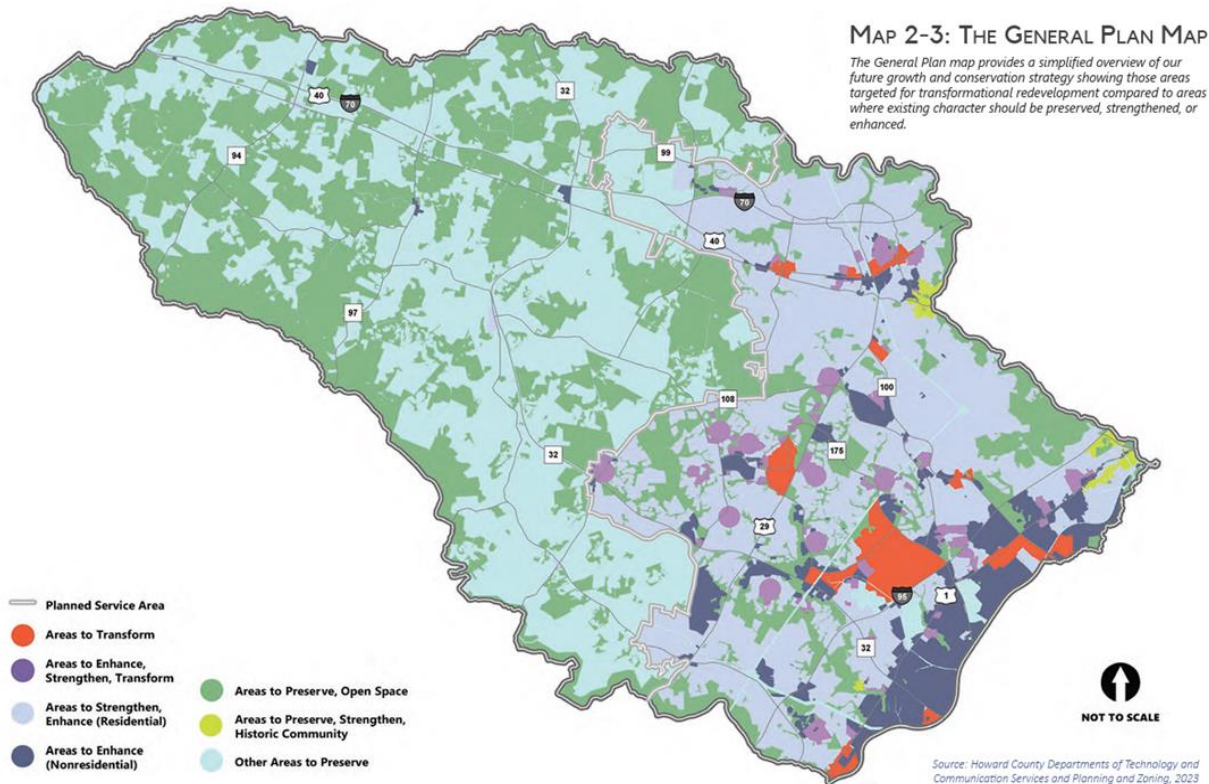
## Creating another New Town District



Only 2% of land is undeveloped or unprotected

# PSET Background

## Creating another New Town District



The county's general plan, **HoCo By Design**, focuses future growth in **strategic activity centers**, or mixed-use, walkable redevelopment

# 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.menti.com](http://www.menti.com)

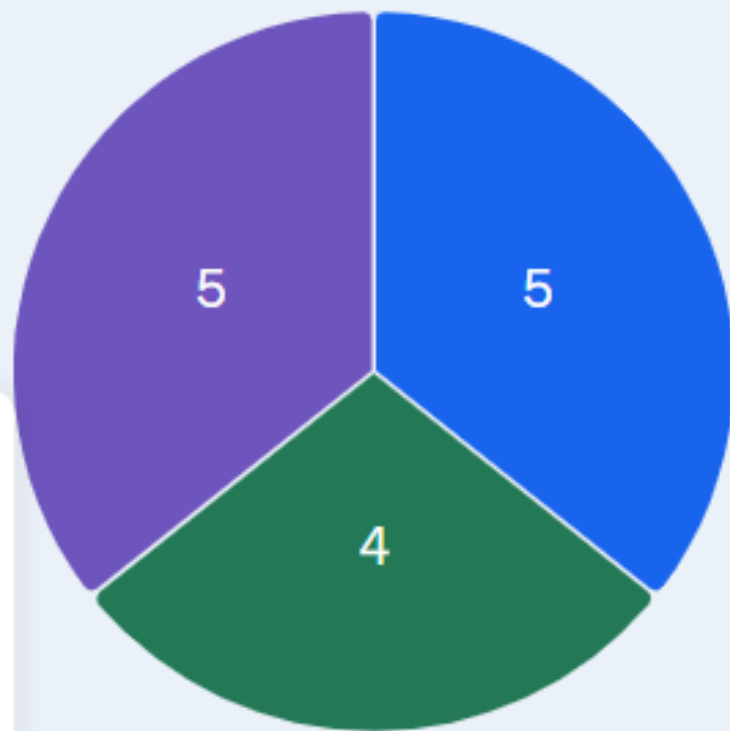
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#### Option 2

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

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## 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?*

# PSET Background

## Credited Open Space

	(1) Minimum Percentage of Total Area of the District	(2) Maximum Percentage of Total Area of the District
Open Space Uses	36%	N/A

“open space uses” is defined as being those uses which do not involve any extensive coverage of land with structures

credited towards the minimum percentage of open space uses in Section 125.0.A.8.a. above.

d. Each New Town District must also provide adequate public transportation facilities and public water and sewer systems in the areas shown on the Final Development Plan.

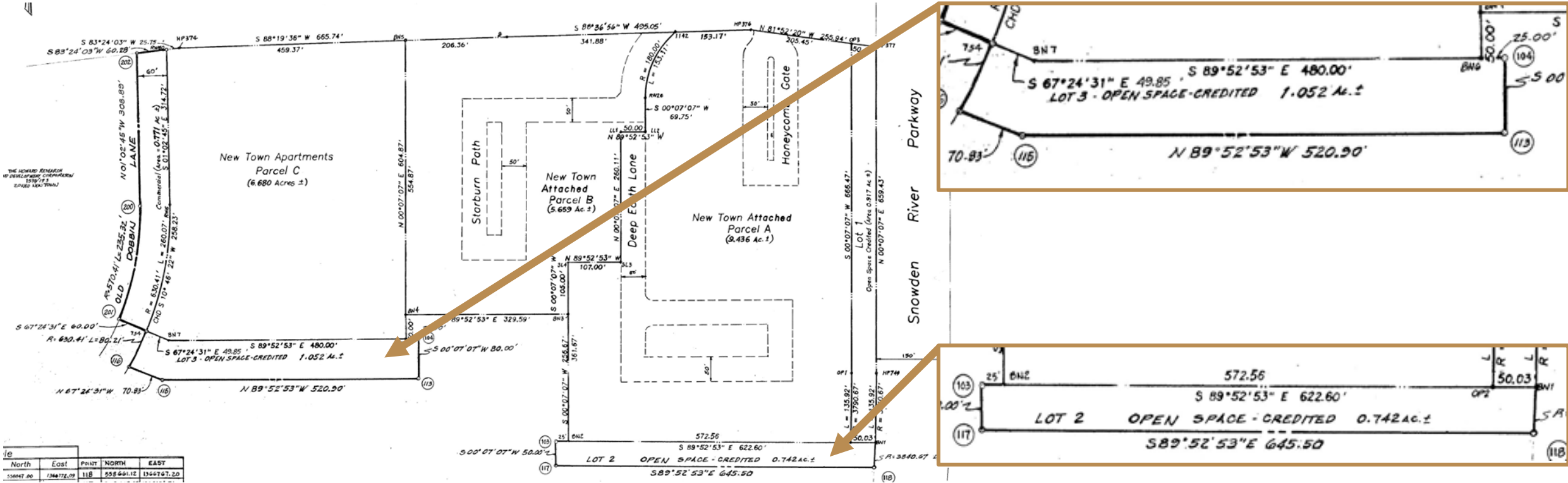
e. As used in this Section the term “open space uses” is defined as being those uses which do not involve any extensive coverage of land with structures as, for example, all lands devoted to raising of crops, agricultural uses, parks, playing fields, golf courses and any other outdoor recreational uses (whether any such uses be publicly owned or privately owned or operated for profit), as well as all lands covered by lakes, rivers or streams, and all lands devoted to public or community uses. Open land designated for residential uses shall be considered qualified as “open space use” only if it is held for the common use of the public or persons residing in the particular locality within the community, and if it is larger than two acres in size. For the purpose of meeting the 36% requirement imposed above:

(1) The term “open space uses” shall not include parking lots, streets, rights-of-way, amusement parks, golf driving ranges which are not ancillary to a golf course, or drive-in movies.

(2) All lands approved and credited as open space use on the Final Development Plan of the NT District shall be conclusively presumed to satisfy the requirements of this section.

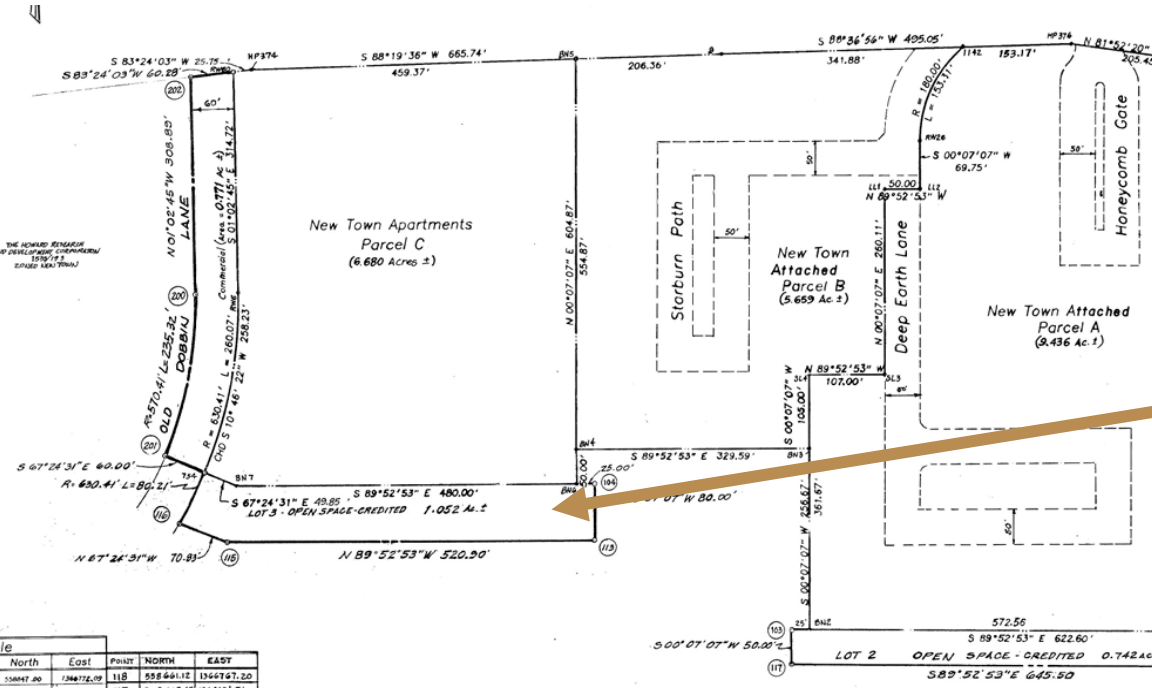
# PSET Background

## Credited Open Space



# PSET Background

## Credited Open Space

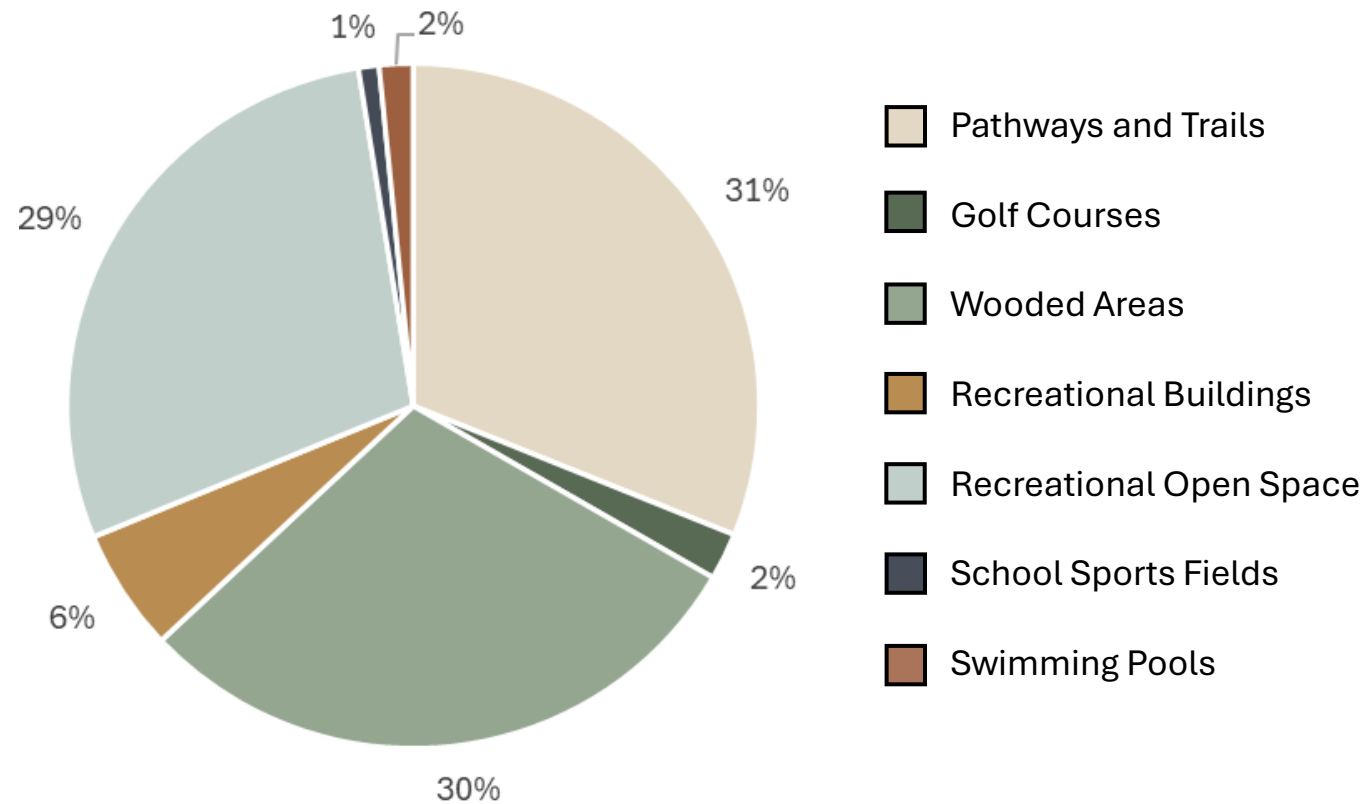


# PSET Background

## Credited Open Space

- Approximately 5,200 acres are dedicated to parkland and open space (Approx. 37% of New Town zoned land)
- Often includes environmental features like steep slopes, floodplains, and streams

## Credited Open Space in New Town



## Credited Open Space Uses

# PSET Background

Community	Minimum Percentage Requirement?	Definition	Zoning Tools
Columbia	Yes 36% Minimum Open Space	Those uses which do not include extensive coverage of the land with structures	Land Use Minimum Requirement; FDPs
Montgomery Village	Yes 10% Minimum Open Space	<a href="#">Division 6.3</a> of the zoning regulations defines open space requirements by zone	Overlay Zone protects existing open space
Greenbelt	No	Open Space is re-zoned to the Euclidean Agriculture and Preservation Zone underneath the overlay zone; Open Space uses are defined as " <a href="#">Arboretum or botanical garden, park or greenway, or public water-oriented recreational and educational area</a> "	Euclidean Zone establishes open space protections
Reston	No	Defined in its own use section with specific categories of open space type: " <a href="#">The area of a lot intended to provide light and air, and is designed for natural or recreational purposes.</a> " Guidance on uses and maintenance by an HOA or other organization are further outlined in <a href="#">Section 5106</a> .	Designation on the Reston Comprehensive Plan, private open space is required to have maintenance covenants established by the developer

## Open Space in Other Master Planned Communities

# 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](http://www.menti.com)

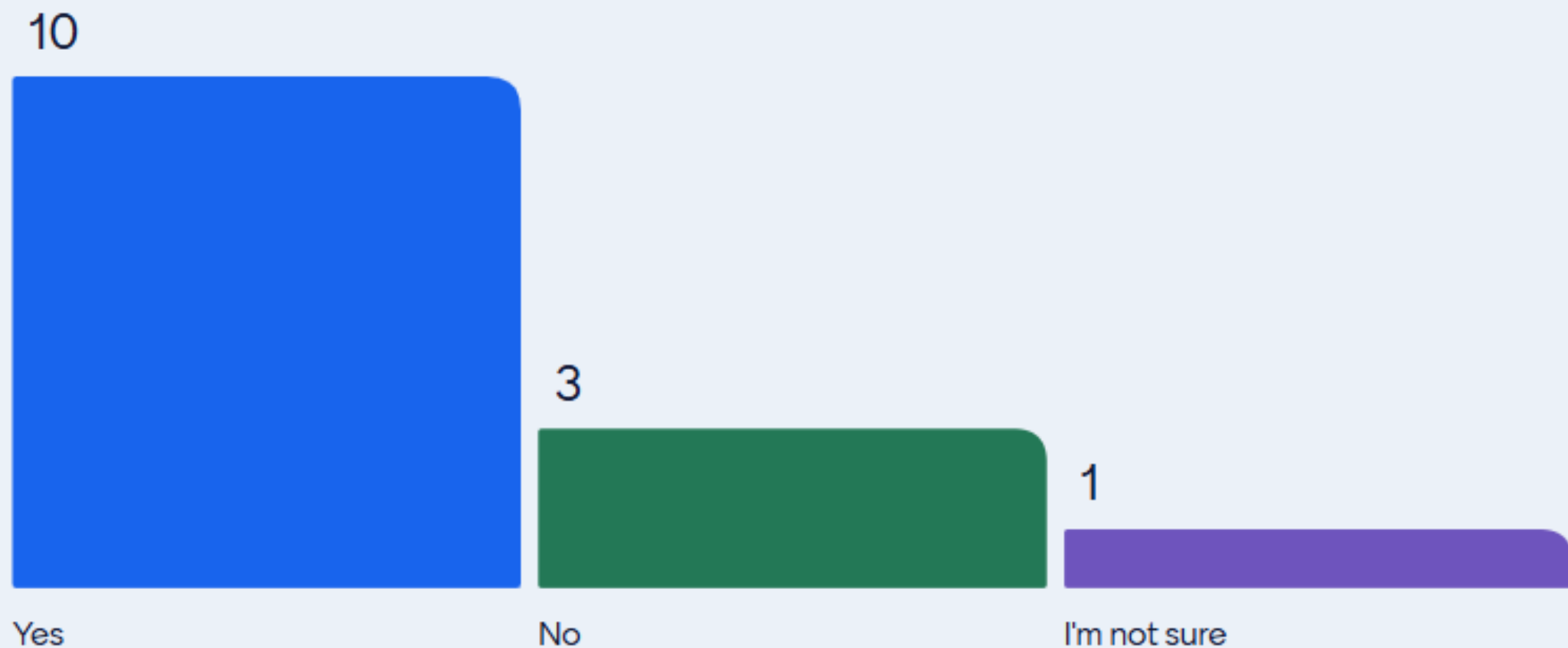
Use code: 8409 2841

### 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



## Session Output

- COMMUNITY: Intra-connected, vibrant, thriving, growing, place for everything, garden city, DIVERSITY
- To be respectful of past ordinances and bylaws, but to continue to grow an inclusive and integrated Community.
- Inclusiveness, people, community, diversity, spirit of Columbia maintained, nature, walkable and green space
- People connecting; housing, growth and development, connection to land: people, process

## Combined Output

*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 **October 14, 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 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.

# Homework

Element	Relevant Zoning Sources	Relevant Virtual Binder Materials
1. Should the role of the original petitioner change?	<ul style="list-style-type: none"><li>• <a href="#">Section 125.0.F.1</a></li><li>• Section 125.0.F.2</li><li>• Section 125.0.F.3</li><li>• <a href="#">Final Development Plans</a></li></ul>	<ul style="list-style-type: none"><li>• <a href="#">Development Regulations Assessment</a> pgs. 17, 76</li><li>• <a href="#">New Town White Paper</a> pgs. 4, 5, 7</li></ul>
2. Should MIHU requirements apply to NT Zoning?	<a href="#">Title 13 Subtitle 402</a> of the Howard County Code establishes the program	<ul style="list-style-type: none"><li>• <a href="#">New Town White Paper</a> page 9</li><li>• <a href="#">Downtown Columbia Plan</a> describes the Downtown Columbia MIHU program (pgs. 18, 20)</li></ul>
3. Should we amend the density cap of 2.5 dwelling units per acre across the entire district?	<a href="#">Section 125.0.A.4:</a>	<ul style="list-style-type: none"><li>• <a href="#">HoCo By Design, Quality By Design (Chp 7), QBD-22</a></li><li>• <a href="#">New Town White Paper</a>, pgs. 4, 5, 9,17</li></ul>



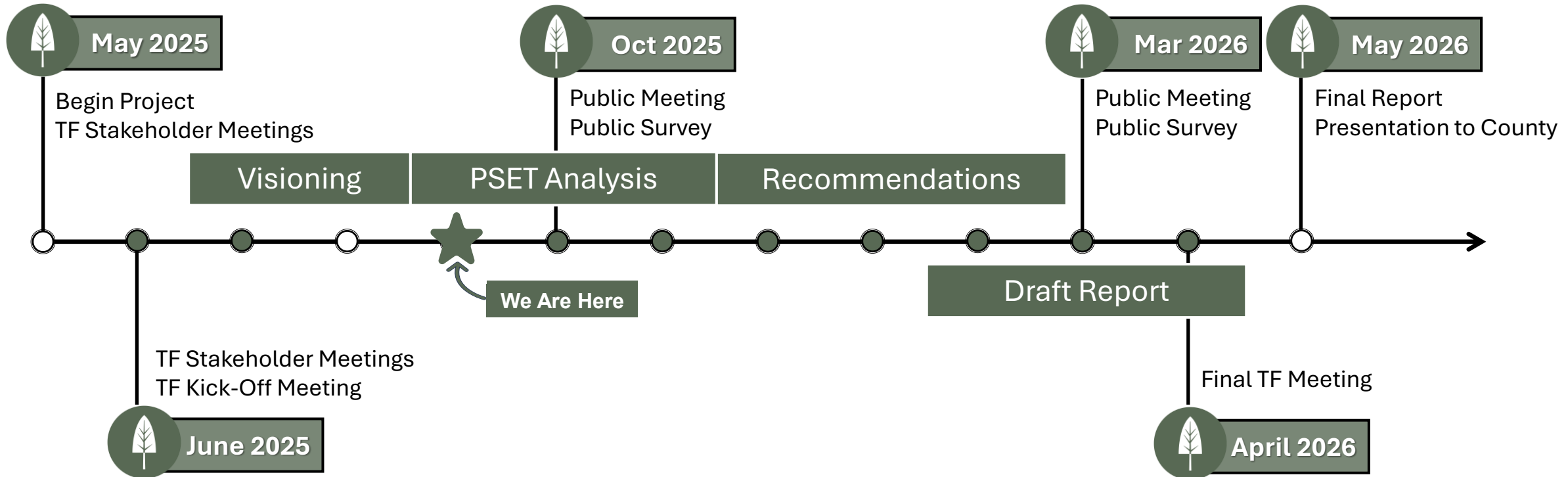
# Wrap-Up

# Wrap-Up



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Pending Topics

- Continuation of the PSET Element Discussion
- Massing Exercise



# Wrap-Up

## Upcoming Task Force Meetings

**October 28, 2025**

6:00 PM – 8:00 PM

In-Person

Primary Topic

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

**November 18, 2025**

6:00 PM – 8:00 PM

Virtual

Primary Topic

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

# Wrap-Up

## Upcoming Public Meeting

**October 20, 2025**

***In Person Option***

6:00 PM – 8:00 PM

*Howard County Department of Recreation  
and Parks Headquarters  
7120 Oakland Mills Road  
Columbia, MD 21046*

**October 21, 2025**

***Virtual Option***

12:00 PM – 2:00 PM

*Webex (Virtual)  
Will be recorded and posted to the New Town  
Task Force Website*

***Attendance not required, registration encouraged before Oct. 15th***  
<https://www.howardcountymd.gov/boards-commissions/new-town-task-force>



# Open Comments

**Thank you**



# Thank you

**Task Force Meeting No. 4**

October 28, 2025

*In-person*

**Task Force Meeting No. 5**

November 18, 2025

*Virtual*



**Thank you**



# AGENDA

Meeting No. 4

October 28, 2025

**A. Welcome**

**B. Open Meetings Act Compliance**

**C. Meeting No. 3 Recap**

**D. Prior Meeting Minute Approvals and Information Requests**

Meeting Minute Adoption

**E. Overall Schedule and Expectations for Meeting No 4**

**F. Preserve, Strengthen, Enhance, and Transform Principles (PSET)**

**G. Homework Review**

**H. Case Study Discussion**

**I. PSET Discussion**

**J. Homework for next Meeting**

**K. Wrap-Up**

**L. Open Comments**

**M. Adjourn**



# New Town Task Force

## Meeting No. 4

October 28, 2025

# Agenda

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- 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

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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. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golbersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 3<sup>rd</sup> day of June 2025.


  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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



## Task Force Vision

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

The Vision for New Town Recommendations

# PSET Discussion

## Creating another New Town District

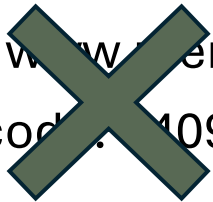
*Q1: Should we keep, remove, or modify the section of the zoning regulations that guide the creation of a New Town District?*

### Answering the question

#### Option 1

Join at [www.wuventi.com](https://www.wuventi.com)

Use code: 109 2841

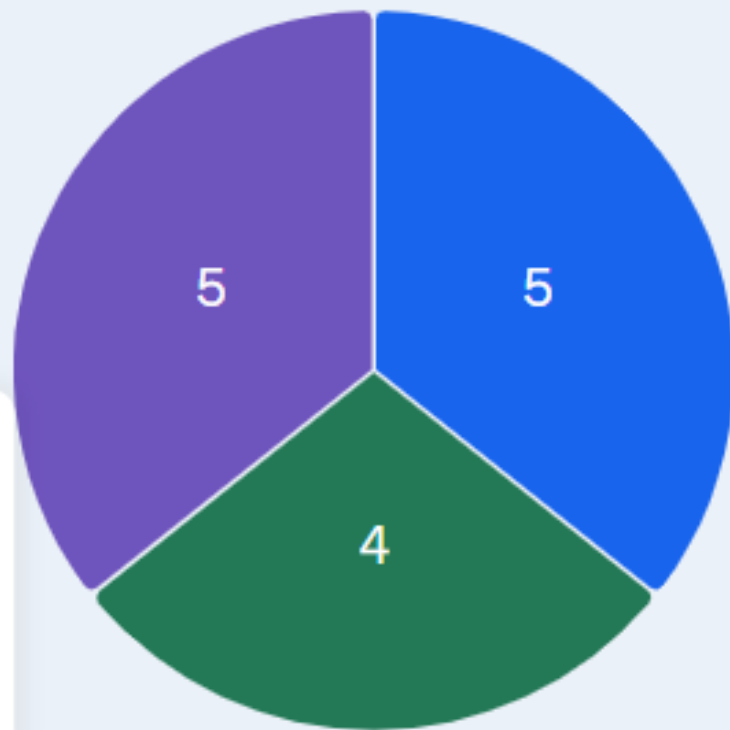


#### Option 2

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?*

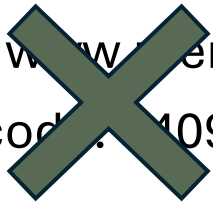
*Q3: Should we preserve, strengthen, enhance, or transform the definition of Credited Open Space in New Town Zoning?*

Answering the question

### Option 1

Join at [www.pseti.com](http://www.pseti.com)

Use code: 109 2841

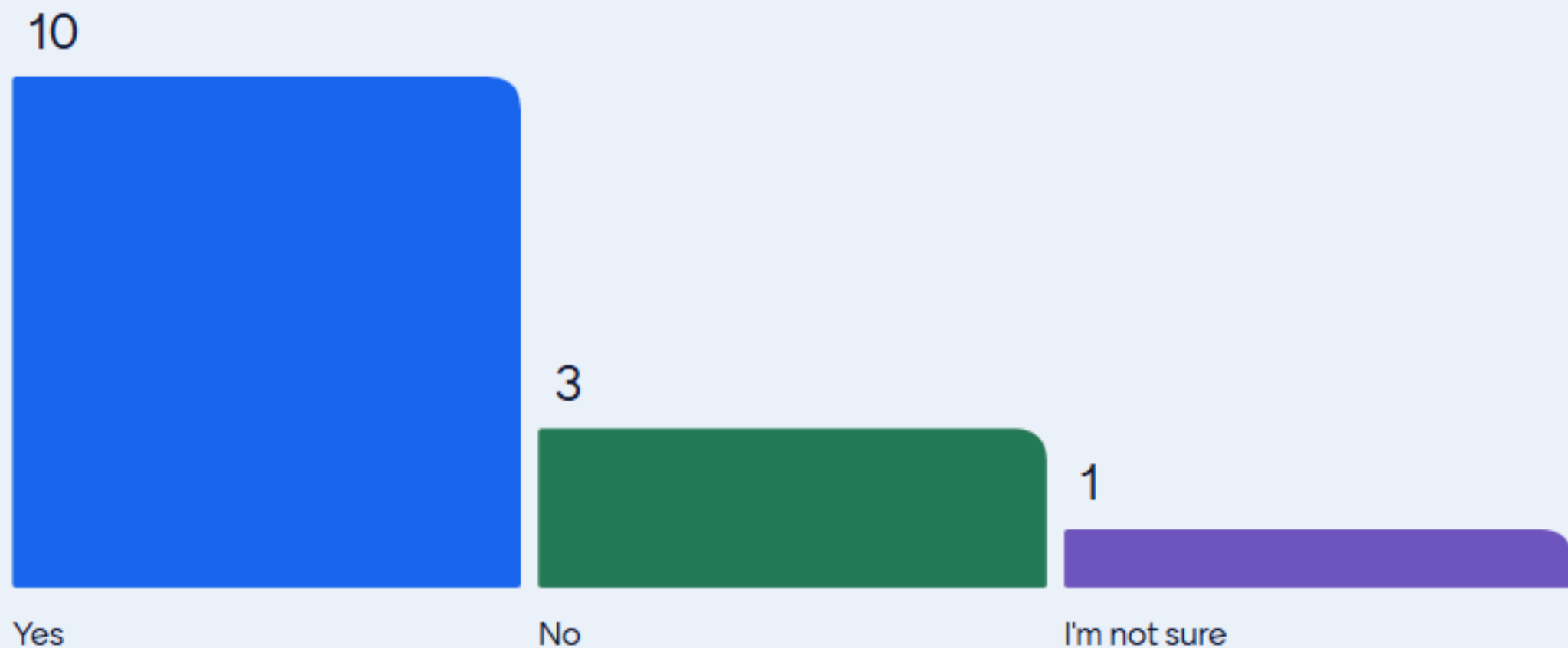


### Option 2

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**

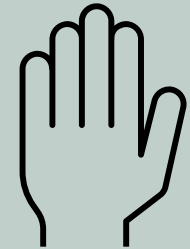
# Meeting Minutes

## 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?*



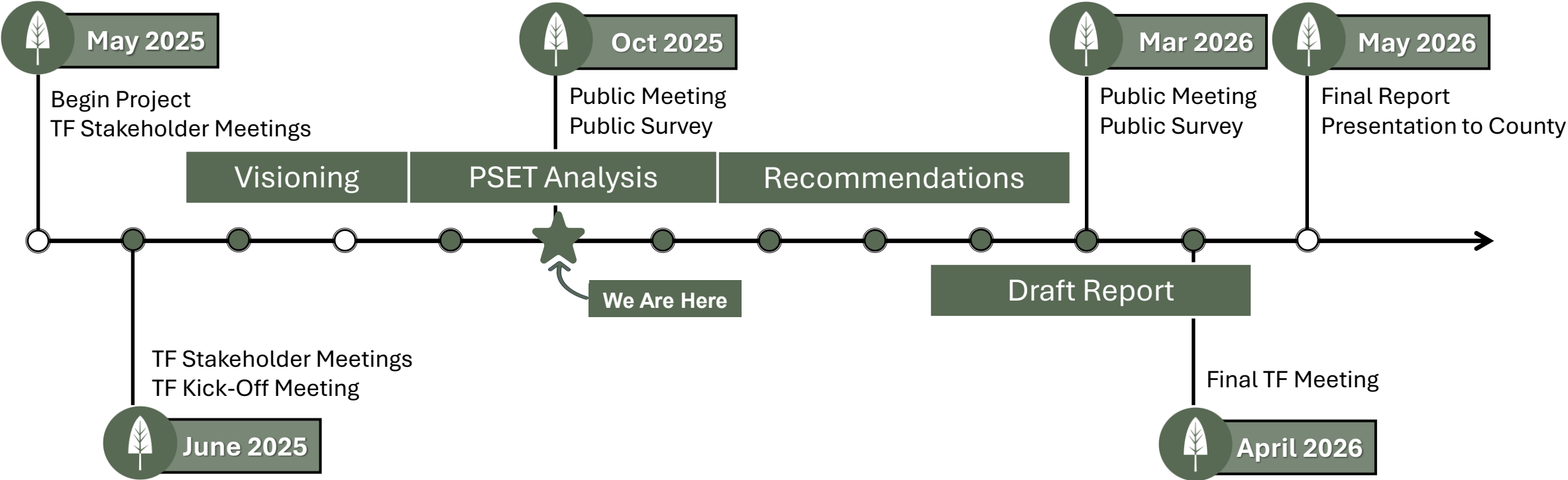
# **Overall Schedule and Expectations for Meeting No. 4**

# Overall Schedule



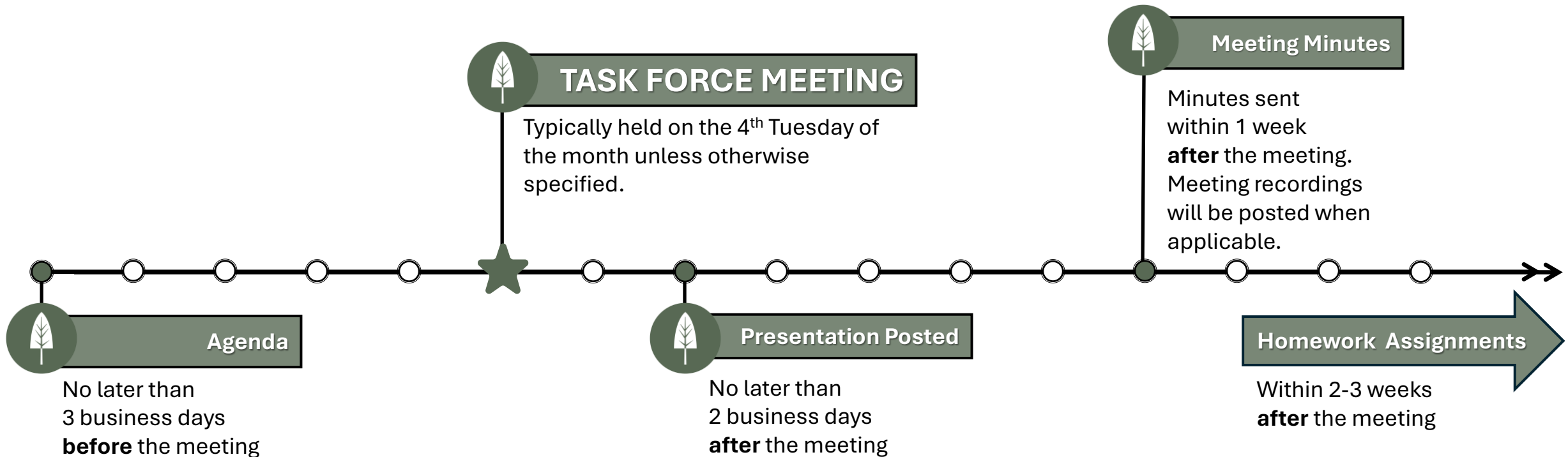
## Anticipated Milestones

● Task Force Meeting



# Task Force Materials

## Schedule for receiving materials

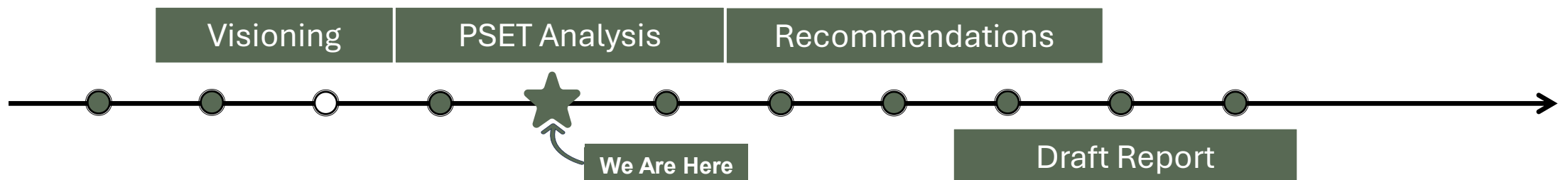


# Expectations for PSET Meetings

## 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**

October Discussion

- **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**

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?

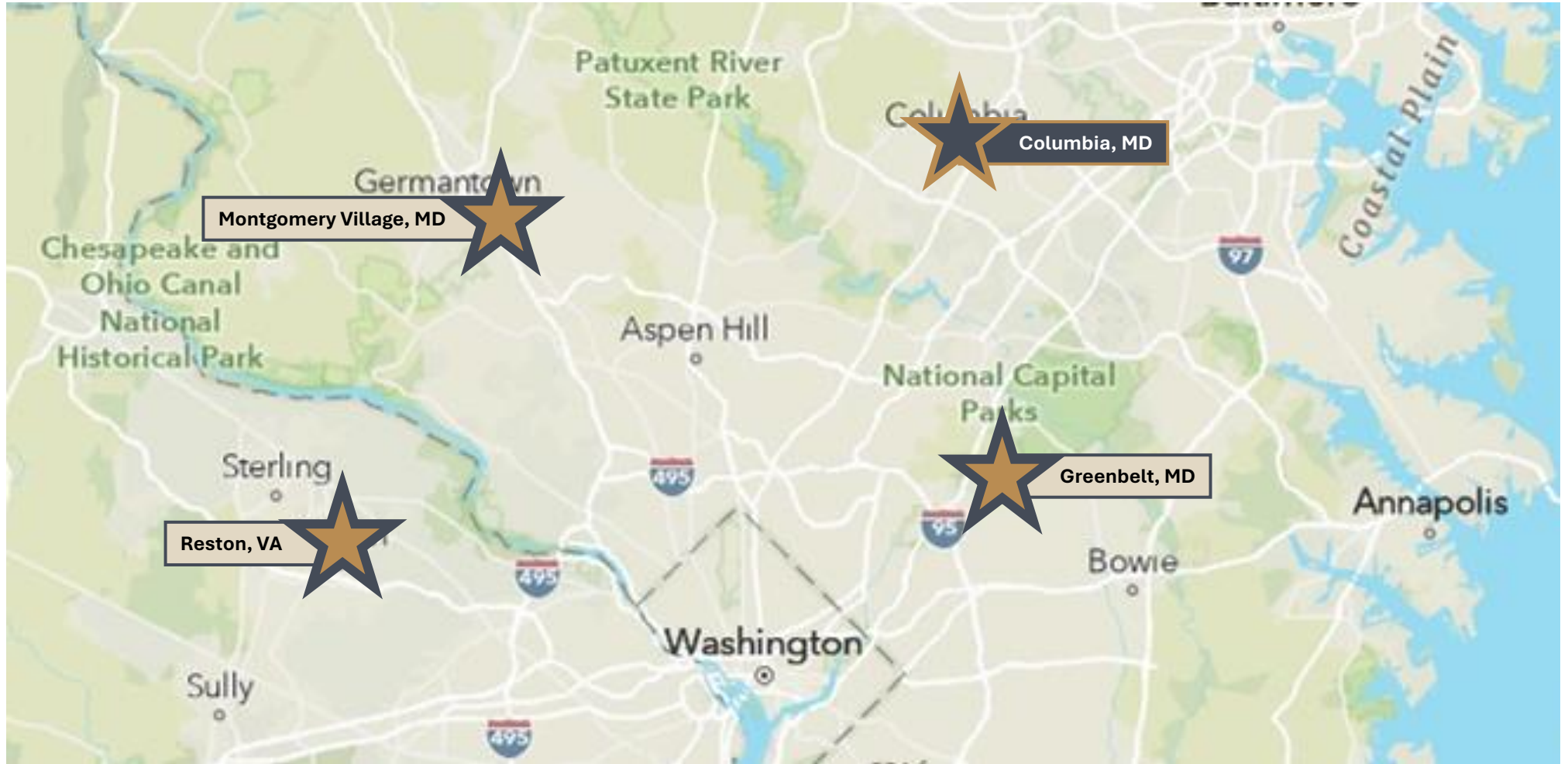
Be prepared to discuss at the next Task Force meeting.



# Case Studies

The New Town Movement

# New Town Developments





# PSET Discussion

# PSET Discussion

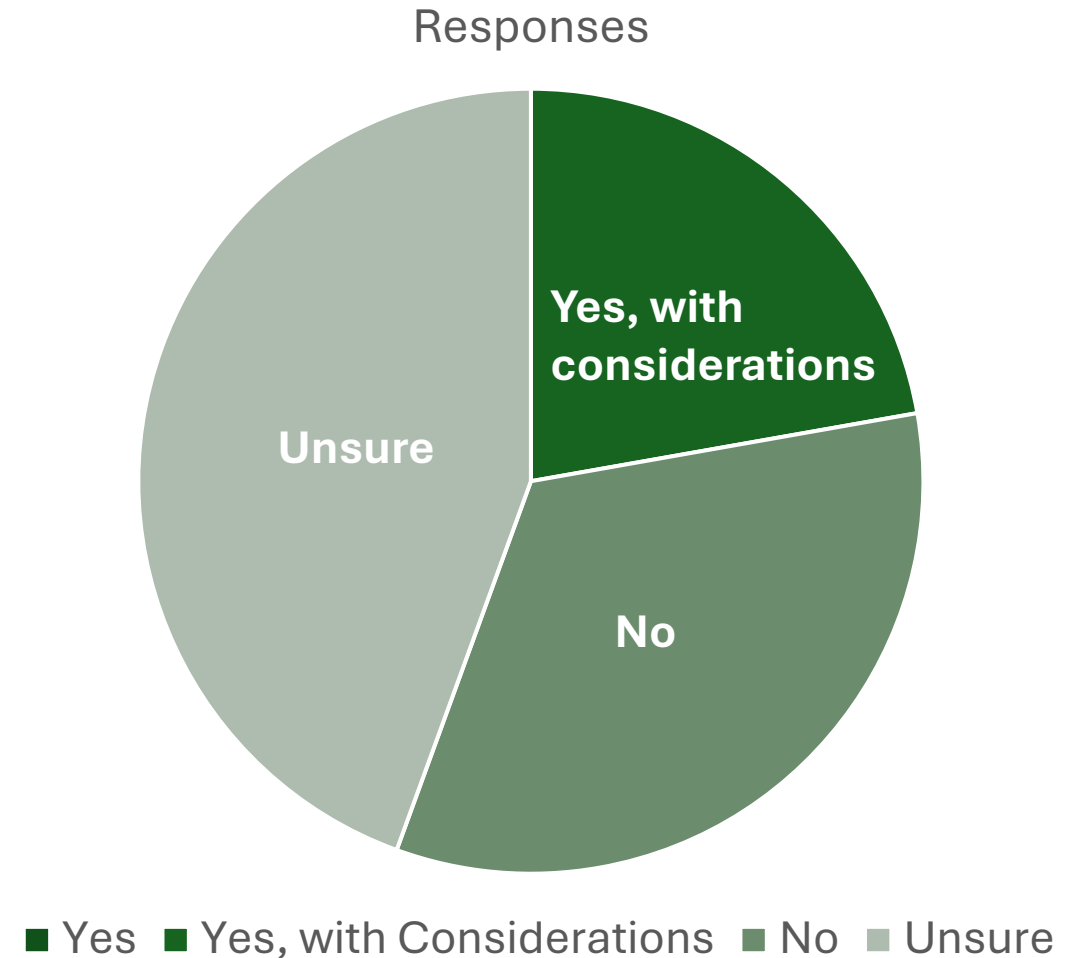
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Incorporating Moderate Income Housing Units (MIHU)  
Regulations

*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

# 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

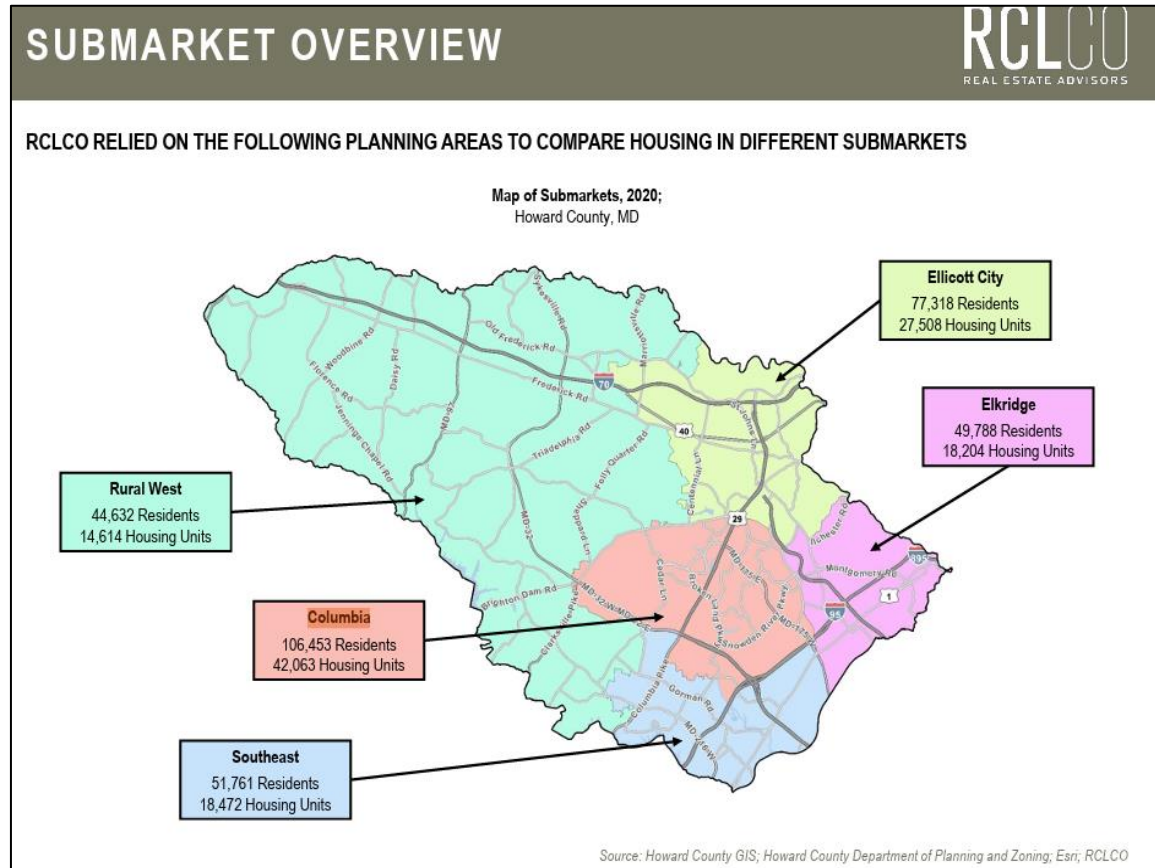
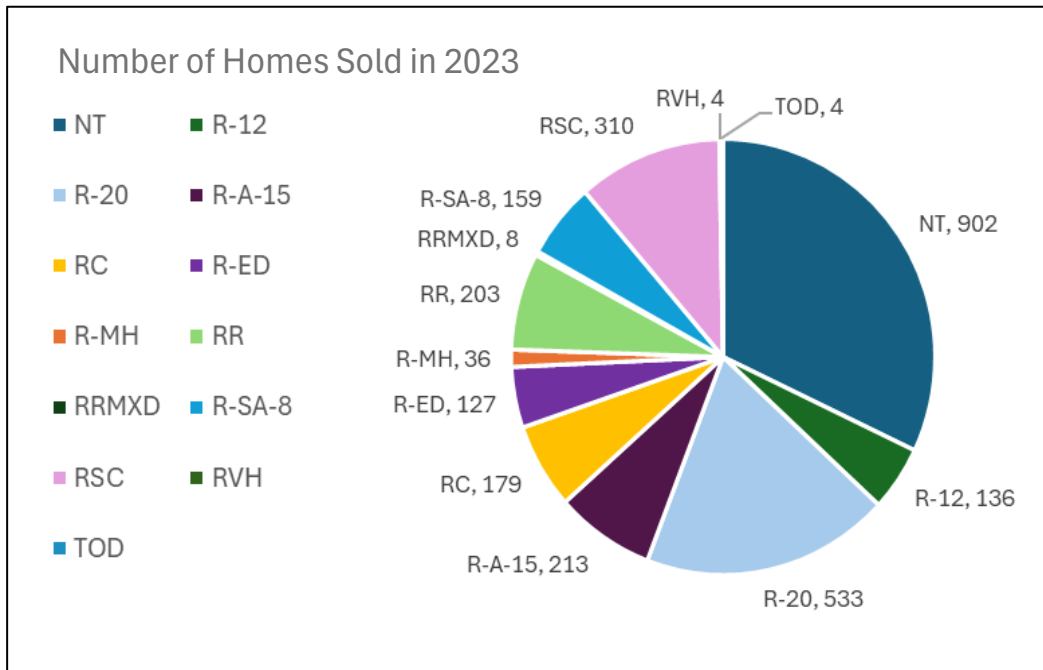
## MIHU Regulations noted in Past Plans and Studies

### *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.”

# PSET Background

## Housing in New Town Columbia *Largest number of residents and housing units in the County*

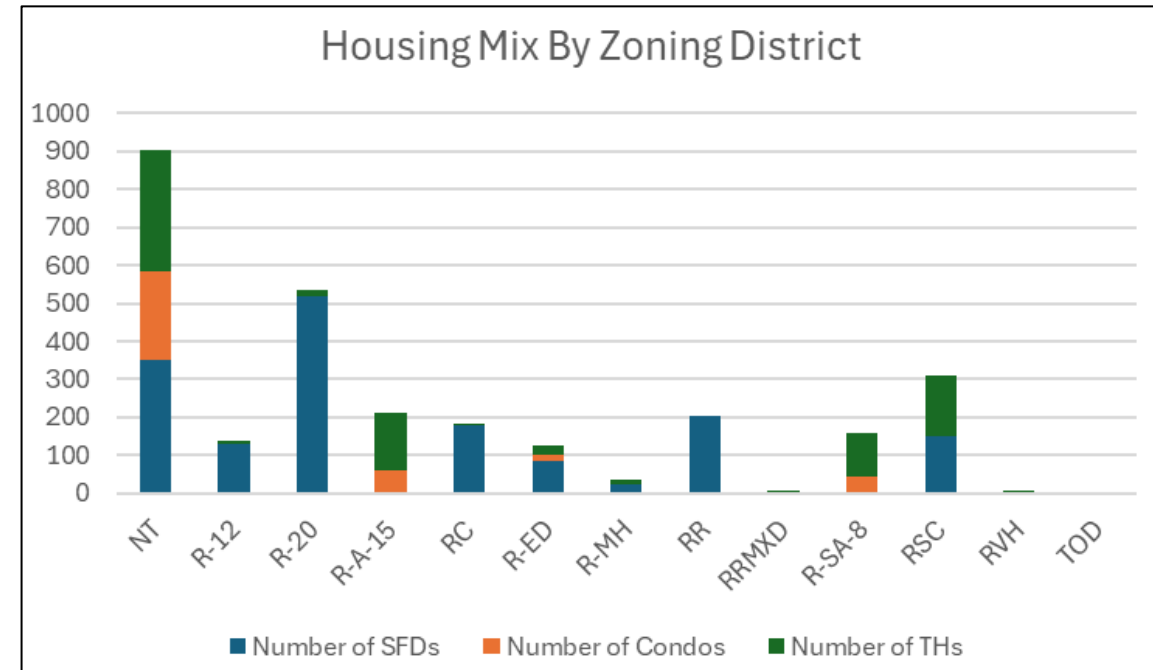


## Consideration of MIHU Requirements

# PSET Background

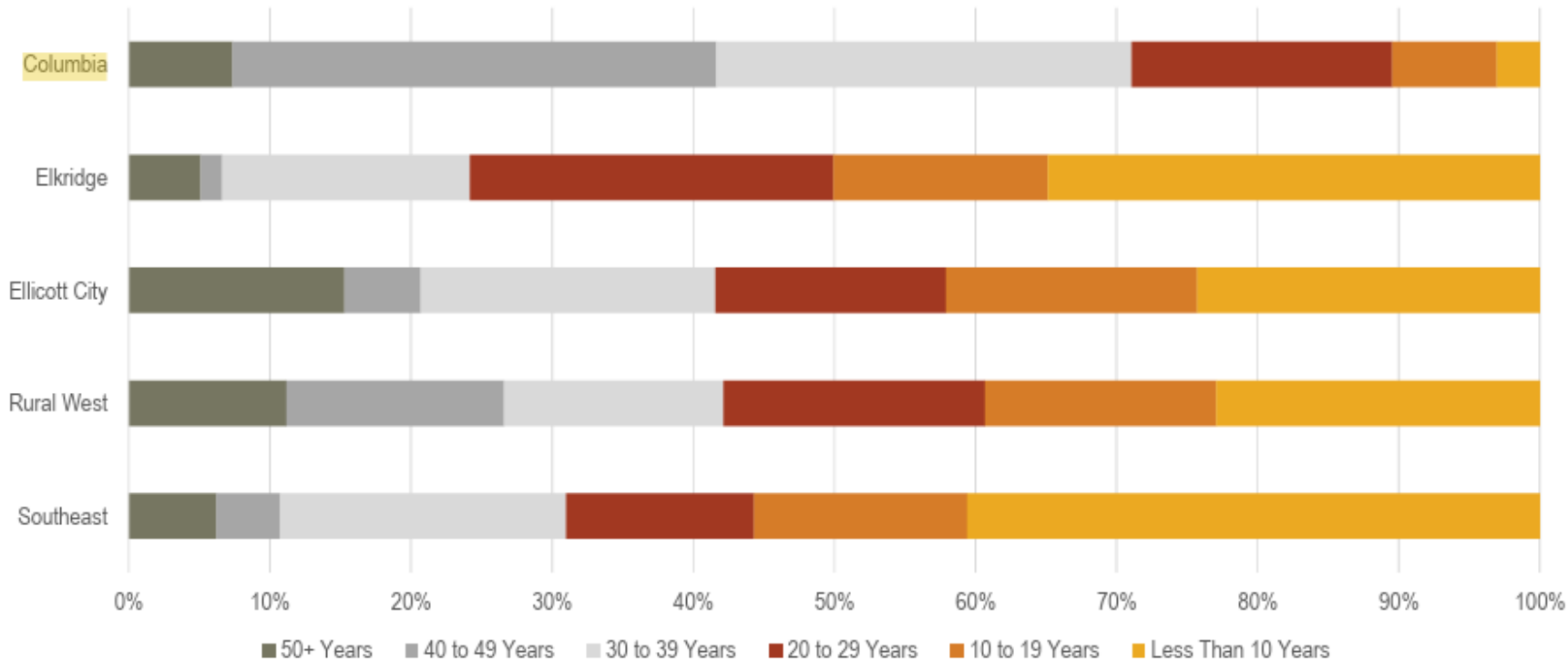
## Housing in Columbia

- **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*

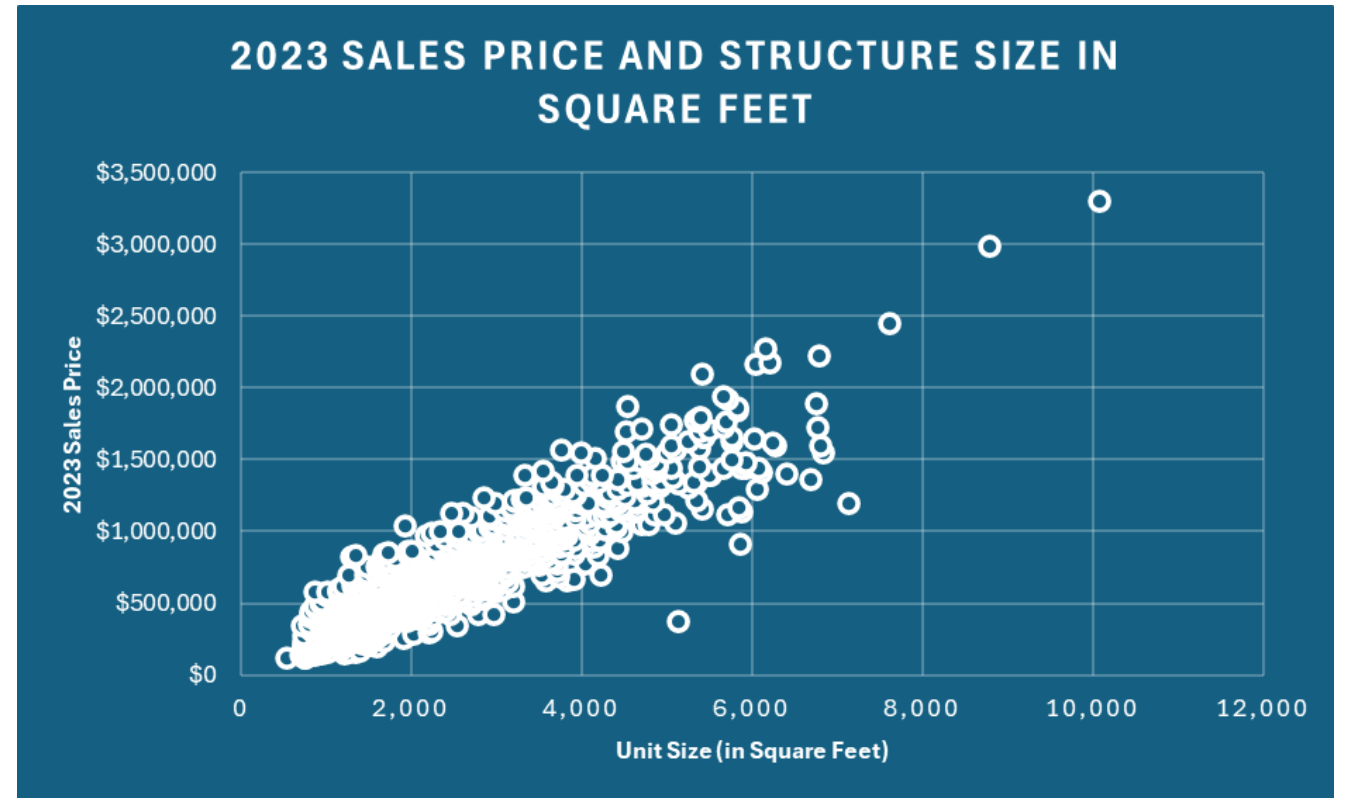
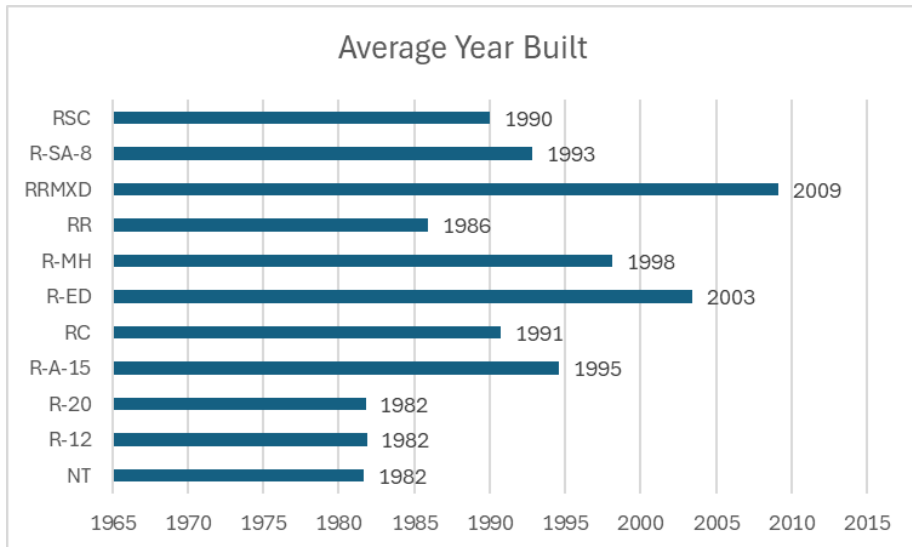
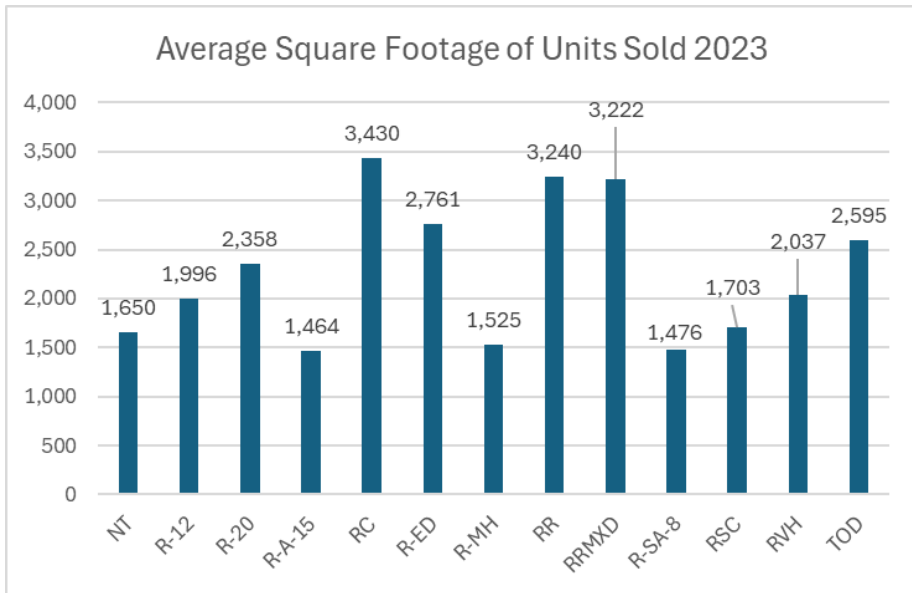
## Housing Age

- 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

# For Sale Housing by Zoning

## MDP 2023 Sales Data

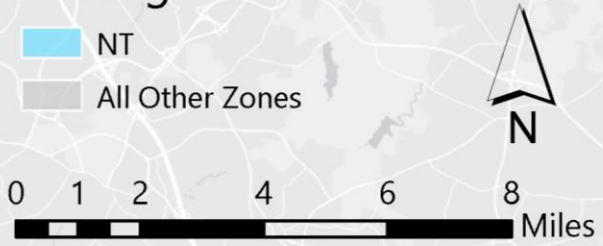
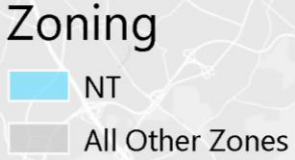


Consideration of MIHU Requirements

# 2023 Sold Home Unit Type

## For Sale Housing

- Columbia has a greater mix of housing types



# 2023 Sold Home Square Footage

## For Sale Housing

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

### 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

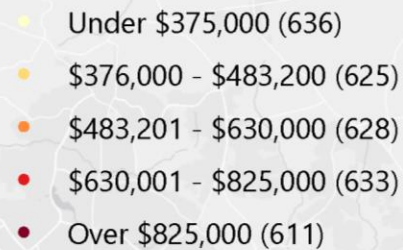
- NT
- All Other Zones



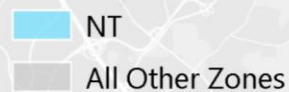
## For Sale Housing

- 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



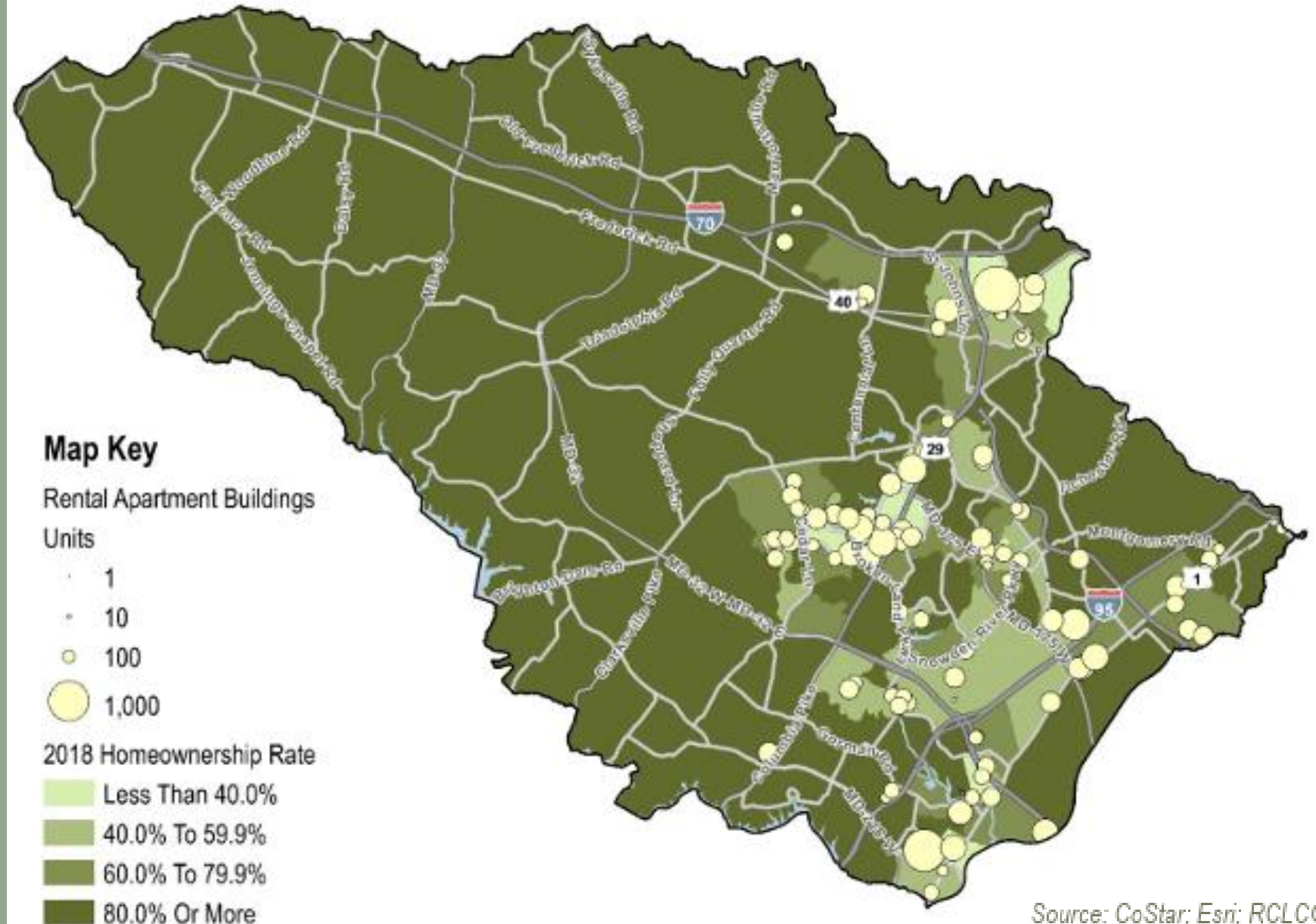
### Zoning



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

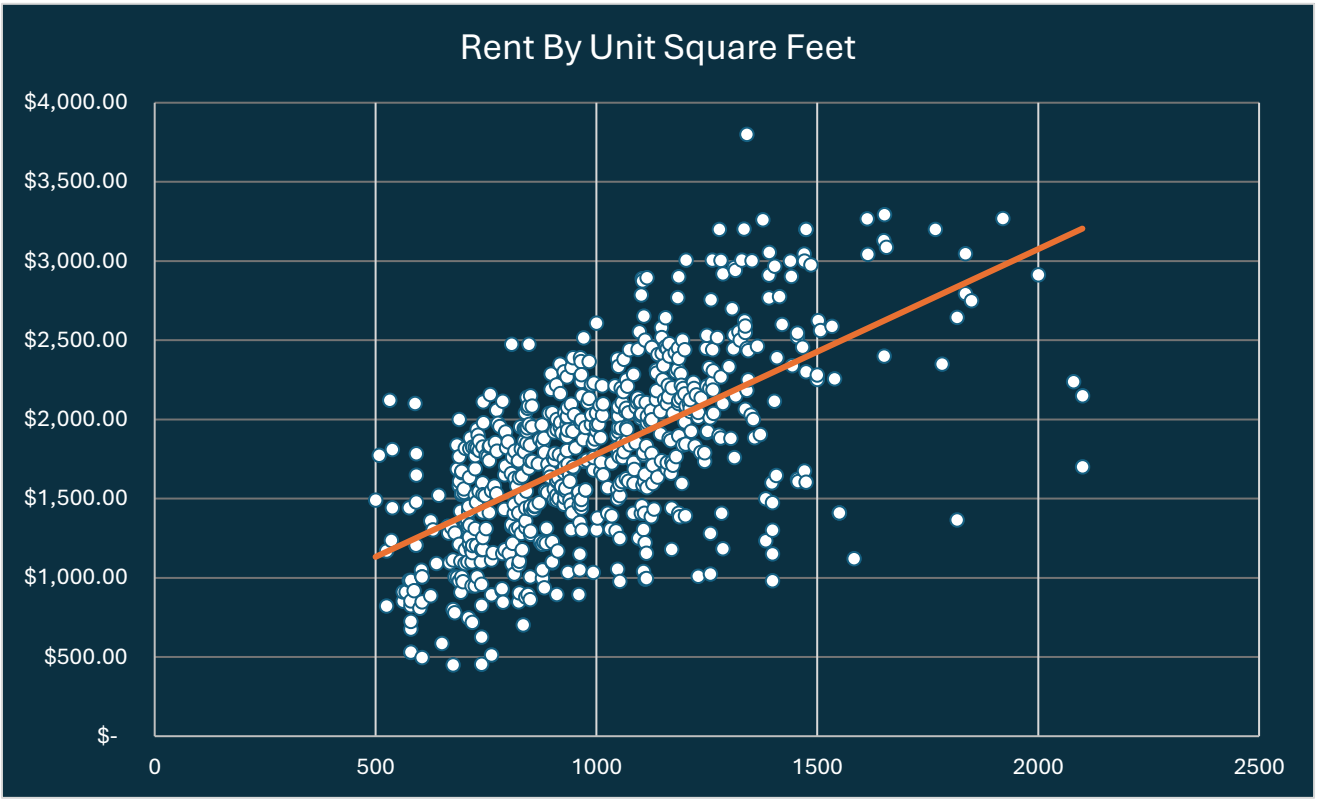
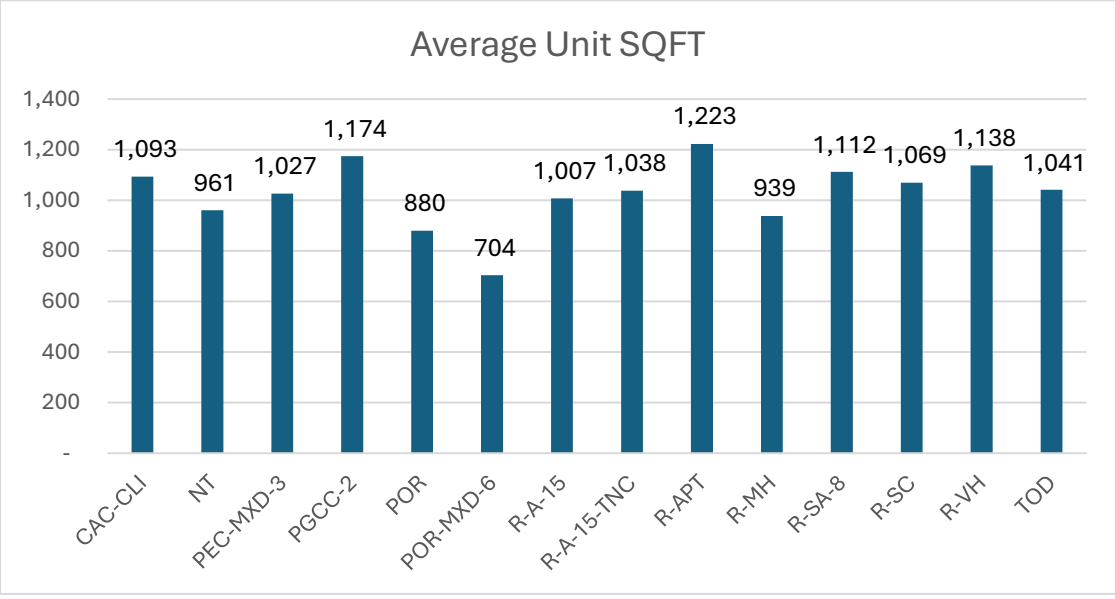
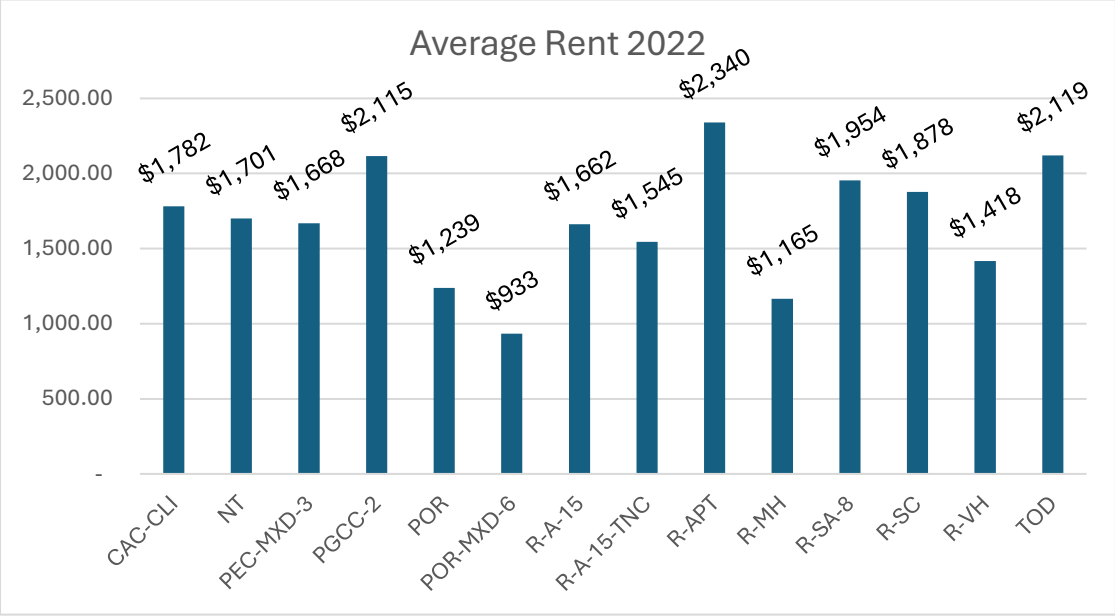
### Rental Housing Locations

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



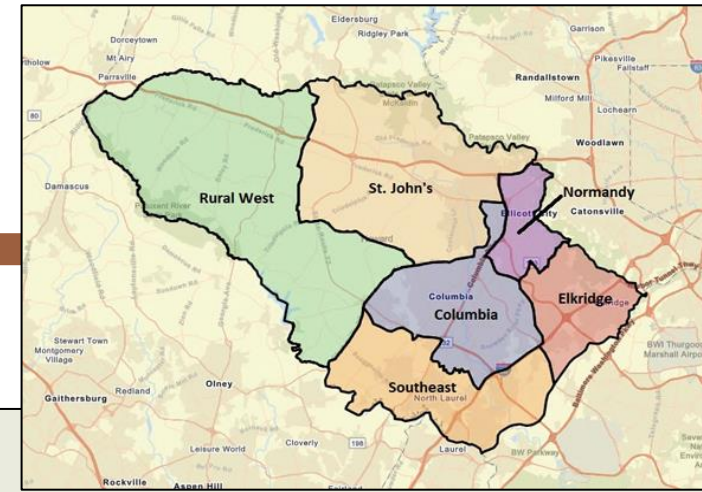
# Rental Housing Countywide

Howard County Housing Commission, 2022



## Consideration of MIHU Requirements

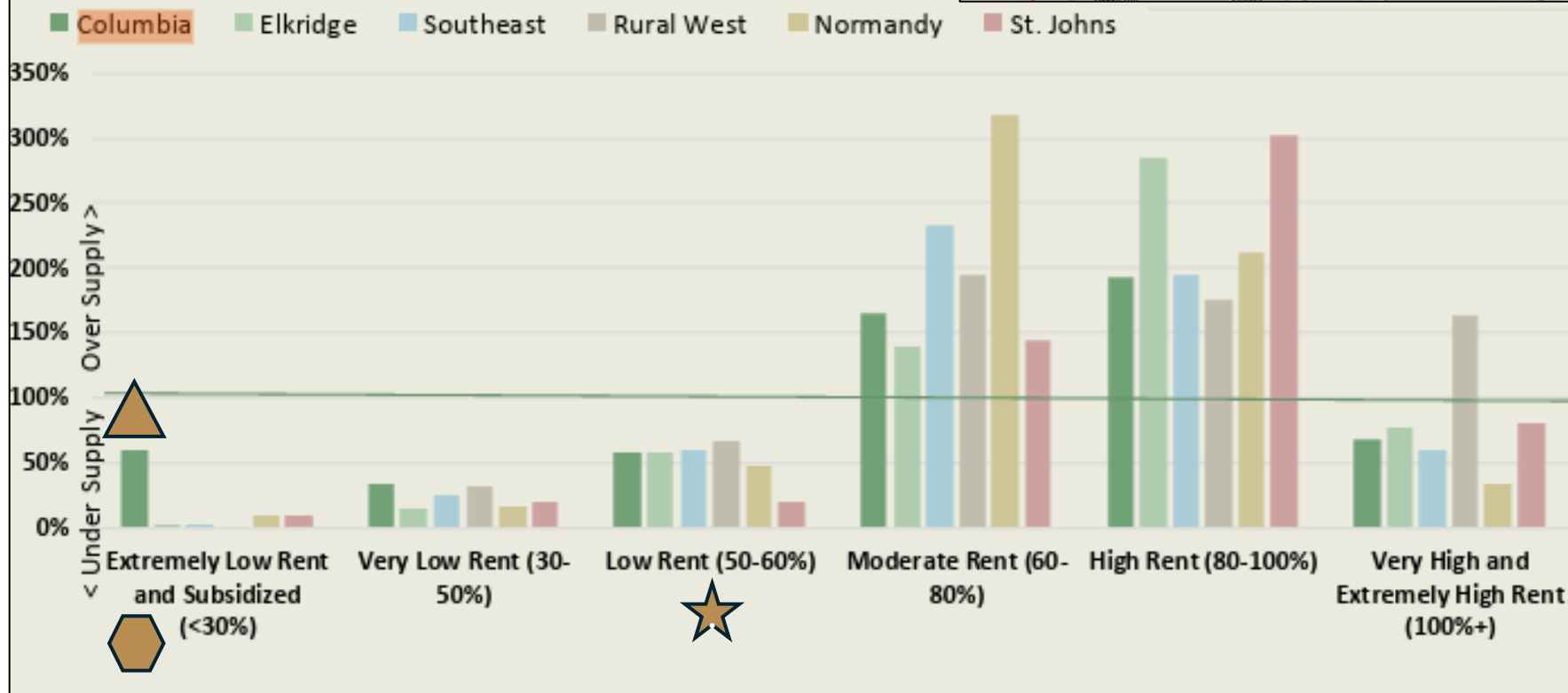
# PSET Background



## 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

Units/Qualified Renter Households

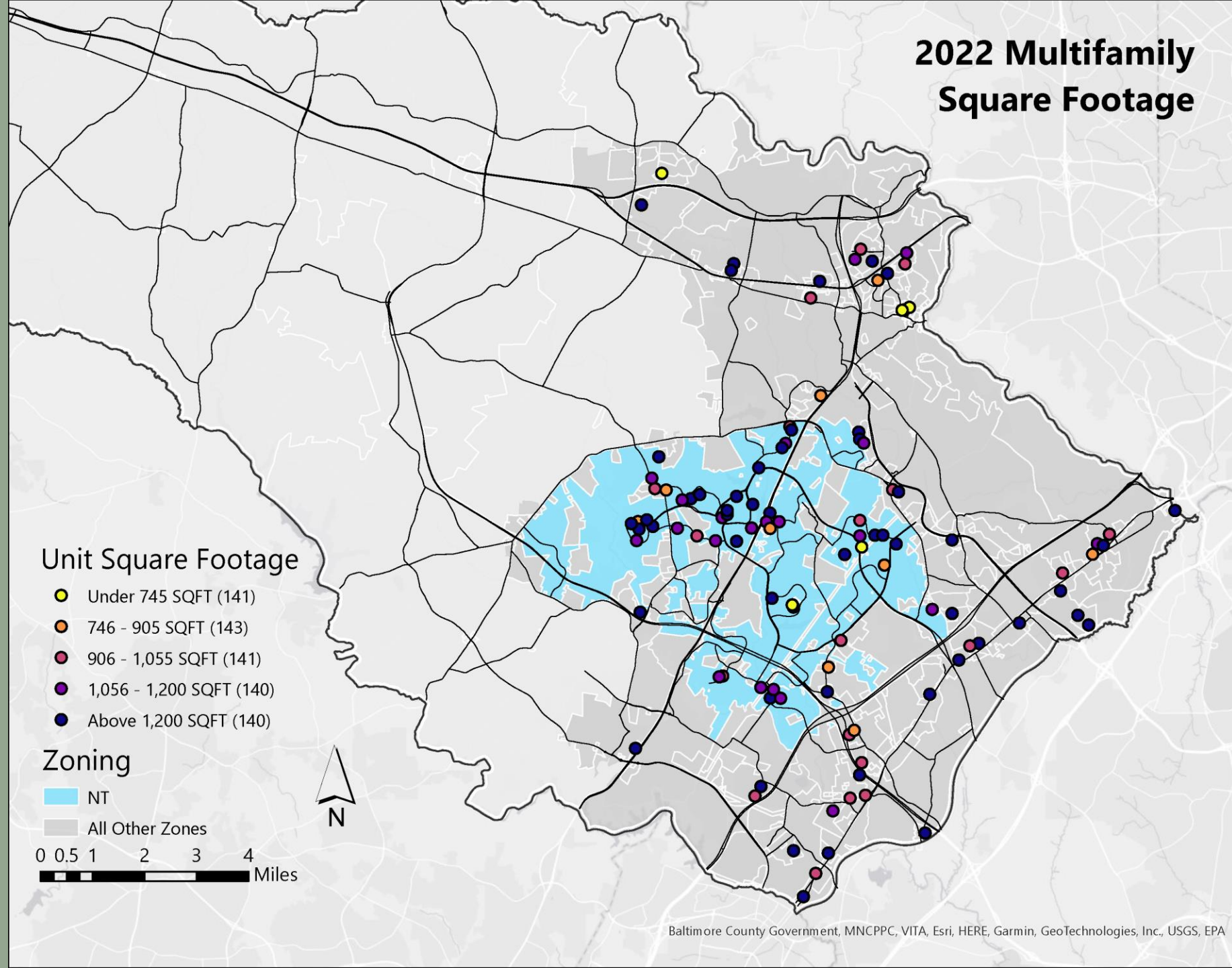


# 2022 Multifamily Square Footage

## Rental Housing

Howard County Housing Commission, 2022

- Multifamily Square Footage

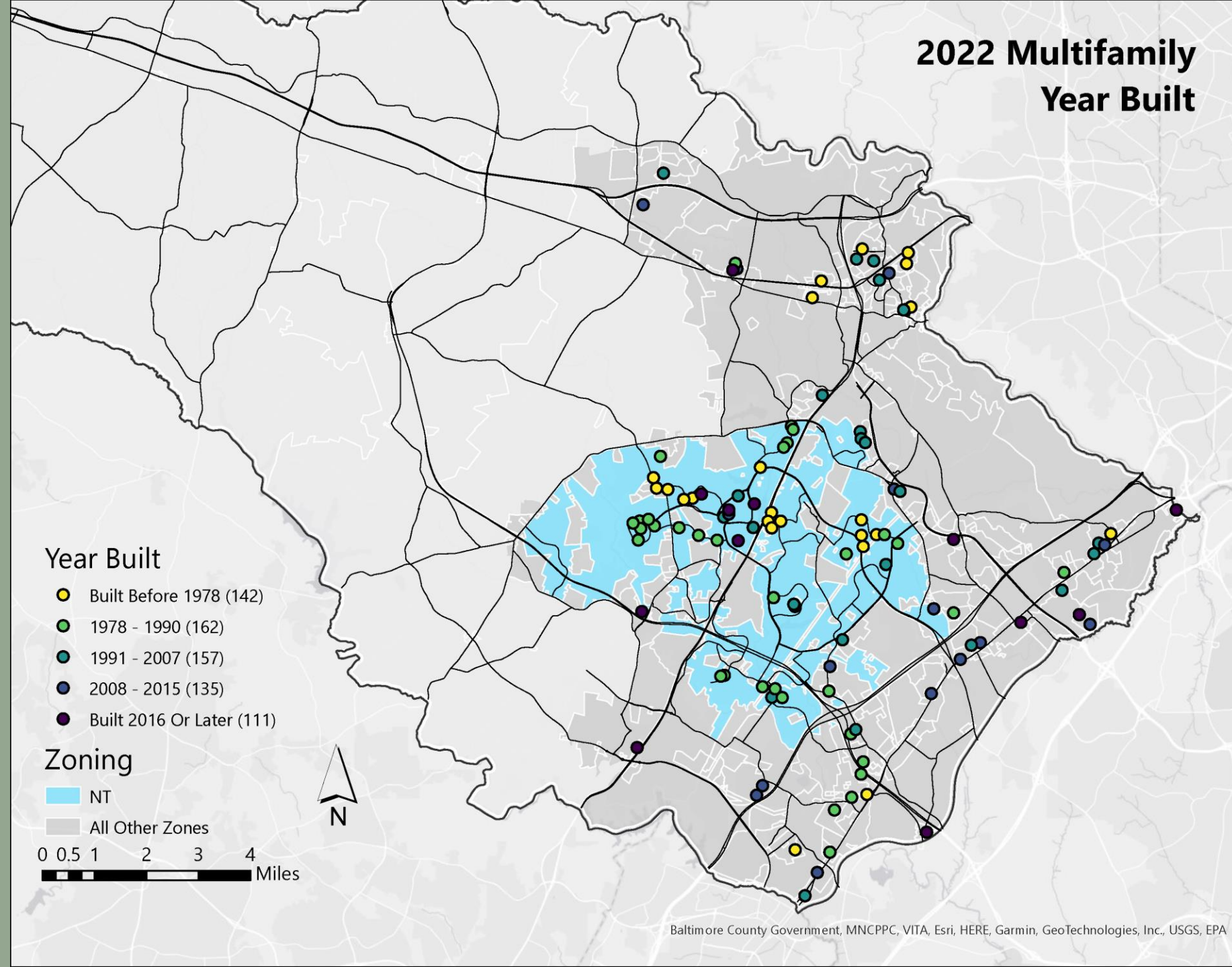


# 2022 Multifamily Year Built

## Rental Housing

Howard County Housing  
Commission, 2022

- Multifamily Year  
Built

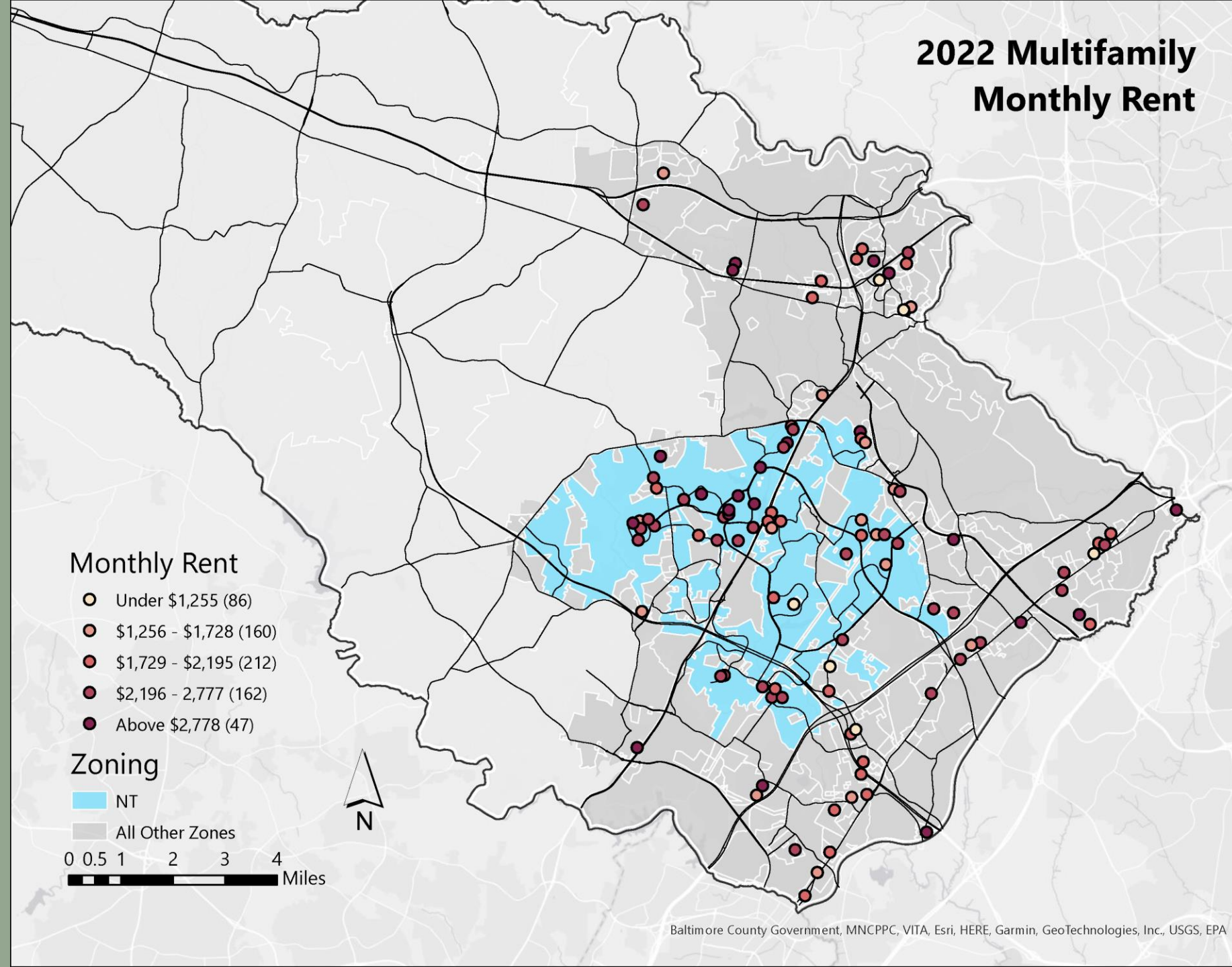


# 2022 Multifamily Monthly Rent

## Rental Housing

Howard County Housing Commission, 2022

- Multifamily Monthly Rent



# 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%)

# 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](http://www.menti.com)

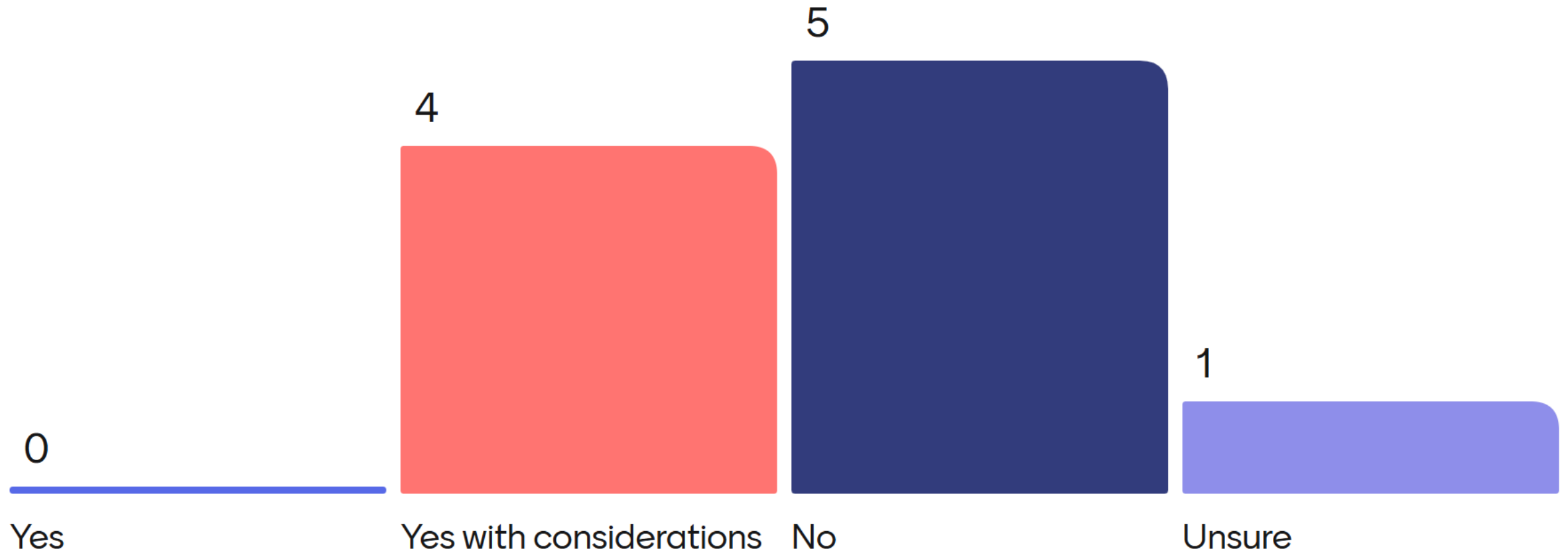
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#### Option 2

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?*

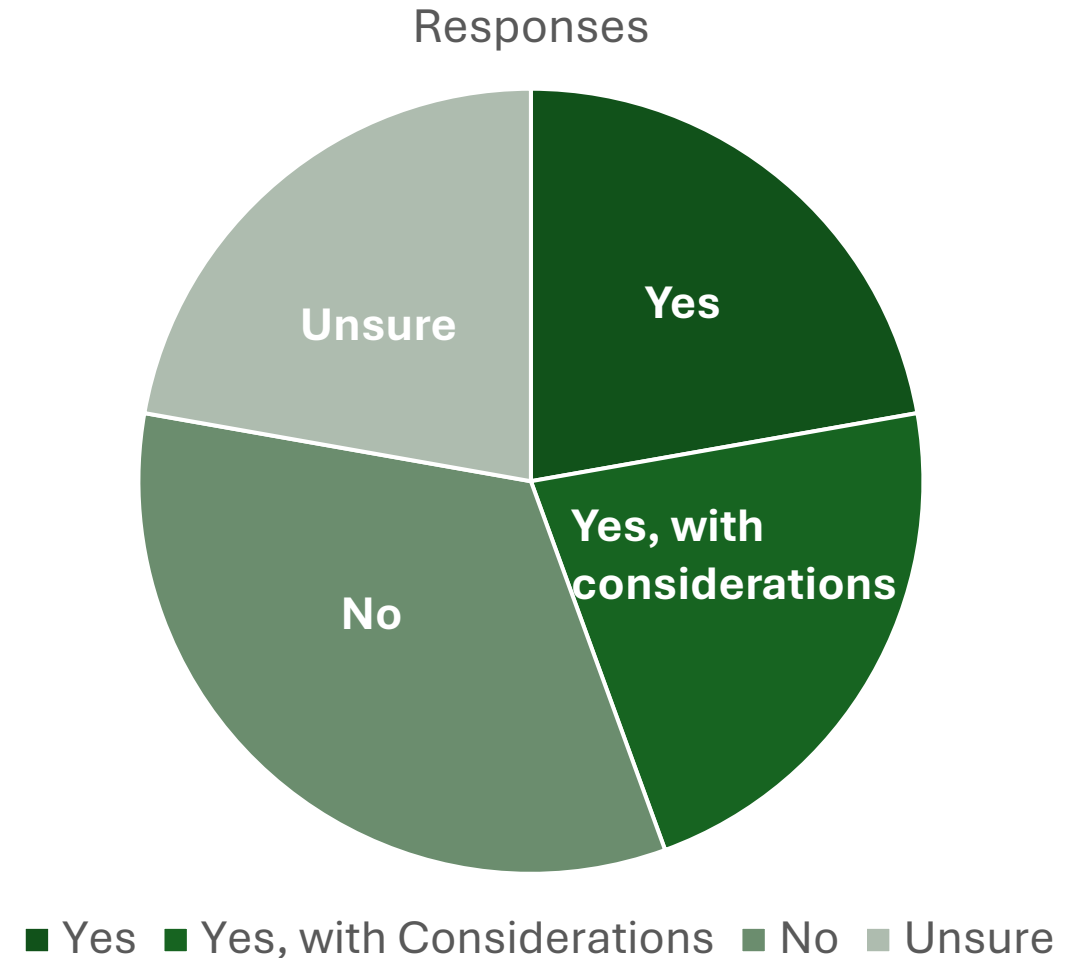
*Q3: Should we consider regulating density by village?*

### **Municode Section 125.0.B:**

[https://library.municode.com/md/howard\\_county/codes/zoning/220814?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](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

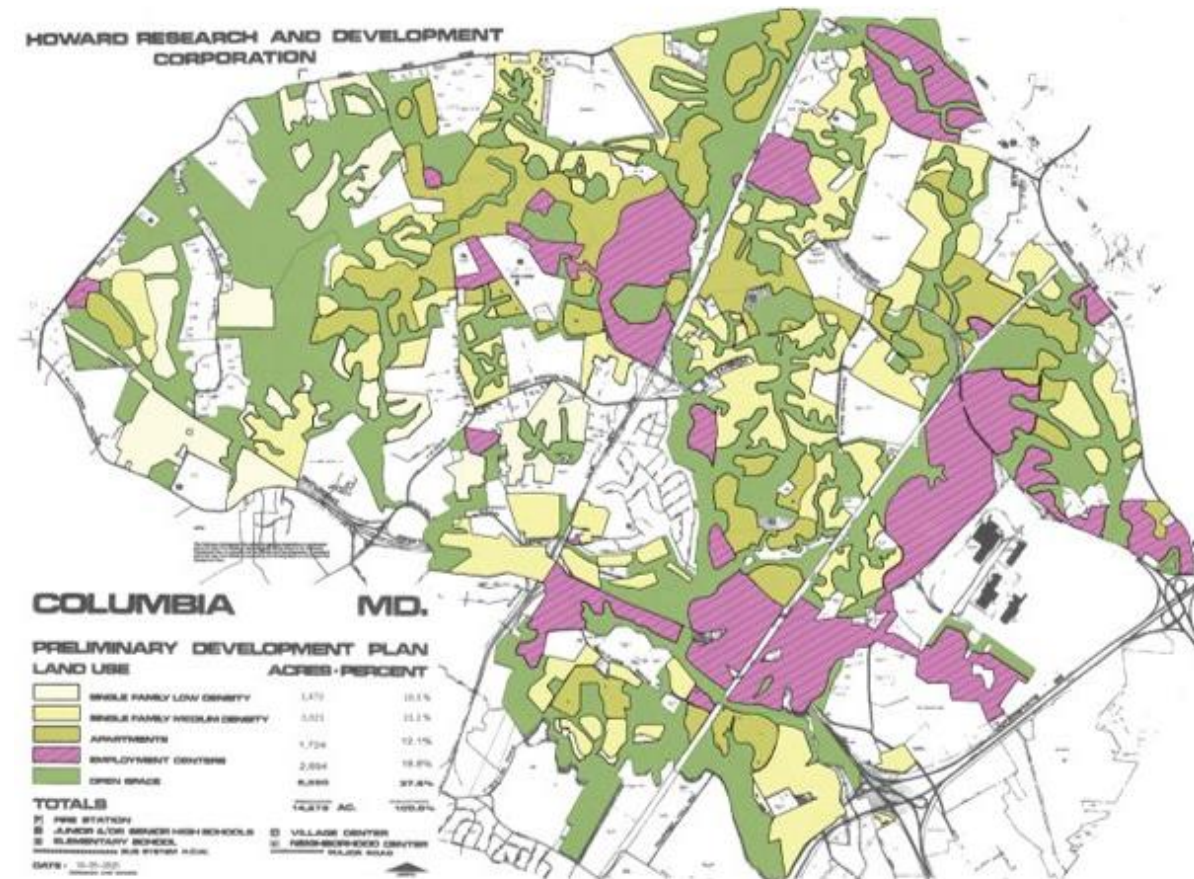


# NT District Land Use



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%
	<b>Total NT District</b>	<b>14,272</b>	<b>100%</b>	<b>100%</b>

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



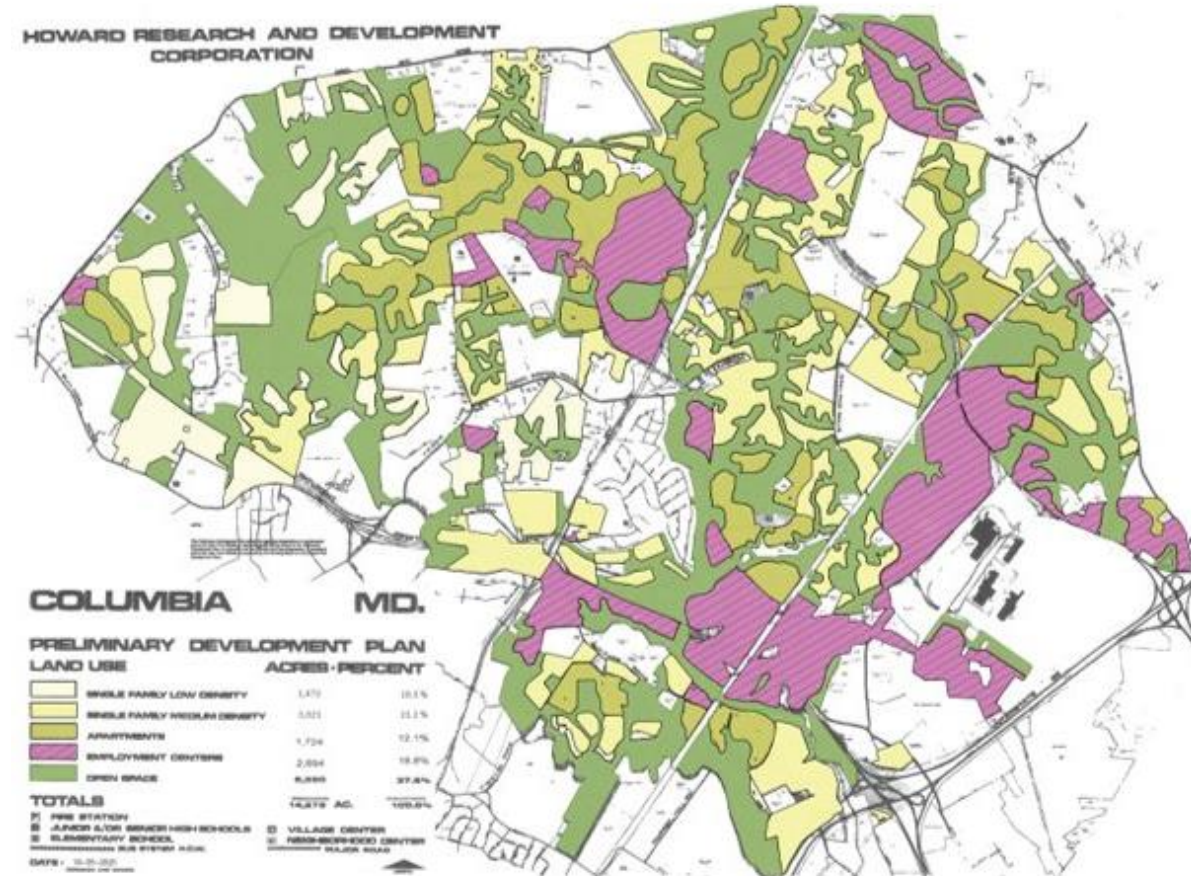
Reviewing Density Cap

# 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
	<b>Total NT District</b>	<b>14,272</b>	<b>34,594</b>	<b>2.5</b>	<b>2.4239</b>

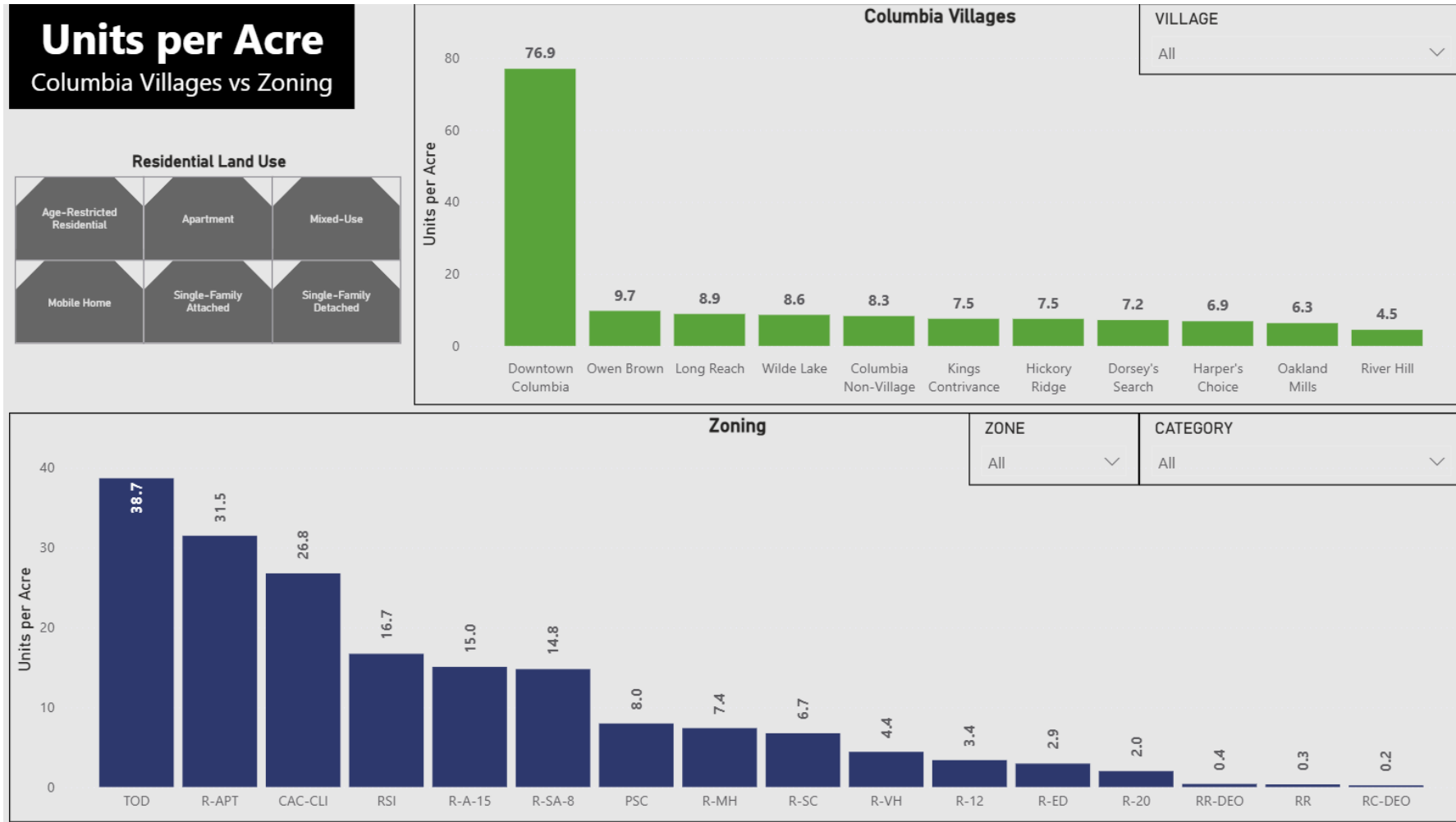
\* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations



Reviewing Density Cap

# PSET Background

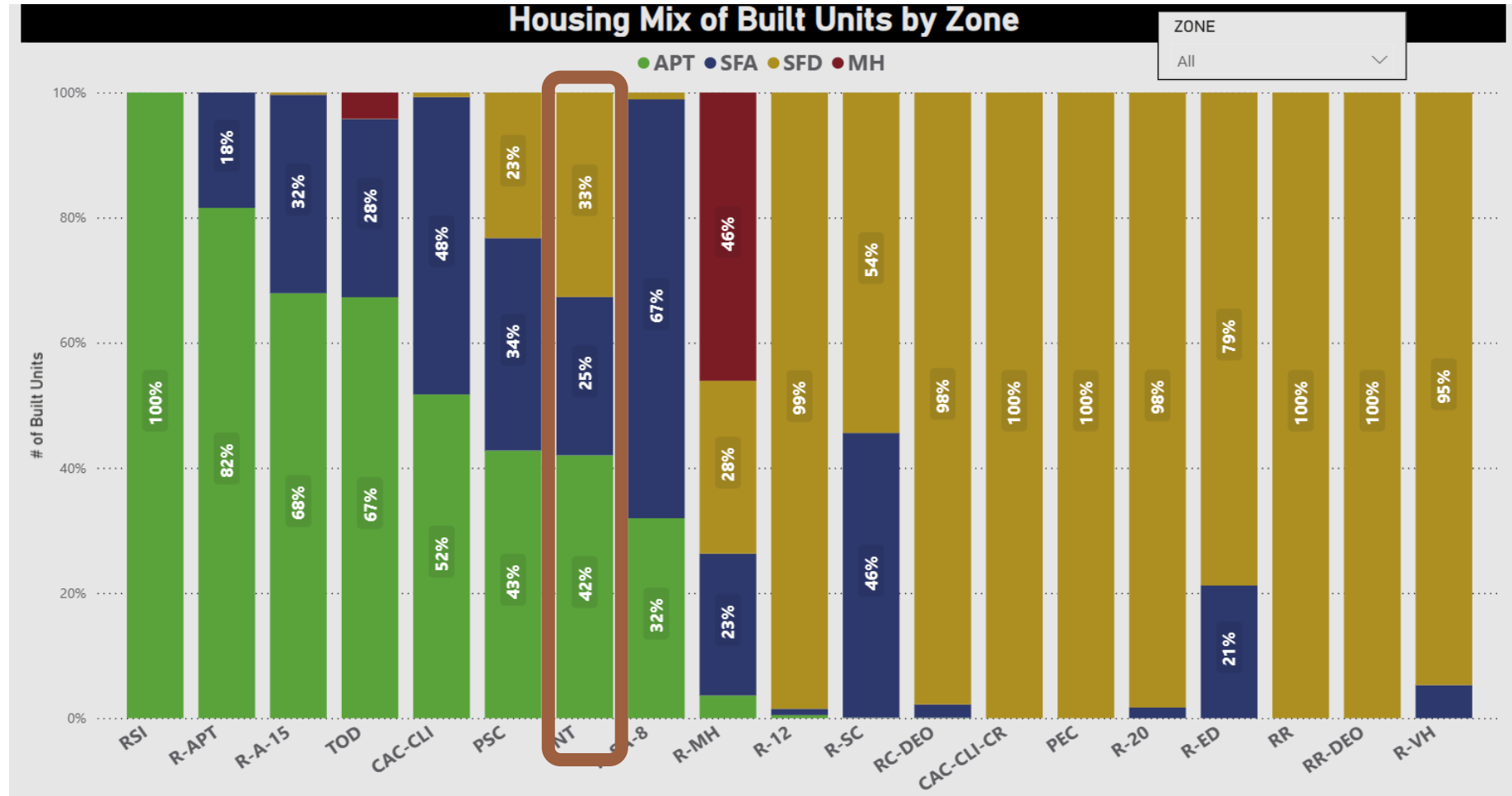
Density Requirements  
Section 125.0.A.4,5



Reviewing Density Cap

# PSET Background

Density  
Requirements  
Section 125.0.A.4,5



Reviewing Density Cap

# PSET Background

## Density Caps

*Case Studies: Reston, VA*

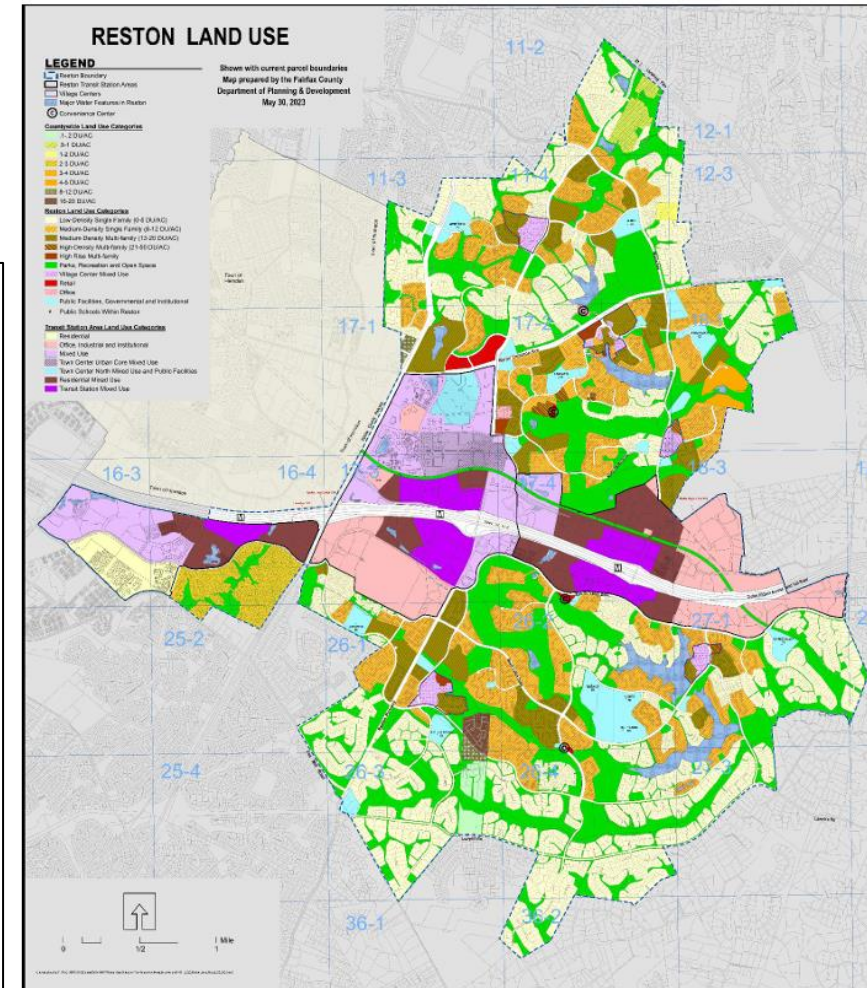
Land Use	Definition	Density
Low-Density Single Family	Low density single-family detached dwelling units with varied lot sizing	Up to 5 DUs / Acre OR 3.8 Persons/Acre
Medium-Density Single Family	Single-family attached dwelling units and stacked townhouses	Up to 12 DUs/ Acres OR 14 Persons Per Acre
Medium-Density 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
<b>Overall Density in PRC</b>	<b>Excludes transit areas, which allow higher densities</b>	<b>13 Persons Per Acre</b>

# 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

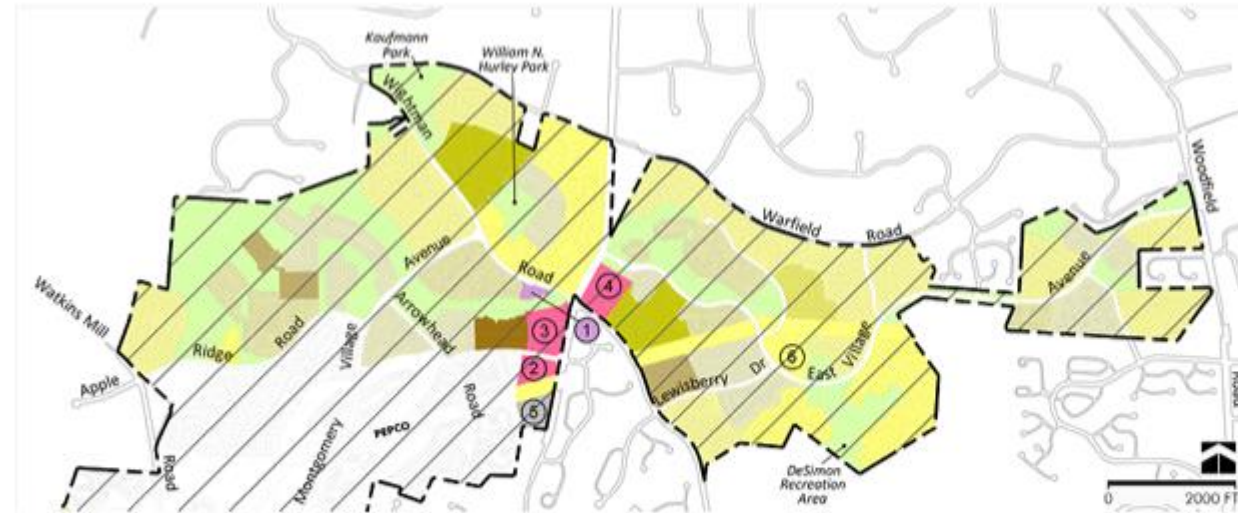


Figure 17: Proposed Upper Village Zoning

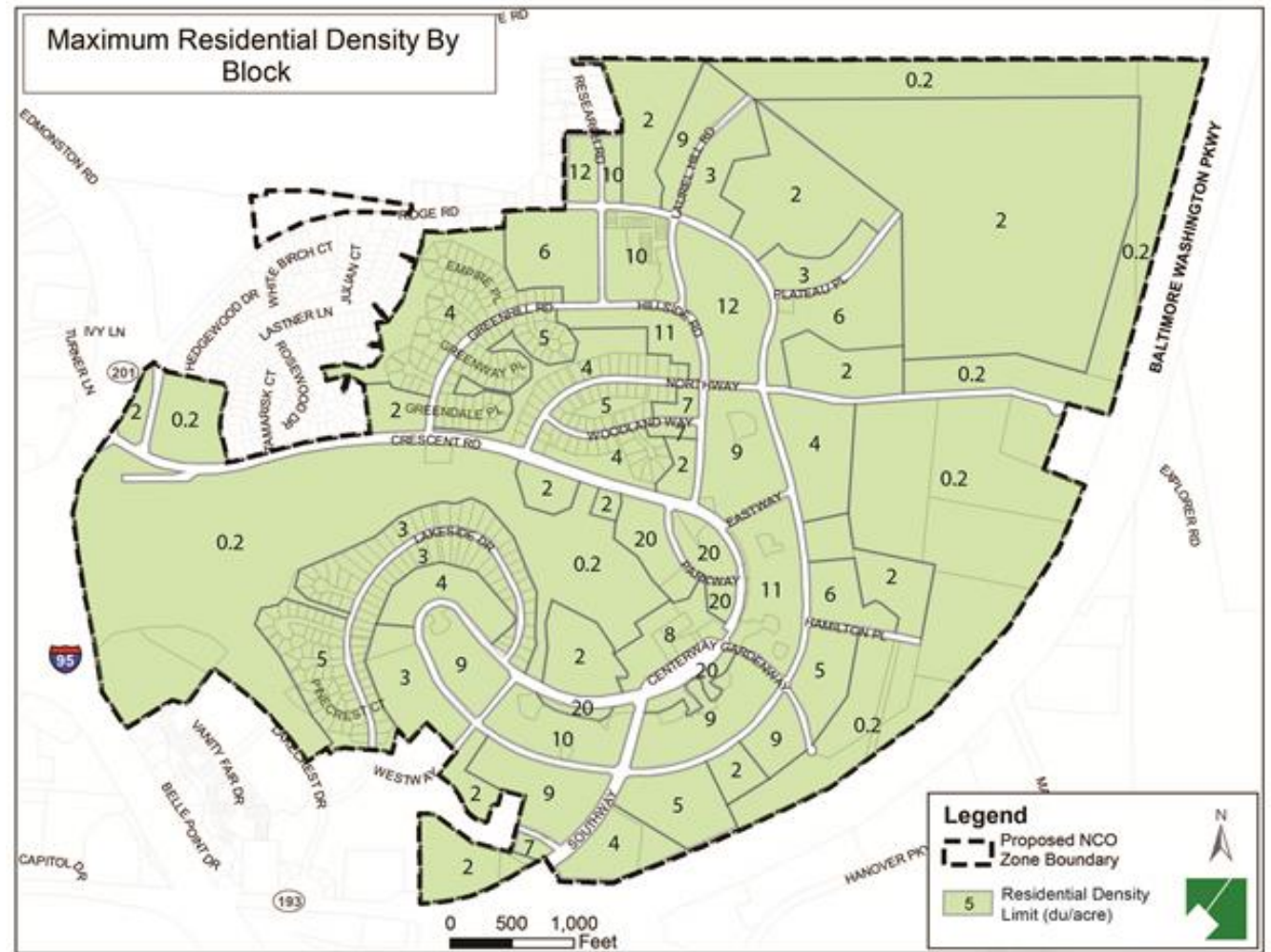
- Montgomery Village Master Plan Boundary
- Montgomery Village Overlay Zone
- RE-1 Residential Estate, 1 Acre
- R-200 One-Family Detached, Large Lot
- ⑥ One-Family Detached, Large Lot
- R-90 One-Family Detached Residential
- R-60 One-Family Detached Residential
- TLD Townhouse Low Density
- TMD Townhouse Medium Density
- THD Townhouse High Density
- R-20 Multiple-Unit Medium Density-20
- R-10 Multiple-Unit High Density-10
- NR Neighborhood Retail
- ② NR 0.25, H-45
- ③ NR 0.25, H-45
- ④ NR 0.25, H-45
- EOF Employment Office
- ① EOF 0.5, H-50
- IL Light Industrial
- ⑤ IL 0.5, H-45

# PSET Background

## Density Caps

Case Studies: Greenbelt, MD

- Follows Overlay Zoning Densities

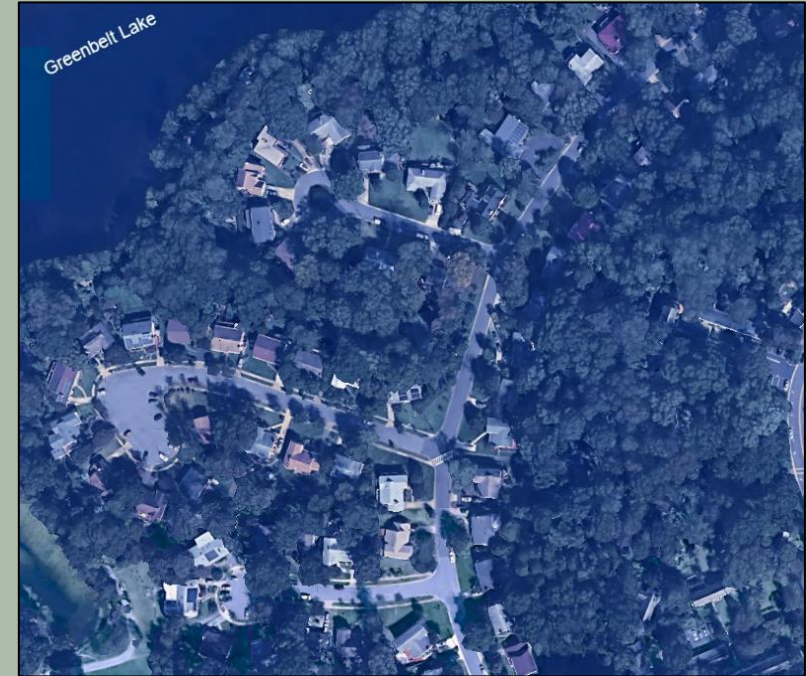


# PSET Background

## 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

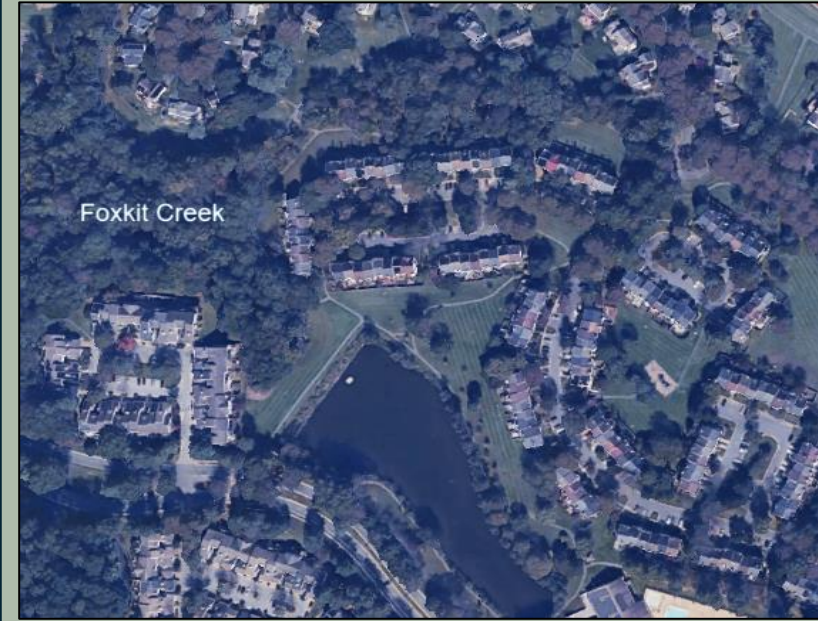
## Visual Comparisons



**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](http://www.menti.com)

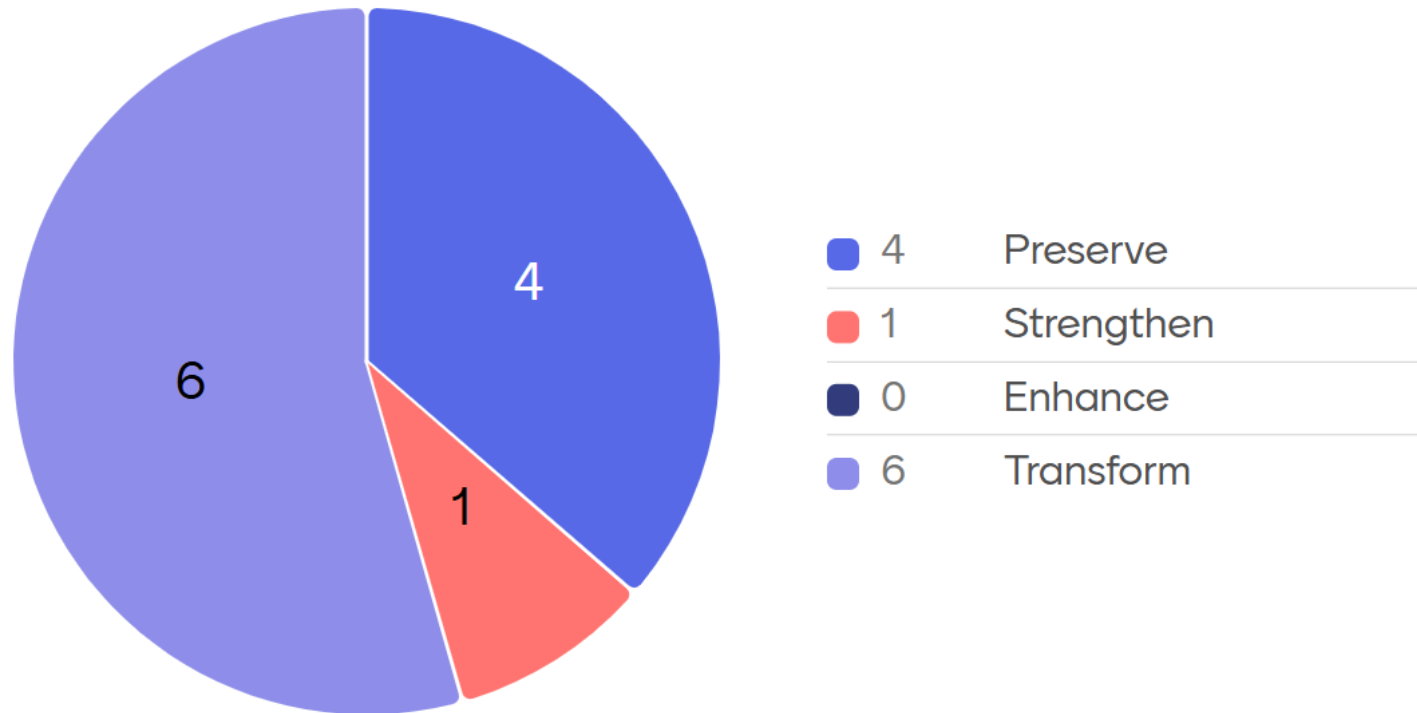
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#### Option 2

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

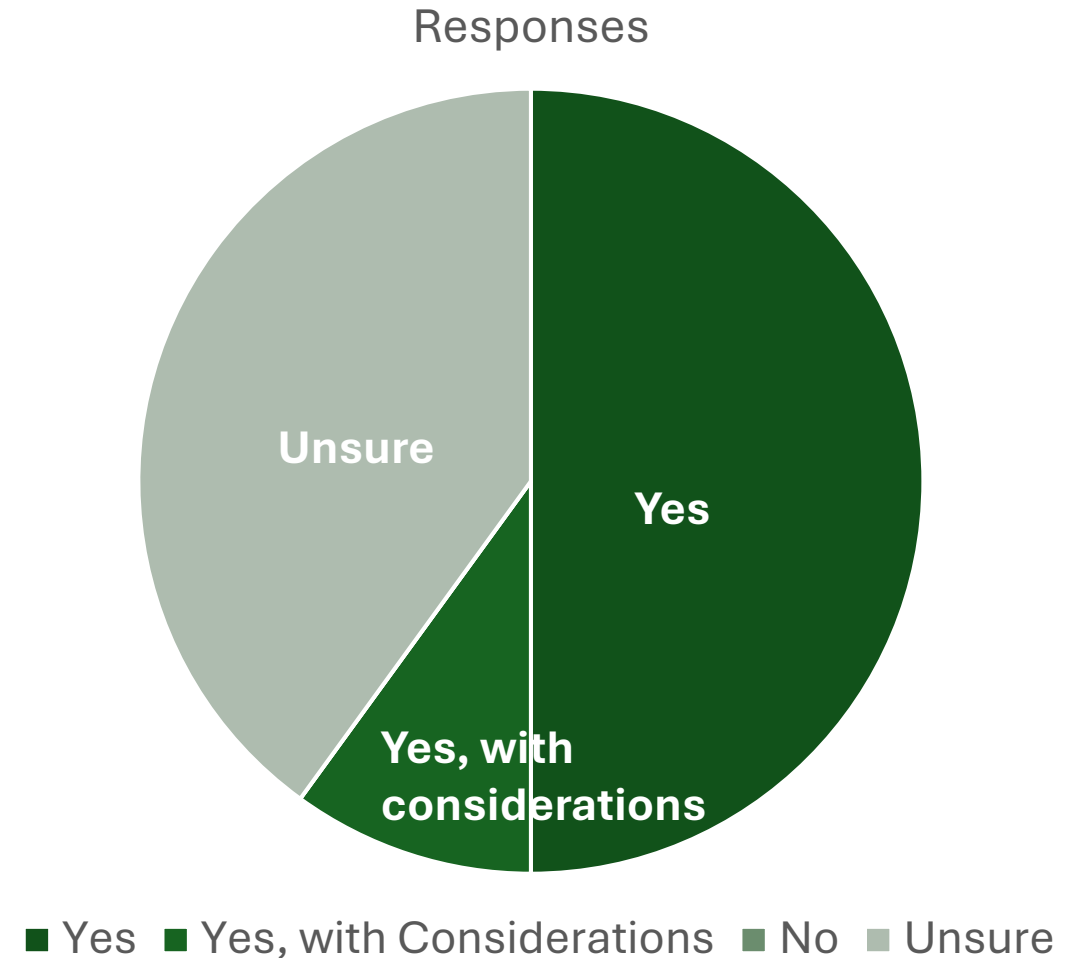
*Q4: Should we keep, remove, or modify the role of the original petitioner?*

### **Municode Section 125.0.B:**

[https://library.municode.com/md/howard\\_county/codes/zoning/220814?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](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?	<ul style="list-style-type: none"><li>• Section 125.B. describes the purpose of different plans or elements of New Town zoning</li><li>• View the Preliminary Development Plan here.</li><li>• View New Town's 268 Final Development Plans here.</li></ul>	<ul style="list-style-type: none"><li>• <a href="#">Development Regulations Assessment</a><ul style="list-style-type: none"><li>• pgs. 15-18 (Assessment of Structure)</li><li>• pg. 43 (Proposed FDP Review)</li><li>• Pg. 52 (Proposed Land Use Table)</li><li>• Pgs. 81,83, and 84 (proposed changes to development approval process)</li></ul></li><li>• <a href="#">New Town White Paper pgs. 6, 8-11</a></li></ul>
2. Should apartment land use be redefined in the New Town Zoning code?	<ul style="list-style-type: none"><li>• 125.A.4.c. (Density Cap for the Multifamily 'Apartment' Land Use)</li><li>• 125.A.5.b. (Townhome density caps as part of the 'Apartments' land use)</li><li>• 125.A.8.a. (13% maximum on all 'Apartments' in New Town)</li></ul>	<ul style="list-style-type: none"><li>• <a href="#">Development Regulations Assessment pg. 16</a></li></ul>

# 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?	<ul style="list-style-type: none"><li>Final Development Plans regulate the uses and materials, as well as more specific site layouts, for each area.</li></ul>	<ul style="list-style-type: none"><li><a href="#">New Town White Paper pg. 10 (Performance Standards)</a></li></ul>
4. Should the regulations and processes for development, redevelopment, and/or amendments be simplified?	<ul style="list-style-type: none"><li>Section 125 describes the different plans and processes for development/redevelopment in New Town</li><li>View the Preliminary Development Plan <a href="#">here</a>.</li><li>View New Town's 268 Final Development Plans <a href="#">here</a>.</li></ul>	<ul style="list-style-type: none"><li><a href="#">Development Regulations Assessment</a><ul style="list-style-type: none"><li>pgs. 15-18 (Assessment of Structure)</li><li>pg. 43 (Proposed FDP Review)</li><li>Pg. 52 (Proposed Land Use Table)</li><li>Pgs. 81,83, and 84 (proposed changes to development approval process)</li></ul></li><li><a href="#">New Town White Paper pgs. 6, 8-11</a></li></ul>



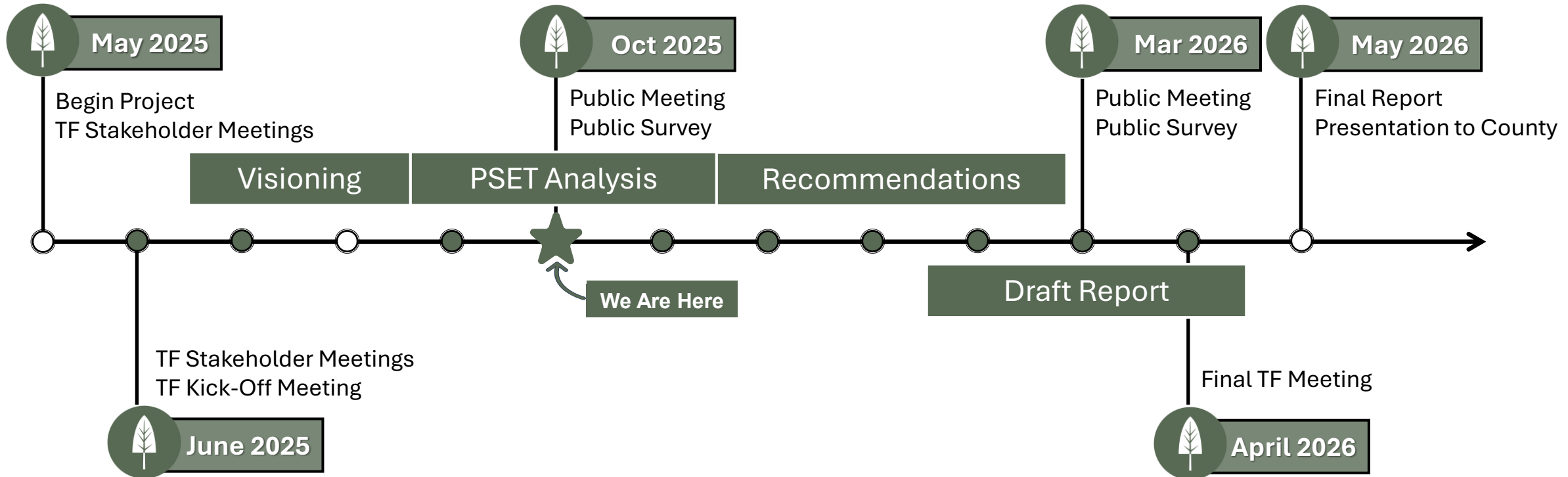
# Wrap-Up

# Wrap-Up



## Anticipated Milestones

● Task Force Meeting



# 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**



# AGENDA

Meeting No. 5

November 18, 2025

- A. Welcome and Meeting No. 4 Recap**
- B. Prior Meeting Minute Approvals and Information Requests**
- C. Overall Schedule and Expectations for Meeting No 5**
- D. Preserve, Strengthen, Enhance, and Transform Principles (PSET)**
- E. Homework Review**
- F. Case Study Discussion**
- G. Community Engagement Overview**
- H. PSET Discussion**
- I. Homework for next Meeting**
- J. Wrap-Up**
- K. Open Comments**
- L. Adjourn**



# New Town Task Force

## Meeting No. 5

November 18, 2025

# Agenda

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- Welcome and Meeting No. 4 Recap
- Prior Meeting Minute Approval and Information Requests
- Overall Schedule and Expectations for Meeting No. 5
- Preserve, Strengthen, Enhance, and Transform Principles (PSET)
- Community Engagement Overview

# Agenda

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- PSET Discussion
  - Homework Review
  - PSET Background
  - Case Study Discussion
- Wrap-Up
  - Homework for Next Meeting
  - Open Comments
  - Adjourn



# **Welcome and Meeting No. 4**

## **Recap**

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

County Executive  
Of  
Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golbersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 3<sup>rd</sup> day of June 2025.

  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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



## Task Force Vision

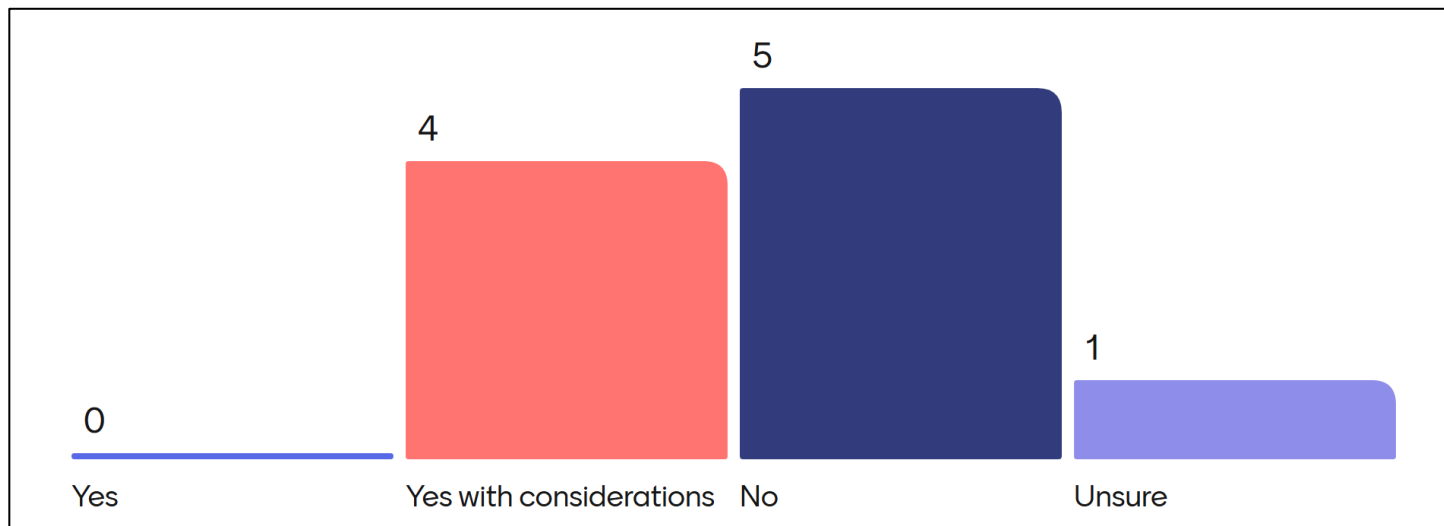
- *People and Community, Diversity and Inclusivity, Open Space and green space aid in maintaining the spirit of Columbia.*
- *Embrace the future while honoring the values that Columbia was based upon.*
- *Columbia is a place that needs to value its uniqueness / based on its history.*

The Vision for New Town Recommendations

# Meeting No. 4 Recap

## Incorporating Moderate Income Housing Units (MIHU) Regulations

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

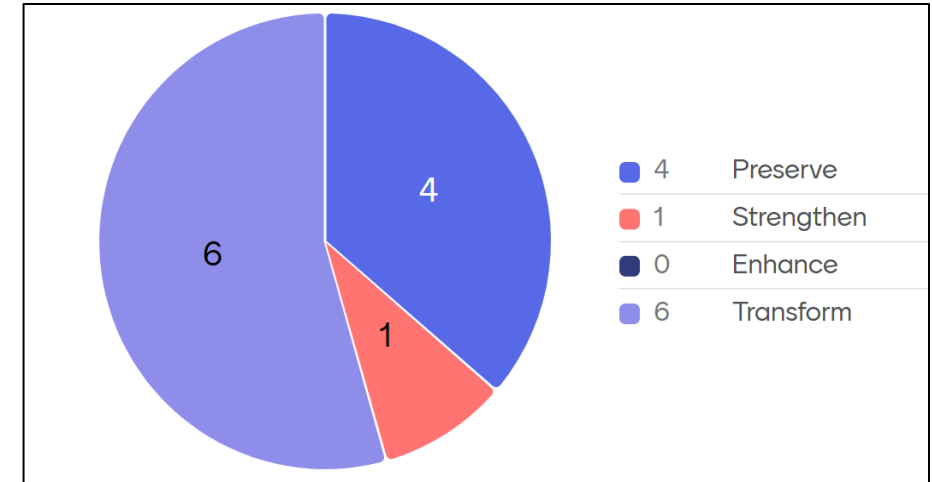


# Meeting No. 4 Recap

## 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?*



# Meeting No. 4 Recap

## Reviewing Original Petitioner Role

*To be discussed at the December 9, 2025 In-Person Task Force Meeting*

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



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

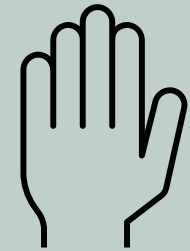
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 4 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. 4 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**

# Discussion Highlights

## Discussion Highlights from NTTF Meeting No. 4

- Information to review during the Recommendations meetings:
  - MIHU Regulations:
    - *What is the percentage of middle-income housing in Howard County versus New Town District?*
    - *Can examples of the allowances used elsewhere be provided (incentives vs. disincentives)?*
    - *What are the different types of housing available in this program?*
  - Density Caps:
    - *Can we illustrate how the density cap is calculated across New Town District?*
    - *How could we break the cap into components across the New Town District?*



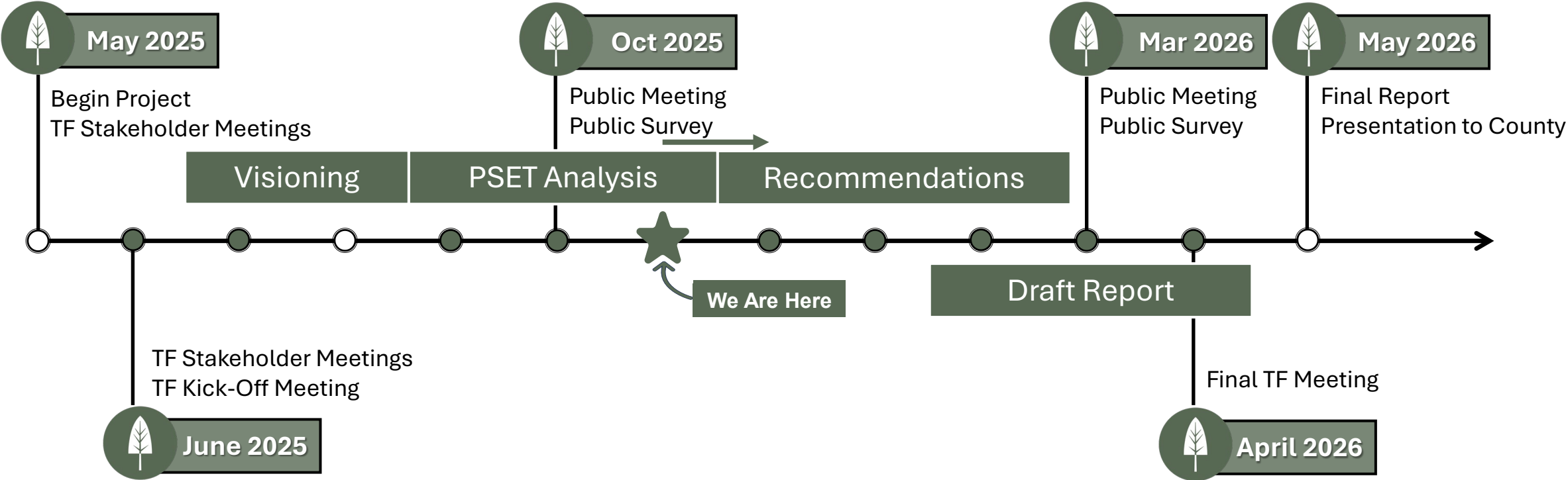
# **Overall Schedule and Expectations for Meeting No. 5**

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting

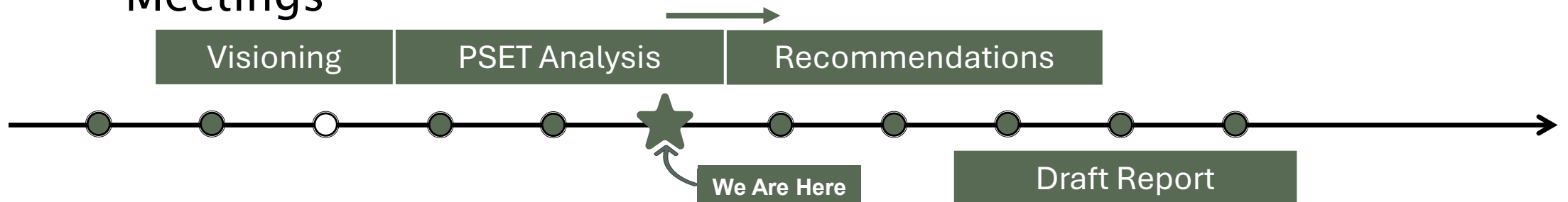


# Expectations for Upcoming Meetings

## Preserve, Strengthen, Enhance, and Transform Meetings

*September, October, November, and December Meetings*

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





# **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 Elements

## 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

October Discussion

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

November Discussion

December Discussion



# Community Engagement Overview

# Community Engagement Overview

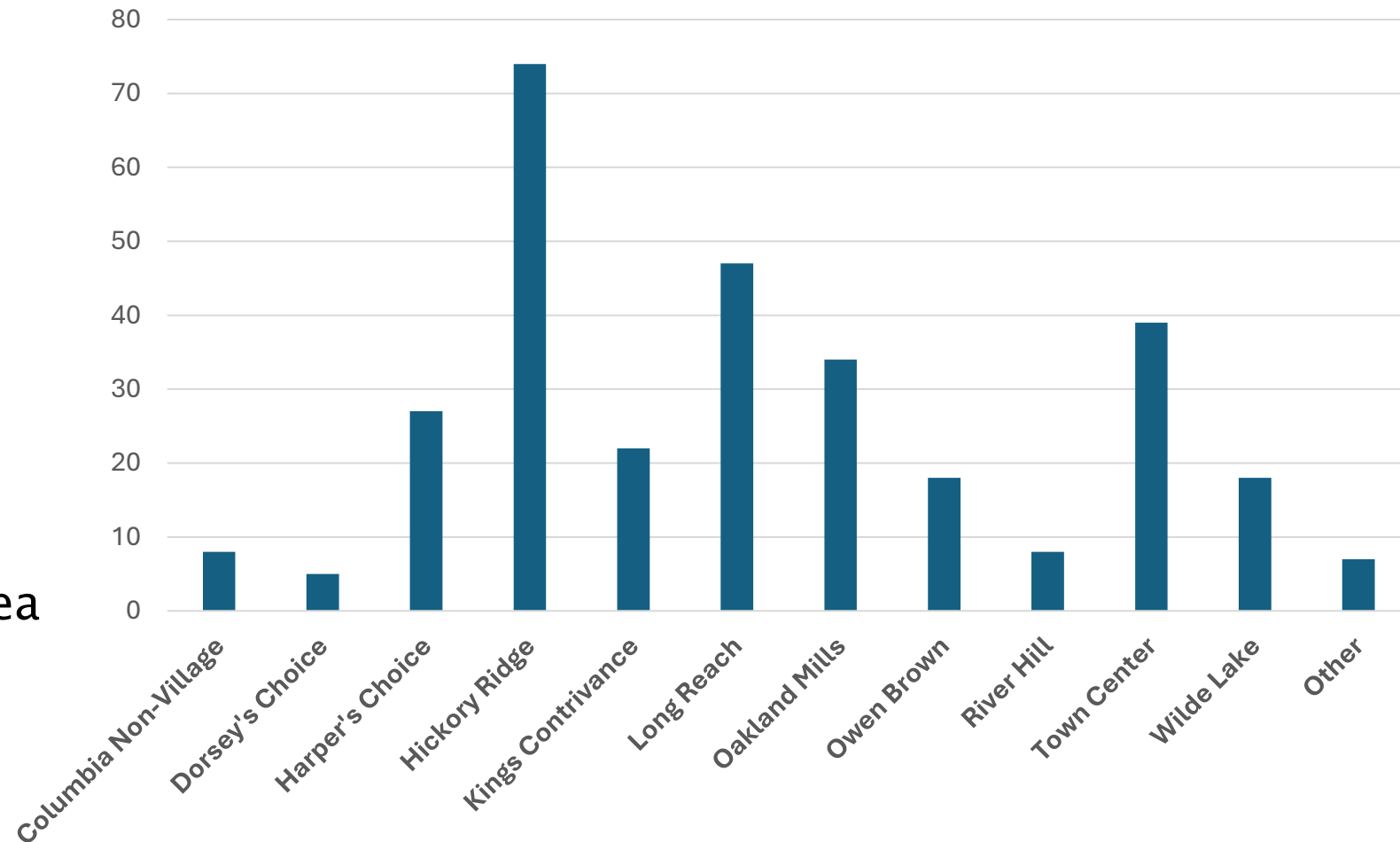
## Public Meeting #1

- October 20 (In-Person) and October 21 (Virtual)
  - 49 people attended in person / 39 people attended virtually
- Written Comments Received: 7
  - Concern regarding increased development stressing existing infrastructure
  - Development and/or redevelopment design guidelines for the District
  - Consider removing the Original Petitioner role
  - Accommodate a mix of uses through simpler zoning code
  - Consider treating New Town District like rest of Howard County for zoning
  - Develop more connected communities that will reduce dependency on vehicles in the NT District
  - Separate credited and non-credited Open Space
  - Increase spread for the surveys to include more people within the NT District

# Community Engagement Overview

## Online Survey #1

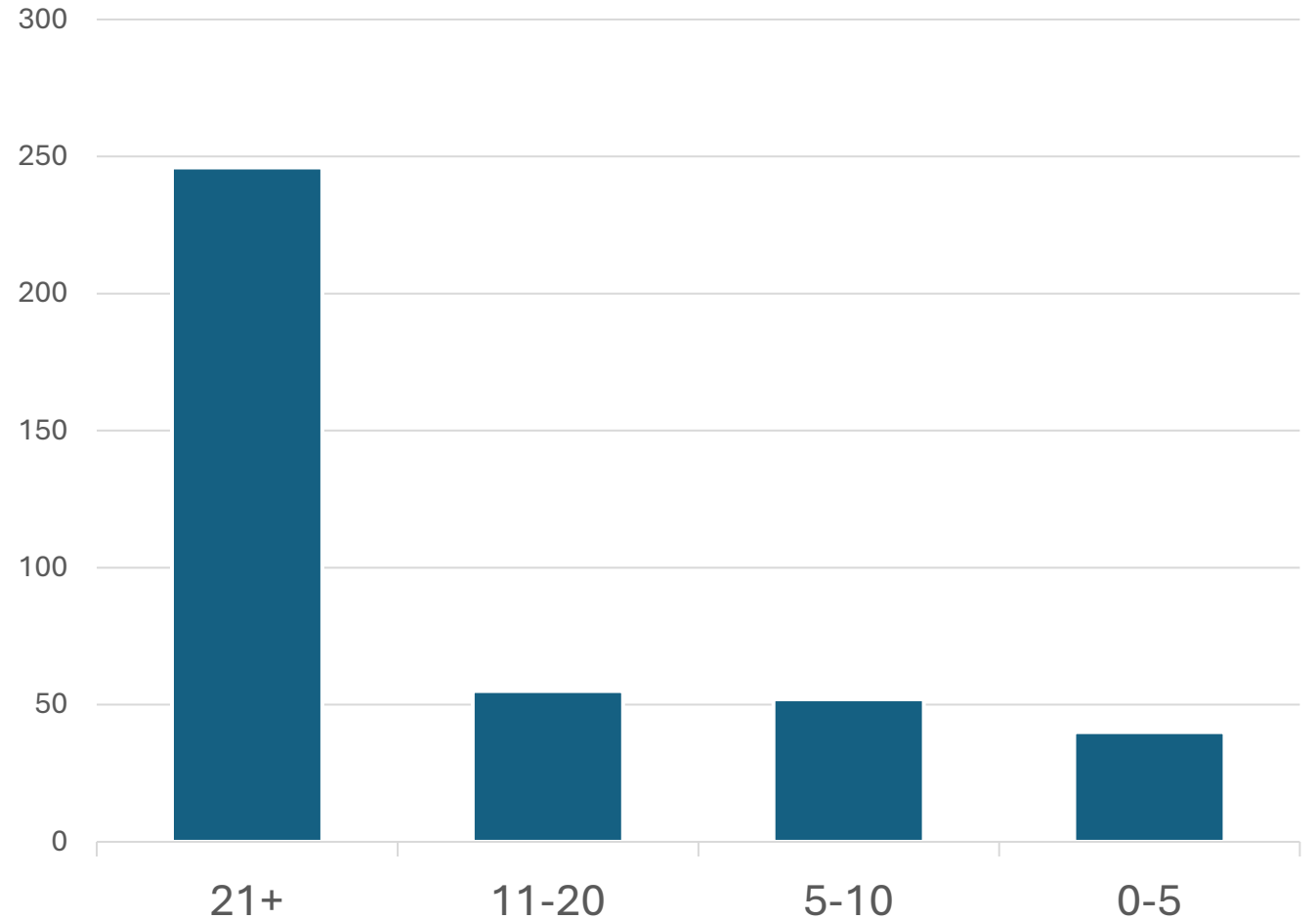
- 399 Responses
- Full analysis being completed for Recommendations discussion
- Summary Results:
  - Q: What village/area do you live in?
    - 399 Replied
    - 0 Skipped



# Community Engagement Overview

## Online Survey #1

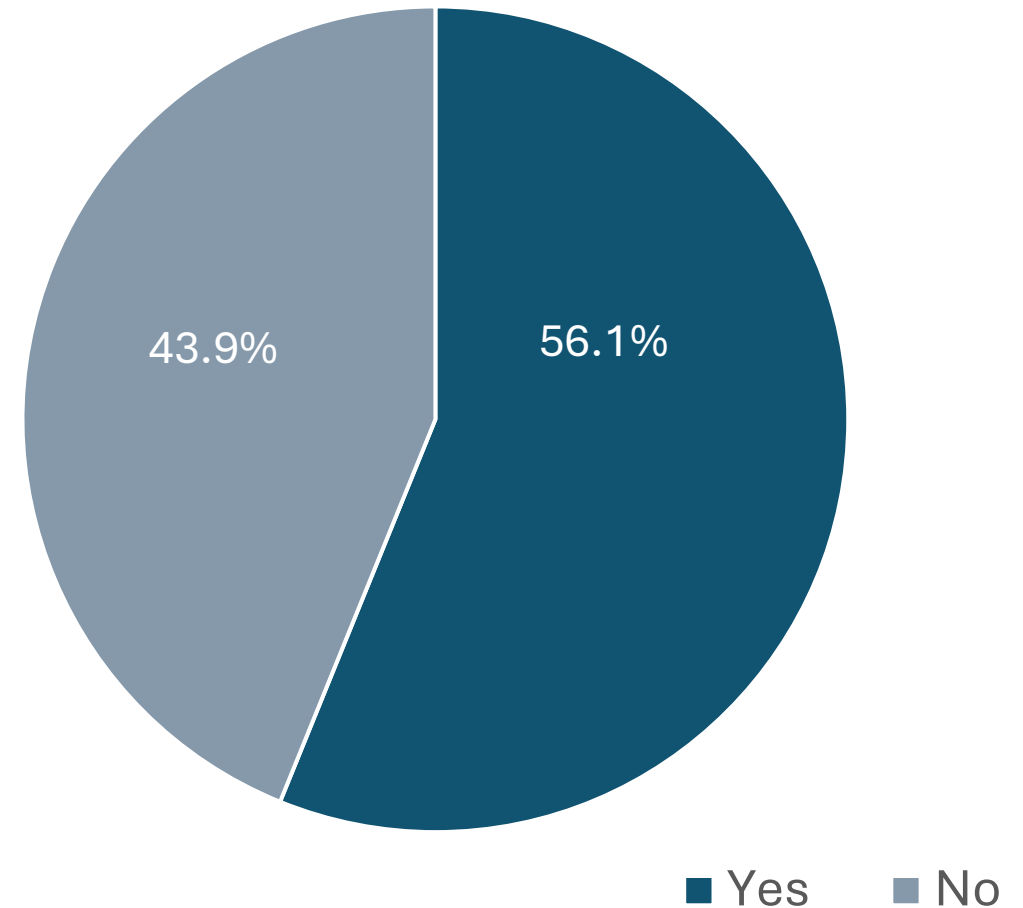
- How many years have you lived in the County?
  - 393 Replied
  - 6 Skipped



# Community Engagement Overview

## Online Survey #1

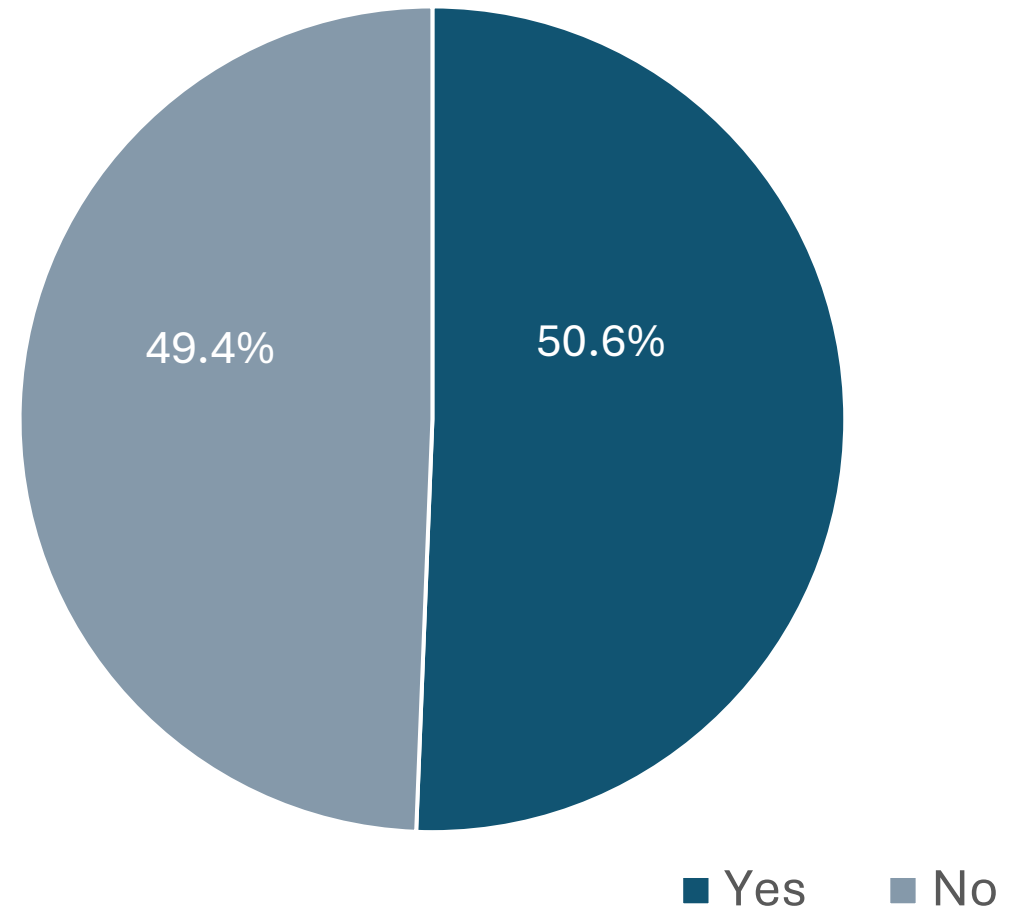
- Are you aware that the predominant zoning for the majority of Columbia is New Town zoning?
  - 399 Replied
  - 0 Skipped



# Community Engagement Overview

## Online Survey #1

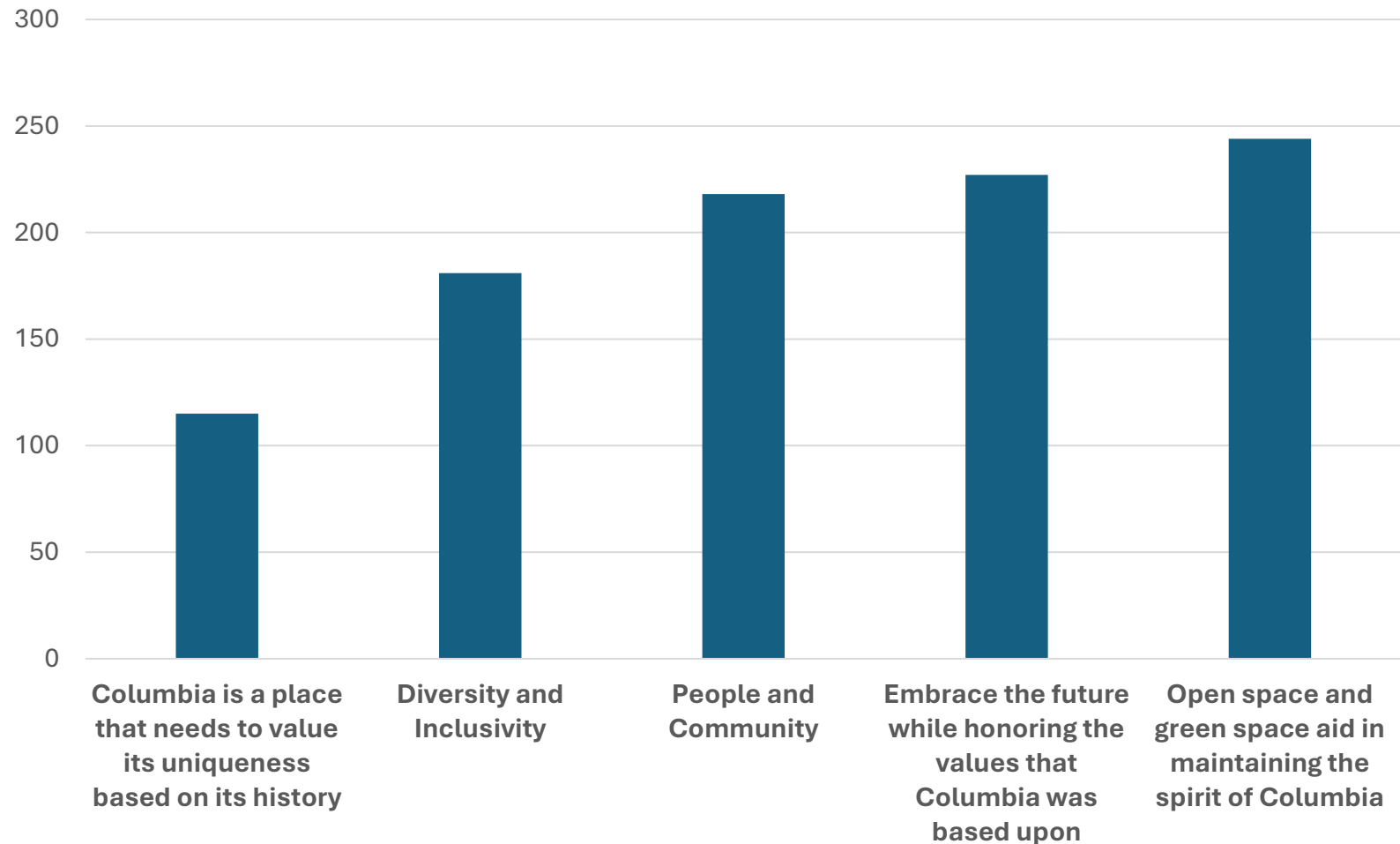
- Are you aware that New Town zoning functions differently than the rest of Howard County zoning?
  - 399 Replied
  - 0 Skipped



# Community Engagement Overview

## Online Survey #1

- Which phrases best identify your vision for the New Town Zoning District area?
  - 399 Replied
  - 0 Skipped





# PSET Discussion

# PSET Discussion

## New Town District Structure

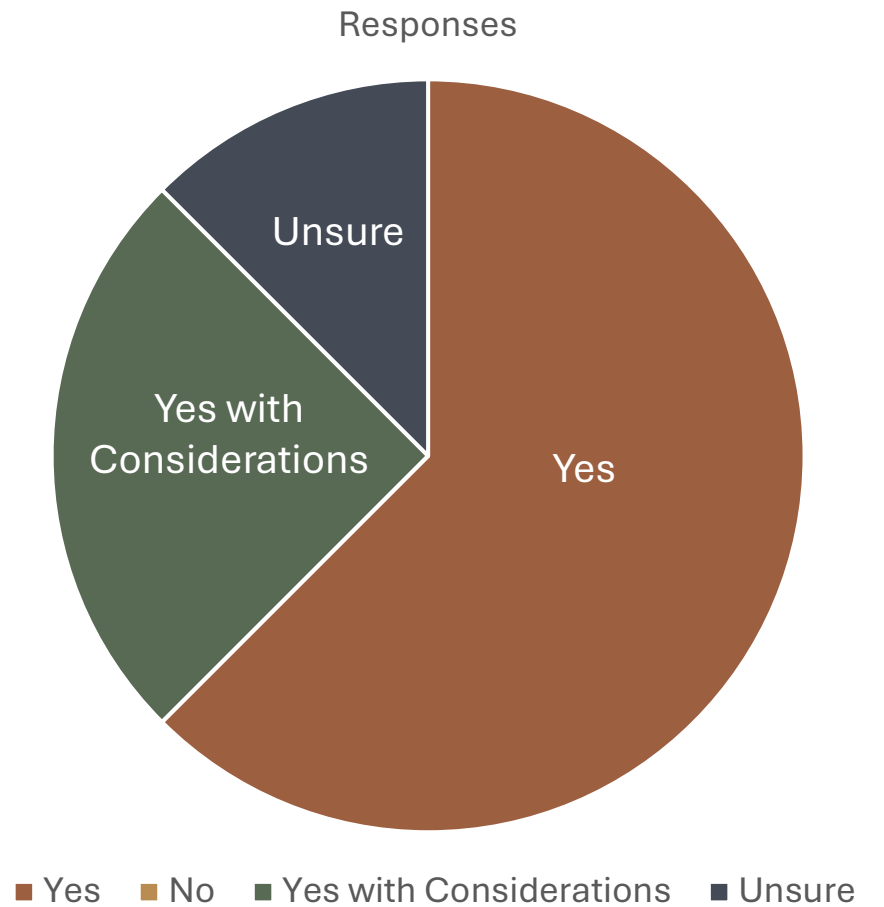
*Q1: Should the structure of New Town District change?*

### **Municode Section 125.0.B:**

[https://library.municode.com/md/howard\\_county/codes/zoning/220814?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](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 structure of New Town District change?**
    - Multiple levels of plans is burdensome
    - FDPs should be consolidated
    - Remove or simplify land use percentage requirements
    - Interest in maintaining the overall vision in a simpler structure
    - Increase administrative review of smaller projects
    - Maintain a wide spectrum of allowable uses



# PSET Background

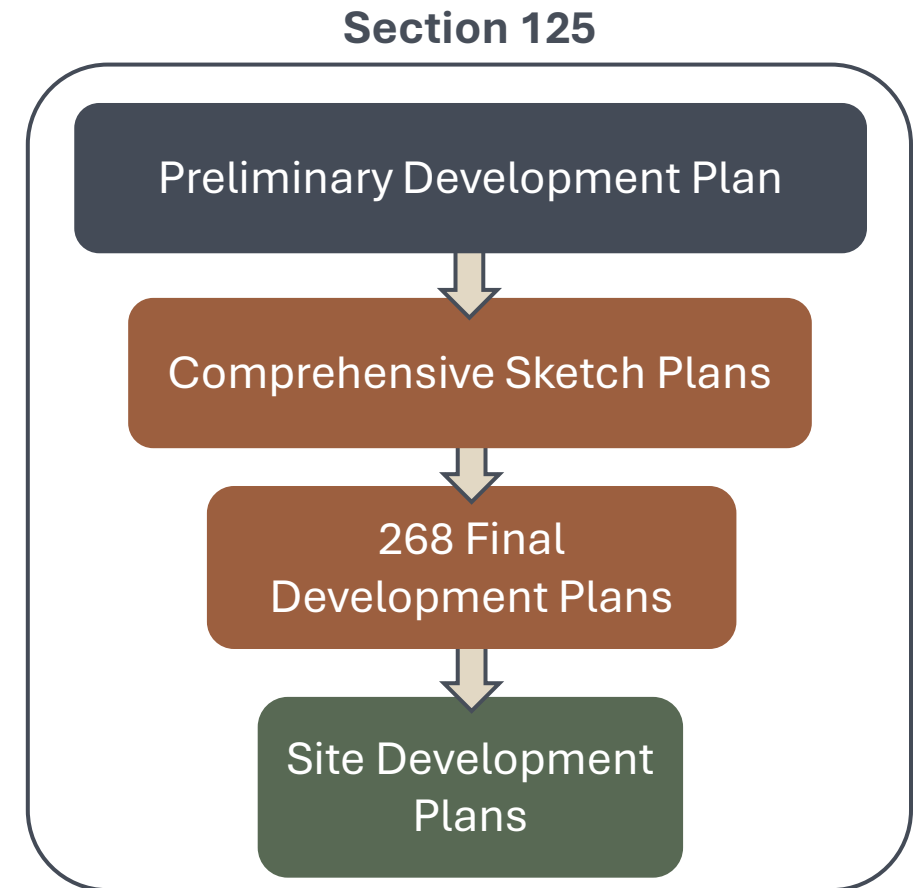
## New Town District Structure

- Approximately **99.3% of the New Town District** has been developed or dedicated as open space (as of 2025)
- Land Use Composition:
  - Residential Units: 31,600 dwellings
  - Open Space: Approximately 5,200 acres dedicated to parkland and open space
  - Commercial Uses: Over 21 million square feet
- Original goal: 100,000 people by 1980
- Reached 100,000 people around 2000

# PSET Background

## Evaluating New Town District Structure

- **Section 125** and the **Preliminary Development Plan**  
Manage overall land use percentages and density caps across the entire New Town district
- **Comprehensive Sketch Plans** and **Final Development Plans** lay out generalized permitted uses, open space, setbacks, and bulk regulation/design requirements
- **Site Development Plans** show detailed development plans, including utilities, stormwater, and other infrastructure



# PSET Background

## Evaluating New Town District Structure

### *Development Regulations Assessment Findings: Overall Structure*

- "**Very specific percentage mixes of land uses** in defined areas have also become very hard to administer and **are very inflexible...** to maintain the vision, scale, and balance of uses that makes Columbia great, but allow it to compete for redevelopment in a real estate market very different from the 1960s and 1970s..."

# PSET Background



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

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



## Land Use Percentages

# PSET Background



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

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



## Density Maximums

# PSET Background

## Evaluating New Town District Structure

### *Development Regulations Assessment Recommendations: Overall Structure*

- **Simplify the minimum and maximum percentages** allowed for particular uses and the process to maintain them
- **Reduce the number of plan approvals to two (an overarching plan, and a site development plan)**; rather than four (a Preliminary Development Plan, a Comprehensive Sketch Plan, a Final Development Plan, and a Site Development Plan)
- Recommend that the **CSPs (Comprehensive Sketch Plans) not be carried forward**, and that early design concept review be incorporated into the Downtown or Village Center redevelopment procedures, or (for other areas) into the County subdivision procedures.

# PSET Background

## Evaluating New Town District Structure

### *Development Regulations Assessment Findings: FDPs*

- "The **use of a single zone district to regulate** land use in a community of over 100,000 people, **and the use of the FDP tool**, are **by-products of the fact that Columbia was initiated by a single developer with a single vision** to be completed over a long period of time. The **detailed FDPs** were an appropriate tool to ensure that the Rouse Company did not lose control of the development, but they **are not a tool used in modern city land use management**, because they include vague, poorly defined language in some cases, much too detailed language in other cases, and are too difficult to amend."

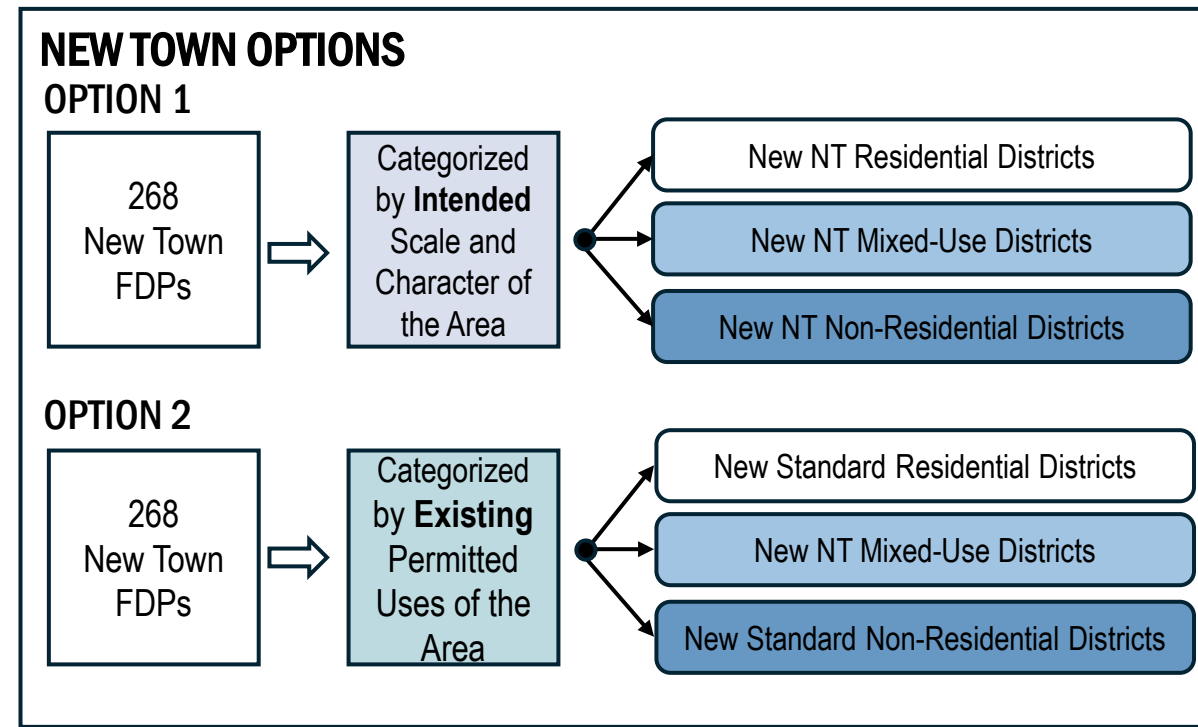
# PSET Background

## Evaluating New Town District Structure

*Development Regulations Assessment*

*Recommendations: FDPs*

- From the FDPs, **create a consolidated table of uses** and bulk and dimensional standards that can be applied consistently through administrative processes
- For simpler projects, create a path for **more staff level administrative approvals** rather than planning board hearings.



# PSET Background

## Evaluating New Town District Structure

### *Other Master Planned Community Structures*

#### *Reston*

- **2 Stage Structure:** Densities regulated by **Planned Residential Community (PRC) Floating Zone** and **Master Plan**
- No Overall land use percentage requirements
- Permitted uses identified in detailed, site-specific **Development Plan (PRC Plan)**, similar to Site Development Plans
- Amendments and updates to the site plans are subject to review and approval by the Board of Supervisors for approval
  - Minor Modifications Exceptions allow administrative staff review including projects such as single family detached dwellings and additions to them; smaller additions to existing buildings; and Parking additions and accessory uses
- Public Meetings occur during Master Plan development and at Board of Supervisor's review meetings

#### PRC Floating Zone

Reston Master Plan

PRC Plan (Site  
Development  
Plan)

## Case Studies: Reston

# PSET Background

## Evaluating New Town District Structure

### Other Master Planned Community Structures – Montgomery Village

- **2 Stage Structure:** Densities regulated for each Euclidean zoning district
- No Overall Land Use Percentages
- Permitted uses follow use table



USE OR USE GROUP	Definitions and Standards	Ag AR	Rural Residential R RC RNC	Residential										Commercial/Residential			Employment				Industrial					
				Residential Detached					Residential Townhouse			Residential Multi-Unit		CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM	IH			
				RE-2	RE-2C	RE-1	R-200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10										
<b>AGRICULTURAL</b>																										
Agricultural Auction Facility	3.2.1	C																								
Agricultural Processing	3.2.2	C	C	C																	P	P	P			
Community Garden	3.2.3	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Equestrian Facility	3.2.4	L/C	L/C	L/C	L/C	L/C	L/C	L/C																		
Farm Supply, Machinery Sales, Storage, and Service	3.2.5	C		L/C																			P			
Farming	3.2.6	P	P	P	P	P	P	P	P	P	P	P	P													
<b>NURSERY</b>																										
Nursery (Retail)	3.2.7.A	C	C	C	C	C	C	C	C												P	P		L	L	
Nursery (Wholesale)	3.2.7.B	C	C	C	C	C	C	C	C																P	P
Slaughterhouse	3.2.8	C	C	C																						
Urban Farming	3.2.9									L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
<b>ACCESSORY AGRICULTURAL USES</b>																										
Farm Airstrip, Helistop	3.2.10.A	C		C																						
Farm Alcohol Production	3.2.10.B	L/C	L/C	L/C	L/C	L/C	L/C																			
Farm Market, On-site	3.2.10.C	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
<b>TEMPORARY AGRICULTURAL USES</b>																										
Agricultural Vending	3.2.11.A																									
Seasonal Outdoor Sales	3.2.11.B	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
<b>RESIDENTIAL</b>																										
<b>HOUSEHOLD LIVING</b>																										
Single-Unit Living	3.3.1.B	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Two-Unit Living	3.3.1.C				P	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Townhouse Living	3.3.1.D				P	C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C
Multi-Unit Living	3.3.1.E					C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Key: P = Permitted Use L = Limited Use C = Conditional Use Blank Cell = Use Not Allowed

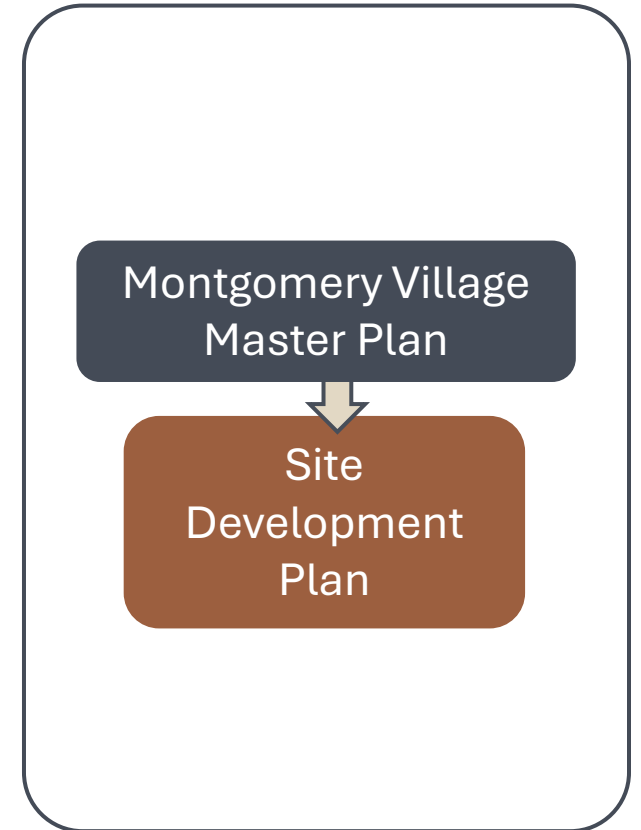
# PSET Background

## Evaluating New Town District Structure

*Other Master Planned Community Structures*  
*Montgomery Village*

- Public Meetings occur during master plan process and as part of development review meetings

MV Overlay Zone



# PSET Background

## Evaluating New Town District Structure

### Other Master Planned Community Structures – Greenbelt

- **2 Stage Structure:** Densities regulated through the overlay zone
- No Overall Land Use Percentages
- Permitted uses follow use table

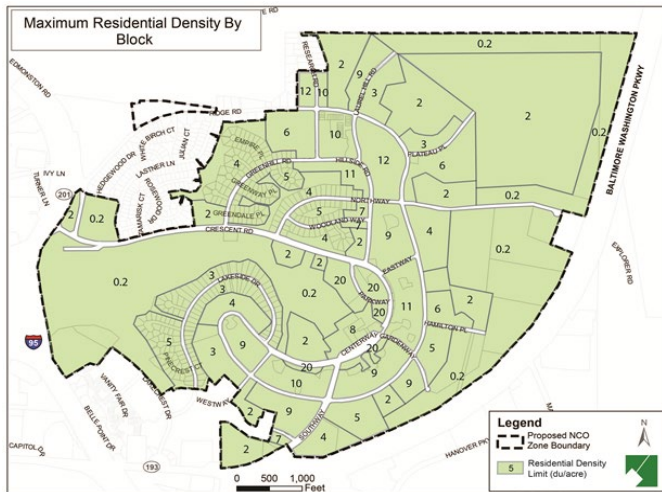


Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones  
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones						Use-Specific Standards		
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12		RMF-20	RMF-48
Open Space Uses	Arboretum or botanical garden, park or greenway, or public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	standards 27-5102(b)(3)(A)
Residential Uses													
Household Living Uses	Artists' residential studios	X	X	X	X	X	X	P	P	P	P	P	27-5102(c)(1)(A) and refer to special exception standards
	Conversion of a single-family detached dwelling to add a maximum of two (2) additional dwelling units	X	X	X	SE	SE	SE	SE	SE	X	X	X	Refer to special exception standards
	Dwelling, live-work	X	X	X	X	X	X	X	P	P	P	P	27-5102(c)(1)(B) and refer to special exception standards
	Dwelling, multifamily	X	X	X	X	X	X	X	X	P	P	P	27-5102(c)(1)(D) 27-5102(c)(1)(E) and refer to special exception standards

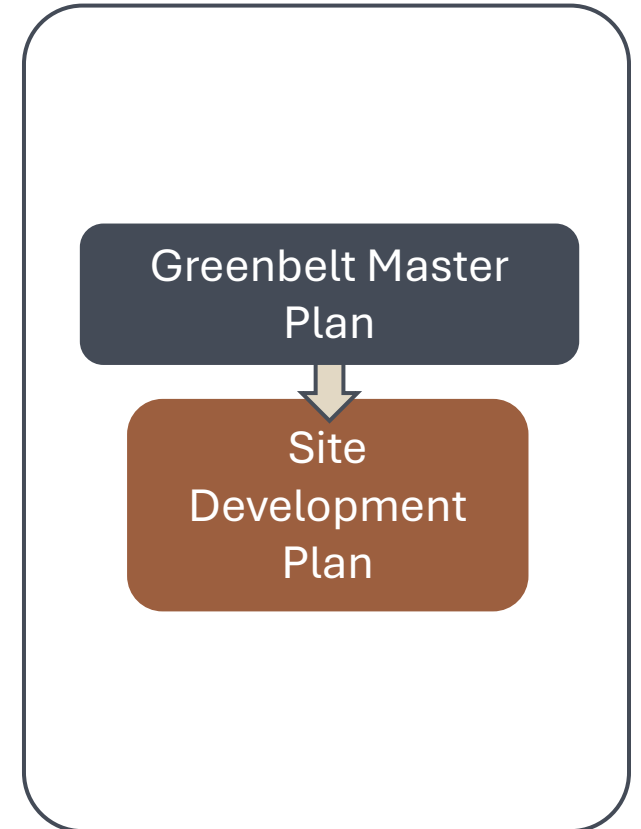
# PSET Background

## Evaluating New Town District Structure

*Other Master Planned Community Structures*  
*Greenbelt*

- Public Meetings occur during master plan process and as part of development review meetings

### Greenbelt NCO Overlay Zone



# PSET Background

## New Town Zoning Structure

### *Case Studies*

Community	Original Zoning Model	Current Approach	Key Review Stages	Number of Review Steps
Columbia, MD	NT District	NT District (Unchanged)	PDP -> CSP -> FDP -> SDP	4
Reston, Virginia	PRC District	PRC District (Unchanged)	Master Plan and Development Review	2
Montgomery Village, MD	MV District	Euclidean zones and MV Overlay	Master Plan/Zoning and Development Review	2
Greenbelt, MD	Federal Planned Town	Euclidean zones and NCO Overlay Zone	Master Plan/Zoning and Development Review	2

# PSET Background

## Process Challenges

- Complexity
  - Multiple layers (PDP -> CSP -> FDP -> SDP) creates long timelines
- Design Standards
  - Original regulations do not incorporate modern planning needs such as mixed-use development, sustainability, and resiliency
- Redevelopment
  - Existing lack of standardization between FDP's creates challenges
- Public Process
  - While additional meetings provide transparency, can add to the timelines and cost for applicants

# PSET Background

## Summary of Development Regulations Assessment Recommendations

- Adjust or Remove the **overall land use percentage requirements** to create more flexibility
- Simplification **from a 4 Stage to a 2-stage structure**
  - **Remove Comprehensive Sketch Plans** from the process, since they are duplicative to already created Final Development Plans
  - **Consolidate the Final Development Plans** using zoning tools such as Euclidean, Overlay, or Hybrid Form-Based codes to create a use table to associate permitted uses across different areas of New Town
- Allow for **increased staff review and administrative approvals** of smaller additions, accessory uses, or other types of projects

# PSET Discussion

## New Town District Structure

*Q1: Should the structure of New Town District change?*

### Answering the question

#### Option 1

Join at [www.menti.com](http://www.menti.com)

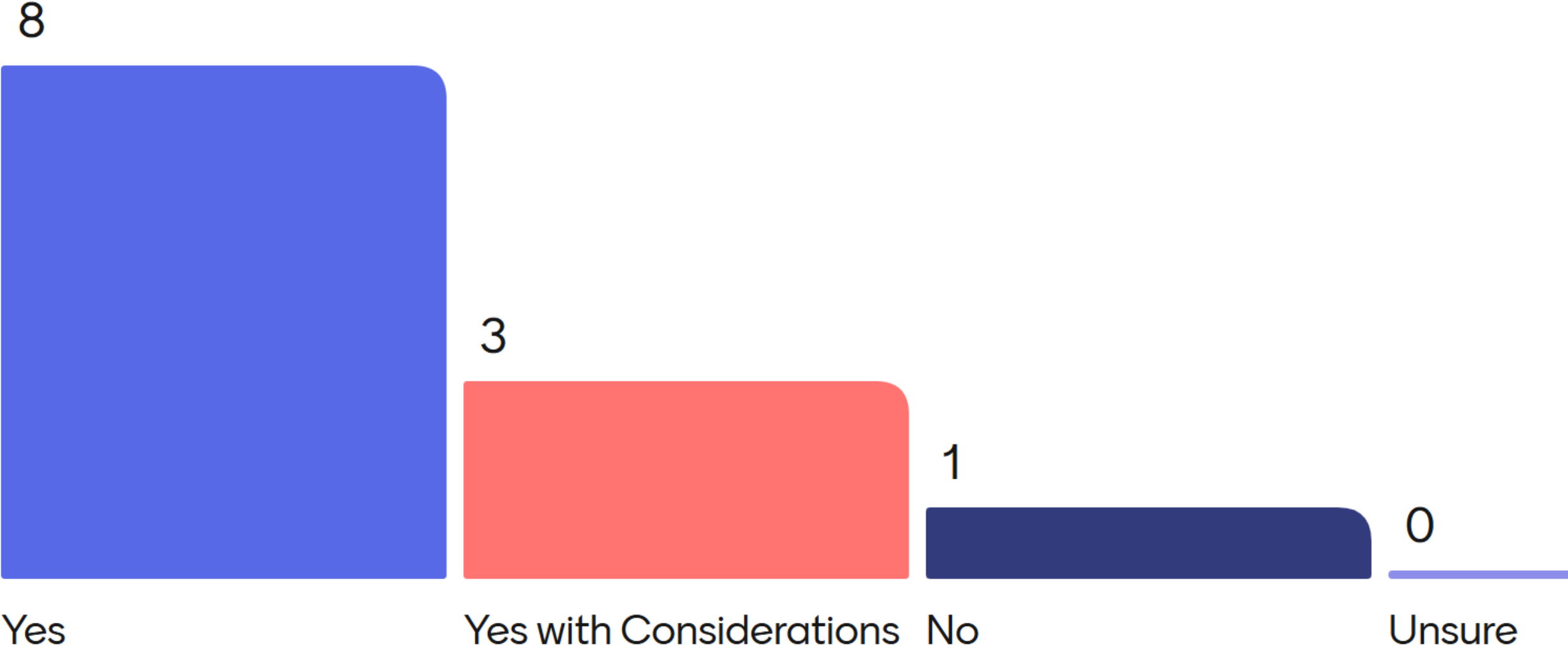
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#### Option 2

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the QR code to the right



# Should the structure of New Town District change?



# PSET Discussion

## Development, Redevelopment, and Amendment Process

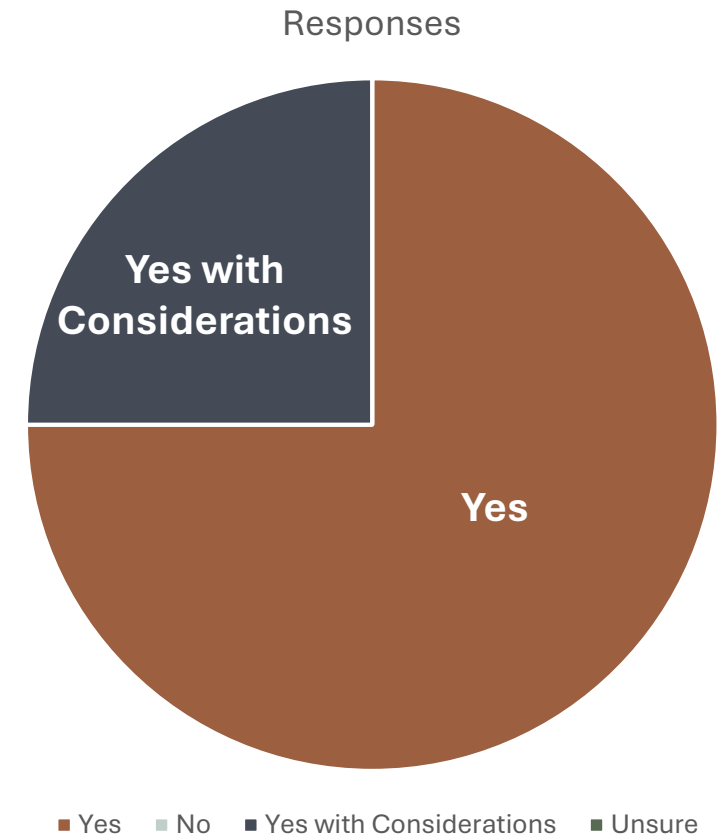
*Q2: Should the regulations and processes for development, redevelopment, and/or amendments be simplified?*

**Municode Section 125.0.B:**

[https://library.municode.com/md/howard\\_county/codes/zoning/220814?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](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 regulations and processes for development, redevelopment, and/or amendments be simplified?**
    - Downtown Columbia and Village Center processes are too complex and onerous
    - Interest in maintaining public engagement during redevelopment process, while simplifying the number of touchpoints



# PSET Background

## Simplifying Regulations and Processes

- The **Preliminary Development Plan** can only be amended through the **Zoning Board** following a public hearing
- Approvals of and Amendments to the **Comprehensive Sketch Plans, Final Development Plans, and Site Development Plans** are made through the **Planning Board**
- **DPZ** administers and regulates **Section 125** and its associated **Final Development Plans, Comprehensive Sketch Plans, and Site Development Plans** where applicable

### Section 125

Preliminary Development Plan

Comprehensive Sketch Plans

268 Final  
Development Plans

Site Development  
Plans

# PSET Background

## CB59-2009 and CB29-2009

- *November 5, 2009:* **CB 29-2009** Amended the NT District Regulations to create a process for **Village Center Redevelopment**, and allowed Village Boards to create **Village Center Community Plans** to be used in consideration of new redevelopment proposals
- *April 6, 2010:* **CB59-2009** Amended the NT District Regulations to create a new **Downtown Columbia revitalization process** in the New Town District; establishing a new residential density for Downtown Columbia; and establishing land use percentages for open space in Downtown Columbia.

# PSET Background

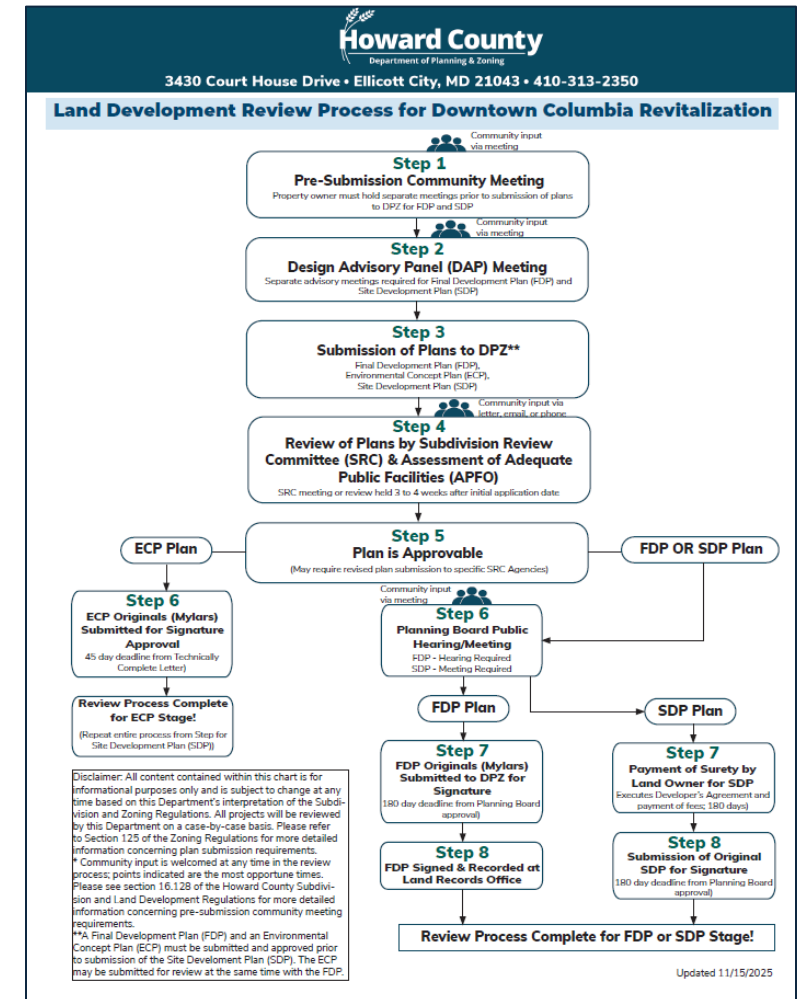
## Simplification of Regulations and Processes

### *Development Regulations Assessment Findings*

- **"Projects in downtown Columbia and the village centers – some of the most dynamic parts of Columbia with the greatest need for flexibility – are particularly hard to approve and amend. A system that requires multiple iterative rounds of approval to respond to new pressures and opportunities will put Columbia at a significant disadvantage in competing for desired investment."**
- "While there is a logical basis for each part of the current Downtown Revitalization process, the **repetitious nature of FDP and SDP approval makes it significantly more complex** than those used in many other major business centers"

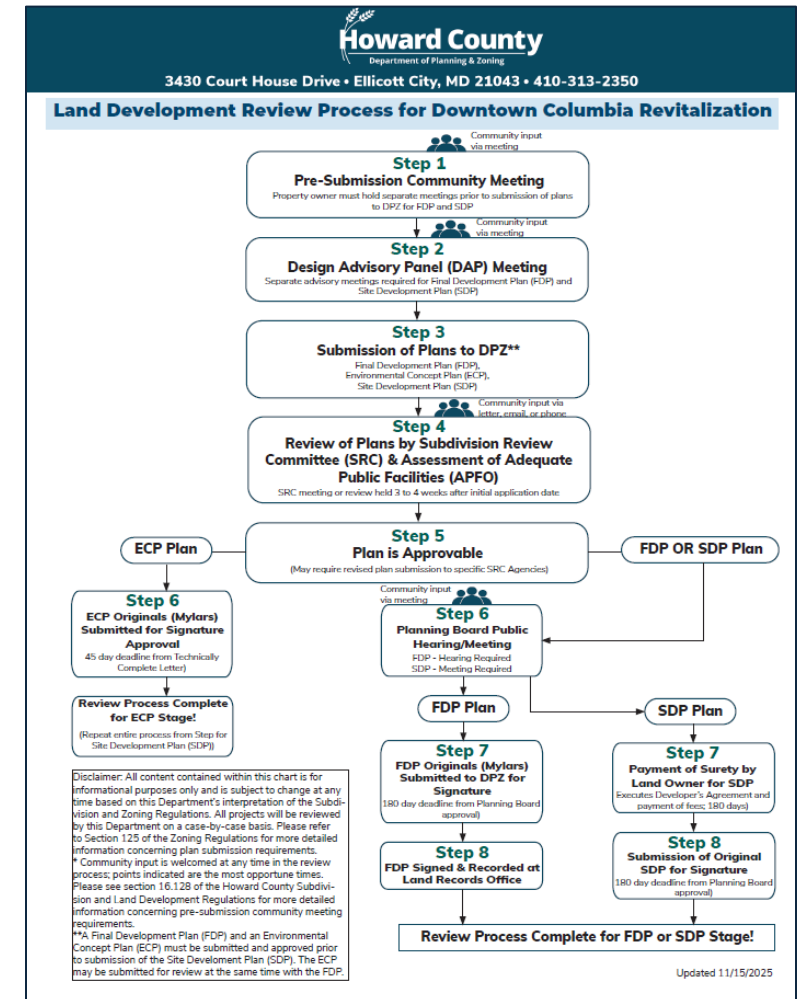
# PSET Background

1. Pre-submission Community Meeting (**Public Meeting**)
2. Design Advisory Panel Meeting (**Public Meeting**)
3. Plan Submission to DPZ (*Final Development Plan (FDP), Environmental Concept Plan (ECP), and Site Development Plan (SDP)*)
4. Subdivision Review Committee (SRC) Review of Plans and Assessment of Adequate Public Facilities (APFO) (**Public Comment**)
  1. Community Input reviewed as part of the Subdivision Review Committee Meeting Process
  2. If required, revisions are required to be submitted within 45 days
5. Environmental Concept Plan is Approvable
  1. ECP Originals (Mylars) Submitted for Signature of Approval
6. Repeat Steps 1-5 for Final Development Plans, and then Site Development Plans

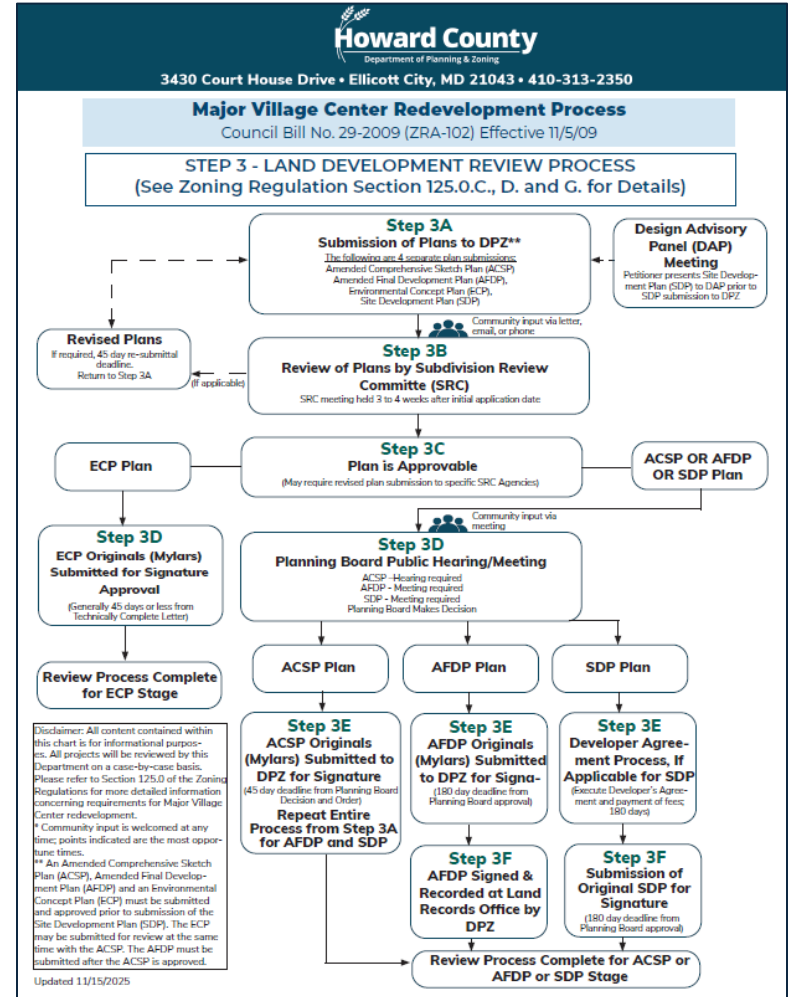
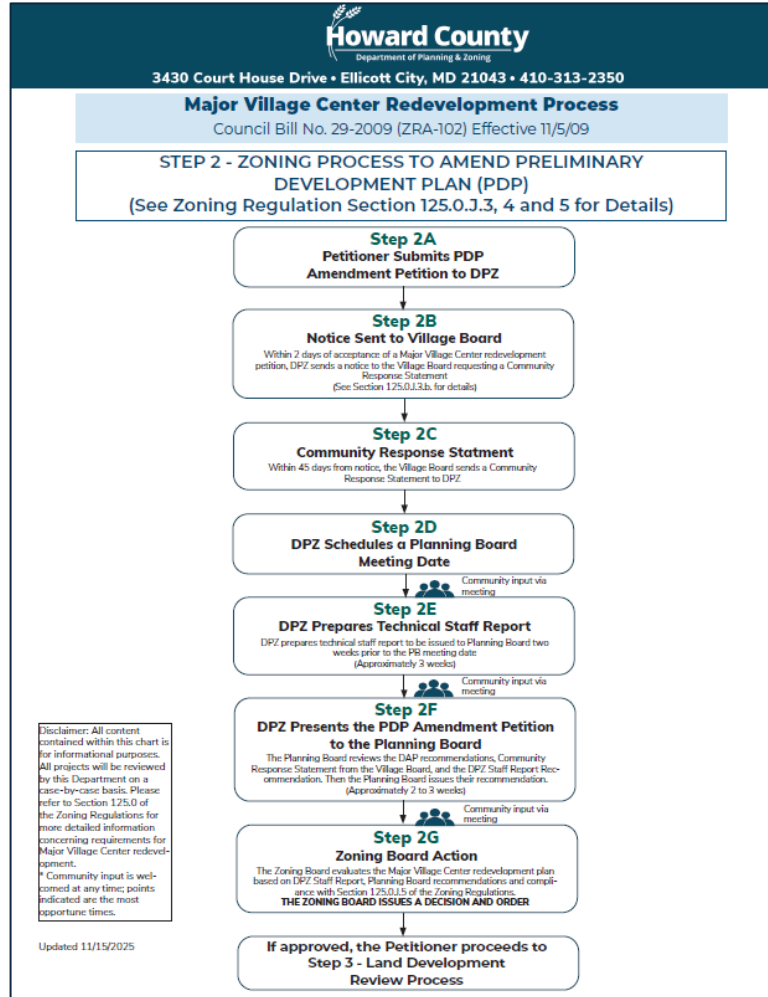
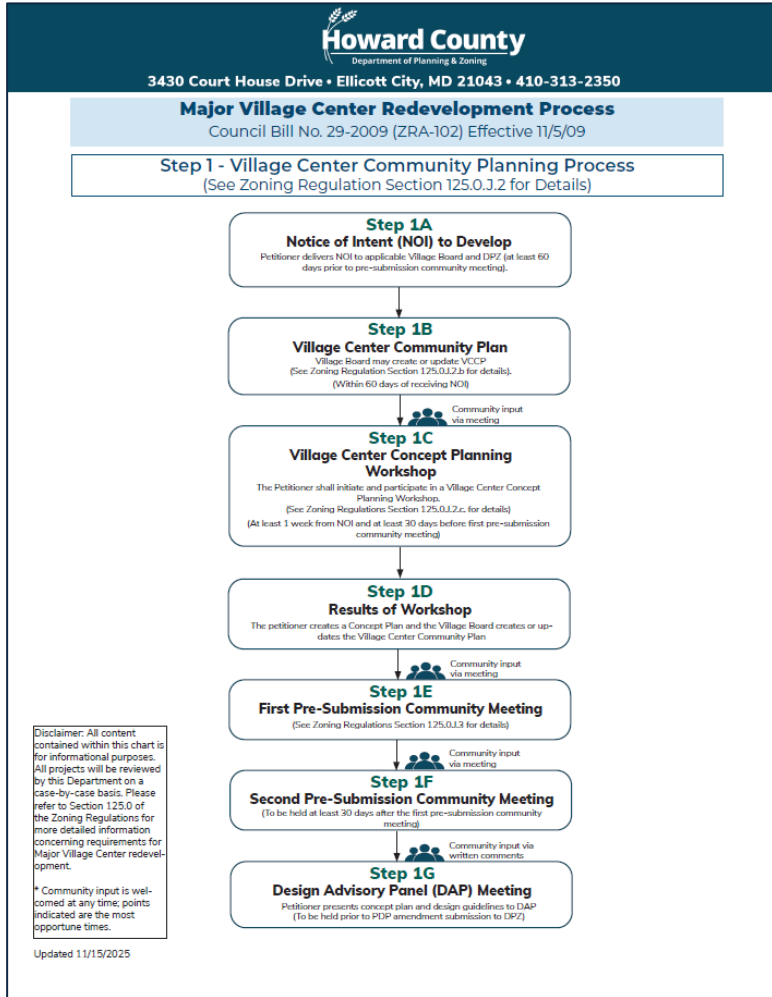


# PSET Background

5. Final Development Plan is Approvable
  6. Planning Board Public Hearing (**Public Meeting**)
  7. FDP Originals (Mylars) Submitted to DPZ for signature  
*(180-day deadline from Planning Board Approval)*
  8. FDP Signed and Recorded at Land Records Office
- 
5. Site Development Plan is Approvable
  6. Planning Board Public Meeting (**Public Meeting**)
  7. Payment of Surety by Land Owner for SDP *(Executes Developer's Agreement and payment of fees; 180 days)*
  8. Submission of Original SDP for Signature *(180-day deadline from Planning Board Approval)*



# PSET Background

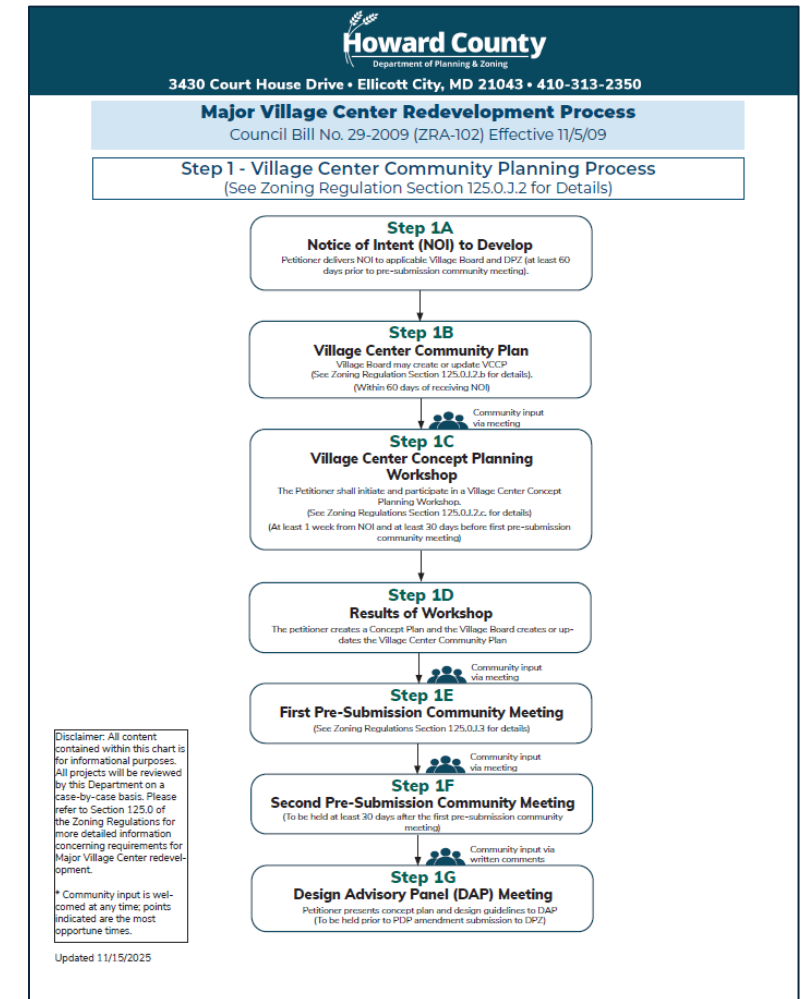


# Village Center Redevelopment Process

# PSET Background

## Step 1: Village Center Community Planning Process

- a) Notice of Intent (NOI) to Develop Delivered to applicable Village Board and DPZ (*at least 60 days prior to first pre-submission community meeting*)
- b) Village Center Community Plan (*Village Center may create or update within 60 days of receiving NOI*)
- c) Village Center Concept Planning Workshop (**Public Meeting**) (*At least 1 week from NOI and at least 30 days from first pre-submission community meeting*)
- d) Results of Workshop
  - a) Petitioner creates Concept Plan
  - b) Village Center creates or updates Village Center Community Plan
- e) First Pre-Submission Community Meeting (**Public Meeting**)
- f) Second Pre-Submission Community Meeting (**Public Meeting**) (*To be held at least 30 days from first pre-submission community meeting*)
- g) Design Advisory Panel Meeting (**Public Meeting**)

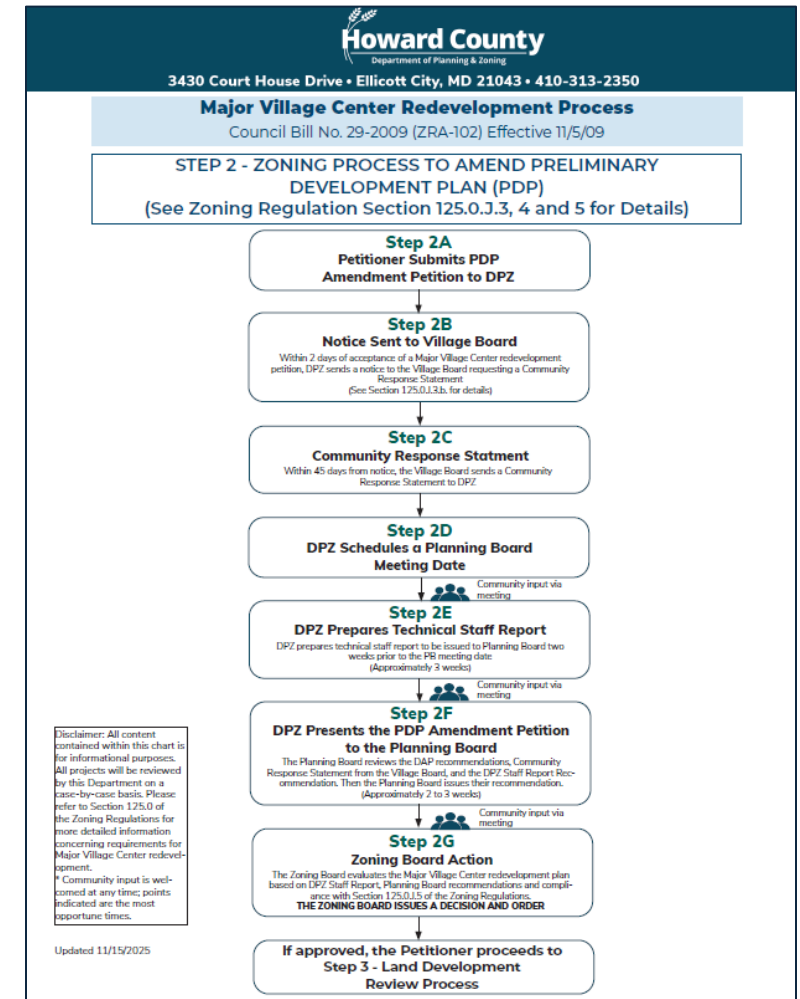


## Village Center Redevelopment Process

# PSET Background

## Step 2: Zoning Process to Amend Preliminary Development Plan (PDP)

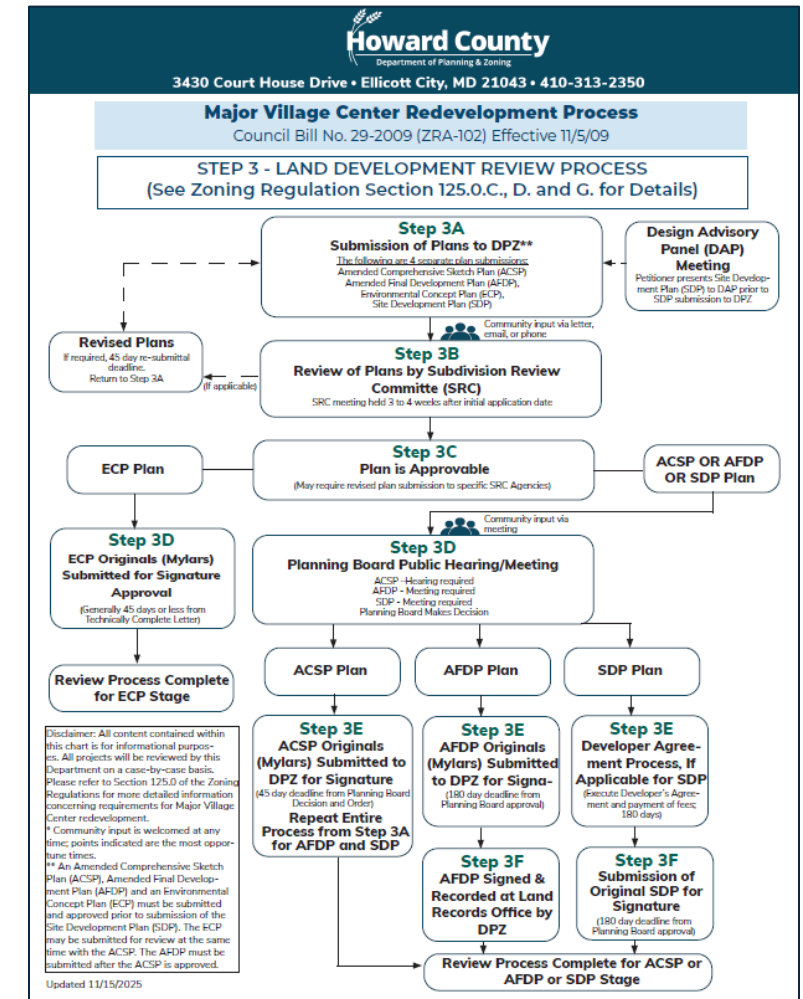
- Petitioner submits Preliminary Development Plan Amendment to DPZ
- Notice Sent to Village Board Requesting a Community Response Statement (*Within 2 days*)
- Community Response Statement from Village Board (*Within 45 Days from Notice*)
- DPZ schedules a Planning Board Meeting Date
- DPZ Prepares Technical Staff Report (**Public Meeting**) (*to be issued to Planning Board two weeks prior to meeting date, approx. 3 weeks*)
- DPZ Presents the PDP Amendment Petition to the Planning Board (**Public Meeting**)
  - Planning Board reviews DAP recommendations, Community Response Statement from Village Board, and DPZ Staff Report. Then the Planning Board issues their recommendation (approx. 2 to 3 weeks)
- Zoning Board Action (**Public Meeting**)
  - Zoning Board evaluates redevelopment plan based on DPZ staff report, Planning Board recommendations, and compliance with Section 125.0.J.5 of the Zoning Regulations
  - The Zoning Board issues a Decision and Order



# PSET Background

## Step 3: Land Development Review Process

- Design Advisory Panel Meeting (**Public Meeting**)
- Plan Submission to DPZ (*Amended Comprehensive Sketch Plan, Amended Final Development Plan (FDP), Environmental Concept Plan (ECP), and Site Development Plan (SDP)*)
- Subdivision Review Committee (SRC) Review of Plans and Assessment of Adequate Public Facilities (APFO) (**Public Comment**)
  - Community Input reviewed as part of the Subdivision Review Committee Meeting Process
  - If required, revisions are required to be submitted within 45 days
- Environmental Concept Plan is Approvable
  - ECP Originals (Mylars) Submitted for Signature of Approval
- Above steps must be repeated to amend Comprehensive Sketch Plan (CSP), Final Development Plan (FDP), and Site Development Plan (SDP)

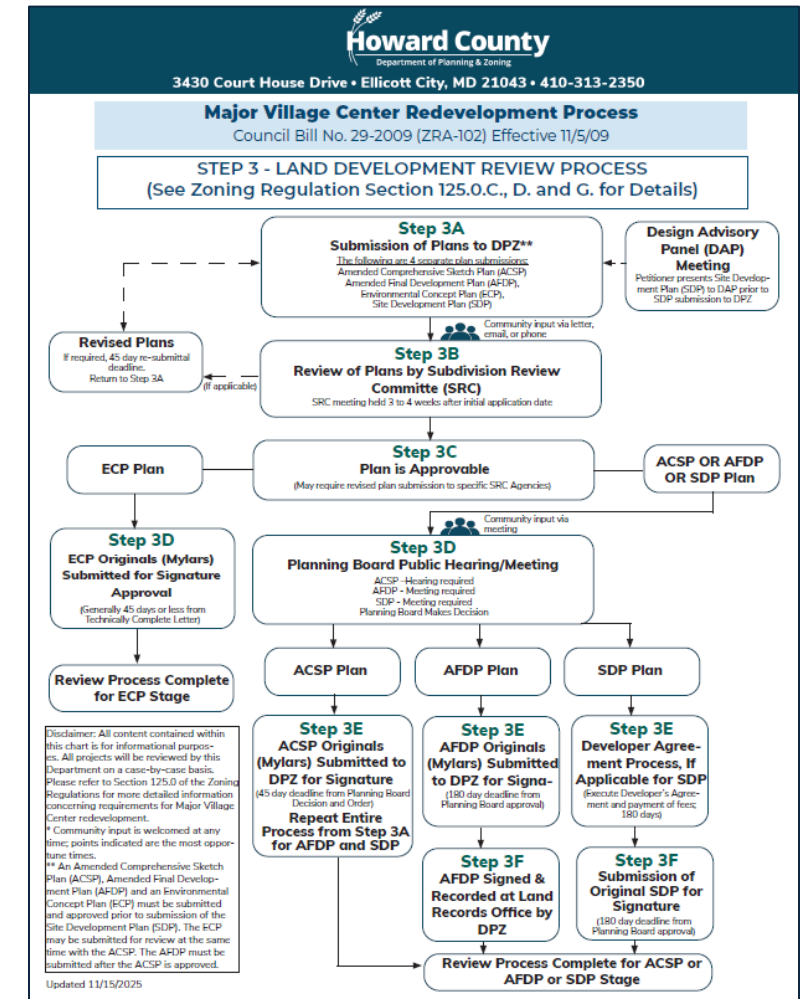


## Village Center Redevelopment Process

# PSET Background

## Step 3: Land Development Review Process

- e) Amended Comprehensive Sketch Plan Planning Board Hearing **(Public Meeting)**
- f) Amended Comprehensive Sketch Plan Originals (Mylars) submitted to DPZ for signature *(Within 45 days of Planning Board)*
  
- e) Amended Final Development Plan Planning Board Meeting **(Public Meeting)**
- f) Amended Final Development Plan Originals (Mylars) submitted to DPZ for signature *(Within 180 days of Planning Board)*
  
- e) Site Development Plan Planning Board Meeting **(Public Meeting)**
- f) Developer Agreement Process if applicable for SDP
- g) Site Development Plan Originals (Mylars) submitted to DPZ for signature *(Within 180 days of Planning Board)*



## Village Center Redevelopment Process

# PSET Background

## Simplification of Regulations and Processes

### *Development Regulations Assessment Recommendations*

- Downtown Columbia: Simplify and consolidate the current multi-tiered approval process for Downtown Columbia
- Village Center Redevelopment: Simplify and consolidate the current multi-tiered approval process for Major Village Center Redevelopment; and possibly consolidate/combine with Minor Village Center Redevelopment

# PSET Discussion

## Development, Redevelopment, and/or Amendment Process

*Q2: Should the regulations and processes for development, redevelopment, and/or amendments be simplified?*

### Answering the question

#### Option 1

Join at [www.menti.com](http://www.menti.com)

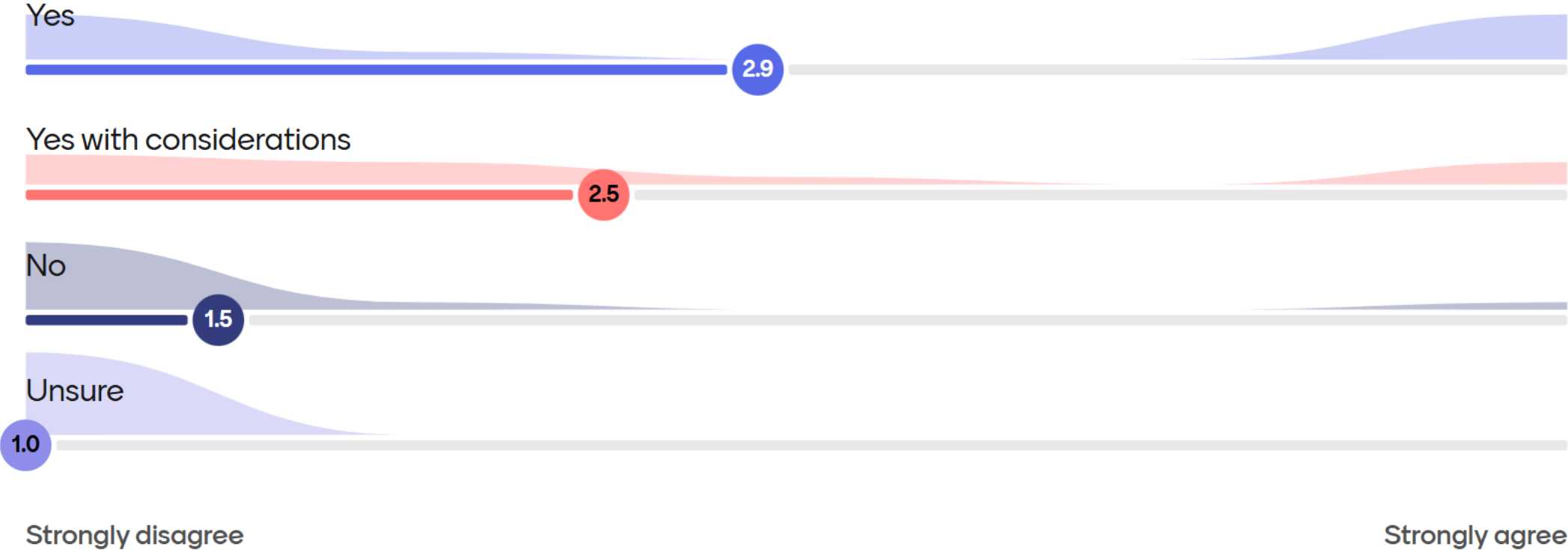
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#### Option 2

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



# PSET Discussion

## Apartment Land Use

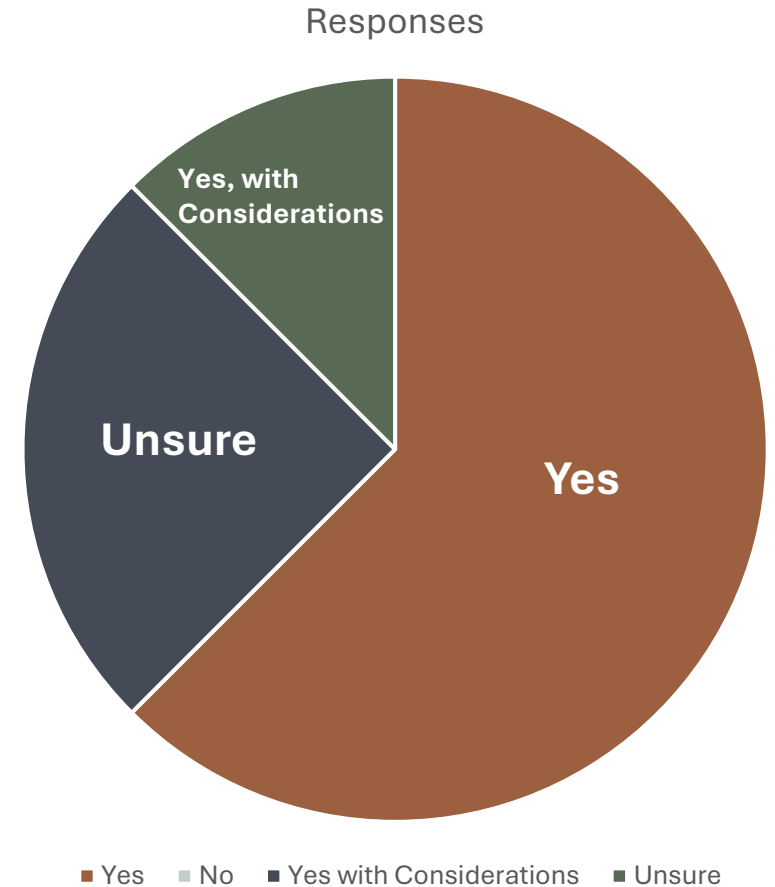
*Q3: Should the apartment land use be adjusted to align with other county zoning definitions?*

### **Municode Section 125.0.B:**

[https://library.municode.com/md/howard\\_county/codes/zoning/220814?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](https://library.municode.com/md/howard_county/codes/zoning/220814?nodeId=HOWARD_CO_ZONING_REGULATIONS_S125.0NTNETODI)

# Homework Review

- Conclusions from Homework Cases:
  - **Should apartment land use be redefined in the NT Zoning Code?**
    - Separate apartments vs. townhomes
    - Reflect new markets of different housing types
    - Remove maximum percentage limitation for apartments and townhomes
    - Maintain limitation on length of townhome blocks
    - Raise or remove apartment density cap



# PSET Background

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## NT District Land Use Categories

- Single-Family Low Density
- Single-Family Medium Density
- Apartments (includes townhouses)
- Employment Centers (Commercial and Industrial)
- Open Space

# PSET Background

## Redefining Apartment Land Use

### A. Definitions, Requirements and Restrictions Applicable to NT Districts

4c. In areas designated "Apartments" on the Final Development Plan the **maximum number of apartments permitted** shall relate to the overall total number of apartments in all areas so designated within the NT District and shall be calculated by **multiplying the number of acres within all areas so designated by 15.**

5b. **Attached or semi-detached dwellings** may be erected only in areas designated "**Downtown Revitalization,**" or "**Apartments**" on a Final Development Plan. Within areas designated 'Apartments' such units must be provided:

1. In groups having no more than 10 dwellings attached to one another if attached on the sides, or 16 dwellings if attached back to back; and
2. In such numbers so as **not to exceed 10 dwellings for each acre of such use**, calculated by multiplying the number of acres so designated by 10; and
3. In such physical relation to each other and to other uses as may be specifically approved on a subdivision layout submitted as part of the Final Development Plan.

# PSET Background

## Current Definition of Apartment Land Use

- Apartment Category includes:
  - Multi-family building
  - Townhouse areas
- No clear distinction between:
  - High-rise vs. garden apartments
  - Townhouses vs. Condominiums
- Density and design standards tied to Final Development Plans (FDP)

*Hoco By Design calls for housing diversity, affordability, and redevelopment flexibility*

# PSET Background



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
	<b>Apartments – Single Family Attached</b>	<b>757</b>	<b>7,254</b>	<b>10</b>	<b>9.5825</b>
	<b>Apartment – Multifamily</b>	<b>967</b>	<b>14,463</b>	<b>15</b>	<b>14.9565</b>
	Employment	2,694	1,477	N/A	0.5482
	Open Space	5,360	0	N/A	0
	<b>Total NT District</b>	<b>14,272</b>	<b>34,594</b>	<b>2.5</b>	<b>2.4239</b>

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



## Apartment Density Requirements

# PSET Background



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%
	<b>Apartments – Single Family Attached</b>	<b>757</b>	<b>13% Max.</b>	<b>12.1%</b>
	<b>Apartment – Multifamily</b>	<b>967</b>		
	Employment	2,694	30% Max.	18.8%
	Open Space	5,360	36% Min.	37.6%
	<b>Total NT District</b>	<b>14,272</b>	<b>100%</b>	<b>100%</b>

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



## Apartment Land Use Percentage Requirements

# PSET Background

## Apartment Land Use *Case Studies*

Community	Apartment Definition	Subcategories	Mixed-Use Integration
Columbia, MD	Apartments include townhouses and multi-family	No	Limited
Reston, Virginia	Multi-family housing defined separately from townhomes, mixed-use land uses and according to scale/density	Yes	Strong
Montgomery Village, MD	Townhouse and Multi-family separately defined across different zones according to scale/density	Yes	Moderate
Greenbelt, MD	Townhouse and Multi-family separately defined across different zones according to scale/density	Yes	Minimal (preservation focused)

# PSET Discussion

## Apartment Land Use

*Q3: Should the apartment land use be adjusted to align with other county zoning definitions?*

### Answering the question

#### Option 1

Join at [www.menti.com](http://www.menti.com)

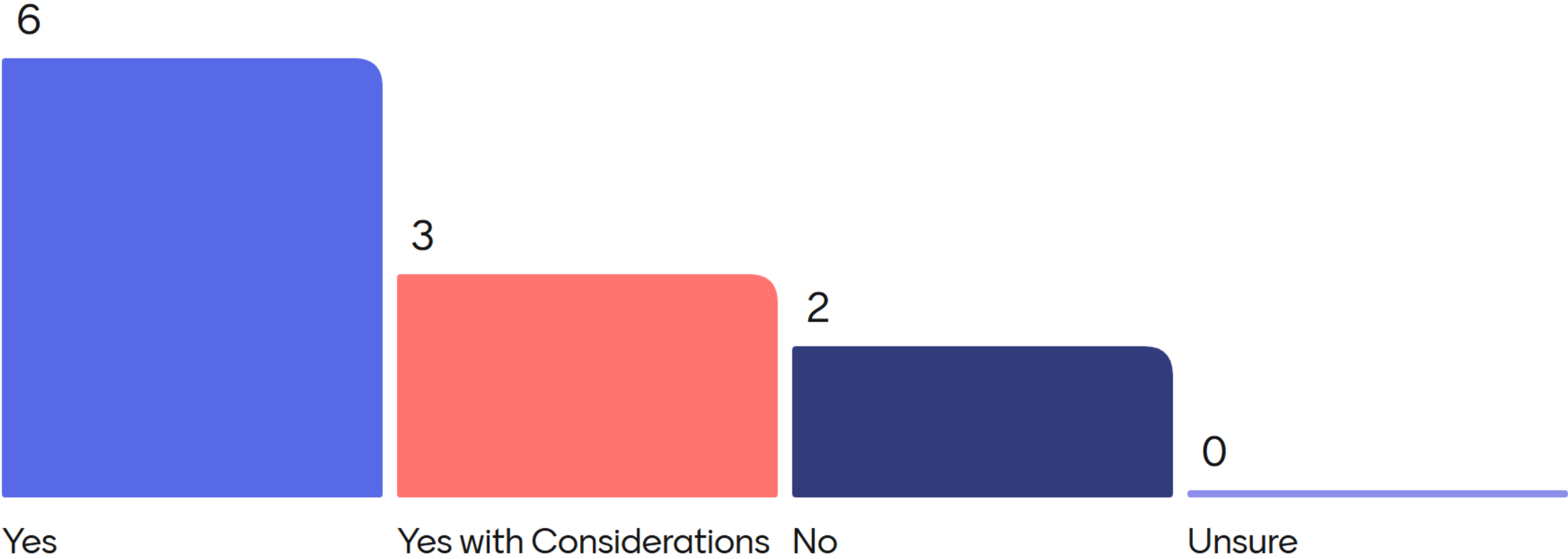
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#### Option 2

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





# Wrap-Up



## **Task Force Vision**

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

The Vision for New Town Recommendations

# Homework For Next Meeting

Provide your response no later than **December 3, 2025**.

Review your homework assignment regarding the role of the Original Petitioner (submitted for Task Force Meeting No. 4) and Materials/Design Guidelines (submitted for Task Force Meeting No. 5) and be prepared to discuss

Review the outcomes of the PSET discussions during Task Force Meetings No. 3-5 and provide any additional input for recommendations from these conversations.

Be prepared to discuss at the next Task Force meeting.

# 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

October Discussion

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

November Discussion

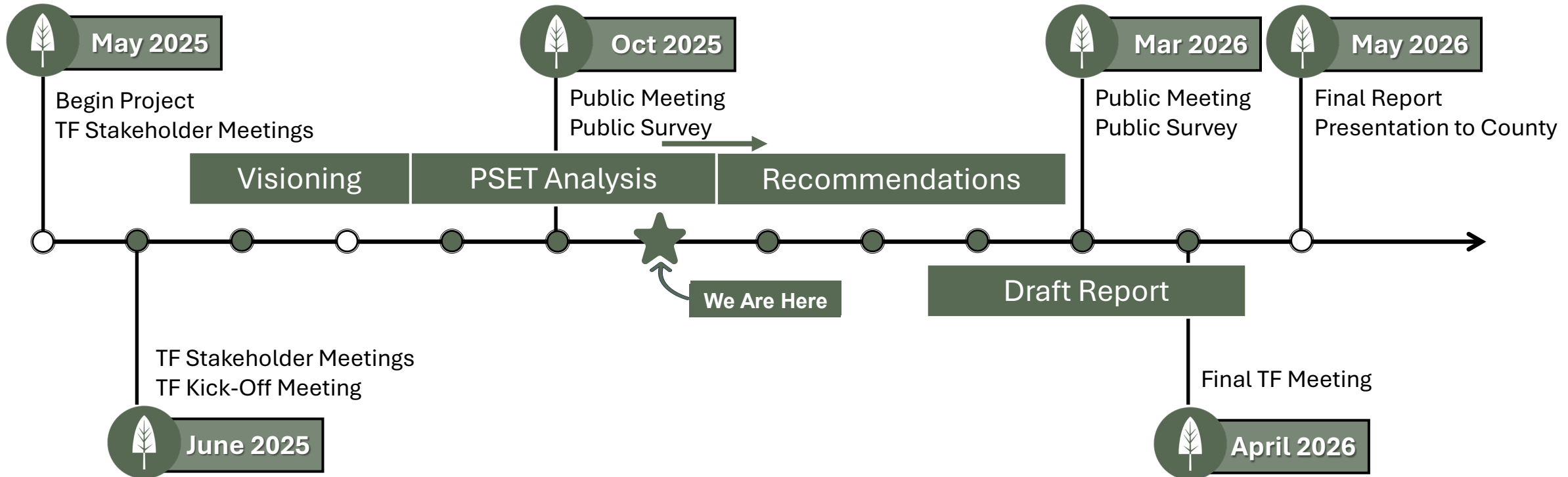
December Discussion

# Wrap-Up



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Pending Topics

- Completion of the PSET Element Discussion
- Developing Recommendations



# Wrap-Up

## Upcoming Task Force Meetings

**December 9, 2025**

6:00 PM – 8:00 PM

In-Person

Primary Topics

*Preserve, Strengthen,  
Enhance, and Transform  
(PSET) Wrap-Up*

*Developing  
Recommendations*

**January 27, 2025**

6:00 PM – 8:00 PM

Virtual

Primary Topic

*Developing  
Recommendations*



# Open Comments

# Thank you

## Task Force Meeting No. 6

December 9, 2025

*In-Person*

## Task Force Meeting No. 7

January 27, 2025

*Virtual*



# AGENDA

Meeting No. 6

December 9, 2025

- A. Welcome and Meeting No. 5 Recap**
- B. Prior Meeting Minute Approvals and Information Requests**
- C. Overall Schedule and Expectations for Meeting No 6**
- D. Preserve, Strengthen, Enhance, and Transform Principles (PSET)**
- E. PSET Discussion**
- F. Homework Review**
- G. Case Study Discussion**
- H. Community Engagement Overview**
- I. Homework for next Meeting**
- J. Wrap-Up**
- K. Open Comments**
- L. Adjourn**



# New Town Task Force

## Meeting No. 6

December 9, 2025

# Agenda

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Welcome, Purpose and Meeting No. 5 Recap

Prior Meeting Minute Approval, Elements and Information Requests

Overall Schedule and Expectations for Meeting No. 6

Preserve, Strengthen, Enhance, and Transform (PSET)

- Principles, Elements, and Discussion
- Homework Review
- PSET Background
  - Case Study Discussion

# Agenda

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Online Survey #1 Analysis

Process for Developing Recommendations

Wrap-Up

- Vision
- Homework for Next Meeting
- Open Comments

Adjourn



# **Welcome and Meeting No. 5**

## **Recap**

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

County Executive  
Of  
Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golbersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 3<sup>rd</sup> day of June 2025.

  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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



## **Task Force Vision**

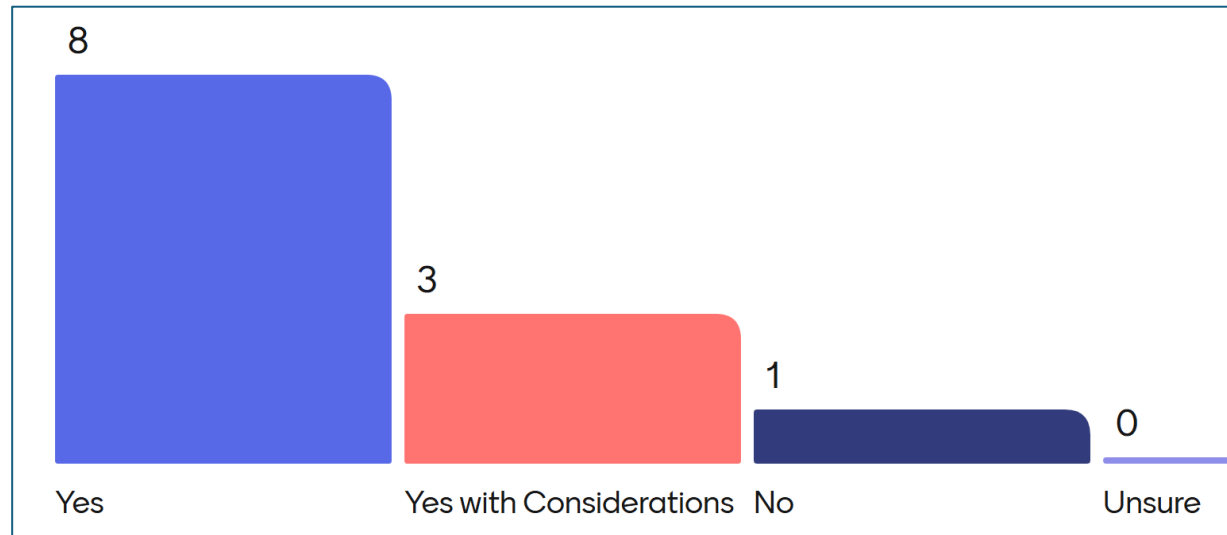
- *People and Community, Diversity and Inclusivity, Open Space and green space aid in maintaining the spirit of Columbia.*
- *Embrace the future while honoring the values that Columbia was based upon.*
- *Columbia is a place that needs to value its uniqueness / based on its history.*

The Vision for New Town Recommendations

# Meeting No. 5 Recap

## New Town District Structure

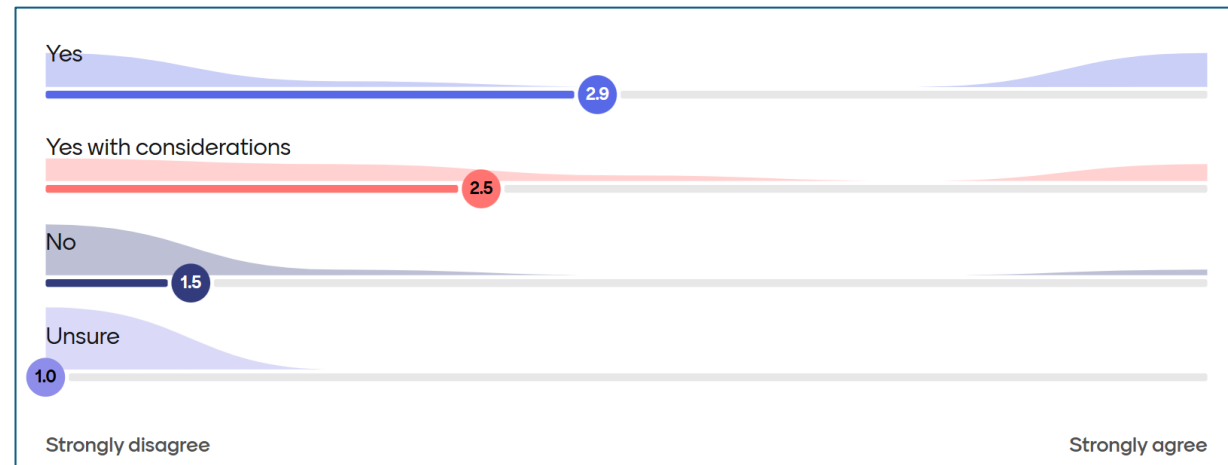
*Q1: Should the structure of New Town District change?*



# Meeting No. 5 Recap

## Development, Redevelopment, and/or Amendment Process

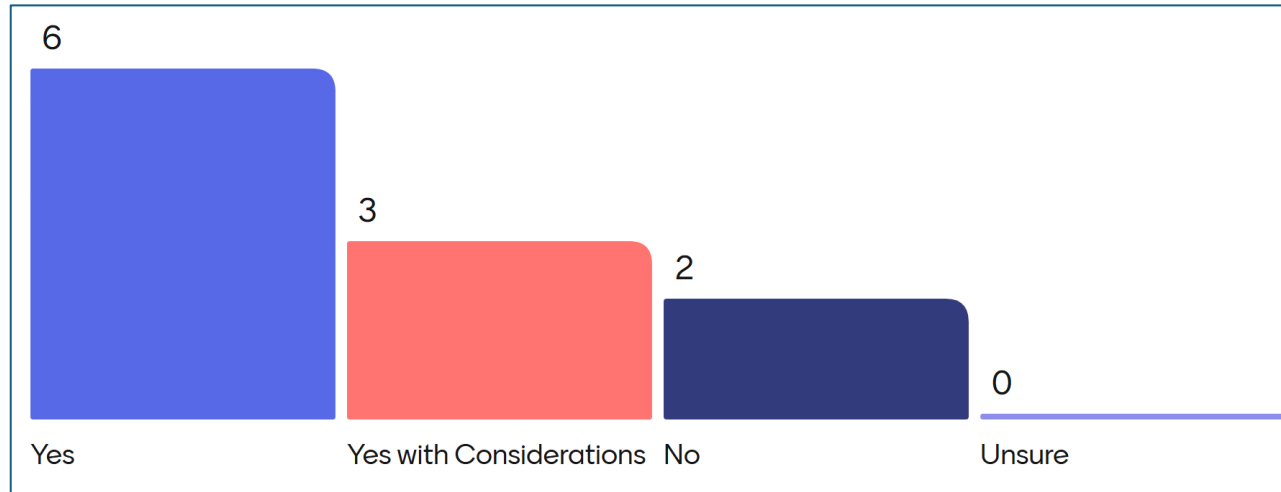
*Q2: Should the regulations and processes for development, redevelopment, and/or amendments be simplified?*



# Meeting No. 5 Recap

## Apartment Land Use

*Q3: Should the apartment land use be adjusted to align with other county zoning definitions?*





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

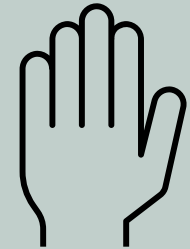
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 5 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. 5 meeting minutes?**

# PSET Elements

## Key Elements for Discussion during PSET Meetings

September Discussion

- Creating another New Town District

- Defining Credited Open Space

October Discussion

- Incorporating Moderate Income Housing Unit (MIHU) Regulations

- Managing Density Caps

- Evaluating New Town District Structure

- Simplification of Regulations & Processes

- Redefining Apartment Land Use

- **Reviewing Original Petitioner Role**

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

November Discussion

December Discussion

# Information Requests

## Information Requests from NTTF Meeting No. 5

- Information to be provided during the Recommendations meetings:
  - Discuss further clarifications between structure, regulations, and processes to identify recommendations.
  - Discuss apartments in two separate categories; definition of apartments and land use percentages (i.e. currently noted as a maximum land use)



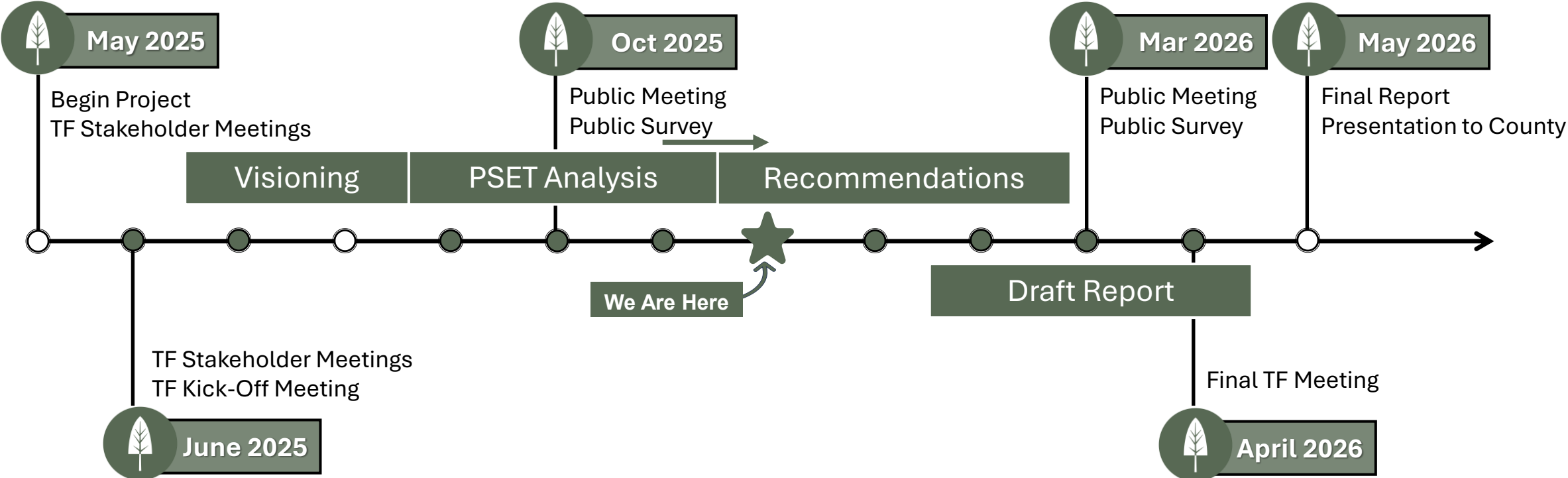
# **Overall Schedule and Expectations for Meeting No. 6**

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting

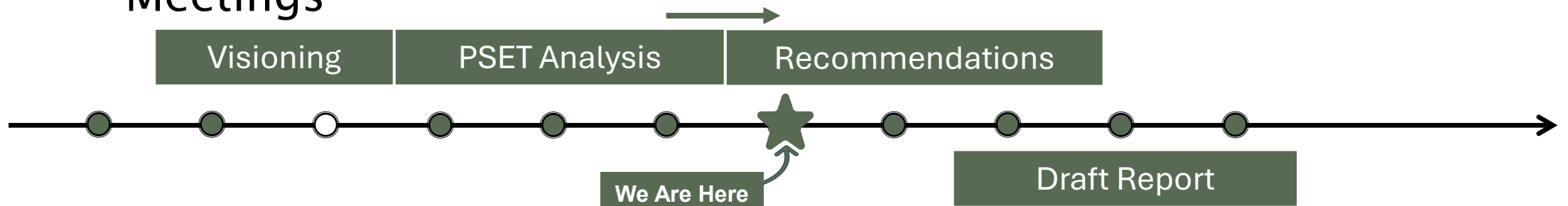


# Expectations for PSET Meetings

## 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 element 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 Elements

## Key Elements for Discussion during PSET Meetings

September Discussion

- Creating another New Town District

- Defining Credited Open Space

October Discussion

- Incorporating Moderate Income Housing Unit (MIHU) Regulations
- Managing Density Caps

- Evaluating New Town District Structure

- Simplification of Regulations & Processes

- Redefining Apartment Land Use

- **Reviewing Original Petitioner Role**

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

November Discussion

December Discussion



# PSET Discussion

# PSET Discussion

## Reviewing Original Petitioner Role

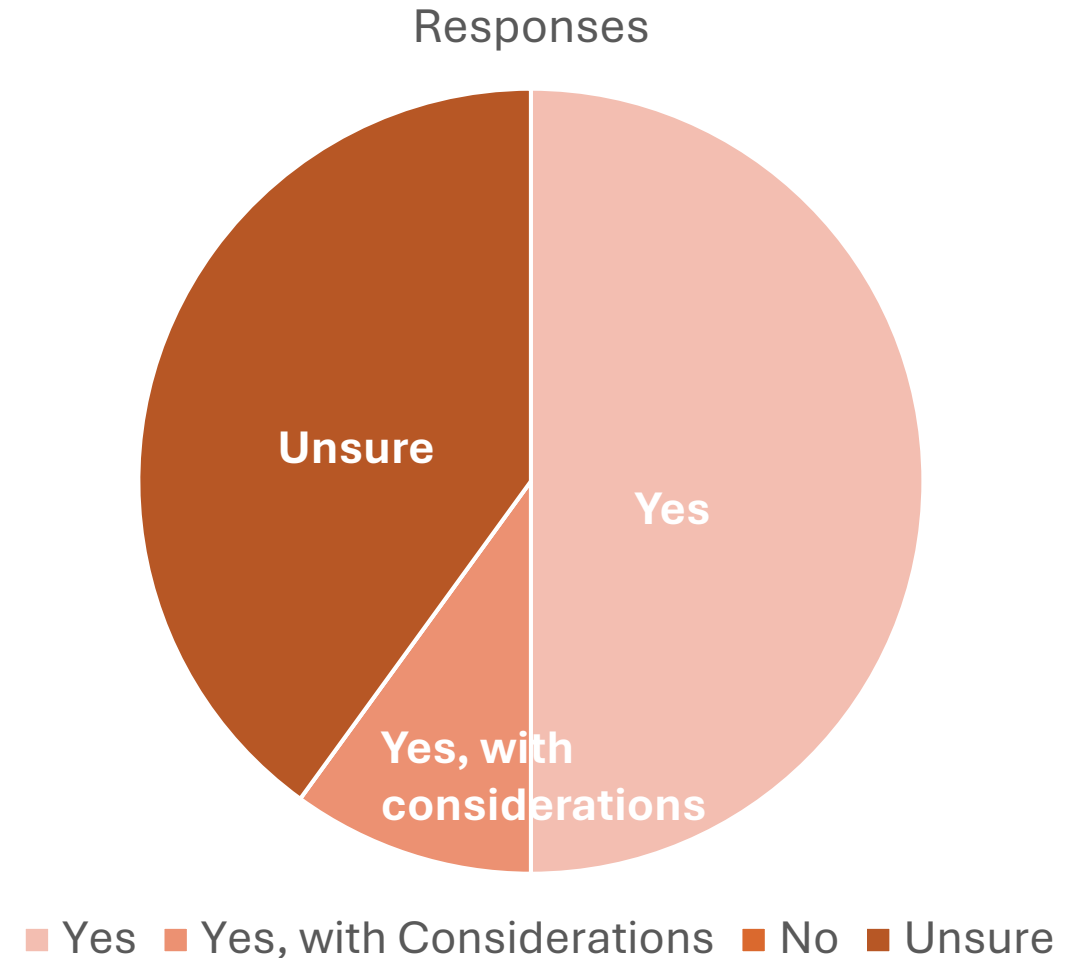
*Q1: Should we keep, remove, or modify the role of the original petitioner?*

**Municode Section 125.0.B:**

[https://library.municode.com/md/howard\\_county/codes/zoning/220814?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](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



# PSET Background

## Reviewing Original Petitioner Role

- Understanding roles within zoning authority/ability to make changes
  - County Council
  - Zoning Board
  - Department of Planning and Zoning
  - Subdivision Review Committee (SRC)
  - Planning Board
  - New Town District Original Petitioner
  - Columbia Association

# PSET Background

## Understanding roles within the zoning authority

- **County Council / Zoning Board**

The **Council Members** serve as the **Zoning Board**, the county's zoning authority. The **Zoning Board** guides the future growth of the County in accordance with a **General Plan** which is developed to ensure the most beneficial and coherent relationships among the county's residential, nonresidential and public areas. The county's zoning regulations guard the character, social, and economic stability of the County. The **Zoning Board** makes decisions on requests for individual zoning map amendments, and preliminary development plans.

**NT District: The Preliminary Development Plan (PDP) can be amended only by the Zoning Board following a public hearing**

*Source: [Zoning & Land Use | Howard County](#)*

# PSET Background

## Understanding roles within the zoning authority

- Department of Planning and Zoning

DPZ prepares and implement comprehensive plans and programs to guide County growth and development. Employees provide assistance and information to property owners, businesses, community groups and citizens about development activity, policies, regulations and procedures that direct and manage growth. **DPZ develops long range policies for land use, transportation, zoning and environmental planning; prepares the comprehensive plan for growth and development; maintains demographic data and census records; administers and updates Zoning Regulations, Subdivision Regulations and other development regulations; and promotes preservation of agricultural, historic and environmental resources.**

DPZ administers and regulates Section 125 and its associated Final Development Plans where applicable

Source: [Zoning & Land Use | Howard County](#)

# PSET Background

## Understanding roles within the zoning authority

- **Planning Board**

The Planning Board has five residents, nominated by the County Executive and confirmed by the Council, who serve five-year terms on a volunteer basis. They make recommendations on petitions for rezoning, the County's Capital Budget, and amendments to the General Plan. They render final decisions on selected subdivision and site development plans. The Planning Board is staffed by the Department of Planning and Zoning.

**NT District:** The Planning Board must approve the Comprehensive Sketch Plan (CSP) and Final Development Plan (FDP). Site Development Plans (SDP) are approved at the purview of the Planning Board.

*Source: [Zoning & Land Use | Howard County](#)*

# PSET Background

## Understanding roles within the zoning authority

- **New Town District Original Petitioner**

**For Commercial or Industrial properties within the New Town District boundaries outside of Downtown Columbia and Village Centers, only the Original Petitioner can request an amendment to the Final Development Plan.**

**The Rouse Company was the Original Petitioner. The role is currently held by Howard Hughes.**

*HRD does not object to the elimination of the original petitioner role in the NT District subject to reviewing the implications with DPZ to ensure a smooth transition.*

# PSET Background

## Understanding roles within the zoning authority

- Columbia Association (CA)

**Without zoning authority**, this non-profit community services corporation managing amenities including lakes, parks, tot lots, basketball and tennis courts, and 95 miles of pathways connecting residents to amenities. CA also maintains nearly 3,600 acres of open space (of the 5,360 acres of total open space).

# PSET Background

## Understanding roles within the zoning authority

- 125.0.F Amendments to a Comprehensive Sketch Plan (CSP) of Final Development Plan (FDP)
  - Section 1 Amendments Submitted by Original Petitioner
    - Except as allowed by Sections 125.0.F.2 and 125.0.F.3 below, **only the original petitioner for the New Town District may propose amendments** to an approved Comprehensive Sketch Plan or Final Development Plan. A proposed Comprehensive Sketch Plan Amendment shall be reviewed in accordance with Section 125.0.C above. A proposed Final Development Plan Amendment shall be reviewed in accordance with Section 125.0.D or 125.0.E. as applicable.
      - Exclusions for residential, Downtown Columbia, and Village Centers

# PSET Background

## Original Petitioner Role noted in Past Plans and Studies

### **Development Regulations Assessment (2019)**

- Current role makes it difficult for property owners to propose amendments for their own property, even though there are many owners of NT zoned land.
- Notes that the situation is "very unusual for a large, complex community and is likely to prove a significant barrier to reinvestment."
- Recommends process should be revisited and simplified as it has already been for Downtown and Village Center redevelopment.

### **New Town White Paper (2014)**

- "When the regulations were created, HRD owned all of Columbia, so this definition of the petitioner made sense. Today, there are many apartment and non-residential landowners."

# PSET Background

## Original Petitioner Role noted in Past Plans and Studies

### **New Town White Paper (2014)**

- HRD, in addition to its role as the petitioner for most New Town-zoned lands, also holds enforcement authority over more than 40 sets of separate and private covenants for nonresidential development areas in Columbia. Most of these covenants were executed as part of the terms for HRD's sale of New Town-zoned lands to enable HRD to control the use and architectural characteristics of the development. **Covenants are private agreements and are not administered or enforced by Howard County Planning & Zoning.**
- Some community members refer to HRD, the original New Town District petitioner, as the “gatekeeper” because of the singular controls granted to HRD as described above. “Gatekeeper” is not a defined term used in the zoning regulations.

# PSET Background: Case Studies

## Original Petitioner Role

### *Case Studies*

Community	Original Petitioner Role	Other Requirements?
Reston, Virginia	None	Follows PRC Plan guidance. Any zoning or land use changes would require Plan amendments. Minor changes and exceptions are administrative approvals.
Montgomery Village, MD	None	Follows Euclidean zoning. Any zoning or land use changes not currently permitted under a given zone would follow the typical County Council zoning amendment process in Montgomery County.
Greenbelt, MD	None	Follows Euclidean zoning. Any zoning or land use changes not currently permitted under a given zone would follow the typical County Council zoning amendment process in Prince George's County.

# PSET Discussion

## Reviewing Original Petitioner Role

*Q1: Should we keep, remove, or modify the role of the original petitioner?*

### Answering the question

#### Option 1

Join at [www.menti.com](http://www.menti.com)

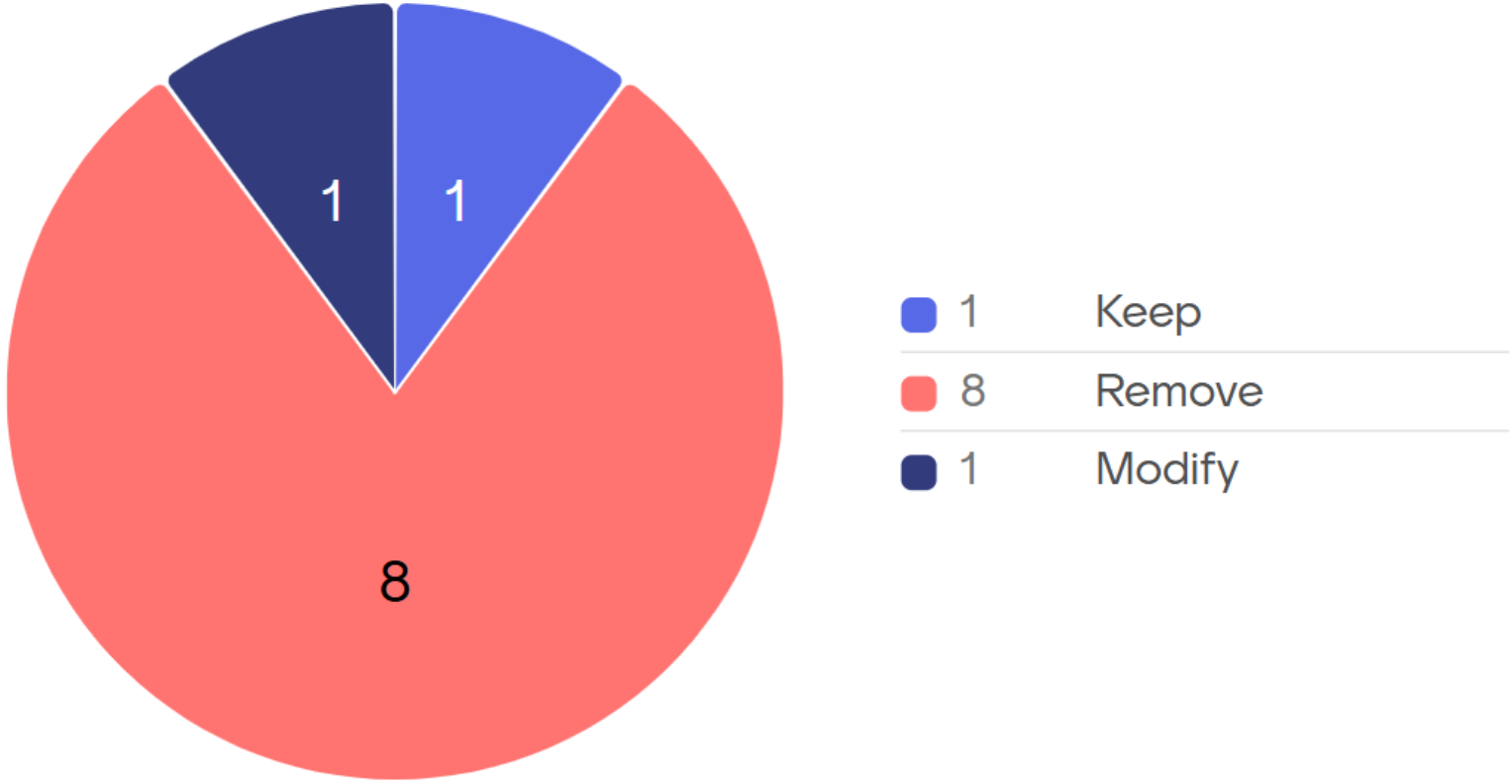
Use code: 1972 6971

#### Option 2

Use your phone to scan  
the QR code to the right



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



# PSET Discussion

## Uses, Materials, and Design Guidance

*Q2a: Should there be an enhancement or expansion of the uses (i.e. Age Restricted Adult Housing/Missing Middle/Mixed Use)*

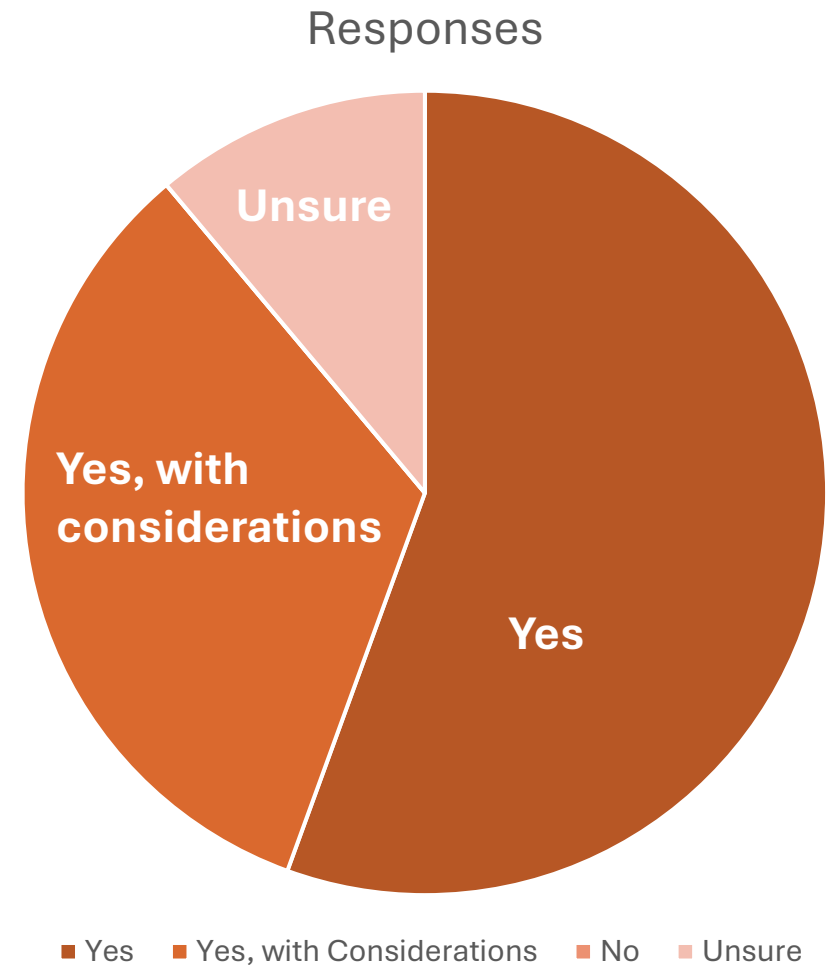
*Q2b: Should there be an enhancement or expansion of material allowances and design guidance (i.e., Universal Design, Accessibility, Sustainable Materials, Design Guidance generally) in the New Town Zoning code?*

**Municode Section 125.0.B:**

[https://library.municode.com/md/howard\\_county/codes/zoning/220814?nodeId=HOWARD\\_CO\\_ZONING\\_REGULATIONS\\_S125.0NTNETODI](https://library.municode.com/md/howard_county/codes/zoning/220814?nodeId=HOWARD_CO_ZONING_REGULATIONS_S125.0NTNETODI)

# Homework Review

- Conclusions from Homework Cases:
  - **Should there be an expansion of the uses, materials, and design guidance?**
    - Review and update/modernize to reflect new construction techniques
    - Focus on simplification, not expansion
    - Review FDP's on a regular basis (every 5 years) and update as necessary
    - Complete at the County level, not in NT District zoning



# PSET Background

## Current Types of Uses

- Residential
  - Single-family (low and medium density)
  - Apartment (apartments and townhomes)
- Employment Centers
  - Commercial
  - Industrial
- Village Center
  - Retail
  - Community services
- Limited mixed-use

# PSET Background

## Current Materials and Site Design Standards Applicable to Zoning

- Governed by Final Development Plan (FDP) and basic building codes
  - Final Development Plans determine allowable land uses and bulk regulations
  - Limited design guidance
- While earlier development incorporated some missing middle housing use types, land use requirements limit expansion of more affordable housing designs, such as duplexes or triplexes, in single family areas
- Emphasis on open space and pedestrian pathways
- No modern sustainability requirements, innovative materials, and universal design beyond state or county codes

# PSET Background

## Examples of varied setback requirements within FDPs

### SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

#### SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way except, however, the structures may be constructed at any location within such front yard setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Commission. No structure shall be located within five (5) feet of any property line not a right of-way line for a public street, road, or highway, except joint garages which may be located contiguous to any property line which is not the right-of-way line of a public street, road, or highway. A joint garage is defined as two garages constructed on two adjacent lots with the common wall between the two garages constructed upon the common property line. Spacing between single family detached dwelling units shall be 15' or greater.

### EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

#### GC-2 EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. Any building or structure exceeding twenty (20) feet in height, measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one (1) foot for each additional foot of building height in excess of twenty (20) feet. No parking lot shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. No structure shall be erected within one hundred (100) feet of any boundary line of any residential district. Except as restricted by this Paragraph GC-2, buildings and other structures may be located at any location within industrial land use areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center industrial areas are situated within one hundred (100) feet of a residential land use area.

# PSET Background

## Examples of varied height requirements within FDPs

### HEIGHT LIMITATION - Section 17.031 E:

#### SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed **more than 34 feet in height** from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

#### SINGLE FAMILY ATTACHED LAND USE AREAS

No structure shall be constructed **more than 34 feet in height** from the highest adjoining ground elevation.

#### OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed in Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.

### 8. HEIGHT LIMITATIONS - Section 119-C-1-e:

#### 8D INDUSTRIAL LAND USE AREAS

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding **50 feet in height** from the highest adjoining ground elevation along the front of the structure, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

#### 8E OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

# PSET Background

## Examples of varied lot coverage requirements within FDPs

12. COVERAGE REQUIREMENTS - SECTION 17.031 E:  
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS.

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

SINGLE FAMILY ATTACHED LAND USES AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to single family attached land uses, except in accordance with a site development plan approved by the Howard County Planning Commission.

OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Commission.

12. COVERAGE REQUIREMENTS - Section 119-C-1-e:

12D INDUSTRIAL LAND USE AREAS

In no event shall more than 50 percent (50%) of the land included within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

12E OPEN SPACE LAND USES

No more than ten percent (10%) of the Land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

# PSET Background

## SPECIAL SITE CRITERIA FOR GASOLINE STATION—PARCEL U.

### A. PARCEL SIZE:

The minimum parcel size, which shall be used for a gasoline service station site, shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.

### B. PARCEL FRONTAGE:

A minimum frontage of one-hundred fifty (150) feet on a public road or private road shall be required for any site used for a gasoline service station.

### C. ACCESS:

Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.

### D. SETBACKS:

1. A minimum fifteen (15) feet shall be required between the public right-of-way and any building on the site.
2. Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
3. Parking and storage areas shall not be permitted within six (6) feet of any property line, except interior lot lines, nor within fifteen (15) feet of an adjacent residential property line.

### E. BUILDINGS:

1. The main building, the pump island, any ancillary buildings, shall be harmonious in design with adjacent development and appropriate to the character of the commercial area.
2. Provision shall be made for restroom facilities for use by the public.
3. Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
4. Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.

### F. SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:

1. Service racks and/or pits shall not be permitted.
2. Outdoor storage and/or refuse areas shall be fenced or screened from view.
3. The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

### G. LANDSCAPING, FENCES, WALLS AND SCREENING:

1. Landscaping shall be provided on a minimum of eighteen (18) percent of the site area.
2. Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
3. When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
4. Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development with adjacent properties and with the commercial area.

### H. OFF-STREET PARKING:

1. The number of off-street parking spaces to be provided is as follows:
  - a. One (1) space per employee on duty.

### I. LIGHTING:

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public roads, highways, or parking areas. All canopy light must be recessed, such lighting shall not shine on or reflect on or into residential structures.

### J. OPERATION:

1. The operation of the facility shall be confined to normal service station activities as a gas and go filling station. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air.
2. The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines exclusive of passenger cars, is prohibited.
3. The premises shall be maintained at all times in a clean and orderly condition, including the care of replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
4. Where a gasoline service station is adjacent to a residential district, its hours of operations may be established by the Howard County Planning Board.

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3. The premises shall be maintained at all times in a clean and orderly condition, including the care of replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
4. Where a gasoline service station is adjacent to a residential district, its hours of operations may be established by the Howard County Planning Board.

# PSET Background

## Current Additional Design Guidance

- Design Advisory Panel (DAP) Review in Code defined areas in Section 16.1504
  - New Town Village Centers
  - Downtown-wide Design Guidelines
  - Downtown Neighborhood Design Guidelines
- Landscape Manual
- Forest Conservation Manual

# PSET Background

## Design Focused Zoning Approaches

### Performance-Based Zoning

#### **Purpose and Function:**

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

#### **Desired Outcomes:**

Design flexibility to meet goals

### Incentive-Based Zoning

#### **Purpose and Function:**

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

#### **Incentives:**

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

### Form-Based Zoning

#### **Purpose and Function:**

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

#### **Design Focus:**

Building design and character are more prescriptive

# PSET Background

## Uses, Materials, and Design Guidance: Reston, VA

### *Case Studies*

- Types of Uses
  - Strong mixed-use integration for residential, office, retail, and civic spaces
  - Higher density apartments near Metro station, village centers, and community retail
  - Encourage a variety of housing types in Transit Station Areas (TSAs) to incorporate missing middle housing types
- Materials and Design Standards
  - Fairfax County urban design guidelines for Transit Oriented Development (TOD) areas
  - High-quality materials for facades, landscaping and streetscape improvements
  - Sustainability features include stormwater management, green roofs, and energy efficiency

# PSET Background

## Uses, Materials, and Design Guidance: Montgomery Village, MD *Case Studies*

- Types of Uses
  - Residential
  - Mixed-use redevelopment in Commercial Residential Town (CRT) and Commercial Residential Neighborhood (CRN) zones
  - Encourage a variety of housing types in transit corridors to incorporate missing middle housing types
- Materials and Design Standards
  - Overlay Zone requires compatibility with existing character
  - Preservation of open space and viewsheds
  - Site plan approval for major projects with sustainability highly encouraged
    - Zoning provides incentives for missing middle housing types, community amenities, and sustainable materials

# PSET Background

## Uses, Materials, and Design Guidance: Greenbelt, MD

### *Case Studies*

- Types of Uses
  - Residential
  - Civic and retail uses integrated into historic core
- Materials and Design Standards
  - Neighborhood conservation overlay mandates historic character
  - Compatible materials and scale for new development

# PSET Background

## Uses, Materials, and Design Guidance

### *Case Studies*

Community	Types of Uses	Materials and Design Standards
Columbia, MD	Residential, employment centers, limited mixed-use	FDP-based, basic codes, limited sustainability
Reston, Virginia	Strong mixed-use, TOD focus	TOD guidelines, premium materials, green features
Montgomery Village, MD	Residential, mixed-use redevelopment	Overlay standards, open space preservation, sustainability
Greenbelt, MD	Residential, civic preservation focus	Historic character, strict materials guidelines

# PSET Discussion

## Uses, Materials, and Design Guidance

*Q2a: Should there be an enhancement or expansion of the uses (i.e. Age Restricted Adult Housing/Missing Middle/Mixed Use)*

*Q2b: 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?*

### Answering the question

#### Option 1

Join at [www.menti.com](http://www.menti.com)

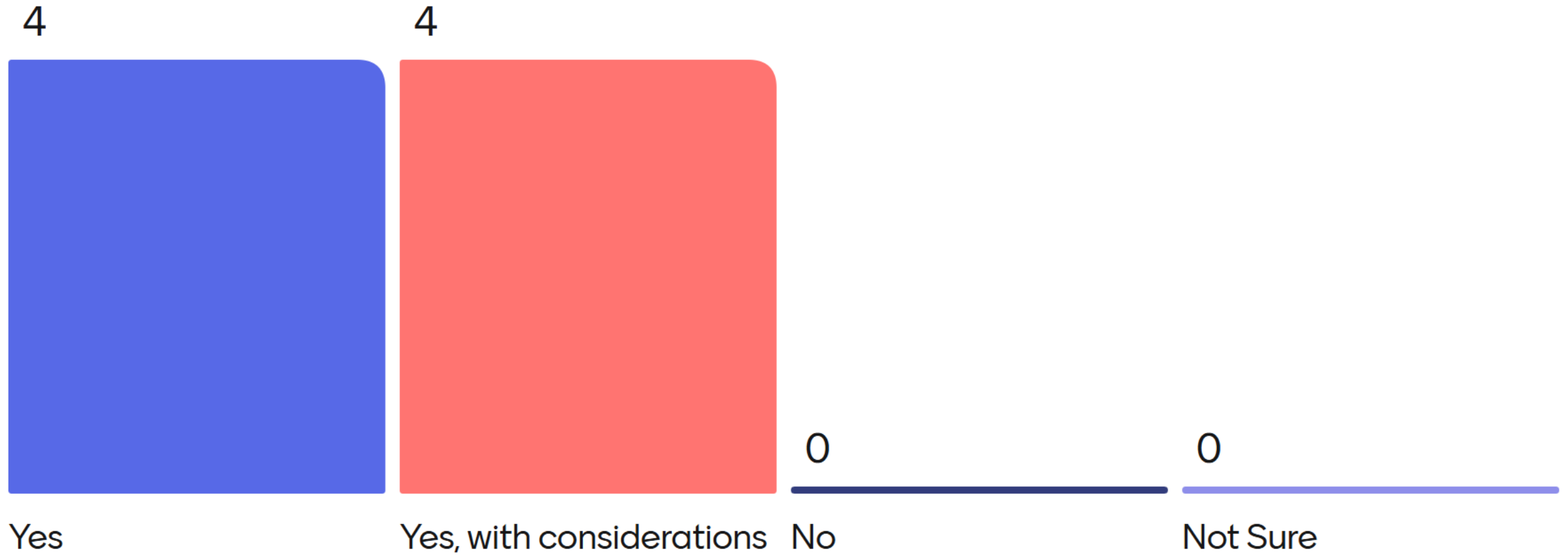
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#### Option 2

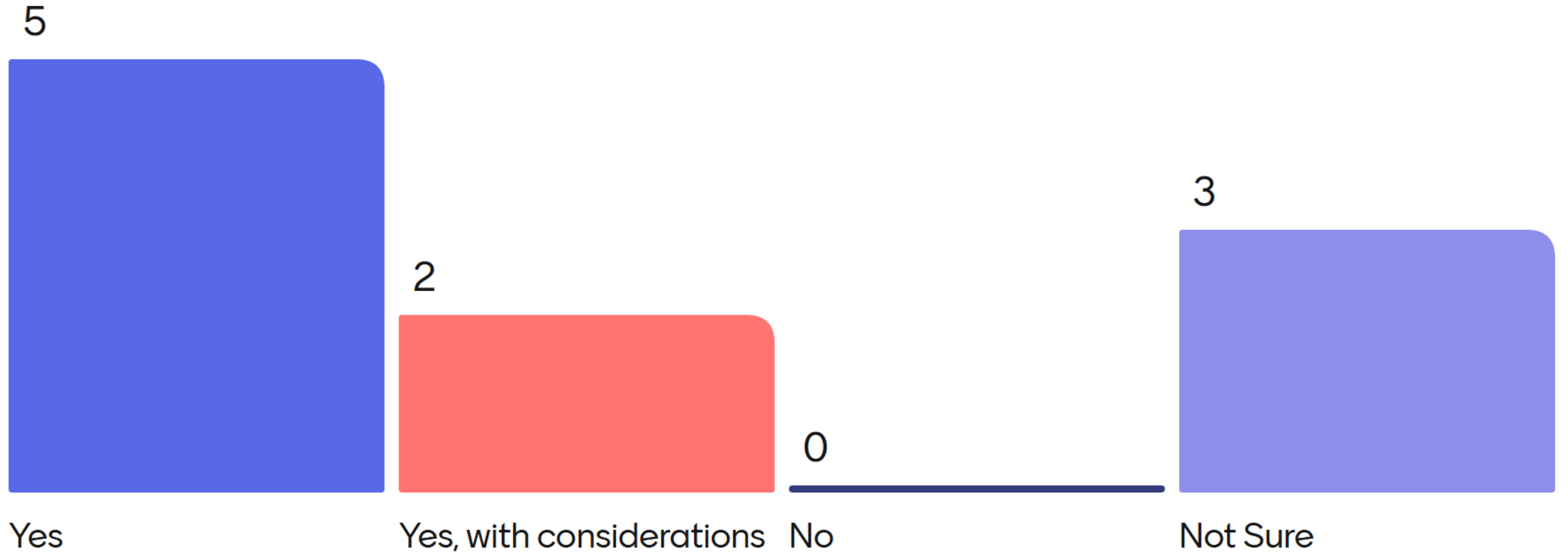
Use your phone to scan the QR code to the right



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



Should there be an enhancement or expansion of material allowances and design guidance in the New Town Zoning code?





# Online Survey #1 Analysis

# Online Survey #1 Analysis

## Online Survey #1

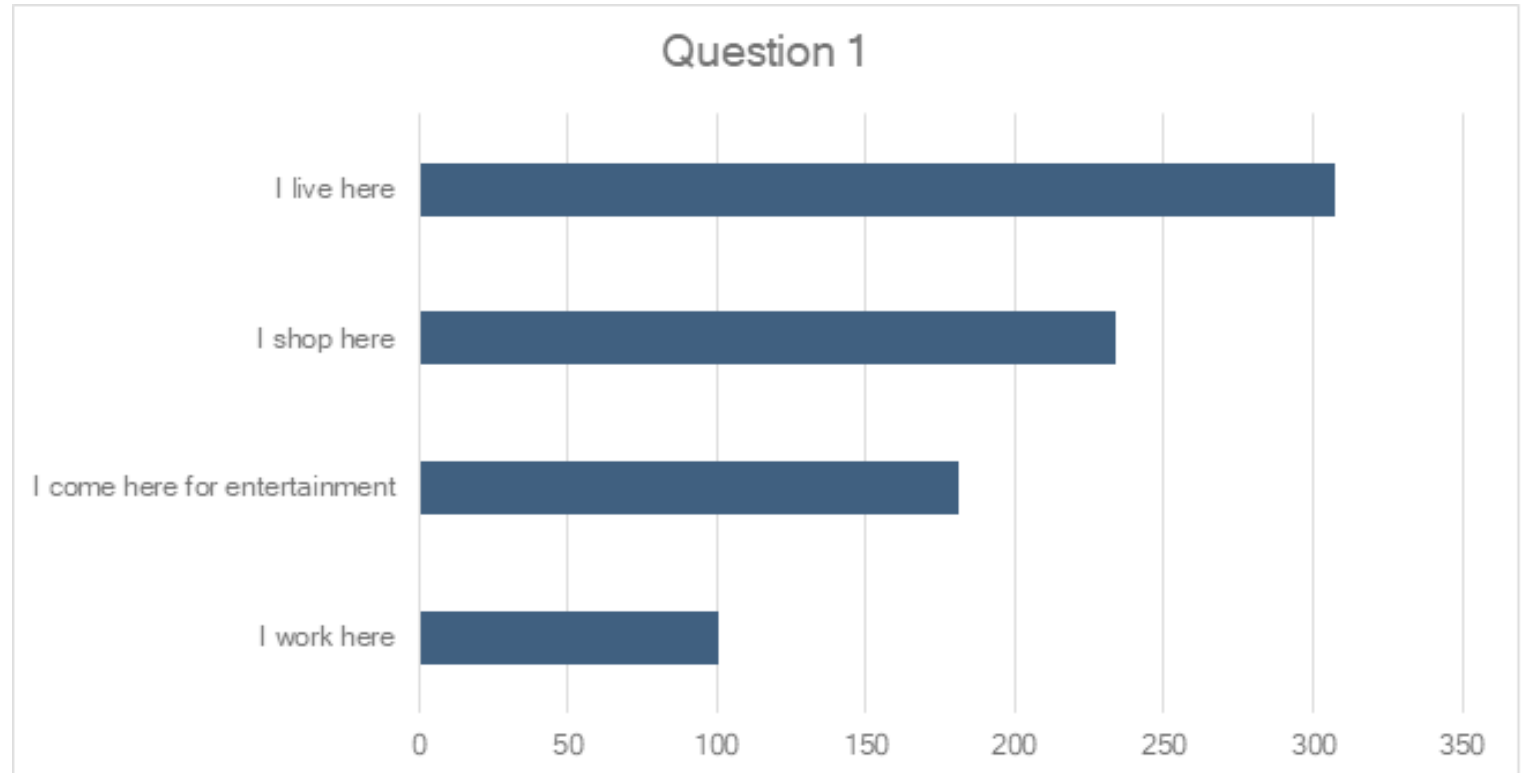
- Open from October 6, 2025 through November 3, 2025 (closed at 11:59 PM)
- 399 Respondents

# Online Survey #1 Analysis

## Question #1

Q: What is your relationship with Columbia?

- 399 Replied
- 0 Skipped



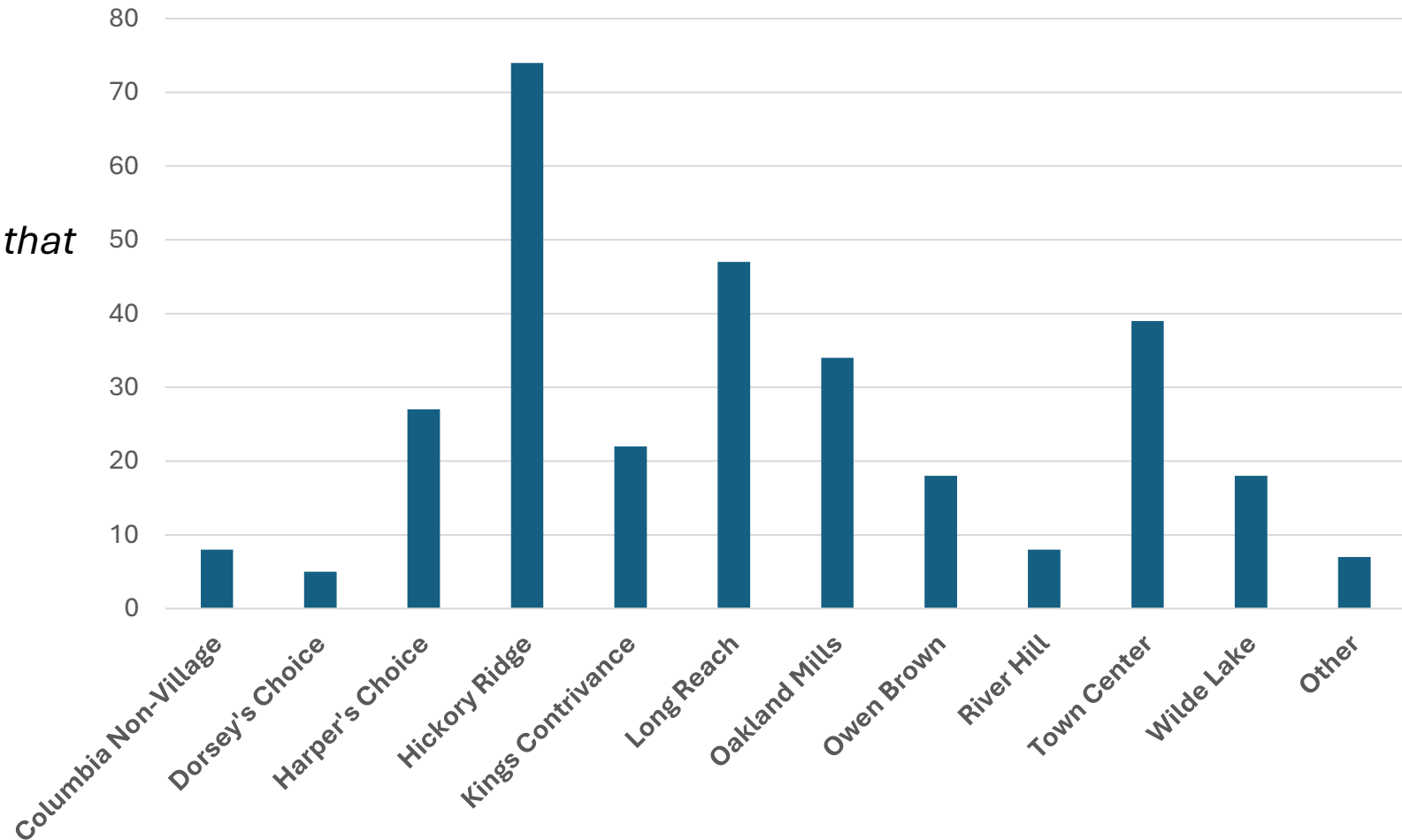
# Online Survey #1 Analysis

## Question #1A

*This question came up if the answer to question 1 identified that the individual lives in the area.*

Q: What village/area do you live in?

- 307 Replied
- 92 Skipped



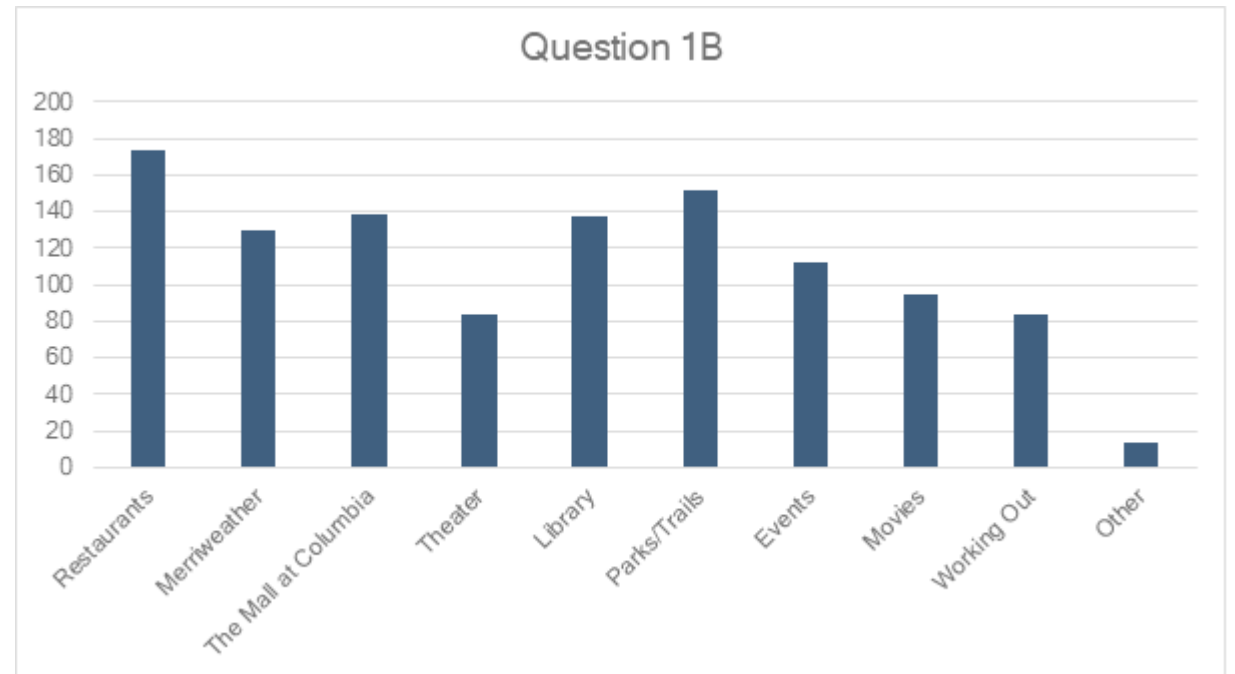
# Online Survey #1 Analysis

## Question #1B

*This question came up if the answer to question 1 identified that the individual comes to the area for entertainment.*

Q: What types of entertainment do you enjoy?

- 181 Replied
- 218 Skipped

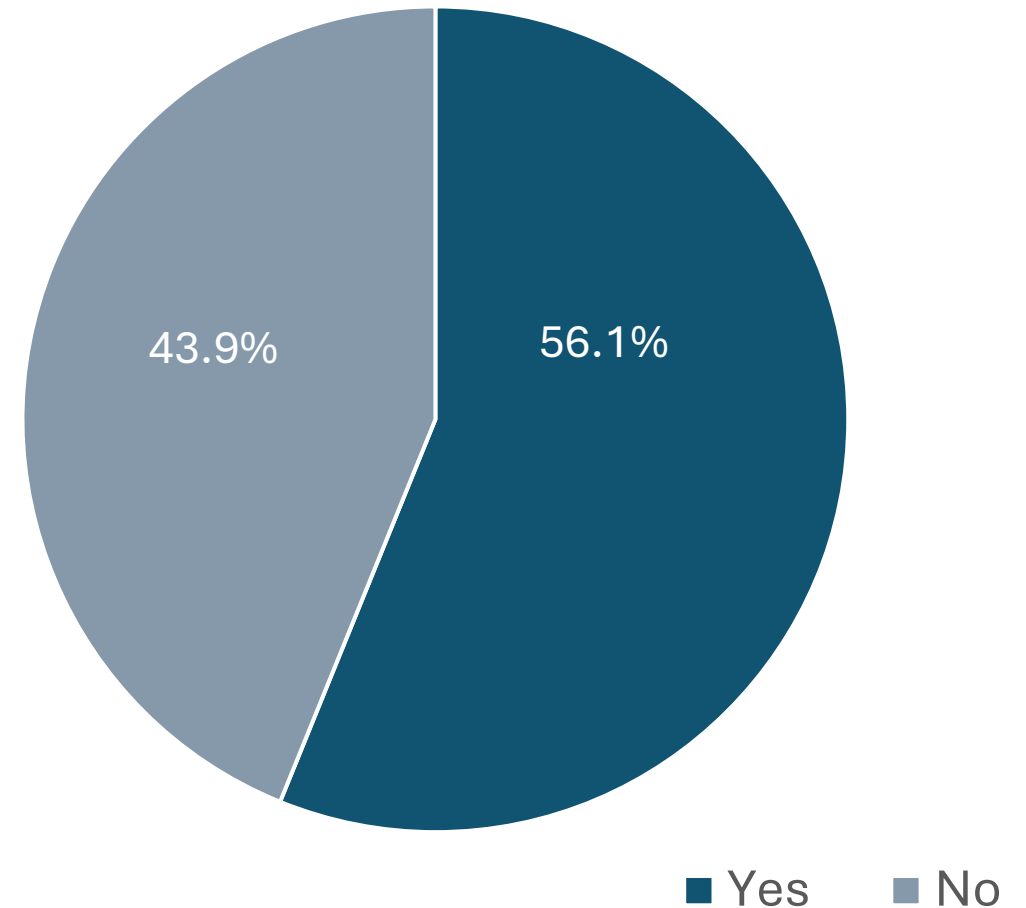


# Online Survey #1 Analysis

## Question #2

Q: Are you aware that the predominant zoning for the majority of Columbia is New Town zoning?

- 399 Replied
- 0 Skipped

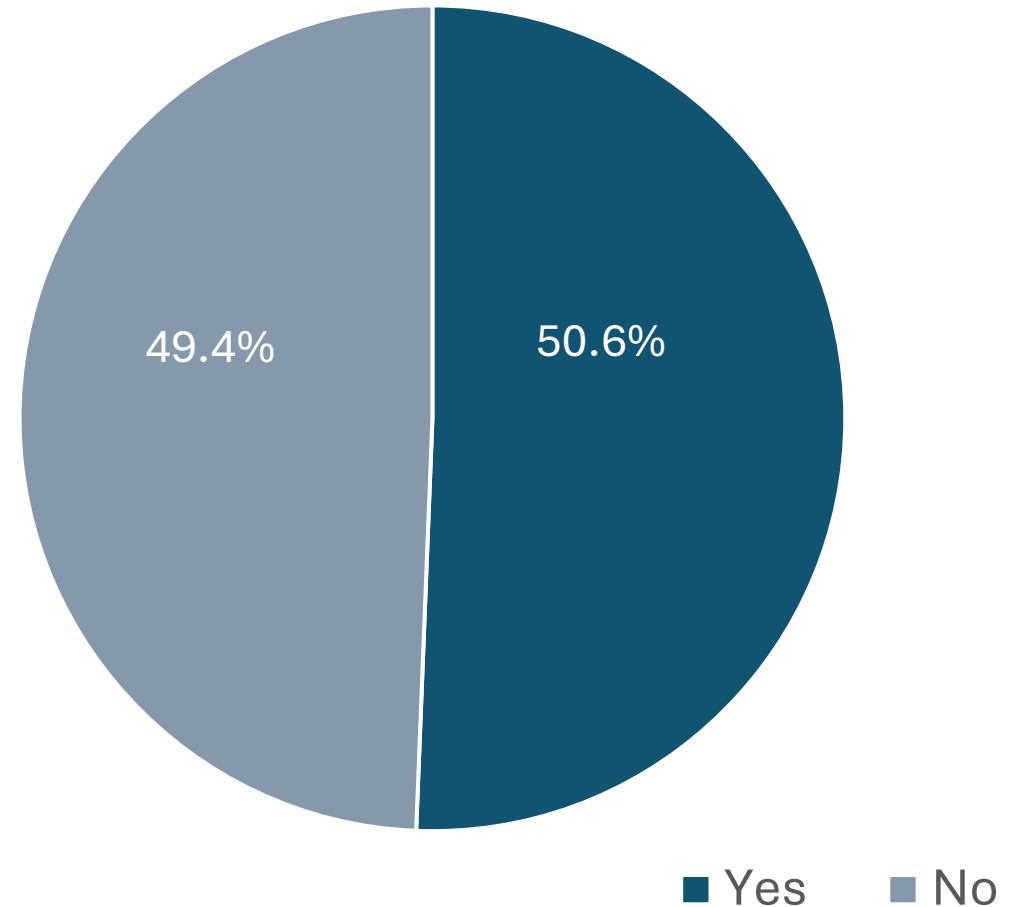


# Online Survey #1 Analysis

## Question #3

Q: Are you aware that New Town zoning functions differently than the rest of Howard County zoning?

- 399 Replied
- 0 Skipped



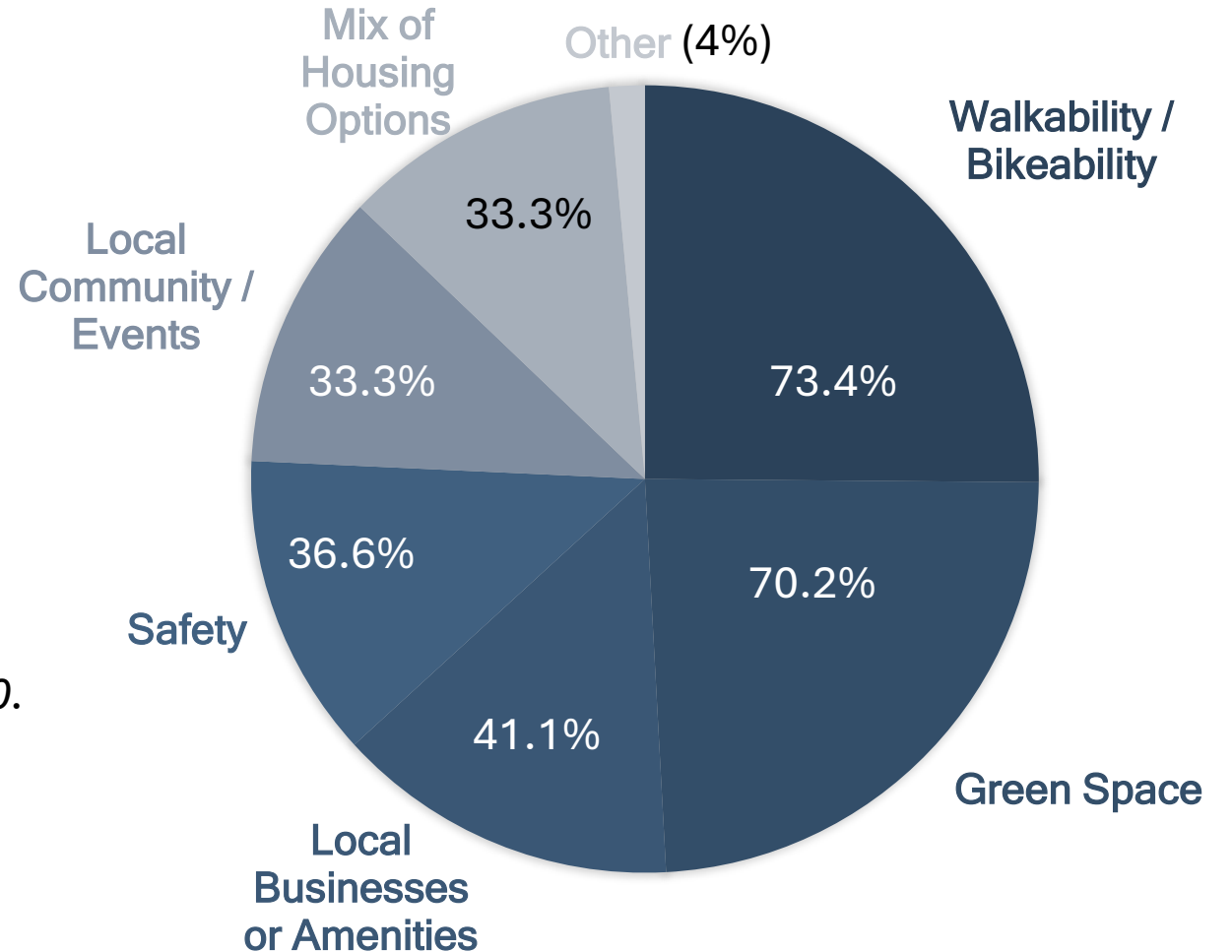
# Online Survey #1 Analysis

## Question #4

Q: What are the top three thing you like about New Town Columbia?

- 399 Replied
- 0 Skipped

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

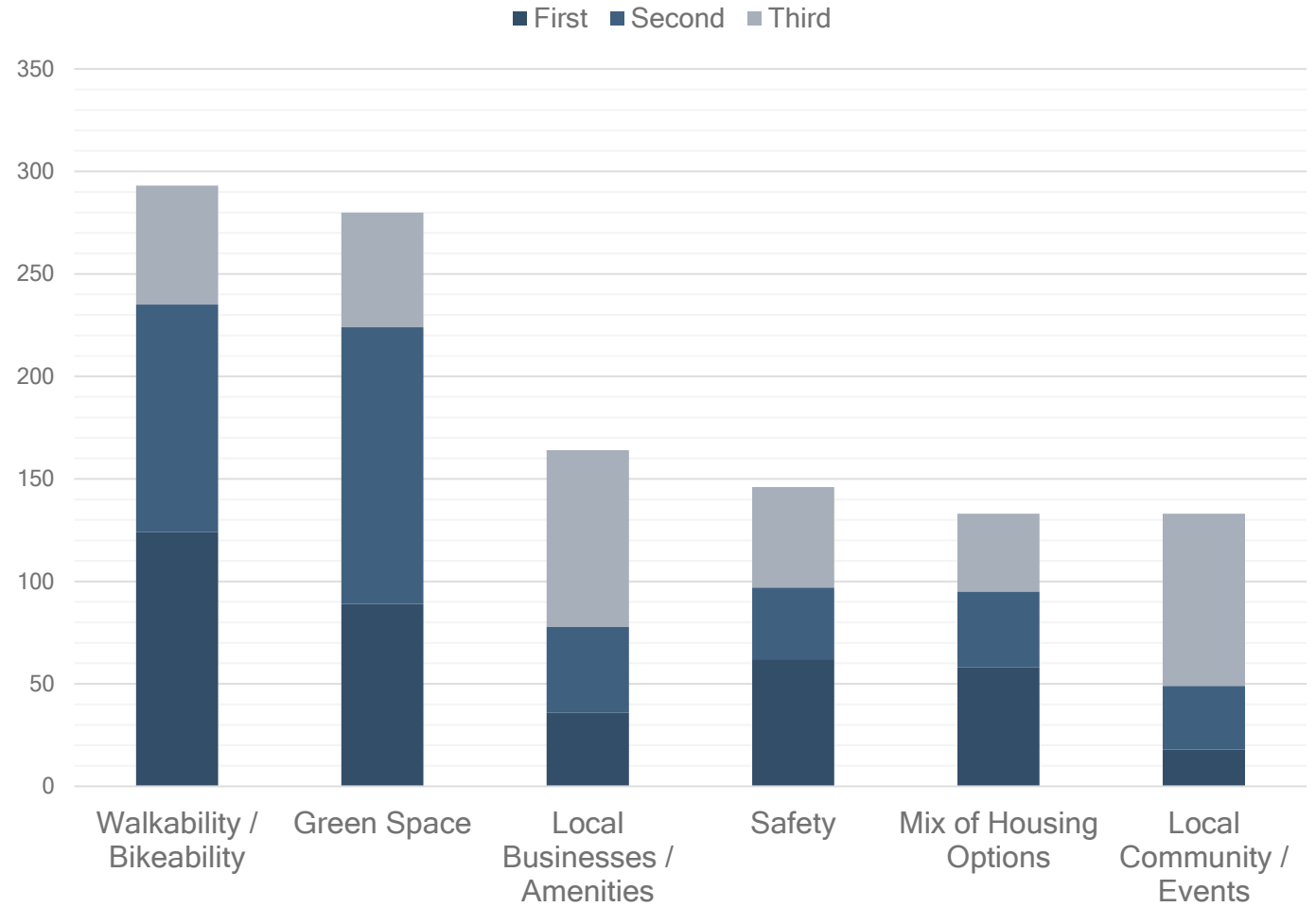


# Online Survey #1 Analysis

## Question #4 Ranked

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

- 399 Replied
- 0 Skipped



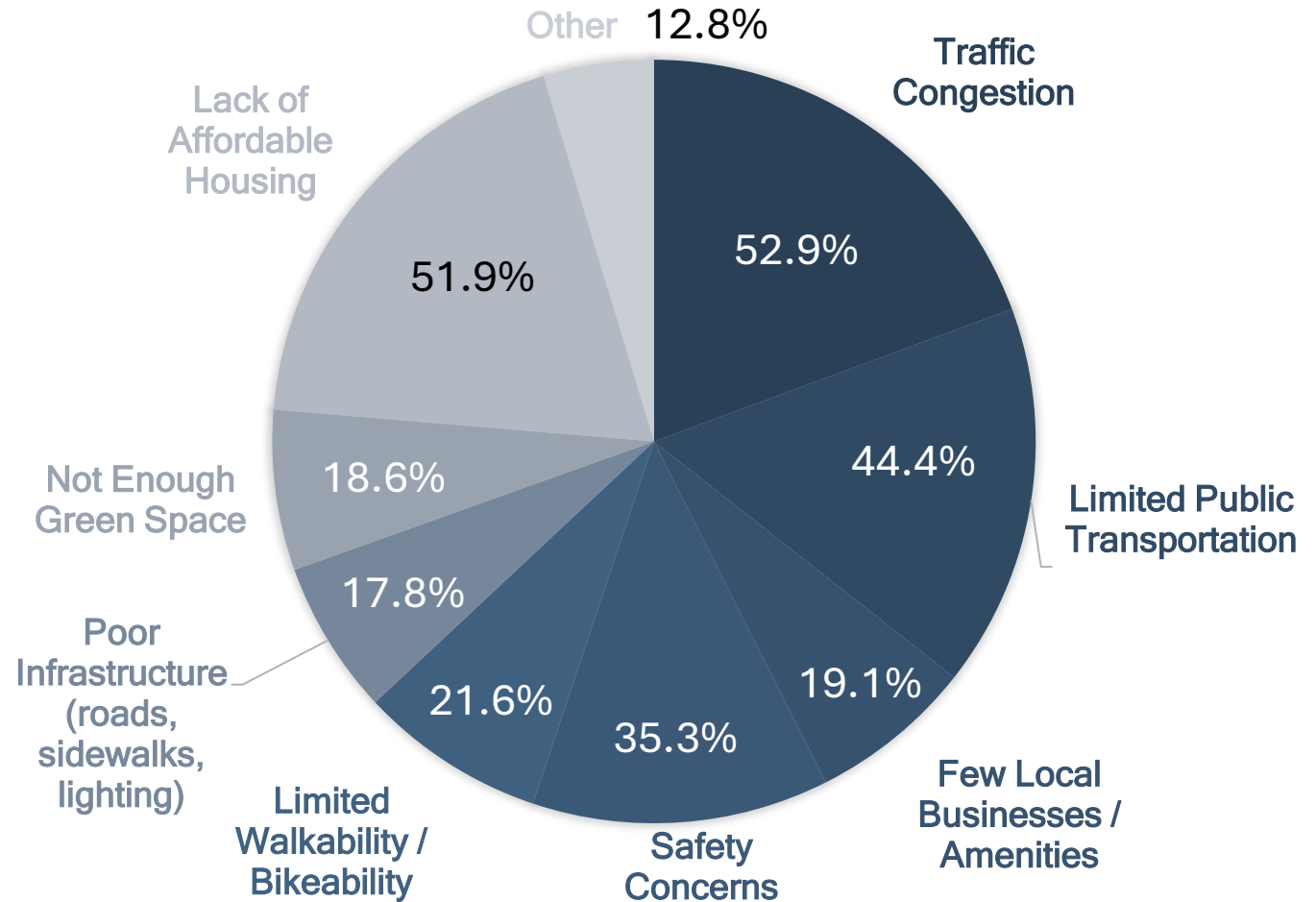
# Online Survey #1 Analysis

## Question #5

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

- 399 Replied
- 0 Skipped

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

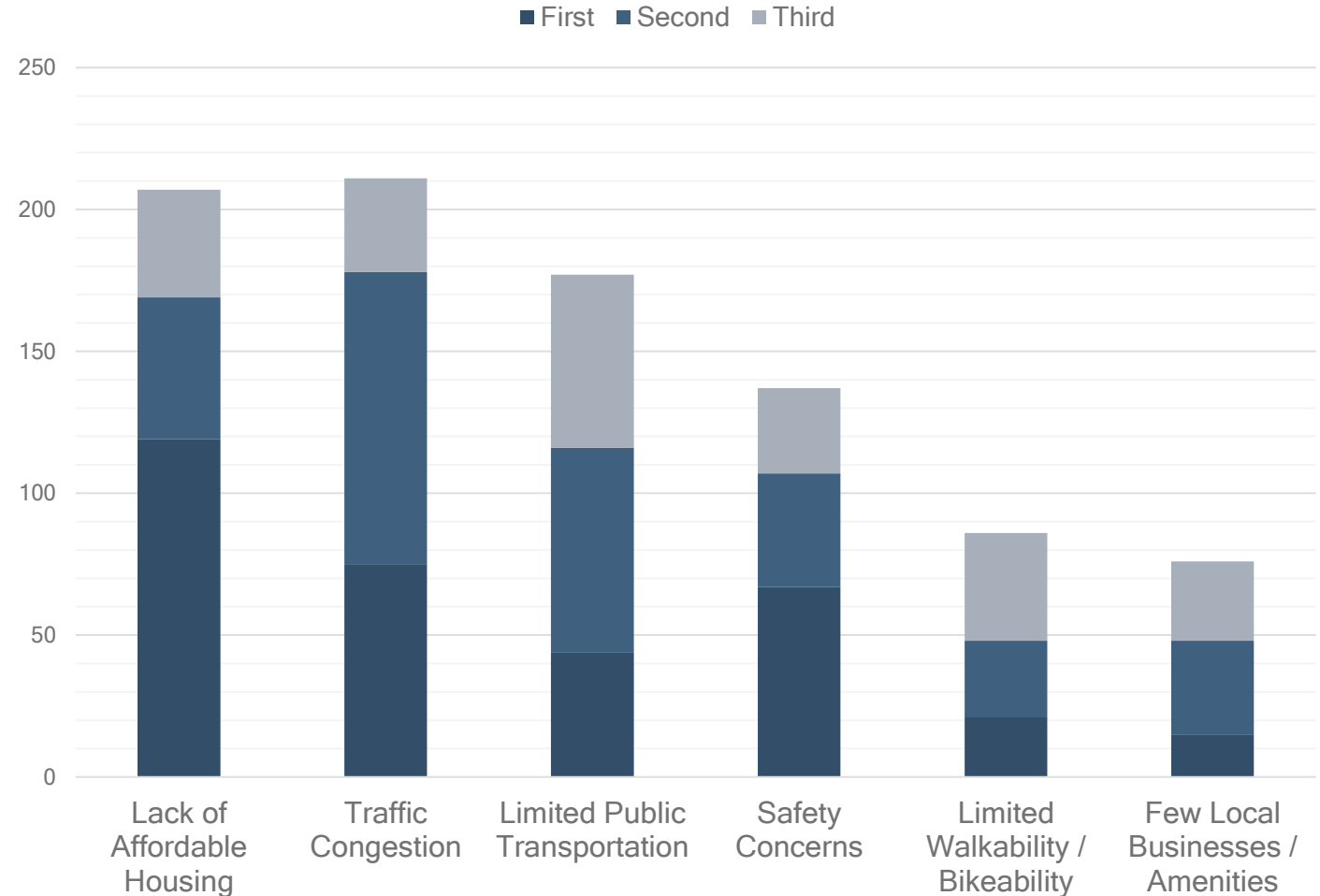


# Online Survey #1 Analysis

## Question #5 Ranked

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

- 399 Replied
- 0 Skipped



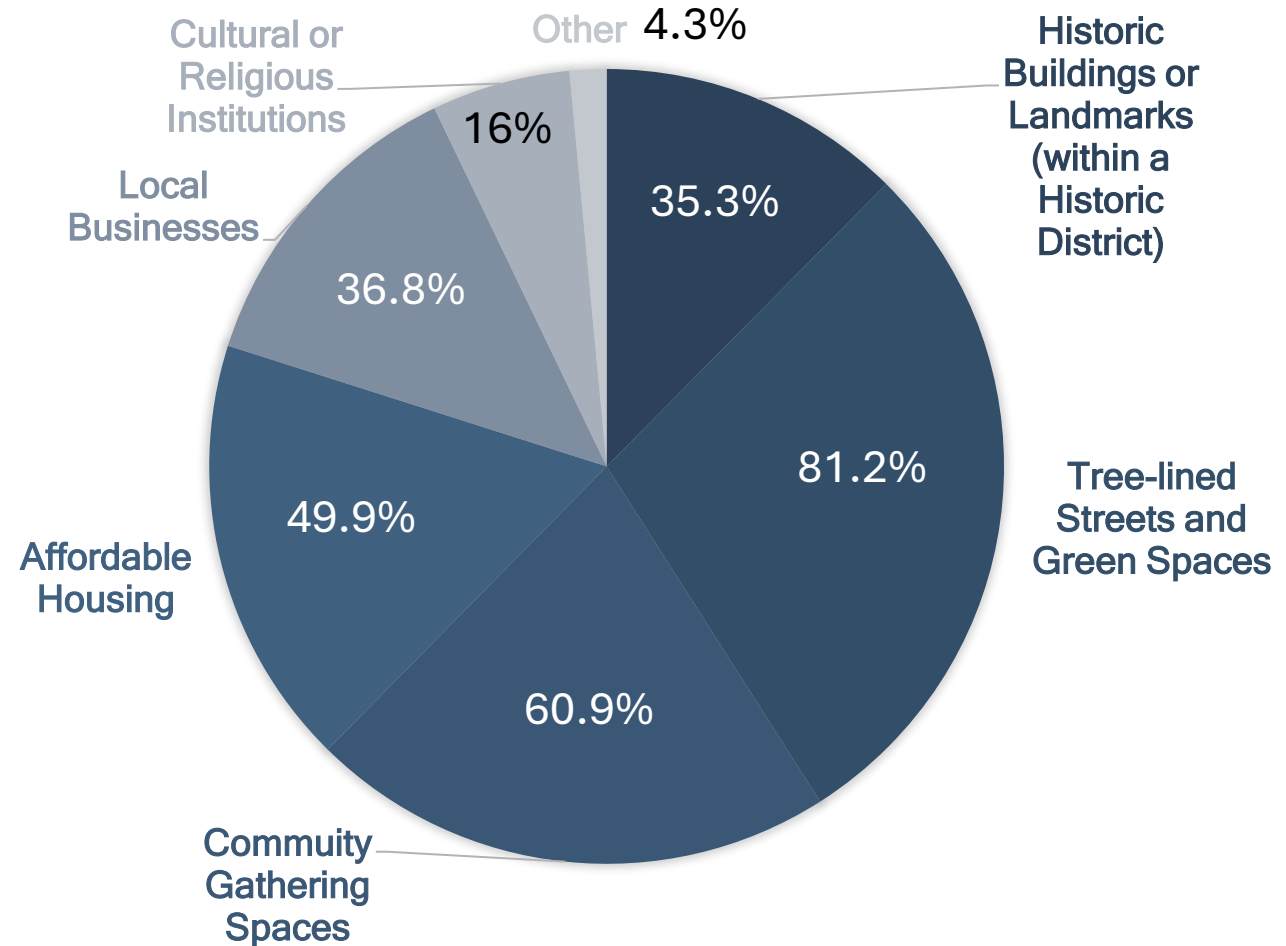
# Online Survey #1 Analysis

## Question #6

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

- 399 Replied
- 0 Skipped

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

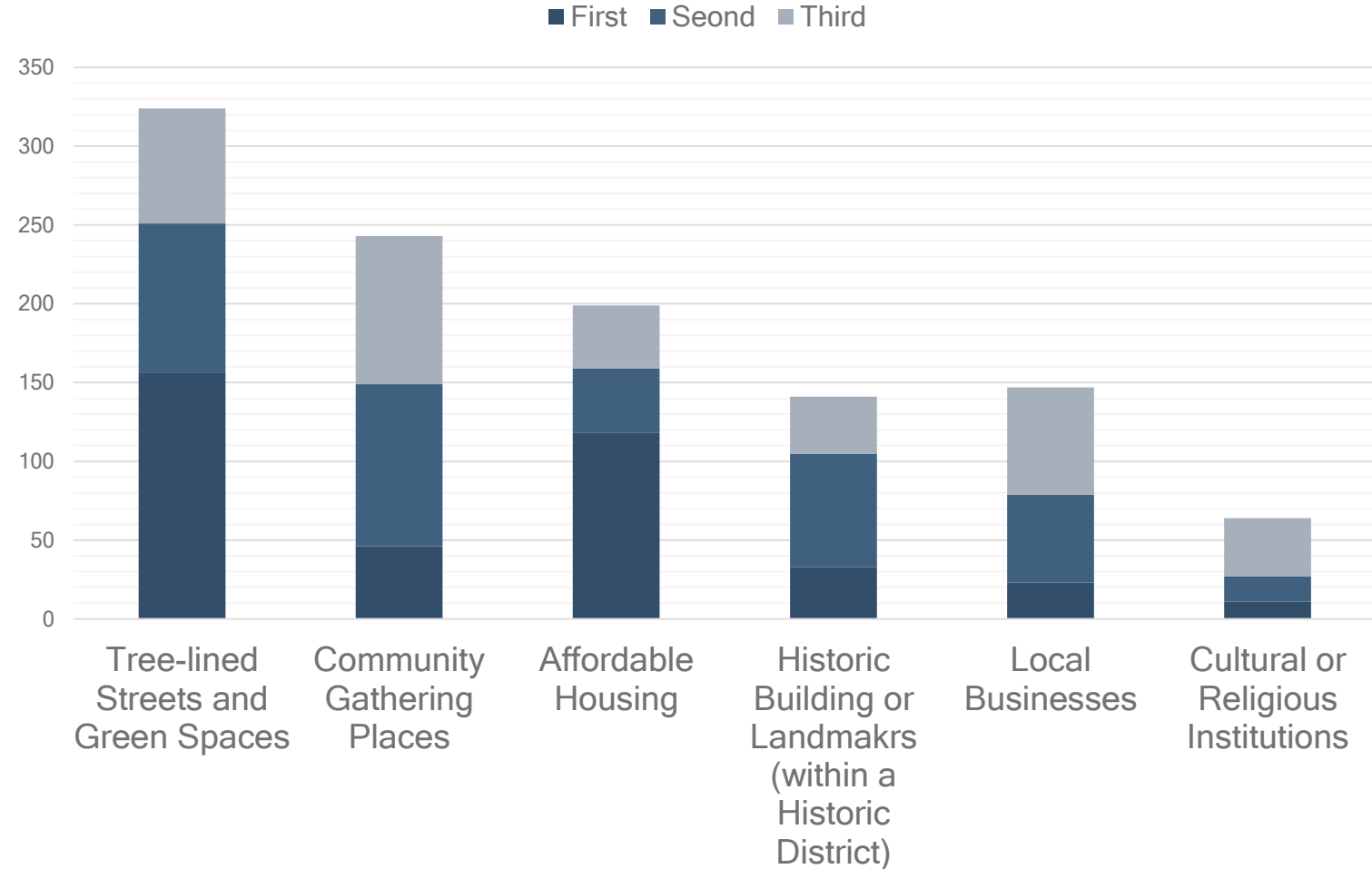


# Online Survey #1 Analysis

## Question #6 Ranked

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

- 399 Replied
- 0 Skipped

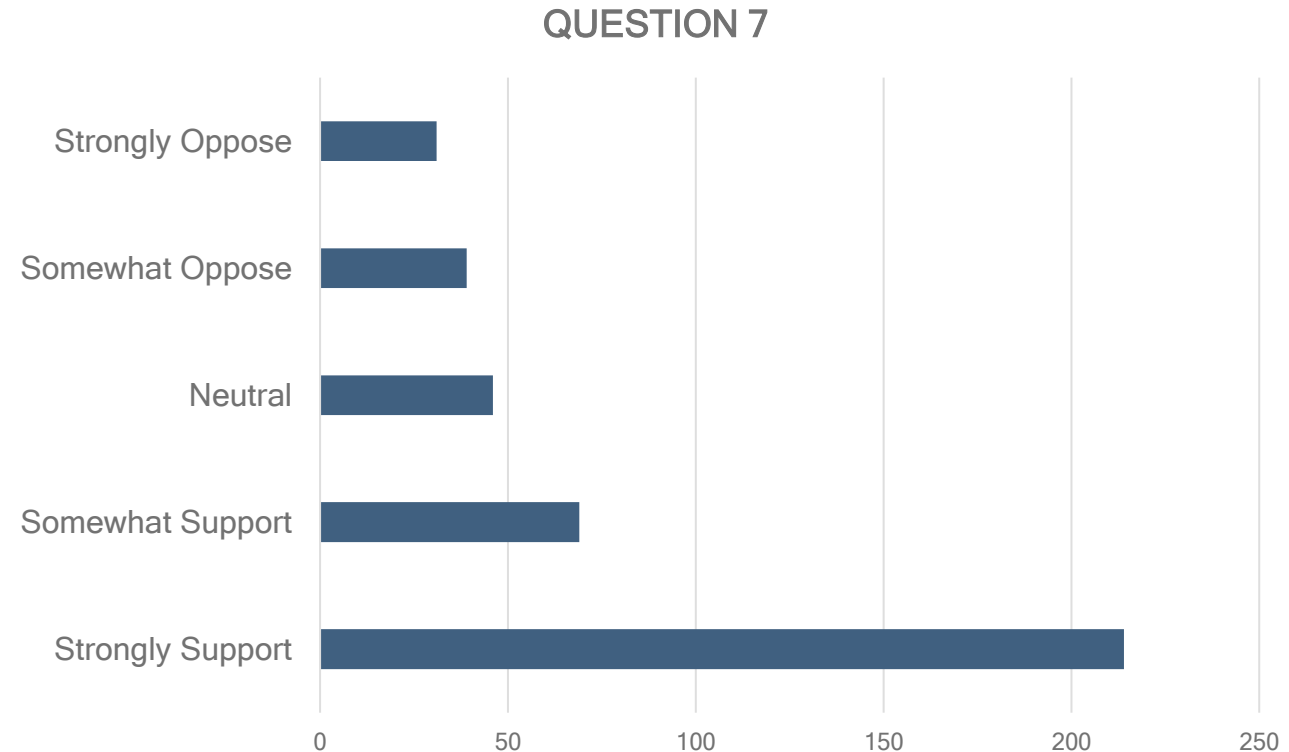


# Online Survey #1 Analysis

## Question #7

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

- 399 Replied
- 0 Skipped

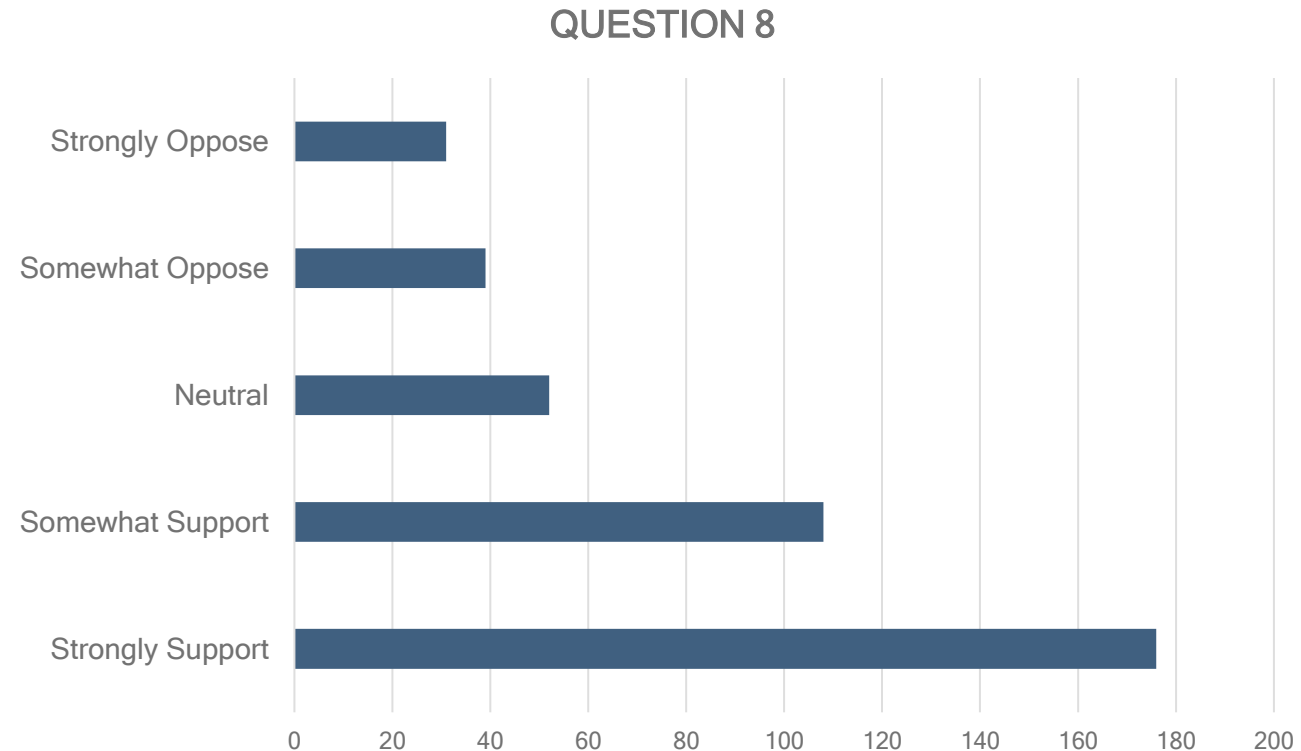


# Online Survey #1 Analysis

## Question #8

Q: The most recently adopted County General Plan (2023) supports mixed-use development in corridors and activity centers, including Downtown Columbia. How do you feel about incorporating mixed-use development in these areas?

- 399 Replied
- 0 Skipped

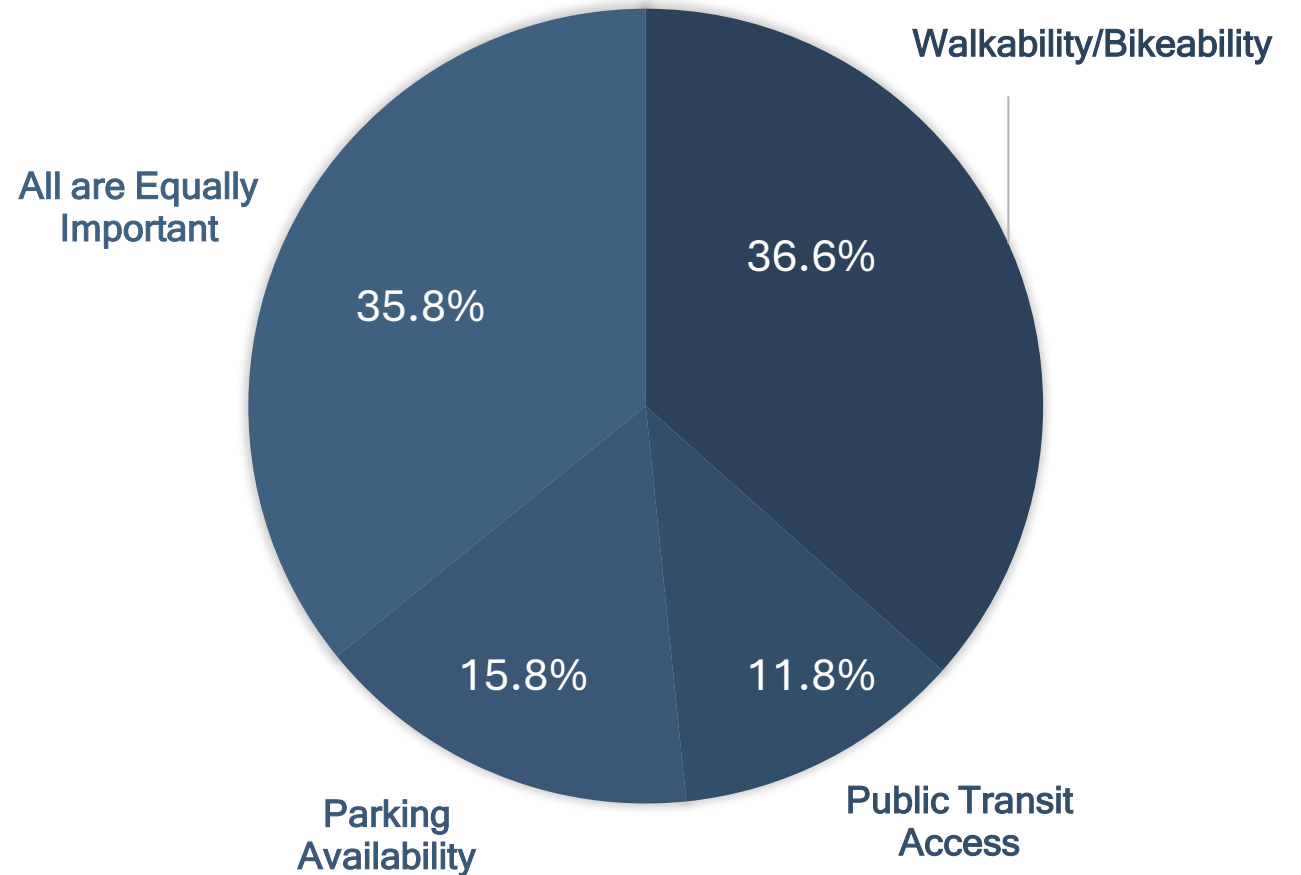


# Online Survey #1 Analysis

## Question #9

Q: Which is most important to you?

- 399 Replied
- 0 Skipped



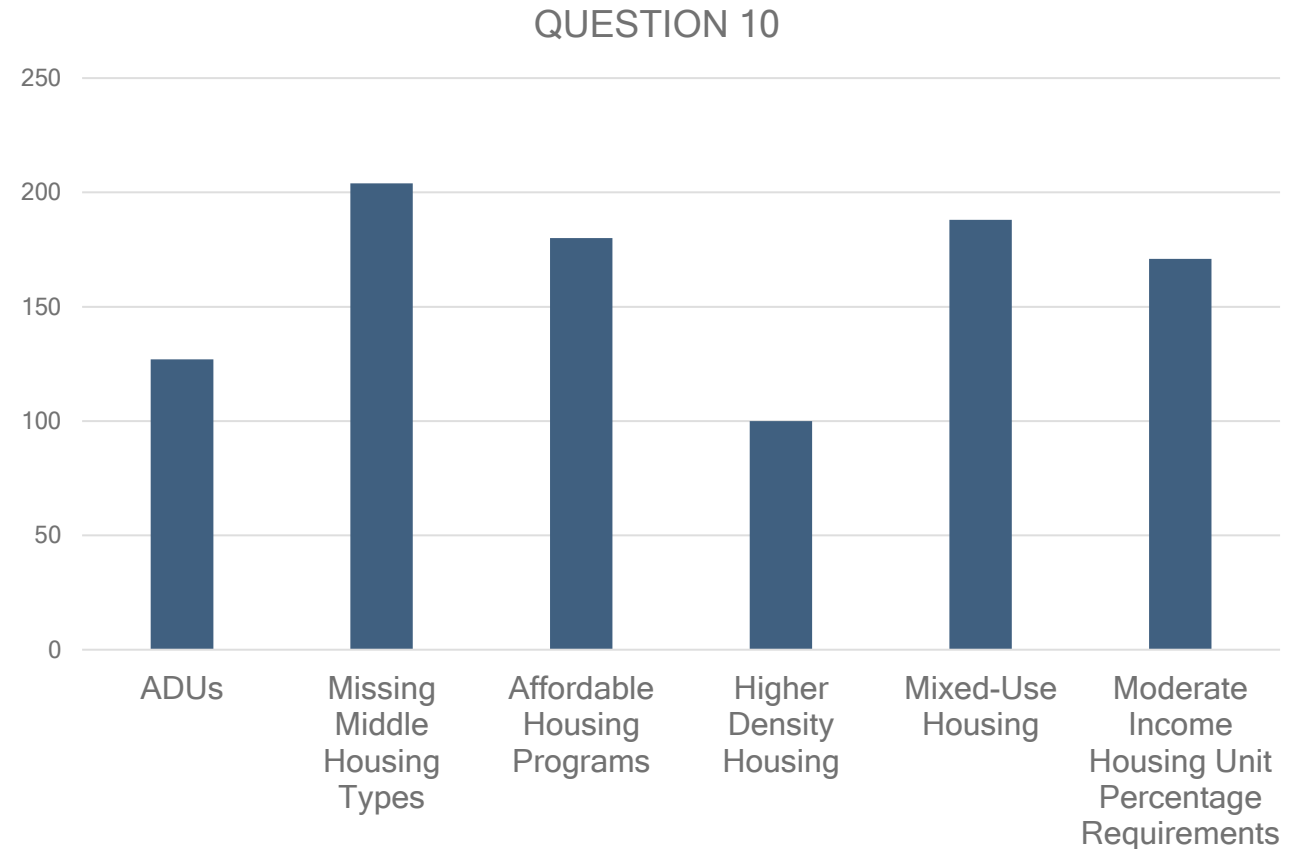
# Online Survey #1 Analysis

## Question #10

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

- 399 Replied
- 0 Skipped

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

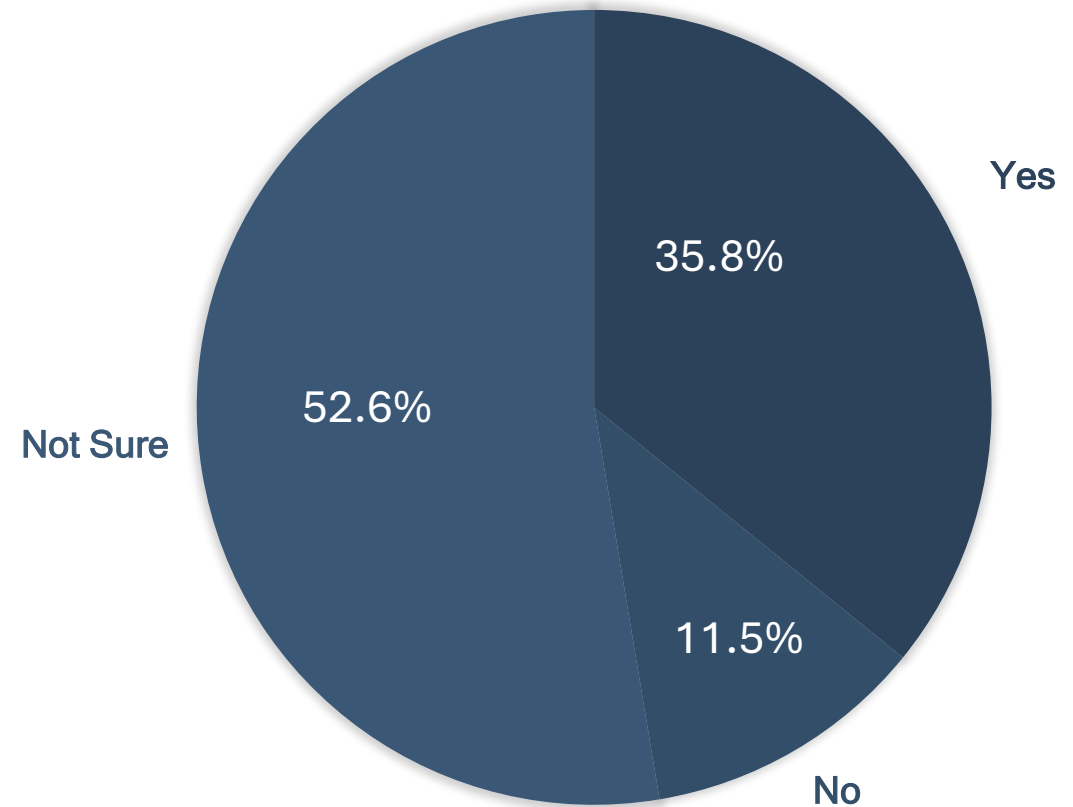


# Online Survey #1 Analysis

## Question #11

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

- 399 Replied
- 0 Skipped

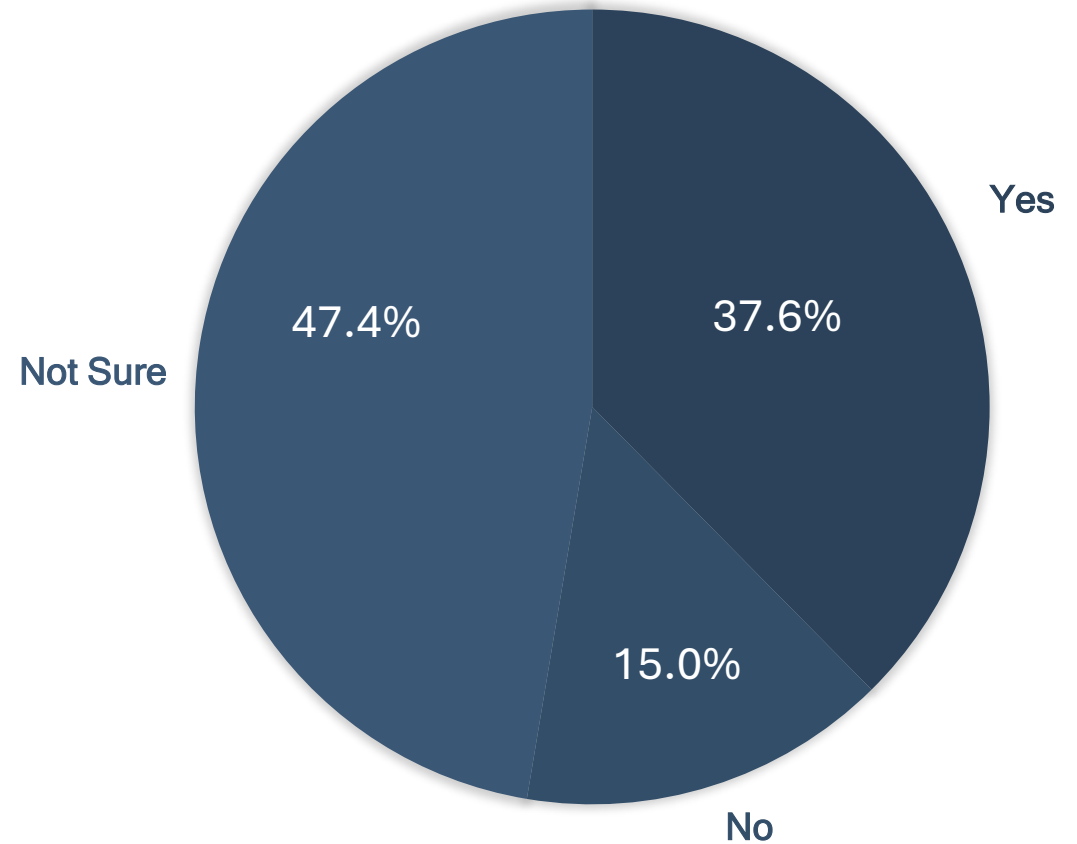


# Online Survey #1 Analysis

## Question #12

Q: Are there parts of New Town Columbia that you think should not be redeveloped / should remain as they are today?

- 399 Replied
- 0 Skipped



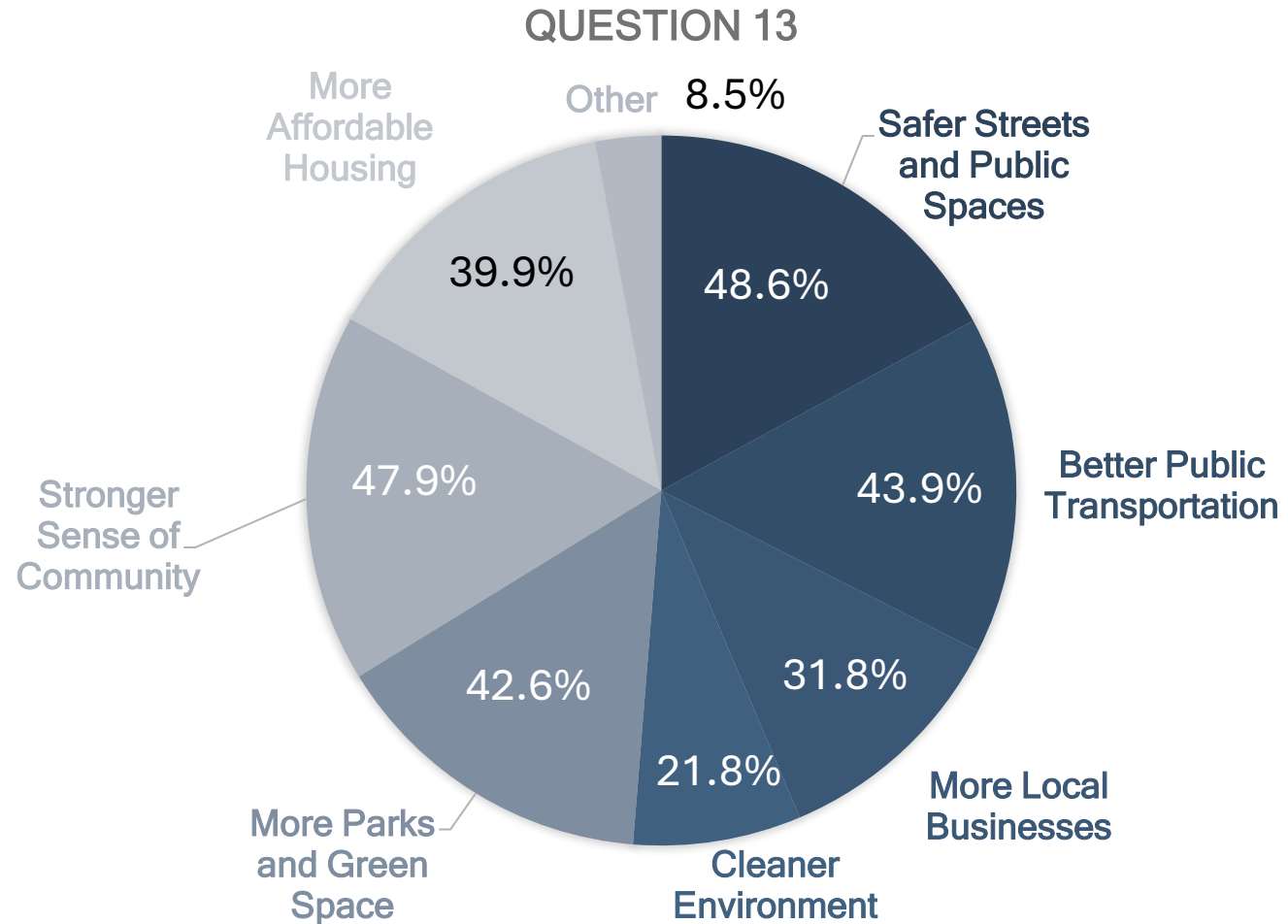
# Online Survey #1 Analysis

## Question #13

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

- 399 Replied
- 0 Skipped

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

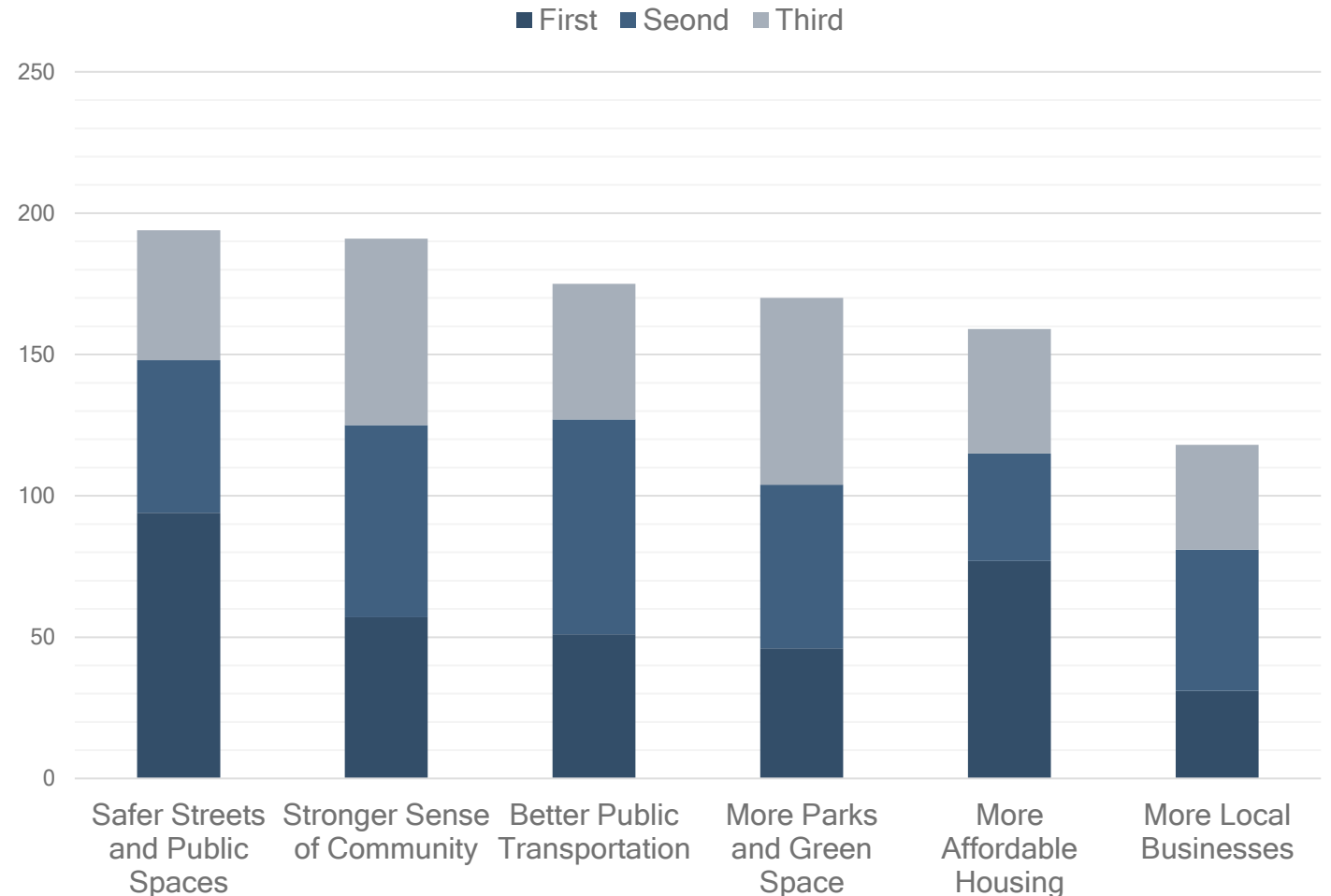


# Online Survey #1 Analysis

## Question #13 Ranked

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

- 399 Replied
- 0 Skipped

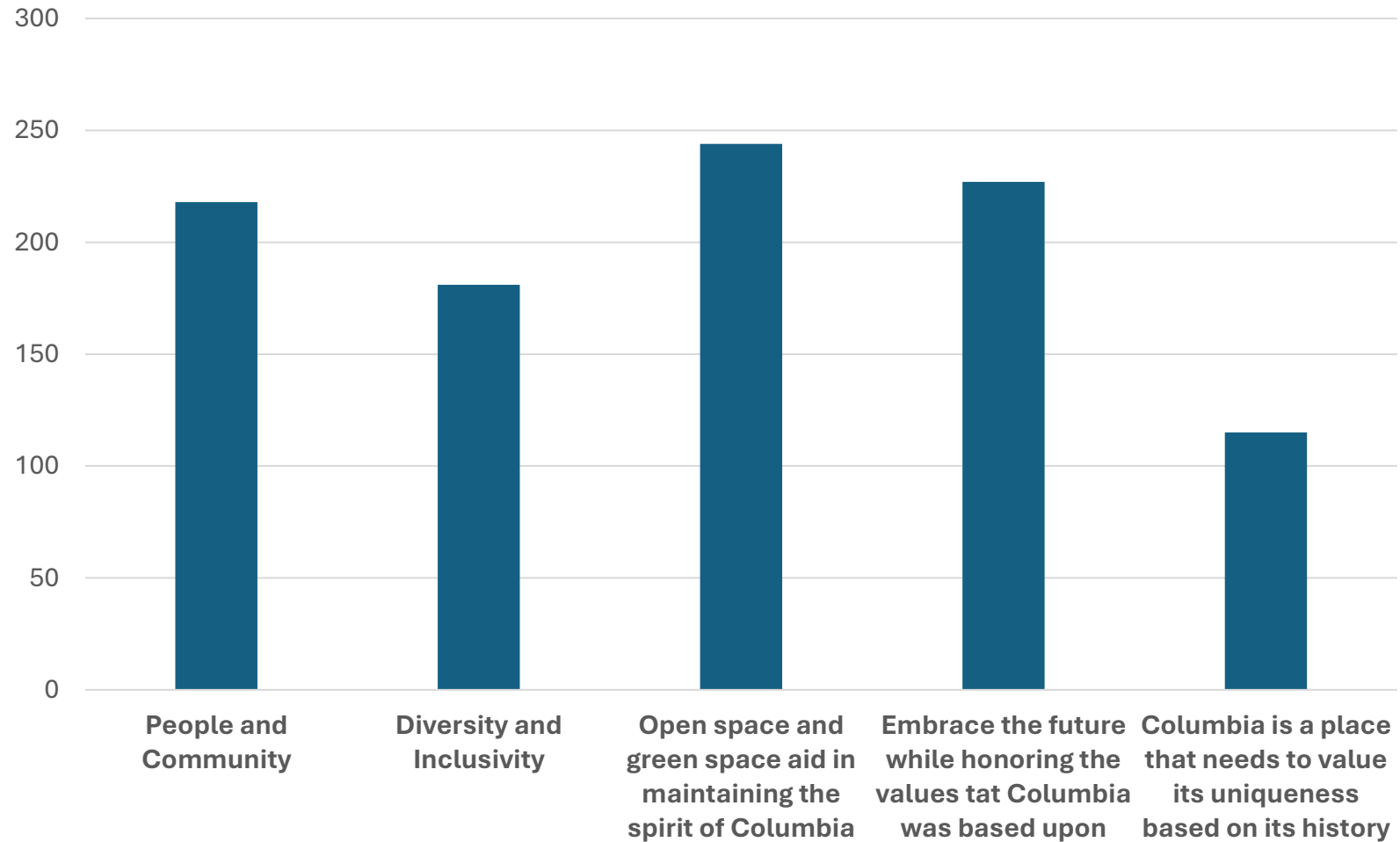


# Online Survey #1 Analysis

## Question #14

Q: Which phrases best identify your vision for the New Town Zoning District area?

- 399 Replied
- 0 Skipped

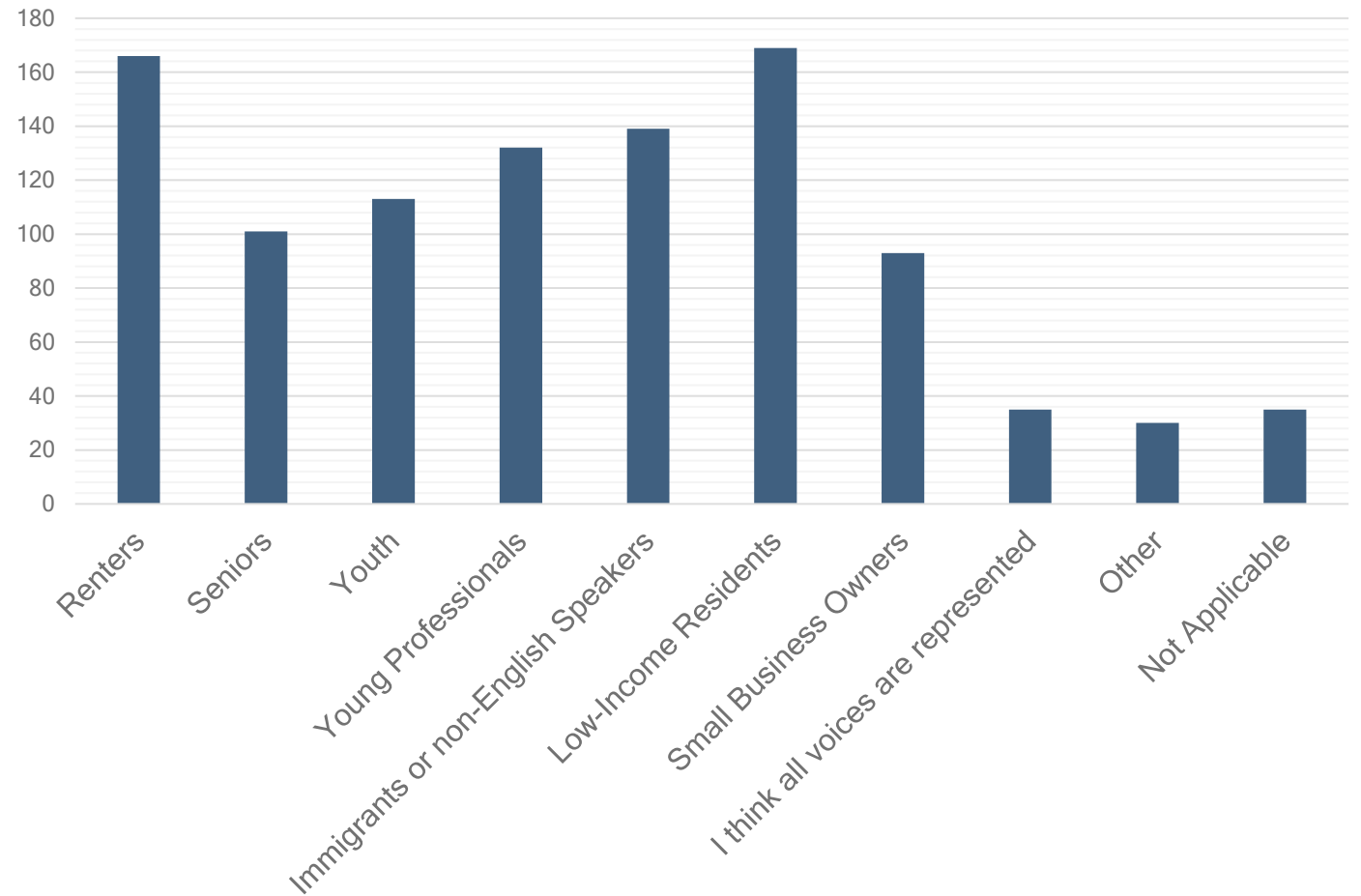


# Online Survey #1 Analysis

## Question #16

Q: Whose voices do you think are missing from zoning discussions?

- 379 Replied
- 20 Skipped

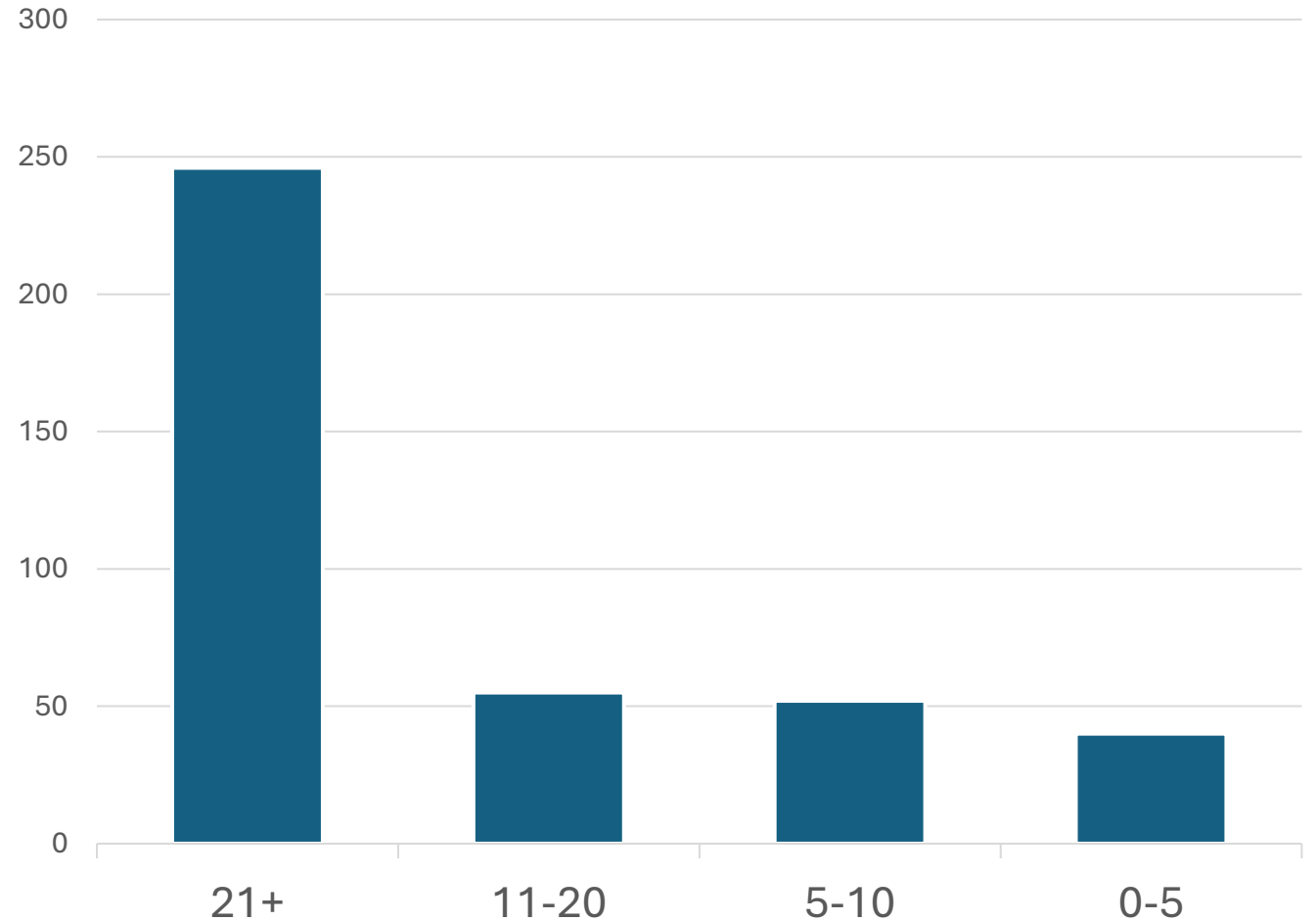


# Online Survey #1 Analysis

## Question #16

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

- 393 Replied
- 7 Skipped

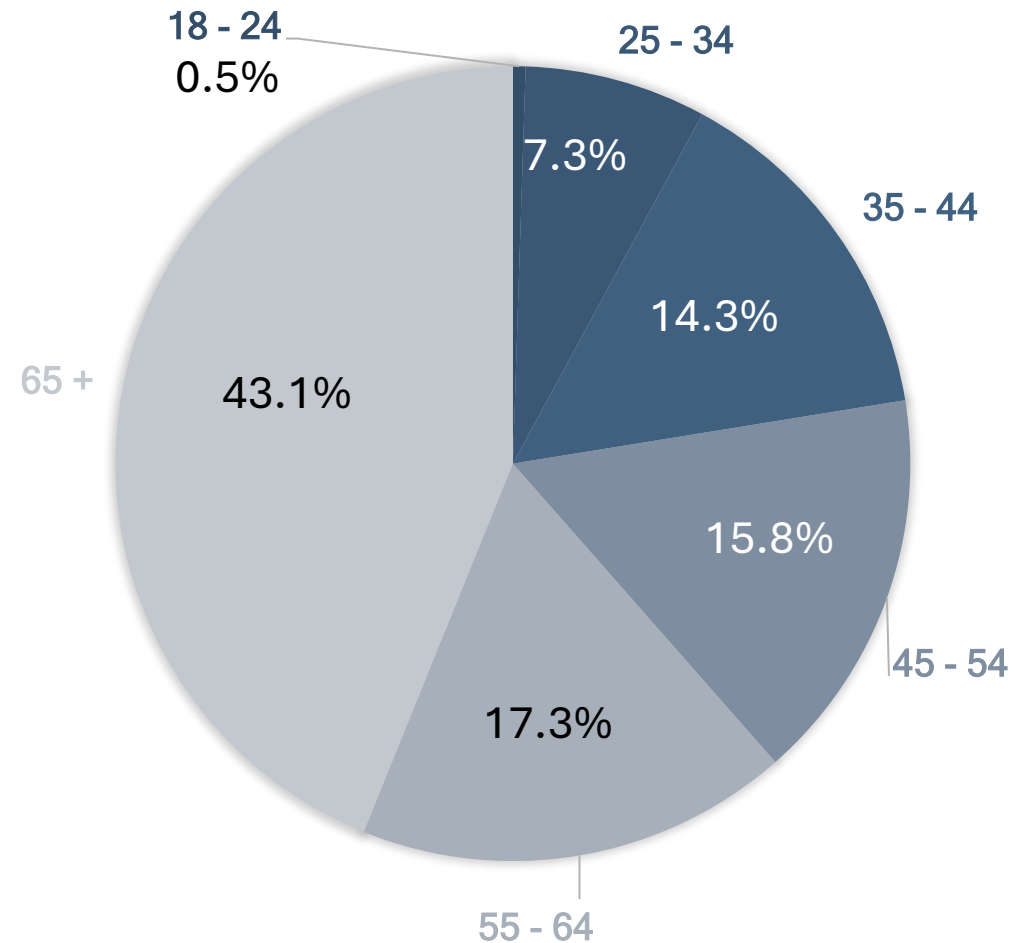


# Online Survey #1 Analysis

## Question #17

Q: Please select your age

- 392 Replied
- 7 Skipped





# Process for Developing Recommendations



# Process for Developing Recommendations

**January 2026**

**Task Force Meeting #7**

***Recommendations Meeting #2***

- Review meeting survey responses
- Draft recommendations
- Survey members

**February 2026**

**Task Force Meeting #8**

***Recommendations Meeting #3***

- Finalize Task Force member recommendations

**March 2026**

**Public Meeting # 2 and**

**Task Force Meeting #9**

- Public meeting to review recommendations and provide input
- Task Force to review initial public input

**April 2026**

**Task Force Meeting #10**

- Finalize recommendations report using public input
- 

# Process for Developing Recommendations

## Process

- Following Robert's Rules of Order (light)
- Using the recent recommendations work completed through the Adequate Public Facilities Ordinance (APFO) Review Committee as a model

Motions and Vote Tracking



# Wrap-Up



## Task Force Vision

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

The Vision for New Town Recommendations

# Homework

A decorative brown line graphic that starts as a jagged line on the left side of the slide and then becomes a solid horizontal line extending across the top.

To be completed no later than **January 27, 2026**.

Review the APFO recommendations document to understand the process by which recommendations were completed and documented.

[Microsoft Word - 2025 DRAFT APFO Report-COMMITTEE DRAFT 8-7-25](#)

# 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

October Discussion

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

November Discussion

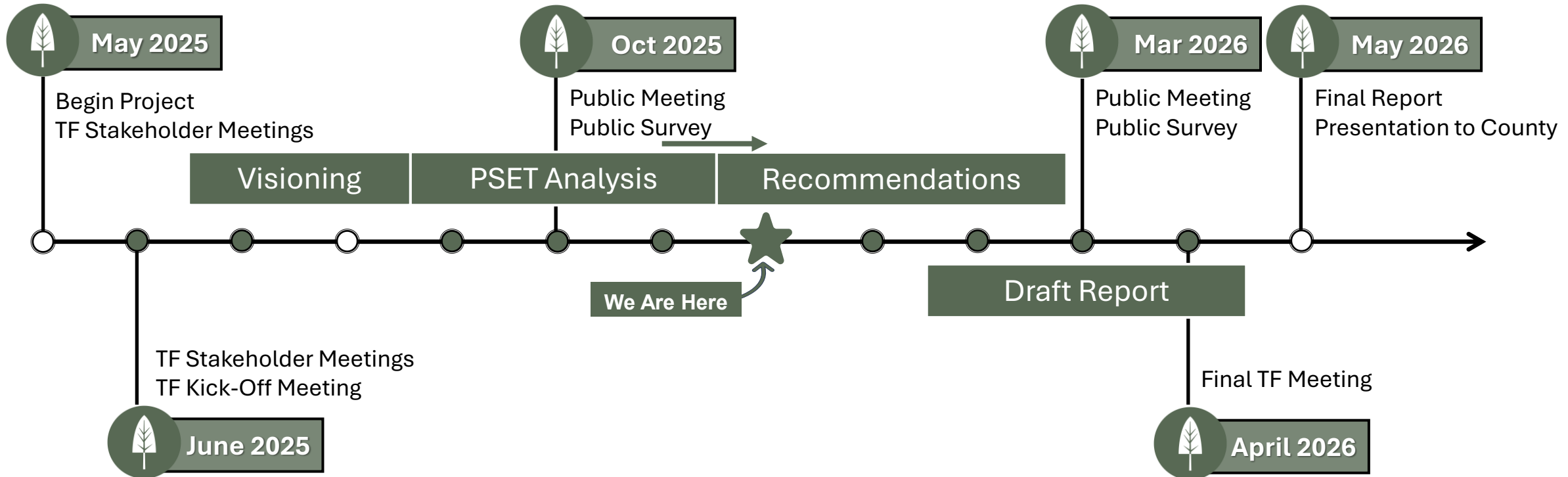
December Discussion

# Wrap-Up



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Pending Topics

- Developing Recommendations



# Wrap-Up

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

**January 27, 2026**

6:00 PM – 8:00 PM

Virtual

Primary Topic

*Developing  
Recommendations*

**February 17, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topic

*Finish Developing  
Recommendations*



# Open Comments

**Thank you**



# Thank you

**Task Force Meeting No. 7**

January 27, 2025

*Virtual*

**Task Force Meeting No. 7**

February 17, 2025

*In-person*



**Thank you**



# AGENDA

Meeting No. 7

January 27, 2026

- A. Welcome and Meeting No. 6 Recap**
- B. Prior Meeting Minute Approvals and Information Requests**
- C. Overall Schedule and Expectations for Meeting No 7**
- D. Process and Schedule for Developing Recommendations**
- E. Recommendations**
- F. Wrap Up**
- G. Adjourn**



# New Town Task Force

## Meeting No. 7

January 27, 2026

# Agenda

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Welcome, Purpose and Meeting No. 6 Recap

Prior Meeting Minute Approval, Elements and Information Requests

Overall Schedule and Expectations for Meeting No. 7

Process and Schedule for Developing Recommendations

Recommendations

Wrap-Up

- Homework for Next Meeting
- Open Comments

Adjourn



# **Welcome and Meeting No. 6**

## **Recap**

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

County Executive  
Of  
Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golbersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 3<sup>rd</sup> day of June 2025.


  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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



## Task Force Vision

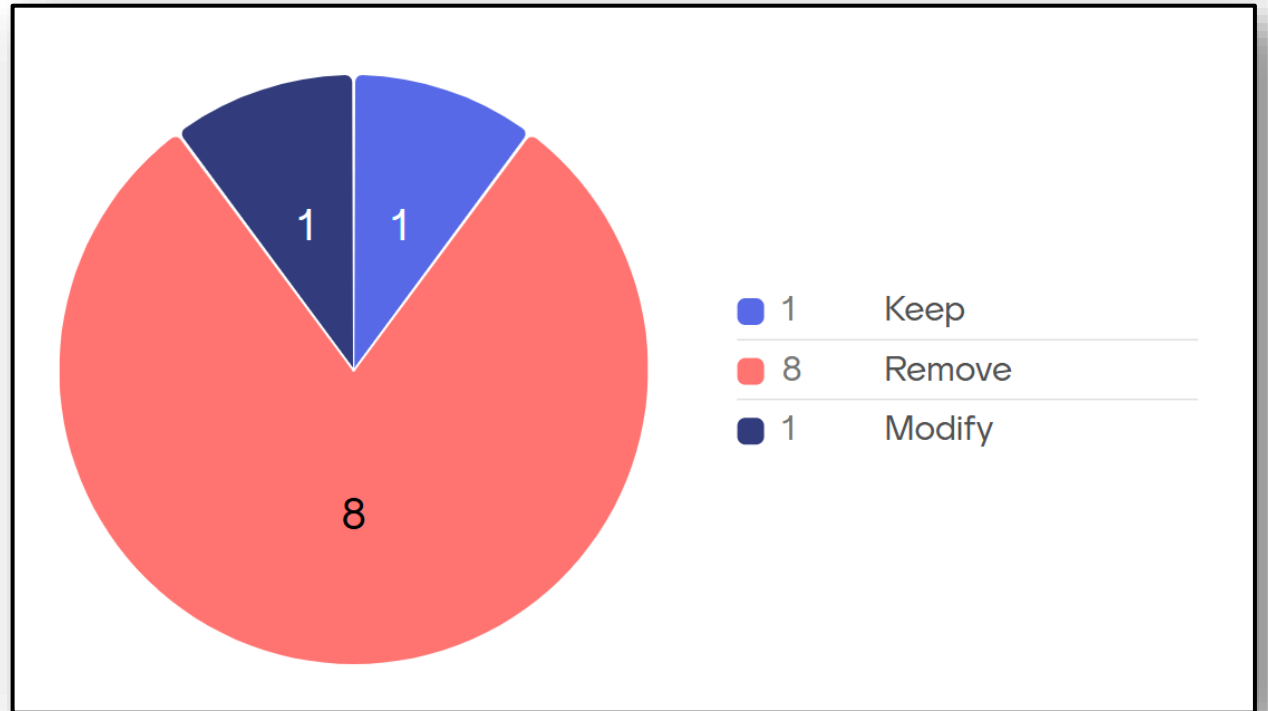
- *People and Community, Diversity and Inclusivity, Open Space and green space aid in maintaining the spirit of Columbia.*
- *Embrace the future while honoring the values that Columbia was based upon.*
- *Columbia is a place that needs to value its uniqueness / based on its history.*

The Vision for New Town Recommendations

# Meeting No. 6 Recap

## Reviewing Original Petitioner Role

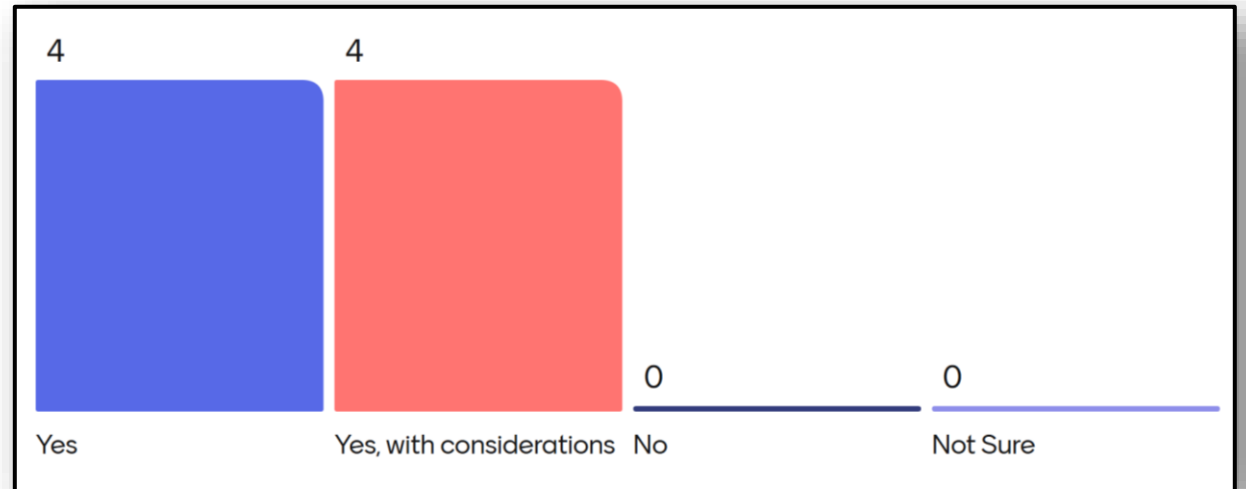
*Q1: Should we keep, remove, or modify the role of the original petitioner?*



# Meeting No. 6 Recap

## Uses, Materials, and Design Guidance

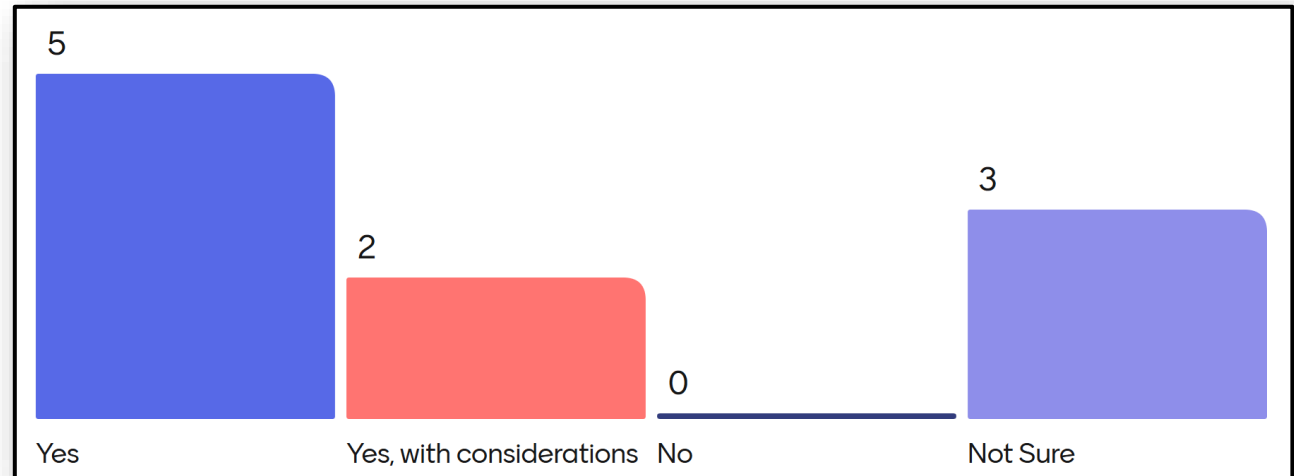
*Q2a: Should there be an enhancement or expansion of the uses (i.e. Age Restricted Adult Housing/Missing Middle/Mixed Use)*



# Meeting No. 6 Recap

## Uses, Materials, and Design Guidance

*Q2b: 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?*





# Prior Meeting Minute Approval and Information Requests

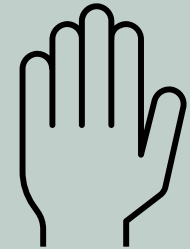
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 6 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. 6 meeting minutes?**



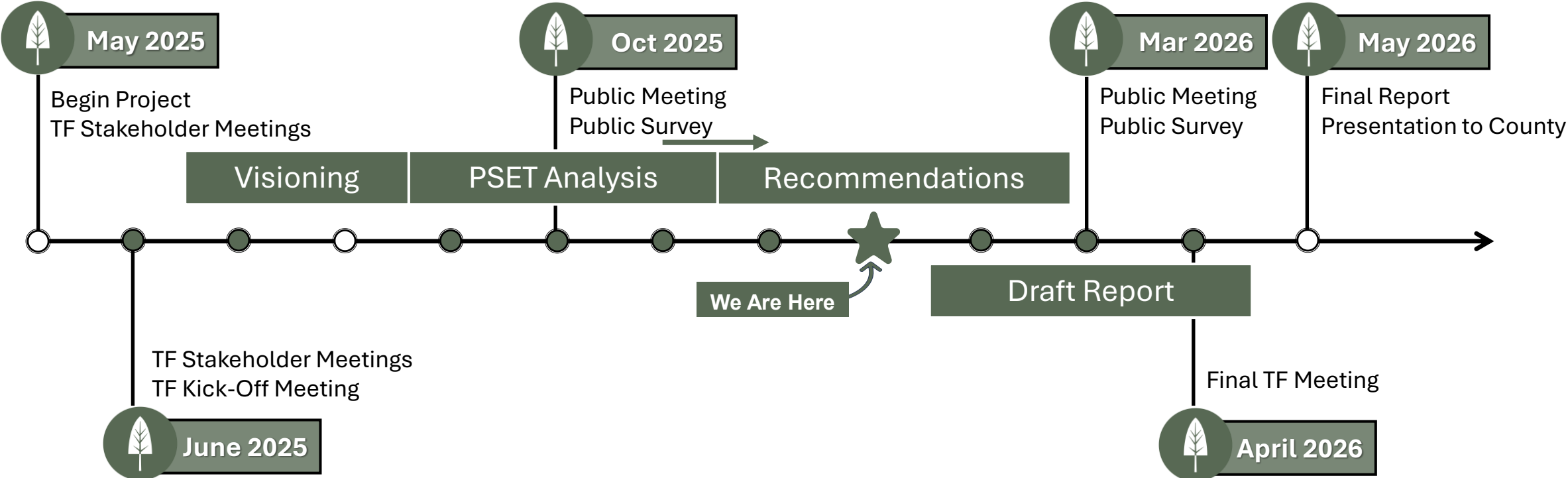
# **Overall Schedule and Expectations for Meeting No. 7**

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting

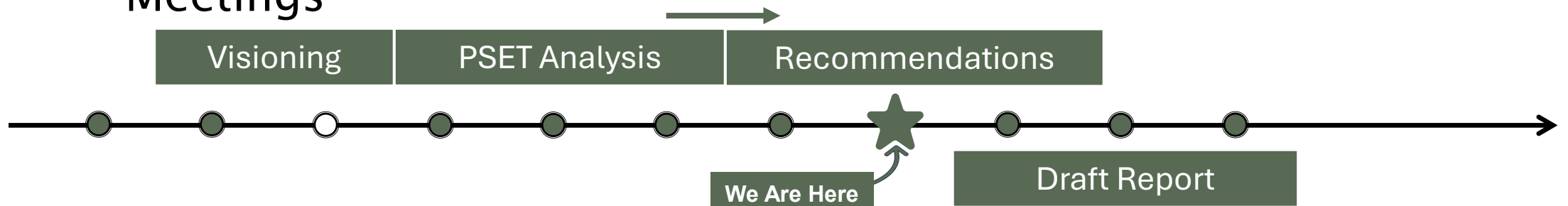


# Expectations for Meetings

## Developing Recommendation Meetings

*December, January, February and March Meetings*

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



# Expectations for Meetings

**January 2026**

**Task Force Meeting #7**

***Recommendations Meeting #2***

- Review meeting survey responses
- Draft recommendations

**February 2026**

**Task Force Meeting #8**

***Recommendations Meeting #3***

- Finalize Task Force member recommendations

**March 2026**

**Public Meeting # 2 and**

**Task Force Meeting #9**

- Public meeting to review recommendations and provide input
- Task Force to review initial public input

**April 2026**

**Task Force Meeting #10**

- Finalize recommendations report using public input



# **Process and Schedule for Developing Recommendations**

# Developing Recommendations

## Process

- Following Robert's Rules of Order (light)
- Using the recent recommendations work completed through the Adequate Public Facilities Ordinance (APFO) Review Committee as a model

## Recommendations

- NTTF does **not** have to have the details fully vetted and areas of particular interest can be noted within the recommendation
- Recommendations are in line with the NTTF Vision of where Columbia should be in the next 10, 20+ years

# Developing Recommendations

## Tracking Spreadsheet (from e-mail)



### PRELIMINARY DRAFT RECOMMENDATIONS

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF Meeting Discussion
Creating Another NT District	Section 125.0.B	1	Reduce the acreage requirement to create a New New Town	September
		2	Remove the section on creating a New New Town	September
		3	Maintain the original petitioner's ability to expand or restrict a New Town district	September
		4	Additional task force motions	N/A
		5	Additional task force motions	N/A
PDP/FDP/CSP Structure	Section 125.0.	1	Re-structure New Town zoning to align with existing land uses in Columbia under new Euclidean zoning.	November
		2	Maintain its current overall structure, but seek to simplify the approval and development processes within New Town zoning district.	November
		3	Create a master plan for Columbia in order to establish a community vision that guides future development.	November
		4	Standardize requirements by land use types across the FDPs	November
		5	Remove CSPs as a step in the development process	November
		6	Remove the New Town district by creating a New Town Overlay in order to regulate open space, design, and character; and zone properties with similar land uses under existing County Euclidian zoning districts.	November
		7	Consider implementing performance-based, incentive, or form-based zoning districts within Columbia.	November
		8	Consolidate the FDPs and their requirements to create a table of permitted uses by area	November
		9	Expand the types of uses that can be approved administratively through DPZ	November
..	Identify most effective opportunities for public engagement and maintain them as a priority in the development	..		

# Developing Recommendations

## Full Tracking Spreadsheet

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF Meeting Discussion	Motion Made By	Seconded By	Pass Tally	Opposition Tally	Pass/Fail
Creating Another NT District	Section 125.0.B	1	Reduce the acreage requirement to create a New New Town	September	Task Force Member Name	Task Force Member Name	#	#	P/F
		2	Remove the section on creating a New New Town	September	Task Force Member Name	Task Force Member Name	#	#	P/F
		3	Maintain the original petitioner's ability to expand or restrict a New Town district	September	Task Force Member Name	Task Force Member Name	#	#	P/F
		4	Additional task force motions	N/A	Task Force Member Name	Task Force Member Name	#	#	P/F
		5	Additional task force motions	N/A	Task Force Member Name	Task Force Member Name	#	#	P/F
FDP/CSP Structure	Section 125.0.	1	Re-structure New Town zoning to align with existing land uses in Columbia under new Euclidean zoning.	November	Task Force Member Name	Task Force Member Name	#	#	P/F
		2	Maintain its current overall structure, but seek to simplify the approval and development processes within New Town zoning district.	November	Task Force Member Name	Task Force Member Name	#	#	P/F
		3	Create a master plan for Columbia in order to establish a community vision that guides future development.	November	Task Force Member Name	Task Force Member Name	#	#	P/F
		4	Standardize requirements by land use types across the FDPs	November	Task Force Member Name	Task Force Member Name	#	#	P/F
		5	Remove CSPs as a step in the development process	November	Task Force Member Name	Task Force Member Name	#	#	P/F
		6	Remove the New Town district by creating a New Town Overlay in order to regulate open space, design, and character; and zone properties with similar land uses under existing County Euclidian zoning districts.	November	Task Force Member Name	Task Force Member Name	#	#	P/F
		7	Consider implementing performance-based, incentive, or form-based zoning districts within Columbia.	November	Task Force Member Name	Task Force Member Name	#	#	P/F

Motions and Vote Tracking

# 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*

# Key Elements Discussed

## Key Elements Discussed during PSET Meetings

September Discussion

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

October Discussion

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

November Discussion

December Discussion

# Recommendations Order

## Recommendations to be Discussed

January  
Discussion

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

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

February  
Discussion

March  
Discussion



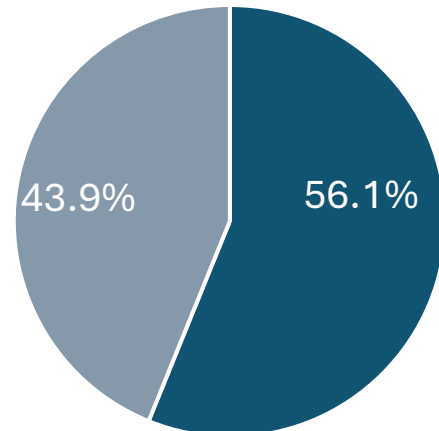
# Recommendations

# Recommendations

## New Town District Awareness

Q2: Are you aware that the predominant zoning for the majority of Columbia is New Town zoning?

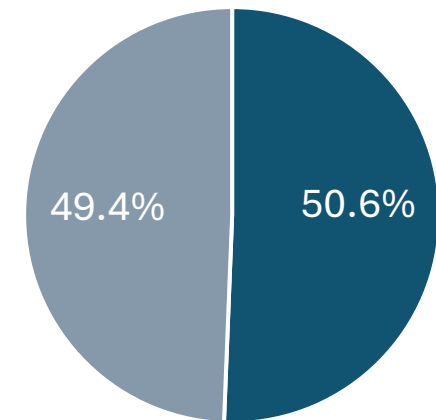
- 399 Replied
- 0 Skipped



■ Yes ■ No

Q3: Are you aware that New Town zoning functions differently than the rest of Howard County zoning?

- 399 Replied
- 0 Skipped



■ Yes ■ No

# Recommendations

## Creating another New Town District

*Section 125.0.B*

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

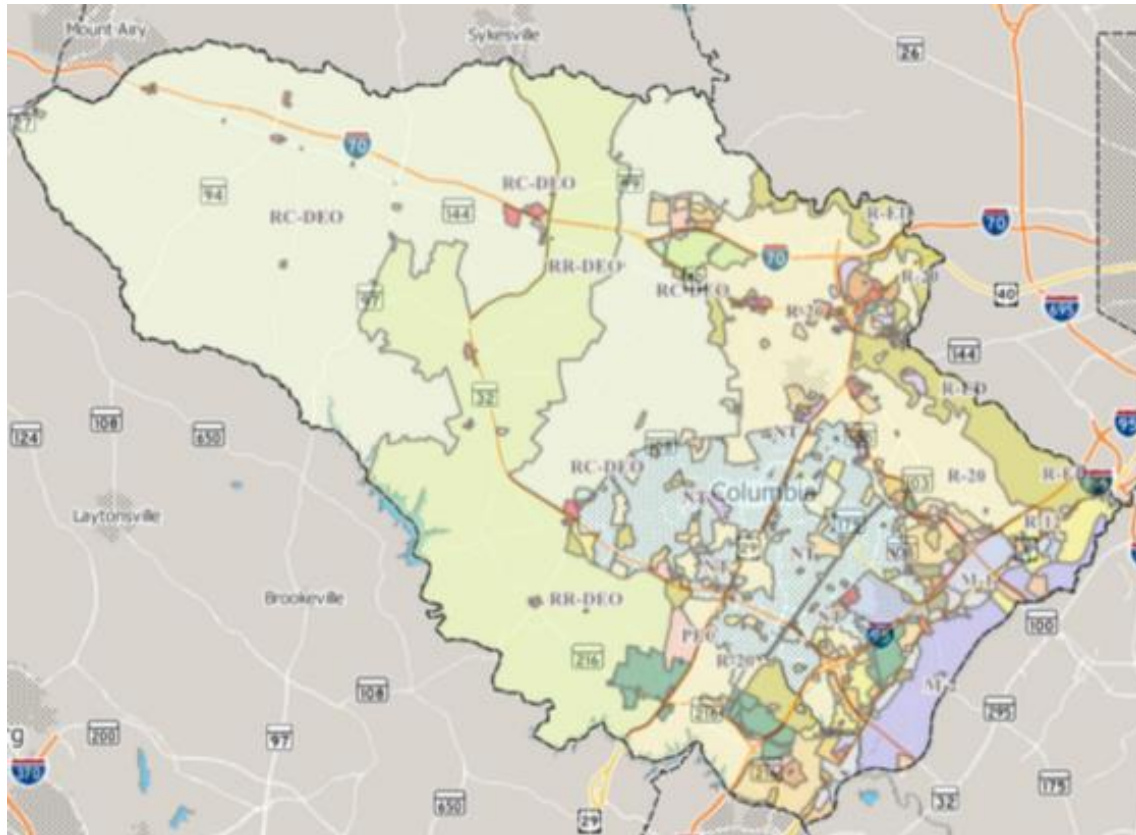
- Removing the ability to create a 'new' NT District does not impact current NT Columbia's ability to maintain itself as a NT district or annex new land into its own NT district
- There is limited to no available land left in the county to create such a large master planned community
- Questions if 'under developed' land in the county could be formed into a 'new' New Town district

# Creating a new New Town

## Creating a New Town District

- Contiguous, planned community for 20,000 or more people
- Minimum 2,500 acres
- A preliminary plan must be presented to the Zoning Board, who will determine whether
  - The petition complies with the provisions of these Regulations;
  - A New Town District should be located at the proposed site; and
  - The Preliminary Development Plan constitutes a general land use plan for the area covered thereby, designed to meet the objectives set forth in these Regulations.

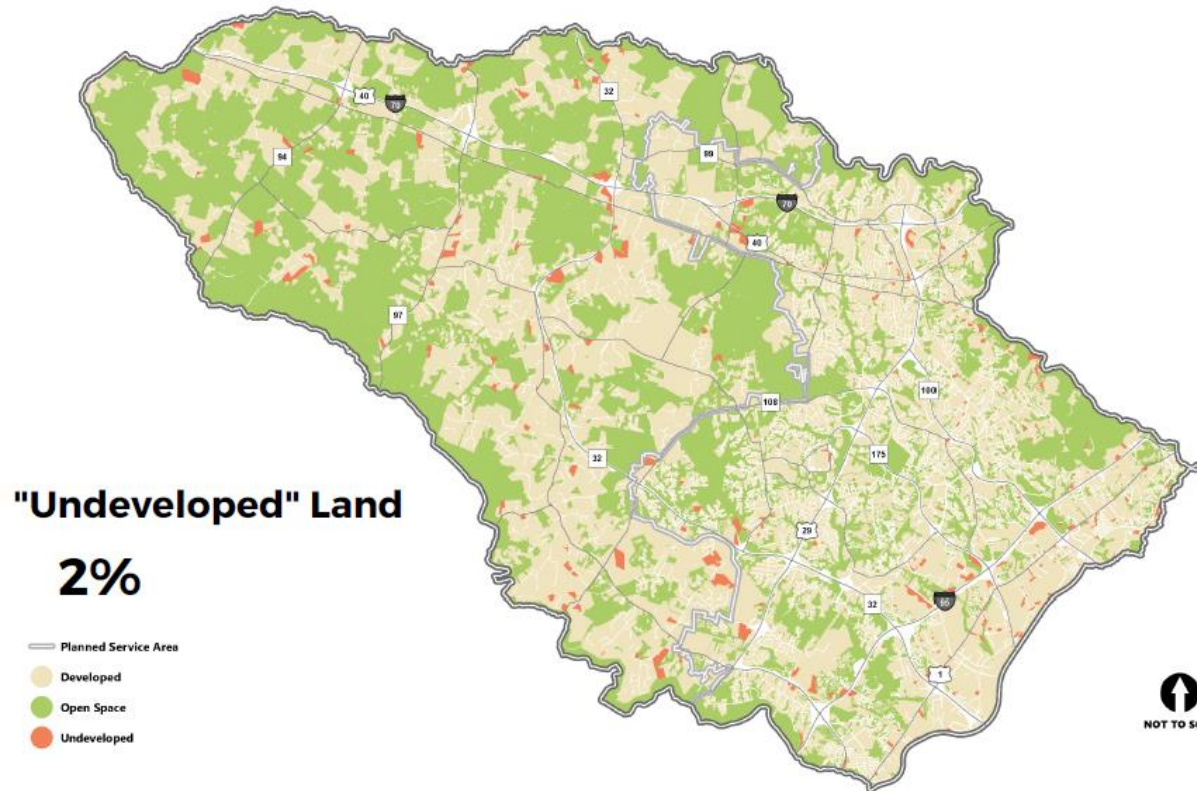
# Creating a new New Town



- The county includes many different zones, including **Euclidean, Floating, and Overlay zoning types which allow a variety of different uses, densities, and design patterns**
- There has **not been interest in developing another New Town community** from the development community
- More recent developments of master planned communities have used other Euclidean zoning methods, such as:
  - MXD (Maple Lawn, Emerson)
  - PGCC (Turf Valley)

# Creating a new New Town

## Creating a New Town District



- HoCo By Design identified only **2% of land is undeveloped or unprotected – scattered in small areas throughout the County**
- Development opportunities and PSA expansions in the West are limited by:
  - Limited by
    - Environmental Resources
    - Preservation Easements
    - Current open space
    - Water and Sewer Capacity

# Recommendations

Another New Town District  
*Section 125.0.B*

***Recommendation #1: Reduce the acreage requirement to create a new New Town.***

## Discussion

### Motion

Make the Motion  
Second the Motion

### Vote

Yes OR No OR Abstain

Another New Town District

# Recommendations

Another New Town District

*Section 125.0.B*

***Recommendation #2: Remove the section on creating a new New Town District.***

## Discussion

### Motion

Make the Motion  
Second the Motion

### Vote

Yes OR No OR Abstain

Another New Town District

# Recommendations

## Another New Town District

*Section 125.0.B*

***Recommendation #3: Maintain the original petitioner's ability to expand or restrict a New Town District.***

## Discussion

### Motion

Make the Motion  
Second the Motion

### Vote

Yes OR No OR Abstain

Another New Town District

# Recommendations

## PDP/FDP/CSP Structure

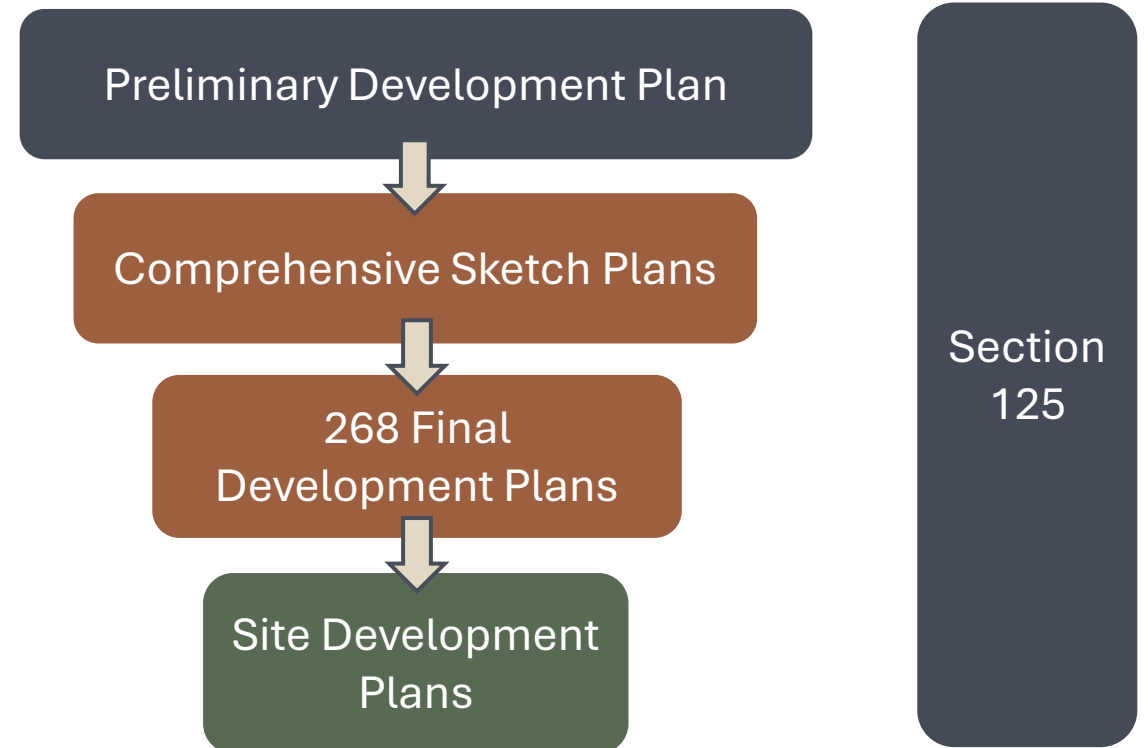
### *Section 125.0*

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

- Too complicated for property owners, developers, and administrators to follow, interpret, and implement
- Site specific regulations through FDPs are inconsistent
- Concern of number of meetings
- Interest in maintaining public engagement as part of the development process
- Interest in expanding flexibility for new, modern land uses, such as mixed use areas

# NT Structure

- **Section 125** and the **Preliminary Development Plan**  
Manage overall land use percentages and density caps across the entire New Town district
- **Comprehensive Sketch Plans** and **Final Development Plans** lay out generalized permitted uses, open space, setbacks, and bulk regulation/design requirements
- **Site Development Plans** show detailed development plans, including utilities, stormwater, and other infrastructure



4 Stage Structure

# Structure Challenges

- Complexity
  - Multiple layers (PDP -> CSP -> FDP -> SDP) creates long timelines
- Outdated Land Use and Design Standards
  - Original regulations do not incorporate modern planning needs such as mixed-use development, sustainability, and resiliency
- Constraints on Redevelopment
  - Existing lack of standardization between FDP's creates challenges
  - Specific land use percentages and highly specific FDPs limit flexibility for redevelopment
- Public Process
  - Provides transparency
  - Adds to the timelines and cost for applicants

# Structure Solutions

- Adjust or Remove the overall land use percentage requirements to create more flexibility
- Simplification from a 3-4 Stage to a 2-stage structure
  - Remove Comprehensive Sketch Plans from the process, since they are duplicative to already created Final Development Plans
  - Consolidate the Final Development Plans using zoning tools such as Euclidean, Overlay, or Hybrid Form-Based codes
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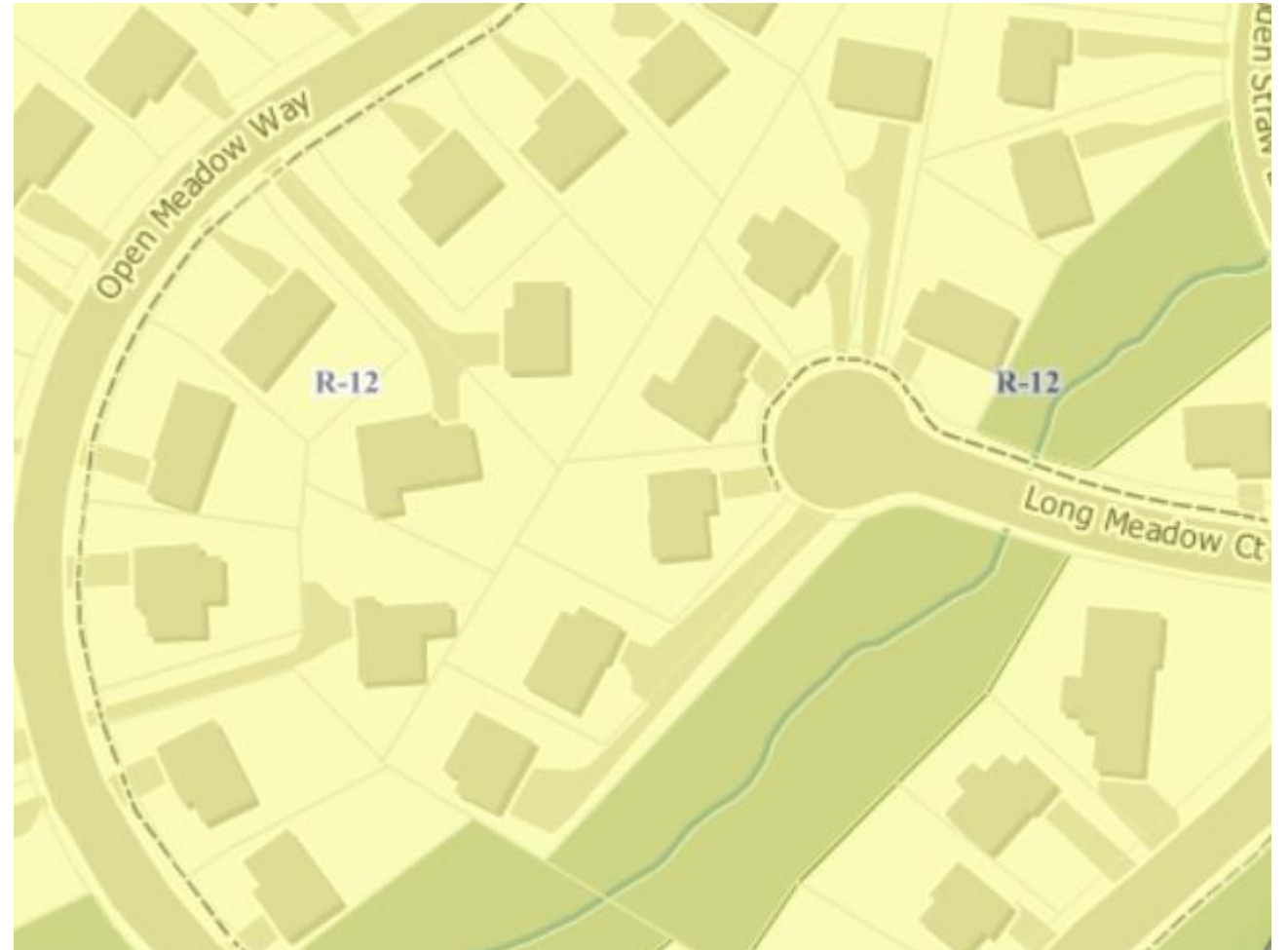
# Structure: Alternative Zoning Options

## Purpose and Function:

- Mapped to property lines or geographic features
- Separates land use types
- Mandates Setback Requirements
- Regulates building bulk/massing requirements (e.g. Building height limits, floor area ratios)
- Often referred to in existing FDPs to regulate uses (i.e. all uses allowed in B-1 are allowed in a given commercial FDP)

## General Categories of Euclidian/Base Zones:

- **Residential**
  - Rural residential (e.g., RC, RR)
  - Single-family detached (e.g., R-20, R-12)
  - Apartment zones (e.g., R-A-15)
- **Mixed-Use**
  - Supports a combination of residential, commercial, and/or office
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  - Office zones
  - Manufacturing/industrial zones



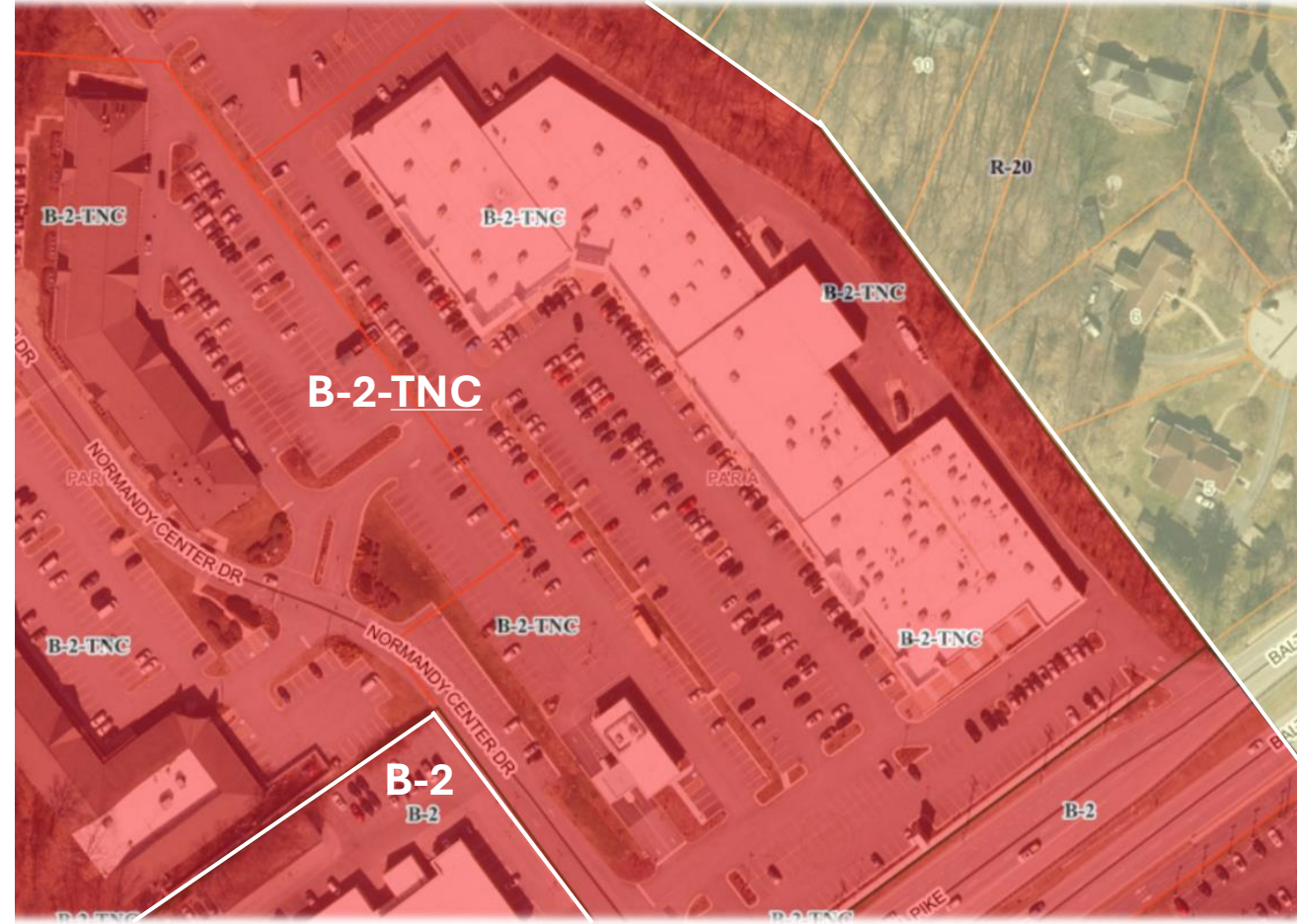
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## Purpose and Function:

- Overlaid on a base zoning district
- Can apply additional regulations (ex. historic) or provide more options (ex. Higher density) on top of base zone allowances/requirements
- Implements new targeted policies without needing to amend base zoning
- Add special requirements or incentives for particular uses (e.g. open space, character, or certain land uses)

## Zoning Examples:

- Continuing Light Industrial (CLI)
- Traditional Neighborhood Center (TNC)
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- Commercial Redevelopment (CR)
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# Structure: Alternative Zoning Options

## **Performance-Based Zoning**

### **Purpose and Function:**

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

### **Desired Outcomes:**

Design flexibility to meet goals

## **Incentive-Based Zoning**

### **Purpose and Function:**

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

### **Incentives:**

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

## **Form-Based Zoning**

### **Purpose and Function:**

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

### **Design Focus:**

Building design and character are more prescriptive

# Recommendations

## PDP/FDP/CSP Structure

*Section 125.0*

***Recommendation #1: Re-structure New Town zoning to align with the existing land uses in Columbia under new Euclidean zoning.***

## Discussion

### Motion

Make the Motion

Second the Motion

### Vote

Yes OR No OR Abstain

PDP/FDP/CSP Structure

# Recommendations

## PDP/FDP/CSP Structure

*Section 125.0*

***Recommendation #2: Maintain the current overall structure but seek to simplify the approval and development processes within the New Town zoning district.***

## Discussion

### Motion

Make the Motion

Second the Motion

### Vote

Yes OR No OR Abstain

PDP/FDP/CSP Structure



# Wrap-Up



## Task Force Vision

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

The Vision for New Town Recommendations

# Homework

A decorative brown line graphic that starts on the left side of the slide, rises to a peak, and then descends to a horizontal line that spans the width of the slide.

To be completed no later than **February 17, 2026**.

Review the next set of recommendation topics with respect to the meeting notes and be prepared to identify recommendations.

# Recommendations Order

## Recommendations to be Discussed

January  
Discussion

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

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- MIHU Requirements (*Oct*)
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- Continued Discussion / Review of Recommendations

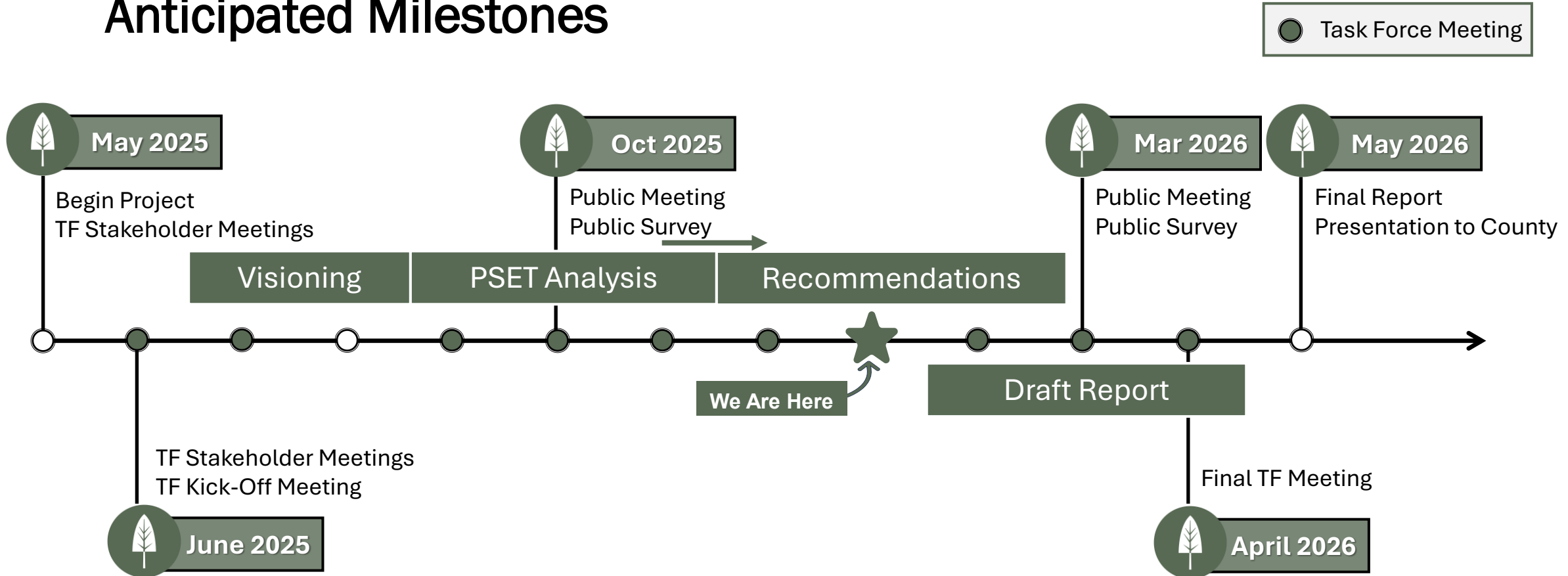
February  
Discussion

March  
Discussion

# Wrap-Up



## Anticipated Milestones



# Wrap-Up

## Pending Topics

- Developing Recommendations
- Review Draft Report Outline and Document



# Wrap-Up

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

**February 17, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topic

*Finish Developing  
Recommendations*

**March 24, 2026**

6:00 PM – 8:00 PM

Virtual

Primary Topics

*Review Recommendations  
Review Draft Report  
Outline*

# Wrap-Up

## Upcoming Public Meeting

**March 18, 2026**

***In Person Option***

6:00 PM – 8:00 PM

*East Columbia 50+ Center  
6610 Cradlerock Way  
Columbia, MD 21045*

**March 19, 2026**

***Virtual Option***

12:00 PM – 2:00 PM

*Webex (Virtual)  
Will be recorded and posted to the New Town  
Task Force Website*



# Open Comments

**Thank you**



# Thank you

## Task Force Meeting No. 8

February 17, 2026

*In-person*

## Task Force Meeting No. 9

March 24, 2026

*Virtual*



# AGENDA

Meeting No. 8

February 17, 2026

- A. Welcome and Meeting No. 7 Recap**
- B. Prior Meeting Minute Approvals and Information Requests**
- C. Overall Schedule and Expectations for Meeting No 8**
- D. Reminders for Developing Recommendations**
- E. Recommendations**
- F. Wrap Up**
- G. Adjourn**



# New Town Task Force

## Meeting No. 8

February 17, 2026

# Agenda

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Welcome, Purpose and Meeting No. 7 Recap

Prior Meeting Minute Approval, Elements and Information Requests

Overall Schedule and Expectations for Meeting No. 8

Reminders for Developing Recommendations

Recommendations

Wrap-Up

- Homework for Next Meeting
- Open Comments

Adjourn



# **Welcome and Meeting No. 7**

## **Recap**

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

County Executive  
Of  
Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golbersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 3<sup>rd</sup> day of June 2025.


  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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



## **Task Force Vision**

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

The Vision for New Town Recommendations





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

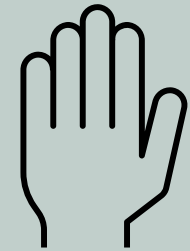
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 7 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. 7 meeting minutes?**



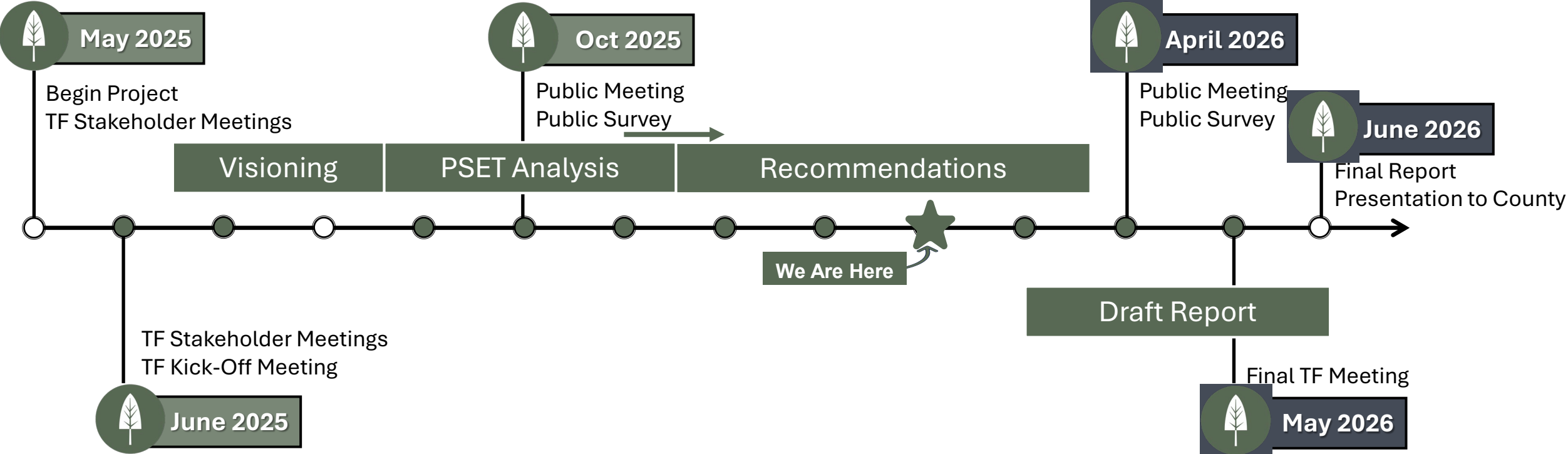
# **Overall Schedule and Expectations for Meeting No. 8**

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting

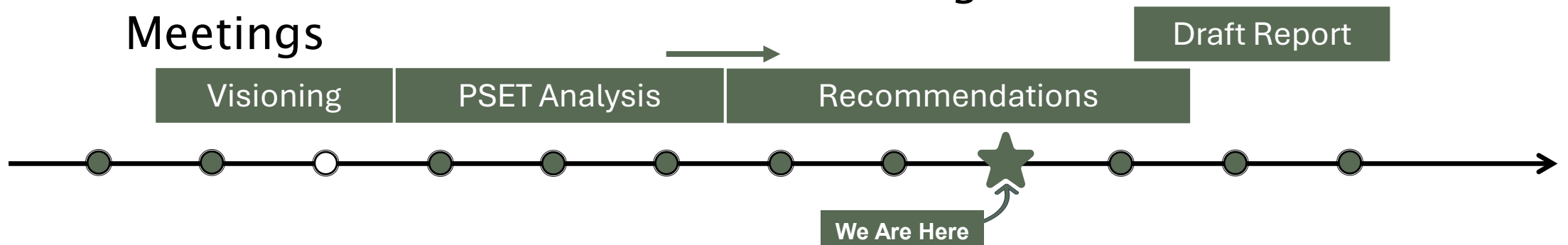


# Expectations for Meetings

## Developing Recommendation Meetings

*December, January, February and March Meetings*

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



# Expectations for Meetings

**February 2026**

**Task Force Meeting #8**

***Recommendations Meeting #3***

- Task Force members to develop recommendations

**March 2026**

**Task Force Meeting #9**

***Recommendations Meeting #4***

- Task Force members to develop recommendations

**April 2026**

**Public Meeting # 2 and**

**Task Force Meeting #10**

- Public meeting to review recommendations and provide input
- Task Force to review initial public input

**May 2026**

**Task Force Meeting #11**

- Finalize recommendations report using public input



# **Process and Schedule for Developing Recommendations**

# Developing Recommendations

## Draft Recommendations Guidance

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

# Developing Recommendations

## Draft Recommendations *Example*

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

# Developing Recommendations

## Tracking Spreadsheet (from e-mail / filled out from NTTF #7)

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	NTTF Recommendations Meeting	Motion Made By	Seconded By	Pass Tally	Opposition Tally	Abstention Tally	Pass/Fail	
Creating Another NT District	Section 125.0.B	1	Reduce the acreage requirement to create a New New Town	September	January	Karin Emery	Fran LoPresti	4	12	3	F	
		2	Remove the section on creating a New New Town	September	January	Joan Lancos	Ryan Hermann	6	10	2	F	
		3	<i>Maintain the original petitioner's ability to expand or restrict a New Town district</i>	September								
		4	<i>Additional task force motions</i>	N/A								
		5	<i>Additional task force motions</i>	N/A								

# Key Elements Previously Discussed

## Key Elements Previously Discussed during PSET Meetings

September Discussion

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

October Discussion

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

November Discussion

December Discussion

# Recommendations Order

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February Discussion

March Discussion



# Recommendations

# FDP/CSP/PDP Structure

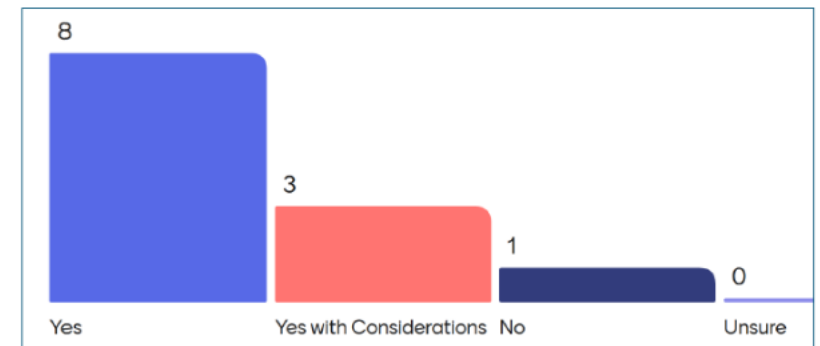
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### *Section 125.0*

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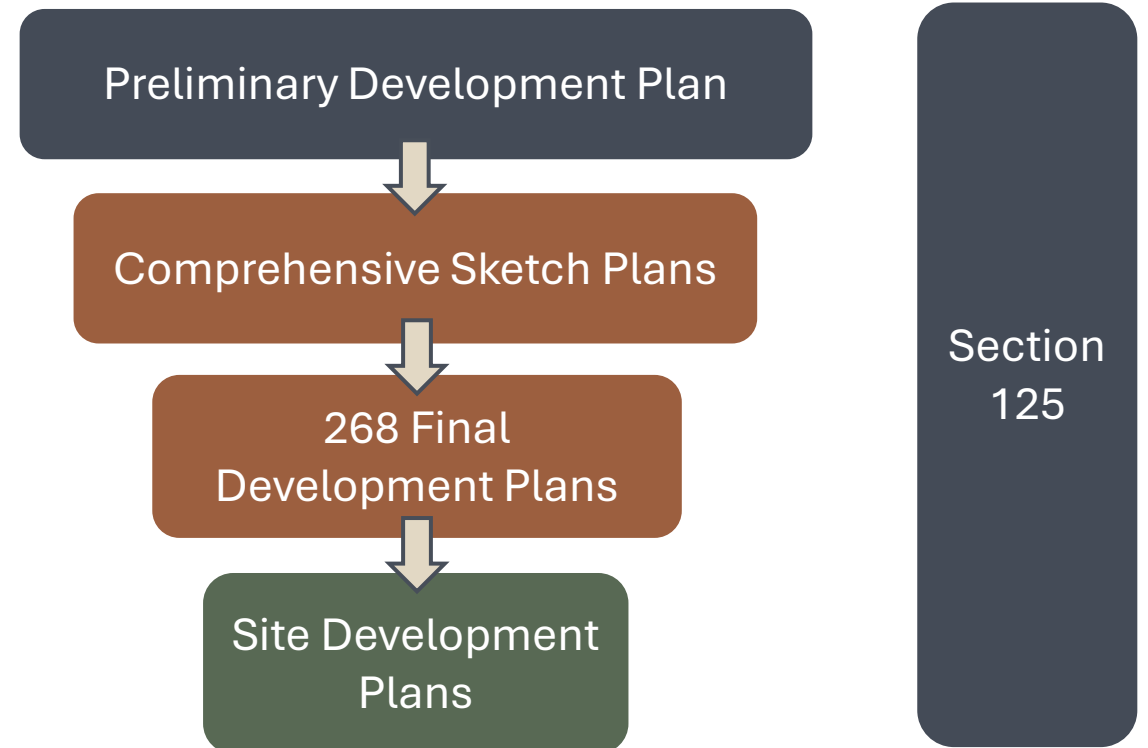
*Q1: Should the structure of New Town District change?*



***Poll results from November PSET Meeting***

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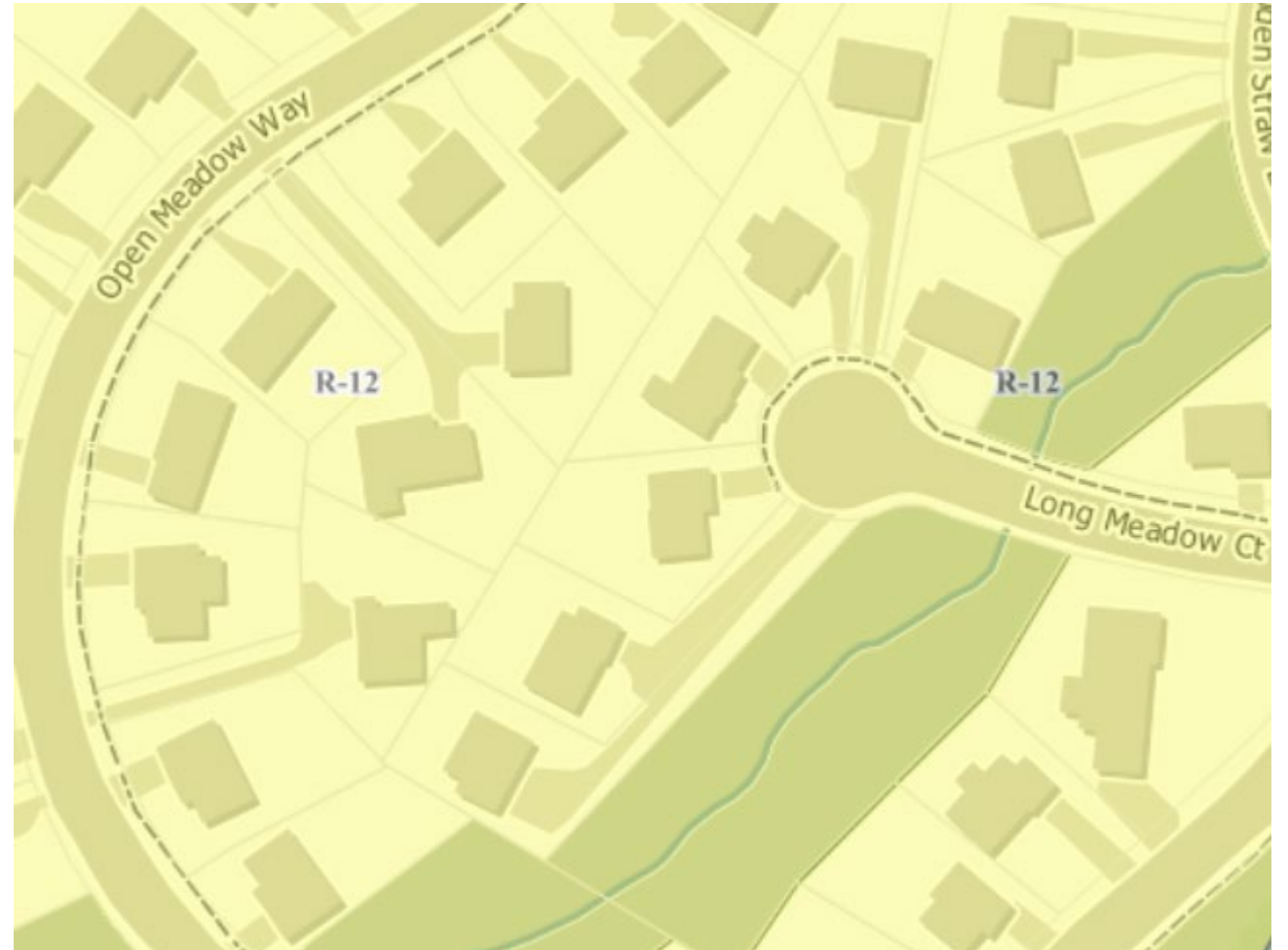
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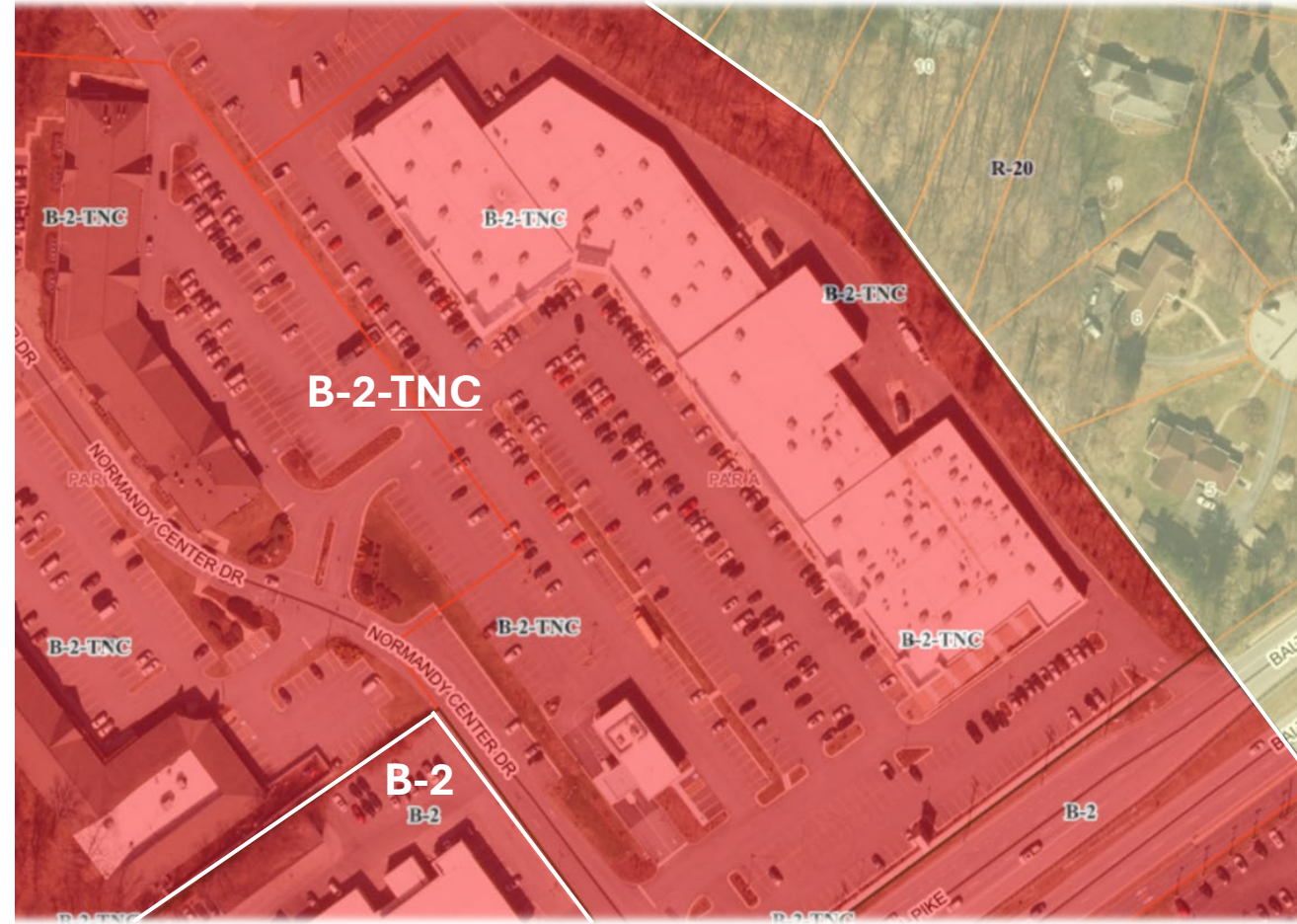
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- Prioritizes walkability, active frontages, and attractive streetscapes

### **Design Focus:**

Building design and character are more prescriptive

# Recommendations

## PDP/CSP/FDP Structure *Section 125.0*

## DRAFT Recommendations

*#1: Re-structure New Town zoning to align with the existing land uses in Columbia under new Euclidean zoning.*

*#2: Maintain the current overall structure but seek to simplify the approval and development processes within the New Town zoning district.*

*#3: Create a master plan for Columbia to establish a community vision that guides future development.*

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

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

*#6: Remove the New Town district by creating a New Town Overlay to regulate open space, design, and character; and zone properties with similar land uses under existing County Euclidean zoning districts.*

# Recommendations

## PDP/CSP/FDP Structure *Section 125.0*

## DRAFT Recommendations

*#7: Consider implementing performance-based, incentive, or form-based zoning district within Columbia..*

*#8: Consolidate the Final Development Plans (FDPs) and their requirements to create a table of permitted uses by area.*

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

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

# Recommendations

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PDP/CSP/FDP Structure  
*Section 125.0*

**Discussion**

# Recommendations

PDP/CSP/FDP Structure  
*Section 125.0*

## Motion

Make the Motion  
Second the Motion

## Vote

Yes OR No OR Abstain

# Recommendations

## Defining Credited Open Space

*Section 125.0.A.8.e*

### ***Overview of NTTF Meeting #3 Discussion***

- Interest in preserving open space in New Town
- Limited clarity on what types of uses, including green and open spaces, constitute credited open space



***Poll results from September PSET Meeting***

# Credited Open Space

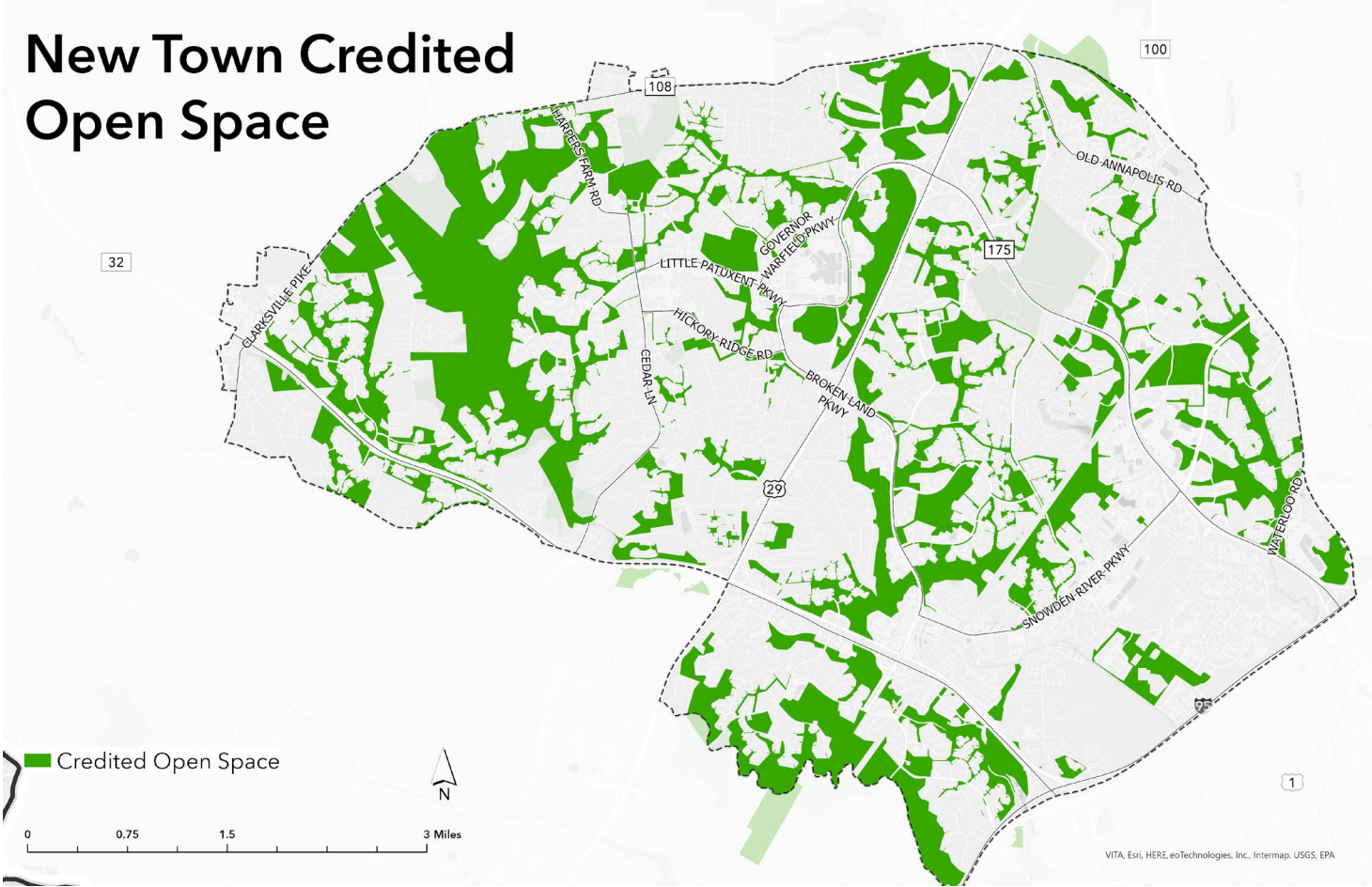
“open space uses” is defined as being those uses which do not involve any extensive coverage of land with structures

	(1) Minimum Percentage of Total Area of the District	(2) Maximum Percentage of Total Area of the District
Open Space Uses	36%	N/A

- c. Upon recordation of a Final Development Plan within Downtown Columbia, environmentally sensitive land areas that are designated "open space" on the Final Development Plan will be credited towards the minimum percentage of open space uses in Section 125.0.A.8.a. above.
- d. Each New Town District must also provide adequate public transportation facilities and public water and sewer systems in the areas shown on the Final Development Plan.
- e. As used in this Section the term "open space uses" is defined as being those uses which do not involve any extensive coverage of land with structures as, for example, all lands devoted to raising of crops, agricultural uses, parks, playing fields, golf courses and any other outdoor recreational uses (whether any such uses be publicly owned or privately owned or operated for profit), as well as all lands covered by lakes, rivers or streams, and all lands devoted to public or community uses. Open land designated for residential uses shall be considered qualified as "open space use" only if it is held for the common use of the public or persons residing in the particular locality within the community, and if it is larger than two acres in size. For the purpose of meeting the 36% requirement imposed above:
  - (1) The term "open space uses" shall not include parking lots, streets, rights-of-way, amusement parks, golf driving ranges which are not ancillary to a golf course, or drive-in movies.
  - (2) All lands approved and credited as open space use on the Final Development Plan of the NT District shall be conclusively presumed to satisfy the requirements of this section.

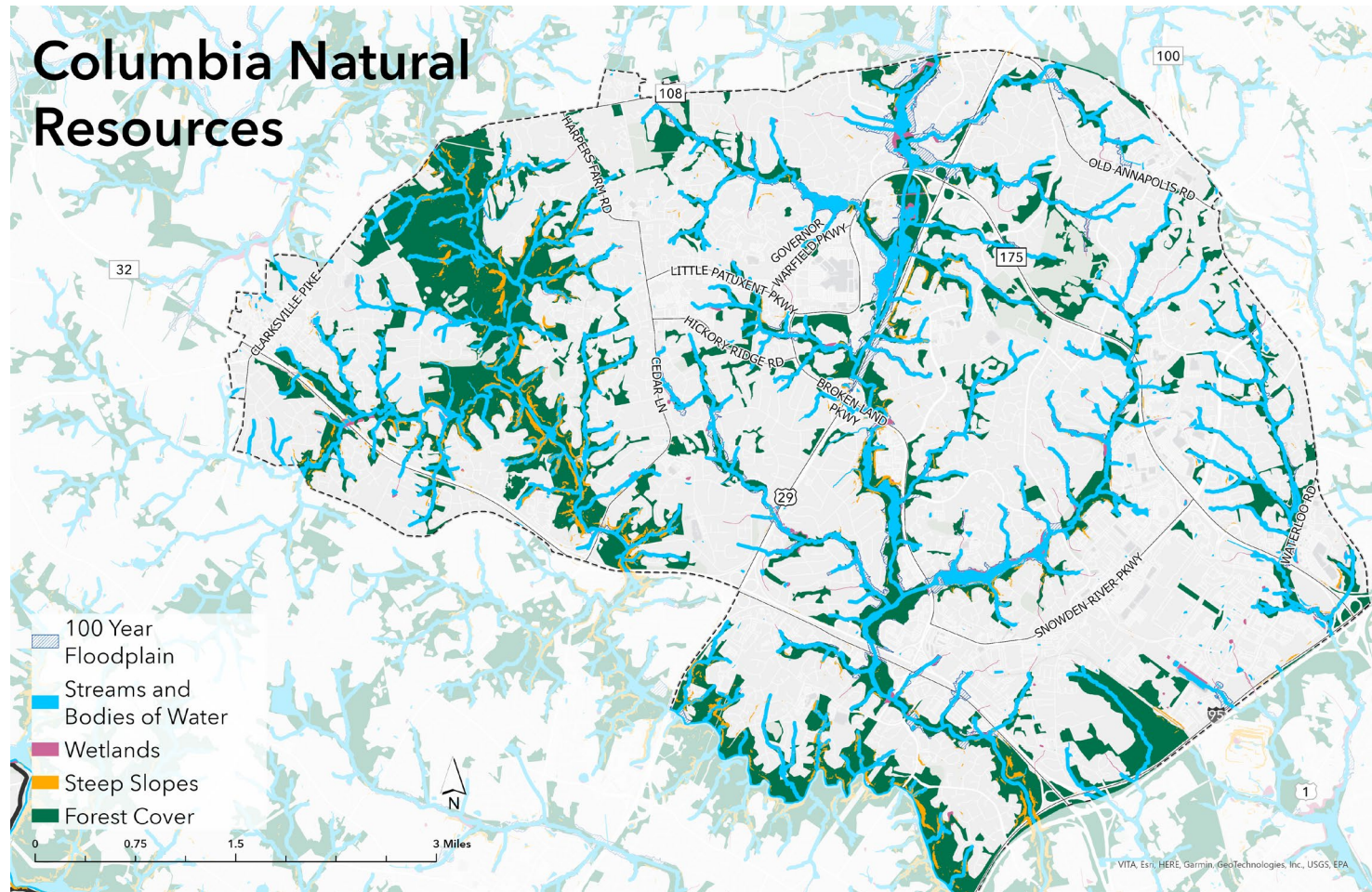
# Credited Open Space

## New Town Credited Open Space



Types of Open Space: Credited Open Space

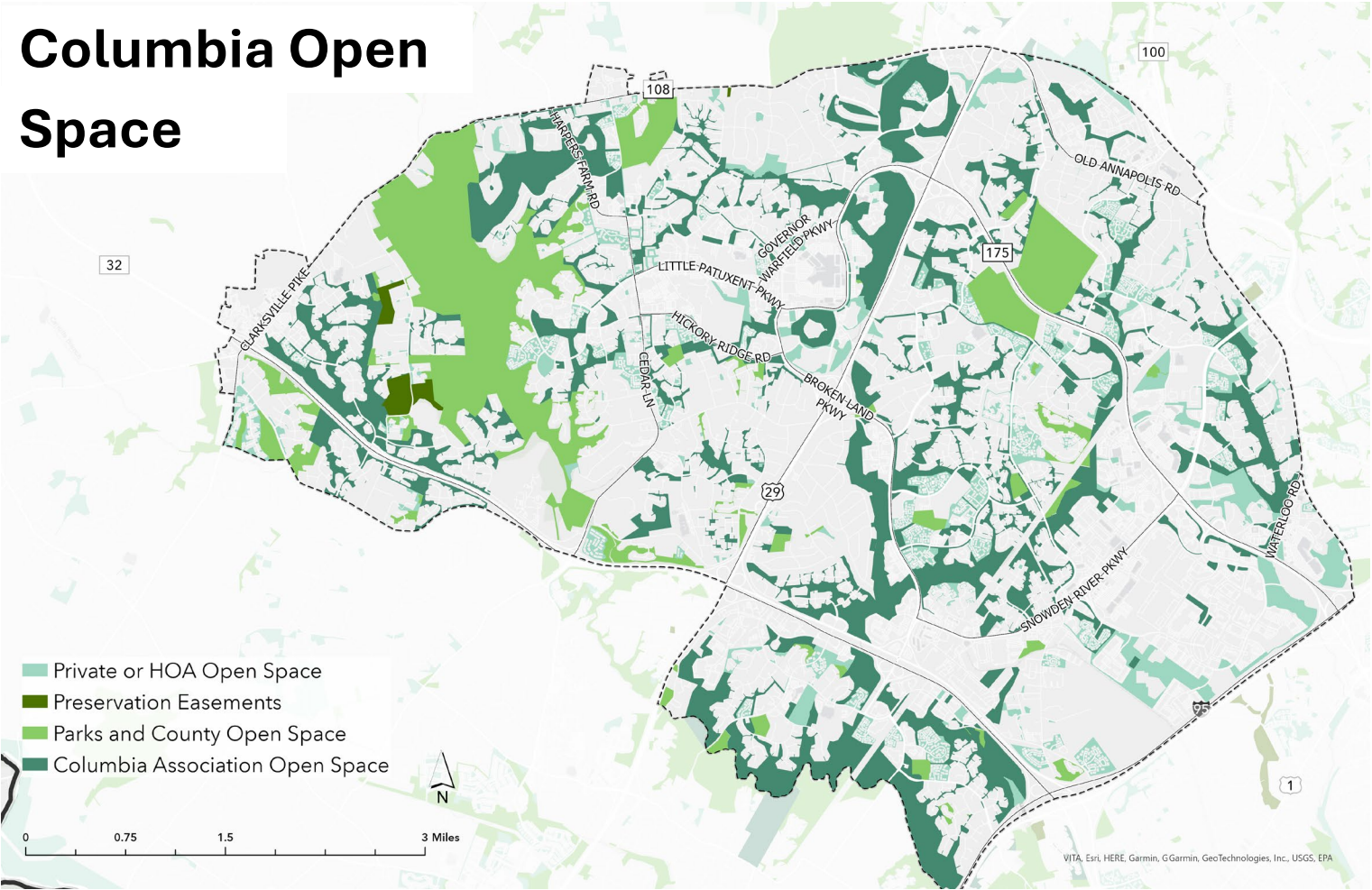
# Credited Open Space



Types of Open Space: Natural Resources

# Credited Open Space

## Columbia Open Space

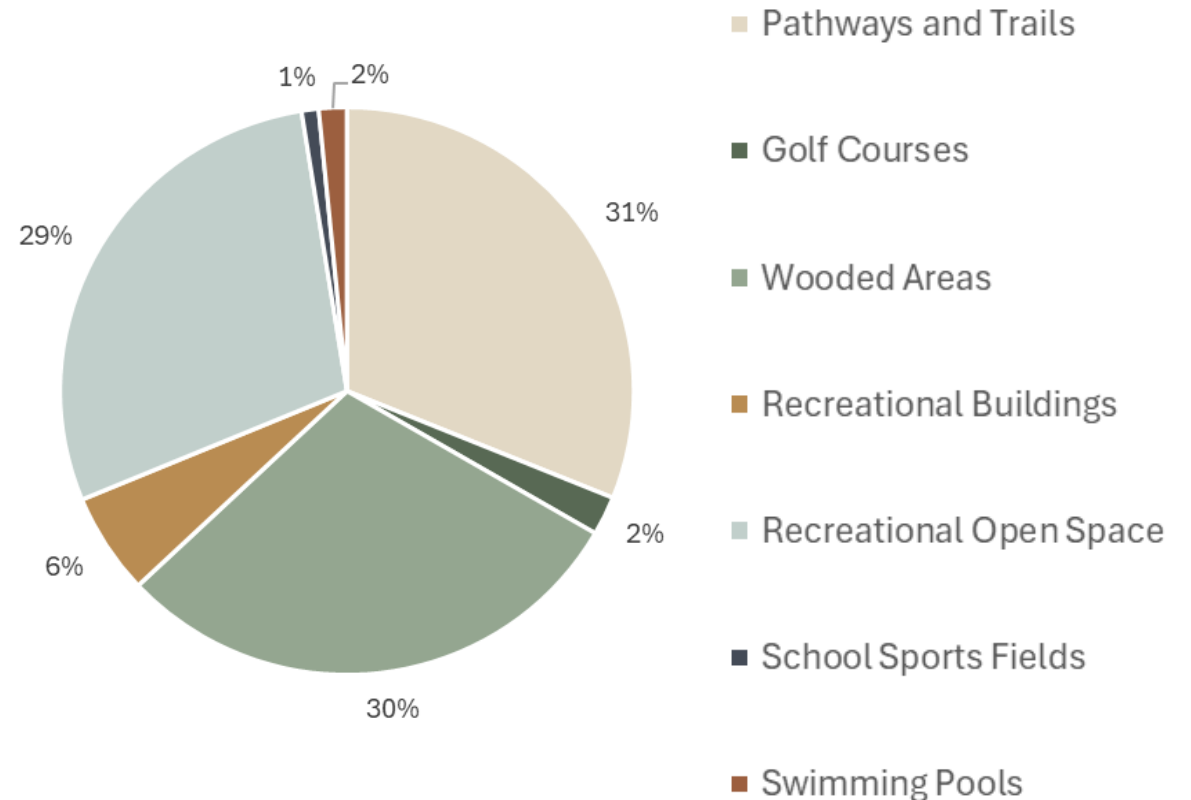


Types of Open Space: Protected Areas

# Credited Open Space

- Approximately 5,200 acres are dedicated to parkland and open space (Approx. 37% of New Town zoned land)
- Often includes environmental features like steep slopes, floodplains, and streams
- Ownership of credited open space includes government entities, HOAs, private LLCs, or individuals
  - Major owners include CA, Howard County Government, and Howard County Board of Education

Credited Open Space in New Town



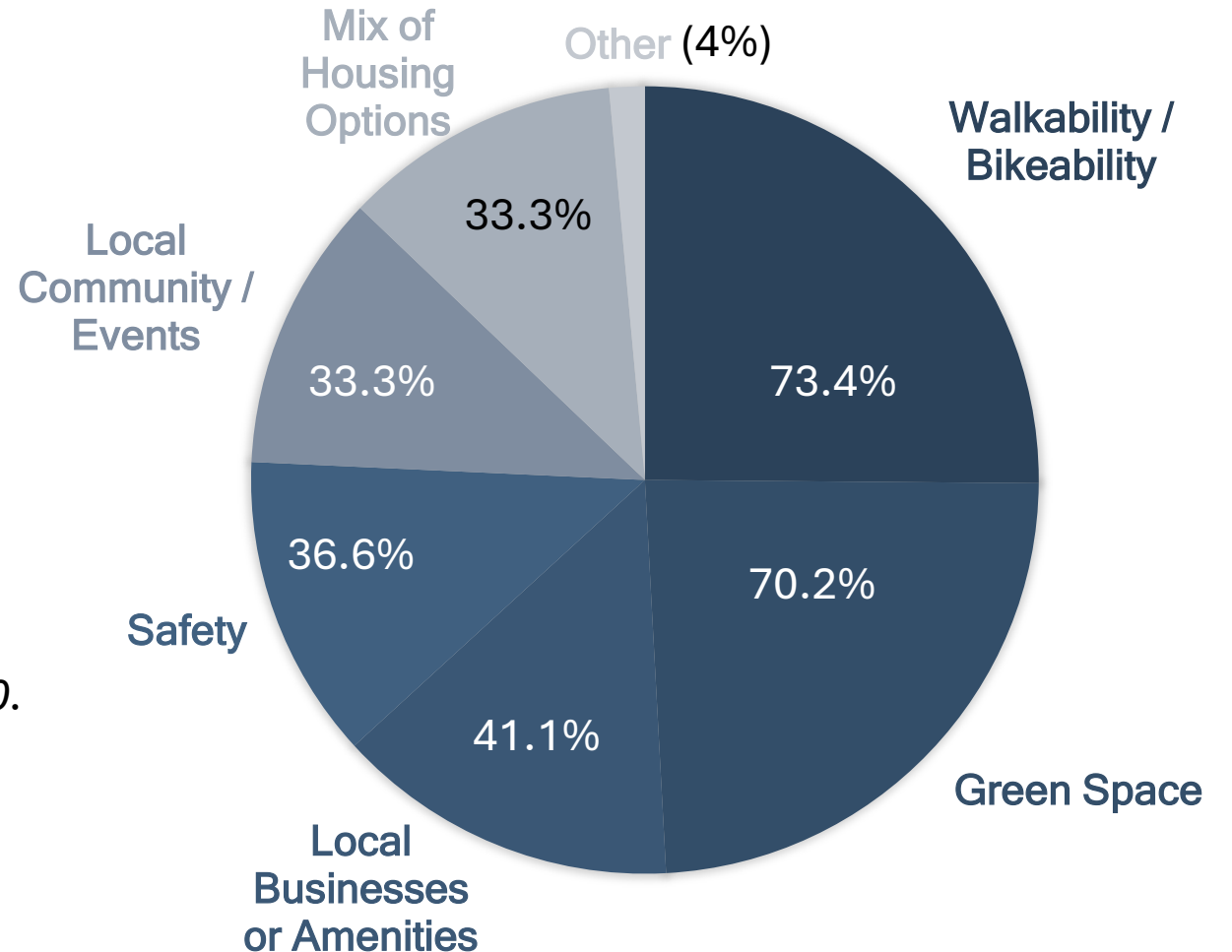
# Credited Open Space

## Question #4

Q: What are the top three thing you like about New Town Columbia?

- 399 Replied
- 0 Skipped

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



# Recommendations

## Defining Credited Open Space

### *Section 125.0.A.8.e*

## DRAFT Recommendations

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

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

*#3: Maintain the required 36% open space.*

*#4: Ensure permanent protection of currently established credited open space areas.*

# Recommendations

Defining Credited Open Space

*Section 125.0.A.8.e*

Discussion

Defining Credited Open Space

# Recommendations

## Defining Credited Open Space

*Section 125.0.A.8.e*

### **Motion**

Make the Motion  
Second the Motion

### **Vote**

Yes OR No OR Abstain

# Definition of Apartments

## Apartments Definition

### *Section 125.0.5.b*

#### *Overview of NTTF Meeting #5 Discussion*

- Lack of clarity between what uses fall under the 'Apartment' land use category
- Modern definitions of apartments have since split apartments and townhomes into two separate categories
- Maintain townhome block length requirements, whether or not they are split from the apartment definition

*Q3: Should the apartment land use be adjusted to align with other county zoning definitions?*



*Poll results from November PSET Meeting*

# Definition of Apartments

## A. Definitions, Requirements and Restrictions Applicable to NT Districts

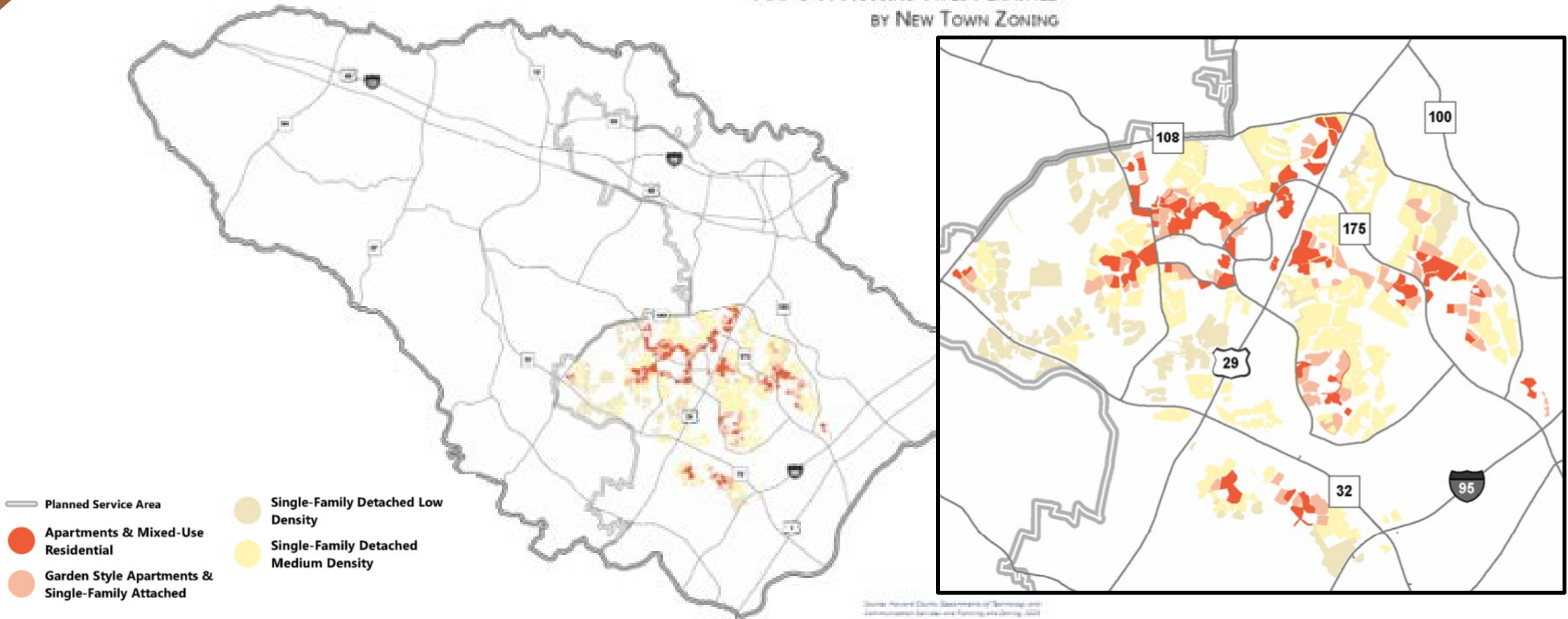
4c. In areas designated "Apartments" on the Final Development Plan the **maximum number of apartments permitted** shall relate to the overall total number of apartments in all areas so designated within the NT District and shall be calculated by **multiplying the number of acres within all areas so designated by 15**.

5b. **Attached or semi-detached dwellings** may be erected only in areas designated "**Downtown Revitalization,**" or "**Apartments**" on a Final Development Plan. Within areas designated 'Apartments' such units must be provided:

1. In groups having no more than 10 dwellings attached to one another if attached on the sides, or 16 dwellings if attached back to back; and
2. In such numbers so as **not to exceed 10 dwellings for each acre of such use**, calculated by multiplying the number of acres so designated by 10; and
3. In such physical relation to each other and to other uses as may be specifically approved on a subdivision layout submitted as part of the Final Development Plan.

# Definition of Apartments

MAP 6-7: HOUSING TYPES PERMITTED BY NEW TOWN ZONING



Current Apartment and Single Family Types in NT

# Definition of Apartments

## Section 103 (Definitions)

- Dwelling, Apartment: A dwelling in a building containing three or more dwelling units separated by both vertical and horizontal party walls.
- Dwelling, Single-family Attached: One of a series of two or more dwelling units, separated either by vertical or horizontal party walls, with each unit having its own separate exterior entrance(s).

# Recommendations

## Apartments Definition *Section 125.0.5.b*

## Draft Recommendations

*#1: Maintain the apartments definition as it is currently constructed in Section 125.*

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

*#3: Create a new land use category for single family attached housing types.*

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

# Recommendations

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Apartments Definition  
*Section 125.0.5.b*

**Discussion**

Definition of Apartments

# Recommendations

Apartments Definition  
*Section 125.0.5.b*

## Motion

Make the Motion  
Second the Motion

## Vote

Yes OR No OR Abstain

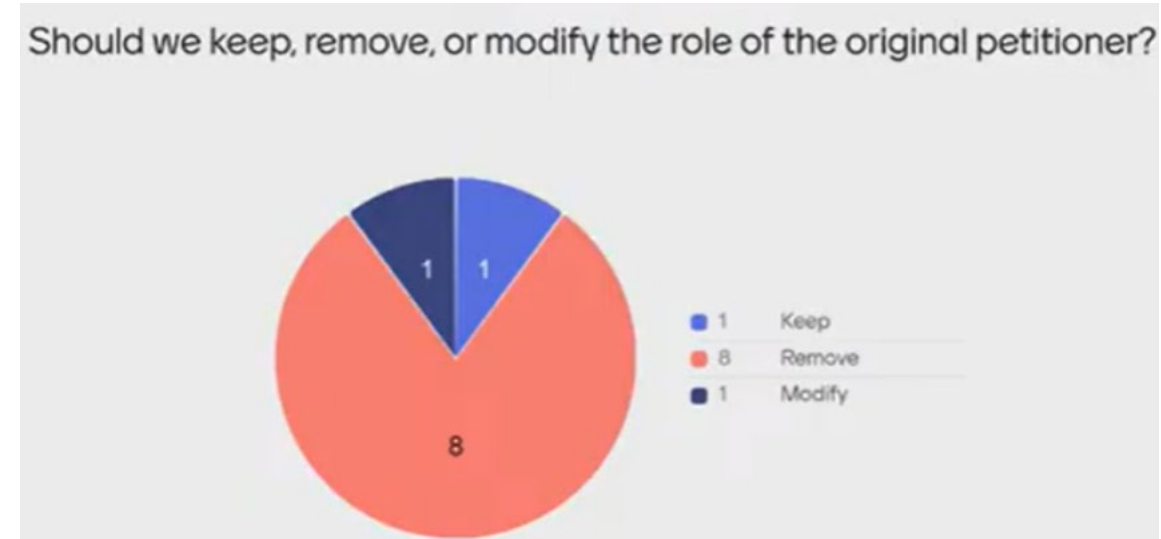
# Original Petitioner

## Original Petitioner

*Section 125.0.F.1*

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

- Interest in removing the original petitioner role
- Goal to replace or identify a body to provide oversight over FDPs in place of the current original petitioner role



***Poll results from December PSET Meeting***

# Original Petitioner

## Understanding roles within the zoning authority

- 125.0.F Amendments to a Comprehensive Sketch Plan (CSP) of Final Development Plan (FDP)
  - Section 1 Amendments Submitted by Original Petitioner
    - Except as allowed by Sections 125.0.F.2 and 125.0.F.3 below, **only the original petitioner for the New Town District may propose amendments** to an approved Comprehensive Sketch Plan or Final Development Plan. A proposed Comprehensive Sketch Plan Amendment shall be reviewed in accordance with Section 125.0.C above. A proposed Final Development Plan Amendment shall be reviewed in accordance with Section 125.0.D or 125.0.E. as applicable.
      - Exclusions for residential, Downtown Columbia, and Village Centers

# Recommendations

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

## Draft Recommendations

*#1: Remove the role of the original petitioner to amend commercial FDPs.*

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

# Recommendations

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Original Petitioner  
*Section 125.0.F.1*

Discussion

Reviewing Original Petitioner Role

# Recommendations

Original Petitioner  
*Section 125.0.F.1*

## **Motion**

Make the Motion  
Second the Motion

## **Vote**

Yes OR No OR Abstain

# Downtown and Village Center Processes

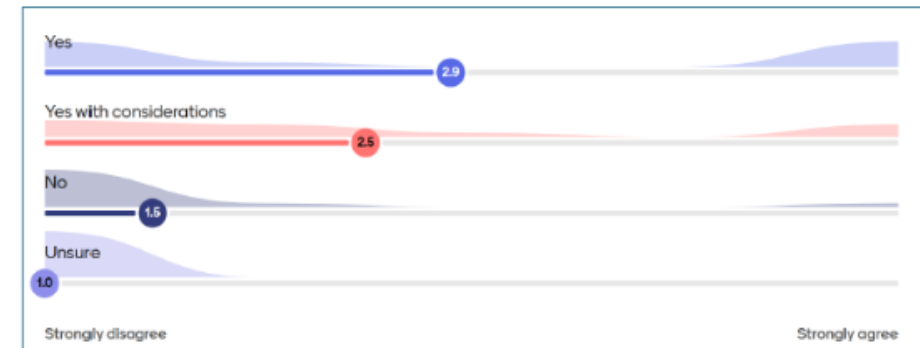
## Downtown and Village Center Process Simplification

*Section 125.0.E, H, I (downtown), Section 125.0.J (major VC), 125.0.K (minor VC)*

### **Overview of NTTF Meeting #5 Discussion**

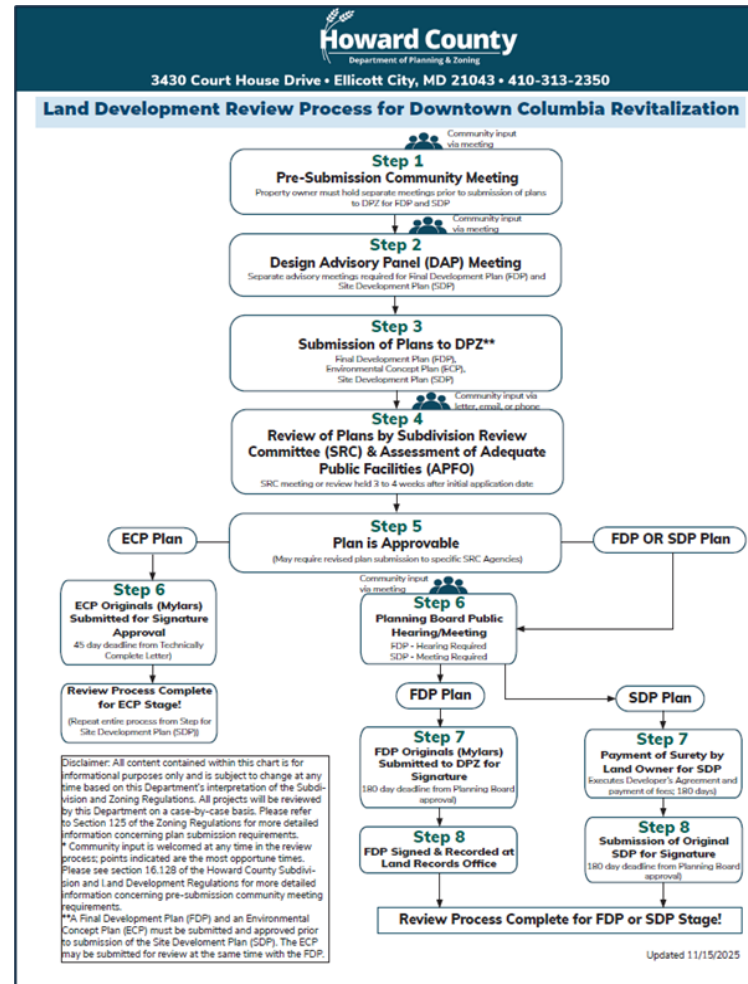
- Interest in simplifying the redevelopment process
- Consideration for higher density at Village Centers
- Consideration to reduce the number of public meetings required with the process (part of the simplification of redevelopment)

*Q2: Should the regulations and processes for development, redevelopment, and/or amendments be simplified?*



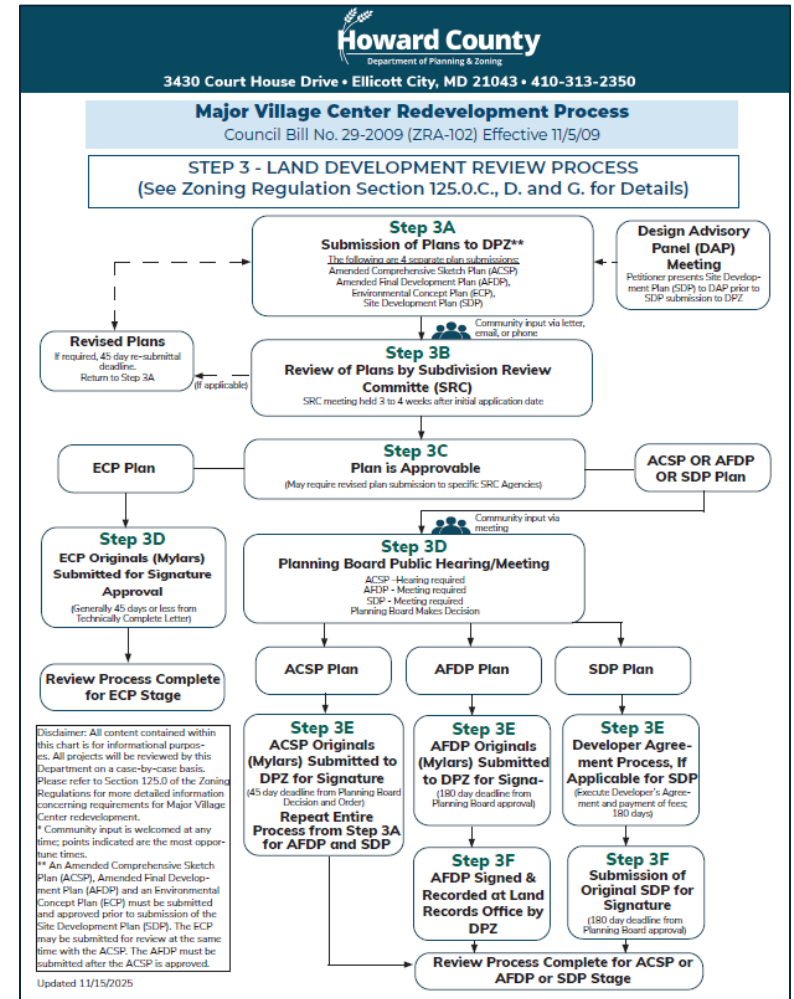
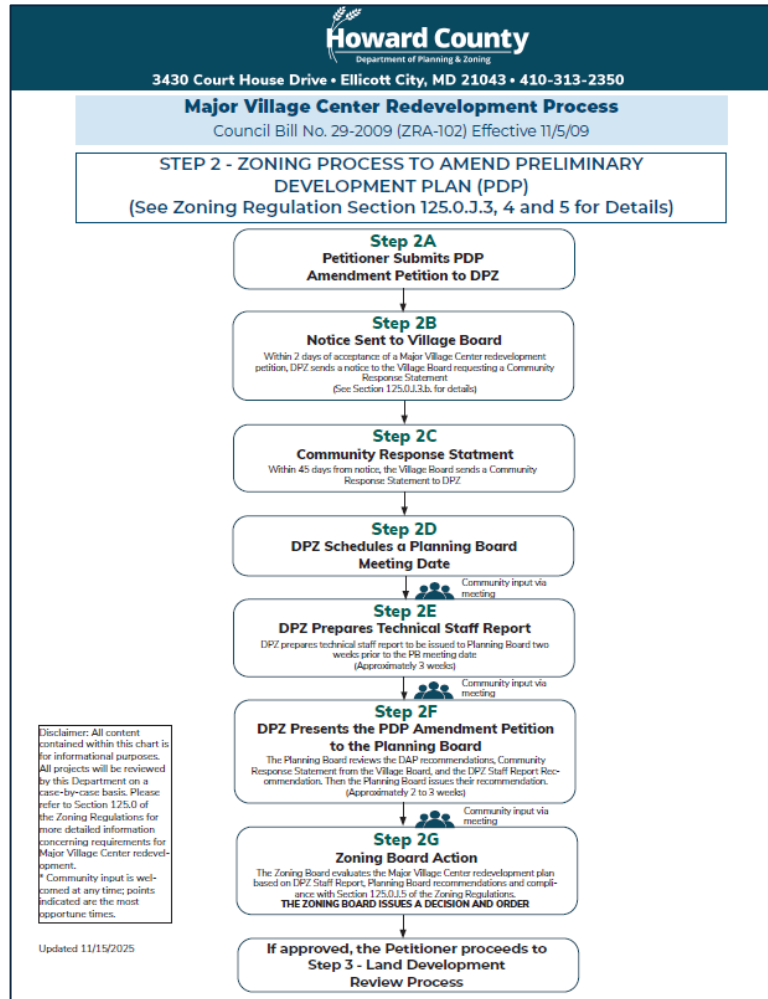
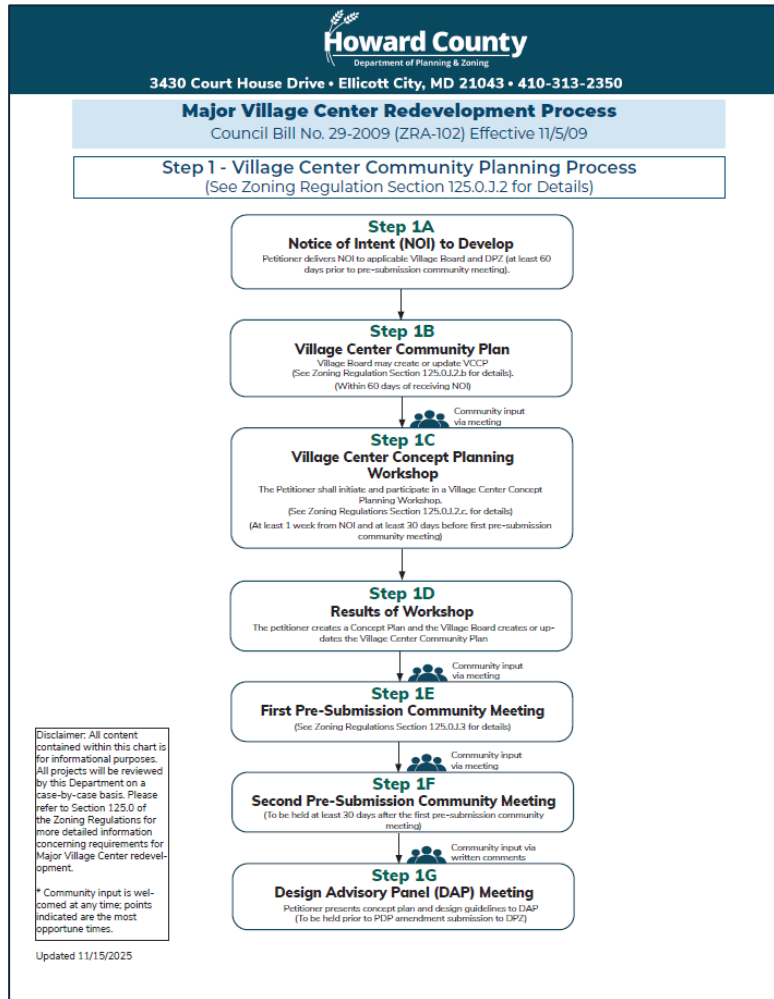
***Poll results from November PSET Meeting***

# Downtown and Village Center Processes



## Downtown Columbia Redevelopment Process

# Downtown and Village Center Processes



## Village Center Redevelopment Process

# Recommendations

## Downtown and Village Center Process Simplification

*Section 125.0.E, H, I (downtown), Section 125.0.J (major VC), 125.0.K (minor VC)*

*#1: Maintain the existing major and minor village center redevelopment process*

*#2: Maintain village board involvement in the village center redevelopment process*

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

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

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

# Recommendations

## Downtown and Village Center Process Simplification

*Section 125.0.E, H, I (downtown), Section 125.0.J (major VC), 125.0.K (minor VC)*

### Discussion

# Recommendations

## Downtown and Village Center Process Simplification

*Section 125.0.E, H, I (downtown), Section 125.0.J (major VC), 125.0.K (minor VC)*

### **Motion**

Make the Motion  
Second the Motion

### **Vote**

Yes OR No OR Abstain



# Wrap-Up



## **Task Force Vision**

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

The Vision for New Town Recommendations

# Homework

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To be completed no later than **March 24, 2026**.

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

Review the recommendations completed.

# Recommendations Order

## Recommendations to be Discussed

January  
Discussion

February  
Discussion

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

February  
Discussion

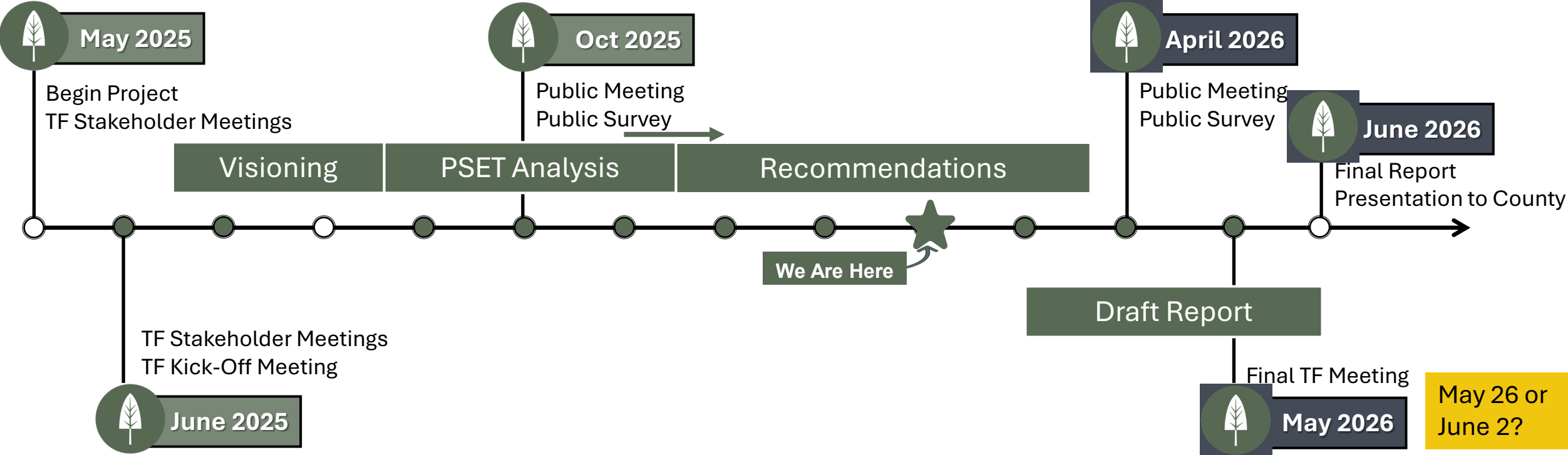
March  
Discussion

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Pending Topics

- Developing Recommendations
- Review Draft Report Outline and Document



# Wrap-Up

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

**March 24, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topic

*Continue Developing  
Recommendations*

**April 28, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topics

*Finalize Developing  
Recommendations*

# Wrap-Up

## Upcoming Public Meeting

**Early April**

***In Person Option***

6:00 PM – 8:00 PM

*TBD*

**Early April**

***Virtual Option***

12:00 PM – 2:00 PM

*Webex (Virtual)*

*Will be recorded and posted to the New Town  
Task Force Website*

*Attendance not required, registration encouraged before April 1<sup>st</sup>*  
<https://www.howardcountymd.gov/boards-commissions/new-town-task-force>



# Open Comments

**Thank you**



# Thank you

## Task Force Meeting No. 9

March 24, 2026

*In-person*

## Task Force Meeting No. 10

April 28, 2026

*In-person*



**Thank you**



# AGENDA

Meeting No. 9

March 24, 2026

- A. Welcome and Meeting No. 8 Recap**
- B. Prior Meeting Minute Approvals and Information Requests**
- C. Overall Schedule and Expectations for Meeting No. 9**
- D. Reminders for Developing Recommendations**
- E. Recommendations**
- F. Wrap Up**
- G. Adjourn**



# New Town Task Force

## Meeting No. 9

March 24, 2026

# Agenda

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Welcome, Purpose and Meeting No. 8 Recap

Prior Meeting Minute Approval, Elements and Information Requests

Overall Schedule and Expectations for Meeting No. 9

Reminders for Developing Recommendations

Recommendations

Wrap-Up

- Homework for Next Meeting
- Open Comments

Adjourn



# **Welcome and Meeting No. 8**

## **Recap**

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

**County Executive  
Of  
Howard County, Maryland**

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golibersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

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


  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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



## **Task Force Vision**

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

The Vision for New Town Recommendations

# Meeting No. 8 Recap

## Recommendations Reviewed

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

# Meeting No. 8 Recap

## Recommendations Reviewed

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

# Meeting No. 8 Recap

## Recommendations Reviewed

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

# Meeting No. 8 Recap

## Recommendations Reviewed

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

# Meeting No. 8 Recap

## Recommendations Reviewed

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

# Meeting No. 8 Recap

## Recommendations Reviewed

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

# Meeting No. 8 Recap

## Recommendations Reviewed

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



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

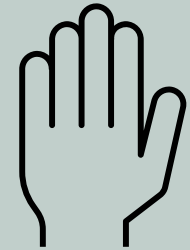
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 8 Meeting Minutes previously distributed*

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

### HOW TO VOTE



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

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

**Is there a motion to approve Task Force No. 8 meeting minutes?**



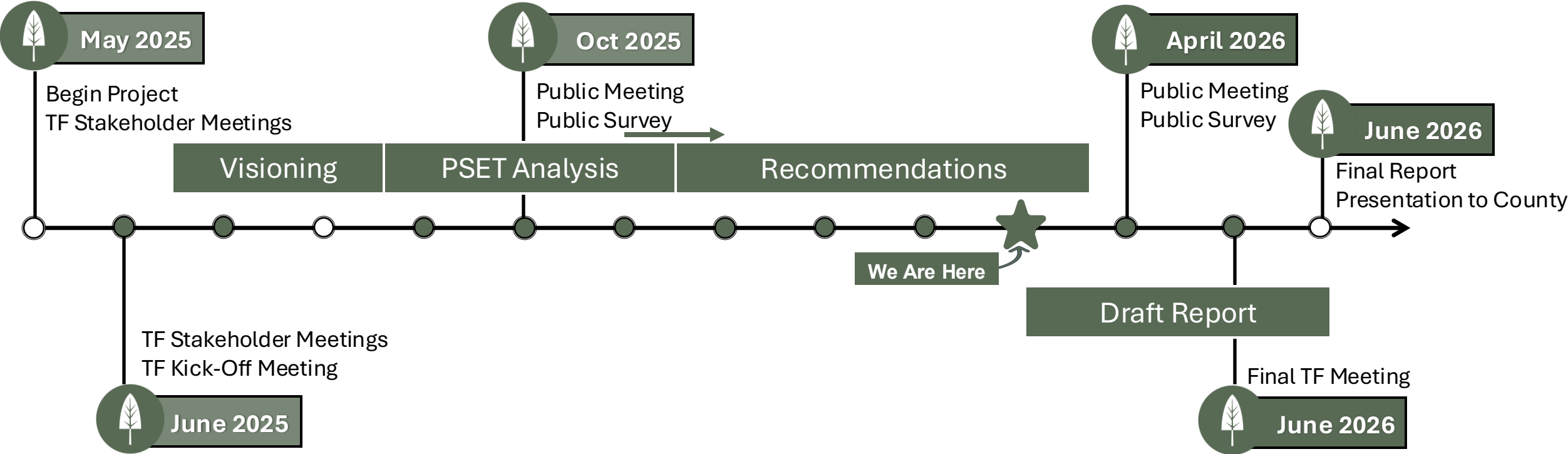
# **Overall Schedule and Expectations for Meeting No. 9**

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting

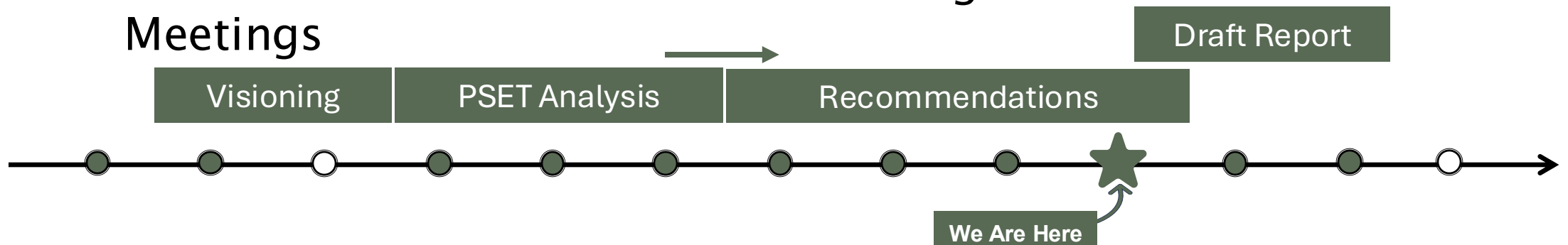


# Expectations for Meetings

## Developing Recommendation Meetings

*December, January, February and March Meetings*

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



# Expectations for Meetings

**March 2026**

**Task Force Meeting #9**

***Recommendations Meeting #4***

- Task Force members to finish developing recommendations

**April 2026**

**Public Meeting # 2 and**

**Task Force Meeting #10**

- Public meeting to review recommendations and provide input
- Task Force to review initial public input
- Task Force to refine/finalize recommendations

**June 2026**

**Task Force Meeting #11**

- Finalize recommendations report



# **Process and Schedule for Developing Recommendations**

# Developing Recommendations

## Draft Recommendations Guidance

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

# Developing Recommendations

## Draft Recommendations Example

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

# Key Elements Previously Discussed

## Key Elements Previously Discussed during PSET Meetings

September Discussion

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

October Discussion

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

November Discussion

December Discussion

# Recommendations Order

## Recommendations to be Discussed

January  
Discussion

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

February  
Discussion

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

February  
Discussion

March  
Discussion



# Recommendations

# Density Cap Requirements

## Density Cap Requirements

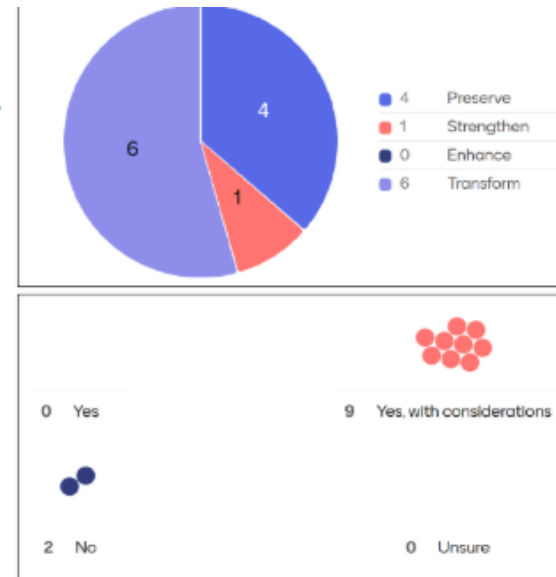
Section 125.0.A.4

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

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







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

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



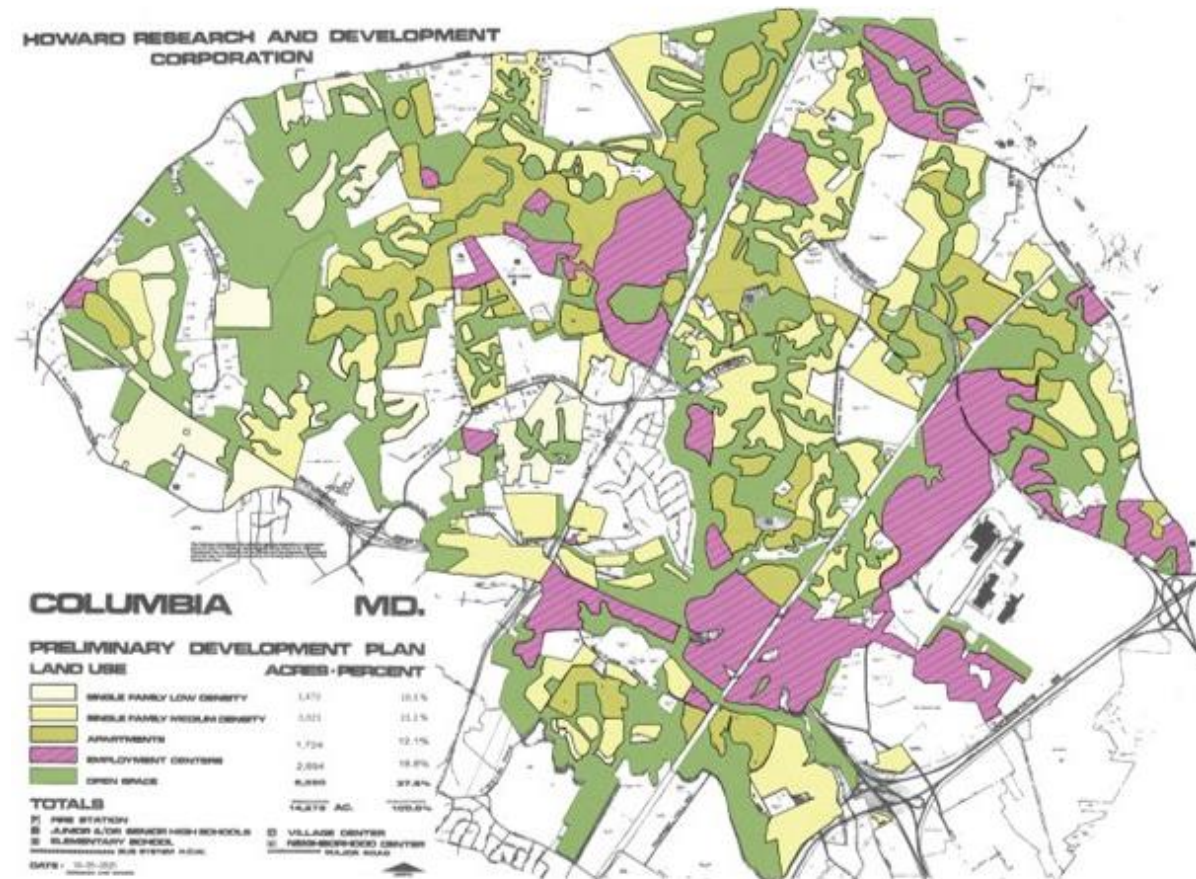
***Poll results from October PSET Meeting***

# Density Caps

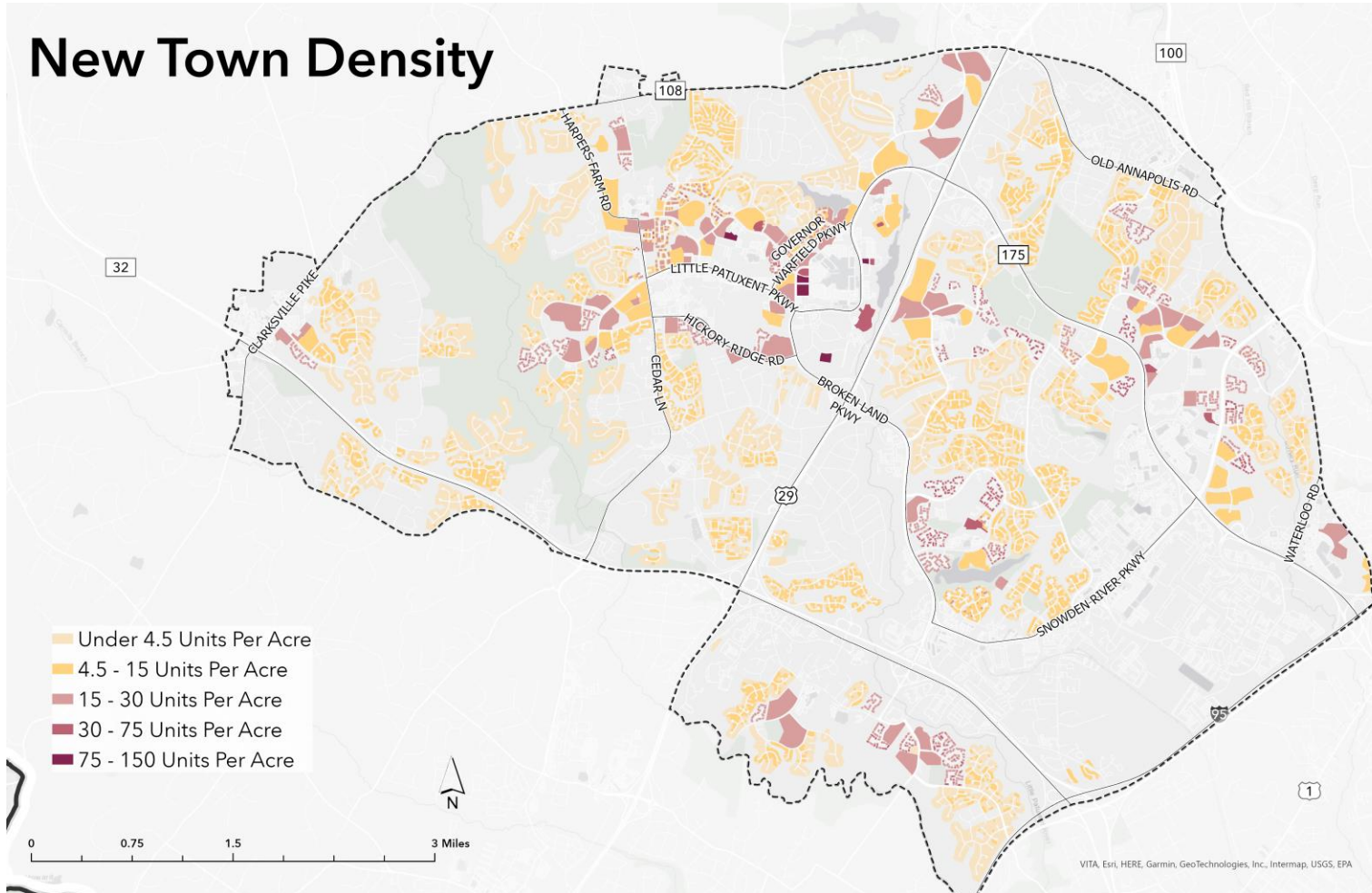
Map Legend	Land Use	Acres	Dwelling Units Approved	Max Density*	Approved Density
	Single Family Low Density	1,473	2,711	2	1.8404
	Single Family Medium Density	3,021	8,689	4	2.8762
	Apartments – Single Family Attached	757	7,254	10	9.5825
	Apartment – Multifamily	967	14,463	15	14.9565
	Employment	2,694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

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

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



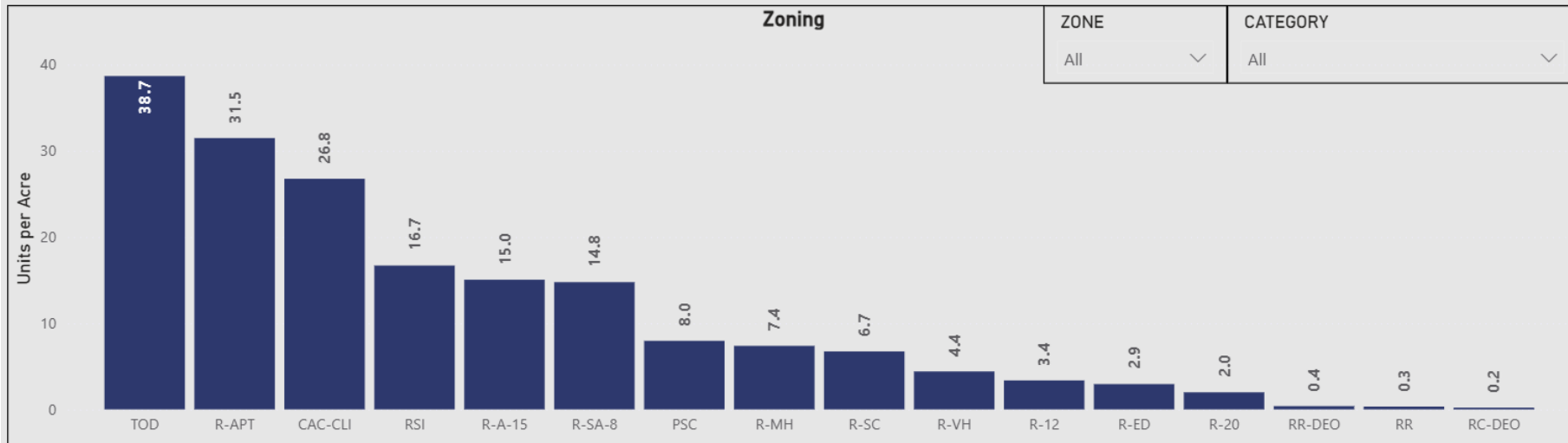
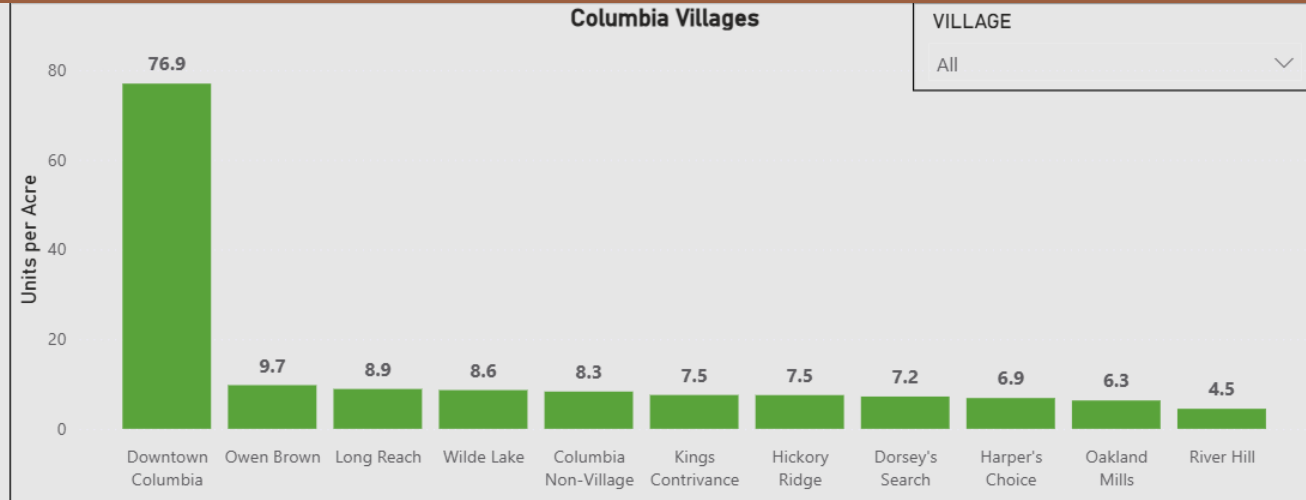
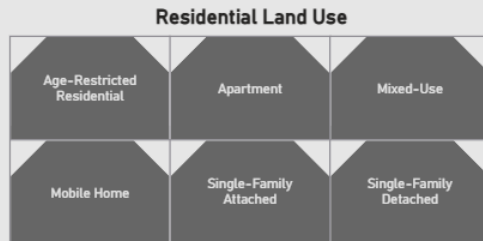
# Density Caps



Density in NT

# Density Caps

## Units per Acre Columbia Villages vs Zoning



Density in NT

# Recommendations

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

## DRAFT Recommendations

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

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

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

*#4: Consider density caps by village.*

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

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# Recommendations

Density Cap Requirements

*Section 125.0.A.4*

**Discussion**

# Recommendations

## Density Cap Requirements

*Section 125.0.A.4*

### **Concurrence**

Majority Yes

Majority No

# Land Use Percentage Requirements







## Land-Use Percentage Requirements

*Section 125.0.A.B*

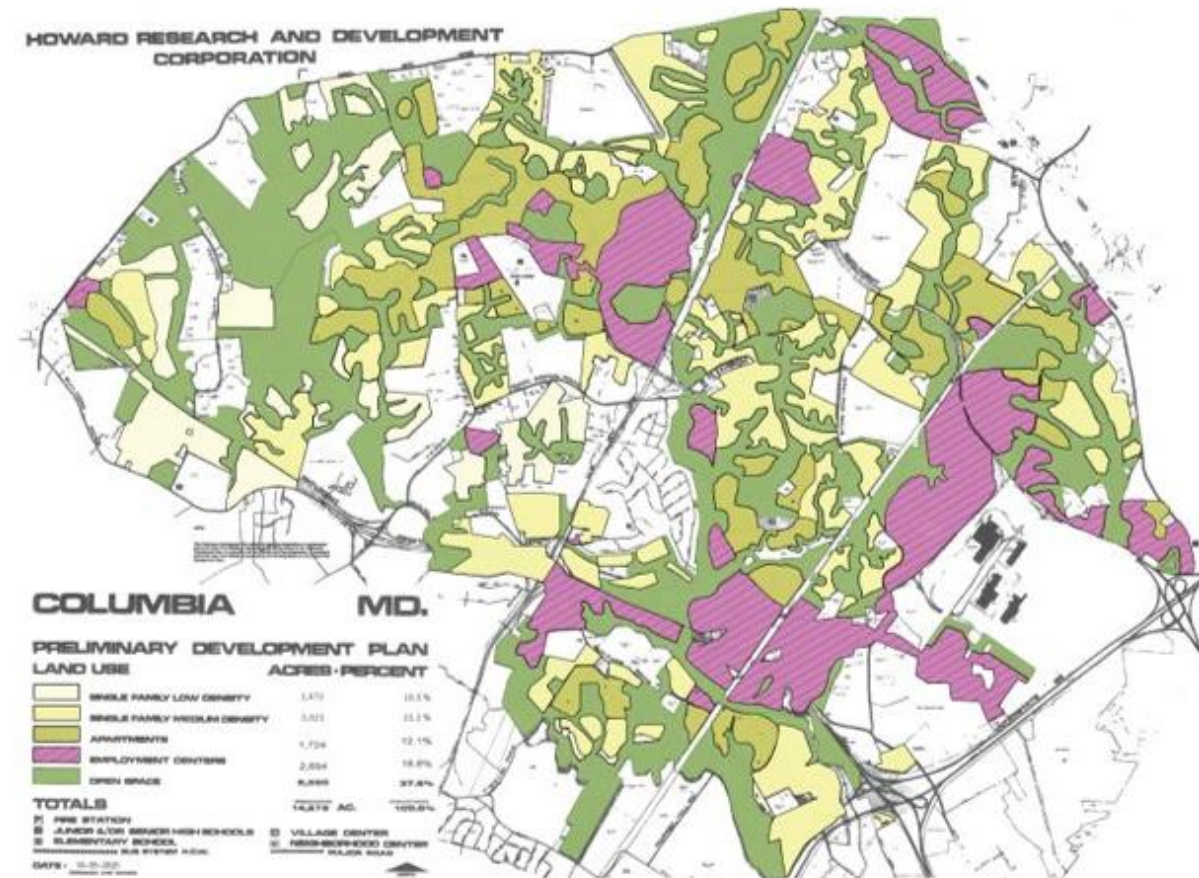
### ***Overview of NTTF Meeting #4 Discussion***

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

# Land Use Percentages

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

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



# Recommendations

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

## DRAFT Recommendations

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

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

# Recommendations

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

**Discussion**

Land-Use Percentage Requirements

# Recommendations

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

## Concurrence

Majority Yes

Majority No

# Recommendations

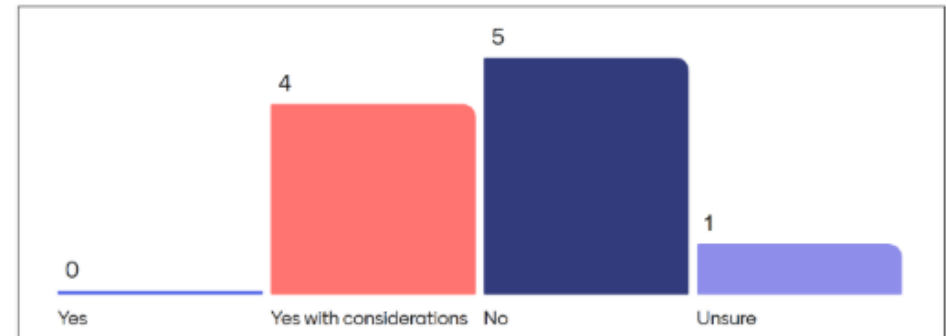
## MIHU Requirements

*Title 13 Subtitle 402*

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

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

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

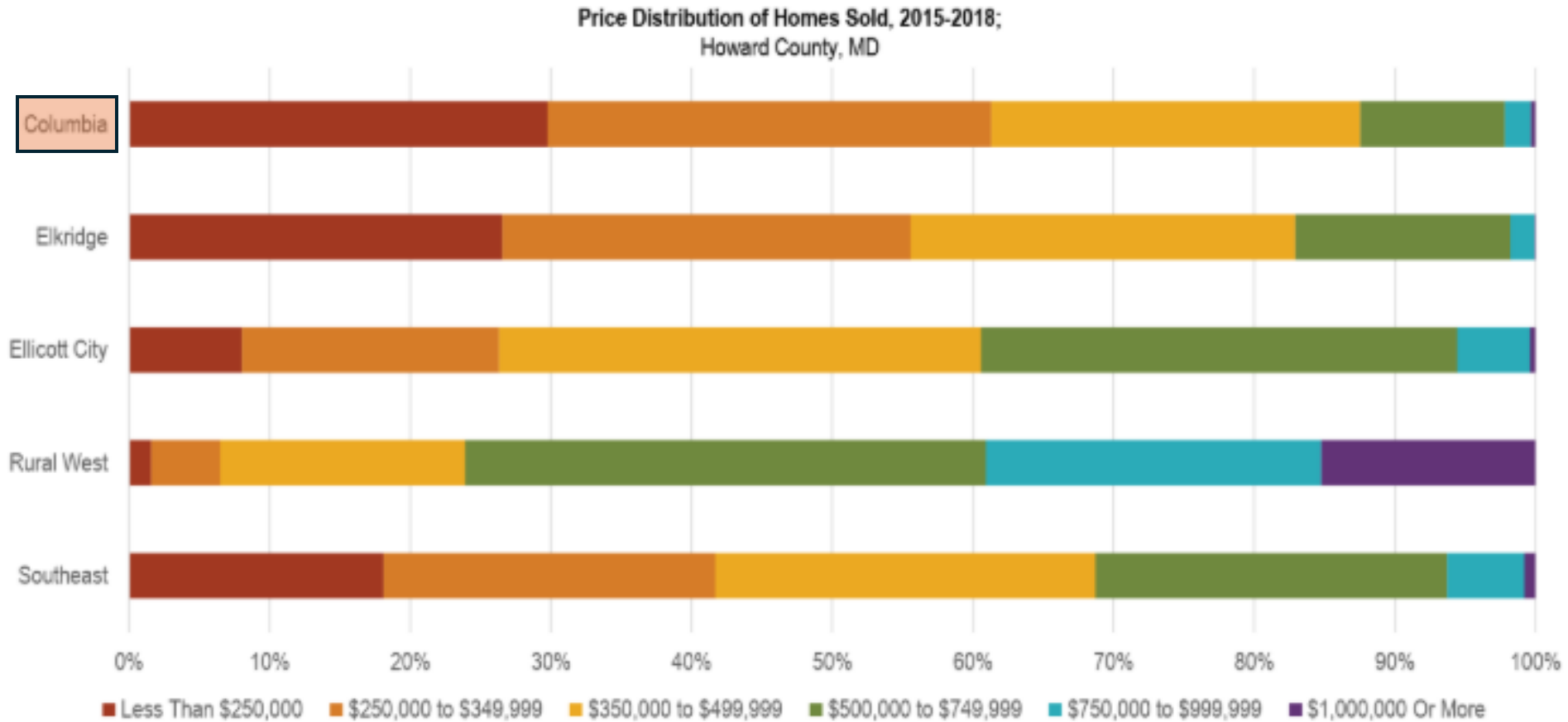


*Poll results from October PSET Meeting*

# MIHUs and Affordable Housing

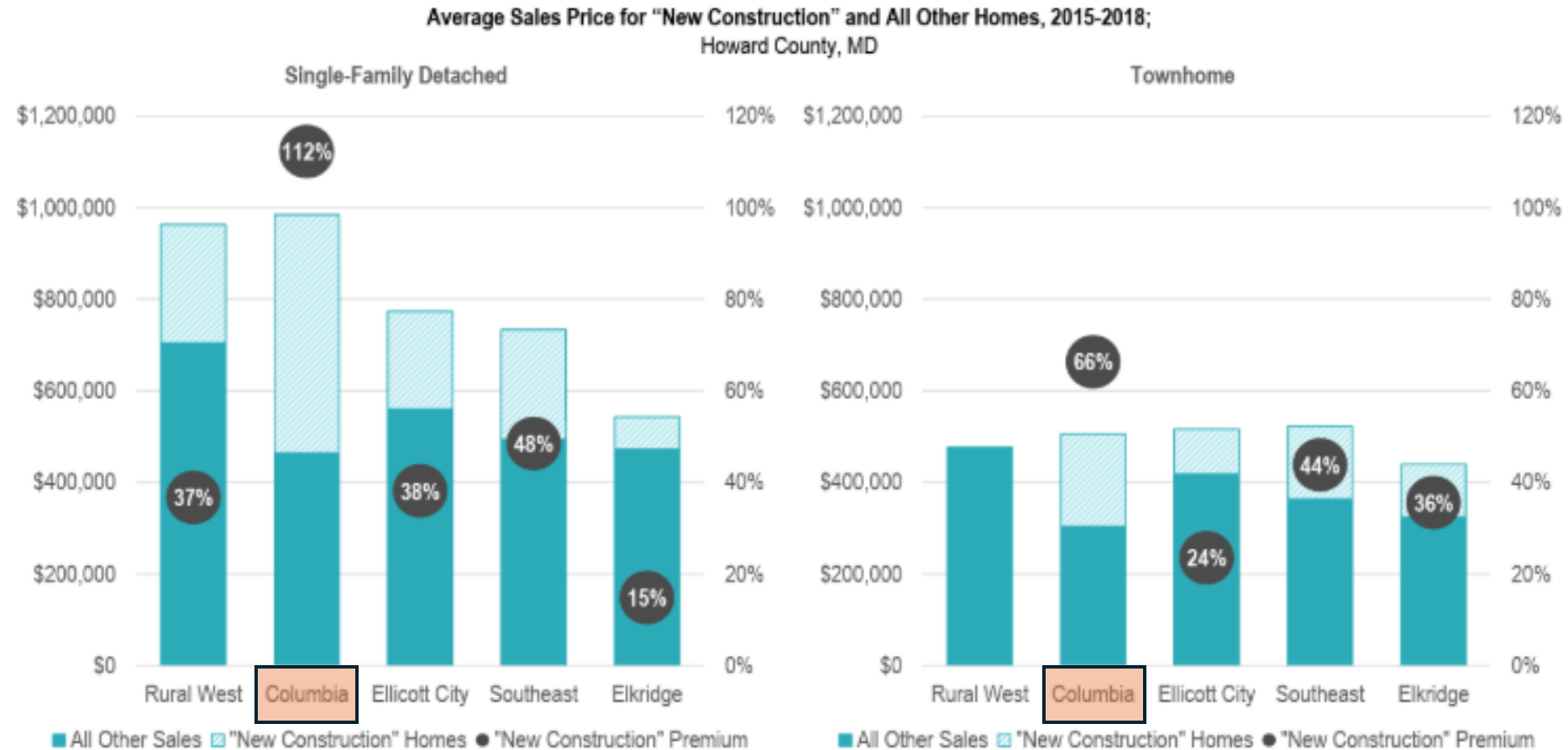
- The **Moderate Income Housing Unit (MIHU) Program** is an **inclusionary zoning program** that **requires developers of new housing** in certain zoning districts to **sell or rent a portion of the dwelling units to households of moderate income in most zoning districts.**
- **For Sale MIHUs** meet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

# MIHUs and Affordable Housing



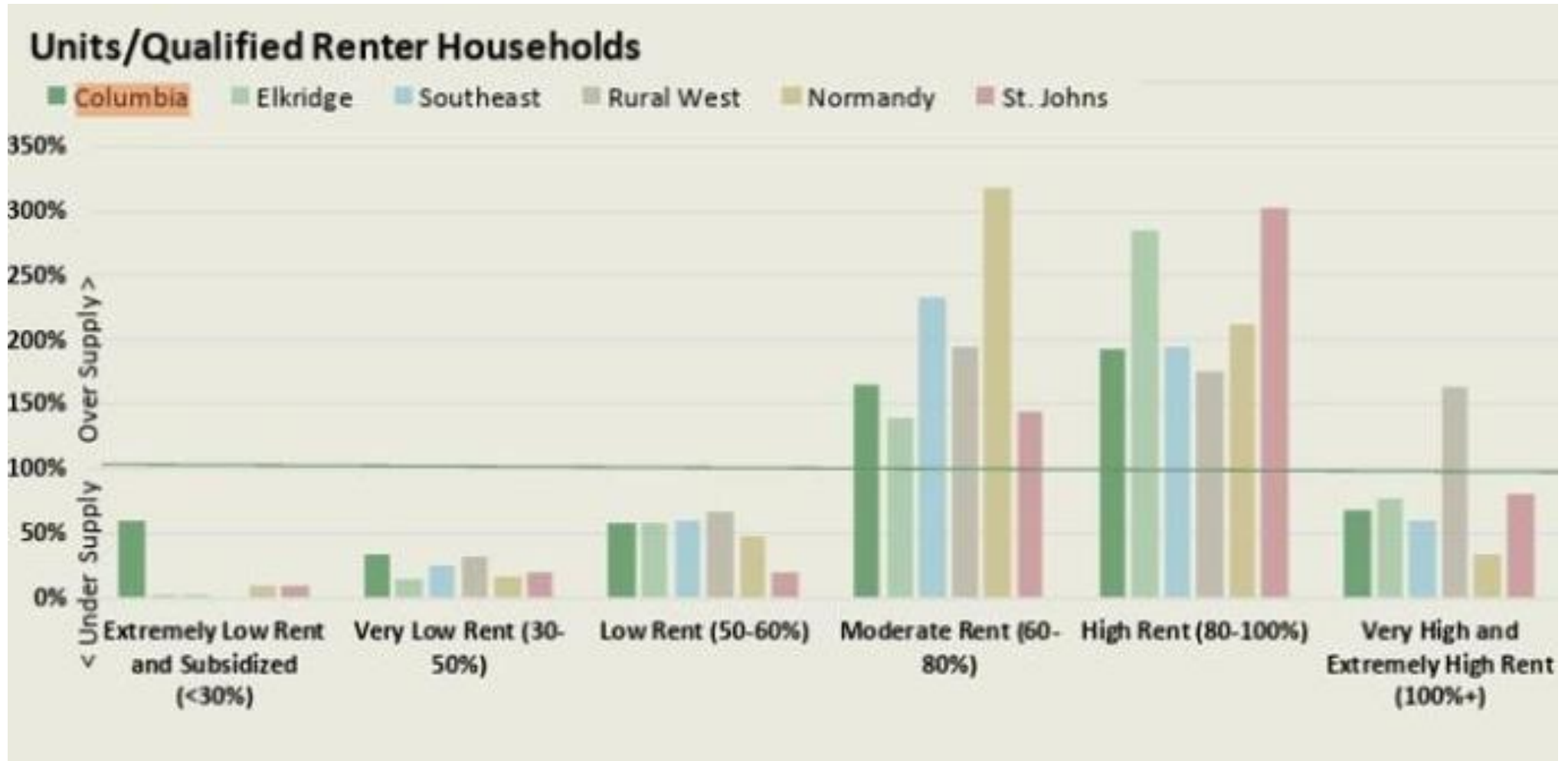
Incorporating Moderate Income Housing Unit (MIHU) Regulations

# MIHUs and Affordable Housing



Incorporating Moderate Income Housing Unit (MIHU) Regulations

# MIHUs and Affordable Housing



Incorporating Moderate Income Housing Unit (MIHU) Regulations

# MIHUs and Affordable Housing

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

# MIHUs and Affordable Housing

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

Potential Tools to Encourage Affordable Housing

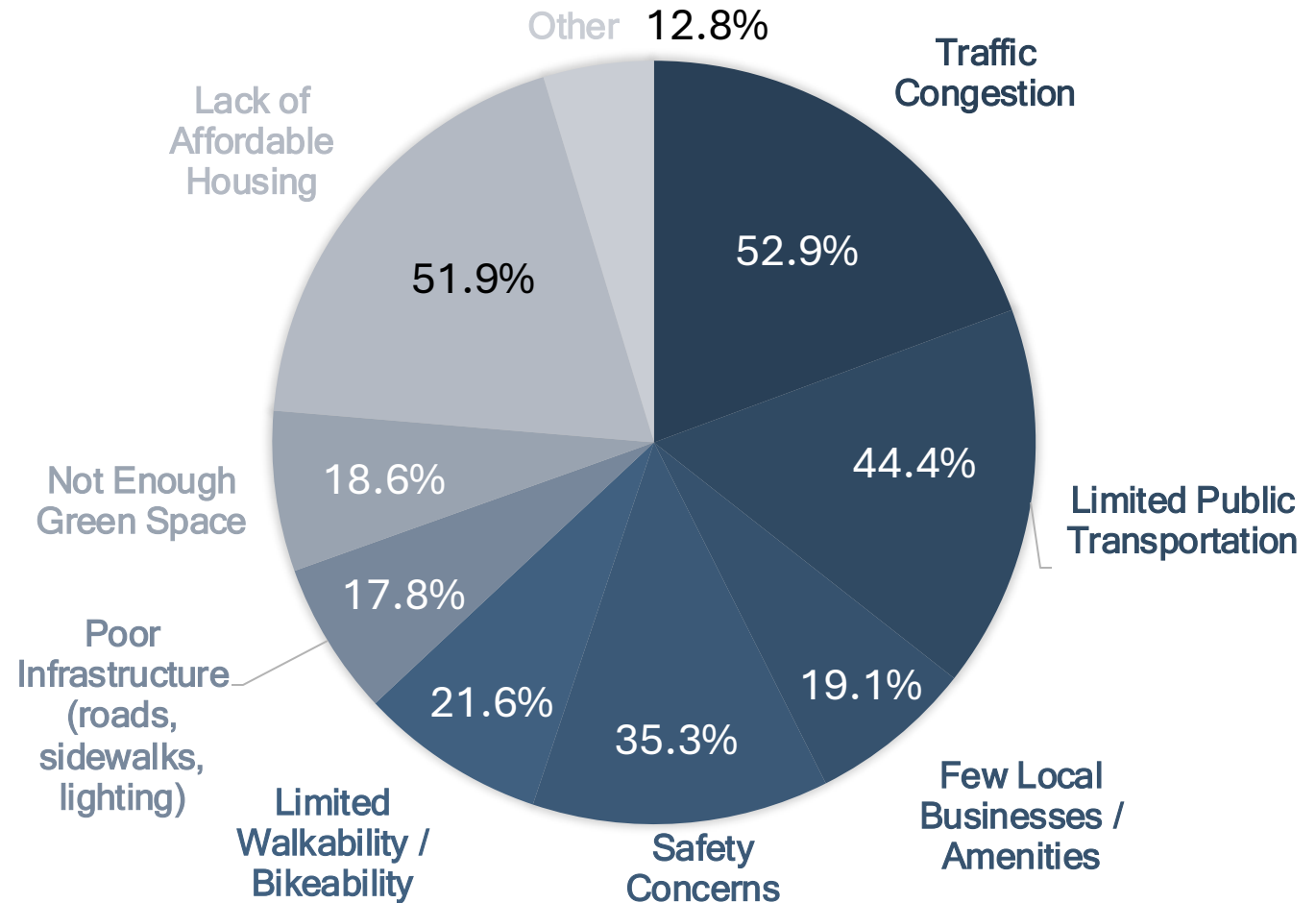
# MIHUs and Affordable Housing

## Question #5

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

- 399 Replied
- 0 Skipped

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

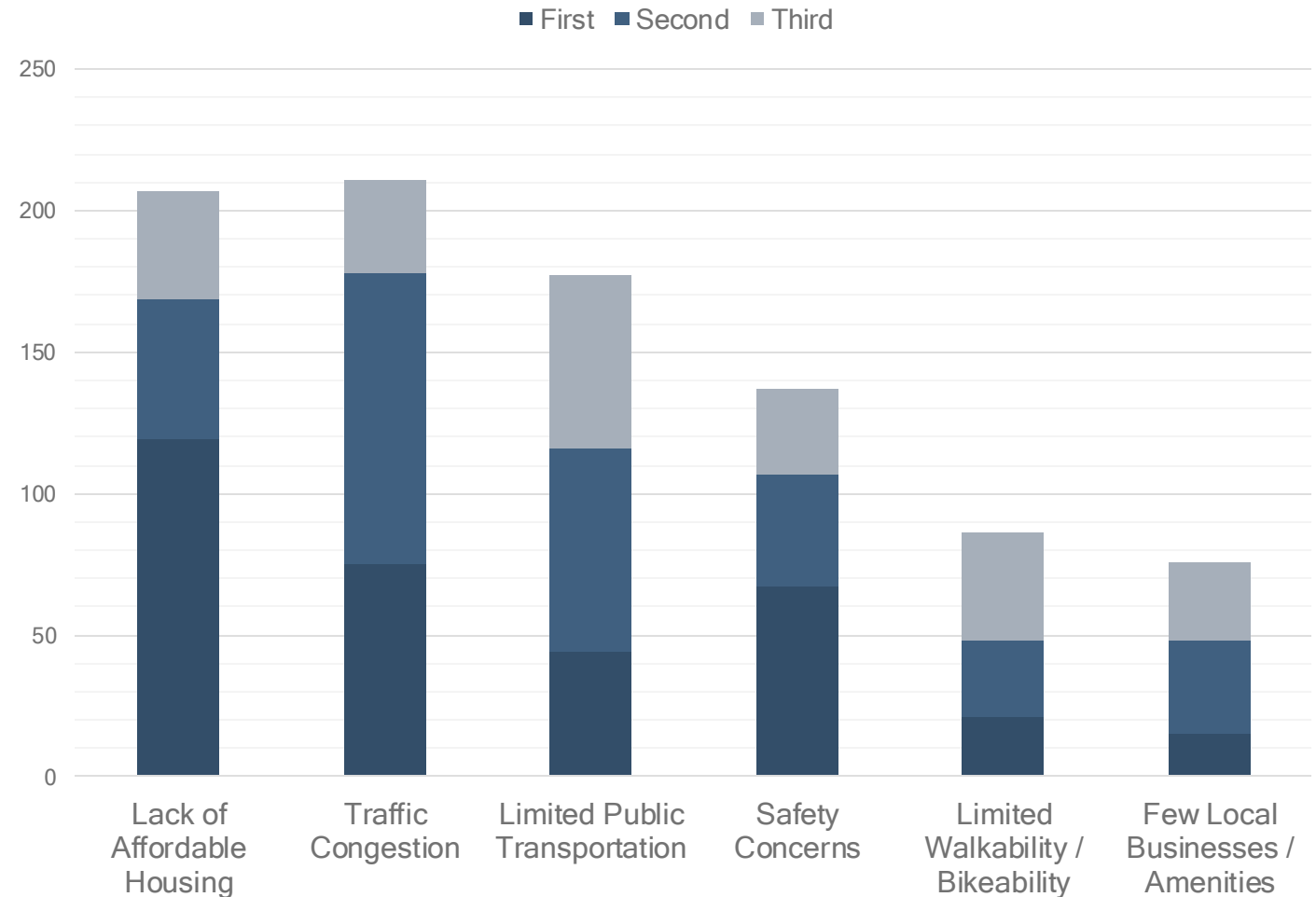


# MIHUs and Affordable Housing

## Question #5 Ranked

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

- 399 Replied
- 0 Skipped



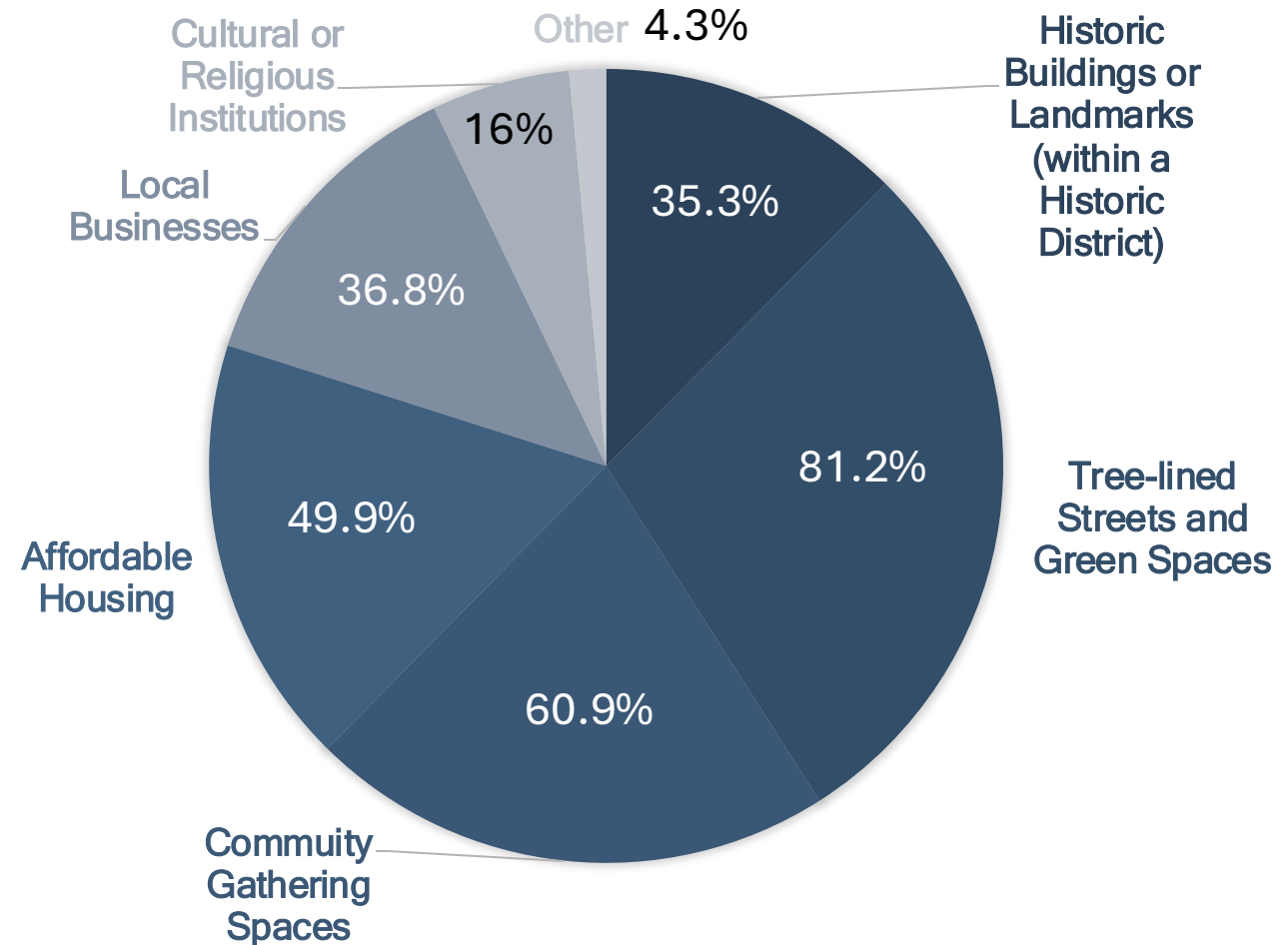
# MIHUs and Affordable Housing

## Question #6

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

- 399 Replied
- 0 Skipped

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

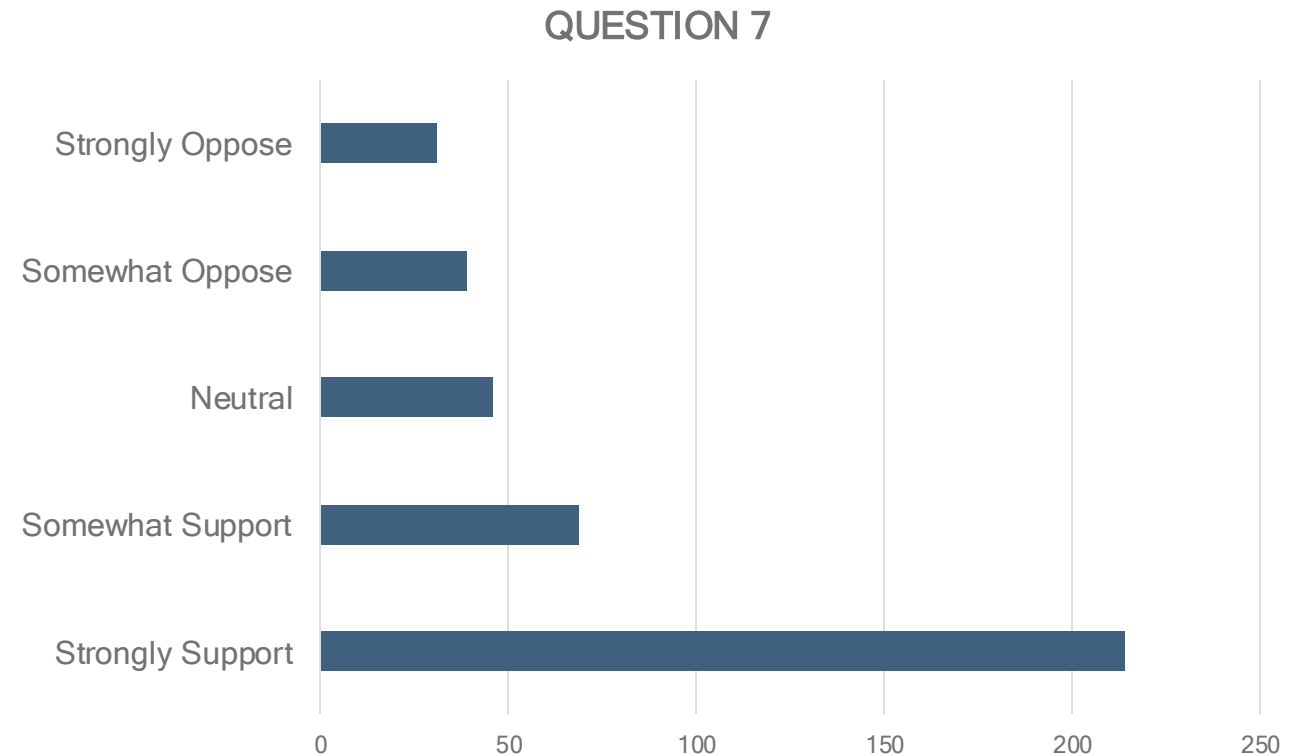


# MIHUs and Affordable Housing

## Question #7

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

- 399 Replied
- 0 Skipped



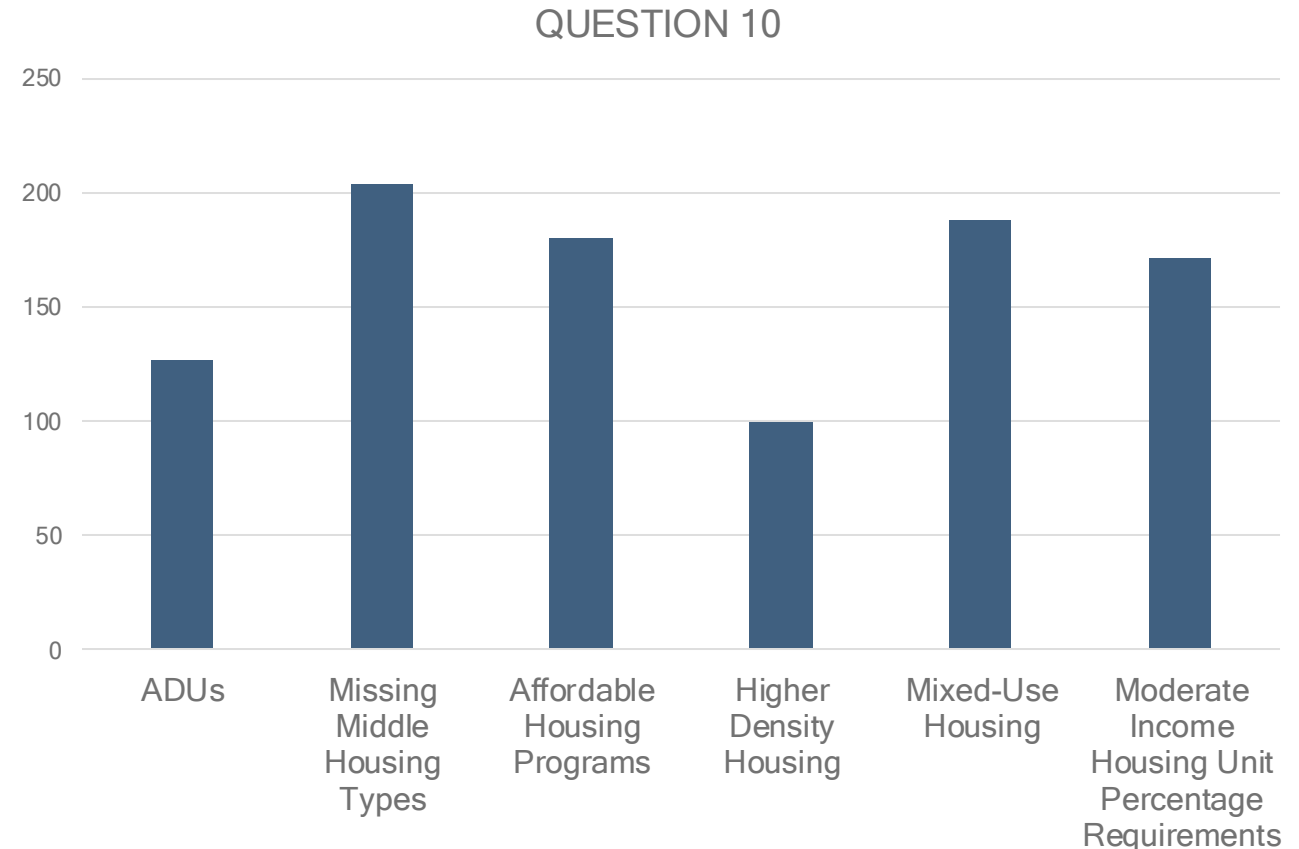
# MIHUs and Affordable Housing

## Question #10

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

- 399 Replied
- 0 Skipped

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



# Recommendations

## MIHU Requirements

### *Title 13 Subtitle 402*

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

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

## DRAFT Recommendations

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

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

# Recommendations

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MIHU Requirements

*Title 13 Subtitle 402*

**Discussion**

# Recommendations

MIHU Requirements

*Title 13 Subtitle 402*

## Concurrence

Majority Yes

Majority No

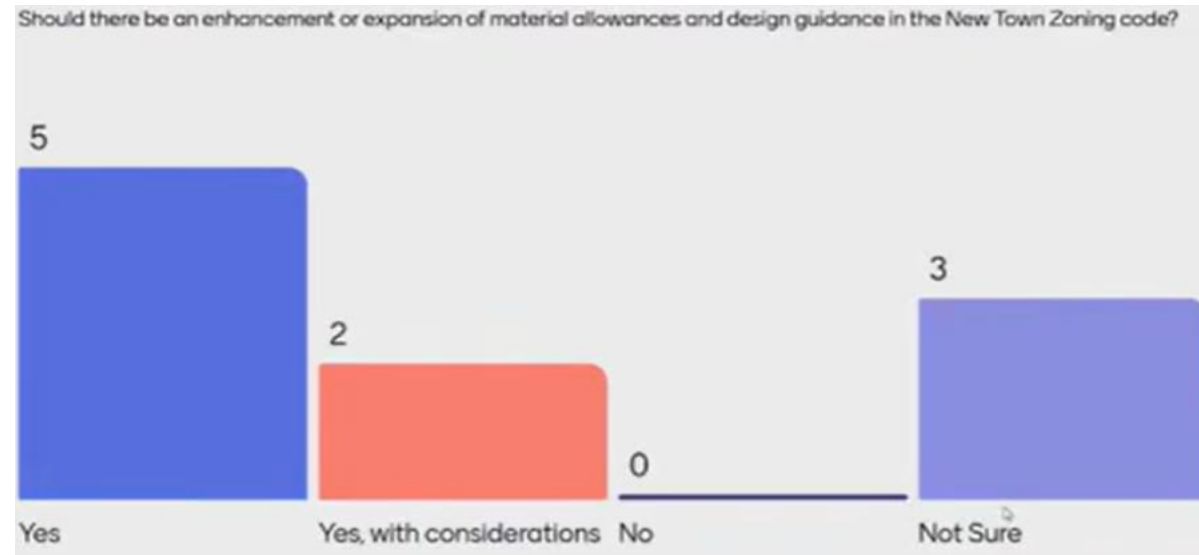
# Recommendations

## Expansion of Uses, Materials, and Design Guidance

### *Section 125.0*

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

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



***Poll results from December PSET Meeting***

# Design Guidance: Potential Zoning Tools

## Performance-Based Zoning

### **Purpose and Function:**

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

### **Desired Outcomes:**

Design flexibility to meet goals

## Incentive-Based Zoning

### **Purpose and Function:**

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

### **Incentives:**

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

## Form-Based Zoning

### **Purpose and Function:**

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

### **Design Focus:**

Building design and character are more prescriptive

Expansion of Uses, Materials, and Design Guidance

# Design Guidance

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

Other Potential Tools for Enhanced Design Guidance

# Recommendations

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

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

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

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

# Recommendations

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

## Discussion

Expansion of Uses, Materials, and Design Guidance

# Recommendations

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

## Concurrence

Majority Yes

Majority No

Expansion of Uses, Materials, and Design Guidance



# Recommendations Revisited

# Recommendations Revisited

## PDP/CSP/FDP Structure Section 125.0

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

# Recommendations Revisited

## PDP/CSP/FDP Structure

### *Section 125.0*

#### *Overview of Recommendations Discussion*

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

# Recommendations Revisited

## PDP/CSP/FDP Structure Section 125.0

## DRAFT Recommendations

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

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

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

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

# Recommendations Revisited

PDP/CSP/FDP Structure  
*Section 125.0*

**Discussion**

PDP/CSP/FDP Structure

# Recommendations Revisited

PDP/CSP/FDP Structure  
*Section 125.0*

## Concurrence

Majority Yes

Majority No

# Recommendations Revisited

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

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

# Recommendations Revisited

## Defining Credited Open Space

*Section 125.0.A.8.e*

### *Overview of Recommendations Discussion*

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

# Recommendations

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

DRAFT Recommendations

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

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

# Recommendations Revisited

Defining Credited Open Space

*Section 125.0.A.8.e*

**Discussion**

Defining Credited Open Space

# Recommendations Revisited

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

## Concurrence

Majority Yes

Majority No

# Recommendations Revisited

## Apartments Definition *Section 125.0.5.b*

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

# Recommendations Revisited

## Apartments Definition

*Section 125.0.5.b*

### *Overview of Recommendations Discussion*

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

# Recommendations

## Apartments Definition *Section 125.0.5.b*

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

## Draft Recommendations

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

# Recommendations Revisited

Apartments Definition  
*Section 125.0.5.b*

Discussion

Definition of Apartments

# Recommendations Revisited

Apartments Definition  
*Section 125.0.5.b*

## Concurrence

Majority Yes

Majority No

# Recommendations Revisited

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

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

# Recommendations Revisited

## Original Petitioner

*Section 125.0.F.1*

### *Overview of Recommendations Discussion*

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

# Recommendations

Original Petitioner  
*Section 125.0.F.1*

Draft Recommendations

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

# Recommendations Revisited

Original Petitioner  
*Section 125.0.F.1*

**Discussion**

Reviewing Original Petitioner Role

# Recommendations Revisited

Original Petitioner  
*Section 125.0.F.1*

## Concurrence

Majority Yes

Majority No

Reviewing Original Petitioner Role

# Recommendations Revisited

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

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

# Recommendations Revisited

## Downtown and Village Center Process Simplification

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

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

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

*Homework Discussion*

# Recommendations

## Downtown and Village Center Process Simplification

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

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

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

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

# Recommendations Revisited

Downtown and Village Center Process Simplification

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

## Discussion

# Recommendations Revisited

## Downtown and Village Center Process Simplification

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

### Concurrence

Majority Yes

Majority No



# Wrap-Up



## Task Force Vision

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

The Vision for New Town Recommendations

# Homework



To be completed no later than:

April 1, 2026

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

April 10, 2026

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

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

Review the recommendations completed.

# Recommendations Order

## Recommendations to be Discussed

January Discussion

February Discussion

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

February Discussion

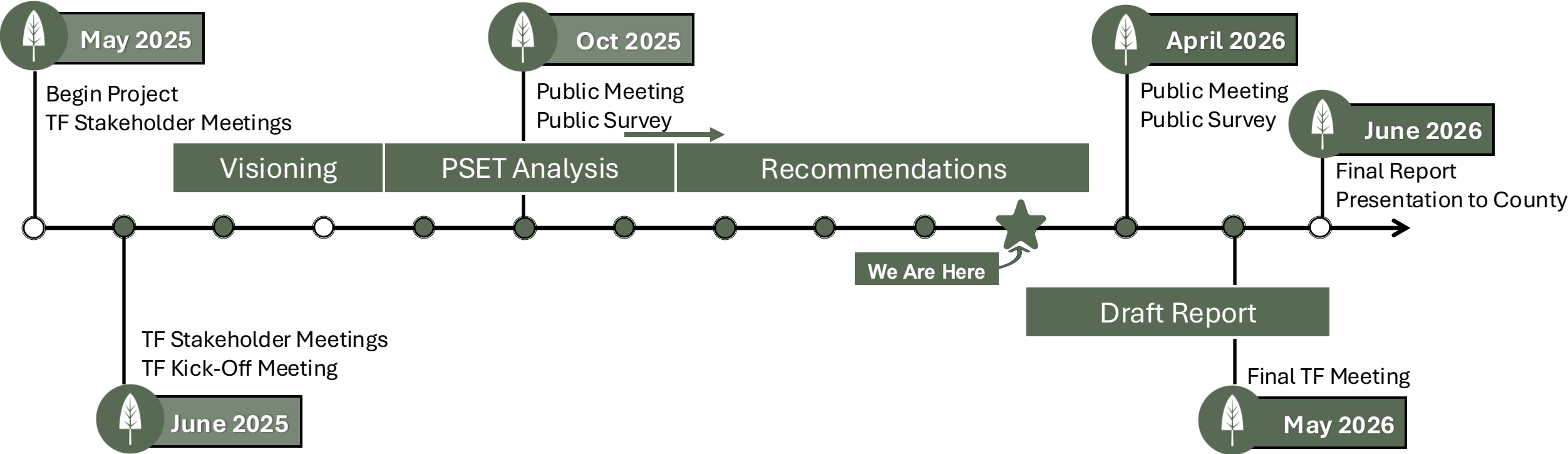
March Discussion

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Pending Topics

- Refining Recommendations
- Review Draft Report Outline and Document



# Wrap-Up

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

**April 28, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topic

*Review Community Input*

*Finalize Developing*

*Recommendations*

**June 2, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topics

*Review comments for*

*DRAFT Report*

# Wrap-Up

## Upcoming Public Meeting

**April 8**

***In Person Option***

6:00 PM – 8:00 PM

*East Columbia 50+ Center*

*6610 Cradlerock Way*

*Columbia, MD 21045*

**April 9**

***Virtual Option***

12:00 PM – 2:00 PM

*Webex (Virtual)*

*Will be recorded and posted to the New Town*

*Task Force Website*

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

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



# Open Comments

**Thank you**



# Thank you

## Task Force Meeting No. 10

April 28, 2026

*In-person*

## Task Force Meeting No. 11

June 2, 2026

*In-person*



**Thank you**



# AGENDA

Meeting No. 10

April 28, 2026

## **A. Welcome and Meeting No. 9 Recap**

## **B. Prior Meeting Minute Approvals**

Meeting Minute Adoption

## **C. Overall Schedule and Expectations for Meeting No 10**

## **D. Process for Finalizing Recommendations**

## **E. Finalize Recommendations**

Technical Survey/Public Comment Input

## **F. Wrap-Up**

Homework for Next Meeting

Open Comments

Preliminary Online Survey #1 Results

## **G. Adjourn**



# New Town Task Force

## Meeting No. 10

April 28, 2026

# Agenda

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Welcome, Purpose and Meeting No. 9 Recap

Prior Meeting Minute Approval

Overall Schedule and Expectations for Meeting No. 10

Process for Finalizing Recommendations

Finalize Recommendations

- Technical Survey/Public Comment Input

Wrap-Up

- Homework for Next Meeting
- Open Comments

Adjourn



# **Welcome and Meeting No. 9**

## **Recap**

# Task Force Purpose

## Executive Order 2025-09 and 2025-10

County Executive  
Of  
Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Judelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golbersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 3<sup>rd</sup> day of June 2025.


  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

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

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



## Task Force Vision

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

The Vision for New Town Recommendations

# Meeting No. 9 Recap

## Recommendations Reviewed

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

# Meeting No. 9 Recap

## Recommendations Reviewed

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

# Meeting No. 9 Recap

## Recommendations Reviewed

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

# Meeting No. 9 Recap

## Recommendations Reviewed

Element	Section Reference	Recommendation #	Preliminary Draft Motion for Discussion	NTTF PSET Meeting Discussion	Concurrence Building
Expansion of Uses, Materials, and Design Guidance	Section 125.0.	1	Evaluate the expansion of the Design Advisory Panel role to review projects in New Town	November	Majority Yes
		2	Explore the creation of pattern books to incentivize the use of modern and sustainable building materials	November	Majority Yes
		3	Incentivize and encourage universal design and accessibility in New Town zoning	November	Majority Yes



# Prior Meeting Minute Approval

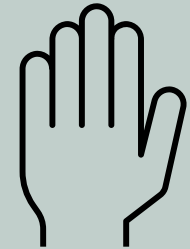
# Meeting Minutes

## Approval / Discussion of Meeting Minutes

*Task Force No. 9 Meeting Minutes previously distributed*

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

### HOW TO VOTE



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

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

**Is there a motion to approve Task Force No. 9 meeting minutes?**



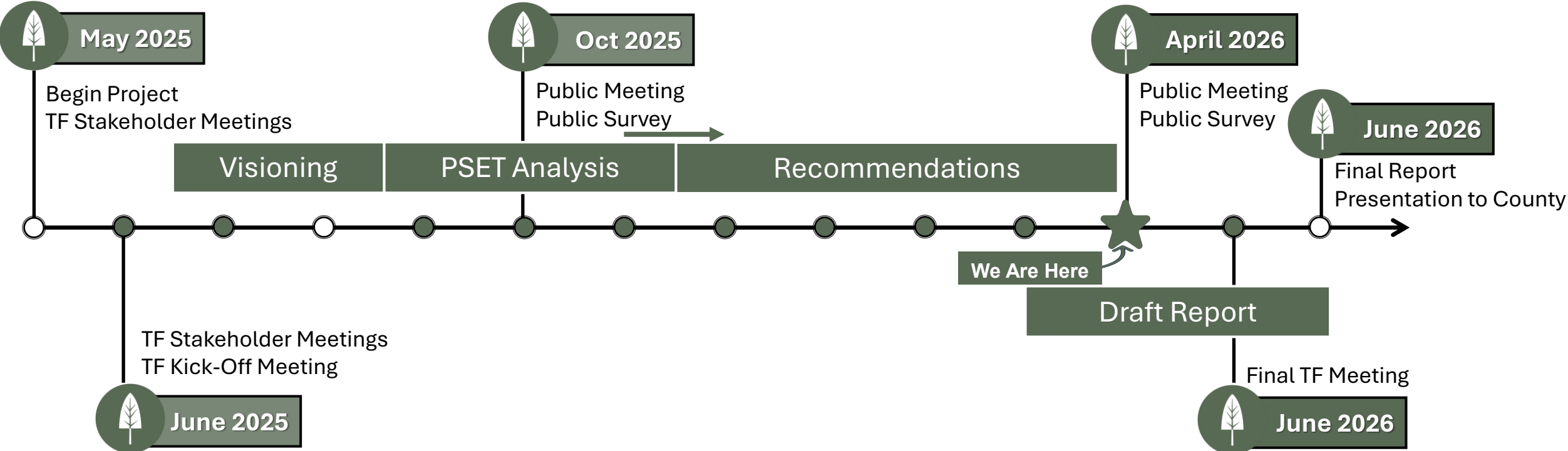
# **Overall Schedule and Expectations for Meeting No. 10**

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting

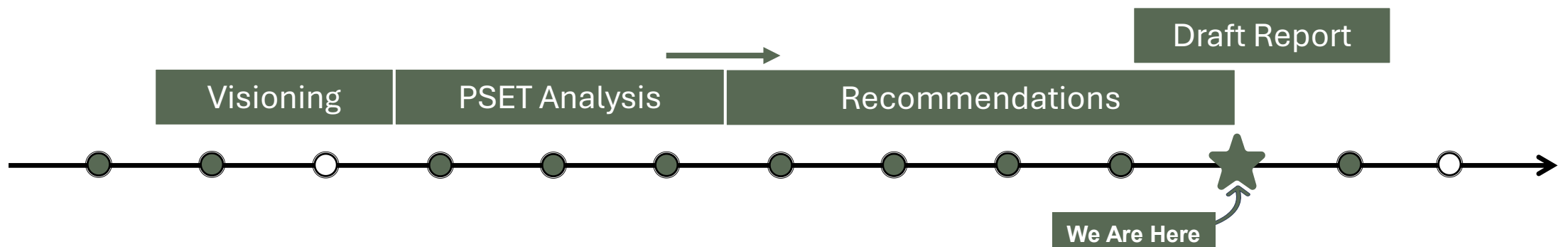


# Expectations for Meetings

## Finalizing Recommendations

*April Meeting*

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



# Expectations for Meetings

March 2026

Task Force Meeting #9

*Recommendations Meeting #4*

- Task Force members to finish developing recommendations

April 2026

Public Meeting # 2 and

**Task Force Meeting #10**

- Public meeting to review recommendations and provide input
- Task Force to review initial public input
- Task Force to refine/finalize recommendations

June 2026

**Task Force Meeting #11**

- Finalize recommendations report



# Process for Finalizing Recommendations

# Developing Recommendations

## Draft Recommendations Guidance

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

# Developing Recommendations

## Draft Recommendations Example

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

# Recommendations Process

## Recommendation Development Process

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

# Review Order

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



# Recommendations



# Role of the Original Petitioner

# DRAFT Recommendations

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

## Original Petitioner

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

## Creating Another New Town District

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

## Original Petitioner

*Section 125.0.F.1*

### *Overview of Recommendations Discussion*

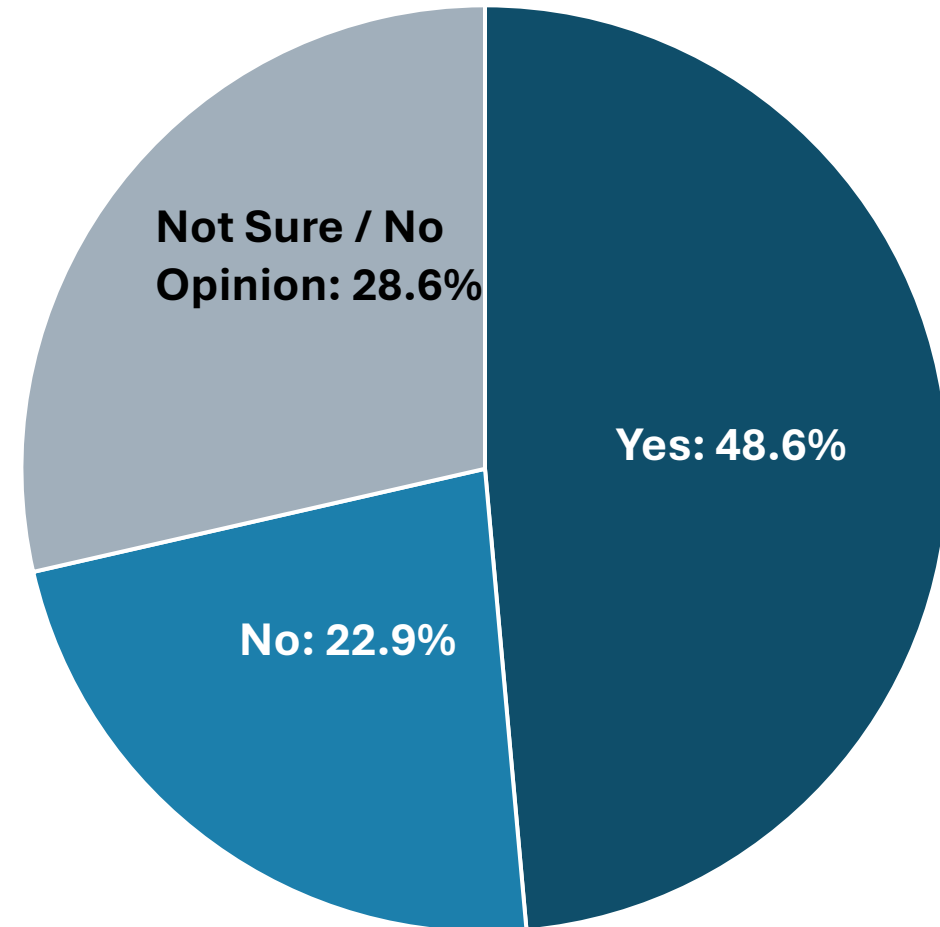
- Ensure there is a neutral party as arbitrator of approvals or denials
- Potential that the property owner could act on their own behalf rather than the Planning Board take on the role of the Original Petitioner
- Consideration to maintain a role like the Original Petitioner to maintain the vision of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

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

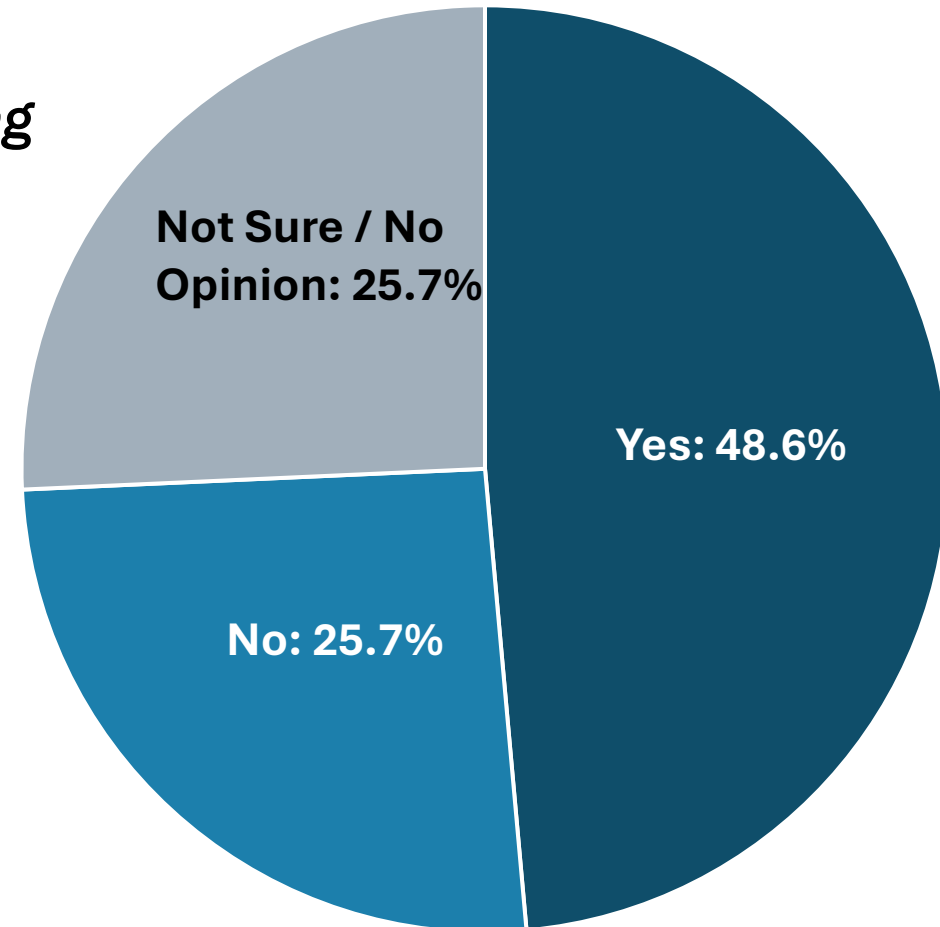


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

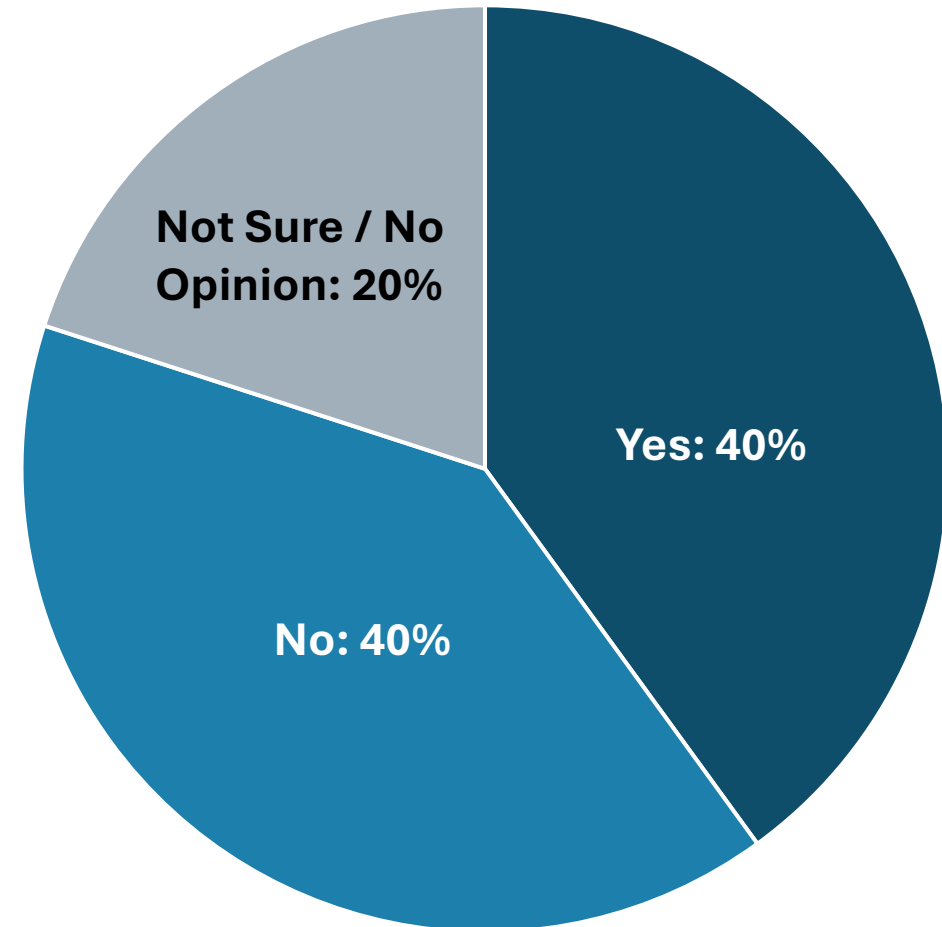


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

## Recommendation

### *Original Petitioner*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
15				

# DRAFT Recommendations

## Recommendation

### *Original Petitioner*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
16				

# DRAFT Recommendations

## Recommendation

### *Creating Another New Town District*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
1				



# PDP/CSP/FDP Structure

# DRAFT Recommendations

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

## PDP/CSP/FDP Structure

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

# Recommendations Revisited

## PDP/CSP/FDP Structure

### *Section 125.0*

#### *Overview of Recommendations Discussion*

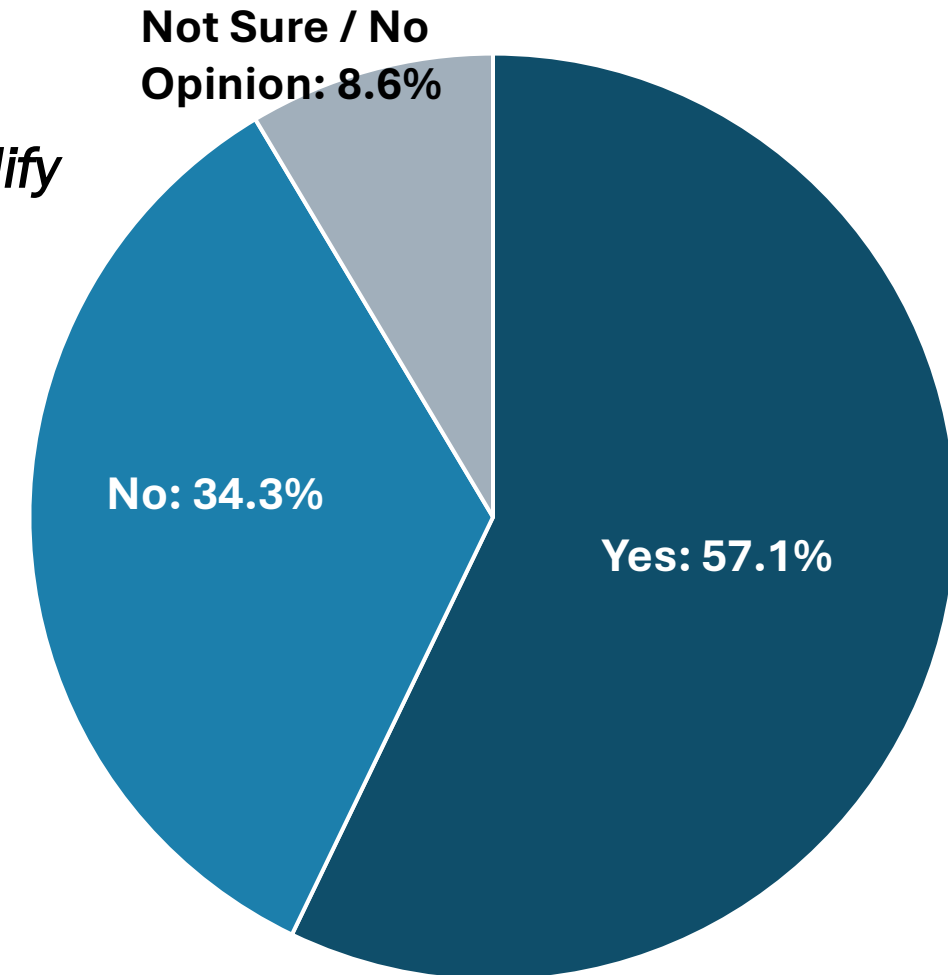
- NTTF would like to see a streamlined process
  - This needs to be defined
- Consideration of a NT Master Plan to oversee development
  - Recognize the special intent of NT
- Remove CSP's from process
  - This will also remove some engagement steps
- In all aspects, maintain the unique nature of NT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

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

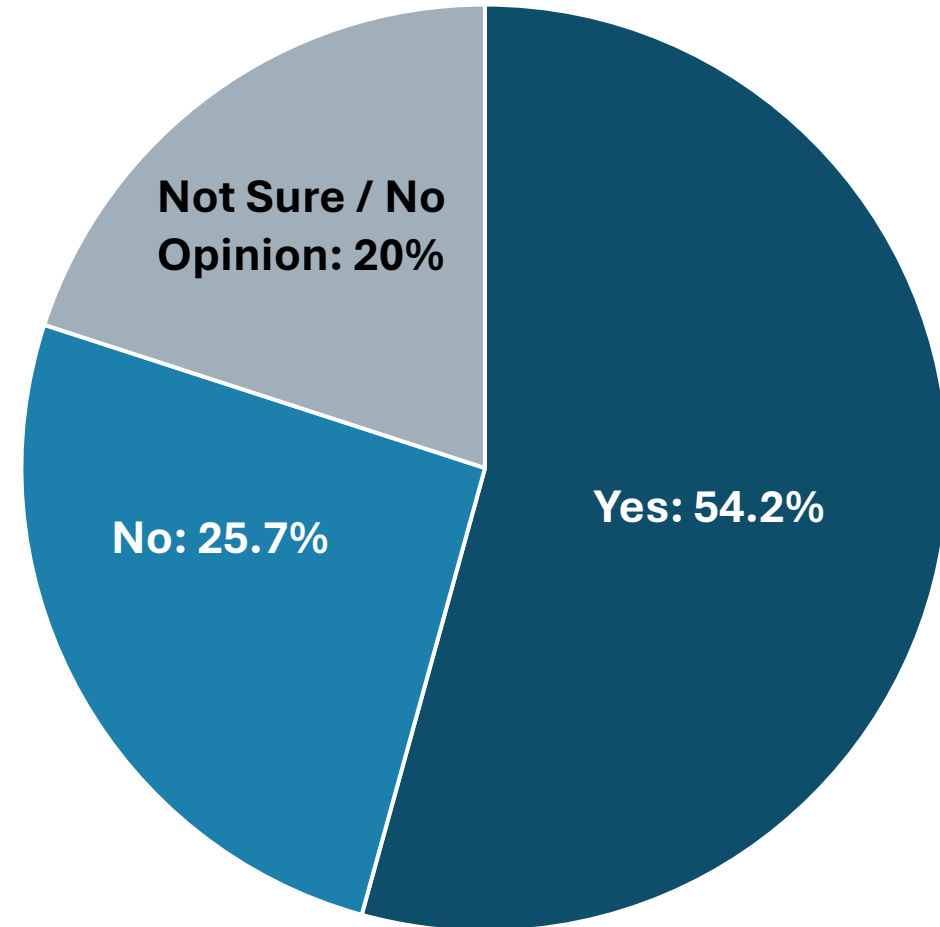


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

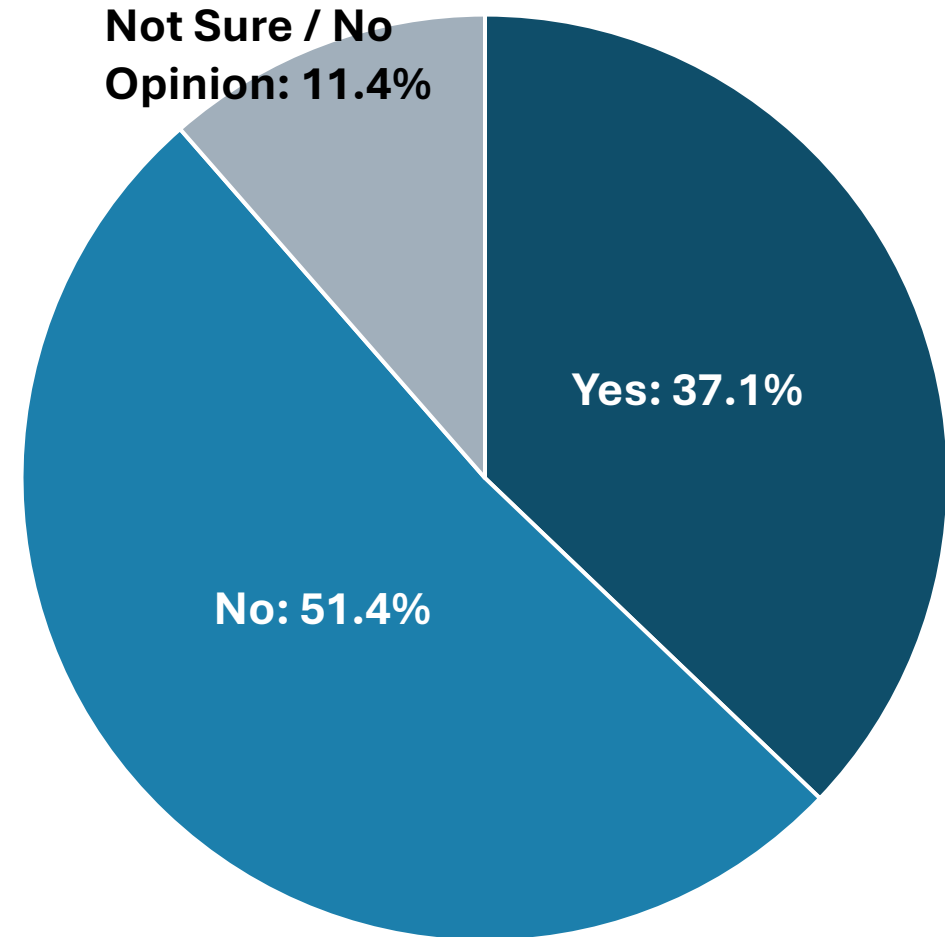


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

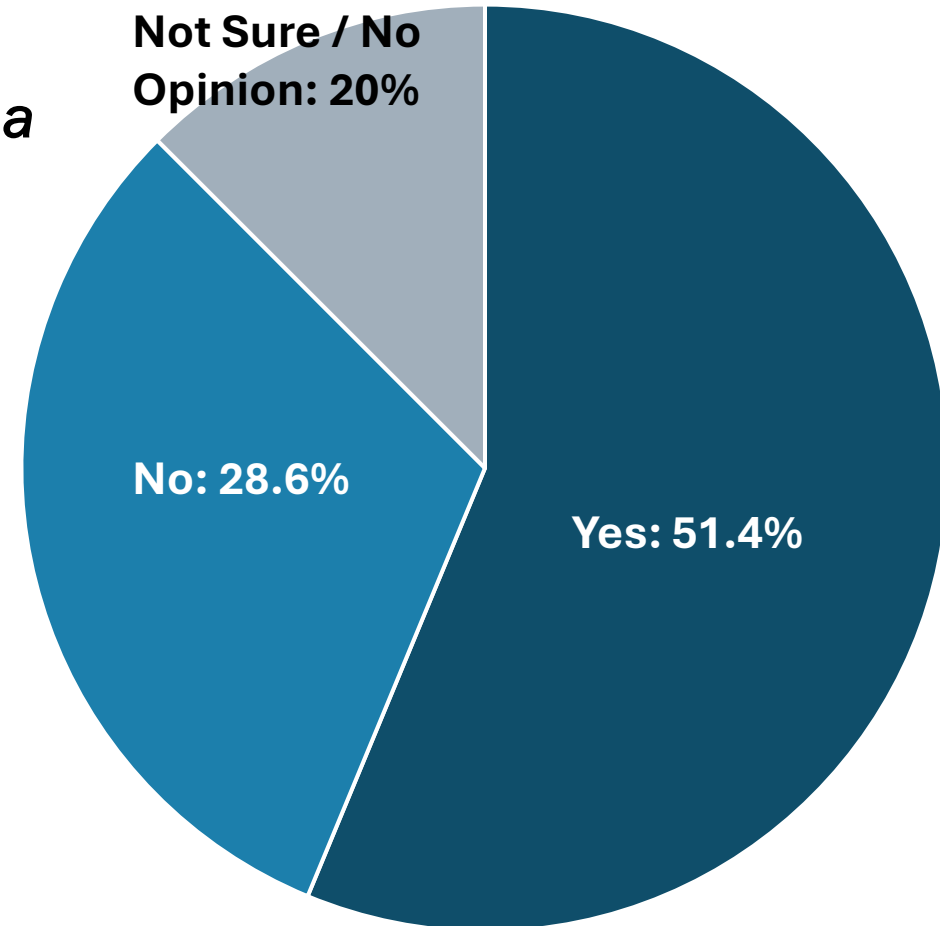


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

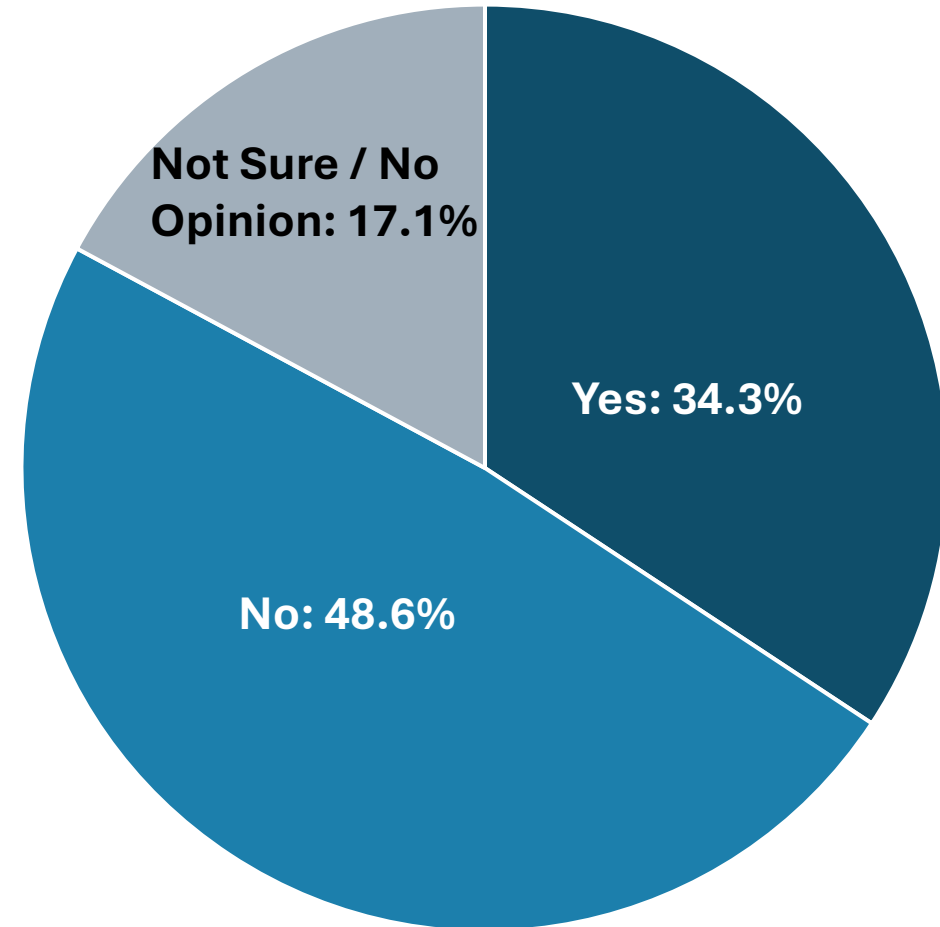


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

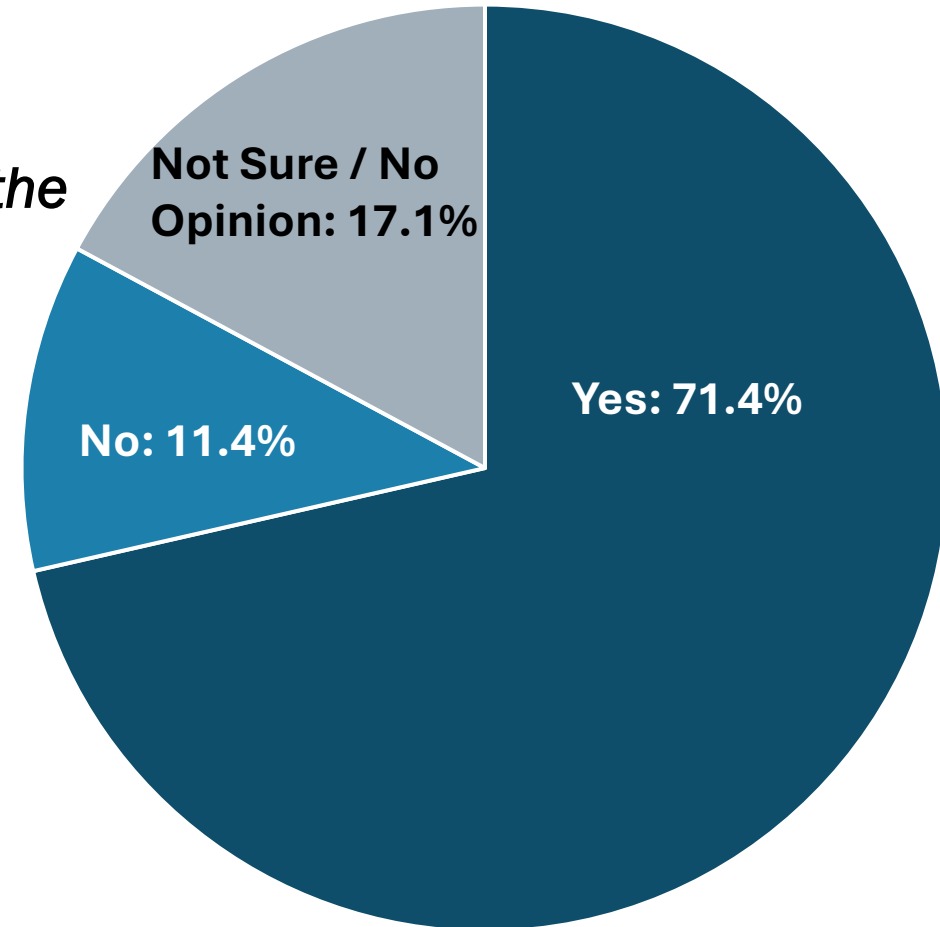


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

## Recommendation

### *PDP/CSP/FDP Structure*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
2				

# DRAFT Recommendations

## Recommendation

### *PDP/CSP/FDP Structure*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
3				

# DRAFT Recommendations

## Recommendation

### *PDP/CSP/FDP Structure*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
4				

# DRAFT Recommendations

## Recommendation

### *PDP/CSP/FDP Structure*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
5				

# DRAFT Recommendations

## Recommendation

### *PDP/CSP/FDP Structure*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
6				

# DRAFT Recommendations

## Recommendation

### *PDP/CSP/FDP Structure*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
7				



# **Downtown and Village Center Process Simplification**

# DRAFT Recommendations

## Downtown and Village Center Process Simplification

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

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

# Recommendations Revisited

## Downtown and Village Center Process Simplification

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

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

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

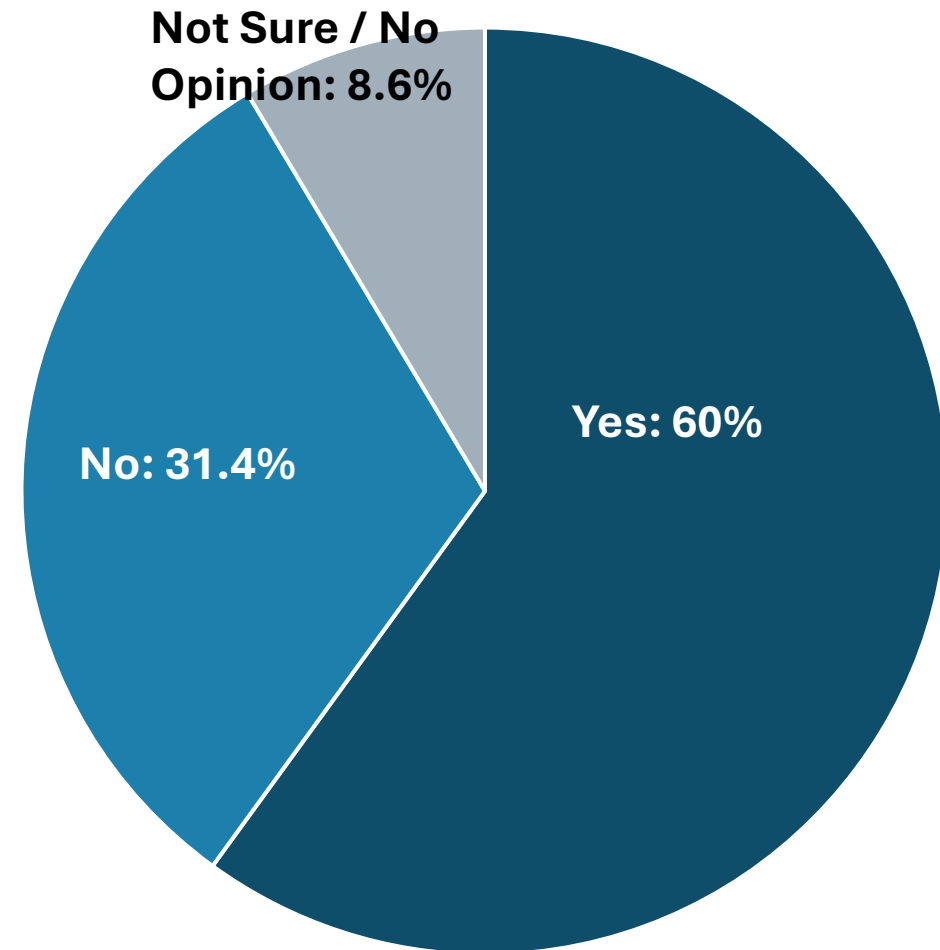
*Homework Discussion (March 2026 NTTF Meeting)*

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



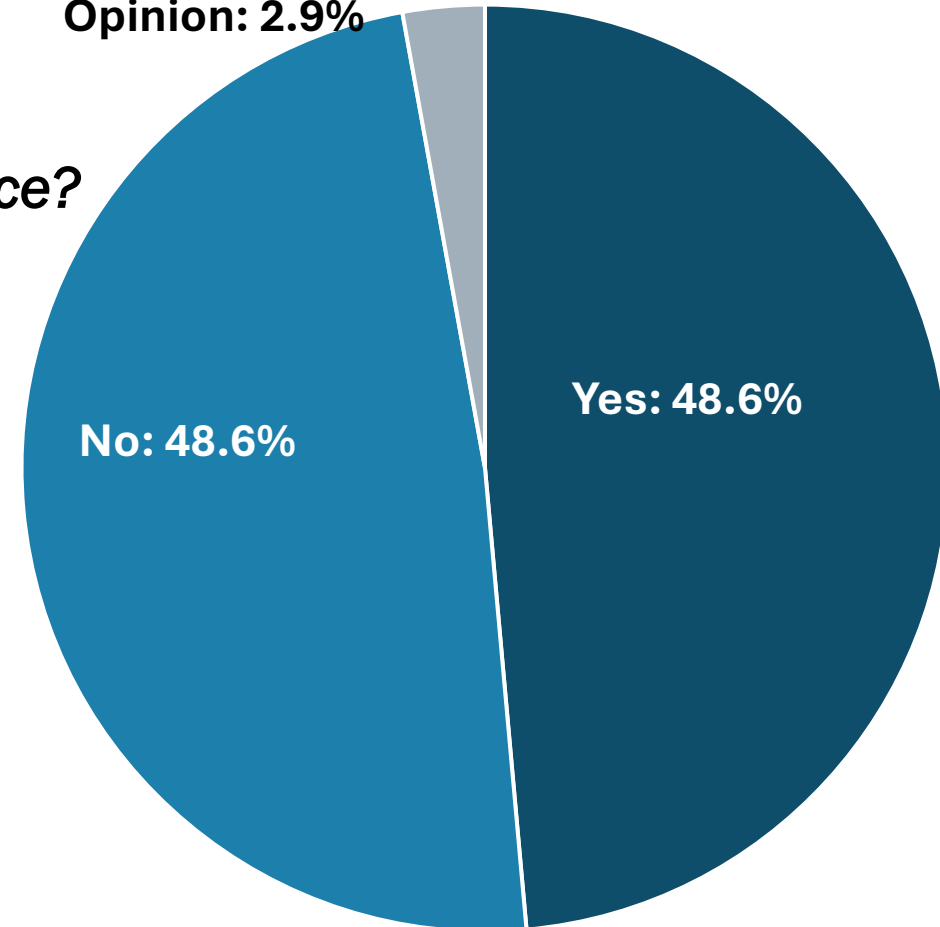
# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

Not Sure / No  
Opinion: 2.9%

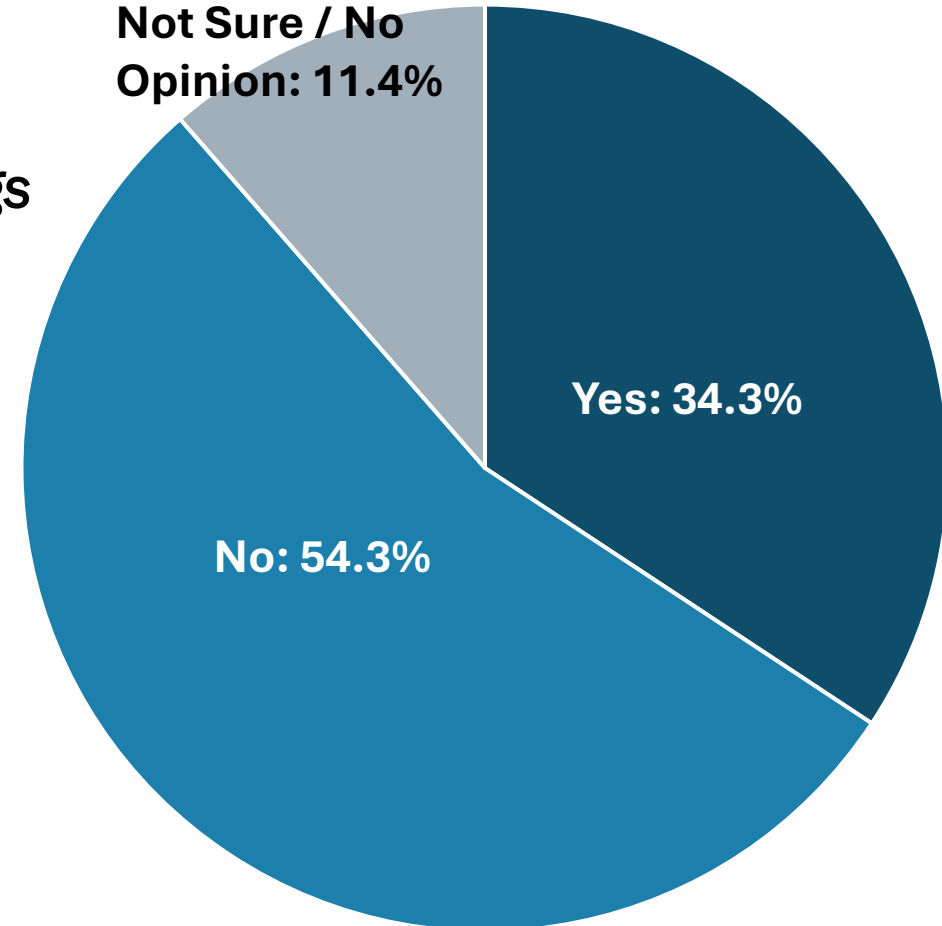


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

## Recommendation

### *Downtown and Village Center Simplification*

17. Simplify the development process for Village Center redevelopment

\*

Recommendation #	Motion	Seconded	In Favor	Opposed
17				

# DRAFT Recommendations

## Recommendation

### *Downtown and Village Center Simplification*

18. Simplify the development process for Downtown Columbia redevelopment \*

Recommendation #	Motion	Seconded	In Favor	Opposed
18				

# DRAFT Recommendations

## Recommendation

### *Downtown and Village Center Simplification*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
19				



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

# DRAFT Recommendations

## Expansion of Uses, Materials, and Design Guidance

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

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

# Recommendations Revisited

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

### *Overview of Recommendations Discussion*

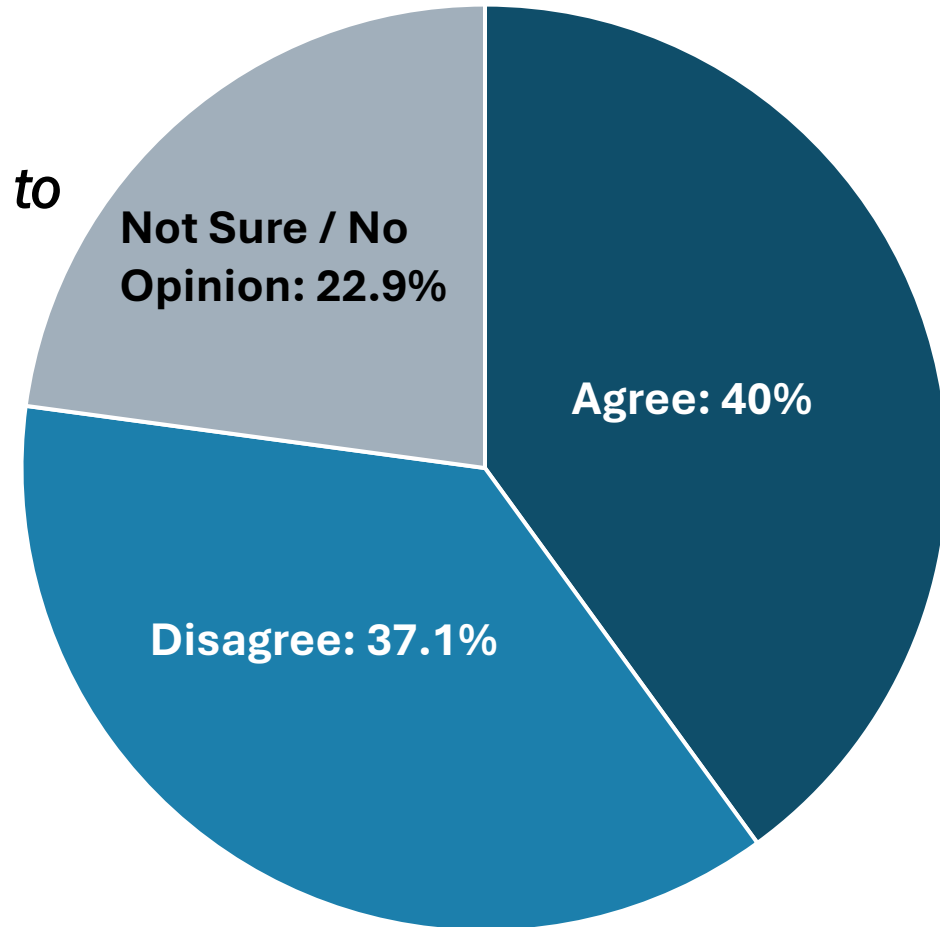
- Want to be inclusive of sustainable uses
- Concern about each FDP having uses identified individually
- Pattern books / overall standards would be beneficial
- Better understanding of what can go to the Design Advisory Panel clarified

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

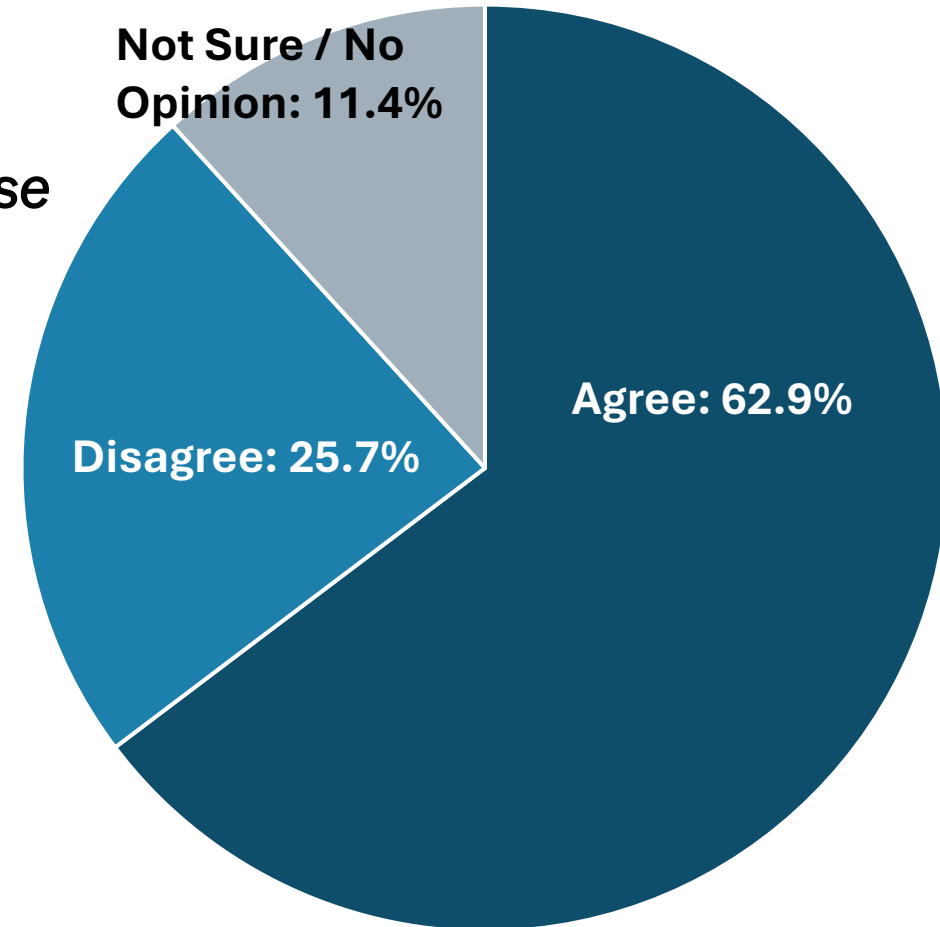


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

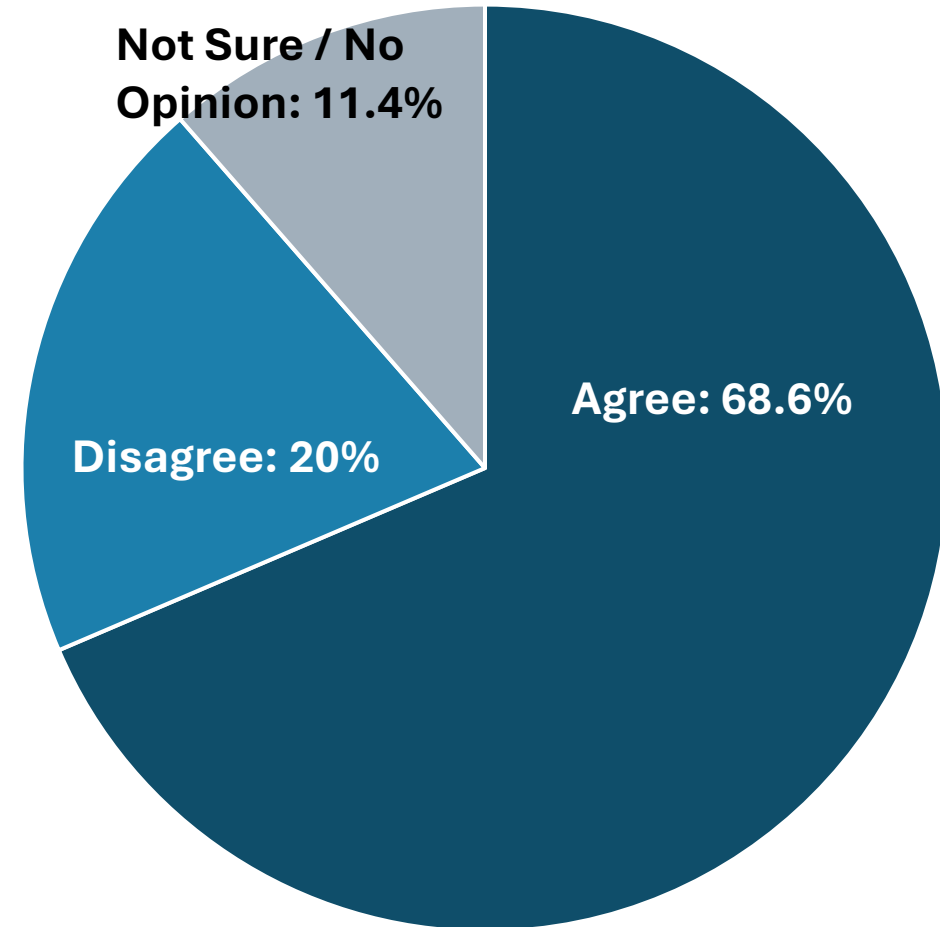


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

## Recommendation

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

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

Recommendation #	Motion	Seconded	In Favor	Opposed
26				

# DRAFT Recommendations

## Recommendation

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

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

Recommendation #	Motion	Seconded	In Favor	Opposed
27				

# DRAFT Recommendations

## Recommendation

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

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

Recommendation #	Motion	Seconded	In Favor	Opposed
28				



# Density and Land Use Requirements

# DRAFT Recommendations

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

## Defining Credited Open Space

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

## Apartments Definition

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

# DRAFT Recommendations

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

## Density Cap Requirements

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

## Land Use Percentage Requirements

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

## Defining Credited Open Space

*Section 125.0.A.8.e*

### *Overview of Recommendations Discussion*

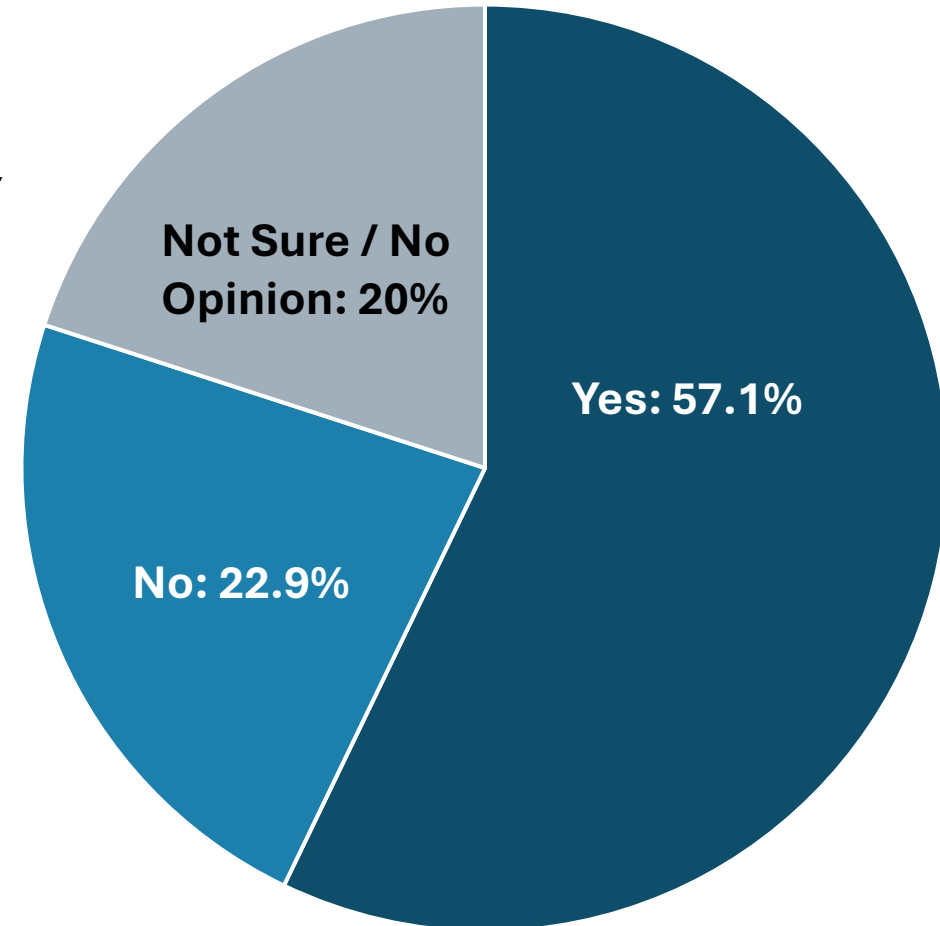
- Categorize open space, not only by uses but by physical features and associated uses
- Consider environmental benefits and people benefits (as amenities)
- Current definition of open space seems to be working; though maybe clarification or limitations on some kinds of uses may be helpful/useful (i.e.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

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

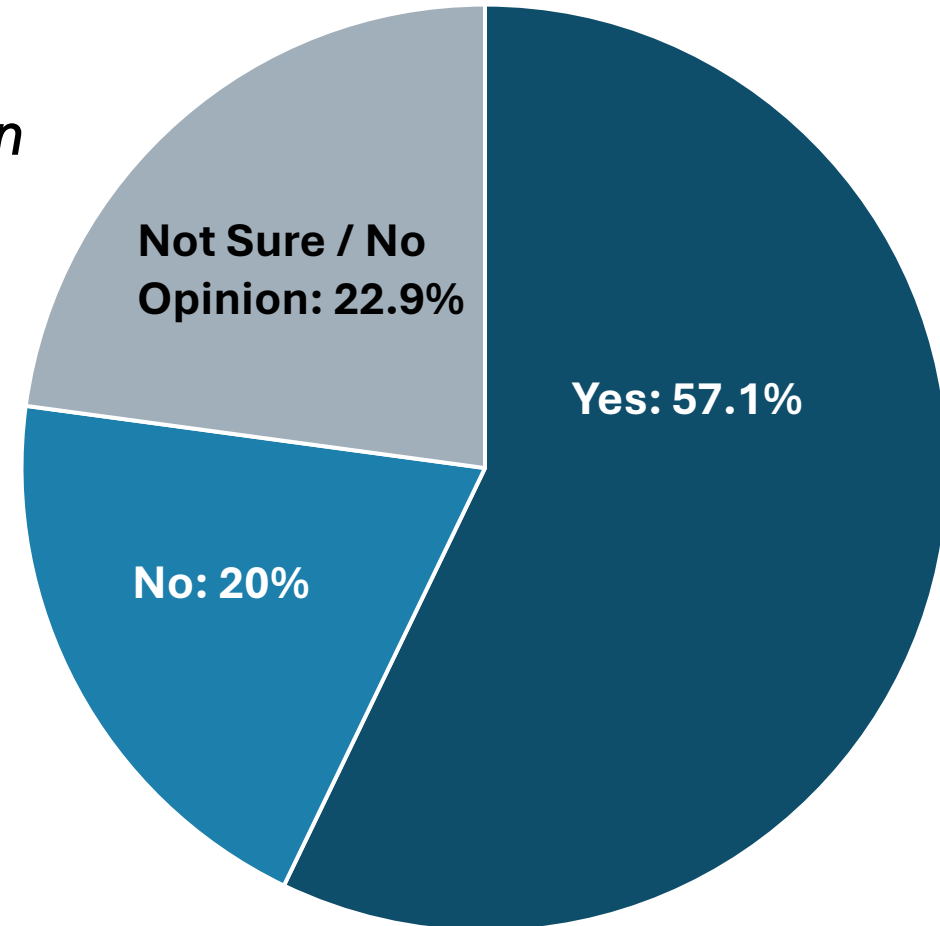


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

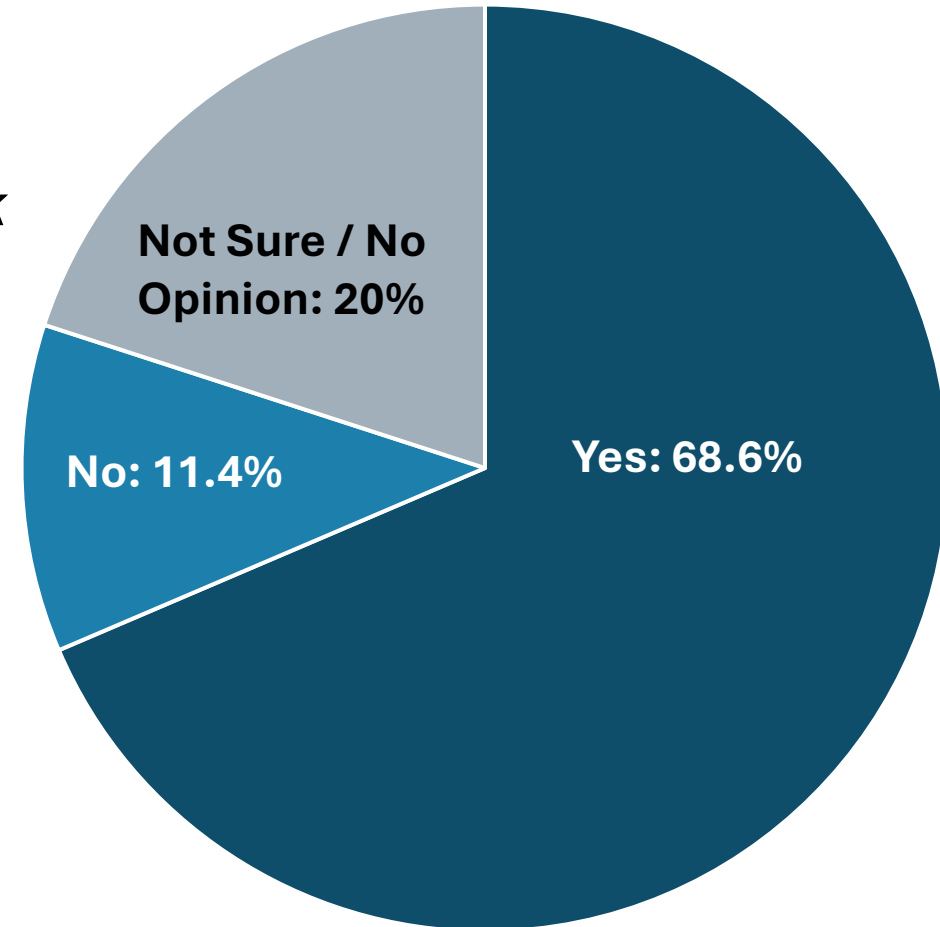


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

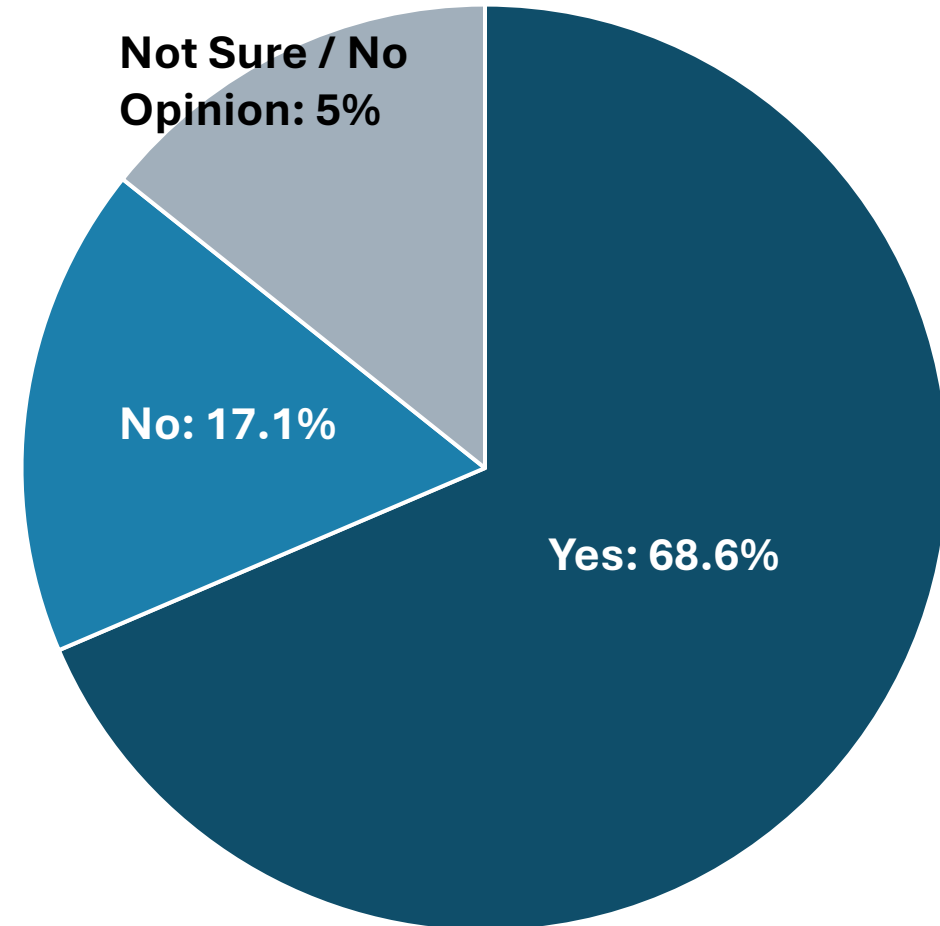


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

## Recommendation

### *Defining Credited Open Space*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
8				

# DRAFT Recommendations

## Recommendation

### *Defining Credited Open Space*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
9				

# DRAFT Recommendations

## Recommendation

### *Defining Credited Open Space*

10. Maintain required 36% open space

Recommendation #	Motion	Seconded	In Favor	Opposed
10				

# DRAFT Recommendations

## Recommendation

### *Defining Credited Open Space*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
11				

# Recommendations Revisited

## Apartments Definition

*Section 125.0.5.b*

### *Overview of Recommendations Discussion*

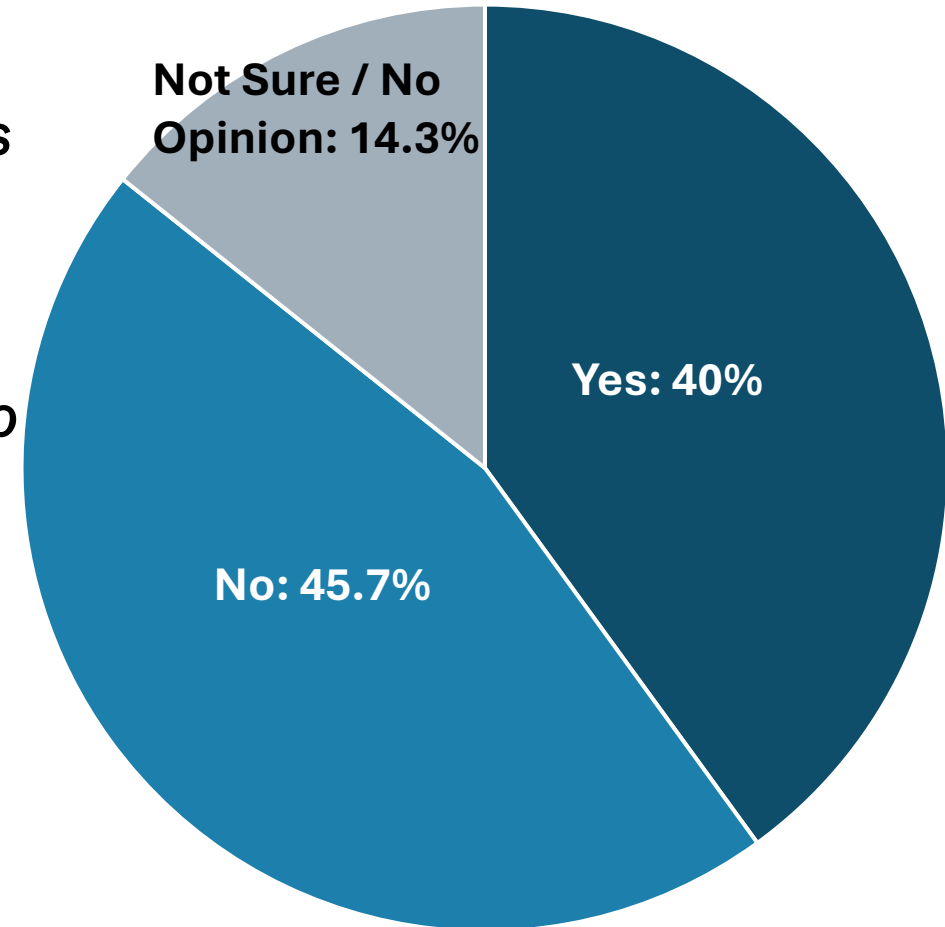
- More clarity over apartment types (garden apartment, 2x2's, etc.)
- Potential to define the location rather than the type
- Define single-family attached differently than apartments, but needs greater clarity
- Missing middle discussion also relates to recommendations under the MIHU discussion

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

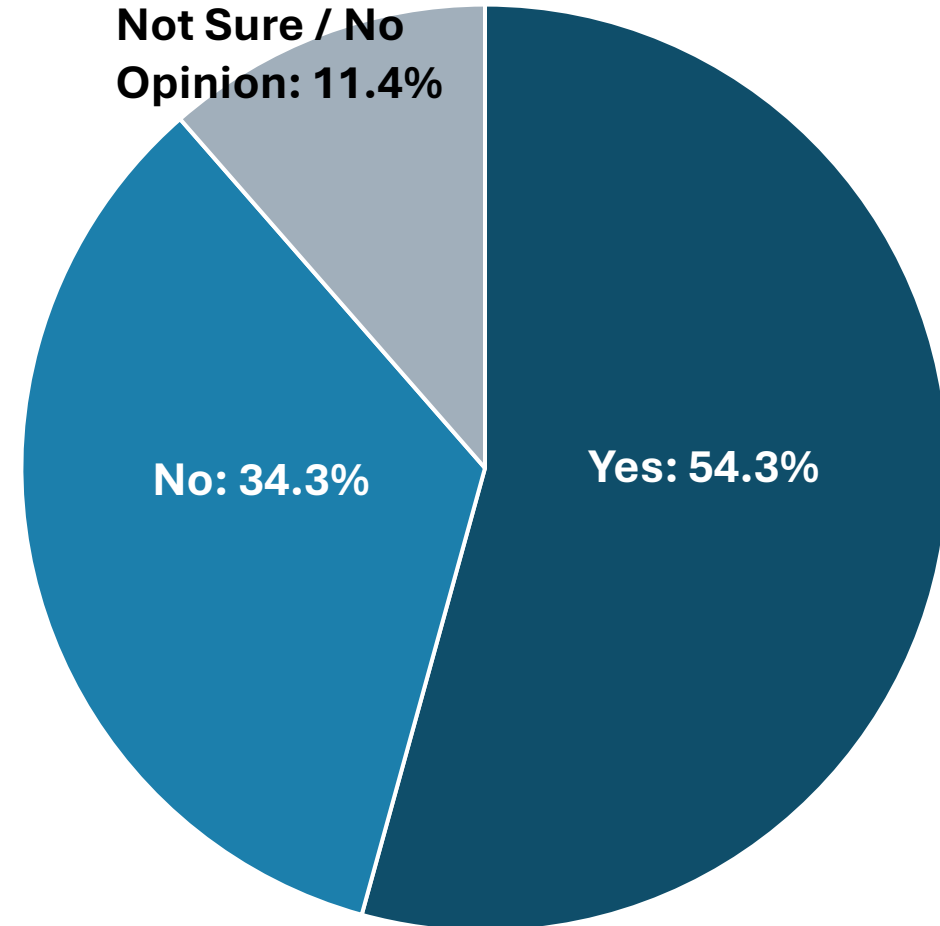


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



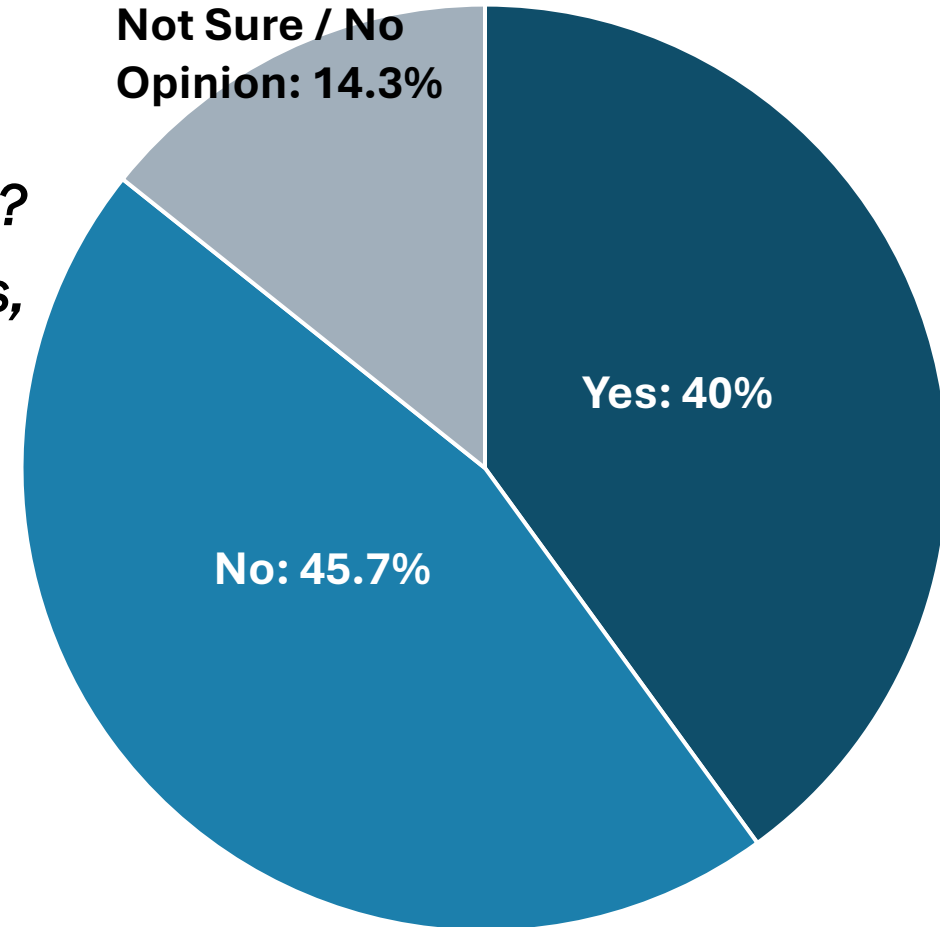
# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

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



# DRAFT Recommendations

## Recommendation

### *Apartments Definition*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
12				

# DRAFT Recommendations

## Recommendation

### *Apartments Definition*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
13				

# DRAFT Recommendations

## Recommendation

### *Apartments Definition*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
14				

# Recommendations Revisited

## Density Cap Requirements

*Section 125.0.A.4*

### *Overview of Recommendations Discussion*

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

# Land Use Percentage Requirements

## Land-Use Percentage Requirements

*Section 125.0.A.B*

### *Overview of Recommendations Discussion*

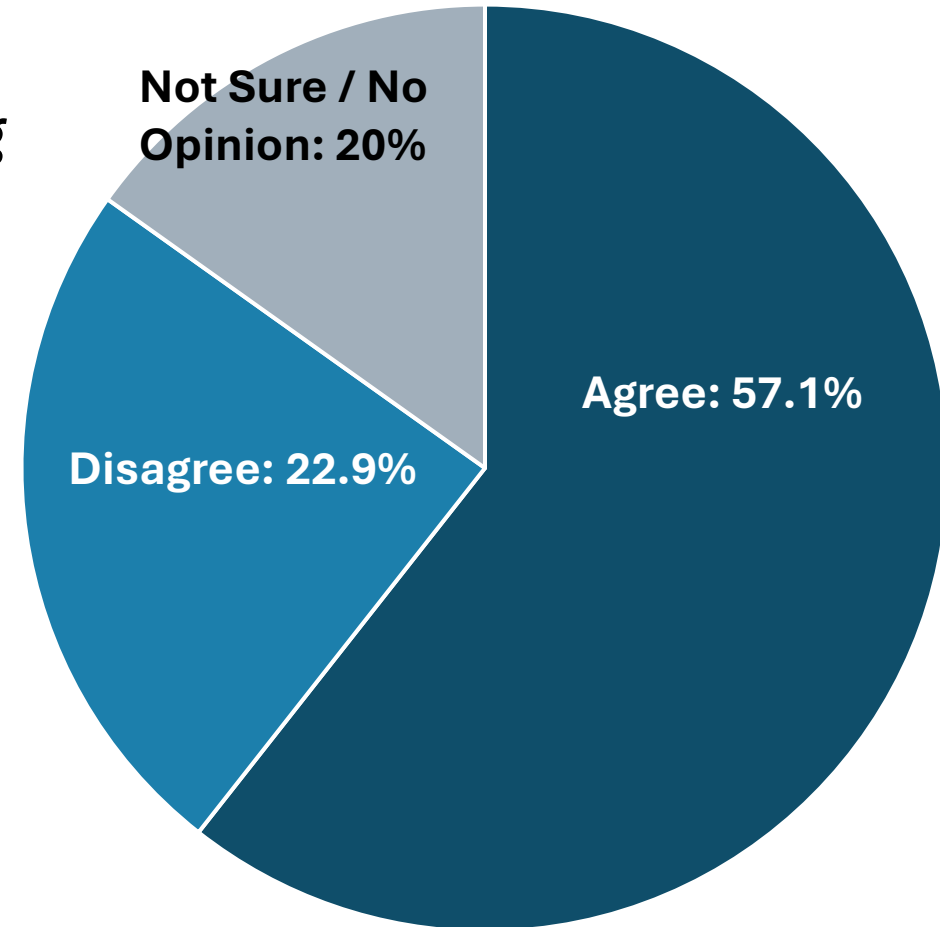
- Concern that land use percentages limit flexibility
- Interest in maintaining diverse housing mix, with the additional of new missing middle housing types
- Consideration for allowing higher density in village center / downtown areas

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

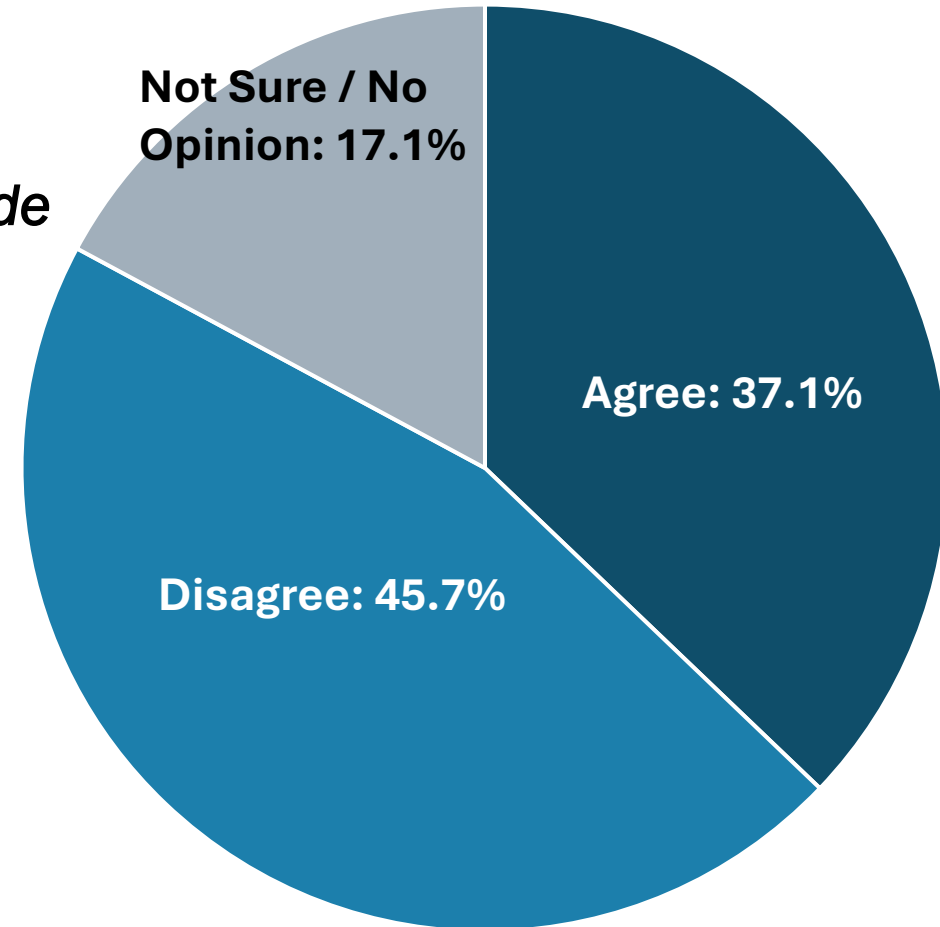


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

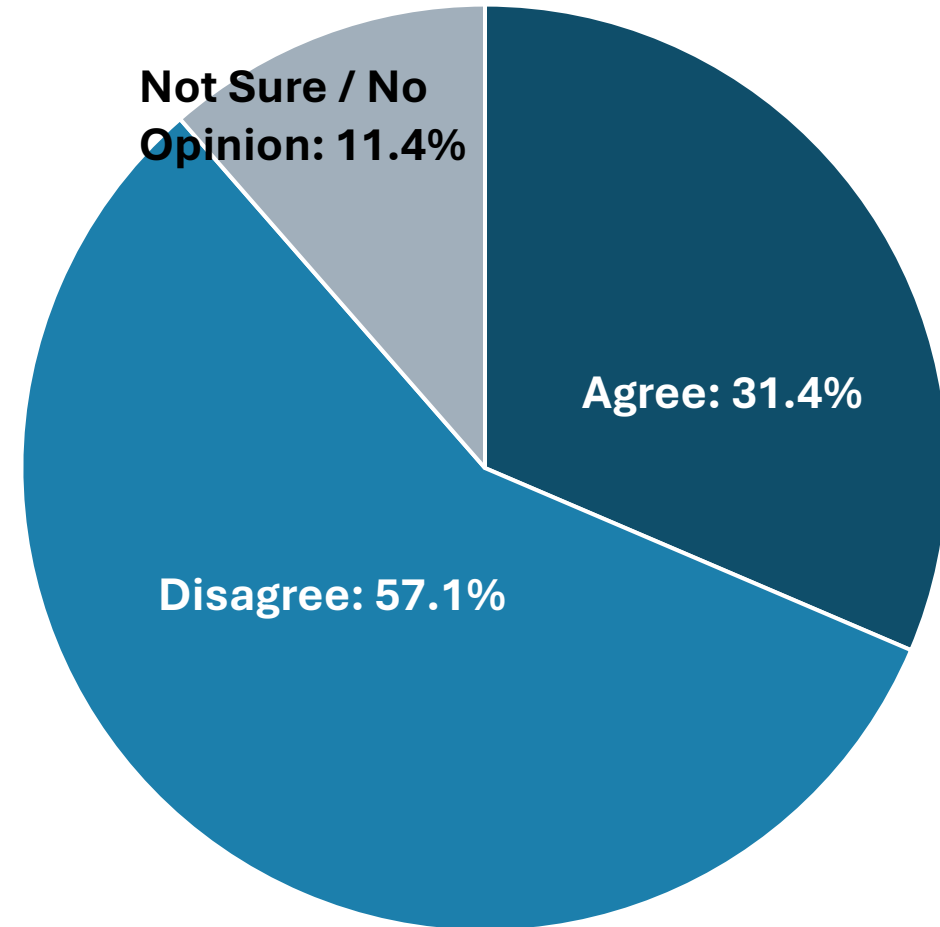


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

## Recommendation

### *Density Cap Requirement*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
20				

# DRAFT Recommendations

## Recommendation

### *Density Cap Requirement*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
21				

# DRAFT Recommendations

## Recommendation

### *Land Use Percentage Requirements*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
22				



# Moderate Income Housing Unit (MIHU) Requirements

# DRAFT Recommendations

## Moderate Income Housing Unit (MIHU) Requirements

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

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

# Recommendations Revisited

## MIHU Requirements

*Title 13, Subtitle 402*

### *Overview of Recommendations Discussion*

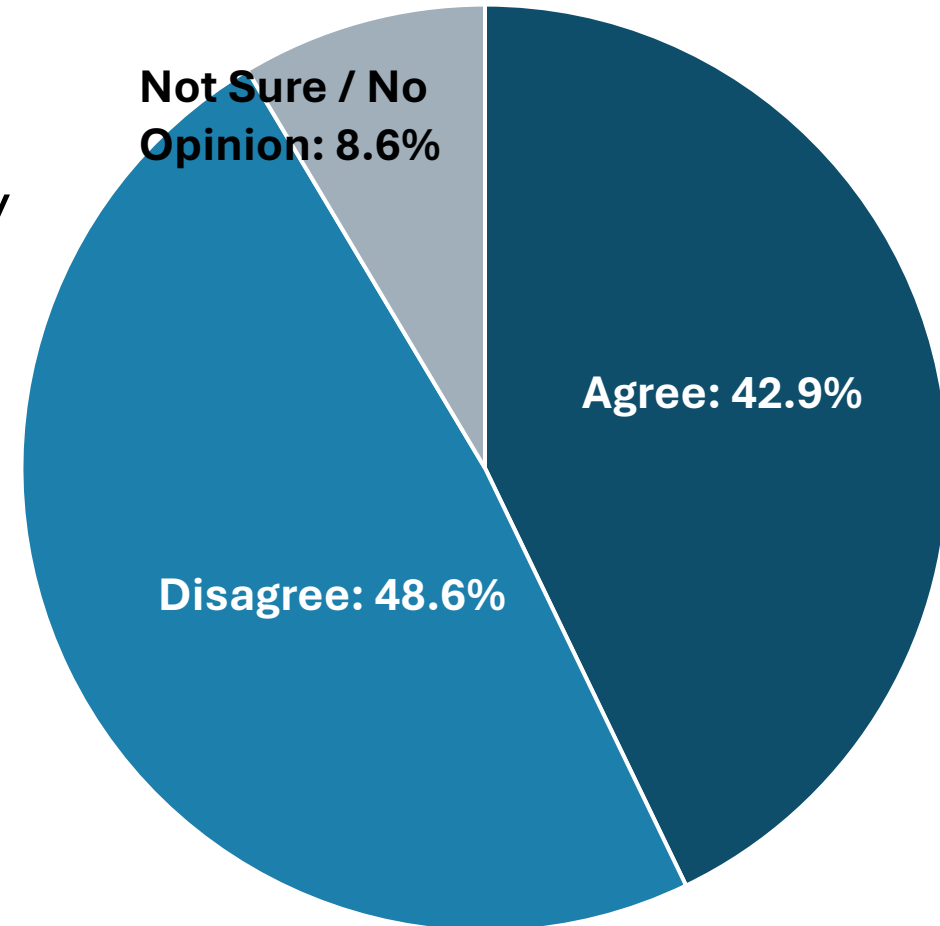
- Do not see the need to make this a requirement within the New Town District given the existing housing mix in comparison to the remainder of the county
- Consideration of incentivizing meeting these requirements

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

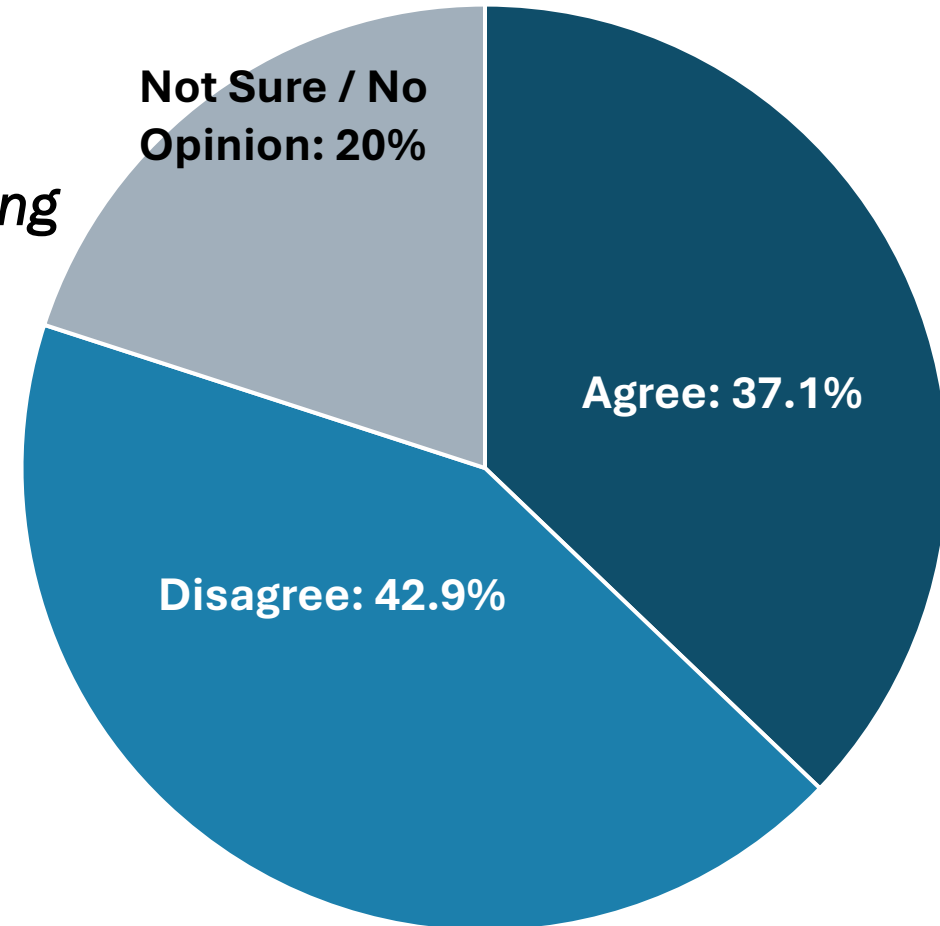


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

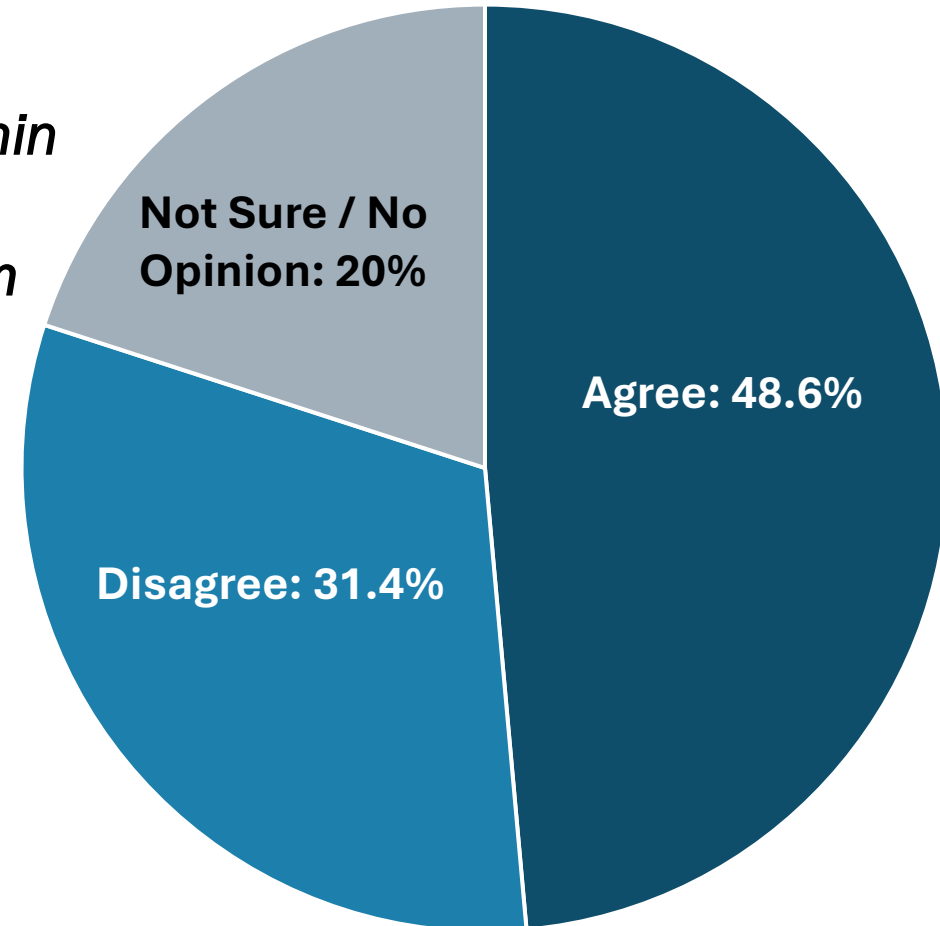
## Technical Survey/Public Comment Input

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

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

Note: repeated comments from above.

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



# DRAFT Recommendations

## Recommendation

### *MIHU Requirements*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
23				

# DRAFT Recommendations

## Recommendation

### *MIHU Requirements*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
24				

# DRAFT Recommendations

## Recommendation

### *MIHU Requirements*

25. Maintain the existing exemption from MIHUs in New Town

Recommendation #	Motion	Seconded	In Favor	Opposed
25				



# Wrap-Up



## **Task Force Vision**

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

The Vision for New Town Recommendations

# Homework

A decorative brown line graphic that starts on the left side of the slide, rises to a peak, and then descends to a horizontal line that spans the width of the slide.

To be completed no later than June 1, 2026 :

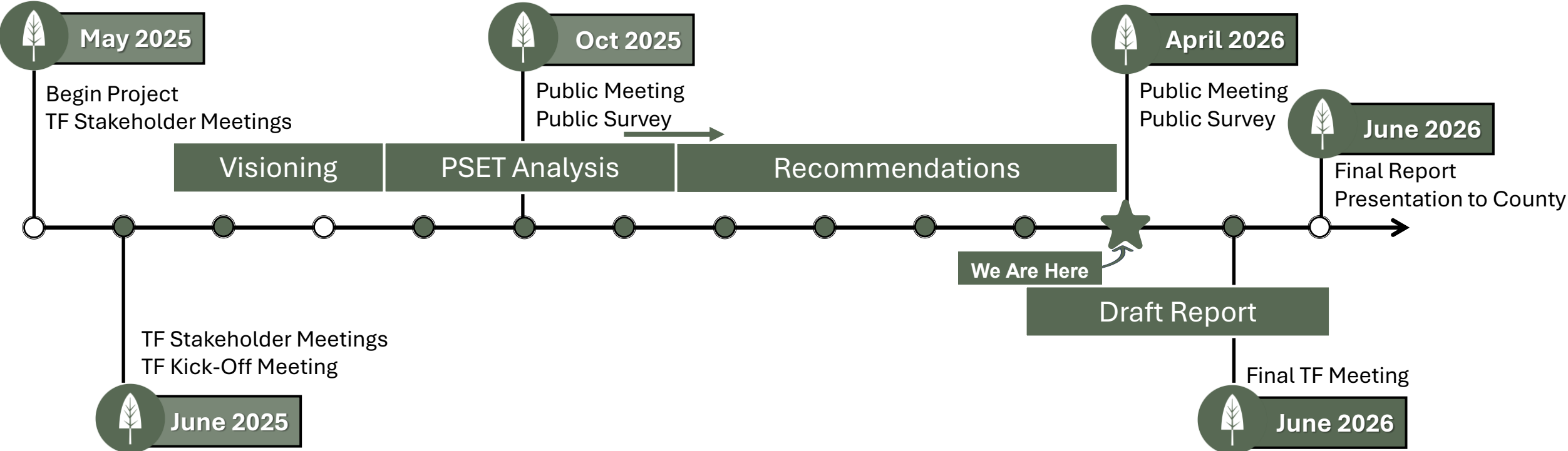
Review the draft report and be prepared to discuss revisions.

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Pending Topics

- Review Draft Report



# Wrap-Up

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Remaining Task Force Meeting

**June 2, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topics

*Review comments for  
DRAFT Report*



# Open Comments

**Thank you**



# Thank you

## Task Force Meeting No. 11

June 2, 2026







*In-person*



**Thank you**



# Density Caps

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

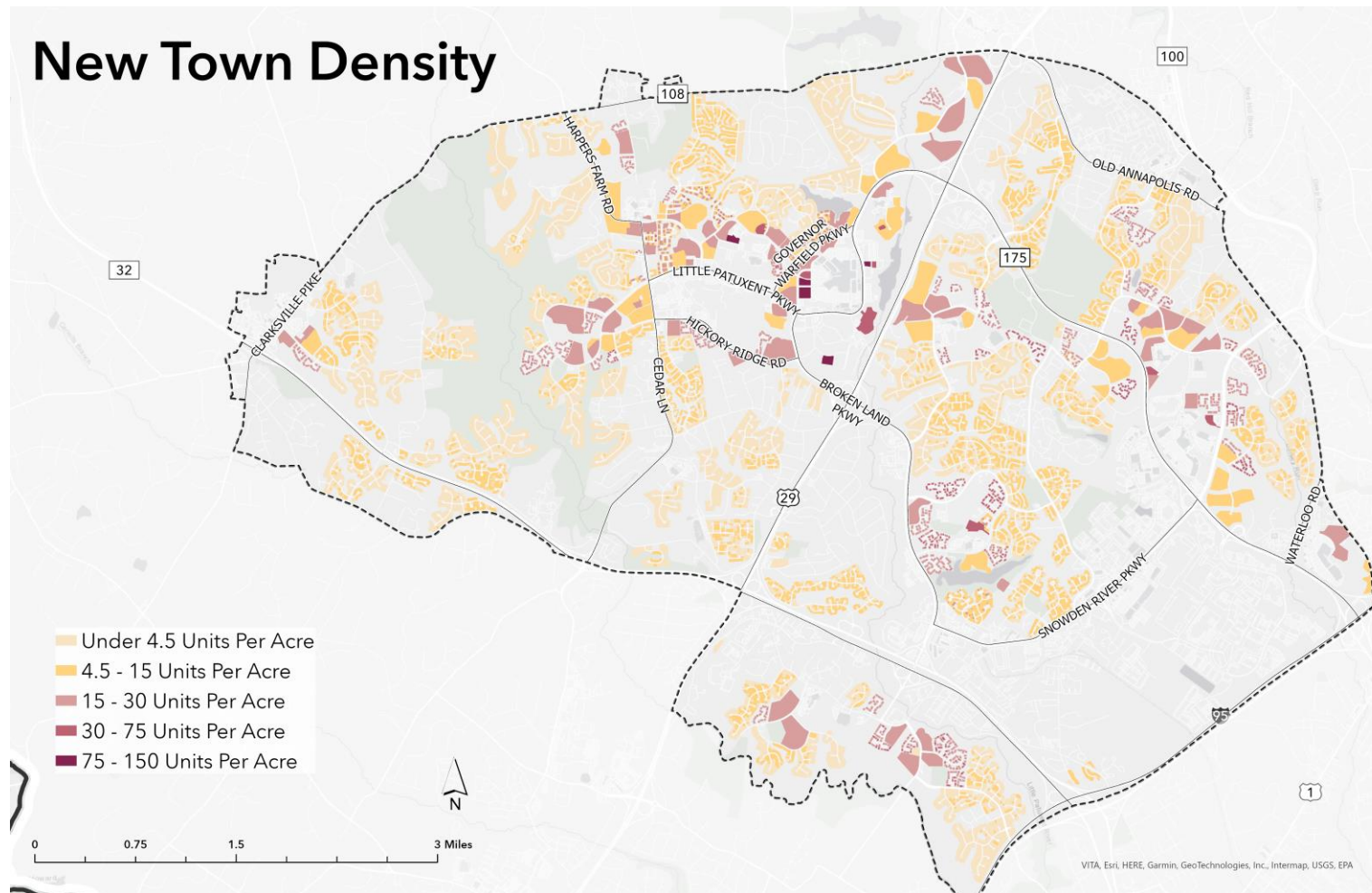
\* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations

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



# Density Caps

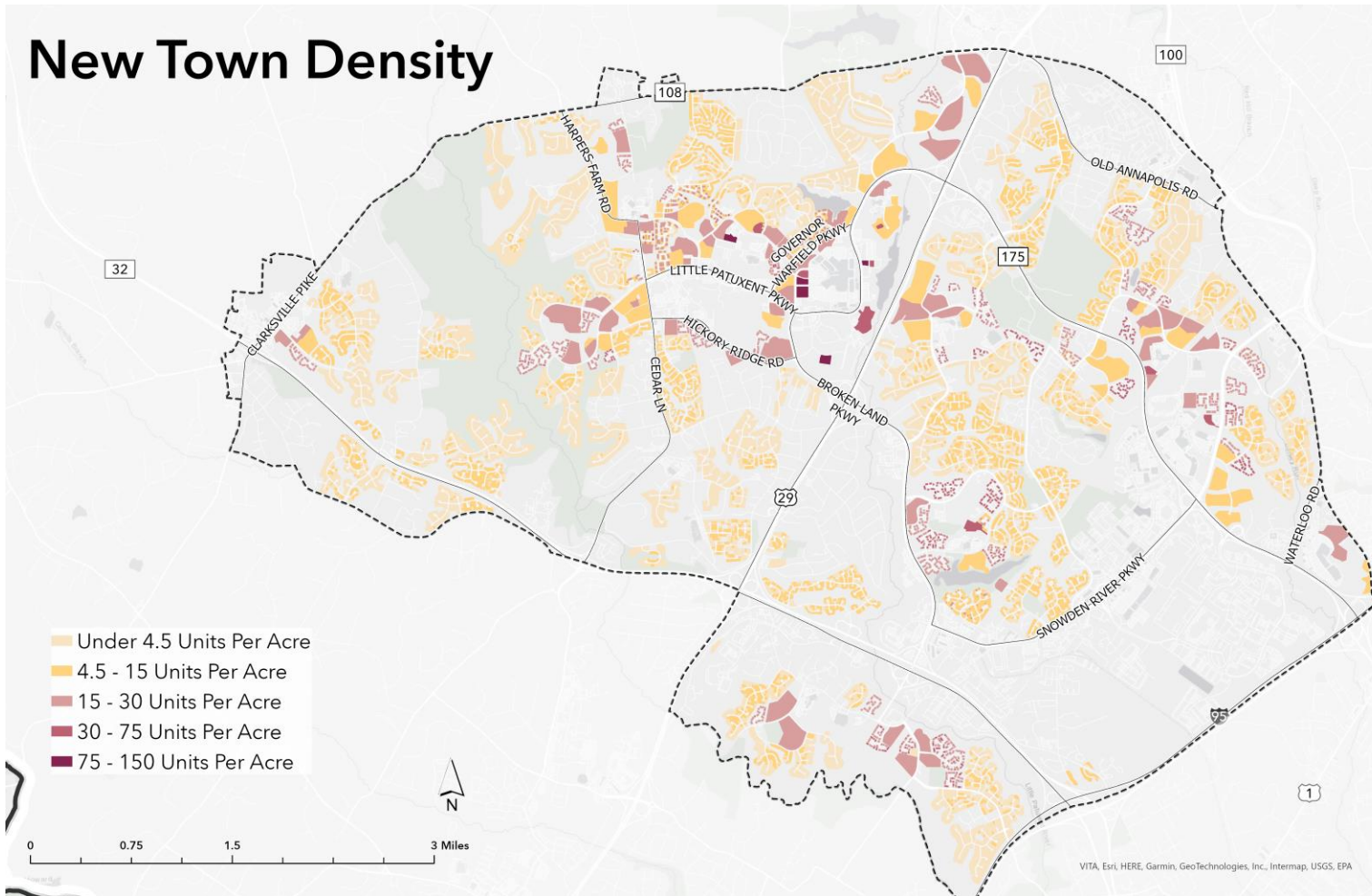
## New Town Density



Density in NT

# Density Caps

## New Town Density


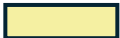






	Columbia Density (No DT)	Columbia Density with DT (Built to Date)	Columbia Density with DT (Full 30 yr. Build Out)
<b>Acreage:</b>	14,272	14,272	14,272
<b>Units:</b>	34,594	36,439	40,838
<b>Density:</b>	2.4239	2.55	2.86

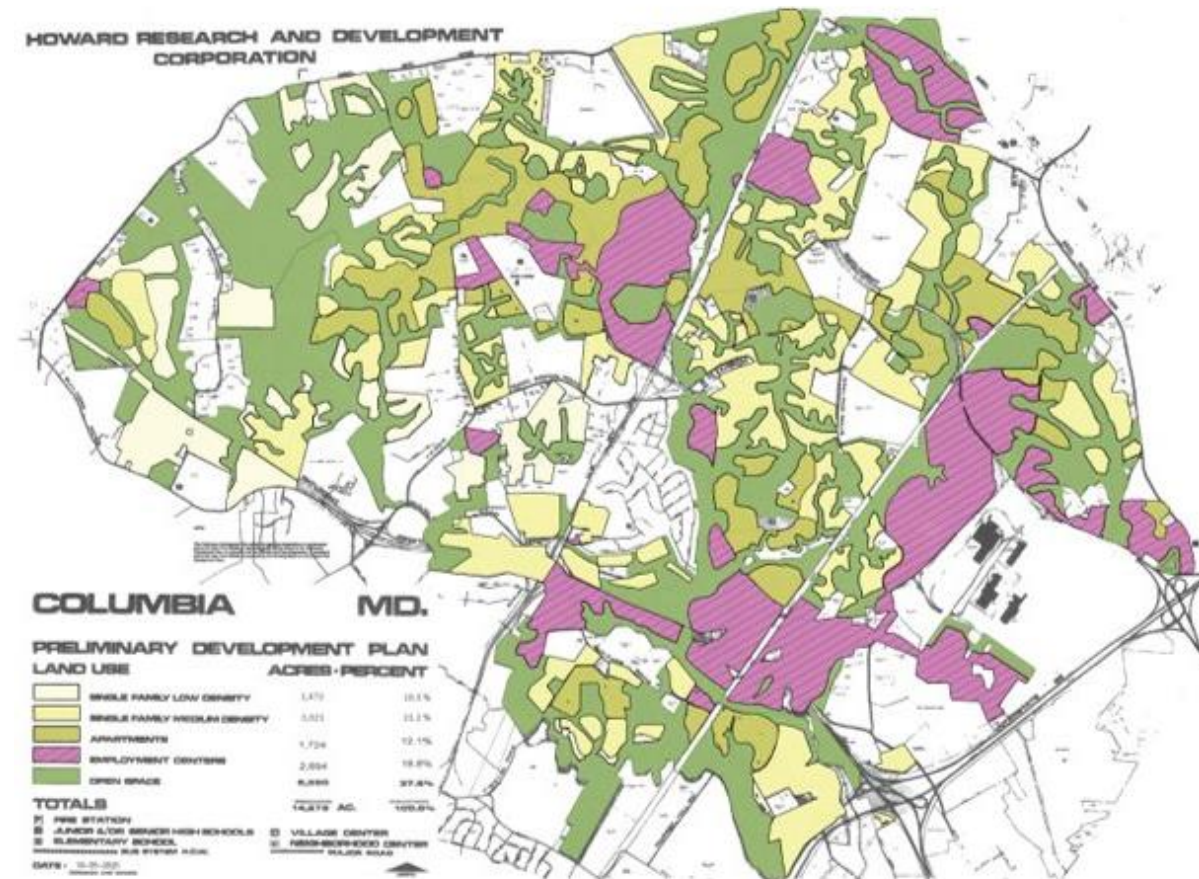
Source: DPZ Research Division

## Density in NT

# Land Use Percentages

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

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



# AGENDA

Meeting No. 10 Continuation

May 13, 2026

## **A. Welcome and Acknowledgement of Meeting No. 10 Status Completed**

## **B. Process for Finalizing Recommendations**

## **C. Finalize Recommendations**

Technical Survey/Public Comment Input

Density and Land Use Requirements

Density Cap Requirements (20, 21)

Land-Use Percentage Requirements (22)

Moderate Income Housing Unit (MIHU) Requirements (23, 24, 25)

## **D. Wrap-Up**

Homework for Next Meeting

Open Comments

## **E. Adjourn**



# New Town Task Force

Meeting No. 10

*Continuation*

May 13, 2026

# Agenda

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Welcome and Acknowledgement of Meeting No. 10 Status

Process for Finalizing Recommendations

Finalize Recommendations

- Technical Survey/Public Comment Input
  - Density and Land Use Requirements
  - Moderate Income Housing Unit (MIHU)

Wrap-Up

- Homework for Next Meeting

Adjourn



# **Welcome and Acknowledgement of Meeting No. 10 Status**

# Meeting No. 10 Status

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



# Process for Finalizing Recommendations

# Developing Recommendations

## Draft Recommendations Guidance

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

# Developing Recommendations

## Draft Recommendations Example

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



# Recommendations



# Density and Land Use Requirements

# DRAFT Recommendations

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

## Density Cap Requirements

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

## Land Use Percentage Requirements

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

## Density Cap Requirements

*Section 125.0.A.4*

### *Overview of Recommendations Discussion*

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

# Land Use Percentage Requirements

## Land-Use Percentage Requirements

*Section 125.0.A.B*

### *Overview of Recommendations Discussion*

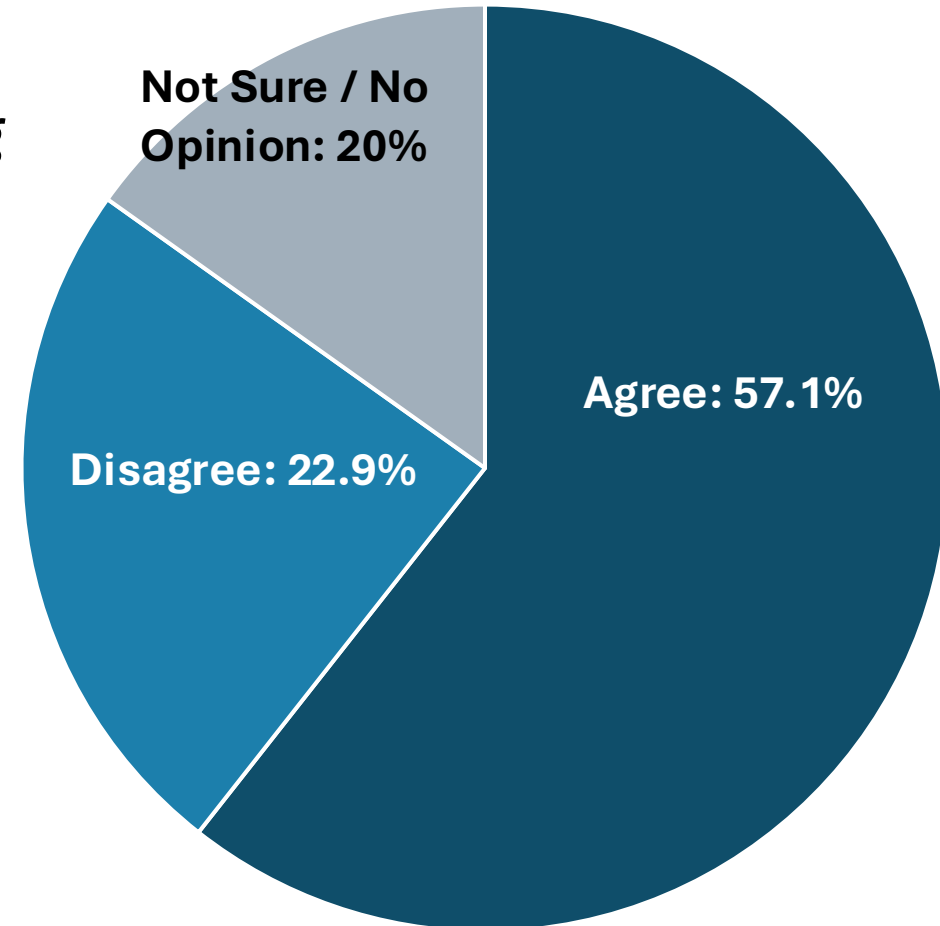
- Concern that land use percentages limit flexibility
- Interest in maintaining diverse housing mix, with the additional of new missing middle housing types
- Consideration for allowing higher density in village center / downtown areas

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

- 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...
- Outside of downtown the villages should not be denser. Roads and other infrastructure cannot support it.
- I think we should increase the density cap to allow for more infill development in the future.
- We need more density of people and more green space, together these will reduce climate change.

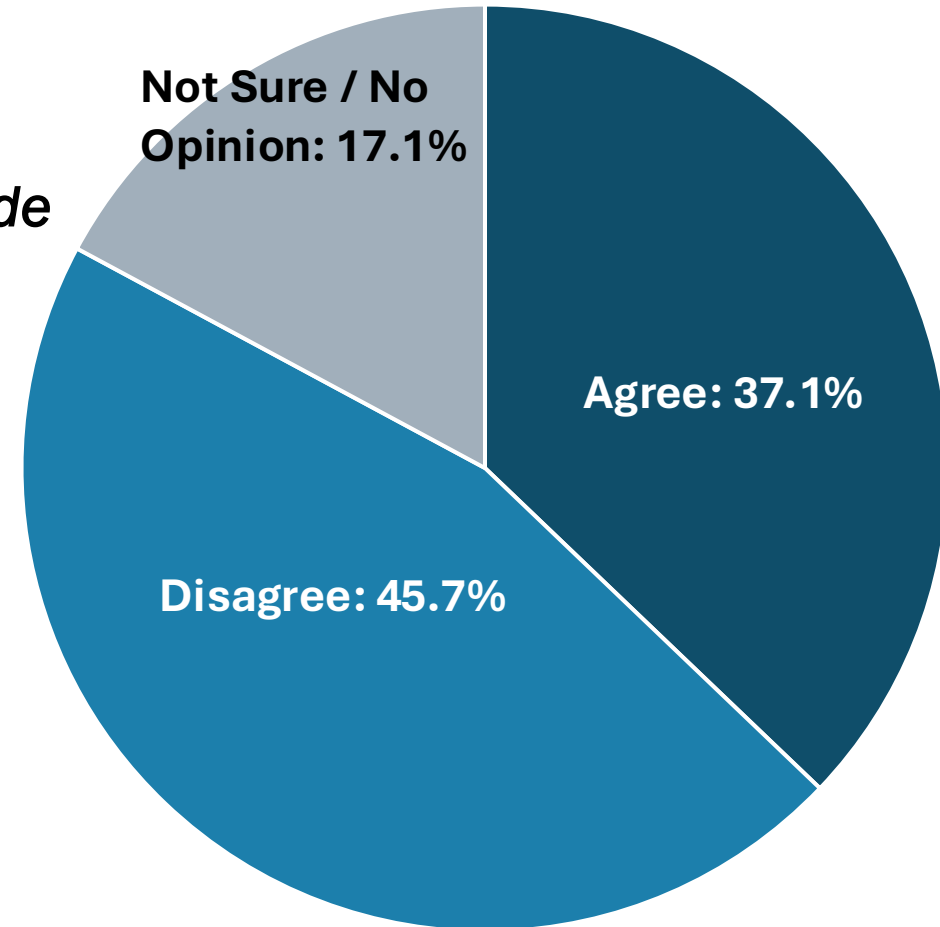


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

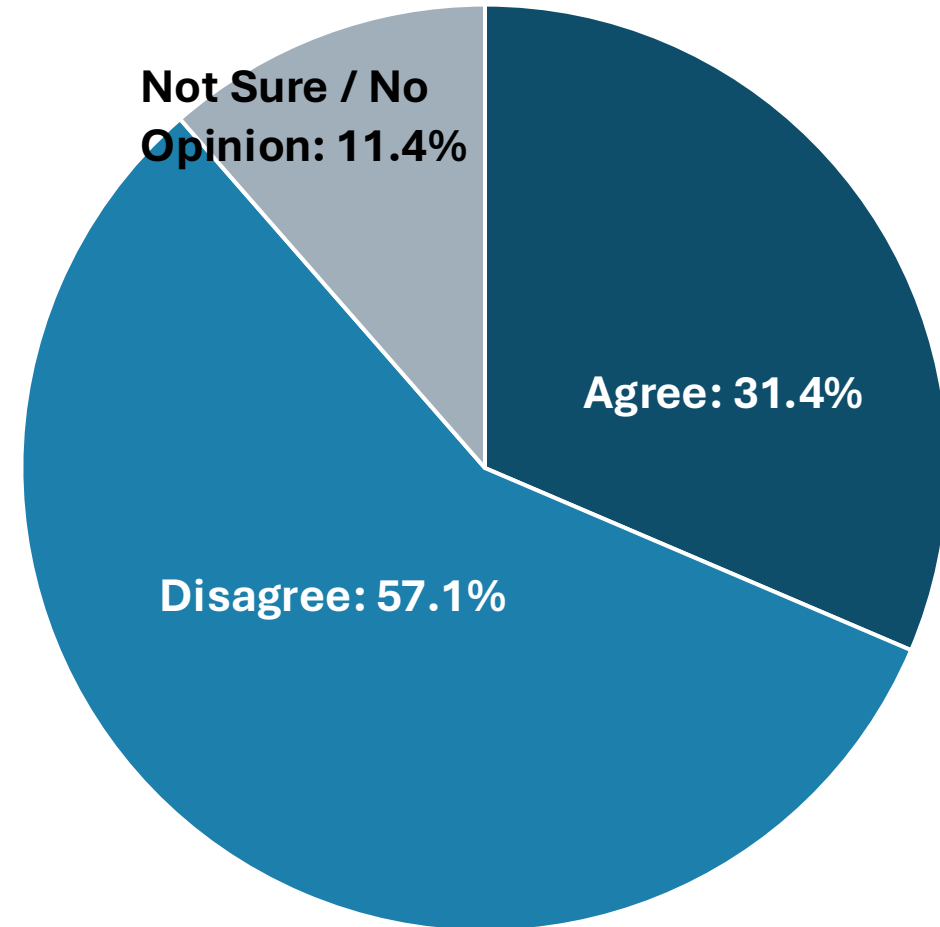


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

## Recommendation

### *Density Cap Requirement*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
20				

# DRAFT Recommendations

## Recommendation

### *Density Cap Requirement*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
21				

# DRAFT Recommendations

## Recommendation

### *Land Use Percentage Requirements*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
22				



# Moderate Income Housing Unit (MIHU) Requirements

# DRAFT Recommendations

## Moderate Income Housing Unit (MIHU) Requirements

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

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

# Recommendations Revisited

## MIHU Requirements

*Title 13, Subtitle 402*

### *Overview of Recommendations Discussion*

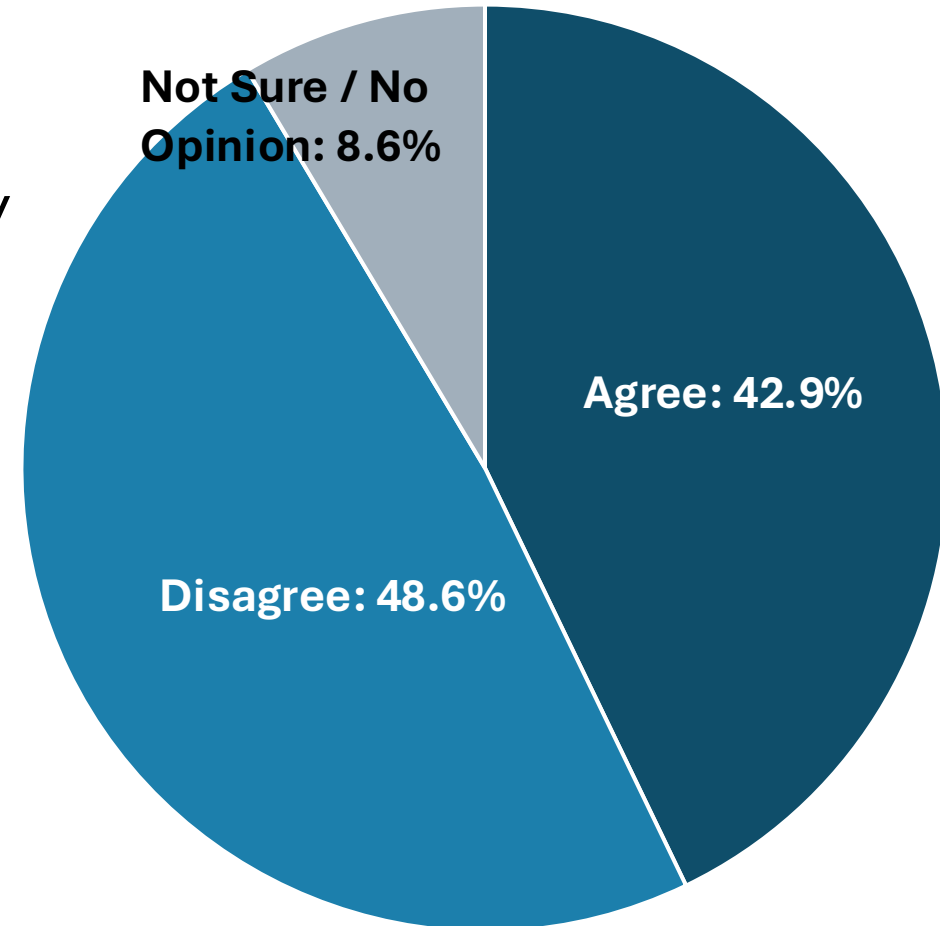
- Do not see the need to make this a requirement within the New Town District given the existing housing mix in comparison to the remainder of the county
- Consideration of incentivizing meeting these requirements

# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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

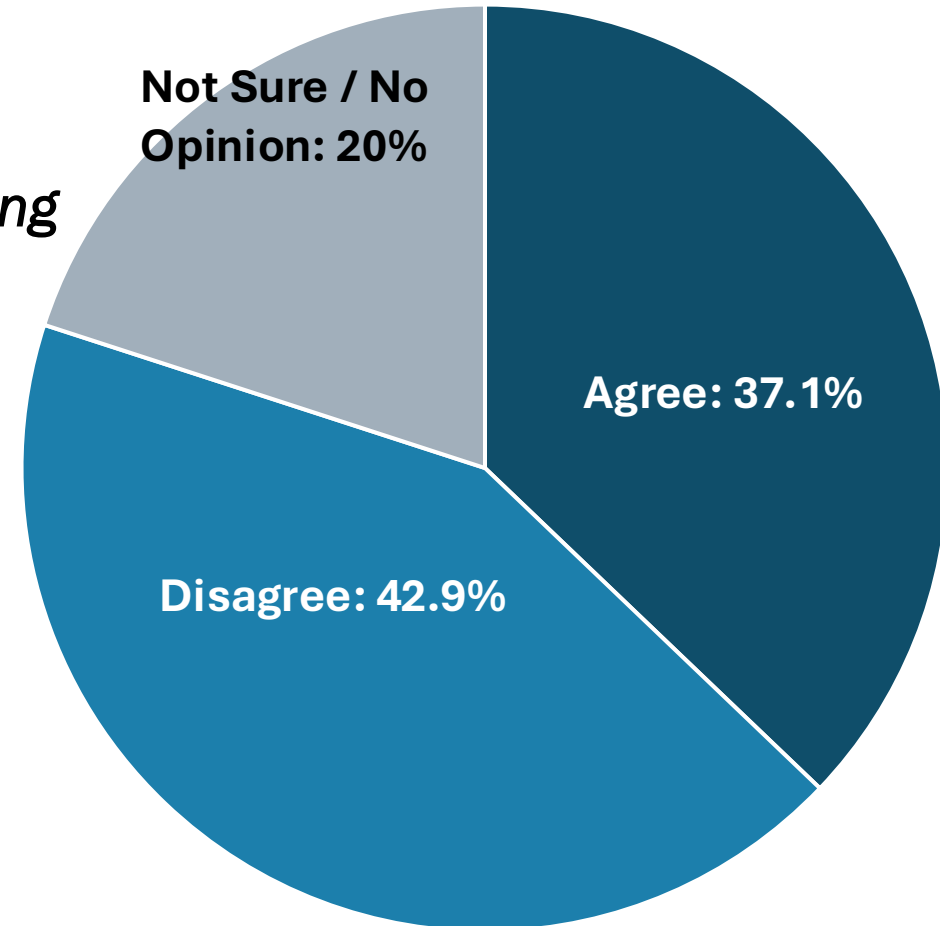


# DRAFT Recommendations

## Technical Survey/Public Comment Input

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

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



# DRAFT Recommendations

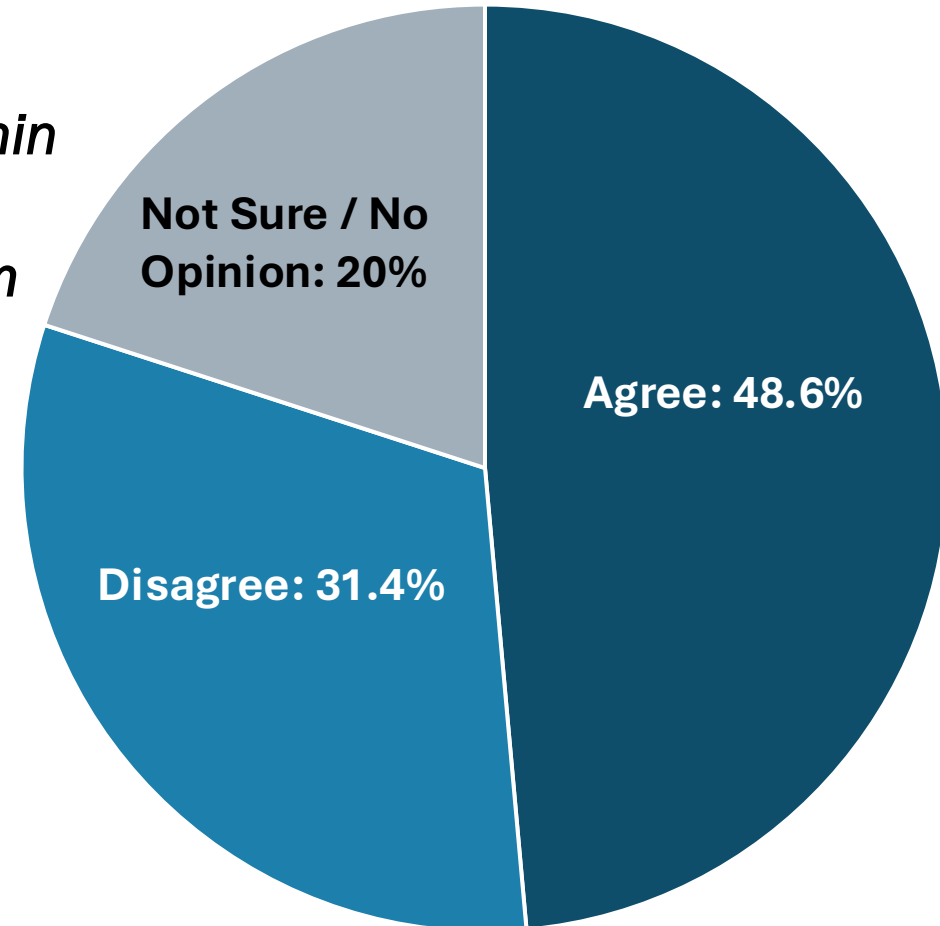
## Technical Survey/Public Comment Input

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

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

Note: repeated comments from above.

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



# DRAFT Recommendations

## Recommendation

### *MIHU Requirements*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
23				

# DRAFT Recommendations

## Recommendation

### *MIHU Requirements*

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

Recommendation #	Motion	Seconded	In Favor	Opposed
24				

# DRAFT Recommendations

## Recommendation

### *MIHU Requirements*

25. Maintain the existing exemption from MIHUs in New Town

Recommendation #	Motion	Seconded	In Favor	Opposed
25				



# Wrap-Up



## **Task Force Vision**

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

The Vision for New Town Recommendations

# Homework

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To be completed no later than June 1, 2026 :

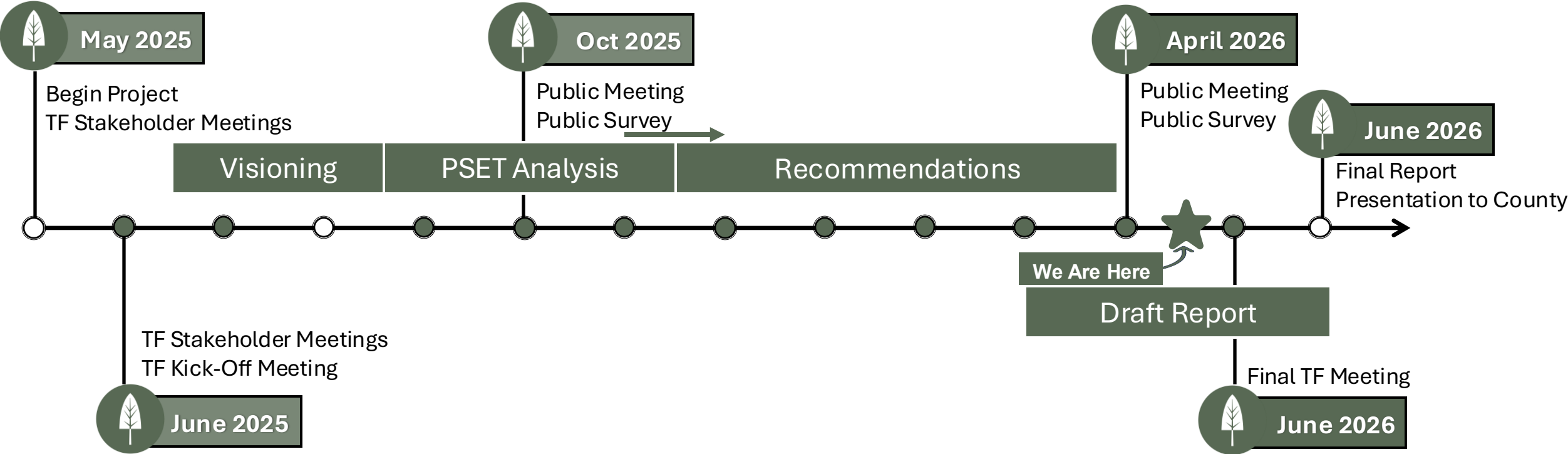
Review the draft report and be prepared to discuss revisions.

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting



# Wrap-Up

## Pending Topics

- Review Draft Report



# Wrap-Up

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Remaining Task Force Meeting

**June 2, 2026**

6:00 PM – 8:00 PM

In-Person

Primary Topics

*Review comments for  
DRAFT Report*

**Thank you**



# Thank you

## Task Force Meeting No. 11

June 2, 2026







*In-person*



**Thank you**

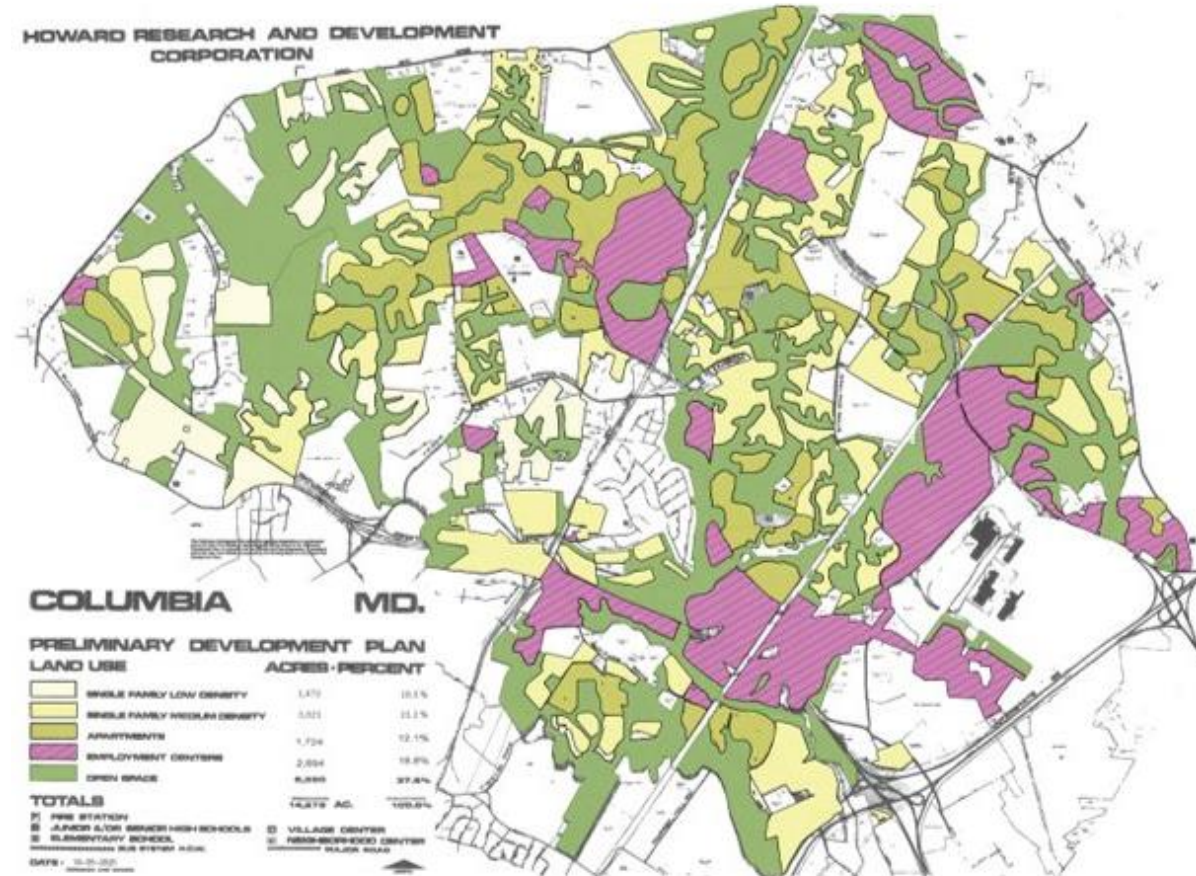


# Density Caps

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

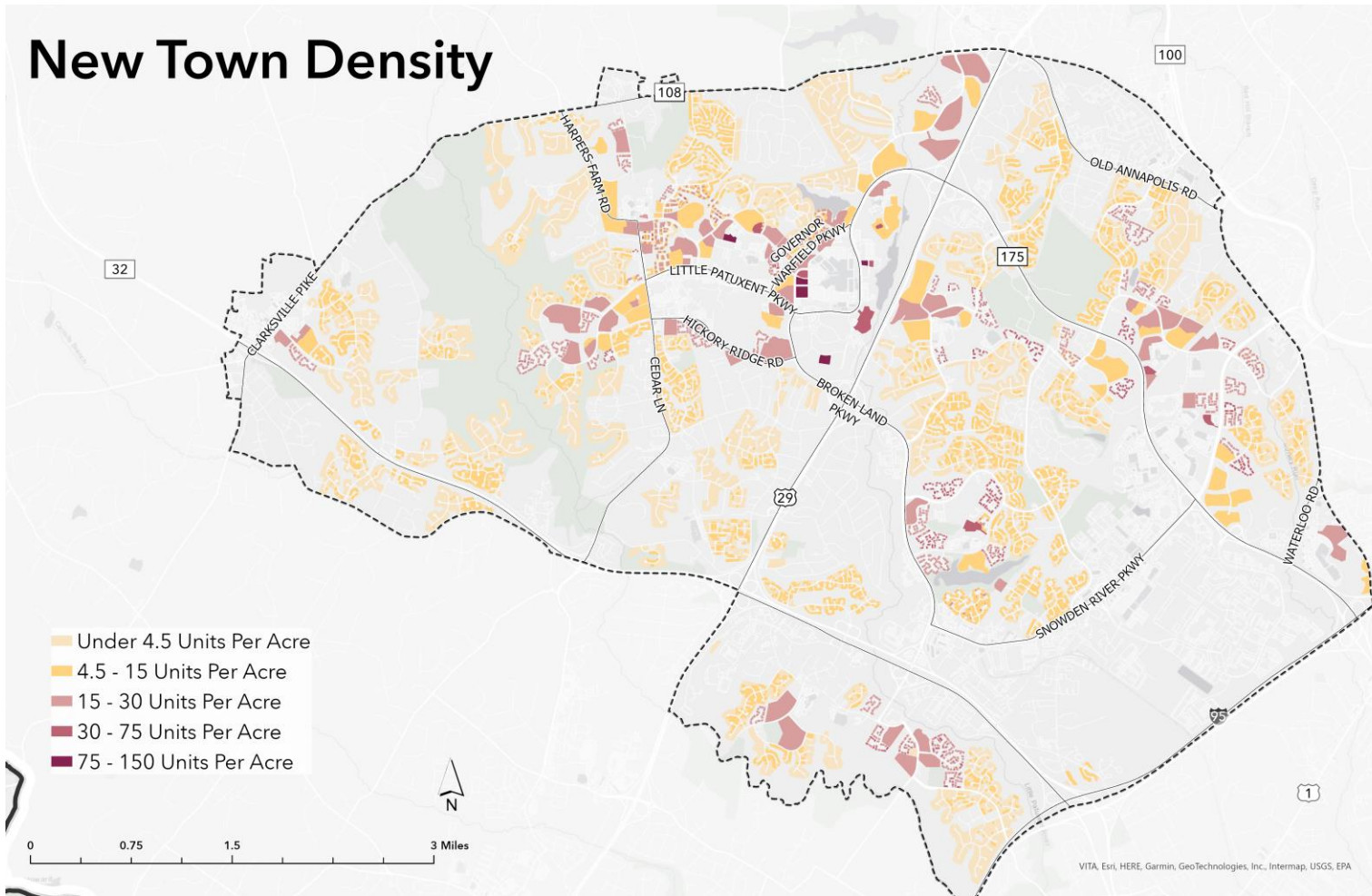
\* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations

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



# Density Caps

## New Town Density









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

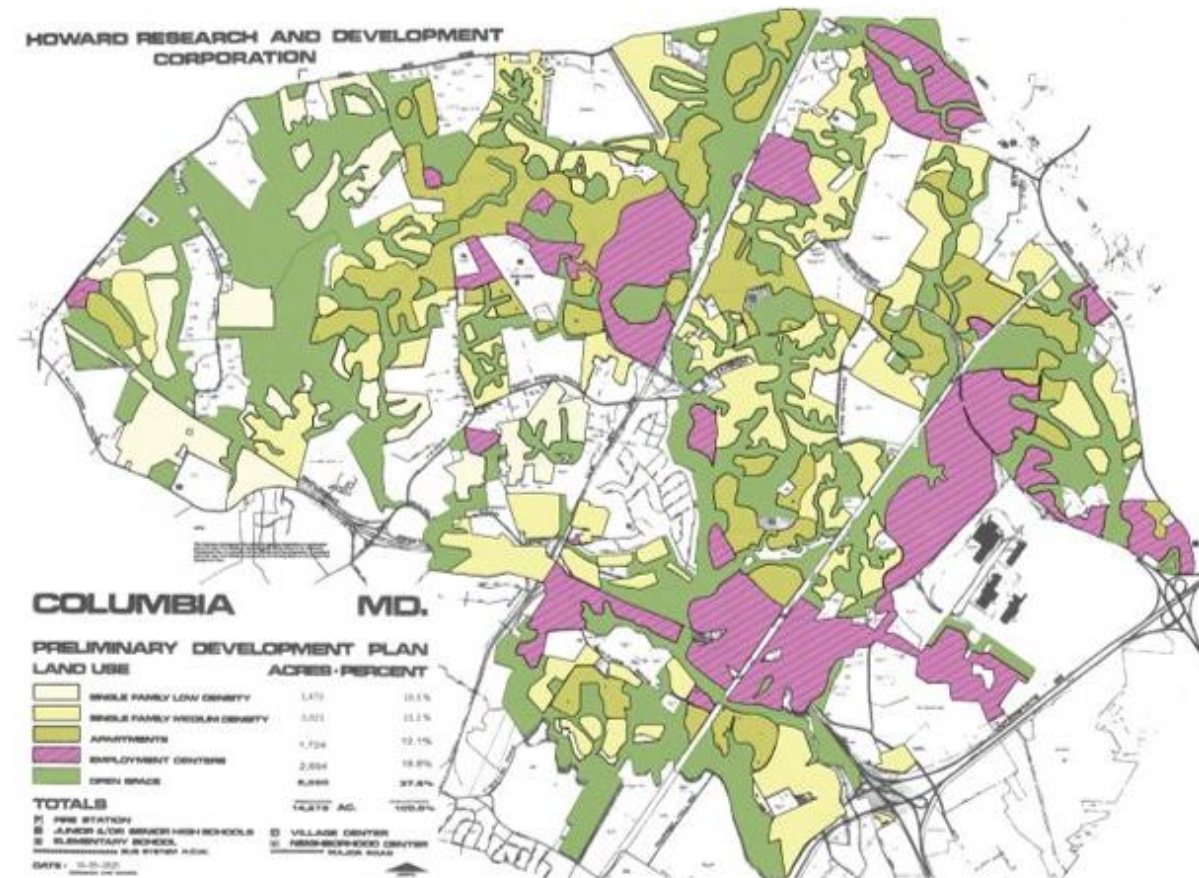
Source: DPZ Research Division

## Density in NT

# Land Use Percentages

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

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



# AGENDA

Meeting No. 11, Final Meeting

June 2, 2026

## **A. Welcome and Meeting No. 10 / 10 Continuation Recap**

## **B. Prior Meeting Minute Approvals**

Meeting Minute Adoption

## **C. Overall Schedule and Expectations for Meeting No 11**

## **D. Review Draft Recommendations Report Comments Received by Section**

Introduction

Research

Process Overview

Draft Recommendations

Final Recommendations

Conclusion / Executive Summary

Appendices

Acknowledgements

## **E. Open Discussion for the New Town Task Force**

## **F. Wrap-Up**

Next Steps in the Process

Thank you

## **G. Adjourn**



# New Town Task Force

## Meeting No. 11

June 2, 2026

# Agenda

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Welcome, Purpose and Meeting No. 10/10 Continuation Recap

Prior Meeting Minutes Approval

Overall Schedule and Expectations for Meeting No. 11

Review Draft Recommendations Report Comments Received by Section

Open Discussion for the New Town Task Force

Wrap-Up

- Next Steps in the Process
- THANK YOU

Adjourn



# **Welcome and Meeting No. 10 / 10 Continuation Recap**

# Task Force Purpose

## Executive Order 2025-09, 2025-10, 2026-06

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

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

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

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

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

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

  
Calvin Ball  
County Executive

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

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

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

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

  
Calvin Ball  
County Executive

**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 17<sup>th</sup> day of May, 2026

  
Calvin Ball  
County Executive

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

*AND BE IT FURTHER ORDERED that the duties and responsibilities of the Task Force are to **evaluate and make***

***recommendations** on how to carry forward New Town's planned community framework, including but not limited to,*

***modifications to zoning regulations and development processes.***



## Task Force Vision

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

The Vision for New Town Recommendations

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Creating Another New Town District*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
1	Maintain an original petitioner's ability to create a New Town district.	Renee DuBois	Greg DesRoches	8	4	Passes

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *PDP / CSP / FDP Structure*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
2	Seek to simplify the approval and development process within New Town district	Tim May	Brian England	11	2	Passes
3	Standardize requirements by land use types across the FDPs.	Nicole Campbell	Fran LoPresti	13	1	Passes
4	Remove CSPs as a step in the development process.	Nicole Campbell	Tim May	8	5	Passes
5A	Consolidate similar FDPs and their requirements.	Nicole Campbell	Fran LoPresti	10	3	Passes
5B	Create a table of permitted uses by area for the FDPs.	Nicole Campbell	Brian England	11	2	Passes

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *PDP / CSP / FDP Structure (Continued)*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
6	Expand the types of uses that can be approved administratively by DPZ.	Ryan Hermann	Michael Golibersuch	7	4	Passes
7	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

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Defining Credited Open Space*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
8A	Define open space in the New Town Zoning District to provide greater clarity of uses.	Nicole Campbell	Tim May	9	1	Passes
8B	Align credited open space definition with other county zoning district definitions.	-	-	-	-	Fails because no motion was made
9	Maintain the current definition of open space in Section 125.0.A.8.e	Ryan Hermann	Fran LoPresti	3	6	Fails
10	Maintain required 36% open space.	Fran LoPresti	Renee DuBois	10	0	Passes
11	Ensure permanent protection of currently established credited open space areas.	-	-	-	-	Fails because no motion was made

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Apartments Definition*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
12	Adjust the definition of apartments to align with other county zoning district definitions.	Tim May	Ryan Hermann	7	3	Passes
13	Create a new land use category for single family attached housing types.	Fran LoPresti	Nicole Campbell	8	3	Passes
14	Create a new land use category for diverse housing types, including missing middle housing types.	Fran LoPresti	Sharon Cooper-Kerr	8	1	Passes

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Original Petitioner*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
15	Remove the role of the original petitioner to amend commercial FDPs.	Nicole Campbell	Michael Golibersuch	11	1	Passes
16	<p>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.</p> <p>It is further recommended that there is a review of prior reports in identifying the neutral entity for this role</p>	Michael Golibersuch	Sharon Cooper-Kerr	10	3	Passes

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Downtown and Village Center Simplification*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
17	Simplify the development process for Village Center redevelopment.	Ryan Hermann	Nicole Campbell	12	1	Passes
18	Simplify the development process for Downtown Columbia redevelopment.	Nicole Campbell	Ryan Hermann	12	1	Passes
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.	Nicole Campbell	Fran LoPresti	12	1	Passes

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Density Cap Requirements*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
20	Maintain the density cap of 2.5 dwelling units per acre as is.	Fran LoPresti	Karin Emery	6	9	Fails
21	Consider excluding village centers from the New Town wide density cap	Joan Lancos	Ian Kennedy	11	2	Passes

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Land Use Percentage Requirements*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
22	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

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Moderate Income Housing Requirements (MIHU)*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
23	Encourage diversity of housing types throughout the New Town district	Ryan Hermann	Brady Greer	10	2	Passes
24	Incentivize, rather than require, the provision of MIHUs.	Ryan Hermann	Brady Greer	9	2	Passes
25	Maintain the existing exemption from MIHUs in New Town.	Ryan Hermann	Fran LoPresti	6	6	Fails because there is not a majority to pass

Final Recommendations Summary Table; Appendix H in Draft Report

# Meeting No. 10/Continuation Recap

## New Town Task Force Final Recommendations *Expansion of Uses, Materials, and Design Guidance*

Recommendation #	Recommendation	Motion Made By	Motion Seconded By	In Favor	Opposed	Motion Passes or Fails
26	Evaluate the expansion of the Design Advisory Panel role to review projects in New Town.	Michael Golibersuch	Nicole Campbell	8	4	Passes
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 pattern book is followed to allow for a more simplified process.	Tim May	Nicole Campbell	11	1	Passes
28A	Incentivize and encourage universal design in New Town zoning.	Fran LoPresti	Greg DesRoches	12	0	Passes
28B	Incentivize and encourage accessibility in New Town zoning.	Fran LoPresti	Greg DesRoches	11	0	Passes

Final Recommendations Summary Table; Appendix H in Draft Report



# Prior Meeting Minute Approval

# Meeting Minutes

## Approval / Discussion of Meeting Minutes

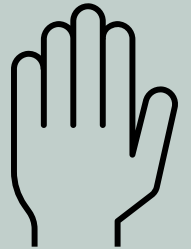
*Task Force No. 10 and 10 Continuation Meeting Minutes*

*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. 10 meeting minutes?**

**Is there a motion to approve Task Force No. 10 continuation meeting minutes?**



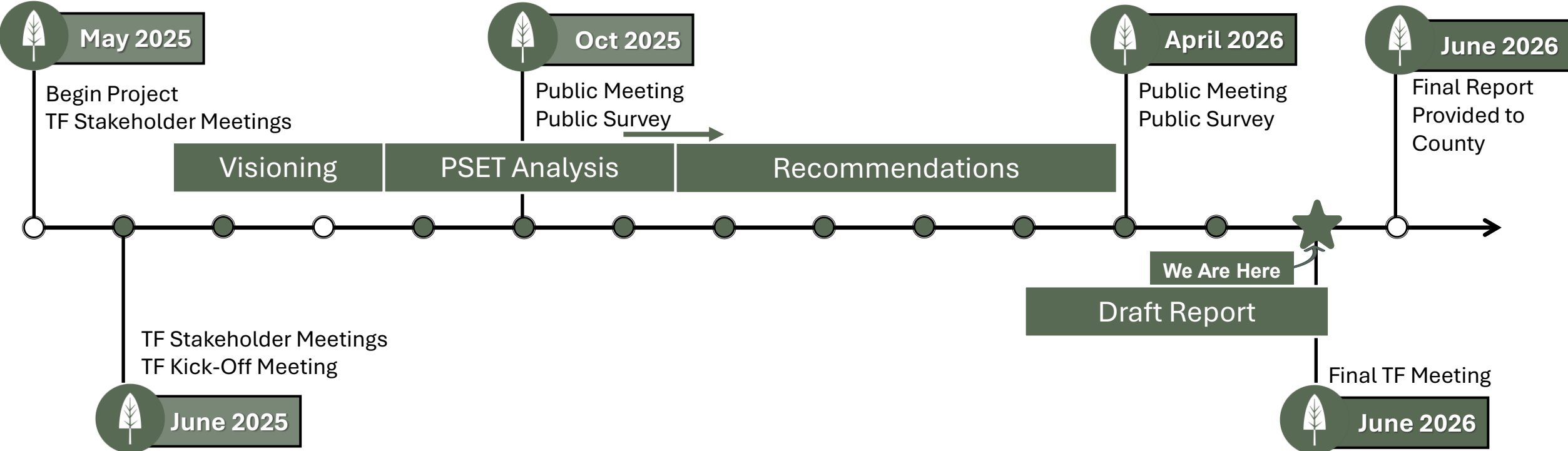
# **Overall Schedule and Expectations for Meeting No. 11**

# Overall Schedule



## Anticipated Milestones

● Task Force Meeting



# Expectations for Meetings

March 2026

**Task Force Meeting #9**

***Recommendations Meeting #4***

- Task Force members to finish developing recommendations

April 2026

**Public Meeting # 2 and**

**Task Force Meeting #10**

- Public meeting to review recommendations and provide input
- Task Force to review initial public input
- Task Force to refine/finalize recommendations

June 2026

**Task Force Meeting #11**

- Finalize recommendations report



# Open Discussion

# Discussion Considerations

## Open Discussion Content

- Final Recommendations have been approved
- Additional recommendations may be considered; however, all motions **must** be provided to the facilitation team in writing
- Additional recommendations shall not change the content or intent of the final recommendations already approved

# Open Discussion

## Comment Received: Fran LoPresti

- Density Cap and Village Centers
  - Recommendation 20, additional context
  - Recommendation 21, discussion purposes

Motion: The density cap for New Town should be evaluated to allow for new denser type of housing (as envisioned in “the General Plan”), for its conformance with covenants, and to identify the impacts to the residents of New Town Columbia.

*Motion made by Fran LoPresti, Seconded by Karin Emery*

*In favor: 9      Opposed: 3*

# Open Discussion

## Comment Received: Brady Greer

- Definition of Open Space
  - Recommendation 8A, additional context

Motion: Ensure the 36% open space requirement includes a definition of open space which recognizes the full range of recreational, environmental, cultural, and community-serving functions currently allowed including membership-based facilities and services which are found to promote the social welfare of the community.

*Motion made by Brady Greer, Seconded by Joan Lancos*

*In Favor: 11      Opposed: 0*

# Open Discussion

## Comment Received: During Meeting

- Greg DesRoches: Review of New Town Task Force Report Recommendation

Motion: Department of Planning and Zoning staff are to request the County Executive provide an addendum to the New Town Task Force such that the "Final Report" of the New Town Task Force - including any Dissent generated by one or more members of this Task Force - be delivered only as "Proposed Recommendations" to all Columbia Village Boards for review, consideration and response until May 1, 2027, at which time, the Report, Dissents, if any, and Responses, if any, be incorporated into the Final Report and be delivered to the County Executive and County Council as the actual Final Report of the Task Force.

*Motion made by Greg DesRoches, Seconded by Brian England*

*In Favor: 5      Opposed: 7*

# Open Discussion

## Comment Received: During Meeting

- Brian England: Concerns to make the report searchable
  - Stated that the PDF was compressed for this review. The final report will be fully searchable and linked for online viewing
- Karin Emery: Ensure the final report works on all browsers including Chrome, Firefox, Safari, Edge
  - Several were able to open in different browsers. Stated that this would be confirmed with final publication
- David Costello: Noted that he had voted via email during the last meeting and concerned that might not have been represented in the final vote count
  - Stated that the overall process noted that only in-person / virtual votes were eligible

# Open Discussion

## Comment Received: During Meeting

- Brady Greer: Additional context for Open Space Definition, Recommendation 8A

Motion: For the purposes of defined open space, including all sites considered environmentally sensitive or deemed conservation areas, installation of pedestrian and bicycle pathways, boardwalks, and linear parks shall be permitted as long as they are integrated into an open space master plan and meet applicable environmental standards

*Motion made by Renee DuBois, Seconded by Karin Emery*

*In favor: 11      Opposed: 0*



# Motion to Approve Recommendations Report

*Motion made by Fran LoPresti, Seconded by Ryan Hermann  
In Favor: 8      Opposed: 4*



## 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



# Wrap-Up

# Wrap-Up

## Consultant Next Steps

- Finalize Report based on comments discussed at this meeting
- Provide Final Report to the County
- Present overview of Final Report to the County Planning Board on July 9, 2026

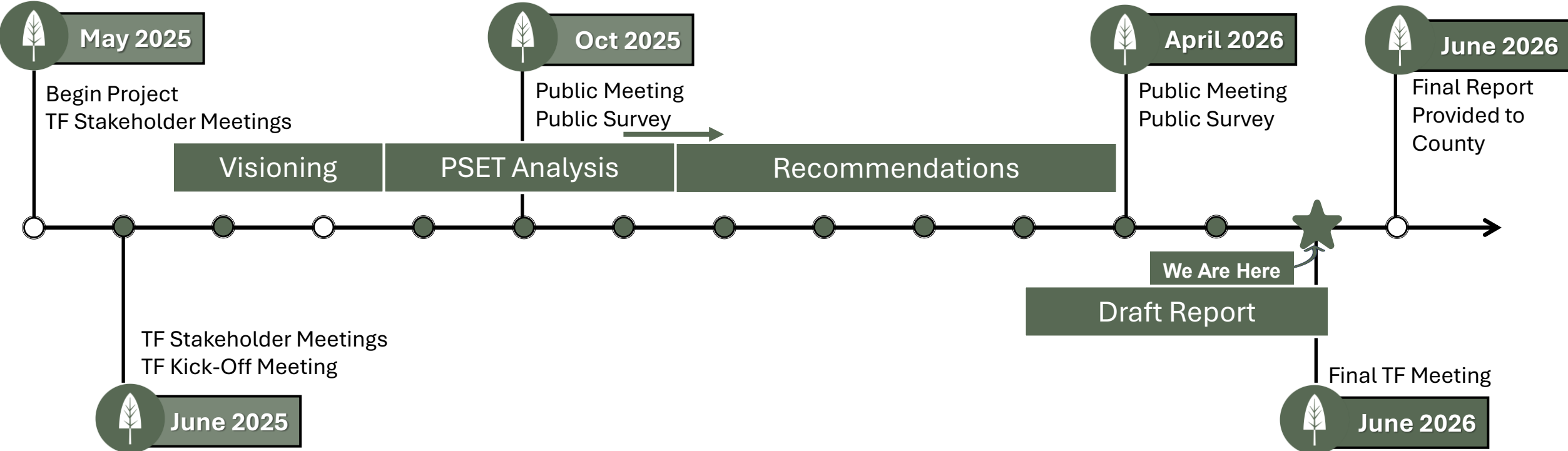


# Overall Schedule



## Anticipated Milestones

● Task Force Meeting



**Thank you**

