



# 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*

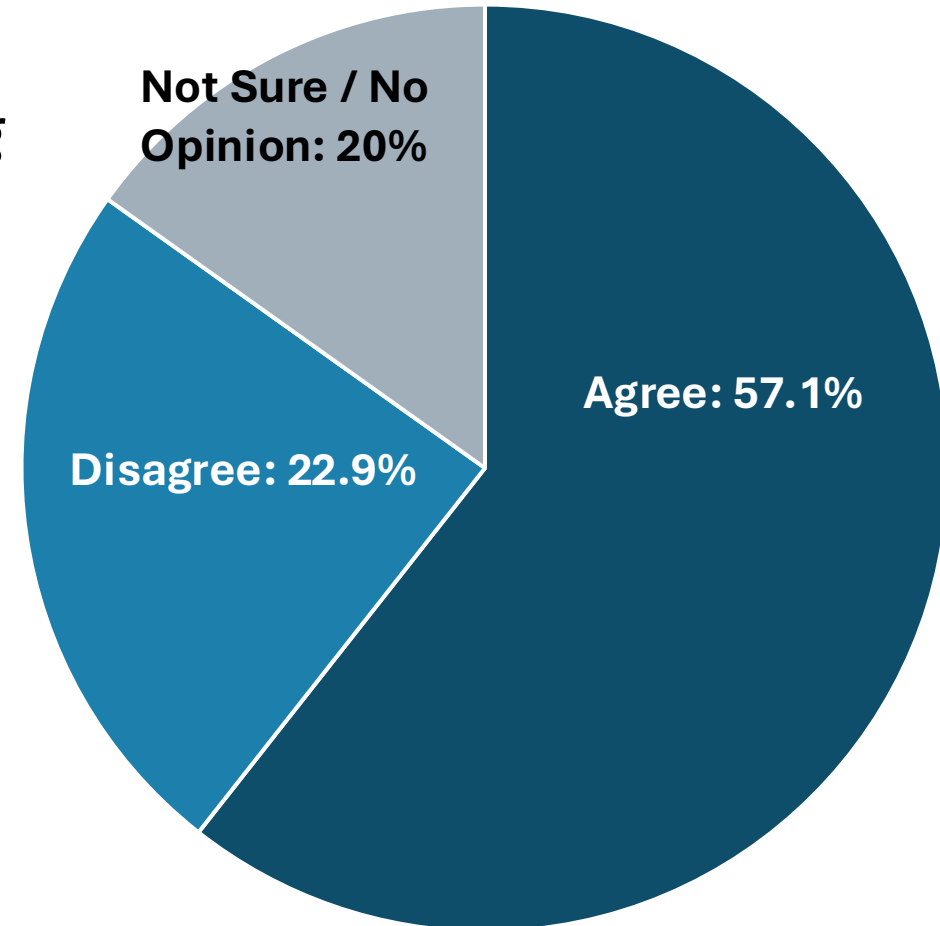
- Concern that land use percentages limit flexibility
- Interest in maintaining diverse housing mix, with the additional of new missing middle housing types
- Consideration for allowing higher density in village center / downtown areas

# 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.

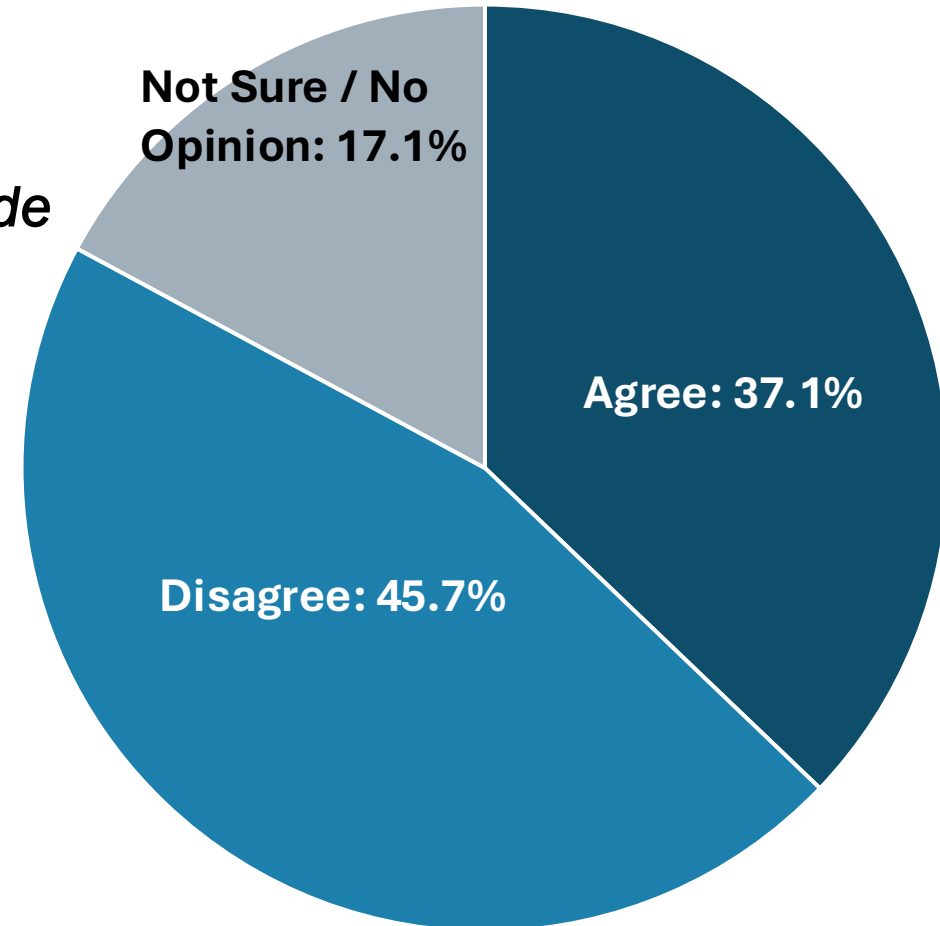


# DRAFT Recommendations

## 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

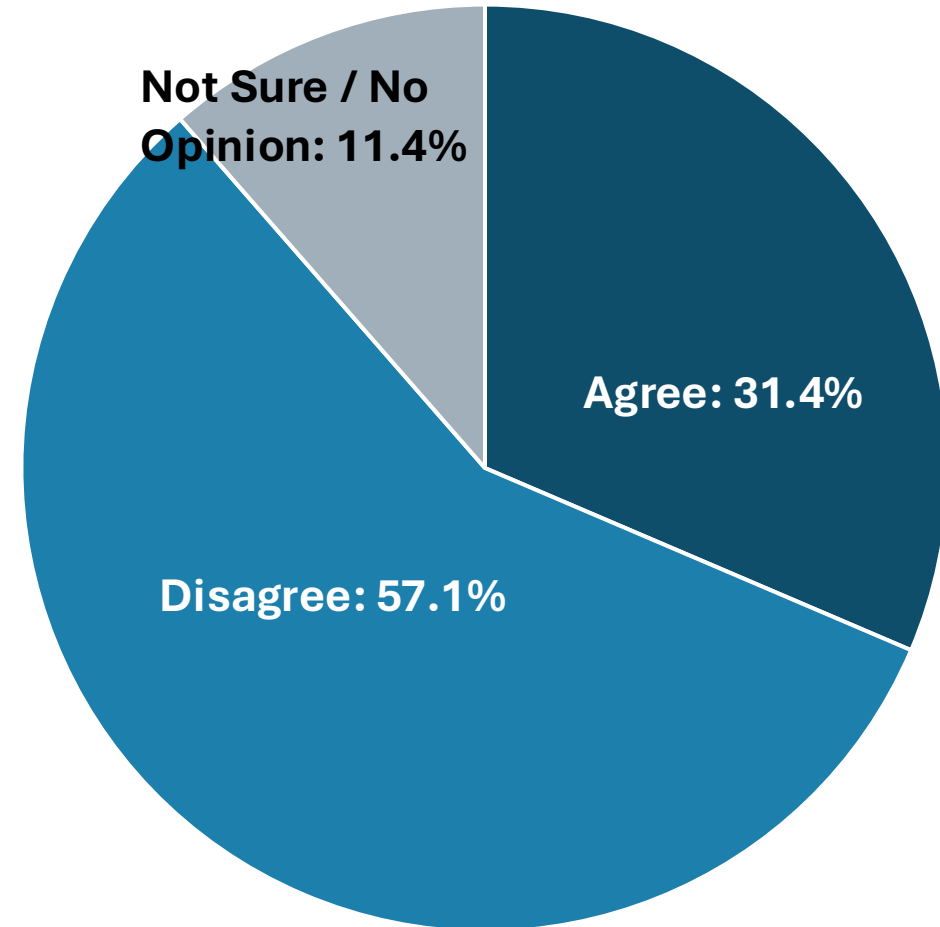


# DRAFT Recommendations

## 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*

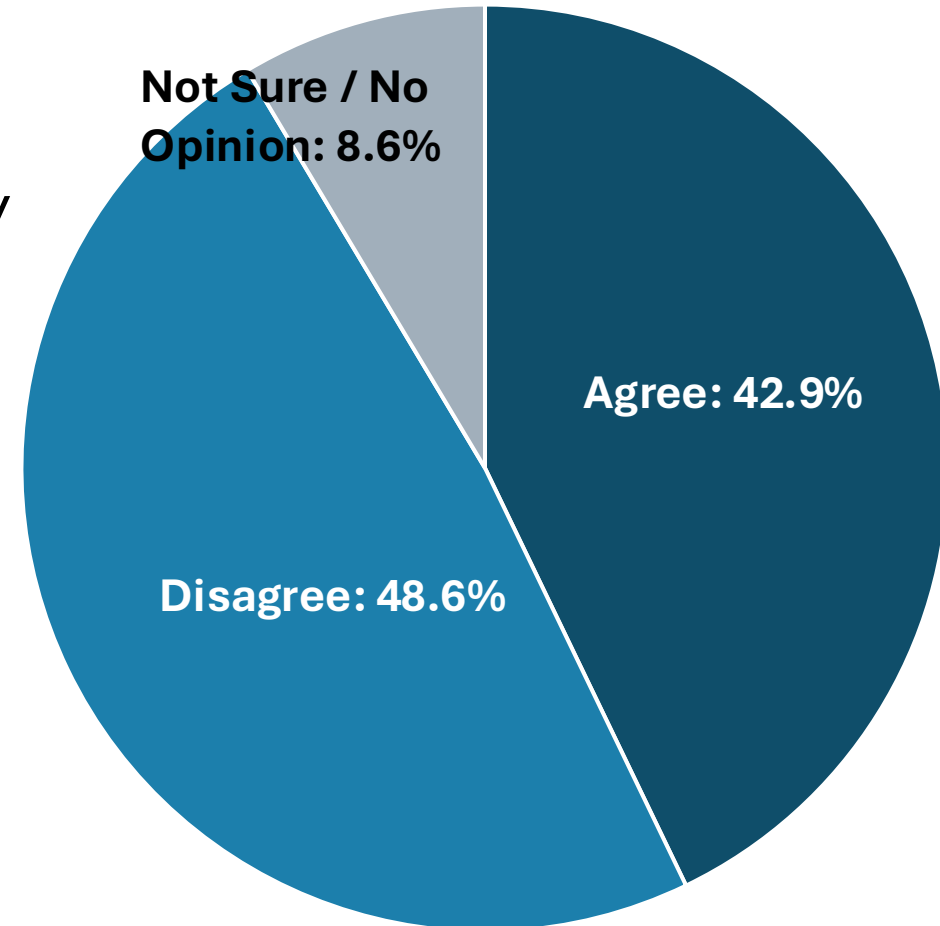
- Do not see the need to make this a requirement within the New Town District given the existing housing mix in comparison to the remainder of the county
- Consideration of incentivizing meeting these requirements

# 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.

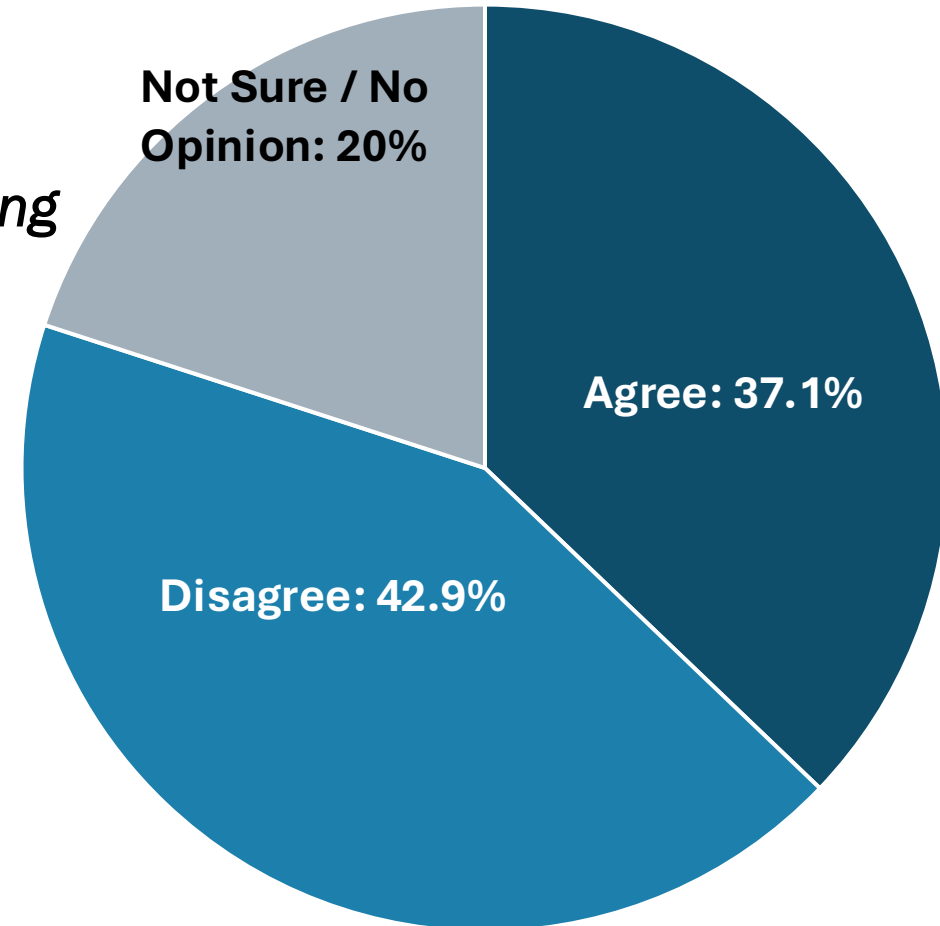


# DRAFT Recommendations

## 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

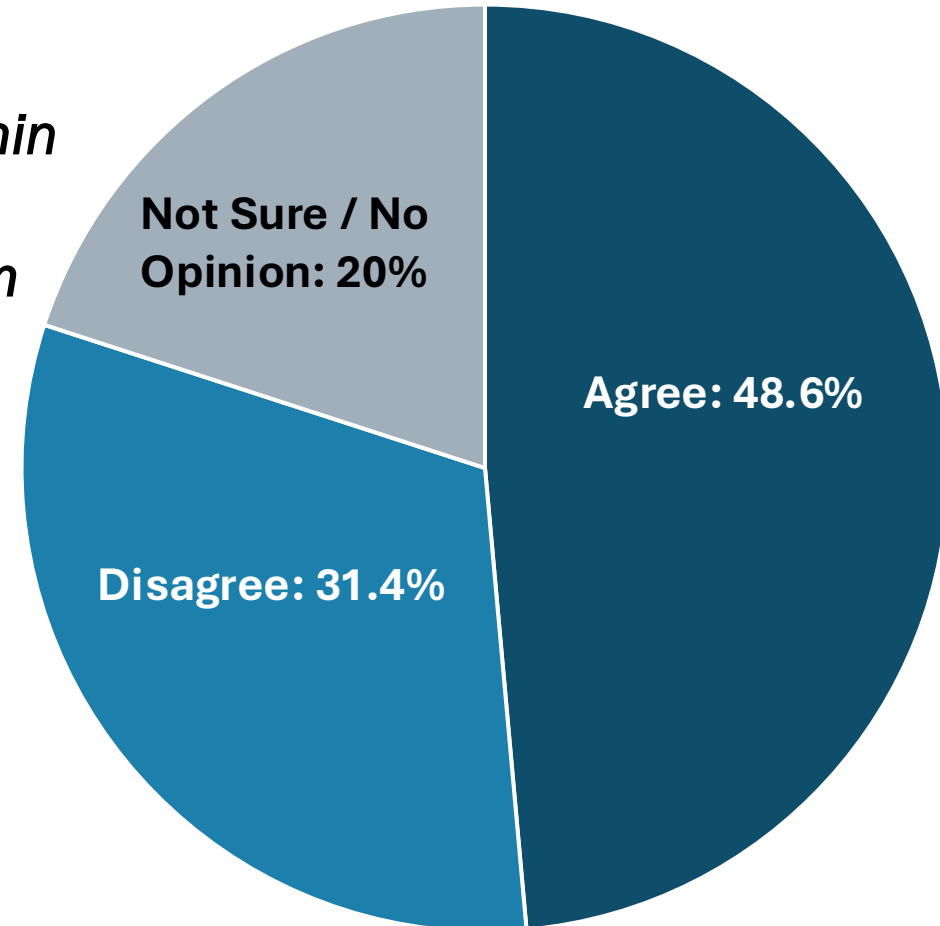
## Technical Survey/Public Comment Input

*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



To be completed no later than June 1, 2026 :

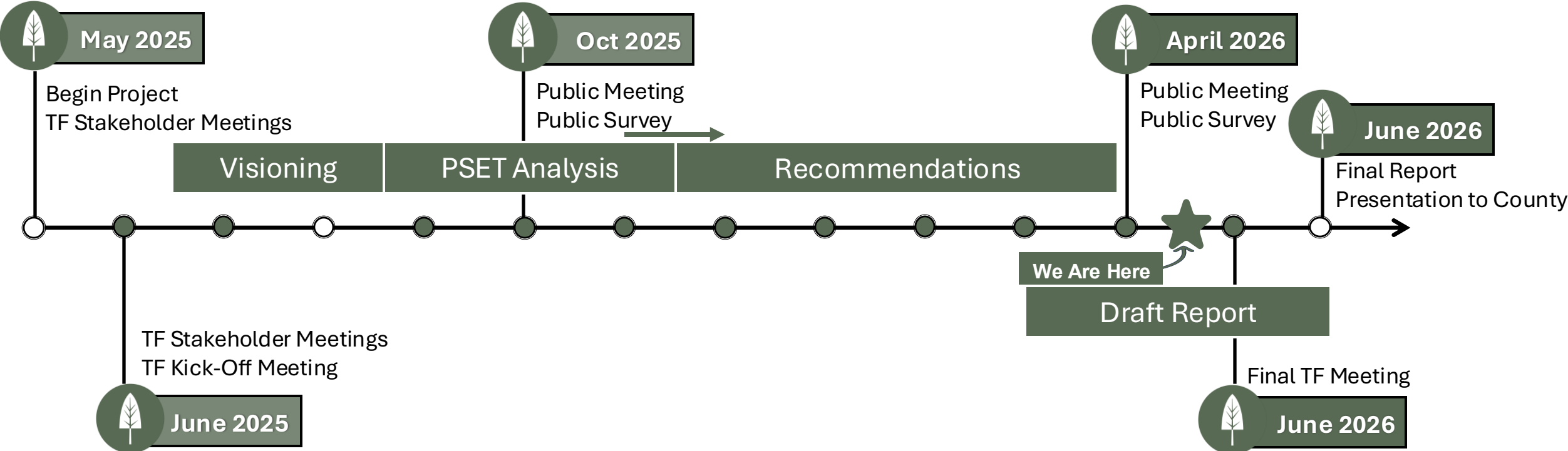
Review the draft report and be prepared to discuss revisions.

# 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**

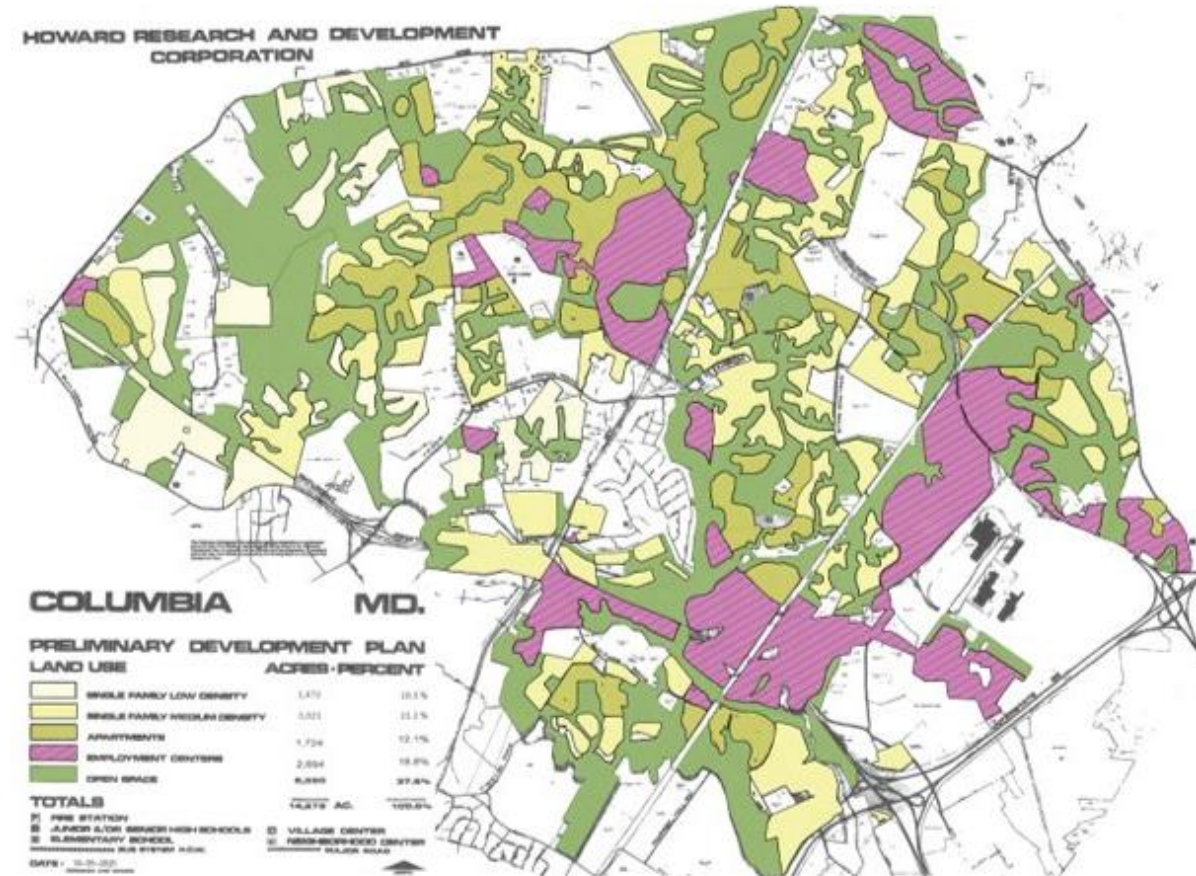


# Density Caps

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>

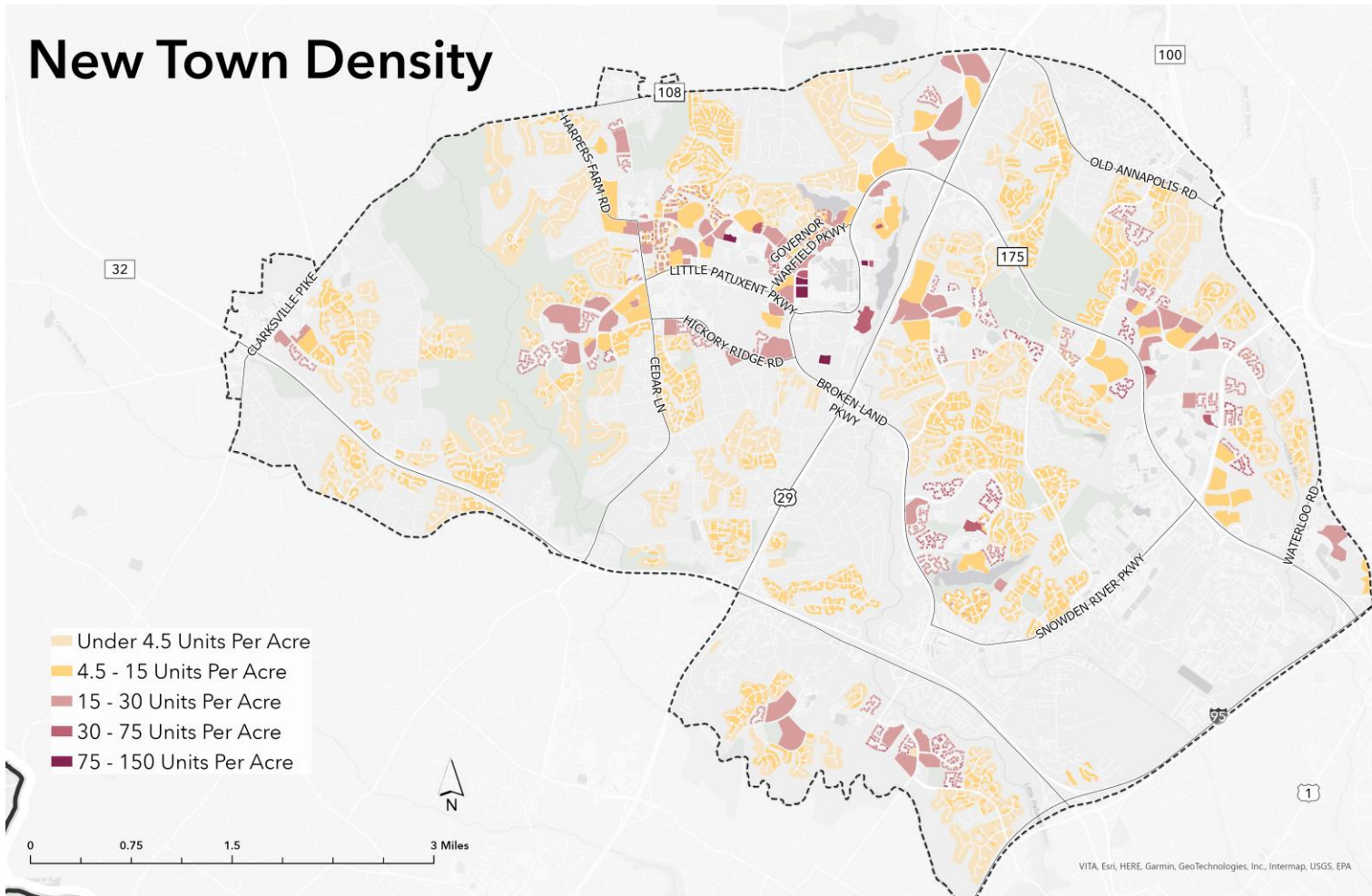
\* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations

\*\*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%
	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

