



New Town Task Force

Meeting No. 3

September 30, 2025



Agenda

- 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

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. Juelia 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 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.***

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

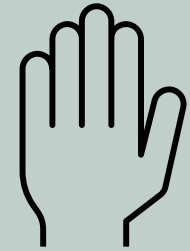
Meeting Minutes

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?

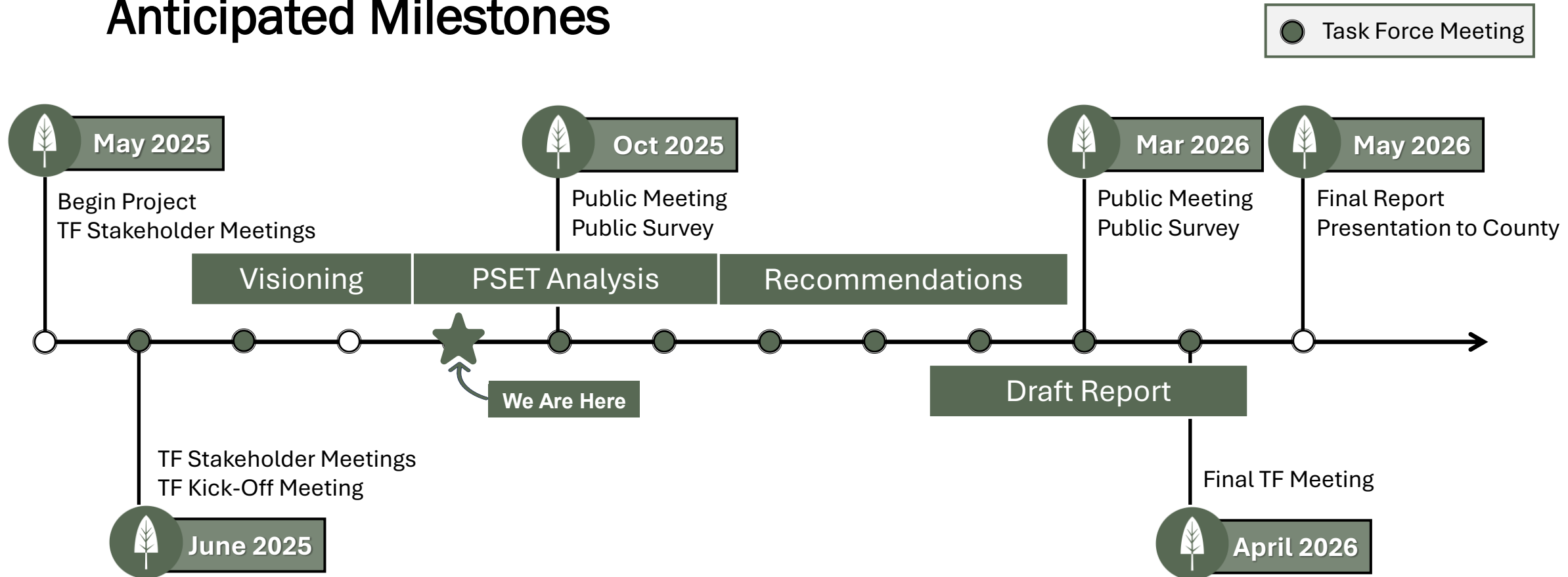


Overall Schedule and Expectations for Meeting No. 3

Overall Schedule

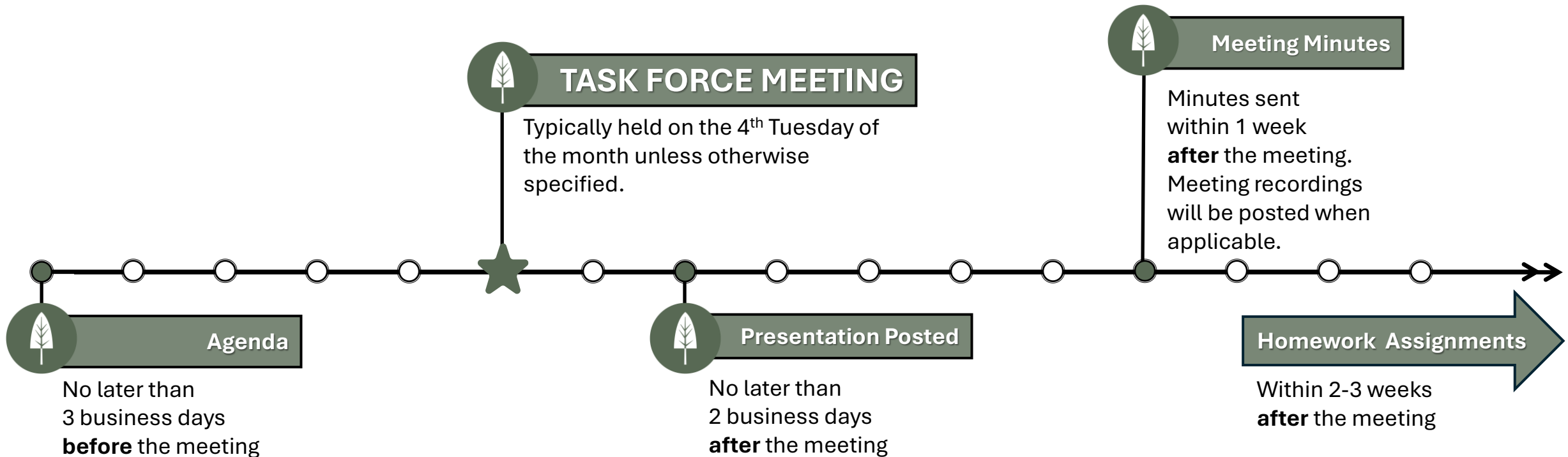


Anticipated Milestones



Task Force Materials

Schedule for receiving materials

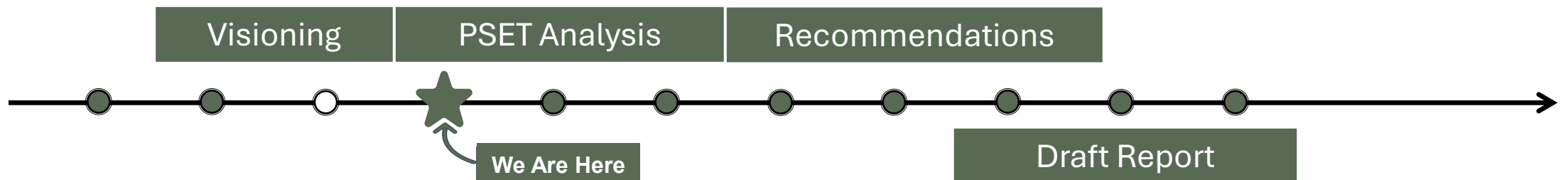


Expectations for PSET Meetings

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

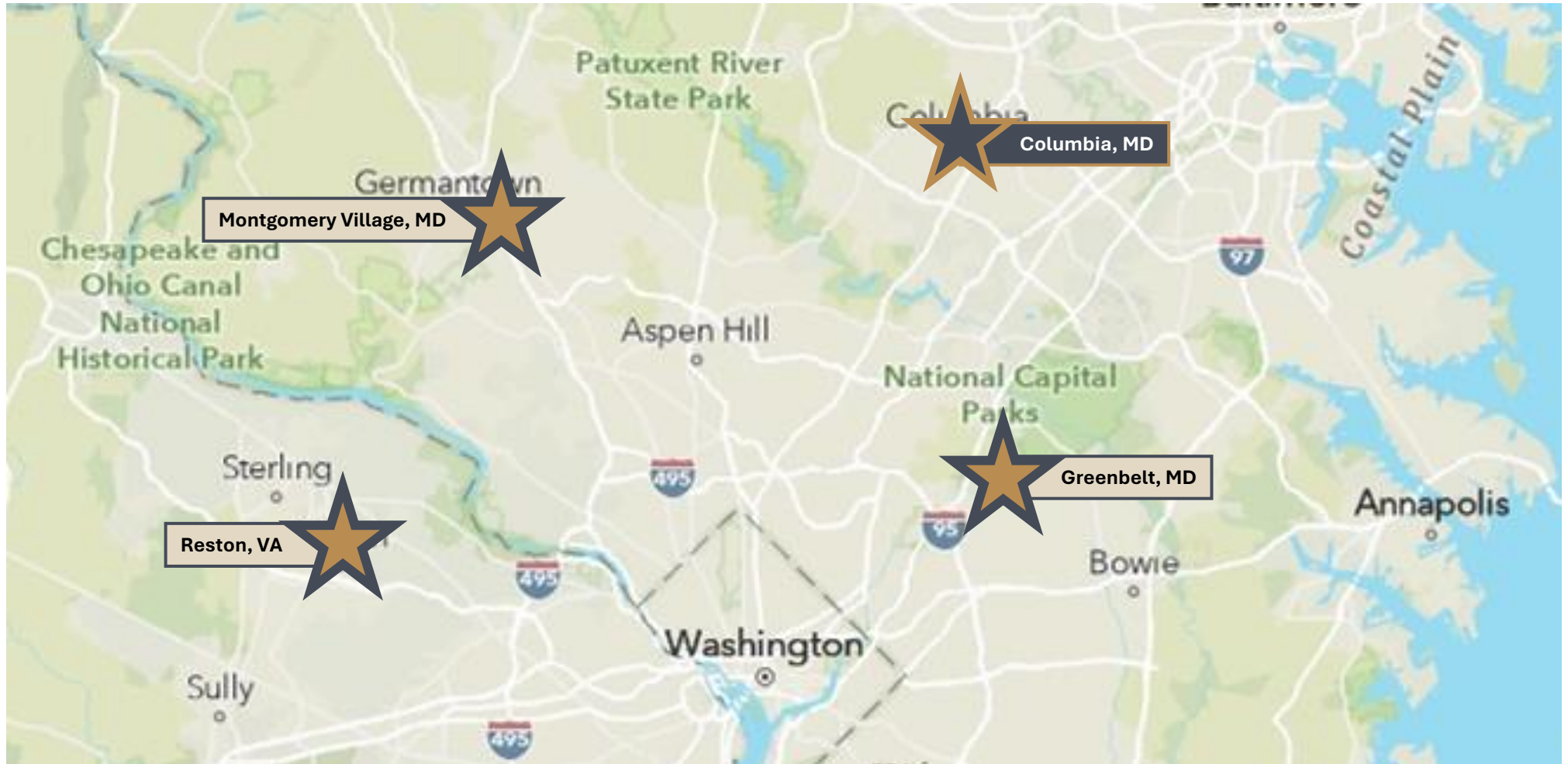
- **Creating another New Town District**
- **Defining Credited Open Space**
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- **Incorporating Moderate Income Housing Unit (MIHU) Regulations**
- **Managing Density Caps**
- **Evaluating New Town District Structure**
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- **Simplification of Regulations & Processes**



Case Studies

The New Town Movement

New Town Developments



Types of Districts

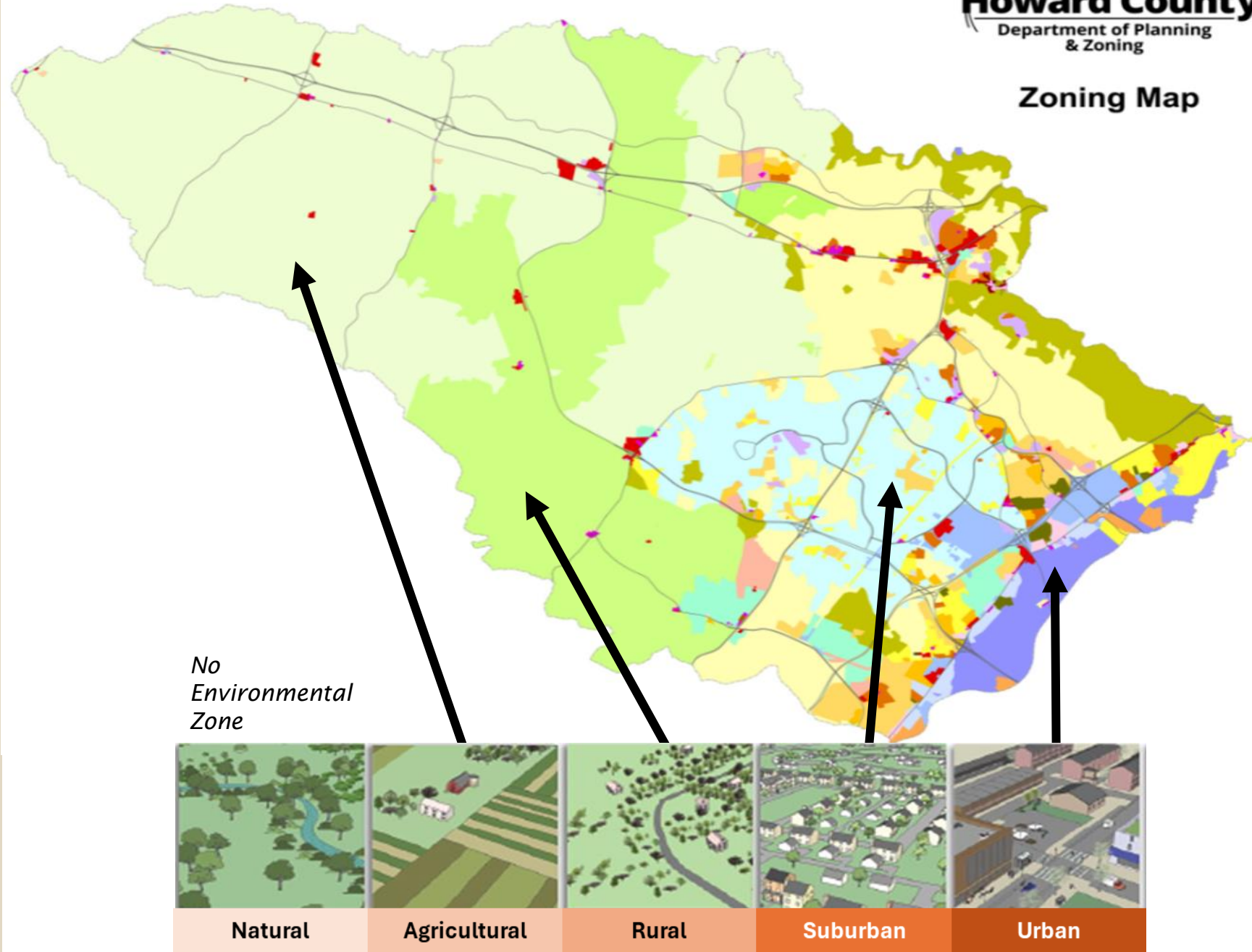
Zoning Map

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








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:

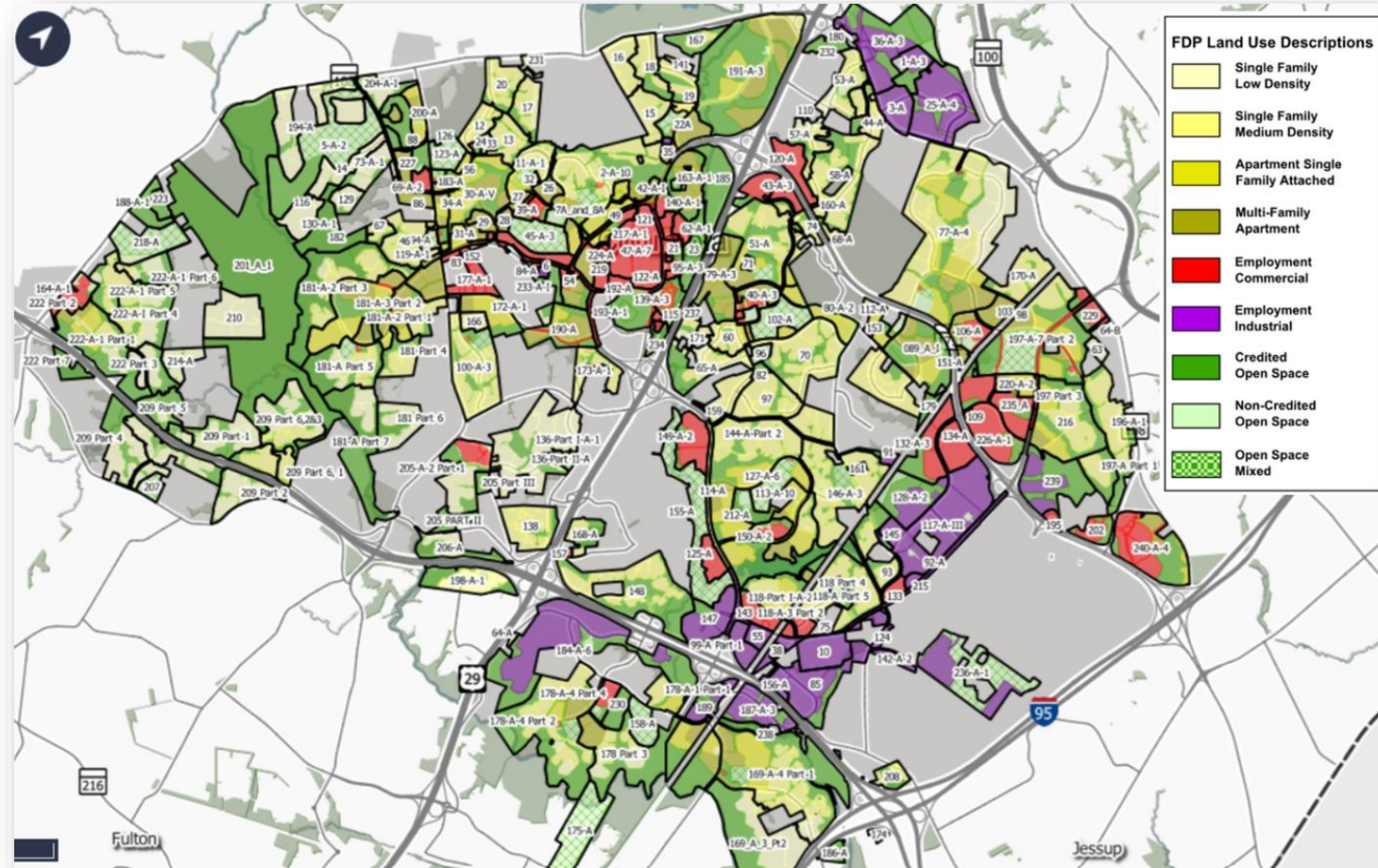
- **Residential**
 - Rural residential (e.g., RC, RR)
 - Single-family detached (e.g., R-20)
 - Apartment zones (e.g., R-A-15)
- **Mixed-Use**
 - Supports a combination of residential, commercial, and/or office
- **Non-Residential**
 - Office zones
 - Manufacturing/industrial zones

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

Floating Zones

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

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



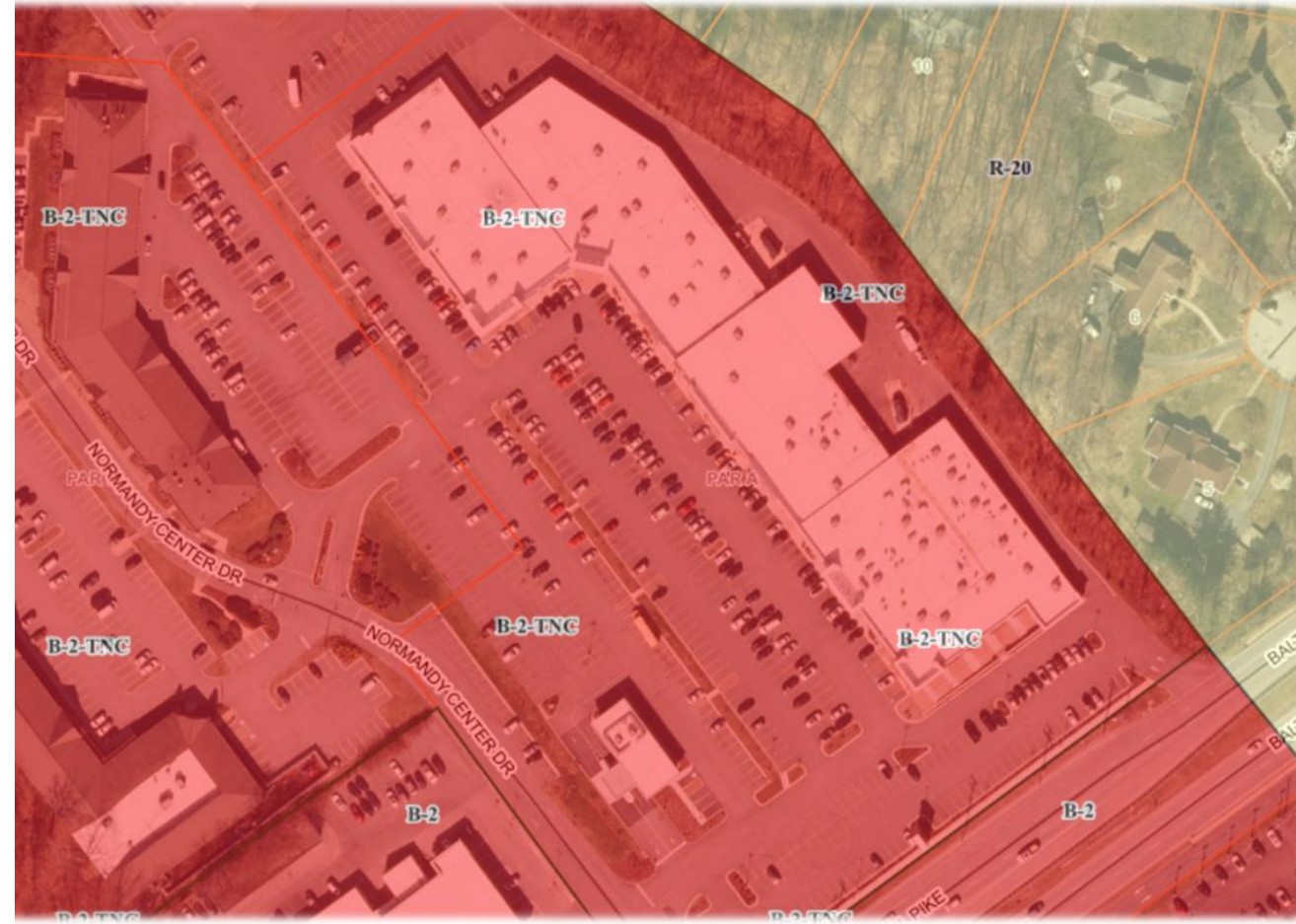
Overlay Zones

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

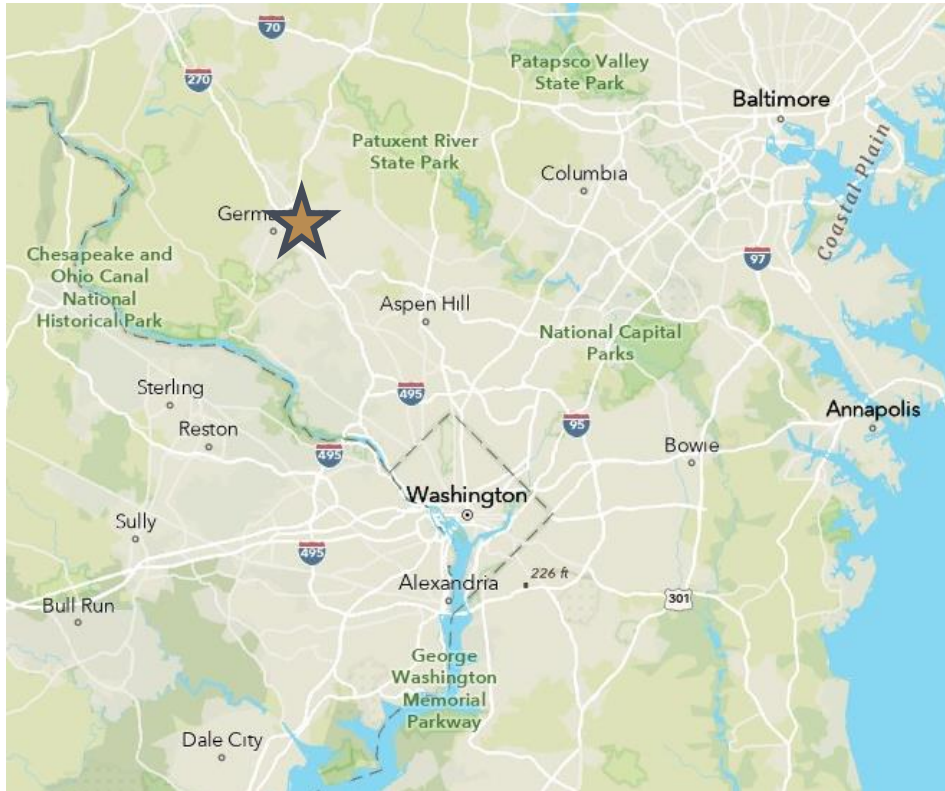
Purpose and Function:

- 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

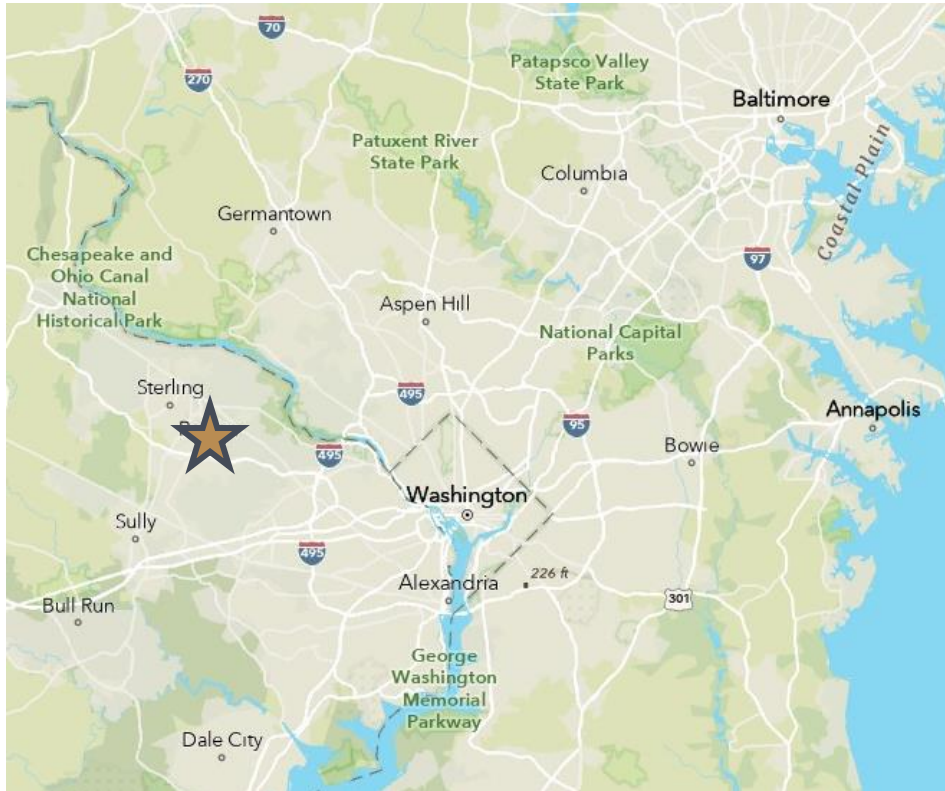
Key Focus:

- 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

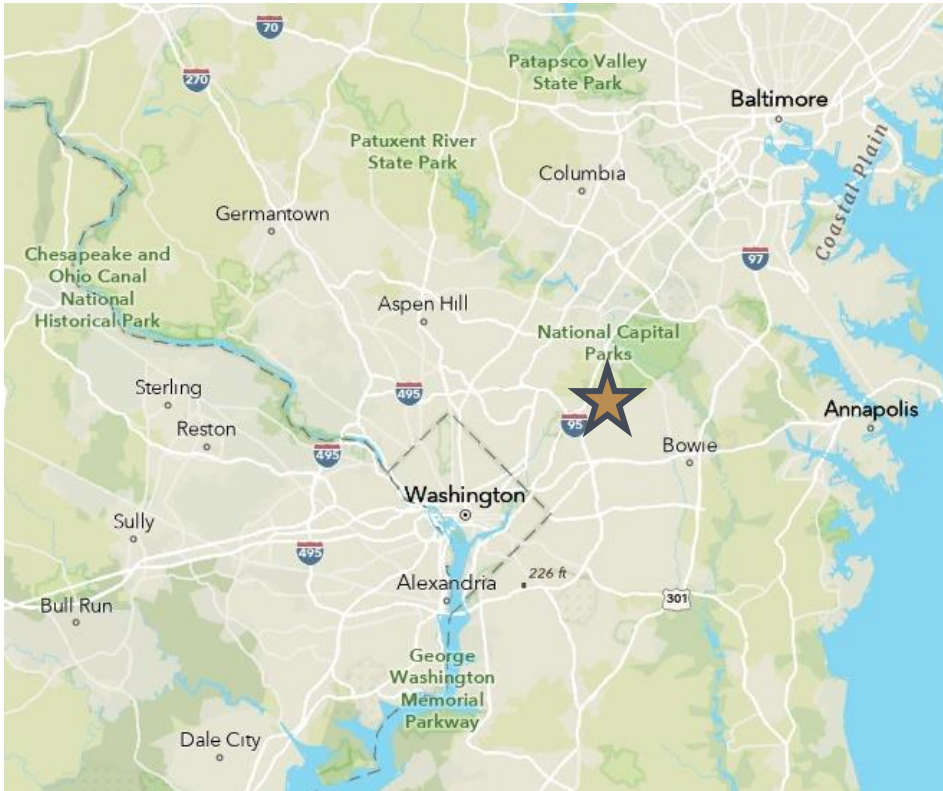
Key Focus:

- 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



PSET Background

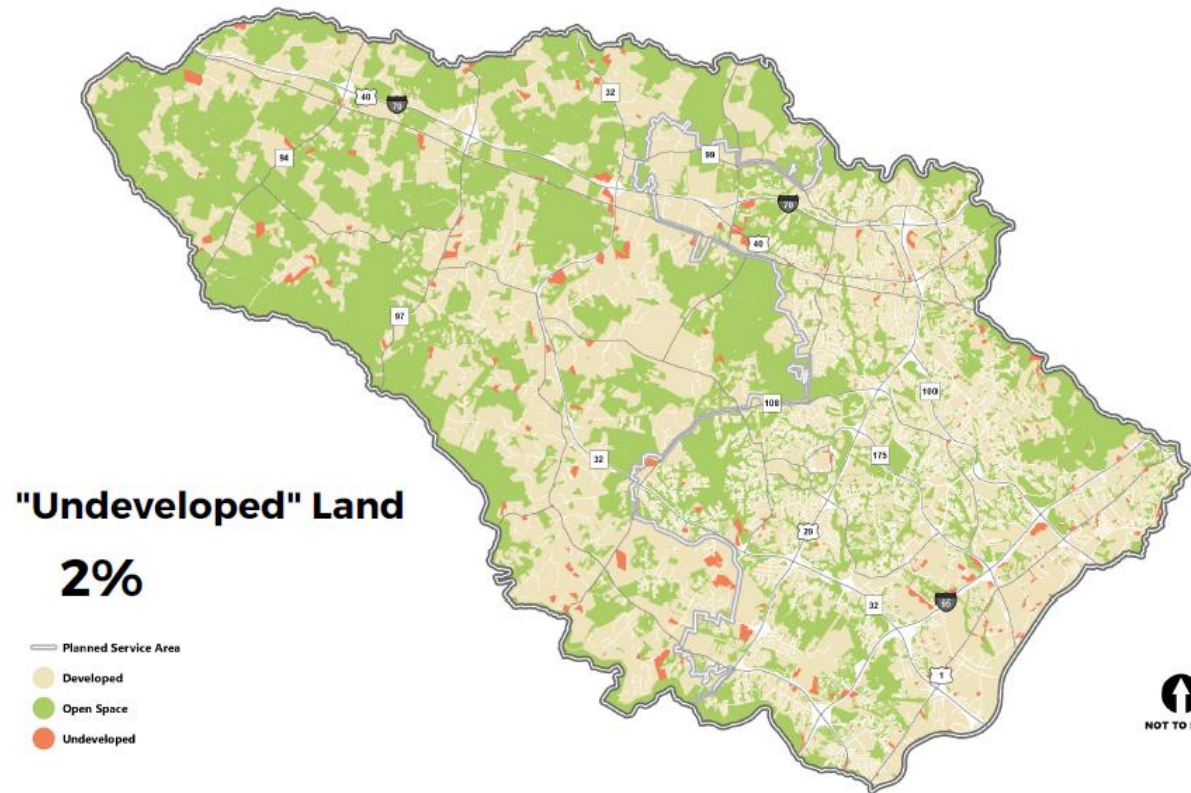
Creating another New Town District

- 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.

Requirements for another New Town District

PSET Background

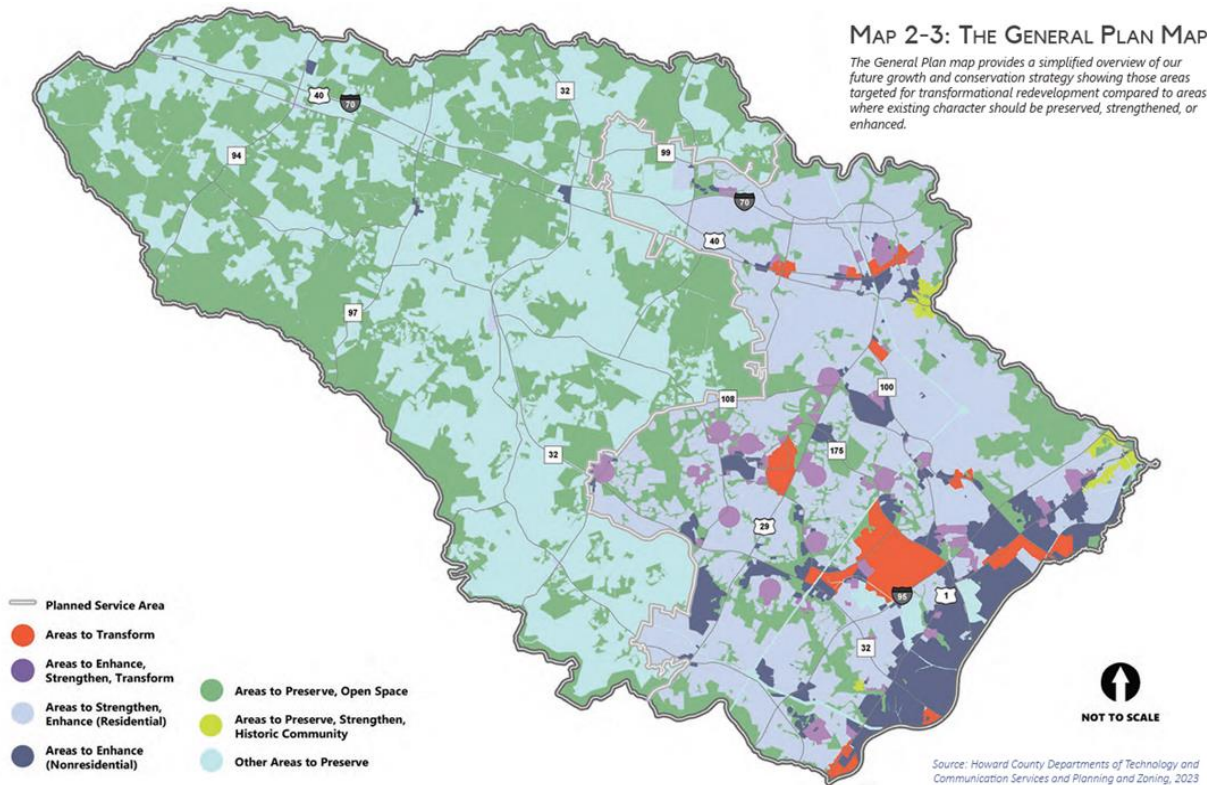
Creating another New Town District



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

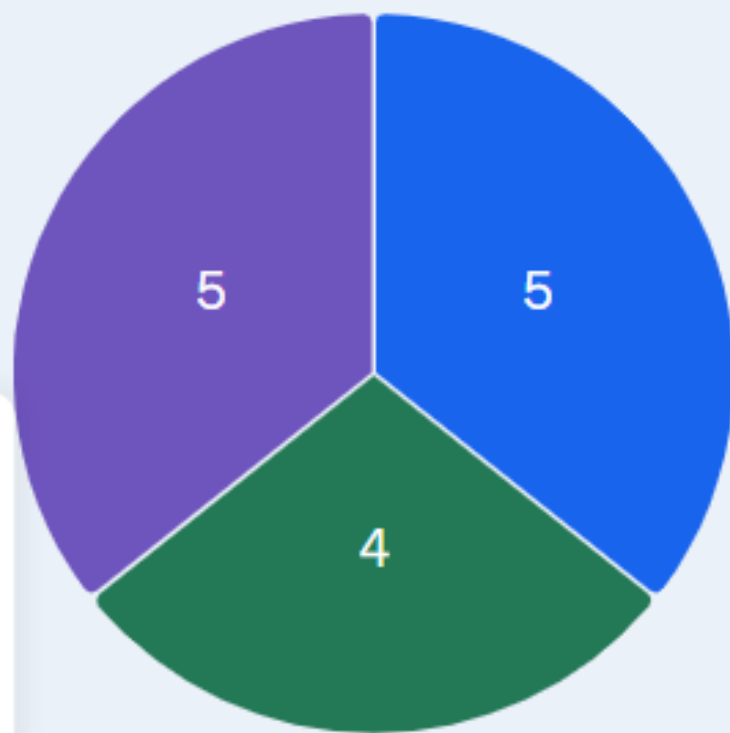
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Option 2

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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?

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:

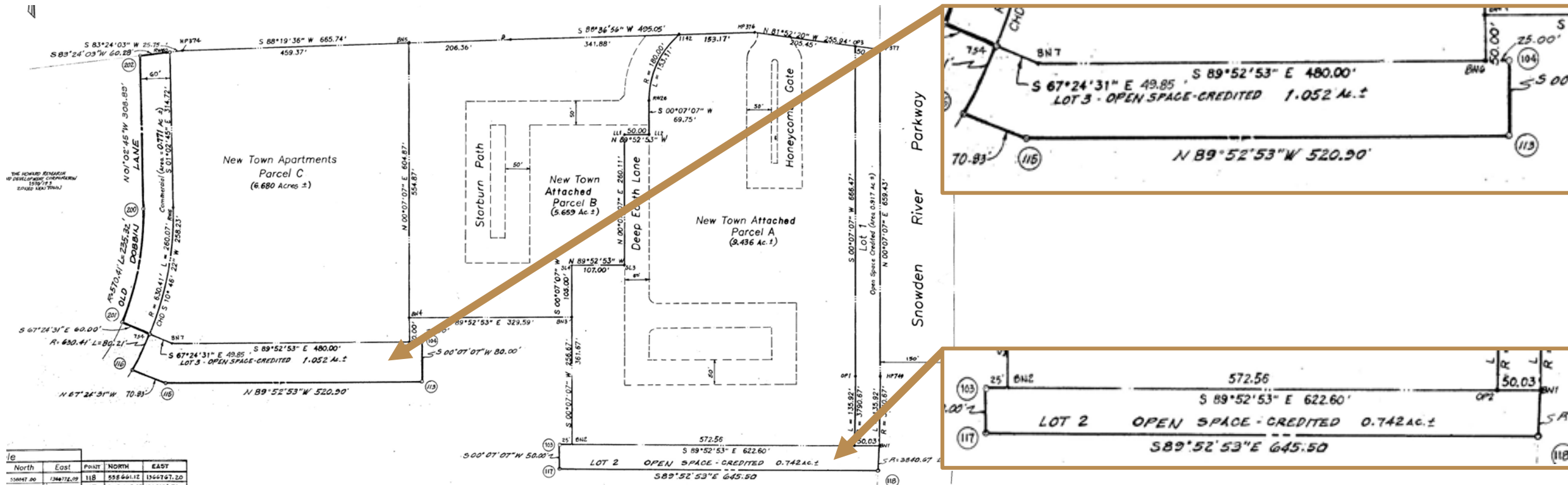
(1) The term “open space uses” shall not include parking lots, streets, rights-of-way, amusement parks, golf driving ranges which are not ancillary to a golf course, or drive-in movies.

(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.

Section 125.0.A.8 Text

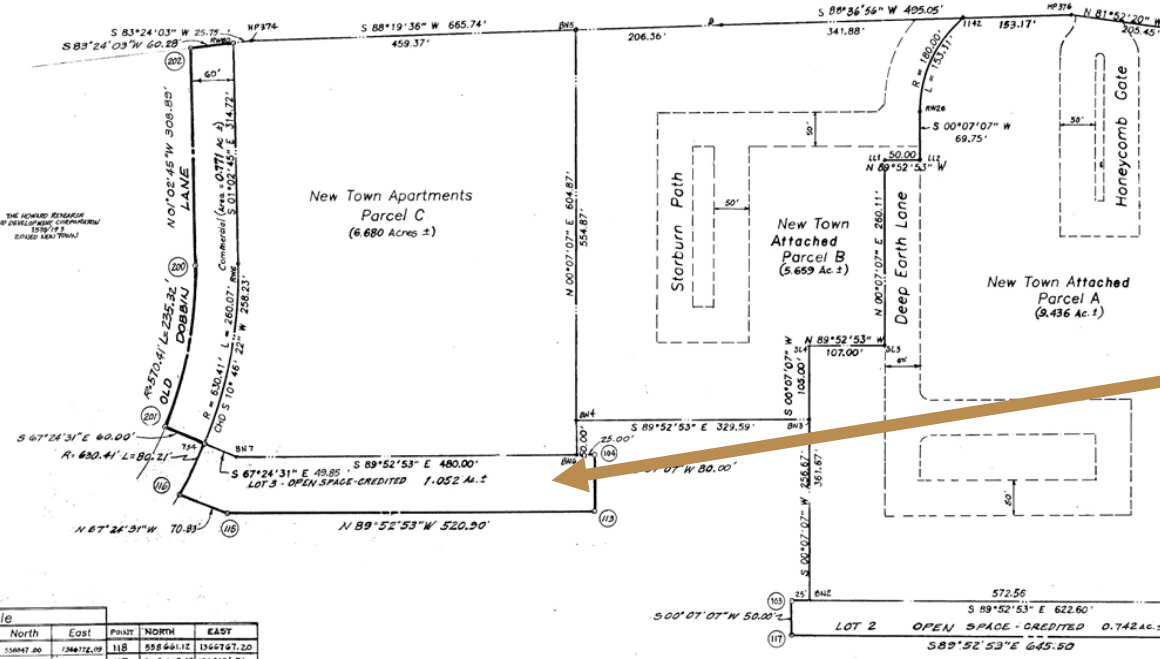
PSET Background

Credited Open Space



PSET Background

Credited Open Space



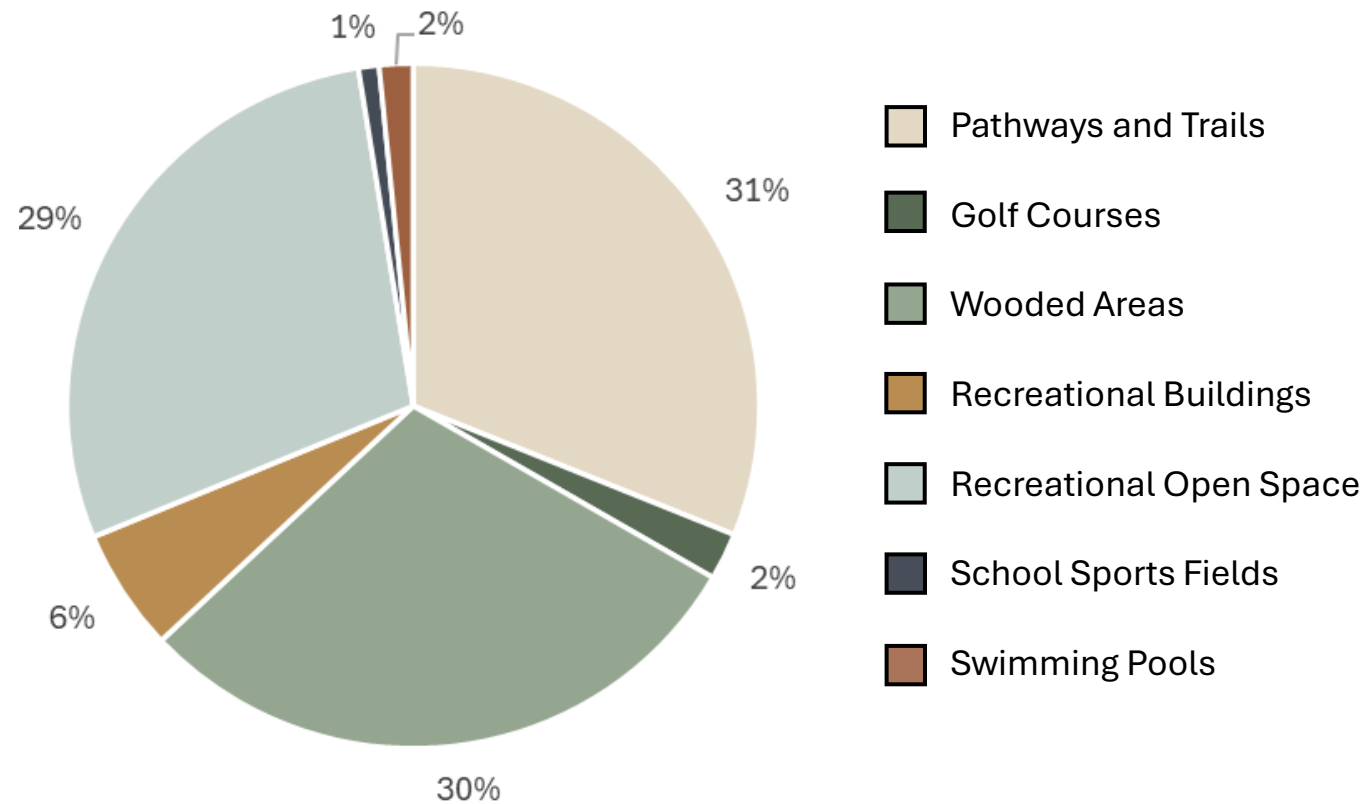
FDP Open Space Records

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	Division 6.3 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 " Arboretum or botanical garden, park or greenway, or public water-oriented recreational and educational area "	Euclidean Zone establishes open space protections
Reston	No	Defined in its own use section with specific categories of open space type: " The area of a lot intended to provide light and air, and is designed for natural or recreational purposes. " Guidance on uses and maintenance by an HOA or other organization are further outlined in Section 5106 .	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

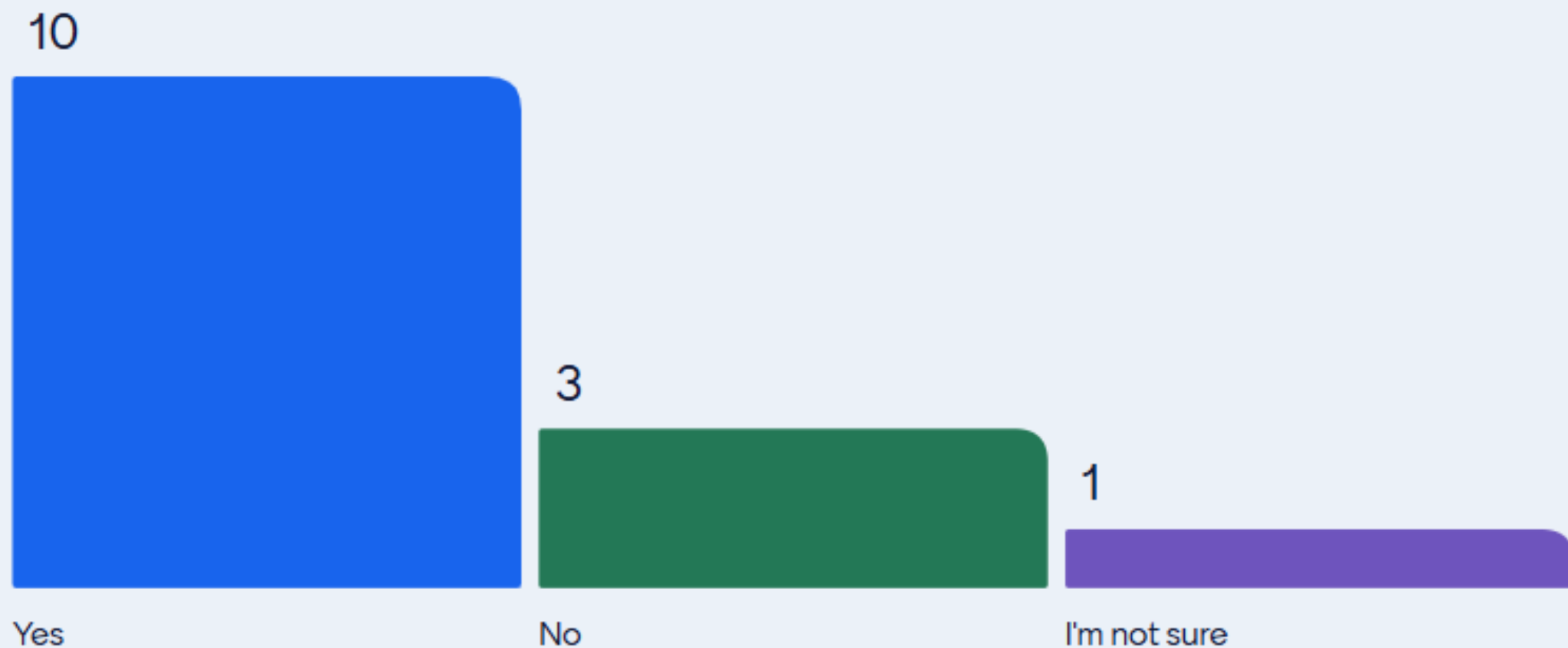
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Option 2

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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

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

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

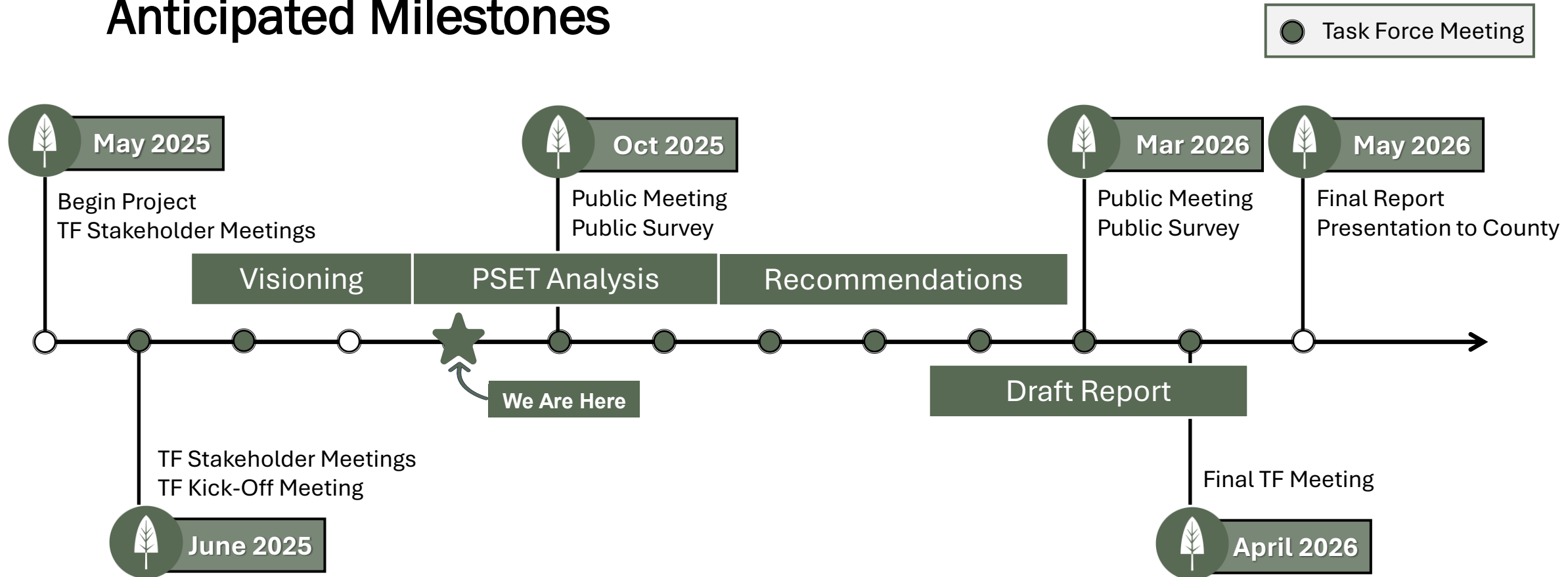


Wrap-Up

Wrap-Up



Anticipated Milestones



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

