



New Town Task Force

Meeting No. 5

November 18, 2025

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Agenda

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

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Agenda

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



Welcome and Meeting No. 4

Recap

Task Force Purpose

Executive Order 2025-09 and 2025-10

County Executive Of Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


Calvin Ball
County Executive

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

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

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

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


Calvin Ball
County Executive

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

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



Task Force Vision

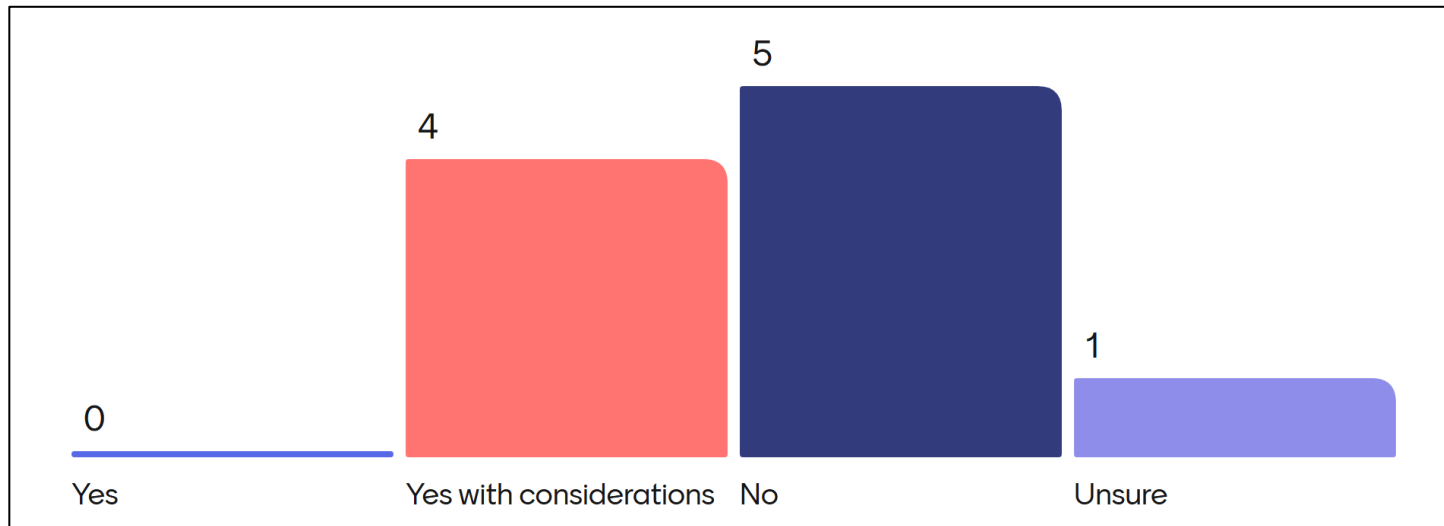
- *People and Community, Diversity and Inclusivity, Open Space and green space aid in maintaining the spirit of Columbia.*
- *Embrace the future while honoring the values that Columbia was based upon.*
- *Columbia is a place that needs to value its uniqueness / based on its history.*

The Vision for New Town Recommendations

Meeting No. 4 Recap

Incorporating Moderate Income Housing Units (MIHU) Regulations

Q1: Should MIHU requirements apply to New Town Zoning?

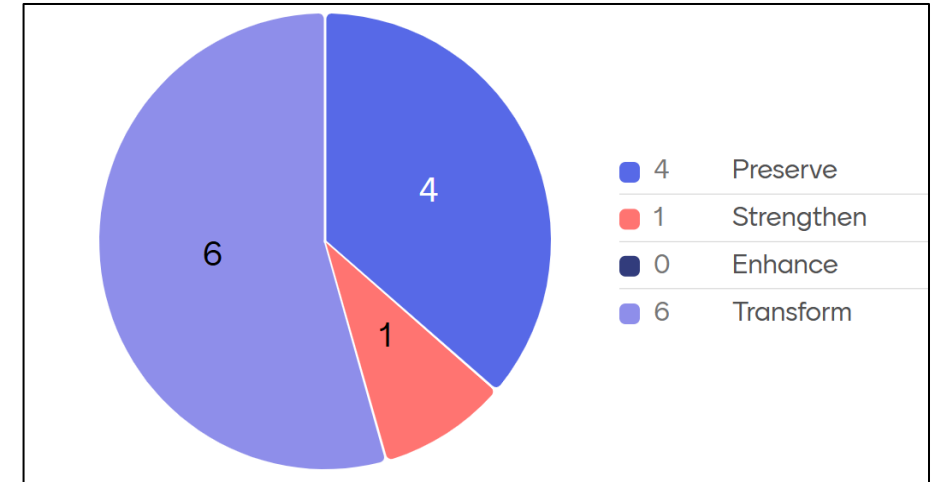


Meeting No. 4 Recap

Reviewing Density Cap

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

Q3: Should we amend the density cap across villages?



Meeting No. 4 Recap

Reviewing Original Petitioner Role

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

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

Municode Section 125.0.B:

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



Prior Meeting Minute Approval and Information Requests

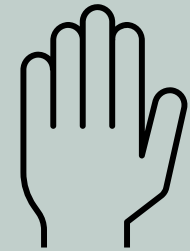
Meeting Minutes

Approval / Discussion of Meeting Minutes

Task Force No. 4 Meeting Minutes previously distributed

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

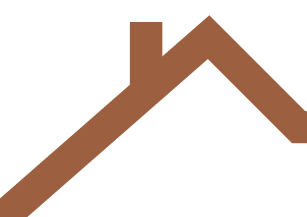
HOW TO VOTE



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

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

Is there a motion to approve Task Force No. 4 meeting minutes?



PSET Discussion

Key Elements for Discussion during PSET Meetings

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

Discussion Highlights

Discussion Highlights from NTTF Meeting No. 4

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

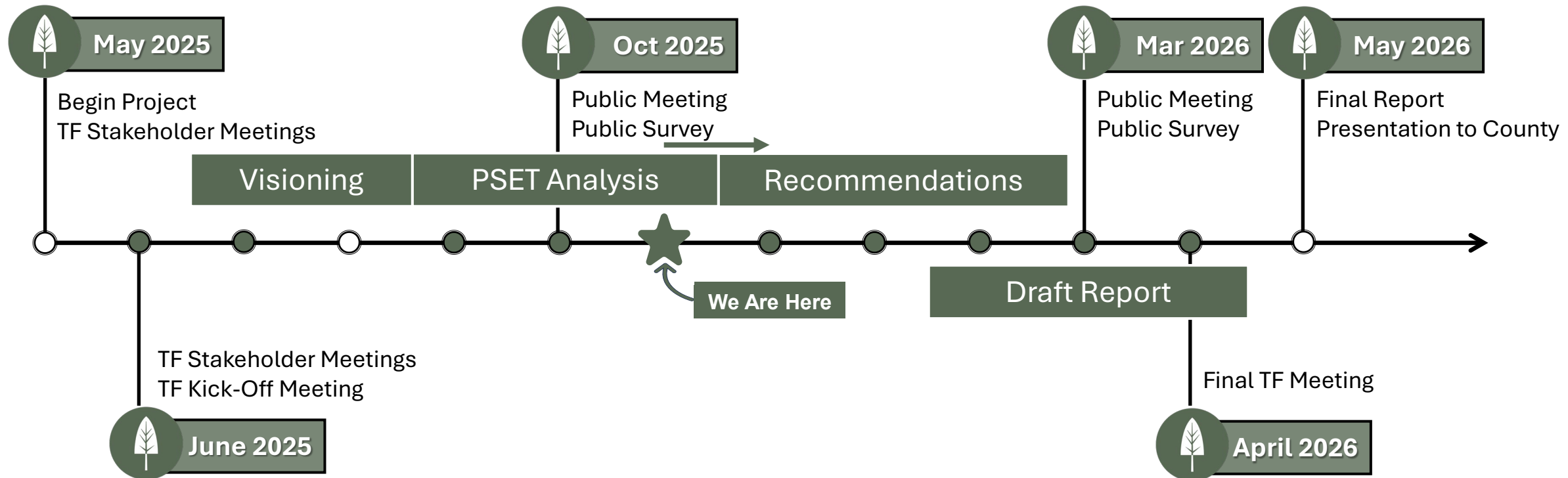


Overall Schedule and Expectations for Meeting No. 5

Overall Schedule



Anticipated Milestones

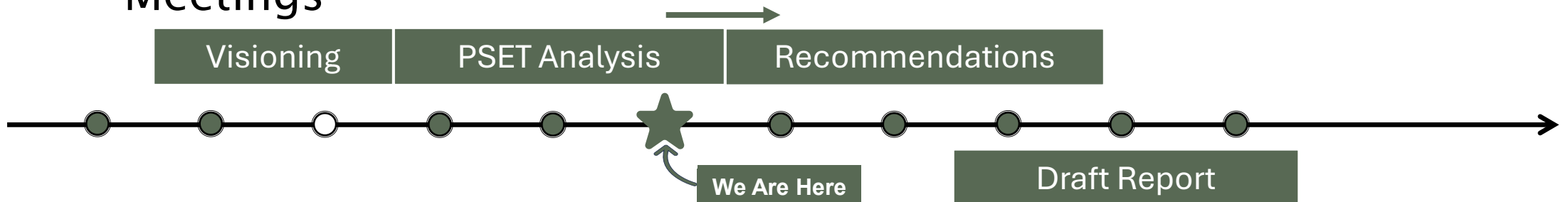


Expectations for Upcoming Meetings

Preserve, Strengthen, Enhance, and Transform Meetings

September, October, November, and December Meetings

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





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

PSET Principles

Preserve, Strengthen, Enhance, and Transform Principles

Areas to
PRESERVE



Areas to
STRENGTHEN



Areas to
ENHANCE



Residential / Non-Residential

Areas to
TRANSFORM



Less change / lower intensity

More change / greater intensity

Preserve

Protect and Maintain

*Preserving what
matters most*

Strengthen

Strengthen existing
communities and
infrastructure

*Strengthening what
already works*

Enhance

Adding into what is
already working to
be more robust

*Enhancing what
already exists*

Transform

Transforming areas
that are
underutilized or
poised for change

*Transforming what
needs to evolve*

PSET Elements

Key Elements for Discussion during PSET Meetings

September
Discussion

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

October
Discussion

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

November
Discussion

December
Discussion



Community Engagement Overview

Community Engagement Overview

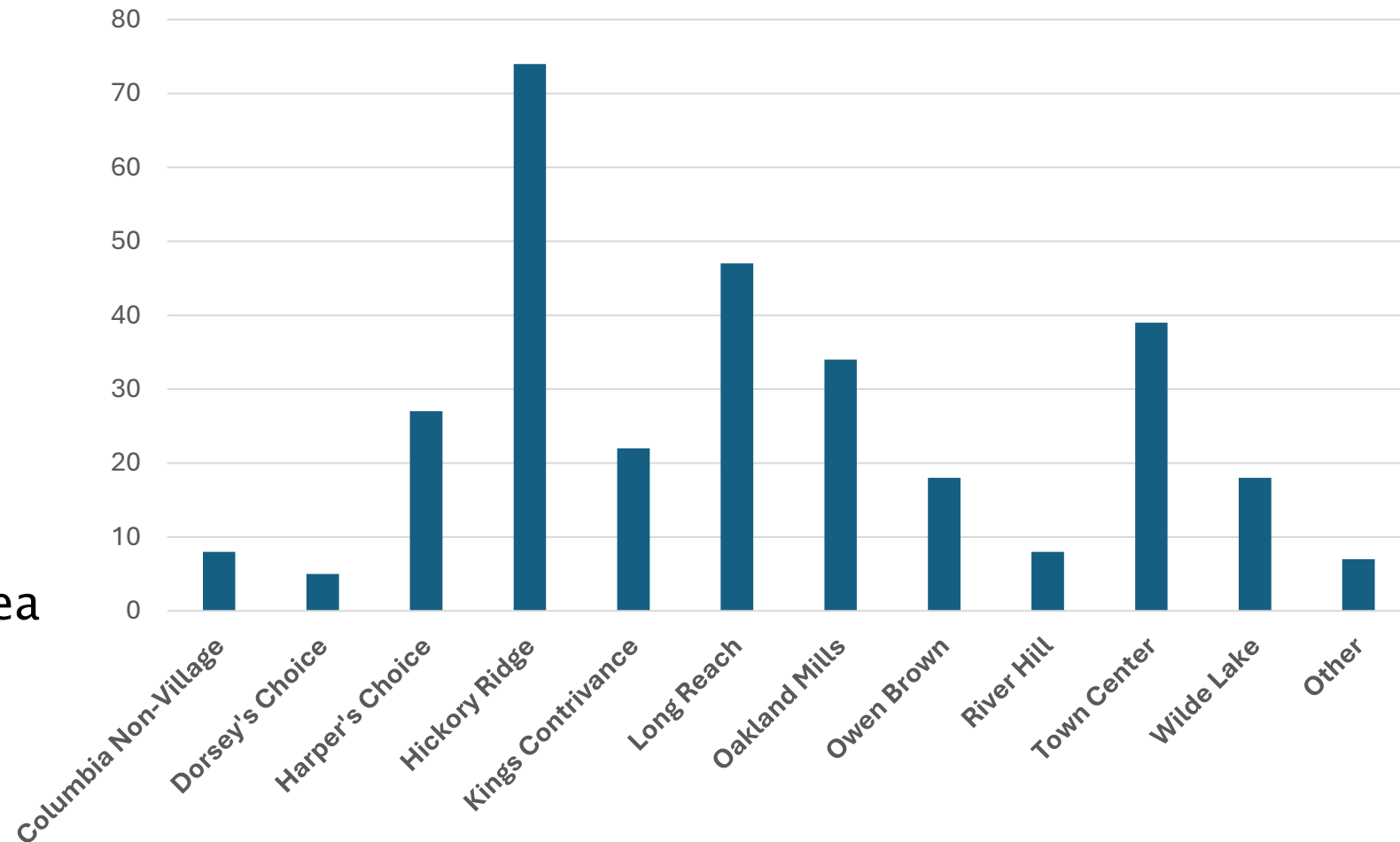
Public Meeting #1

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

Community Engagement Overview

Online Survey #1

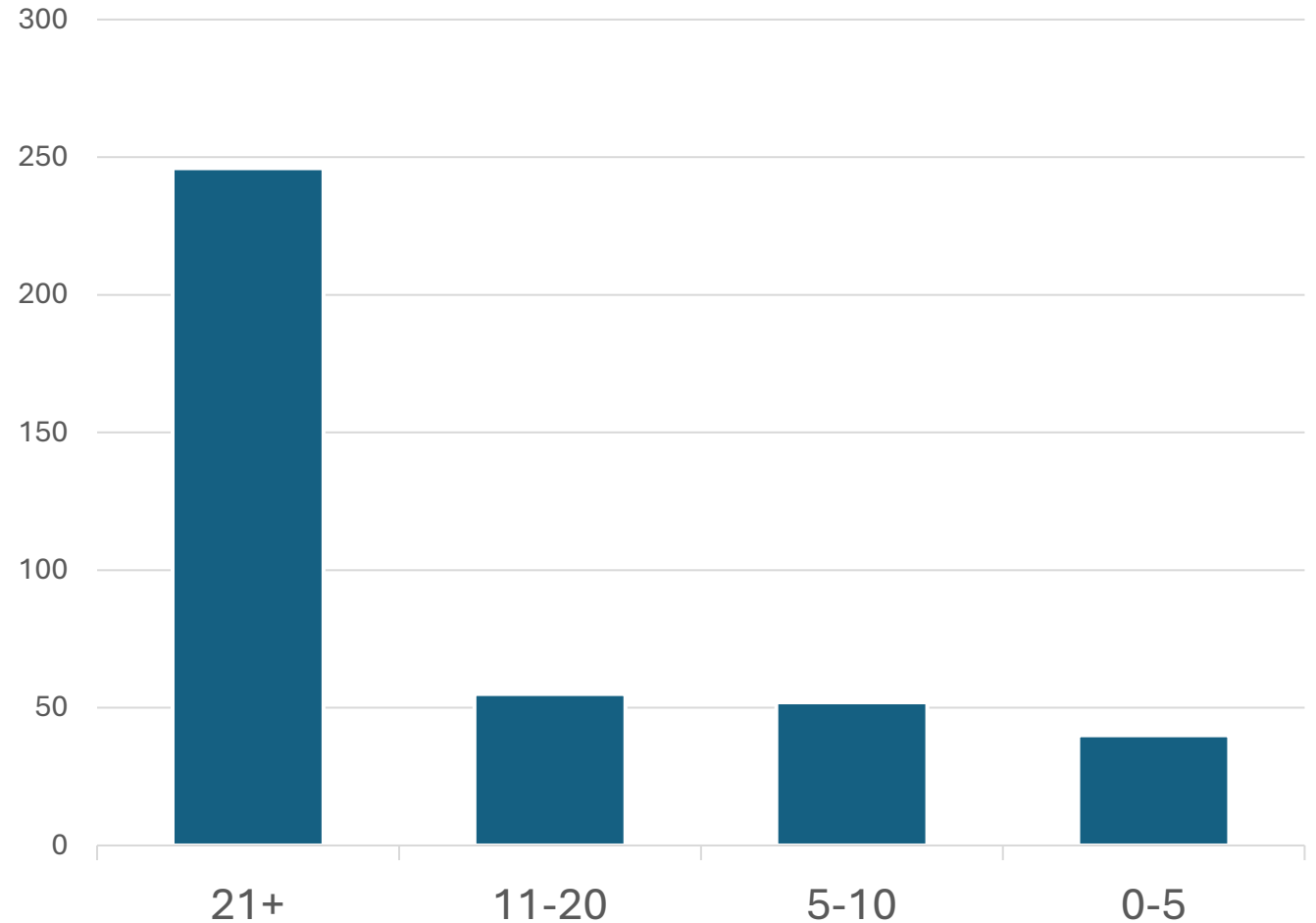
- 399 Responses
- Full analysis being completed for Recommendations discussion
- Summary Results:
 - Q: What village/area do you live in?
 - 399 Replied
 - 0 Skipped



Community Engagement Overview

Online Survey #1

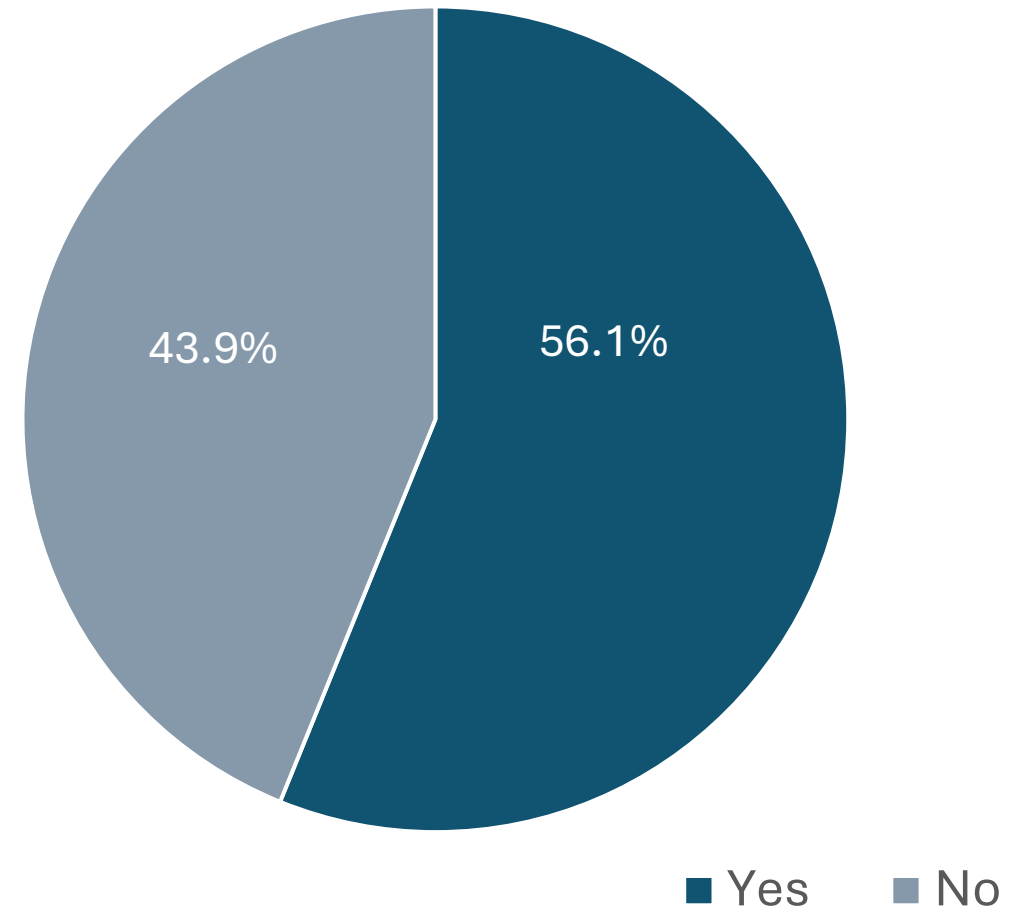
- How many years have you lived in the County?
 - 393 Replied
 - 6 Skipped



Community Engagement Overview

Online Survey #1

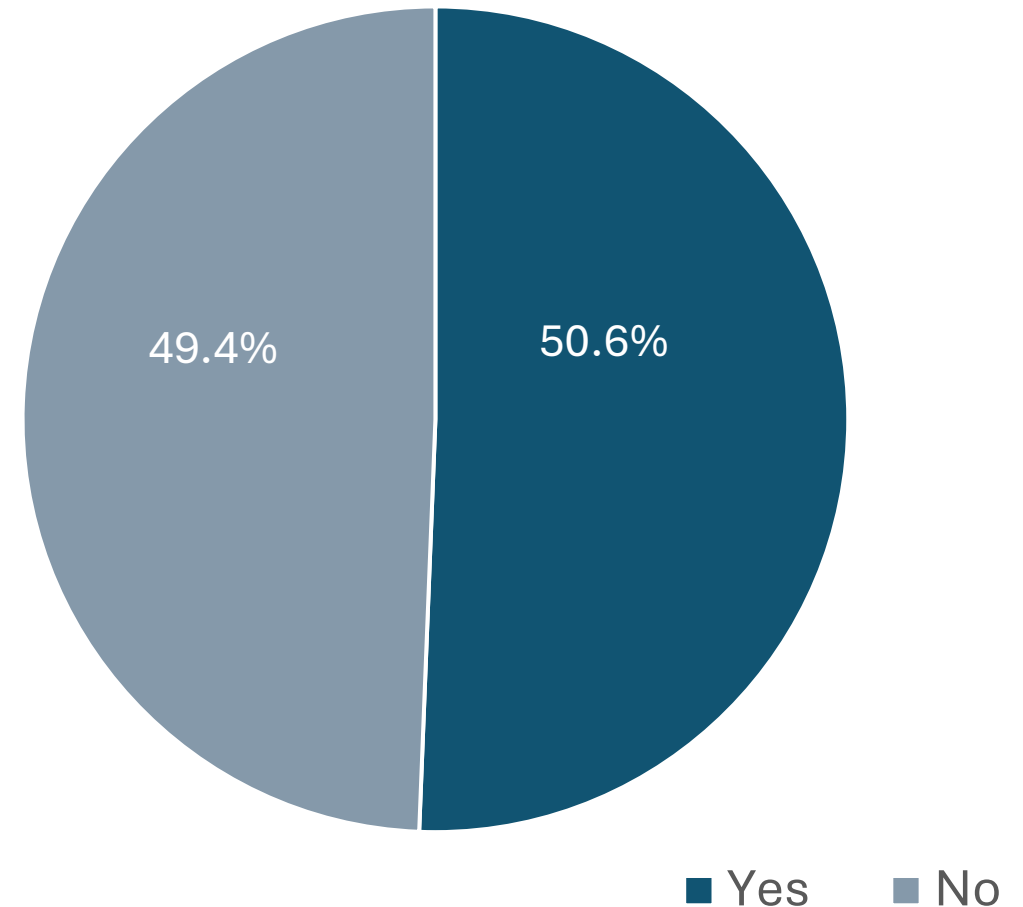
- Are you aware that the predominant zoning for the majority of Columbia is New Town zoning?
 - 399 Replied
 - 0 Skipped



Community Engagement Overview

Online Survey #1

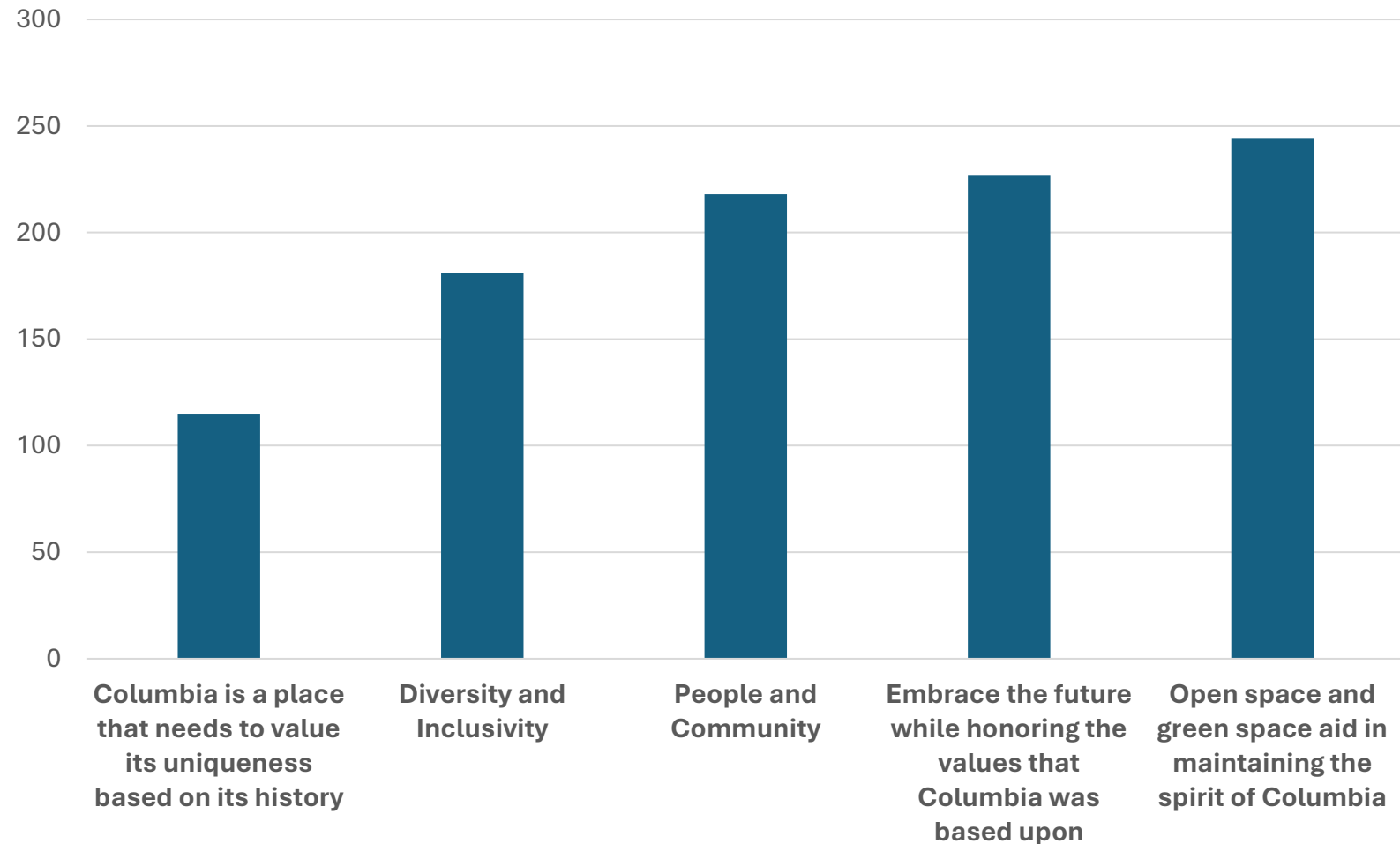
- Are you aware that New Town zoning functions differently than the rest of Howard County zoning?
 - 399 Replied
 - 0 Skipped



Community Engagement Overview

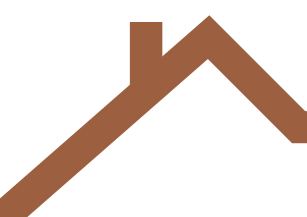
Online Survey #1

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





PSET Discussion



PSET Discussion

New Town District Structure

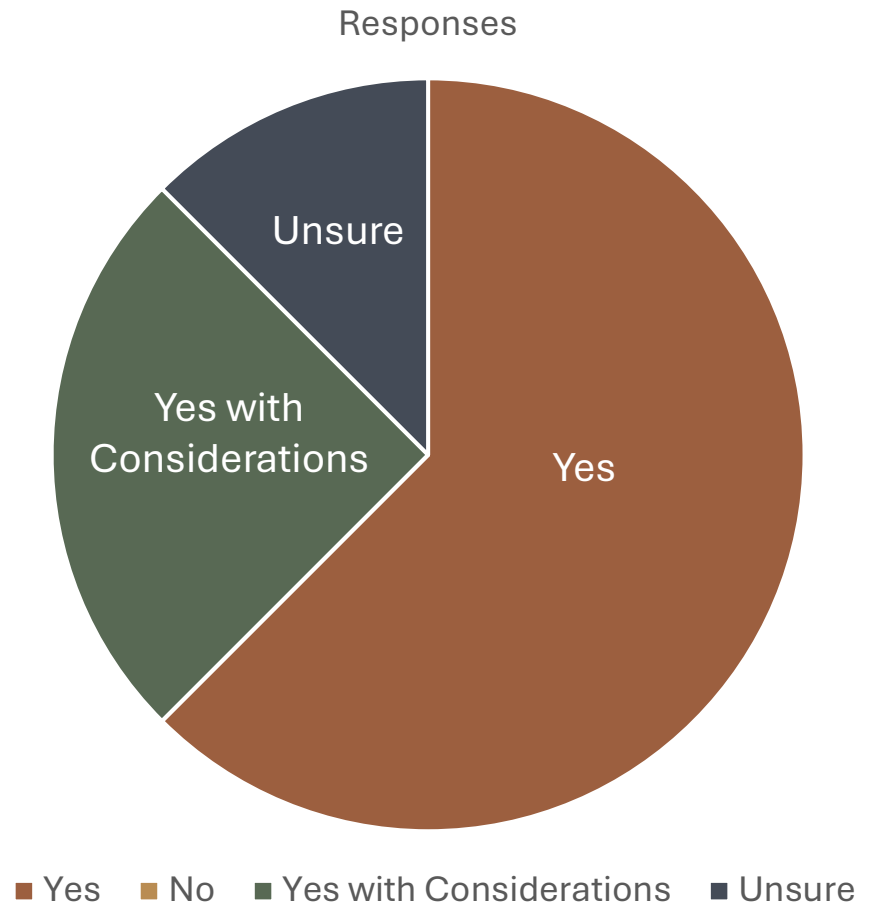
Q1: Should the structure of New Town District change?

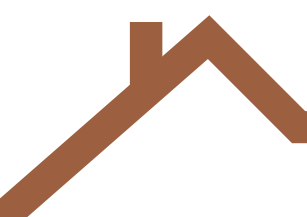
Municode Section 125.0.B:

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

Homework Review

- Conclusions from Homework Cases:
 - **Should the structure of New Town District change?**
 - Multiple levels of plans is burdensome
 - FDPs should be consolidated
 - Remove or simplify land use percentage requirements
 - Interest in maintaining the overall vision in a simpler structure
 - Increase administrative review of smaller projects
 - Maintain a wide spectrum of allowable uses





PSET Background

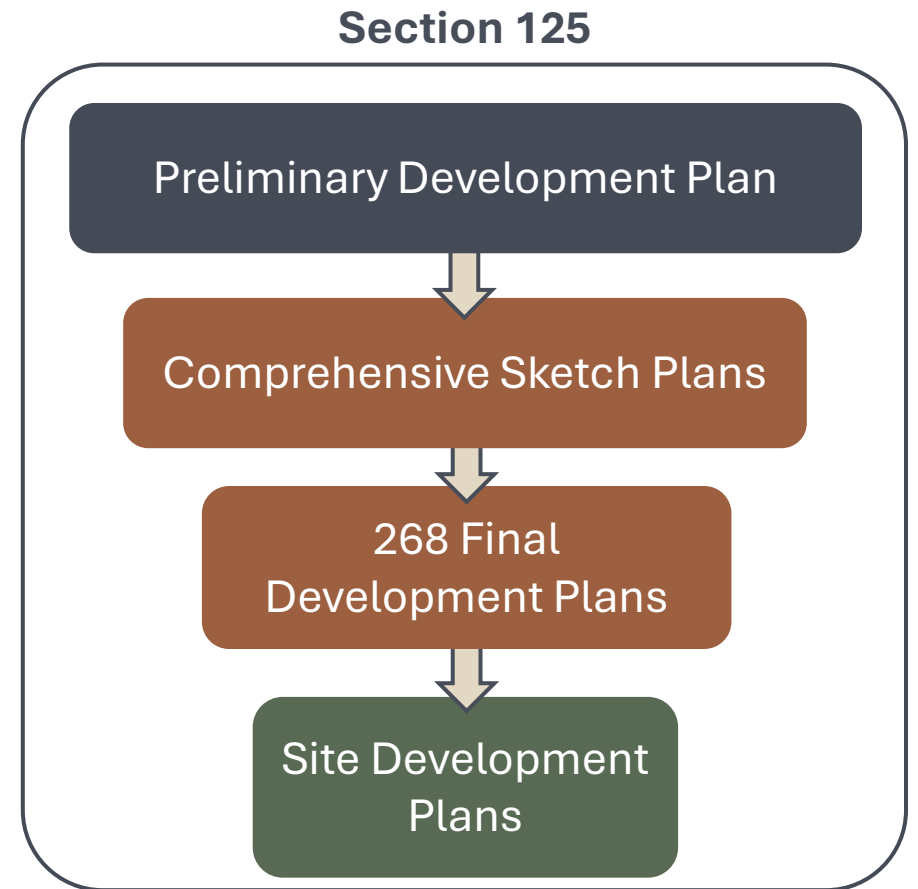
New Town District Structure

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

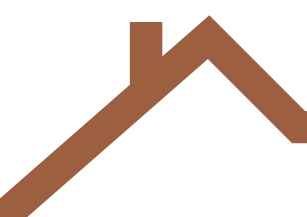
PSET Background

Evaluating New Town District Structure

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



4 Stage Structure



PSET Background

Evaluating New Town District Structure

Development Regulations Assessment Findings: Overall Structure

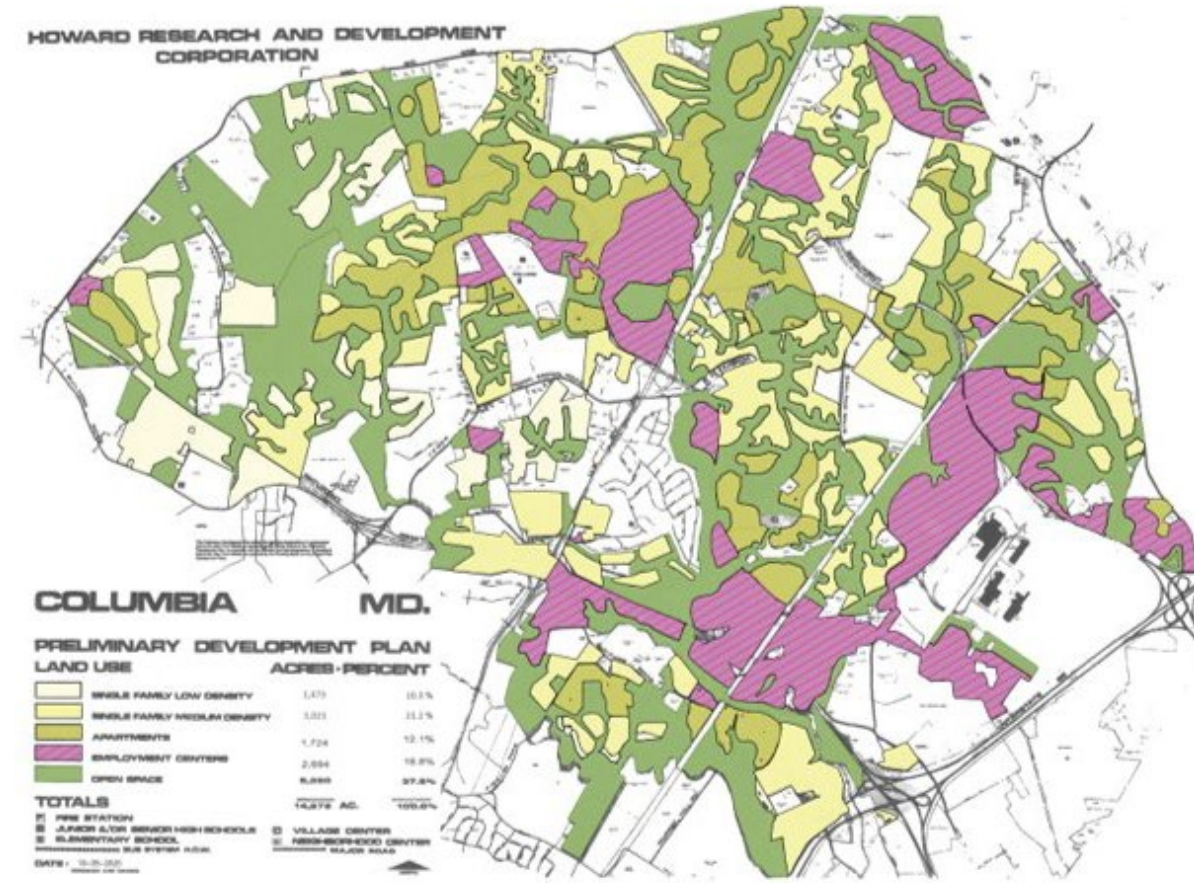
- "**Very specific percentage mixes of land uses** in defined areas have also become very hard to administer and **are very inflexible...** to maintain the vision, scale, and balance of uses that makes Columbia great, but allow it to compete for redevelopment in a real estate market very different from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

PSET Background



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

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



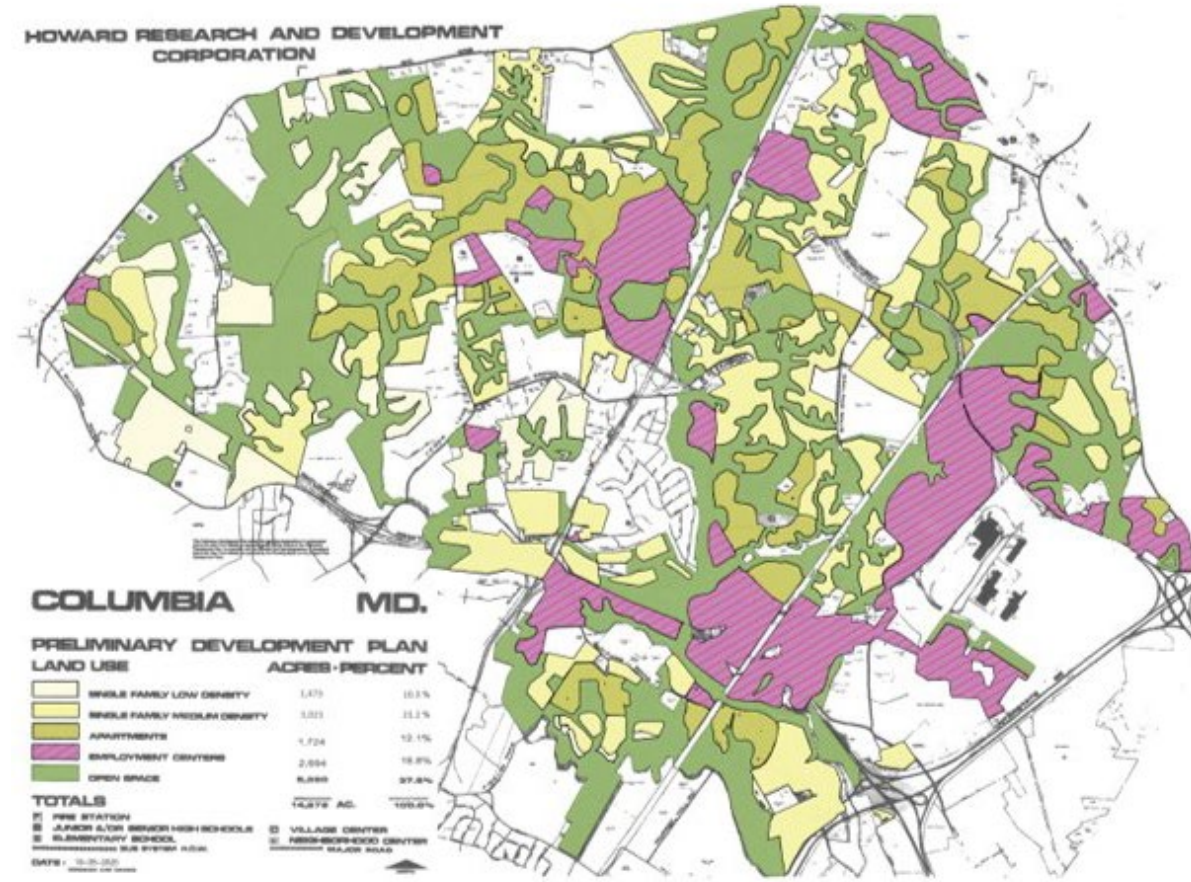
Land Use Percentages

PSET Background

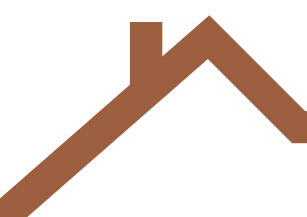


Map Legend	Land Use	Acres	Dwelling Units Approved	Max Density*	Approved Density
	Single Family Low Density	1,473	2,711	2	1.8404
	Single Family Medium Density	3,021	8,689	4	2.8762
	Apartments – Single Family Attached	757	7,254	10	9.5825
	Apartment – Multifamily	967	14,463	15	14.9565
	Employment	2,694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

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



Density Maximums

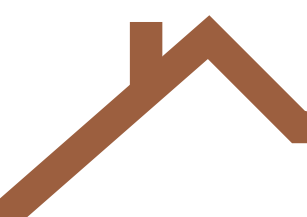


PSET Background

Evaluating New Town District Structure

Development Regulations Assessment Recommendations: Overall Structure

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



PSET Background

Evaluating New Town District Structure

Development Regulations Assessment Findings: FDPs

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

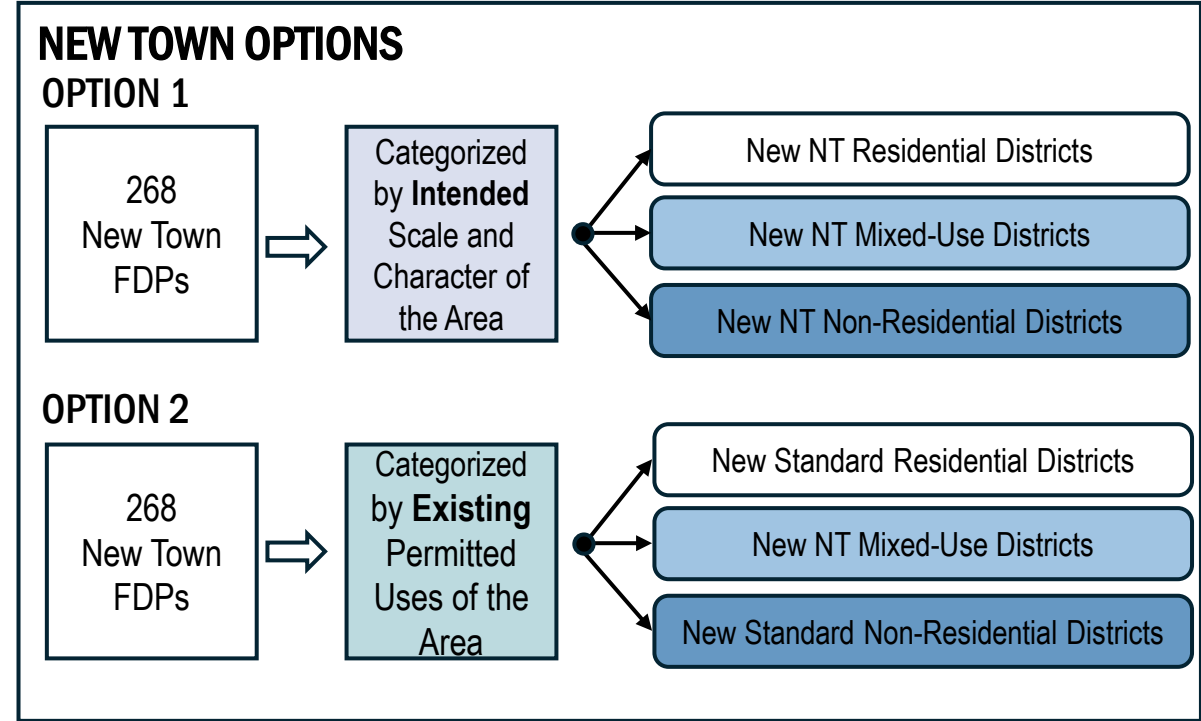
PSET Background

Evaluating New Town District Structure

Development Regulations Assessment

Recommendations: FDPs

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



PSET Background

Evaluating New Town District Structure

Other Master Planned Community Structures *Reston*

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

PRC Floating Zone



Case Studies: Reston

PSET Background

Evaluating New Town District Structure

Other Master Planned Community Structures – Montgomery Village

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



USE OR USE GROUP	Definitions and Standards	Ag AR	Rural Residential R RC RNC		Residential														Commercial/ Residential CRN CRT CR			Employment GR NR LSC EOF				Industrial IL IM IH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Key: P = Permitted Use L = Limited Use C = Conditional Use Blank Cell = Use Not Allowed

Case Studies: Montgomery Village

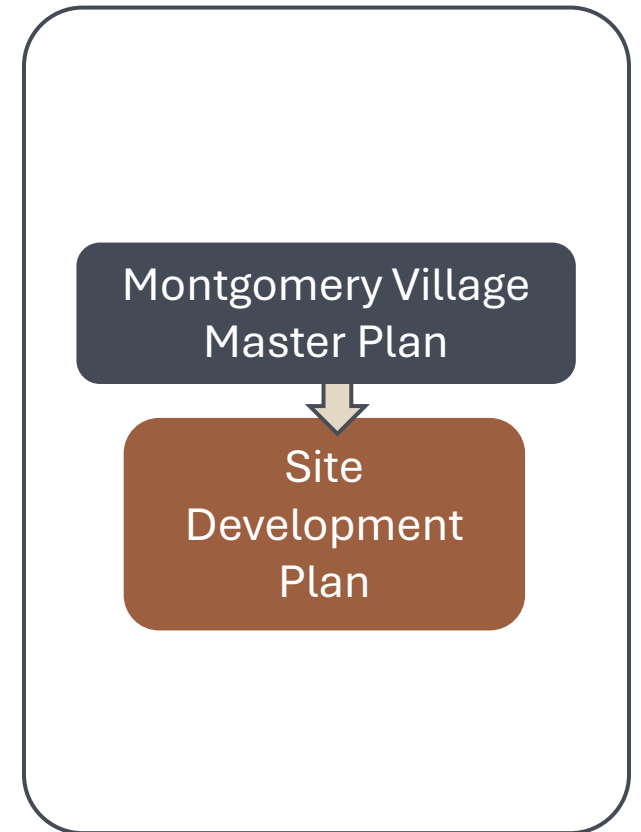
PSET Background

Evaluating New Town District Structure

Other Master Planned Community Structures
Montgomery Village

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

MV Overlay Zone



Case Studies: Montgomery Village

Other Master Planned Community Structures – Greenbelt

-
- Maximum Residential Density By Block**
- Legend**
- Proposed NCO Zone Boundary
 - Residential Density Limit (dureure)
- 0 500 1,000 Feet



Case Studies: Greenbelt

PSET Background

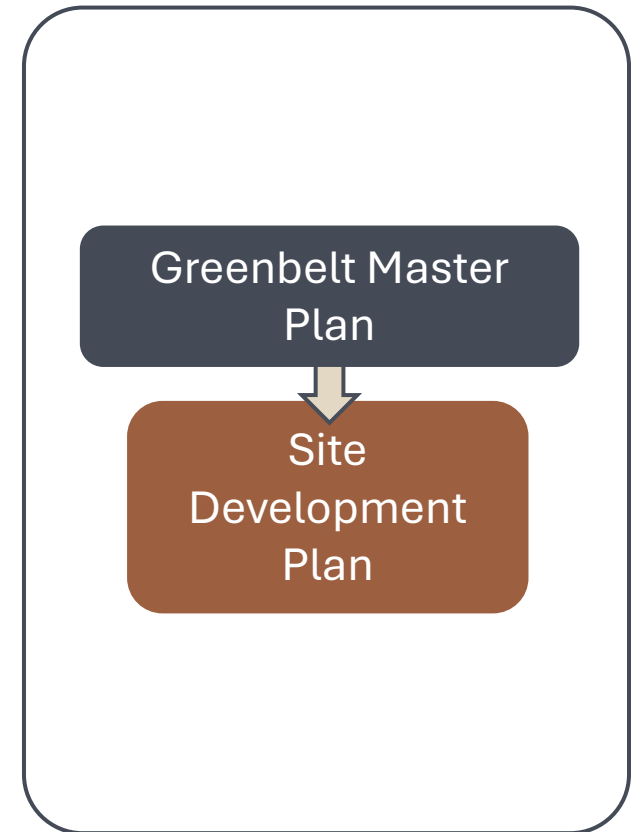
Evaluating New Town District Structure

Other Master Planned Community Structures

Greenbelt

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

Greenbelt NCO Overlay Zone

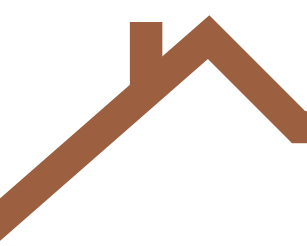


PSET Background

New Town Zoning Structure

Case Studies

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



PSET Background

Process Challenges

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

Identified Challenges

PSET Background

Summary of Development Regulations Assessment Recommendations

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

PSET Discussion

New Town District Structure

Q1: Should the structure of New Town District change?

Answering the question

Option 1

Join at www.menti.com

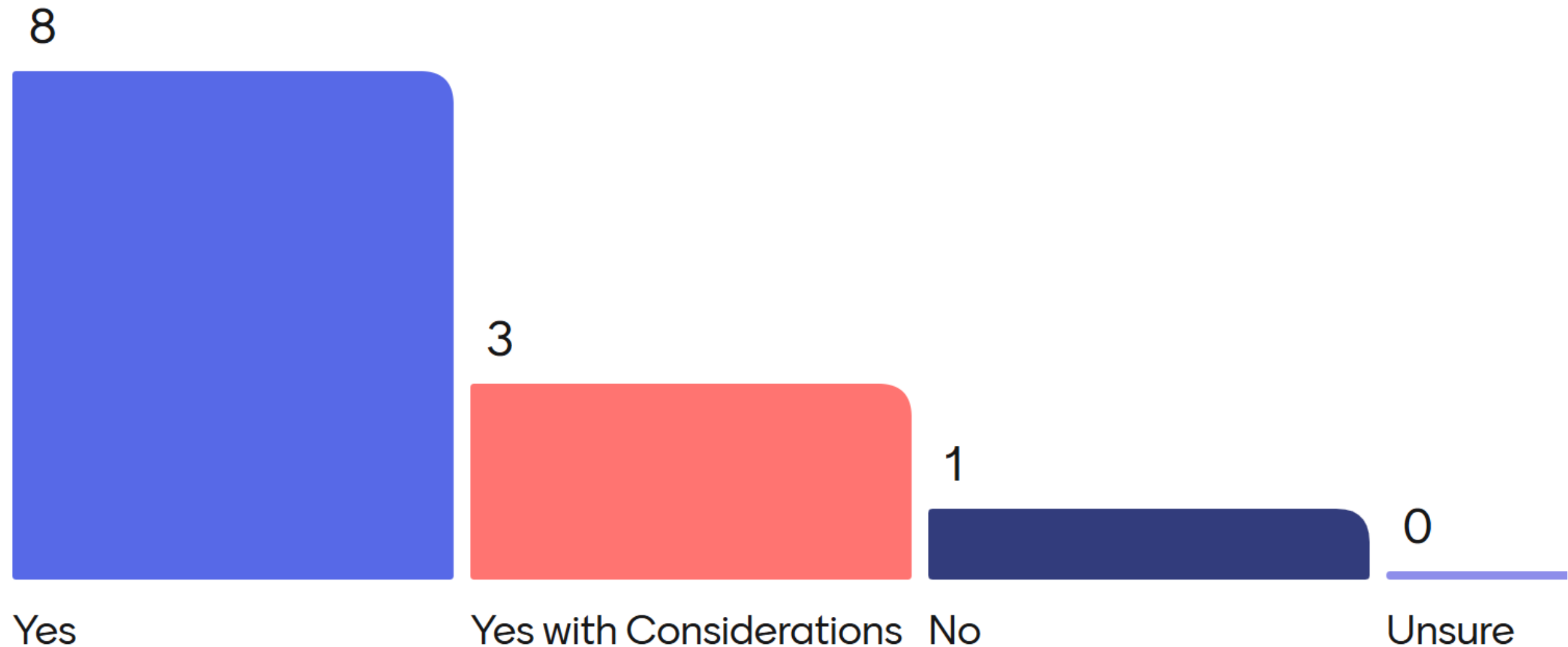
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Option 2

Use your phone to scan
the QR code to the right



Should the structure of New Town District change?



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PSET Discussion

Development, Redevelopment, and Amendment Process

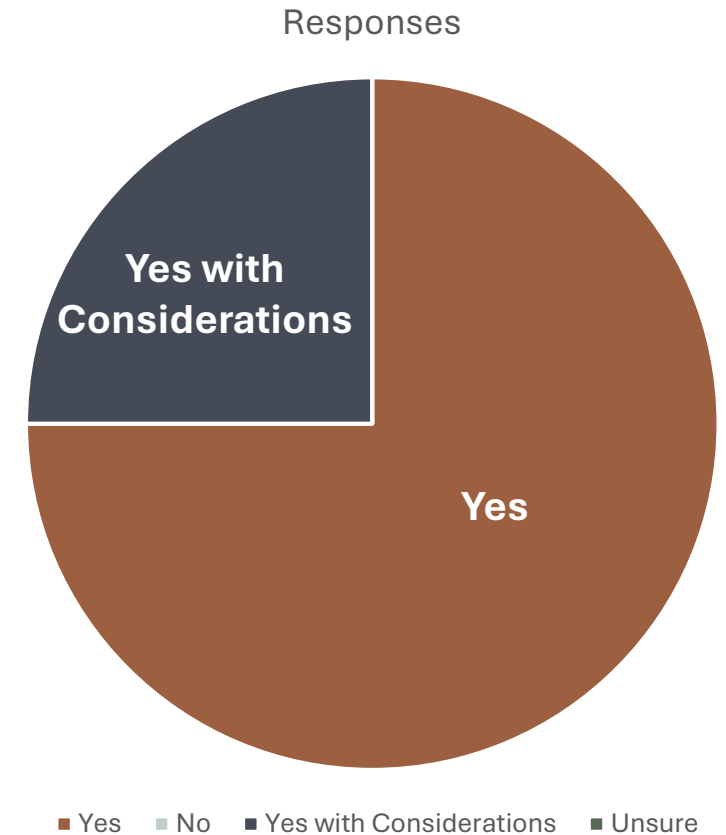
Q2: Should the regulations and processes for development, redevelopment, and/or amendments be simplified?

Municode Section 125.0.B:

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

Homework Review

- Conclusions from Homework Cases:
 - **Should the regulations and processes for development, redevelopment, and/or amendments be simplified?**
 - Downtown Columbia and Village Center processes are too complex and onerous
 - Interest in maintaining public engagement during redevelopment process, while simplifying the number of touchpoints



PSET Background

Simplifying Regulations and Processes

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

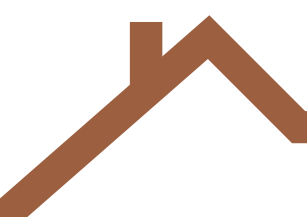
Section 125

Preliminary Development Plan

Comprehensive Sketch Plans

268 Final
Development Plans

Site Development
Plans



PSET Background

CB59-2009 and CB29-2009

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



PSET Background

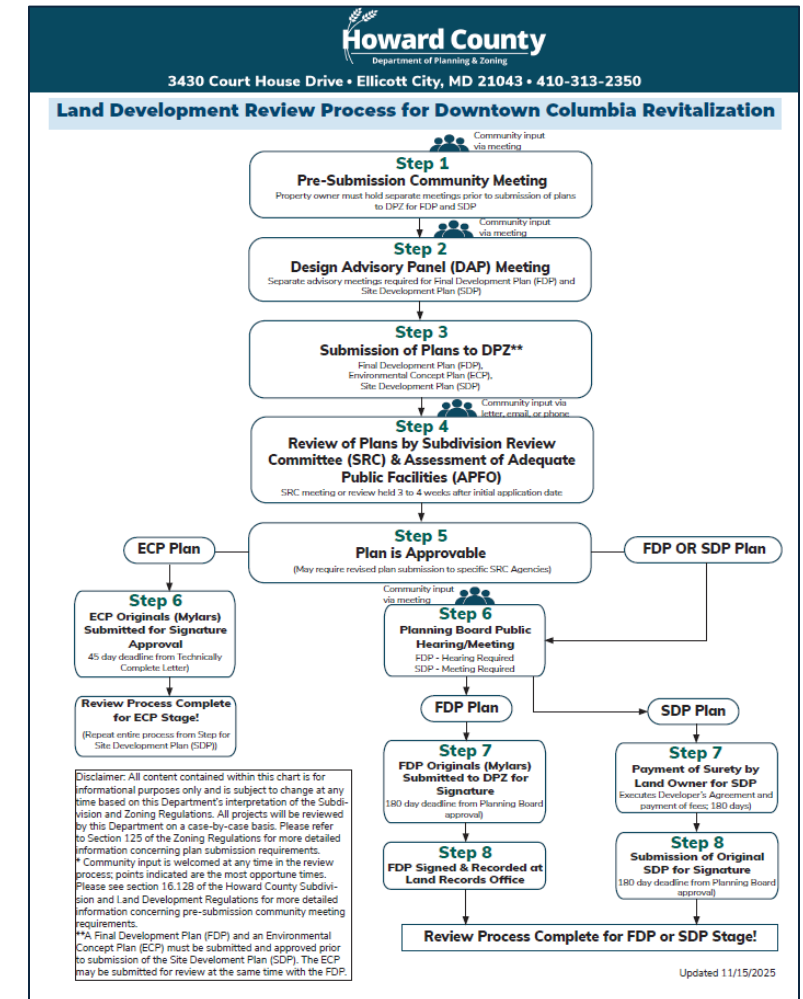
Simplification of Regulations and Processes

Development Regulations Assessment Findings

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

PSET Background

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

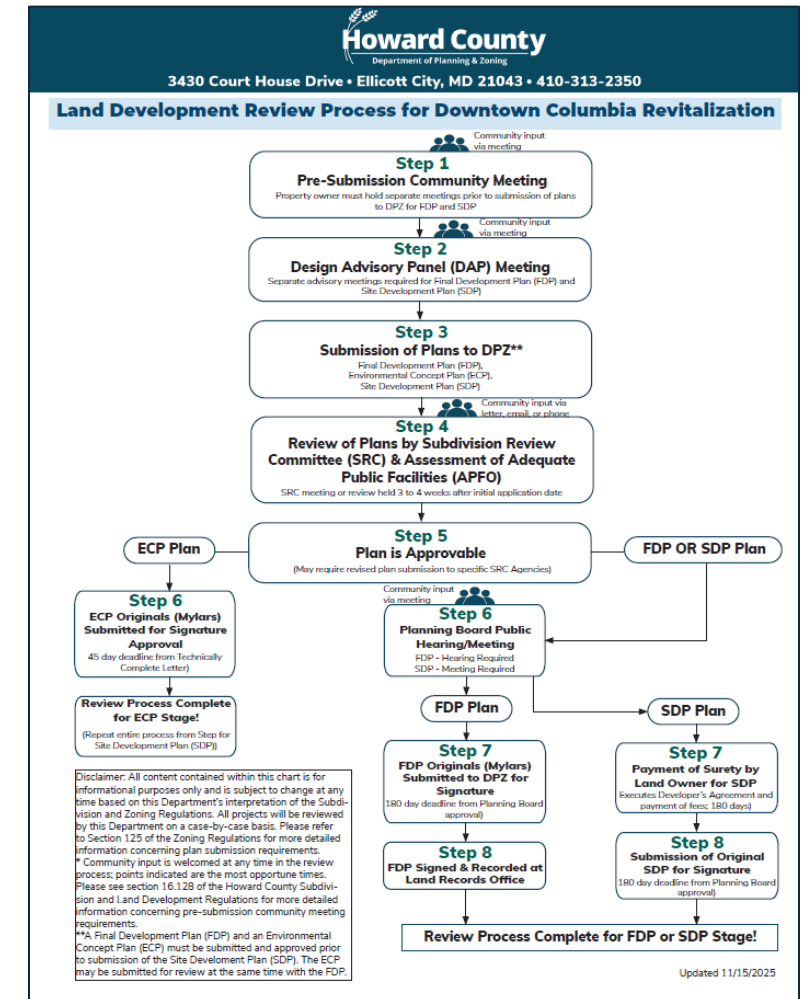


Downtown Columbia Redevelopment Process

PSET Background

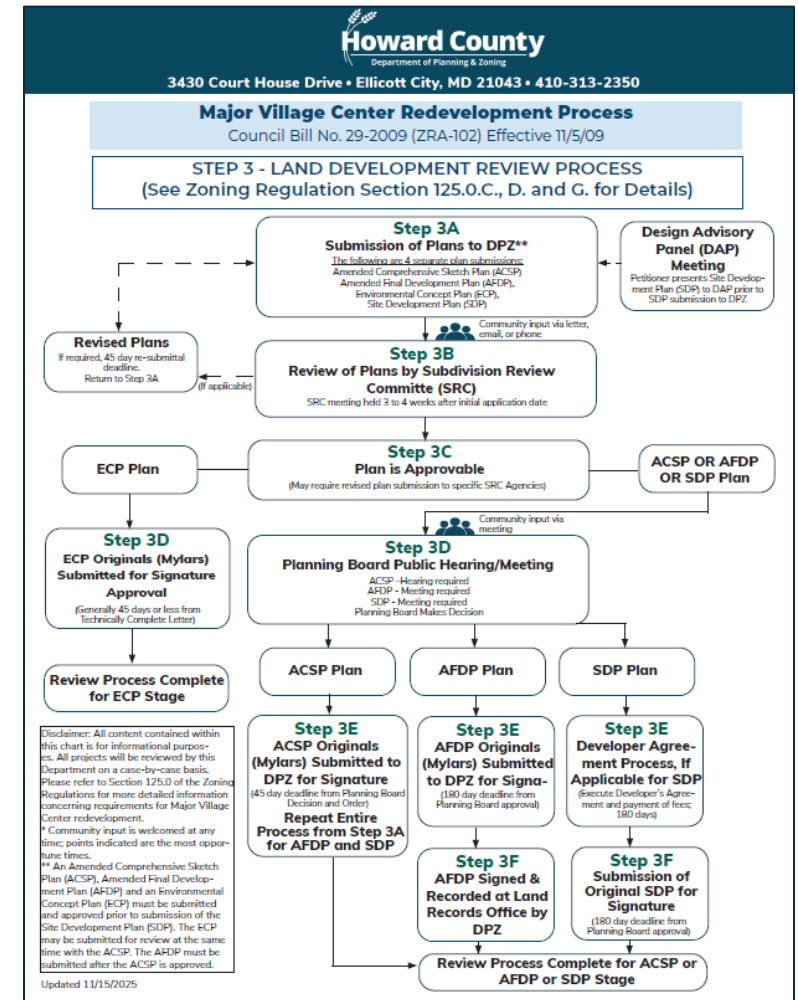
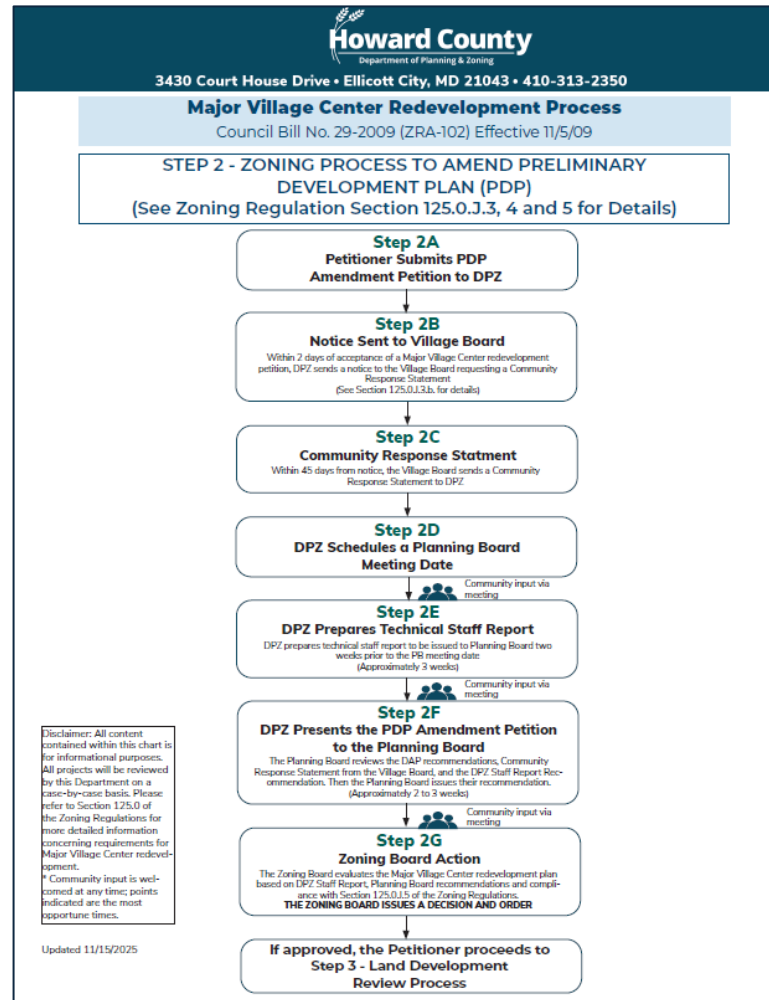
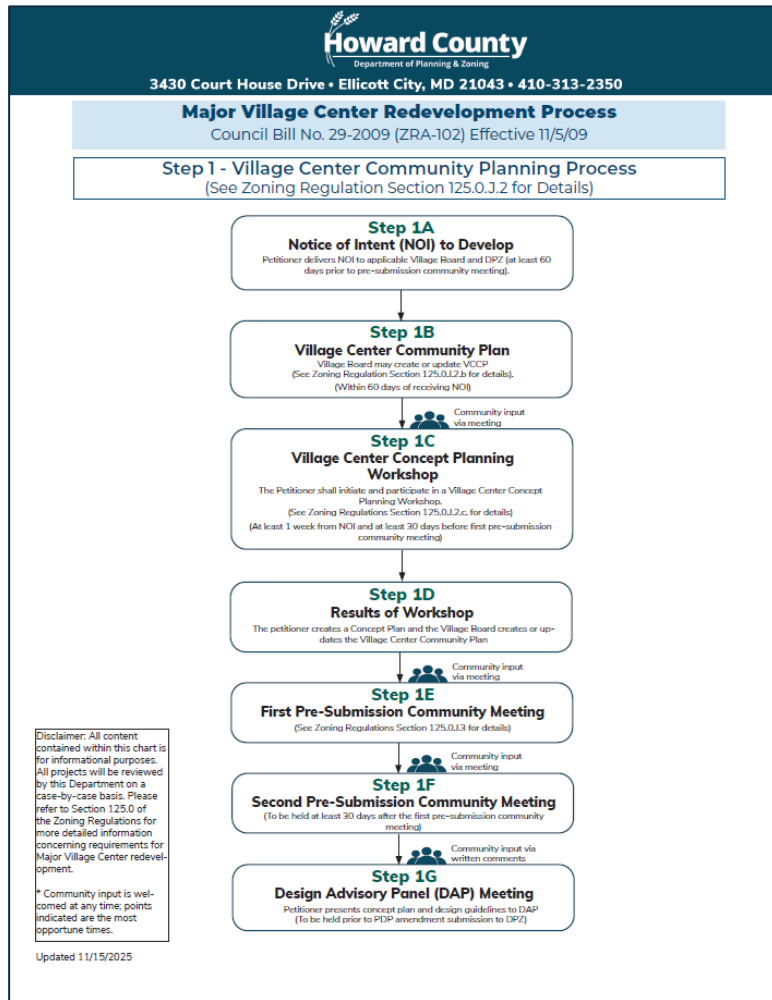
5. Final Development Plan is Approvable
6. Planning Board Public Hearing (**Public Meeting**)
7. FDP Originals (Mylars) Submitted to DPZ for signature
(180-day deadline from Planning Board Approval)
8. FDP Signed and Recorded at Land Records Office

5. Site Development Plan is Approvable
6. Planning Board Public Meeting (**Public Meeting**)
7. Payment of Surety by Land Owner for SDP (Executes Developer's Agreement and payment of fees; 180 days)
8. Submission of Original SDP for Signature (180-day deadline from Planning Board Approval)



Downtown Columbia Redevelopment Process

PSET Background

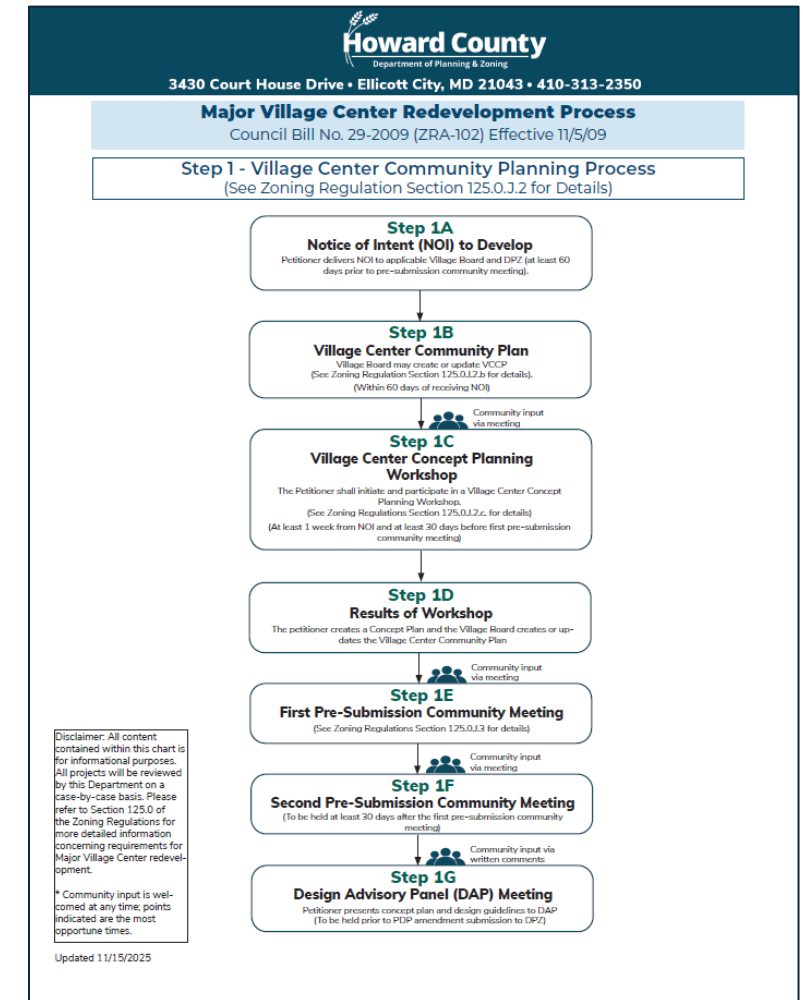


Village Center Redevelopment Process

PSET Background

Step 1: Village Center Community Planning Process

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

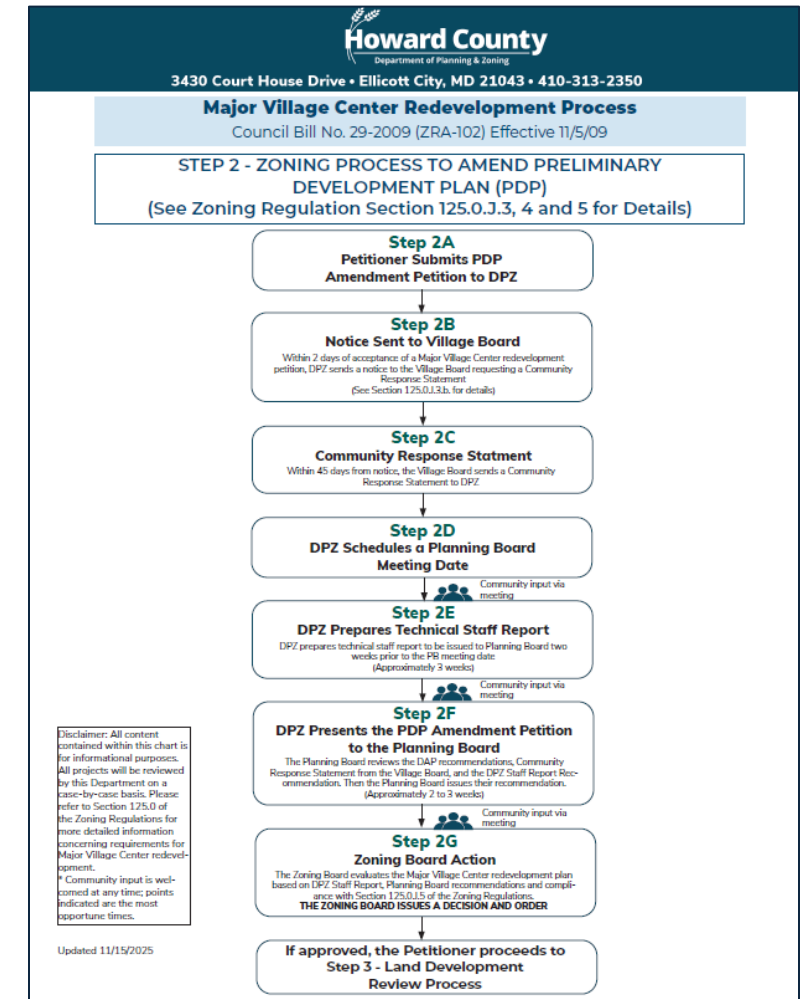


Village Center Redevelopment Process

PSET Background

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

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

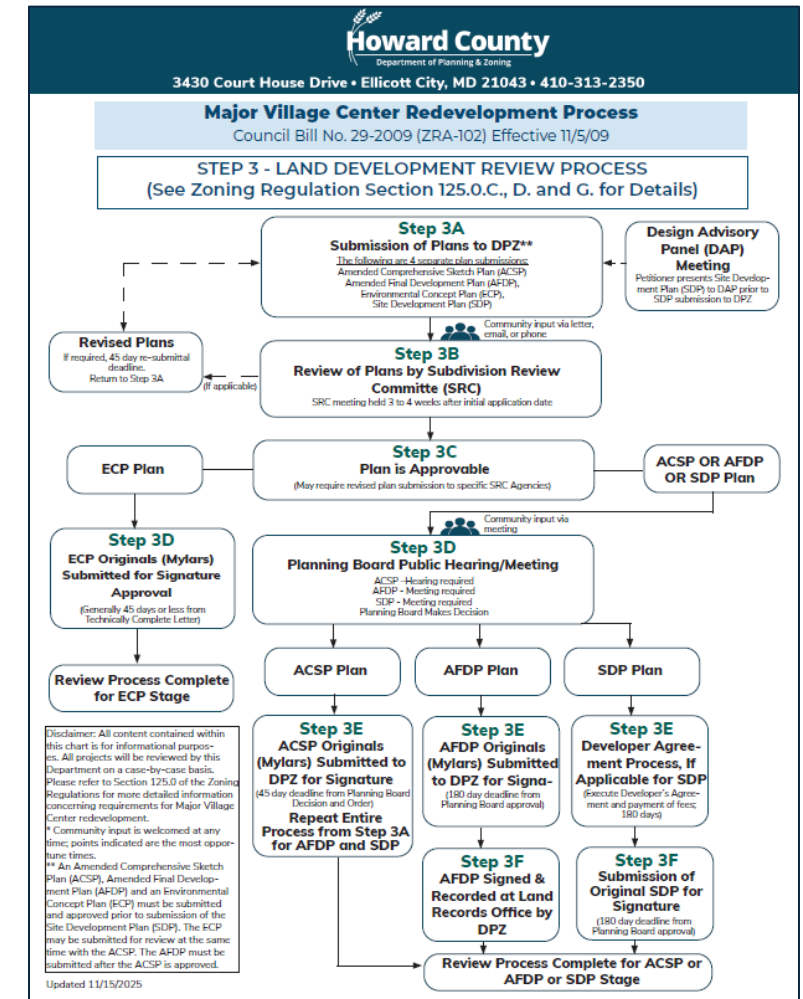


Village Center Redevelopment Process

PSET Background

Step 3: Land Development Review Process

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

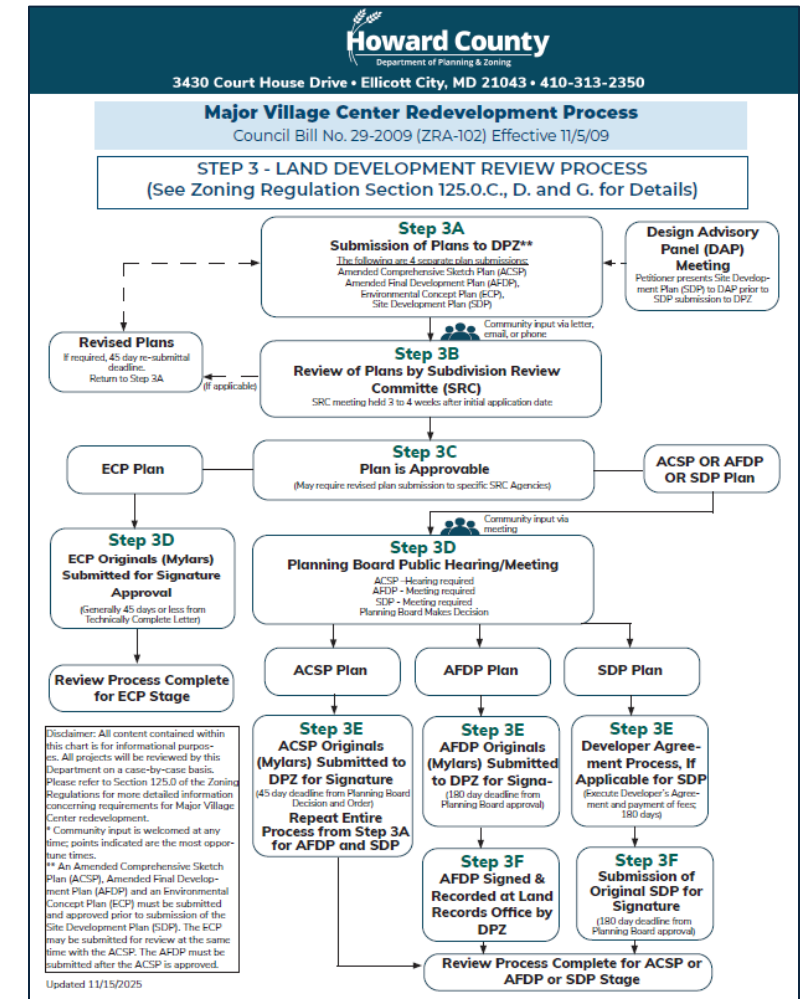


Village Center Redevelopment Process

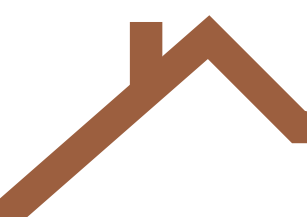
PSET Background

Step 3: Land Development Review Process

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



Village Center Redevelopment Process



PSET Background

Simplification of Regulations and Processes

Development Regulations Assessment Recommendations

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

PSET Discussion

Development, Redevelopment, and/or Amendment Process

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

Answering the question

Option 1

Join at www.menti.com

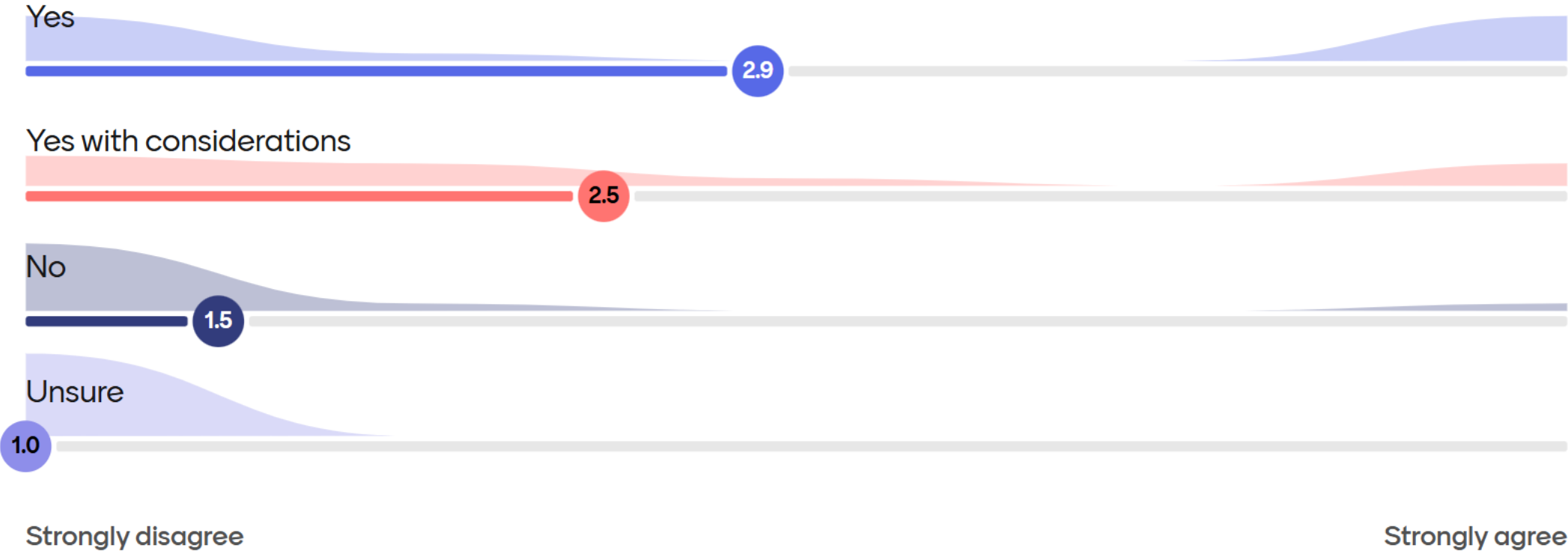
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Option 2

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



PSET Discussion

Apartment Land Use

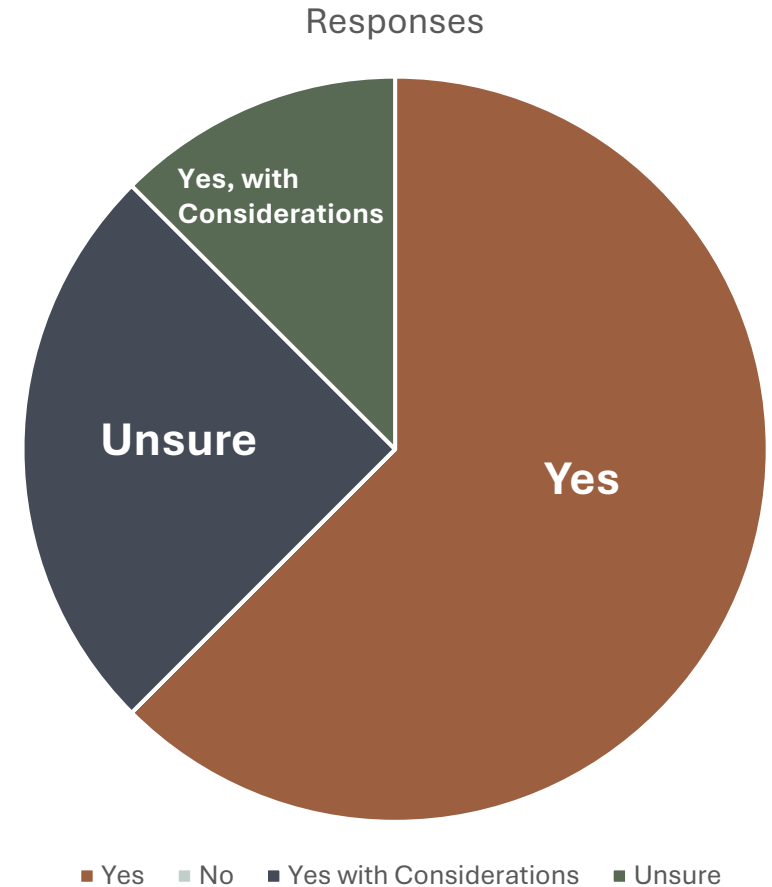
Q3: Should the apartment land use be adjusted to align with other county zoning definitions?

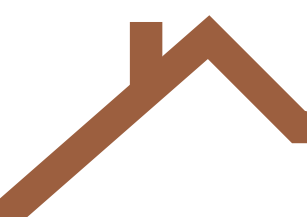
Municode Section 125.0.B:

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

Homework Review

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





PSET Background

NT District Land Use Categories

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

PSET Background

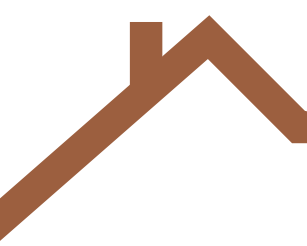
Redefining Apartment Land Use

A. Definitions, Requirements and Restrictions Applicable to NT Districts

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

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

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



PSET Background

Current Definition of Apartment Land Use

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

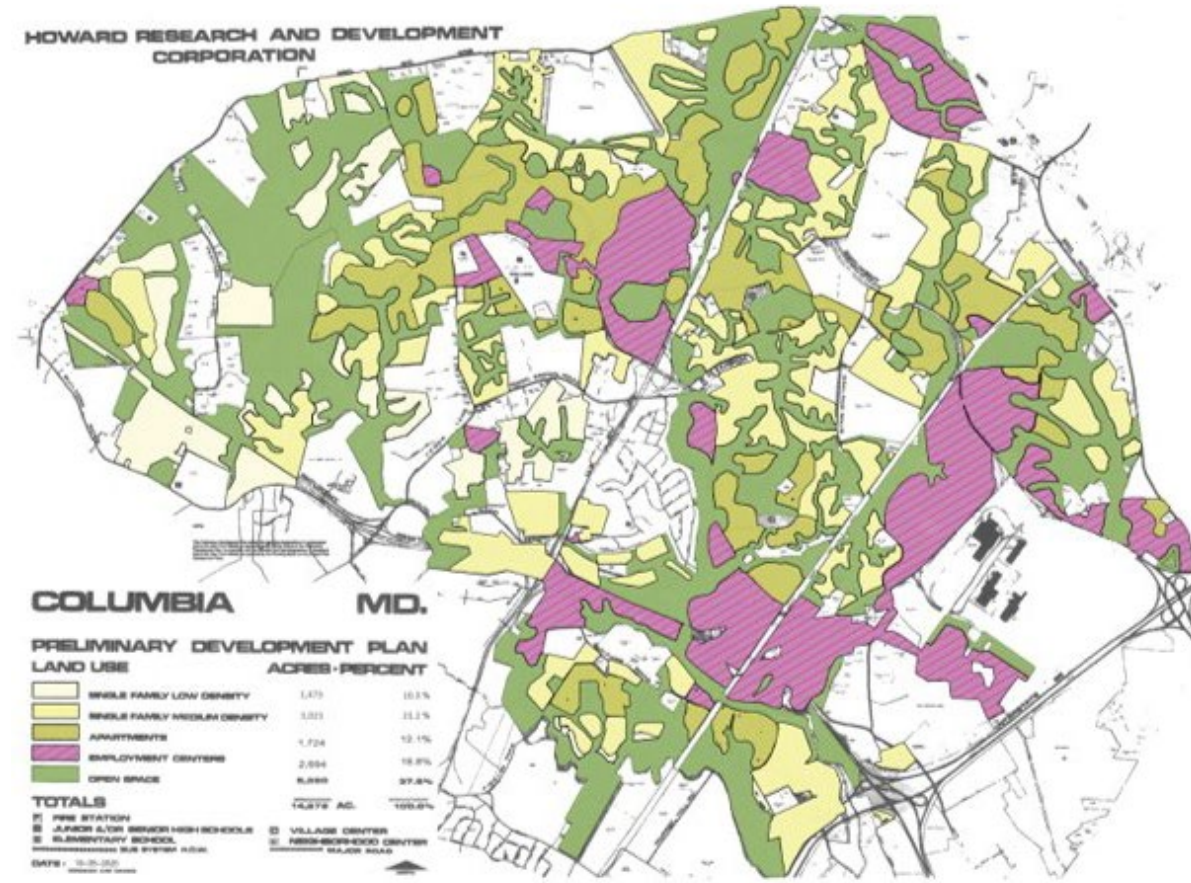
Hoco By Design calls for housing diversity, affordability, and redevelopment flexibility

PSET Background



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

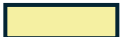
* Pursuant to Section 125.0.A.4 and 5 of the Howard County Zoning Regulations



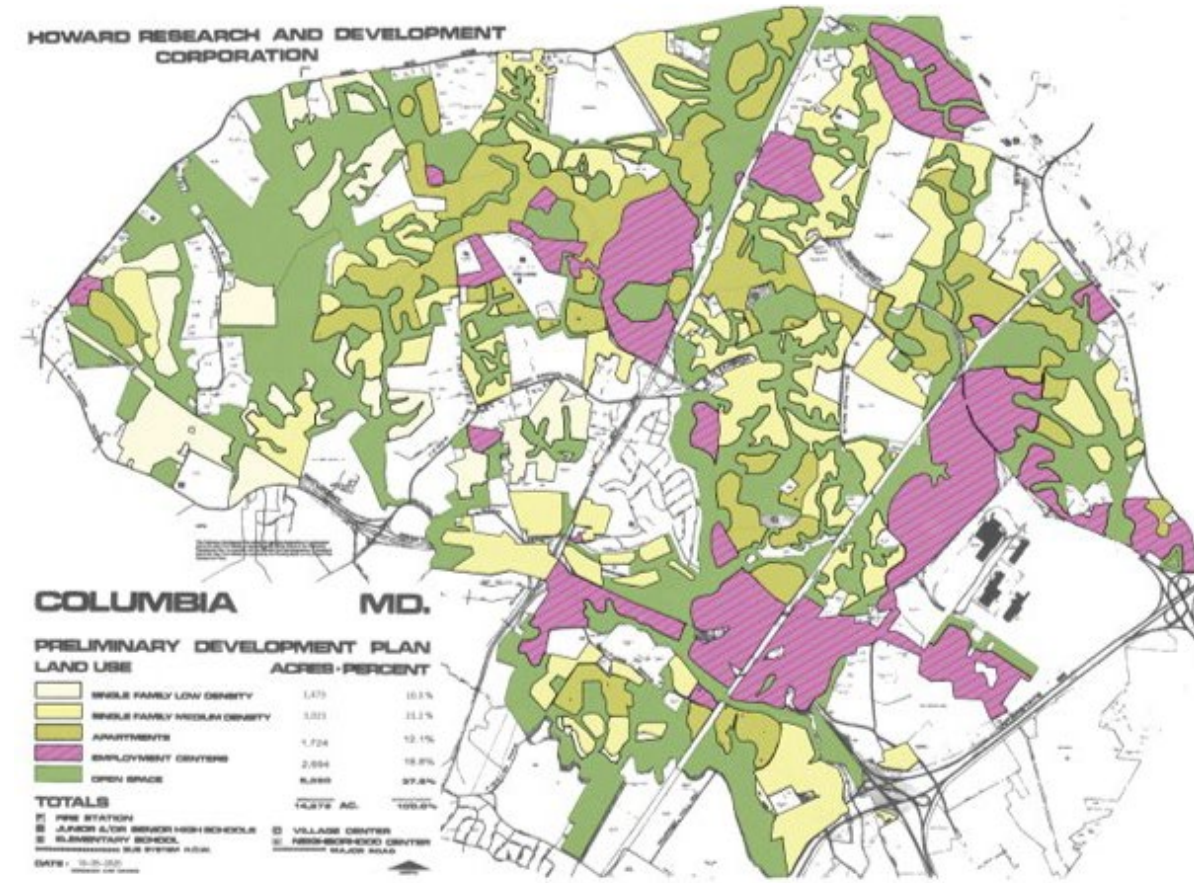
Apartment Density Requirements

PSET Background



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

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



Apartment Land Use Percentage Requirements

PSET Background

Apartment Land Use

Case Studies

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

Apartment Land Use

PSET Discussion

Apartment Land Use

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

Answering the question

Option 1

Join at www.menti.com

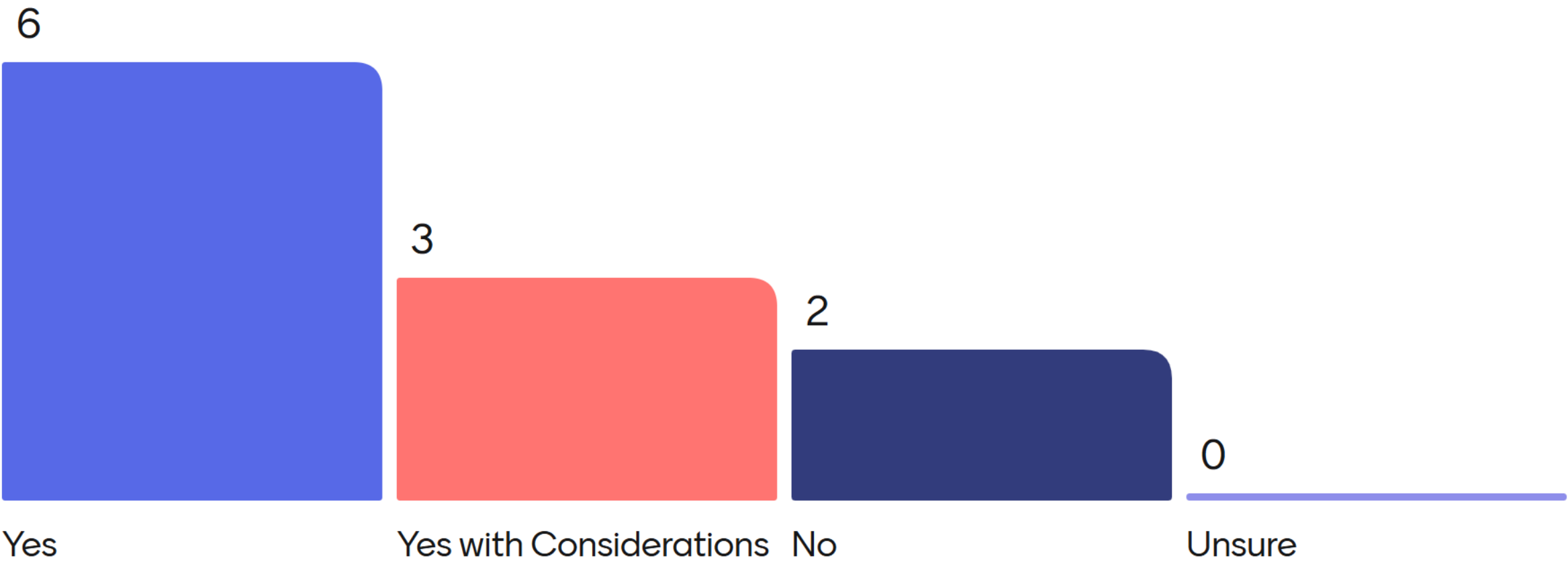
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Option 2

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





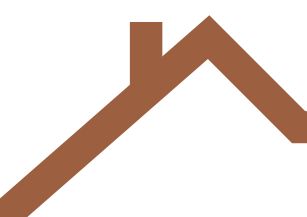
Wrap-Up



Task Force Vision

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

The Vision for New Town Recommendations



Homework For Next Meeting

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

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

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

Be prepared to discuss at the next Task Force meeting.



PSET Discussion

Key Elements for Discussion during PSET Meetings

September
Discussion

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

October
Discussion

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

November
Discussion

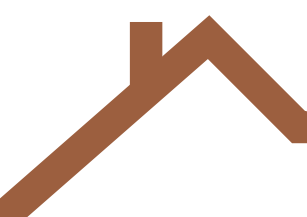
December
Discussion

Wrap-Up

Pending Topics

- Completion of the PSET Element Discussion
- Developing Recommendations





Wrap-Up

Upcoming Task Force Meetings

December 9, 2025

6:00 PM – 8:00 PM

In-Person

Primary Topics

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

*Developing
Recommendations*

January 27, 2025

6:00 PM – 8:00 PM

Virtual

Primary Topic

*Developing
Recommendations*



Open Comments

Thank you

Task Force Meeting No. 6

December 9, 2025

In-Person

Task Force Meeting No. 7

January 27, 2025

Virtual

