

APPENDICES



New Town Recommendations Report June 15, 2026

Appendix F: Technical Survey Summary

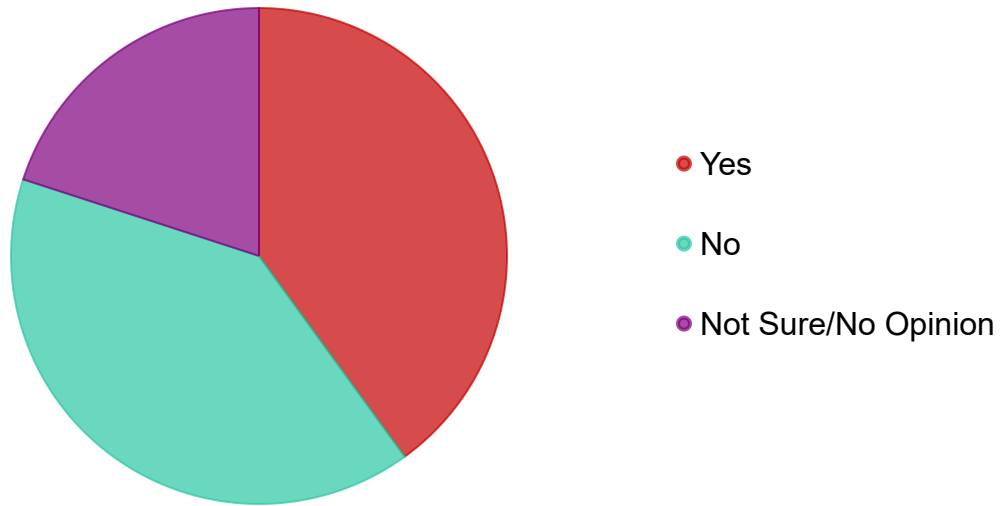
Howard County New Town Survey Spring 26

Q1: Creating Additional New Town District

There are no answers to this question yet.

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

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

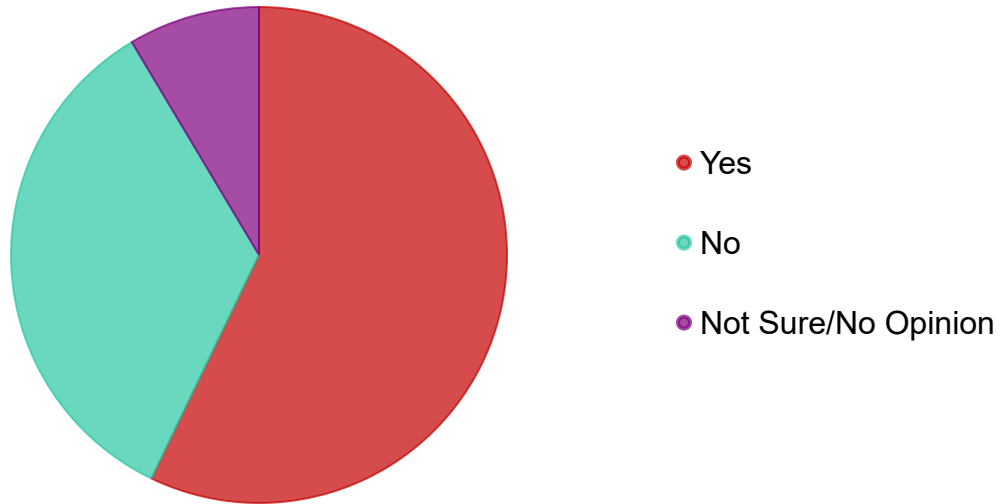
| Response | Count |
|---|-------|
| To bring properties into the New Town District (NT), the owners would be subject to the Columbia Association (CA) lien and leaving NT zoning would not necessarily remove the property from the lien. It makes sense to only allow the original petitioner HRD the ability to expand / restrict the limits of NT | 1 |
| The Rouse Company, as original petitioner, was granted great latitude to create an unincorporated city with four goals and an ultimate build out over decades to a population of about 100,00. That has been done. The Rouse Company is gone. The current original petitioner may or may not continue this tradition. | 1 |
| Should not be 20 stories. 4 stories max. Keep it human scale. | 1 |
| Our own DPZ should do what Howard Hughes is doing. | 1 |
| only if the original petitioner is replaced | 1 |
| NT Zoning guided the development of the “Columbia Planned Community”. The successor of the “Original Petitioner” should not have the ability to expand or restrict the New Town district. As the building of Columbia is now complete their current role and future role should be examined in regards to “Columbia Redevelopment”. New Town Zoning was successful in guiding the development of Columbia it should be modified so in can be used in the development of other planned communities in Howard County. | 1 |
| If NT zoning is maintained in some form, I think it is ok to maintain the ability for NT zoning to be applied to land not currently zoned NT through a rezoning process, however, I do not support retaining the section of 125 that allows for the creation of a new NT in Howard County. | 1 |
| I don't have enough understanding to answer this question. I read through the lresentation but there was nothing showing the implications or what this would mean for each answer | 1 |
| Howard county does not need that much expansion! | 1 |
| Can you write down what tohe key point of.the original petition were? | 1 |
| Allow any property owner to expand NT District subject to current limitations of adjacency, open space %s, etc. | 1 |

Answered: 11 Skipped: 24

Q2: Development Plan Process Structure

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

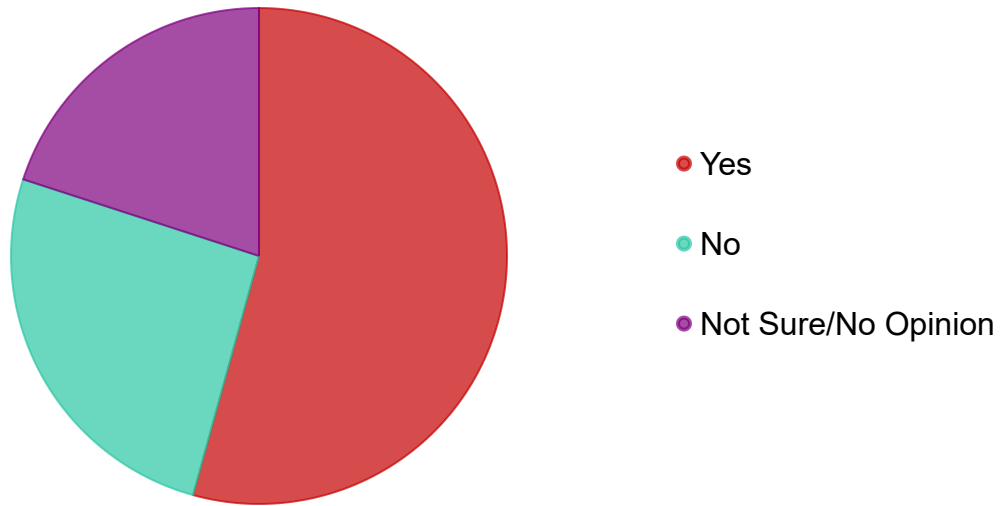
| | |
|---|---|
| There is no need to maintain the CSP as this was such a preliminary part of the original master planning process and the only real role it currently plays is in the density cap which should also be revisited. FDPs are an ok structure to maintain if they can be consolidated and streamlined but I would not maintain them in their current form or process structure. | 1 |
| The Forest Conservation Exemption should be reinstated for NT. The open space provided through the CSP has preserved the environmental areas and forest. | 1 |
| The current structure of New Town Zoning should be modified to allow smooth implementation of "Columbia Redevelopment". Redevelopment of areas of Columbia should be guided by new plans like the original "Comprehensive Sketch Plans". The current "Final Development Plans" would then be amended to guide the redevelopment. | 1 |
| Should maintain the PDP and FDP, but remove the CSP. | 1 |
| In considering this section of recommendations, any revisions must: • Maintain the roles of all entities in the current review, oversight, and decision process. • Maintain significant public review and feedback in the process. • Provide the comprehensive, big-picture orientation of the proposed development, and all information, diagrams, and sketches currently in the CSP in an easy-to-understand format. Enhance and streamline the process for approval and development. Do not focus on simplification. | 1 |
| I think the process could be further simplified to make redevelopment easier. | 1 |
| agree on simplification - want to emphasize that the county must invest more in outreach if opportunities to provide comment are decreased | 1 |

Answered: 8 Skipped: 27

Q3: Standardizing Final Development Plans

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

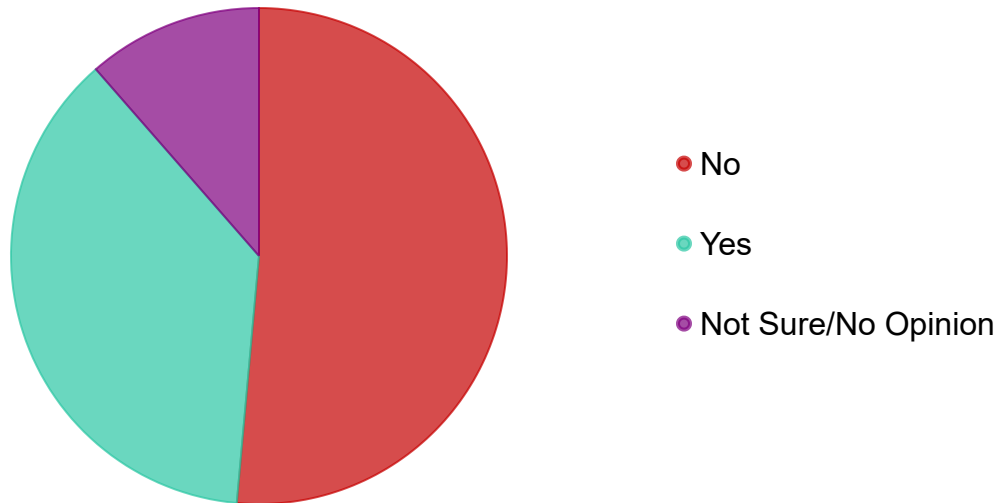
Answered: 6 Skipped: 29

Q4: Comprehensive Sketch Plan Requirement

There are no answers to this question yet.

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

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

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

comprehensive sketch plans are helpful tools for the public and provide much needed feedback to developers so they can improve their plans for the public benefit 1

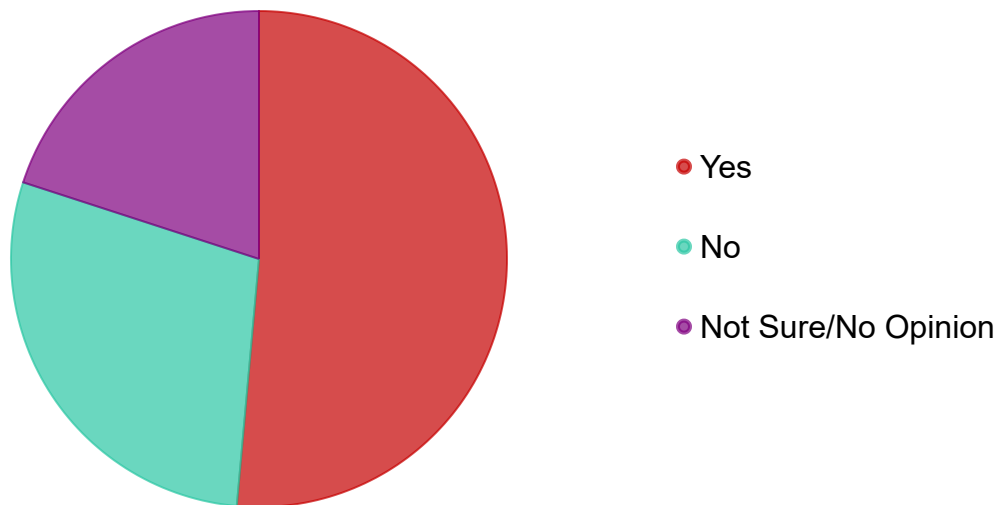
Answered: 6 Skipped: 29

Q5: Consolidation of Final Development Plan Requirements

There are no answers to this question yet.

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

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|---|-------|
| YES! It is insane that there is not equity across similar land uses and the process of administering all these FDPs in their current state does not make sense. They are also not written to the standard of code that modern code standards would be written to with vague language. | 1 |
| Support an exercise to identify (for reference) uses that have been permitted in the past, but not to create an exclusive use list. | 1 |
| Please see my response to Q3. If you use FDP templates, not sure of the value of creating a table of permitted uses via area. The proposed FDP templates would tell you what the land use categories are in that FDP. | 1 |
| I firmly support an overall allocation of how the land is used so that should not get lost. | 1 |
| Each FDP is recorded separately and allows for case by case modifications | 1 |
| Buid baby build | 1 |
| As long as this does not limit or reduce use of the property compared to the FDP. | 1 |
| Modified FDP's should guide the redevelopment process just like they have for the last 55+ years. | 1 |

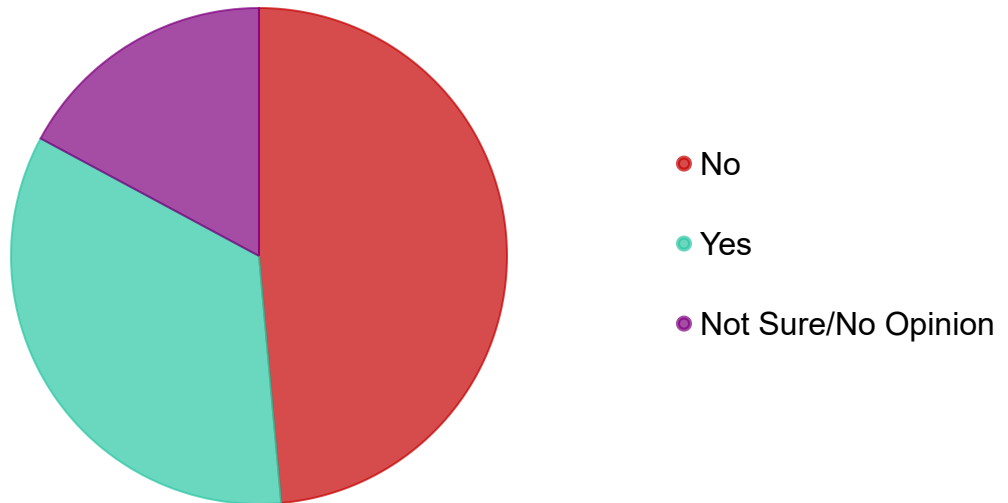
Answered: 8 Skipped: 27

Q6: Administrative Approvals by the Department of Planning and Zoning

There are no answers to this question yet.

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

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



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

Answered: 35 Skipped: 0

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

The word cloud requires at least 20 answers to show.

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

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

Answered: 12 Skipped: 23

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

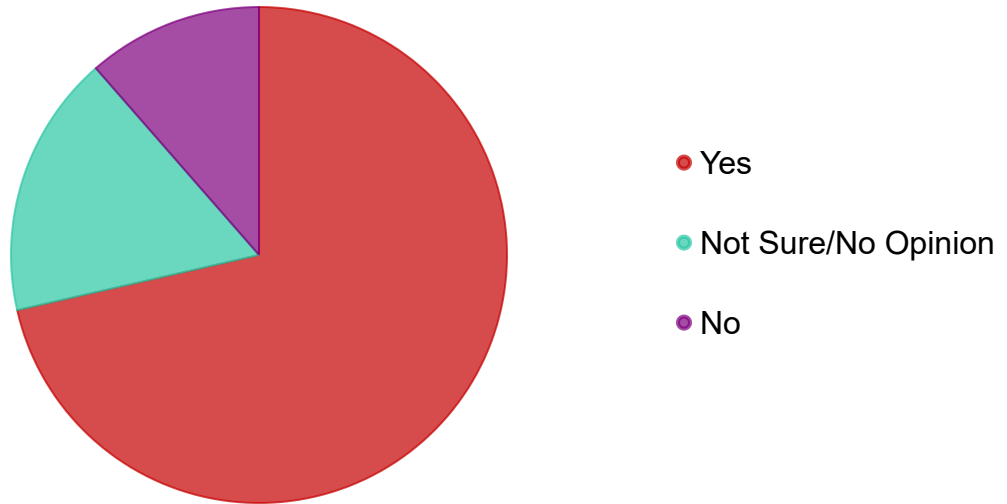
| Response | Count |
|---|-------|
| Yes, but not until a Master Plan and Pattern books/manuals are developed. | 1 |
| This depends on what exactly their authoirty is and the criteria they would use to make decisions. As far as allowing them to determine whether a specific land use falls within the realm of broader land uses, then yes. | 1 |
| there should be somewhat of a public process involved here - similar to how the Army corps makes administrative determinations with stakeholder input | 1 |
| The recommendation is too vague | 1 |
| More condos | 1 |
| Expanding types of uses would come only after knowing what a "Columbia redevelopment plan" required. The current NT Zoning oversight and approval process should be clearly defined before looking to expand DPZ's role in "Planned Community Oversight". | 1 |
| Any expansion of uses must go through a public process. | 1 |

Answered: 7 Skipped: 28

Q7: Public Engagement in the Development Process

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

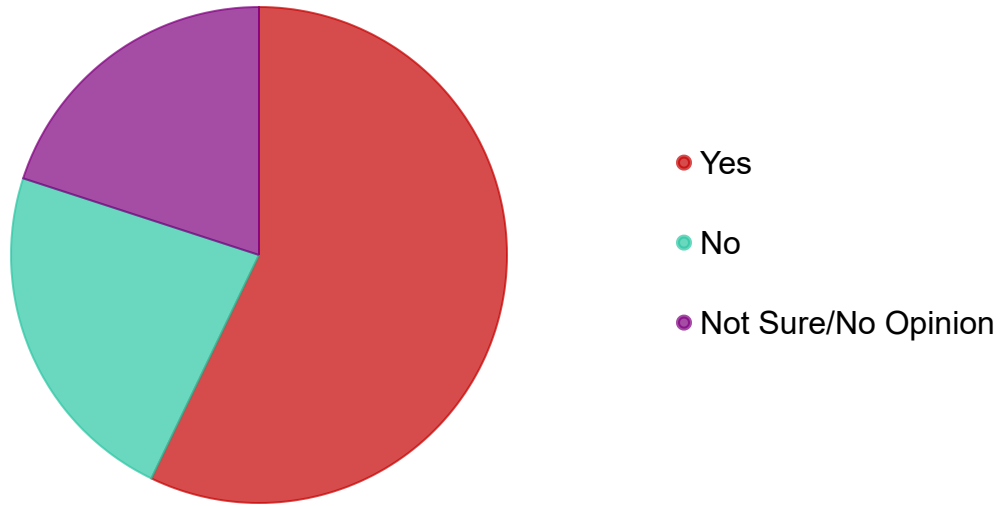
Answered: 10 Skipped: 25

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

There are no answers to this question yet.

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

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

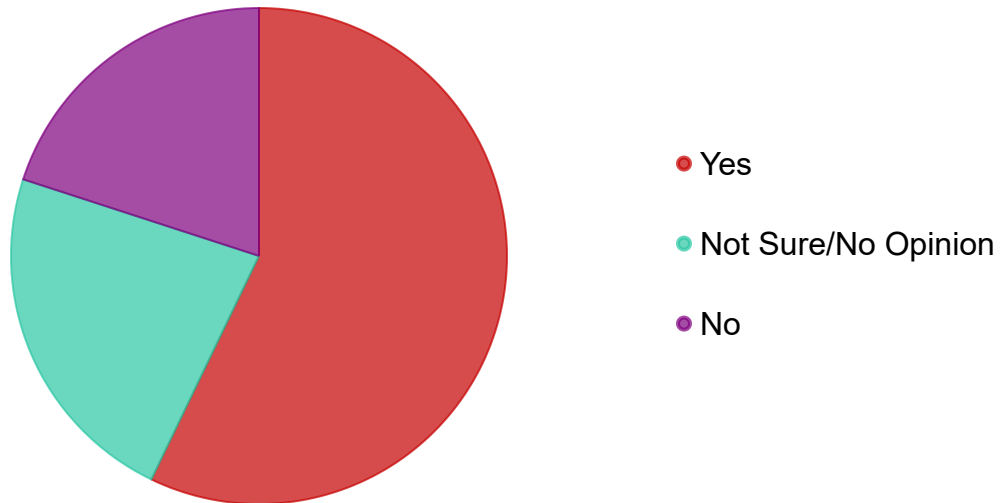
| Response | Count |
|---|-------|
| <p>There is a desperate need to differentiate between green undeveloped or lightly developed spaces and those that have heavily developed ammenities (pools, fitness clubs, etc.) and also to pull out school spaces etc. as our modern concepts of such terms are very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

Answered: 7 Skipped: 28

Q9: Defining Credited Open Space

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|--|-------|
| There are 7 sections that define Open Space, this needs to be carefully reviewed before making any decisions. The Columbia Association Board of Directors, Howard Hughes, Village Board and public need to be involved in the process. | 1 |
| Parking lots and roads serving open space facilities should not be discounted as open space. They are a necessary part of the facility. | 1 |
| open space credit should not include physical structures | 1 |

It is not aligned with modern understanding of these terms and frankly gives people a false perception of how much OS actually exists in NT. Also its frankly not realistic as there are "mixed OS" area omn the golf courses and some other areas where we literally do not even know what should or should not count as OS.

1

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

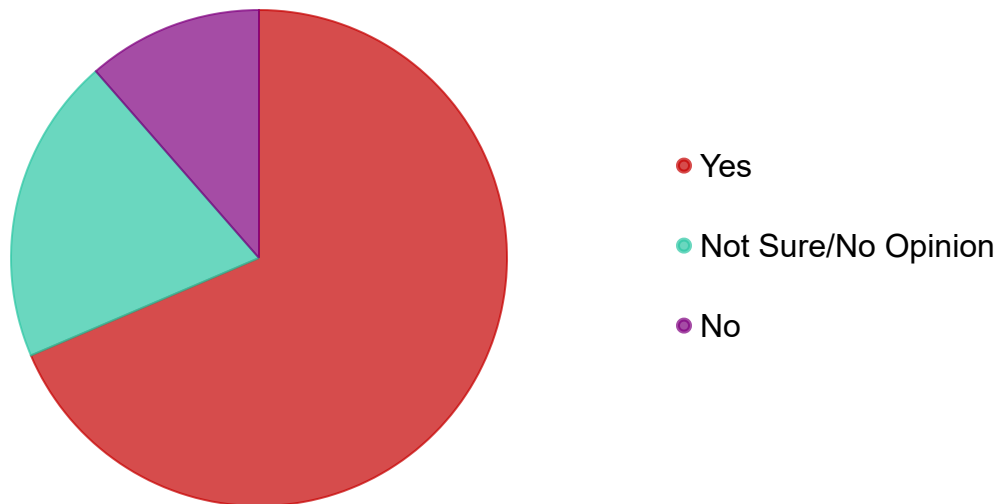
1

Answered: 5 Skipped: 30

Q10: Open Space Requirement

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|---|-------|
| We need denser housing. I would not support this if it stands in the way of denser housing | 1 |
| the open space requirement should be greater, as greater green area will help decrease temperatures | 1 |
| Open space today should be open space tomorrow | 1 |
| Open space is critical to the health of the county and it's citezens in numerous ways! | 1 |
| NT has currently met the Open Space requirement and as previously noted the Forest Conservation Exemption should be reinstated | 1 |
| It's the reason everyone likes it here. | 1 |
| I think that there could be slightly less open space for new development as long as the existing open space is protected. | 1 |
| I agree with the notion that there should be a large % of preserved OS in NT and a requirement to dedicate land in redevelopment to maintaining the characteristic built environments (development backing onto trails and linear greenspace, parks, etc.) but the current percentage doesn't mean much when you look at what actually exists and the current defintion of OS. this whole element of NT needs some serious scrutiny and revamping, BUT the overall idea of mainting dedicated open/greenspace and organizing it into a cohesive whole absolutly needs to be maintained. | 1 |
| 40%!!! | 1 |

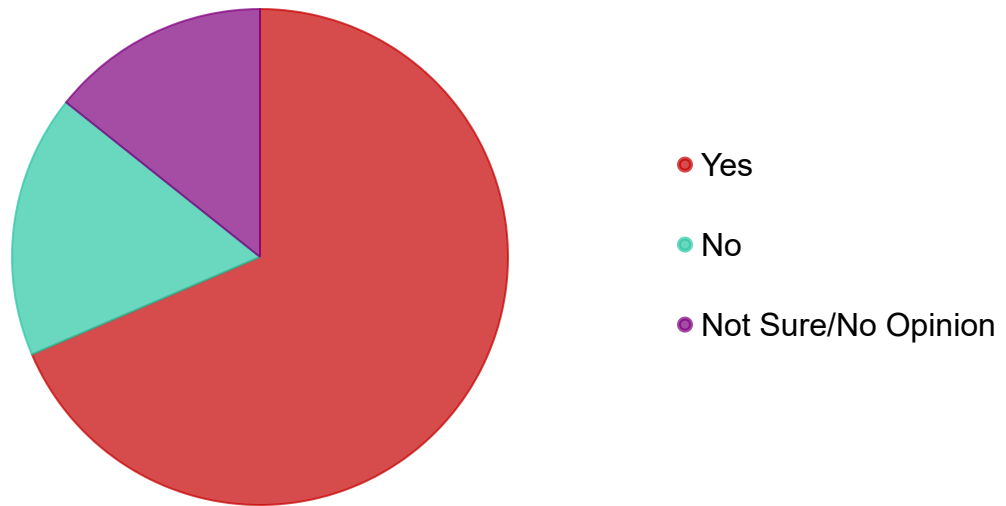
Answered: 9 Skipped: 26

Q11: Permanent Protection of Credited Open Space

There are no answers to this question yet.

Q11: Do you agree with the following potential recommendation regarding the permanent protection of credited open space?

"Ensure permanent protection of currently established credited open space."



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|--|-------|
| permantent protection of green space, yes. But I do not see much value in preserving as-is the parcels of "OS" that are boundary line to boundary line nothing but asphalt or massive developed fitness center sites that are currently lumped into the 36% of OS and pretending that somehow we are "preserving" those spaces. We need realistic regulations that have separate goals for managing our actual green spaces and for managing landscaping and active uses on our developed parcels that are mostly filled with amenities and highly altered human environments. | 1 |

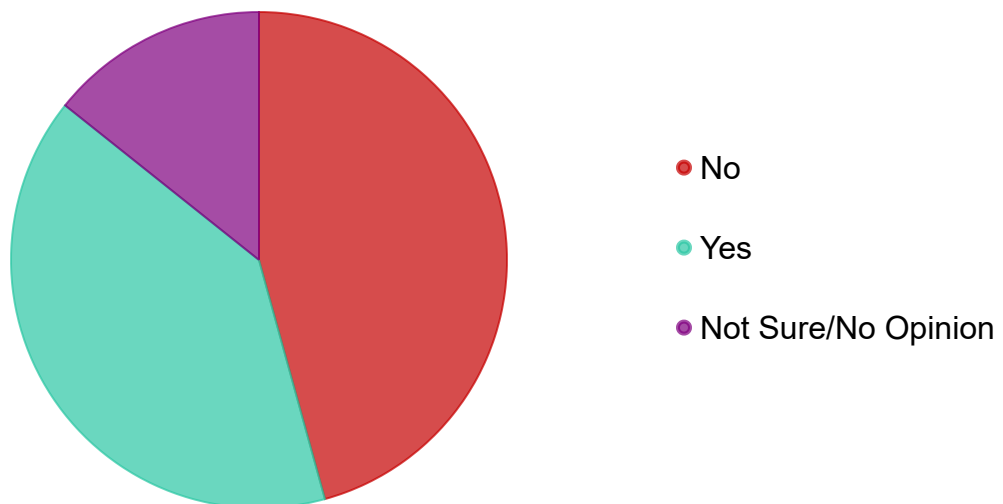
| | |
|--|---|
| High quality wooded open space should remain. Permanent protection of all open space will limit schools and unnecessarily restrict other areas | 1 |
| Does this mean no future adjustments could be made. | 1 |
| Credited Open Space, particularly in regards to school sites should remain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

Answered: 5 Skipped: 30

Q12: Defining Apartments in Context of Howard County

There are no answers to this question yet.

**Q12: The current zoning definition of "apartments" includes both multifamily structures (apartments or condos) and single-family attached units (often referred to as townhomes). Do you agree with the following potential recommendations?
"Adjust the definition of apartments to align with other county zoning district definitions."**



| Answers | Count | Percentage |
|---------|-------|------------|
| No | 16 | 45.71% |
| Yes | 14 | 40% |

Not Sure/No Opinion

5

14.29%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

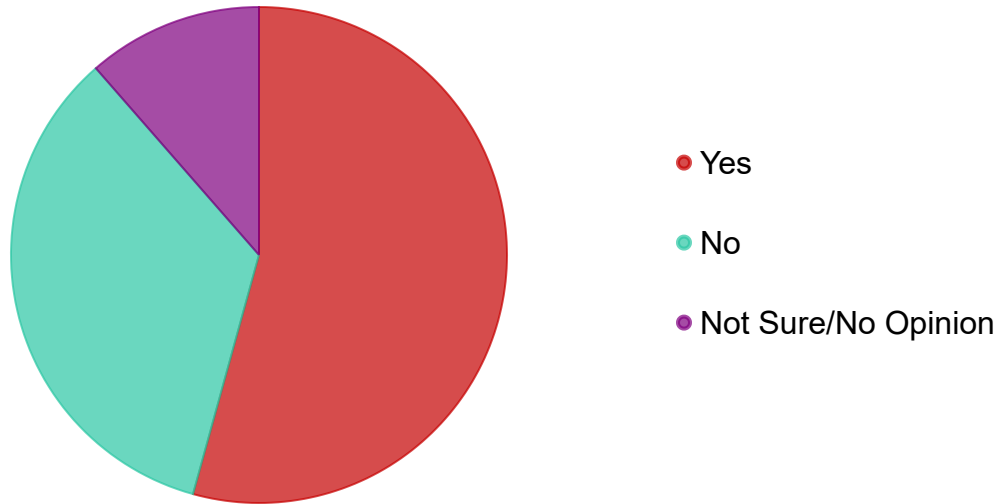
| Response | Count |
|--|-------|
| Townhouses are neighborhoods are crowded enough without auxiliary units. | 1 |
| The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia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

Answered: 10 Skipped: 25

Q13: Housing Type Definitions

There are no answers to this question yet.

**Q13: Do you agree with the following recommendation proposed by the Task Force?
"Create a separate land use category for single-family attached housing types (townhomes)."**



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|--|-------|
| The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing middle housing types. | 1 |
| The goal seems to be the removal of the individual FDPs, otherwise every FDP with an Apartment Land Use would need to be re-recorded | 1 |
| Please see my answer to Q12. | 1 |
| iffy on this one since there is a variety of townhome forms in NT so would want that nuance to be captured. | 1 |
| Current category provides more flexibility. | 1 |
| Build tiny homes in parking lots | 1 |

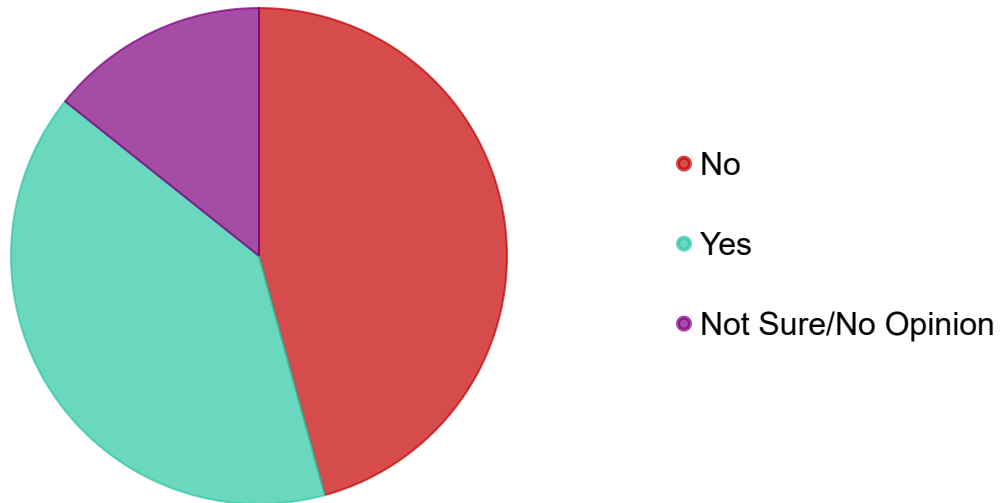
Answered: 6 Skipped: 29

Q14: Diverse Housing Type Land Use Category

There are no answers to this question yet.

Q14: Do you agree with the following potential recommendation about creating a new land use category?

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|---|-------|
| We do not want to get into the situation where we have too many land use categories. Suggest we have Single Family Low, Single Family Medium, Multi-family Ownership and Multi-family Rental. Various types of housing can fit under these categories. Multi-family Ownership can duplexes, townhouses, condos, stacked townhouses, cottage clusters, quads, etc. Don't need to specify each type as a land use category. | 1 |
| These seem like they are sub types of apartments and would be a back door way to add more apts | 1 |
| there should be the ability to add a unit to any single family home by right | 1 |

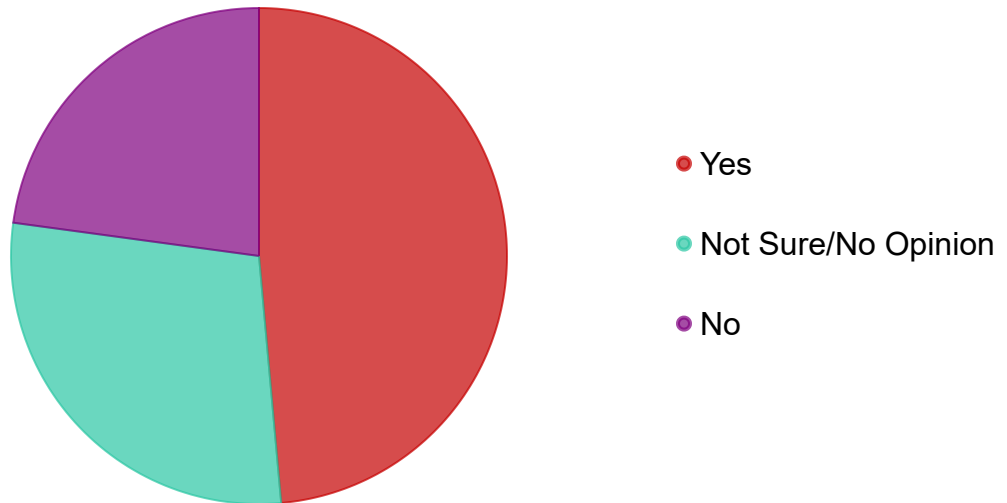
| | |
|--|---|
| The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing middle housing types. | 1 |
| The existing Single Family lot sizes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

Answered: 9 Skipped: 26

Q15: Amending Commercial FDPs

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|---|-------|
| YES x 10000% | 1 |
| Yes this role should be transferred to an new entity like a "Columbia Planning Board" | 1 |
| The role of Original Petitioner should be removed from all NT Zoning and replaced by a County entity which would oversee and approve NT Zoning (including Master Plan and Pattern books). | 1 |
| Property owners should be allowed to amment the FDP for their site only. | 1 |

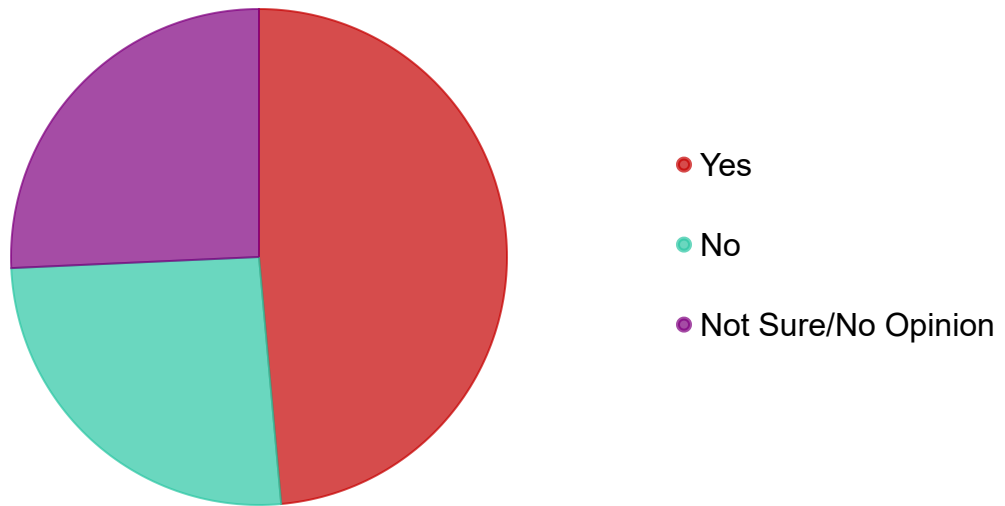
| | |
|---|---|
| Is the intent to have the County accept the role of HRD | 1 |
| Can't do it | 1 |
| A private entity should not be a gatekeeper to accessing a public process. They are unelected and not required to respond to public policy changes or the collective will of the people. If private covenants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

Answered: 7 Skipped: 28

Q16: Oversight for Amending Commercial FDPs

There are no answers to this question yet.

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



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

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

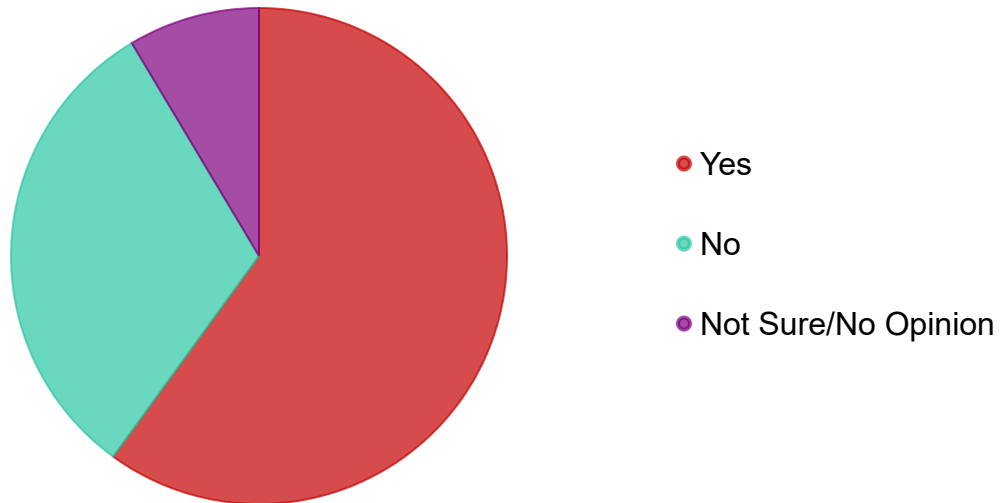
| Response | Count |
|--|-------|
| This would be the logical step considering the previous questions. The Planning Board already as the ability to approve NT Site Plans. | 1 |
| The PB already reivews FDP amendments. | 1 |
| No person should count | 1 |
| No county entity should take over the role of original petitioner. An unbiased entity should take over the role of original petitioner to amend commercial FDPs. | 1 |
| DPZ and Planning Board to review FDPs. | 1 |
| As I understand it, the planning board is already invovled in approving Commerical FDP and SDP alterations/amendments, the original petitioner is the one who signs off on the application for consideration so I am not sure what exactly the Planning Board is going to do in this proposal. | 1 |
| A county entity would have the authority and capability to oversee and maintain NT zoning. It would be a more "neutral" party. AN entity is required in order to ensure adherence to the plans (and to develop/oversee modifications to plans). If there is no entity to oversee the plan, then the plan isn't of much use. It has to be a separate entity focused exclusively on NT zoning. | 1 |

Answered: 7 Skipped: 28

Q17: Village Center Redevelopment

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

Enhance and improve, but do not simplify the process. Maintain the Village Boards' and the public's roles in the review, oversight, and decision process. Hold all meetings at night to enhance attendance. The process outlined in CB29-2009 has some repetitious and duplicative meetings that can be combined.

1

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

1

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

1

All have condos on top

1

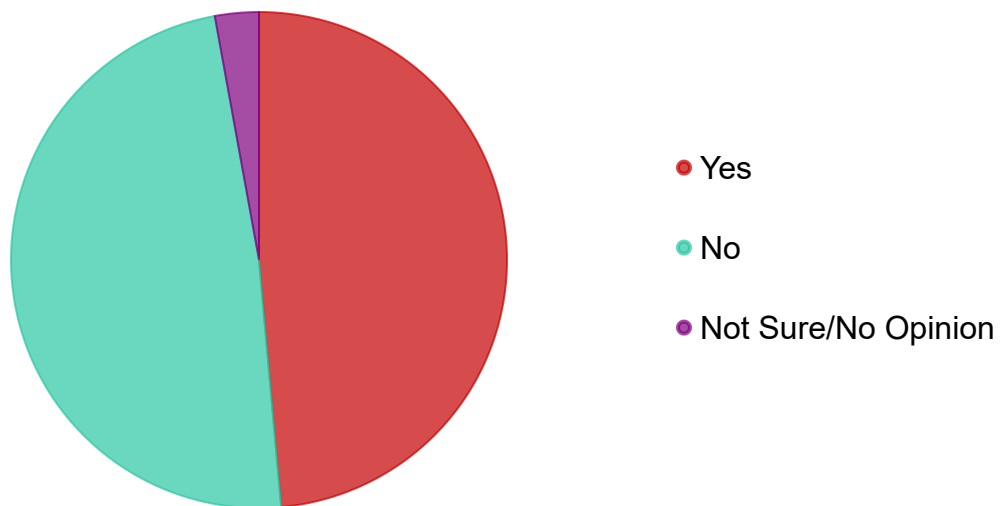
Answered: 8 Skipped: 27

Q18: Downtown Columbia Redevelopment

There are no answers to this question yet.

Q18: Do you agree with the following recommendation regarding Downtown Columbia suggested by the Task Force?

"Simplify the development process to support redevelopment within Downtown Columbia."



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|---|-------|
| Yes, there are too many steps in the current process. The major focus, including public engagement, should be on the development of the various plans/manuals mentioned in the Downtown Development. Once these have been approved, if a project adheres to the plans and manuals, it should be processed quickly. It does not need much public engagement. The public engagement should come if a project wants to deviate/modify the approved plan/manuals. | 1 |
| Yes An incentive that gives "fast track approval" to developers if they conform to the "Downtown Plan" and "Design Advisory Board" recommendations. | 1 |
| Too long, too difficult for the public to participate in, creates weird incentives for the different land owners/developers to hurry up to get their allocations and then just sit on them doing nothing. | 1 |
| Skyscrapers | 1 |
| Enhance and improve, but do not simplify the process. Maintain the Village Boards' and the public's roles in the review, oversight, and decision process. Hold all meetings at night to enhance attendance. The process outlined in CB29-2009 has some repetitious and duplicative meetings that can be combined. | 1 |
| Downtown has seemed to be successful and the next phase requiring re-development may take longer to achieve. The process also does not seem to create much hardship with the Crescent Development, but helping with the re-development would be a good outcome | 1 |

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

1

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

1

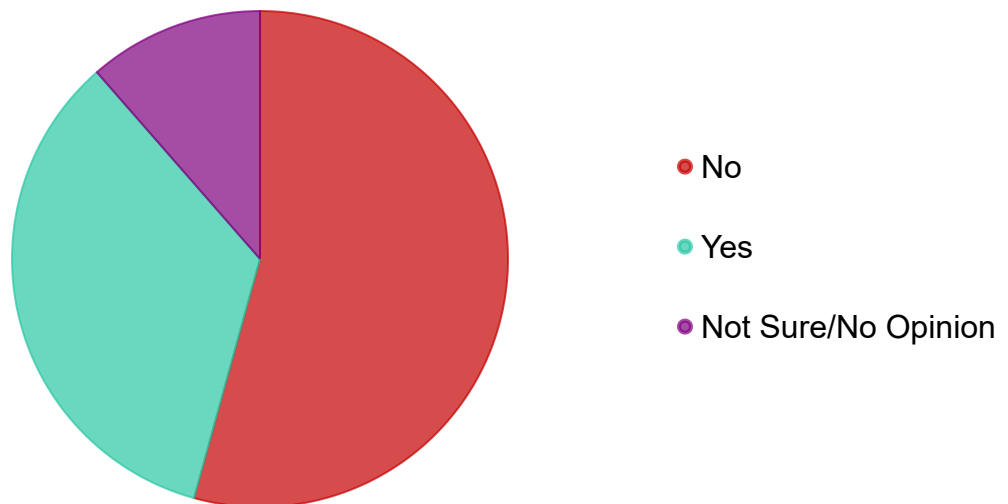
Answered: 8 Skipped: 27

Q19: Public Meetings in the Redevelopment Process

There are no answers to this question yet.

Q19: Similar to Question #7 about the PDP/CSP/FDP engagement process, there are numerous public meetings required throughout the redevelopment process. Do you agree with the potential recommendation as follows?

"Reduce the number of public meetings required for redevelopment processes."



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

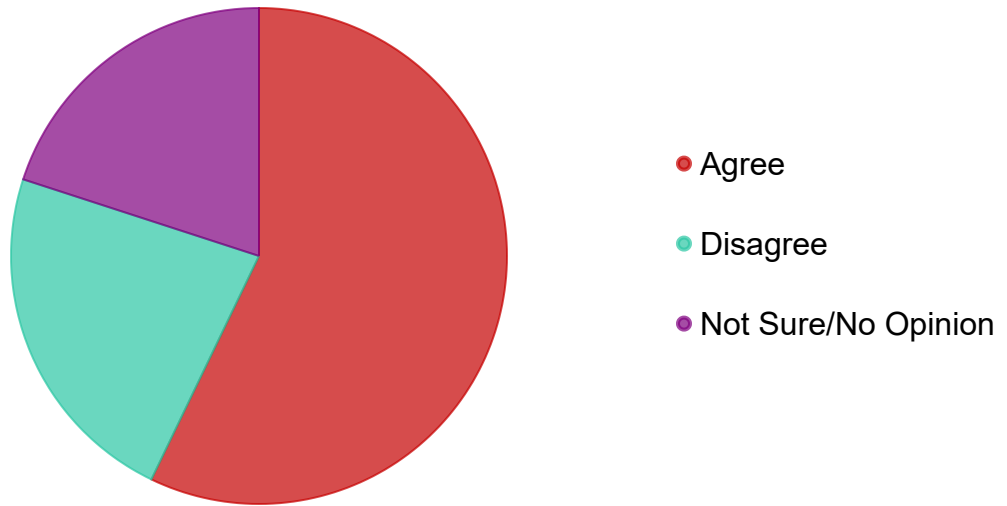
| Response | Count |
|--|-------|
| Yes, see answers to previous questions. | 1 |
| This only helps developers and builders and bypasses critical issues like schools and other infrastructure needs!! | 1 |
| public input too important to reduce the number of, but the meetings can be closer together | 1 |
| Not sure the Public Notification / Meeting requirement has an impact on the pace of re-development | 1 |
| no, but make them more efficient and accessible | 1 |
| no meetings | 1 |
| Enhance and improve, but do not simplify the process. Maintain the Village Boards' and the public's roles in the review, oversight, and decision process. Hold all meetings at night to enhance attendance. The process outlined in CB29-2009 has some repetitious and duplicative meetings that can be combined. | 1 |
| BUT, make sure their are actual menaingful engagement points. In general, I think that fewer steps/meetings but ones that informally involve the public, DPZ staff, and the developers would be best since then the staff could be active participants in reminding the public/developers what the planning policy guidance for each area is and hear the feedback directly/ensure facilitated discussions. But this is only feasible if the number of public meetings drops drastically and DPZ is fully staffed and supported by the political arms (both Council and Executive) to take on this roll. | 1 |

Answered: 8 Skipped: 27

Q20: Density Cap Requirement

There are no answers to this question yet.

Q20: New Town Zoning district has a density cap (excluding Downtown Columbia and out-parcels not within the New Town zoning boundary) of 2.5 unit per acre. Do you agree or disagree about "maintaining the density cap as is?"



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

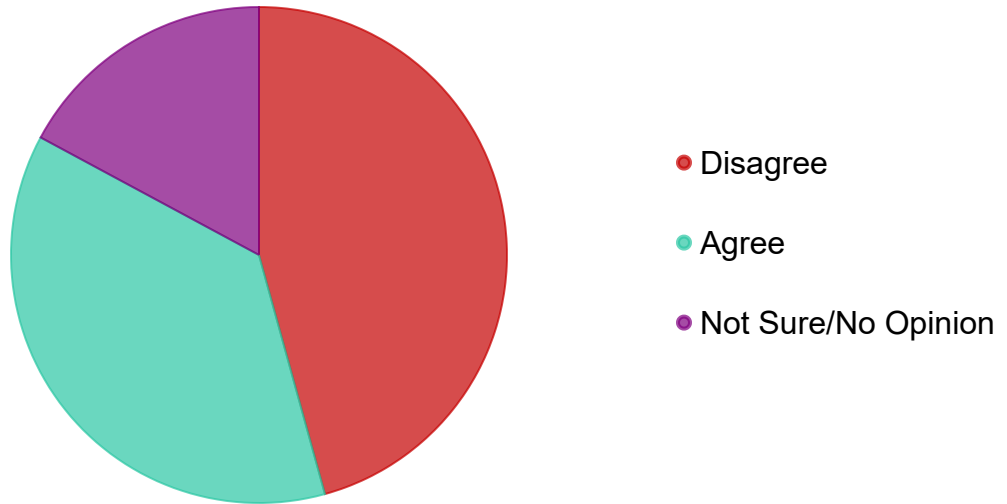
| | |
|--|---|
| Outside of downtown the villages should not be denser. Roads and other infrastructure cannot support it | 1 |
| No caps more people | 1 |
| Maintain the current density cap of 2.5 and the current land use percentages. If an increase in density is allowed, then mandate an increase in usable, credited Open Space in proportion. | 1 |
| Less dense is the best, downtown columbia has been destroyed | 1 |
| Its an arbitrary number based in a 1960s theory of what would be "best" and it does not meet modern needs and reality. Rather than a randome number, NT zonign should focus ont he built environment to ensure green space and smaller or more small-scale urban forms of housing are the norm moving foward as opposed to massive apartment blocks, mcmansions or endless rows of townhomes. There is so so so much potential to recreate the more interesting housing and neighborhood forms that columbia started out with in the early villages before profit became the primary motive and Columbia turned into the model of suburbia that you can find almost everywhere else. | 1 |
| I think we should increase the density cap to allow for more infill development in the future. | 1 |
| Density needs to be increased. That is the only way to get missing middle and affordable housing. Apartment land use should get more flexibility compared to single family | 1 |
| Columba was planned and developed for 120,000 people. Once you start exceeding that number, there are going to be problems because the infrastructure is not there. Any proposed increase in density should go through a comprehensive process (including Zoning Board approval) and required to show how the infrastructure will support it or how the developer will construct the necessary infrastructure before the project is developed. It is not acceptable to burden the existing residents and businesses just to increase density. Also, it totally goes against and concept of planning. When a density cap is set that should trigger adequate planning for infrastructure which will support that density cap. This is what Rouse did for Columbia. He did not have to build all the infrastructure all at once, but he knew what he was required to build by the time Columbia was fully developed. The current philosophy seems to be built it and then when the problems occur, try to figure out how to fix them (see Data Centers and electricity usage). Planning means you address the problems up front before allowing any development. | 1 |

Answered: 12 Skipped: 23

Q21: Exclusions from the Density Cap

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

| | |
|---|---|
| They tried for years to push through a rediculously large and high apartment buildin in HR. It was stopped through many channels,but, public meeting,public opinion saved the village center from being over run with traffic and Giant renewed the store eithout the new building. | 1 |
| The Density should allow for additional community benefits, the Centers can follow a PUD type process | 1 |
| See comments to Q20. | 1 |
| More condos | 1 |
| Maintain village centers in the density cap. | 1 |
| establish a different control for these areas. considered no density cap at all but instead create a true form-based code or general guidance for ensuring a mix of uses without regard to density. | 1 |
| Considering it is fine, need to understand what's behind this and the pros and cons. | 1 |
| Consider a master plan process to support changes in density caps | 1 |

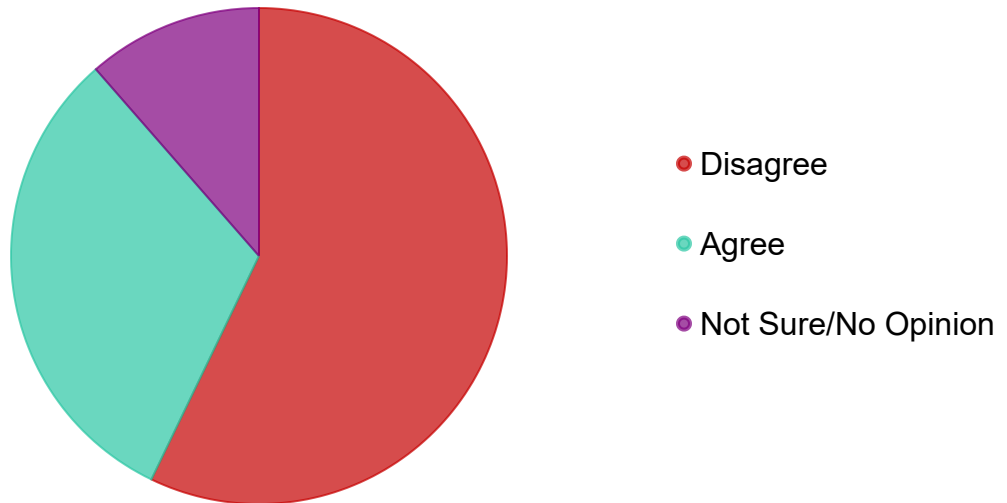
Answered: 9 Skipped: 26

Q22: Diverse Housing Type Accommodations

There are no answers to this question yet.

Q22: Do you agree with the Task Force recommendation to consider adjusting land use percentage requirements as follows?

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

| Response | Count |
|--|-------|
| You can have diverse housing types under the current land use percentages. Columbia has condos, duplexes, quads, townhouses, apartments, zero-lot line, small Victorians, age-restricted, etc. All built under the current percentages. How much more diverse can it be? | 1 |
| This would only seem to apply to Commercial Re-Development | 1 |
| This is extremely important. We need to provide housing types for all people | 1 |

these percentages do not reflect modern realities and should be revisited, although the concept of ensuring a diverse range of uses from industrial to OS is good to maintain so that Columbia can be resilient and able to respond to changing norms. We already have gone away from this anyway as all the commerical FDPs reference other zonign distrcts that have been updated far beyond these base catagories.

1

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

1

No open space pack them in

1

Maintain all current land use percentages. The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels.

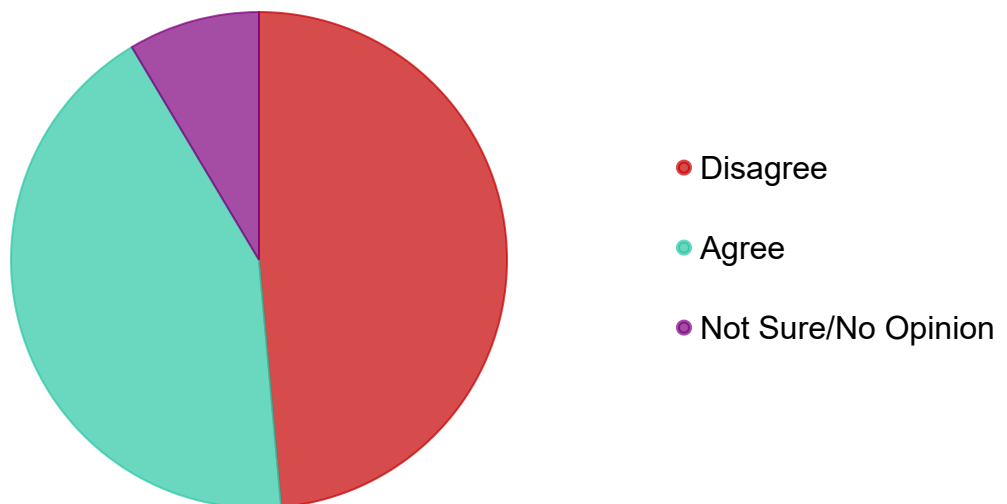
1

Answered: 7 Skipped: 28

Q23: Housing Type Diversity

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

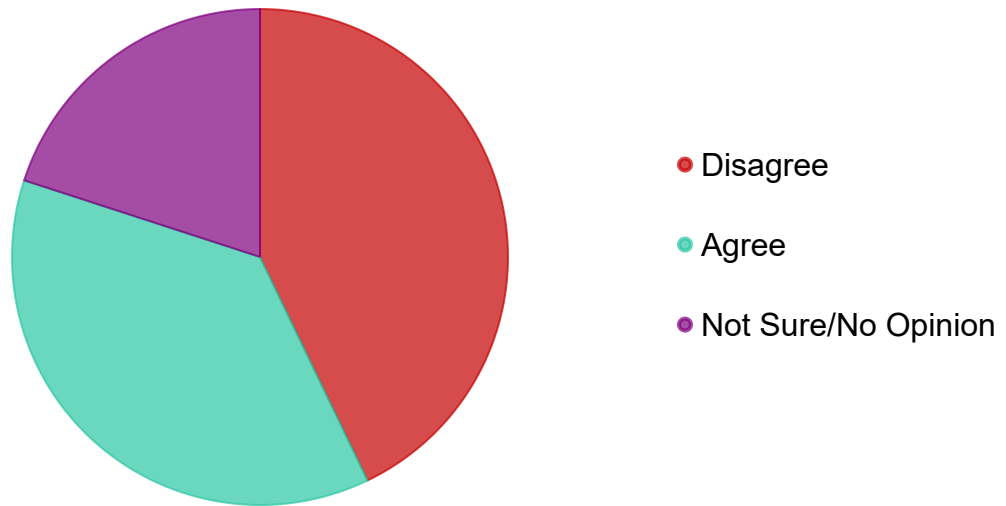
| Response | Count |
|---|-------|
| There is already a diversity of housing types | 1 |
| The Rouse Company has already accomplished the desired diversity. High percentages of students who receive Free and Reduced Meals (FARM) in many Columbia schools are a major concern. There are 13 Title 1 elementary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

Answered: 6 Skipped: 29

Q24: Incentivize MIHUs

There are no answers to this question yet.

Q24: Currently the New Town district is exempt from the county's requirements to provide Moderate Income Housing Units (MIHU). Do you agree with the Task Force recommendation to "incentivize, rather than require, the provision for MIHUs" within the New Town district?



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

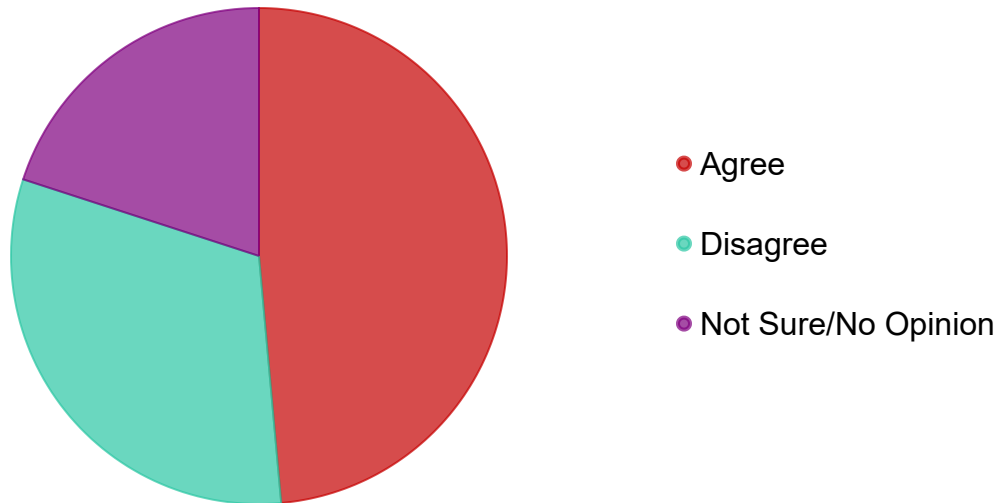
| | |
|--|---|
| Support flexibility and alternative compliance | 1 |
| Require it. | 1 |
| Incentivize with additional density would set a good precedence for the remainder of the County | 1 |
| I think the MIHU model needs to be tweaked somewhat but I do think that some requirement is needed to ensure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

Answered: 11 Skipped: 24

Q25: New Town Exemption for MIHU

There are no answers to this question yet.

Q25: As noted above, MIHUs are not currently required within the New Town district. Do you agree with the Task Force recommendation to "maintain the existing exemption from MIHUs in New Town?"



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

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

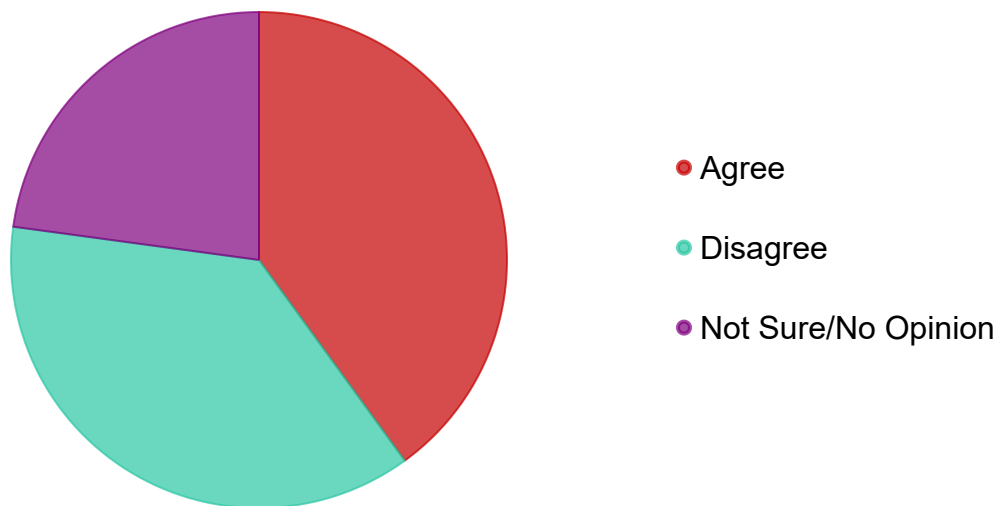
1

Answered: 4 Skipped: 31

Q26: Role of the Design Advisory Panel

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

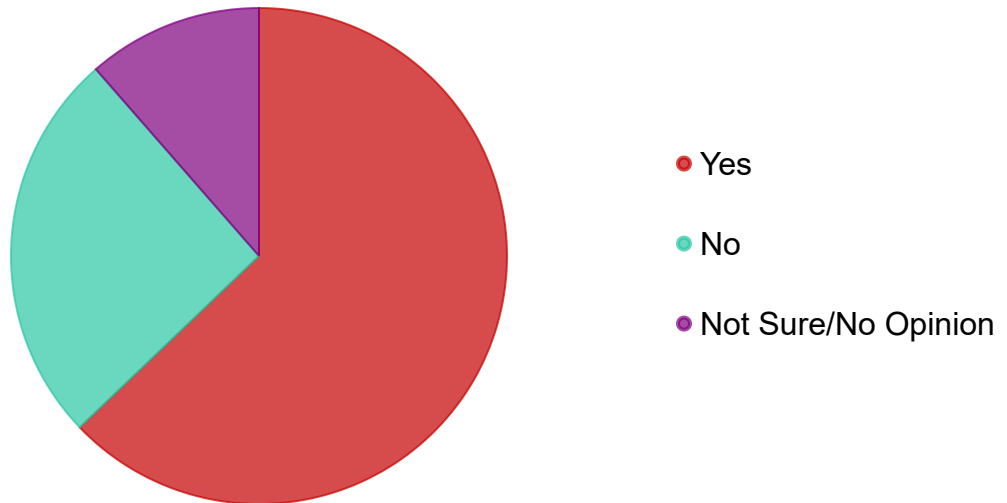
| Response | Count |
|---|-------|
| This is completely unnecessary. | 1 |
| This adds one more step in the process and I'm not sure its required IF you do a good job writing the zoning code to control for design and form. | 1 |
| The Village Architectural Review Panel still maintains the standards and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

Answered: 7 Skipped: 28

Q27: Pattern Books

There are no answers to this question yet.

Q27: A pattern book is a design reference document that contains a set of pre-approved materials and designs. The intent is to aid the process by documenting already approved elements. Do you agree with the Task Force recommendation to "explore the creation of pattern books to incentivize the use of modern and sustainable building materials?"



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

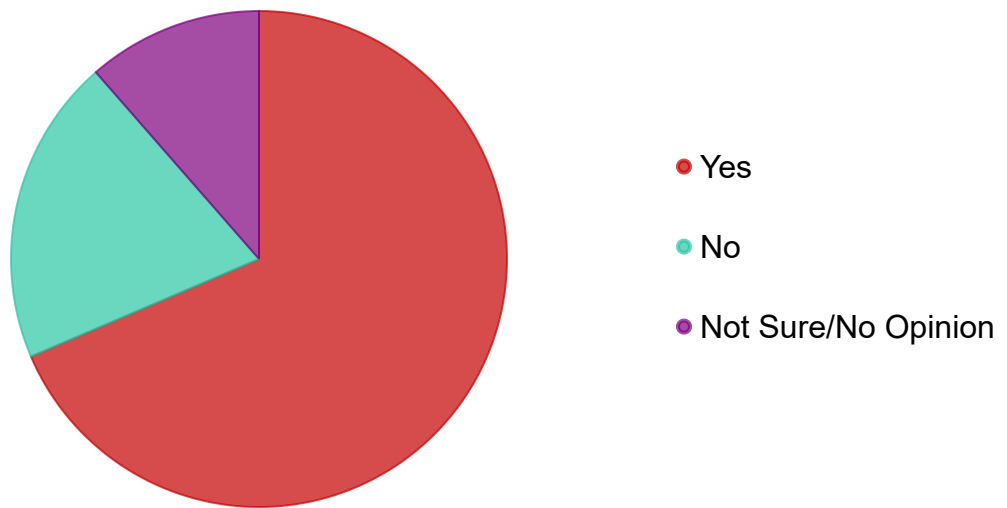
| | |
|--|---|
| Every step should be taken to maximize Sustainability in New Town | 1 |
| Combine this with updating all the Columbia Design Guidelines. | 1 |
| A hallmark of planning. It has to be written and accessible to everyone, residents and developers. | 1 |
| .Books should be updated regularly.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

Answered: 8 Skipped: 27

Q28: Universal Design and Accessibility

There are no answers to this question yet.

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



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

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

Answered: 4 Skipped: 31

Additional Comments

There are no answers to this question yet.

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

The word cloud requires at least 20 answers to show.

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

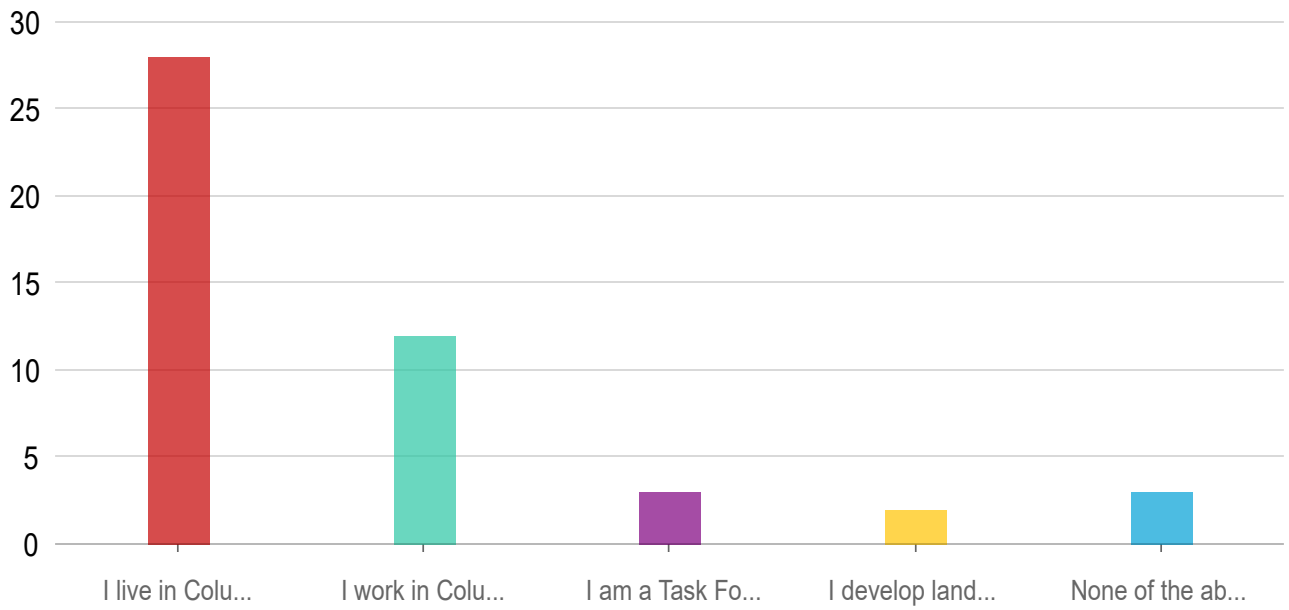
| | |
|---|---|
| The Rouse Company created the unincorporated city of Columbia and used New Town zoning with the covenants to guide development. That process delivered one of the best places to live in the United States as rated by U.S. News, Money Magazine, Sperling's Best Places, Niche.com and Livability.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

Answered: 10 Skipped: 25

Additional Input

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0