



New Town Task Force

Meeting No. 8

February 17, 2026

Agenda

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Welcome, Purpose and Meeting No. 7 Recap

Prior Meeting Minute Approval, Elements and Information Requests

Overall Schedule and Expectations for Meeting No. 8

Reminders for Developing Recommendations

Recommendations

Wrap-Up

- Homework for Next Meeting
- Open Comments

Adjourn



Welcome and Meeting No. 7

Recap

Task Force Purpose

Executive Order 2025-09 and 2025-10

County Executive
Of
Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


Calvin Ball
County Executive

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

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

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

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


Calvin Ball
County Executive

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

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



Task Force Vision

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

The Vision for New Town Recommendations



Prior Meeting Minute Approval and Information Requests

Meeting Minutes

Approval / Discussion of Meeting Minutes

Task Force No. 7 Meeting Minutes previously distributed

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

HOW TO VOTE



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

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

Is there a motion to approve Task Force No. 7 meeting minutes?



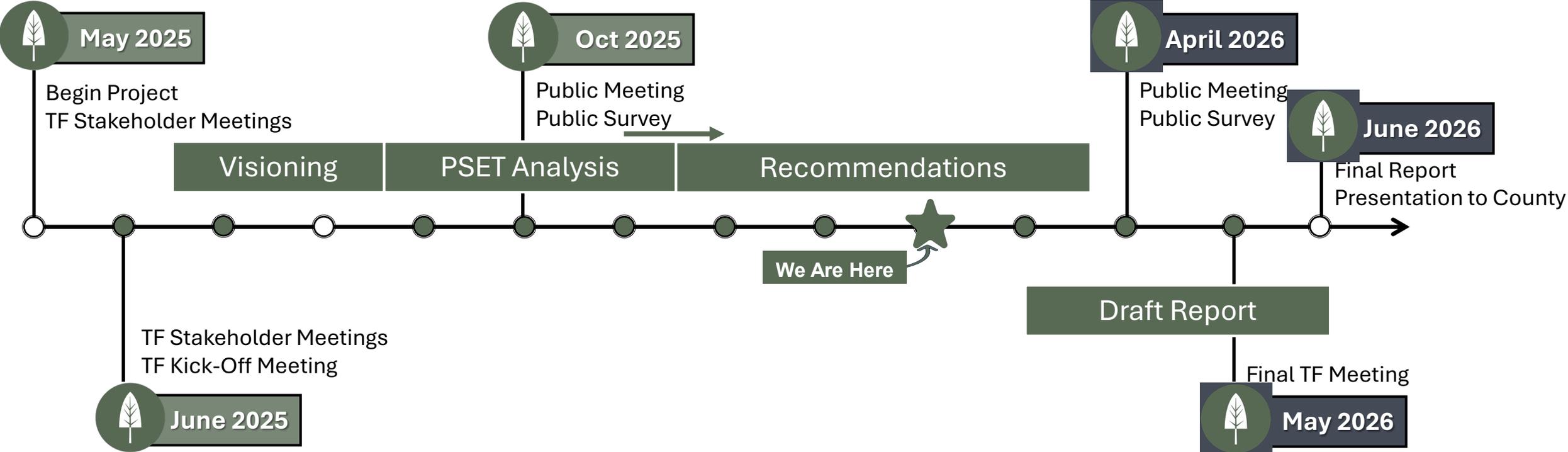
Overall Schedule and Expectations for Meeting No. 8

Overall Schedule



Anticipated Milestones

● Task Force Meeting

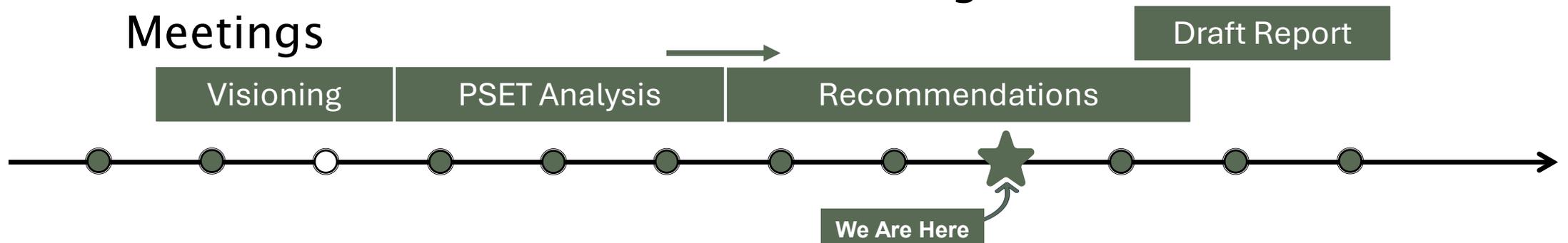


Expectations for Meetings

Developing Recommendation Meetings

December, January, February and March Meetings

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



Expectations for Meetings

February 2026

Task Force Meeting #8

Recommendations Meeting #3

- Task Force members to develop recommendations

March 2026

Task Force Meeting #9

Recommendations Meeting #4

- Task Force members to develop recommendations

April 2026

Public Meeting # 2 and

Task Force Meeting #10

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

May 2026

Task Force Meeting #11

- Finalize recommendations report using public input



Process and Schedule for Developing Recommendations

Developing Recommendations

Draft Recommendations Guidance

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

Developing Recommendations

Draft Recommendations *Example*

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

Developing Recommendations

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

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

Key Elements Previously Discussed

Key Elements Previously Discussed during PSET Meetings

September Discussion

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

October Discussion

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

November Discussion

December Discussion

Recommendations Order

Recommendations to be Discussed

January
Discussion

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

February
Discussion

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

February
Discussion

March
Discussion



Recommendations

FDP/CSP/PDP Structure

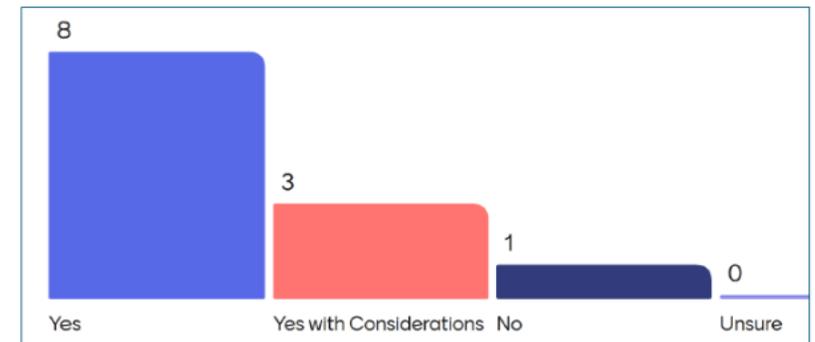
PDP/CSP/FDP Structure

Section 125.0

Overview of NTTF Meeting #5 Discussion

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

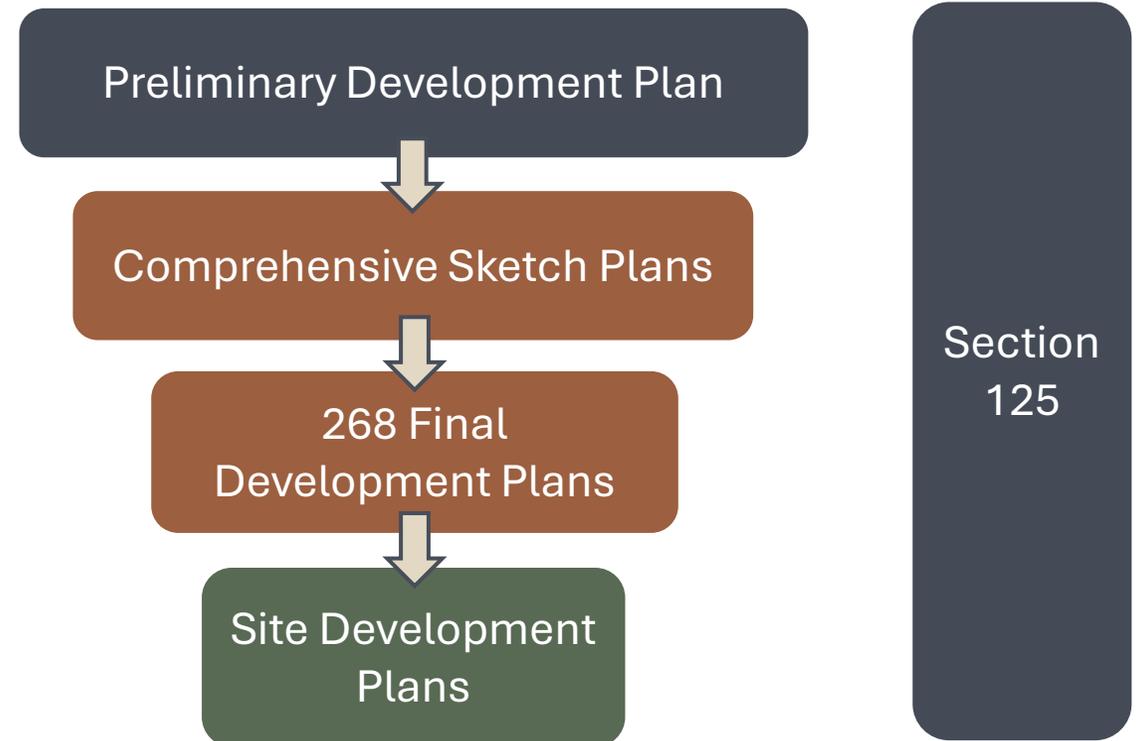
Q1: Should the structure of New Town District change?



Poll results from November PSET Meeting

NT Structure

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



4 Stage Structure

Structure Challenges

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

Structure Solutions

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

Structure: Alternative Zoning Options

Purpose and Function:

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

General Categories of Euclidian/Base Zones:

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



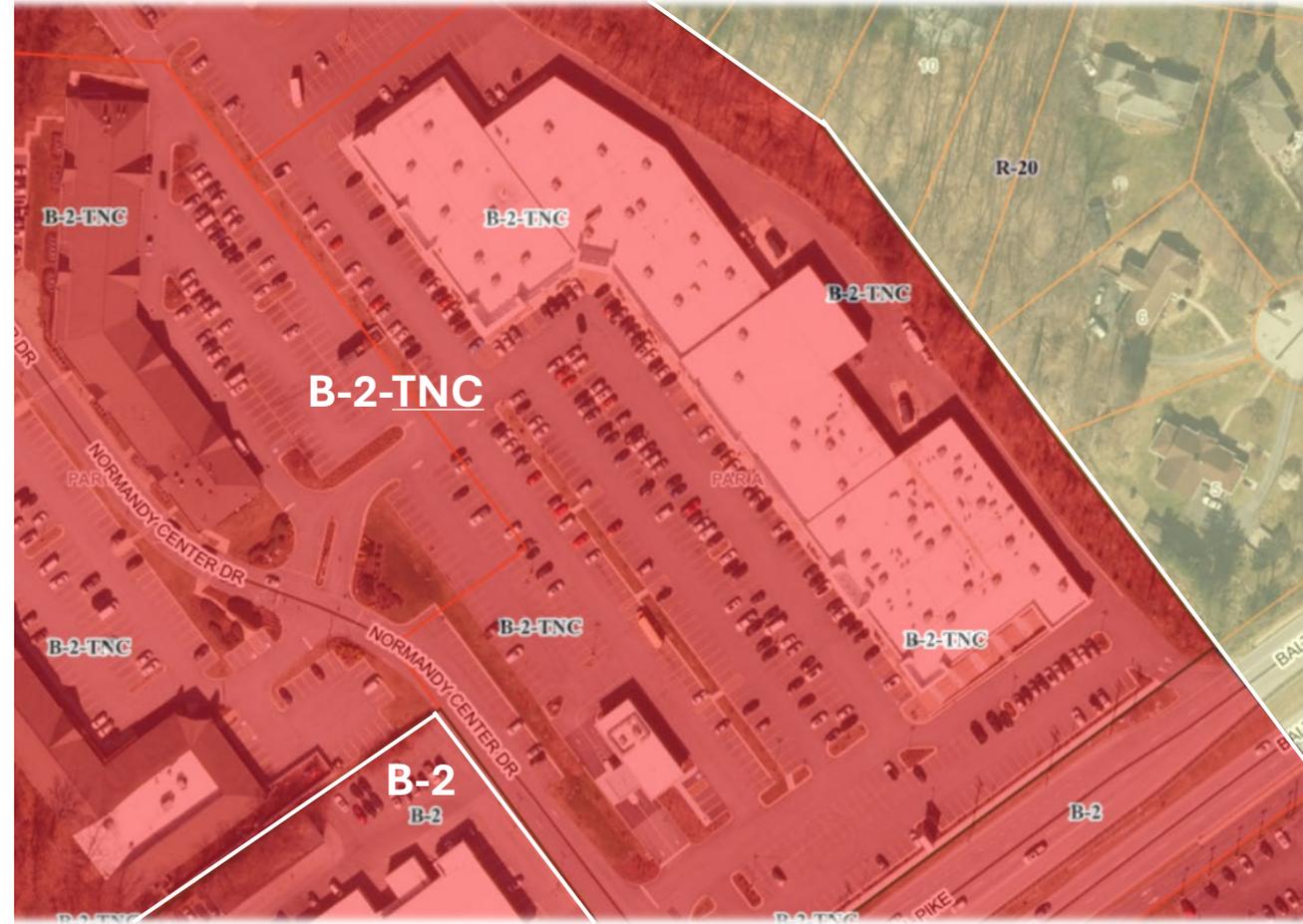
Structure: Alternative Zoning Options

Purpose and Function:

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

Zoning Examples:

- Continuing Light Industrial (CLI)
- Traditional Neighborhood Center (TNC)
- Density Exchange Option (DEO)
- Institutional (I)
- Solid Waste (SW)
- Commercial Redevelopment (CR)
- Montgomery Village Overlay (MVO, Montgomery Village)
- Neighborhood Conservation Overlay (Greenbelt)



Structure: Alternative Zoning Options

Performance-Based Zoning

Purpose and Function:

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

Desired Outcomes:

Design flexibility to meet goals

Incentive-Based Zoning

Purpose and Function:

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

Incentives:

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

Form-Based Zoning

Purpose and Function:

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

Design Focus:

Building design and character are more prescriptive

Recommendations

PDP/CSP/FDP Structure *Section 125.0*

DRAFT Recommendations

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

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

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

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

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

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

Recommendations

PDP/CSP/FDP Structure *Section 125.0*

DRAFT Recommendations

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

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

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

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

Recommendations

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PDP/CSP/FDP Structure
Section 125.0

Discussion

Recommendations

PDP/CSP/FDP Structure
Section 125.0

Motion

Make the Motion
Second the Motion

Vote

Yes OR No OR Abstain

Recommendations

Defining Credited Open Space

Section 125.0.A.8.e

Overview of NTTF Meeting #3 Discussion

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



Poll results from September PSET Meeting

Credited Open Space

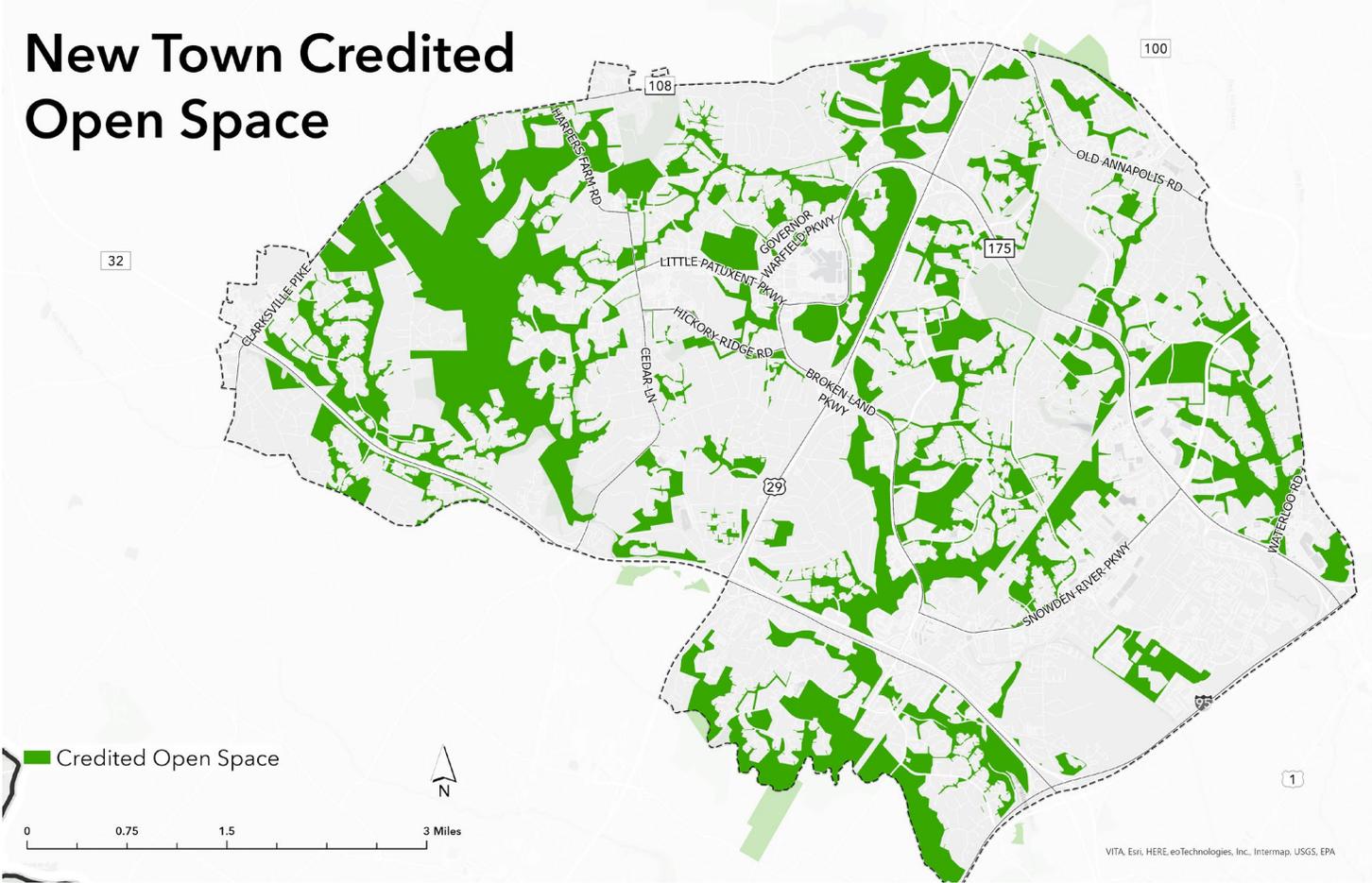
“open space uses” is defined as being those uses which do not involve any extensive coverage of land with structures

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

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

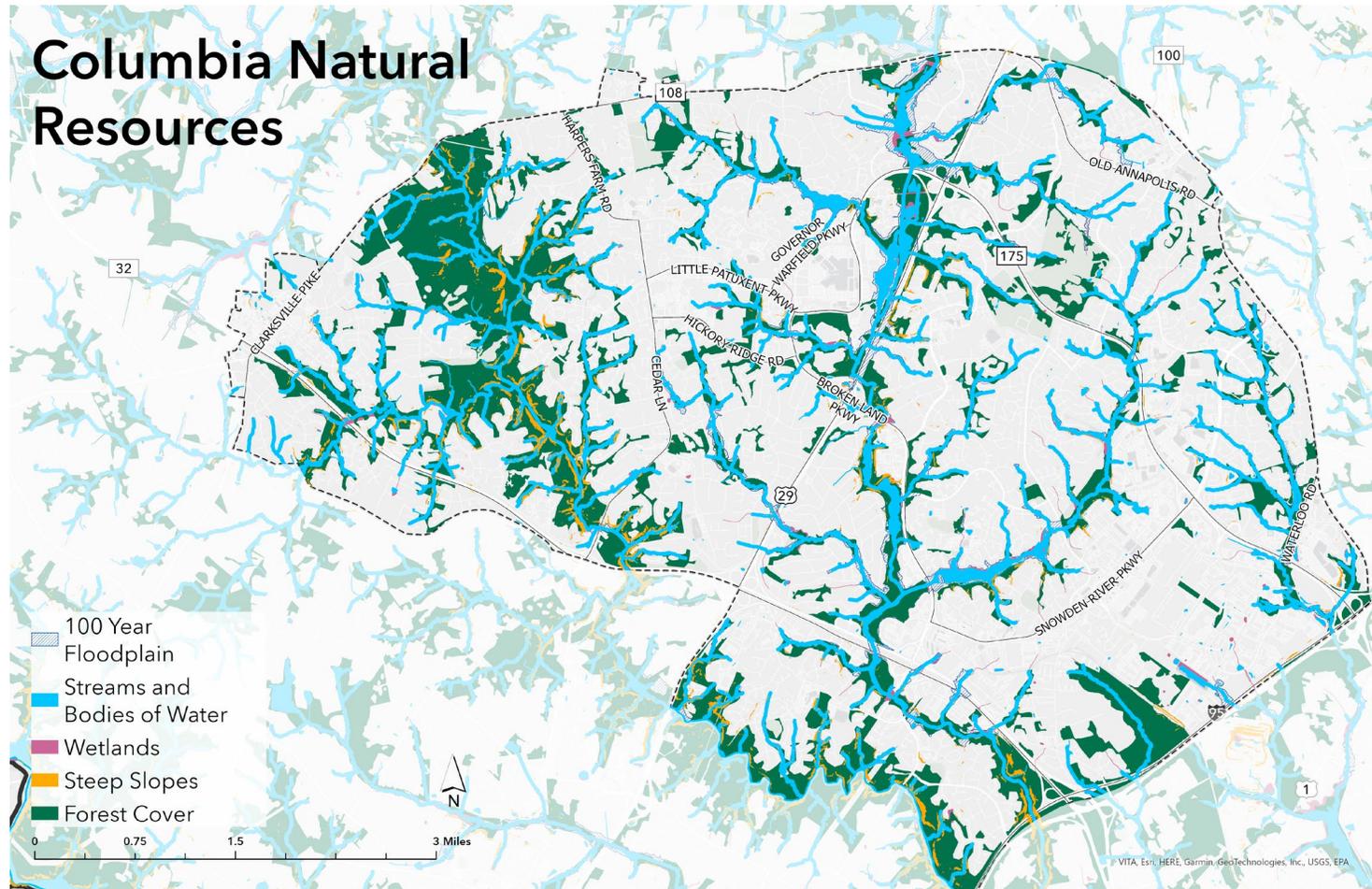
Credited Open Space

New Town Credited Open Space



Types of Open Space: Credited Open Space

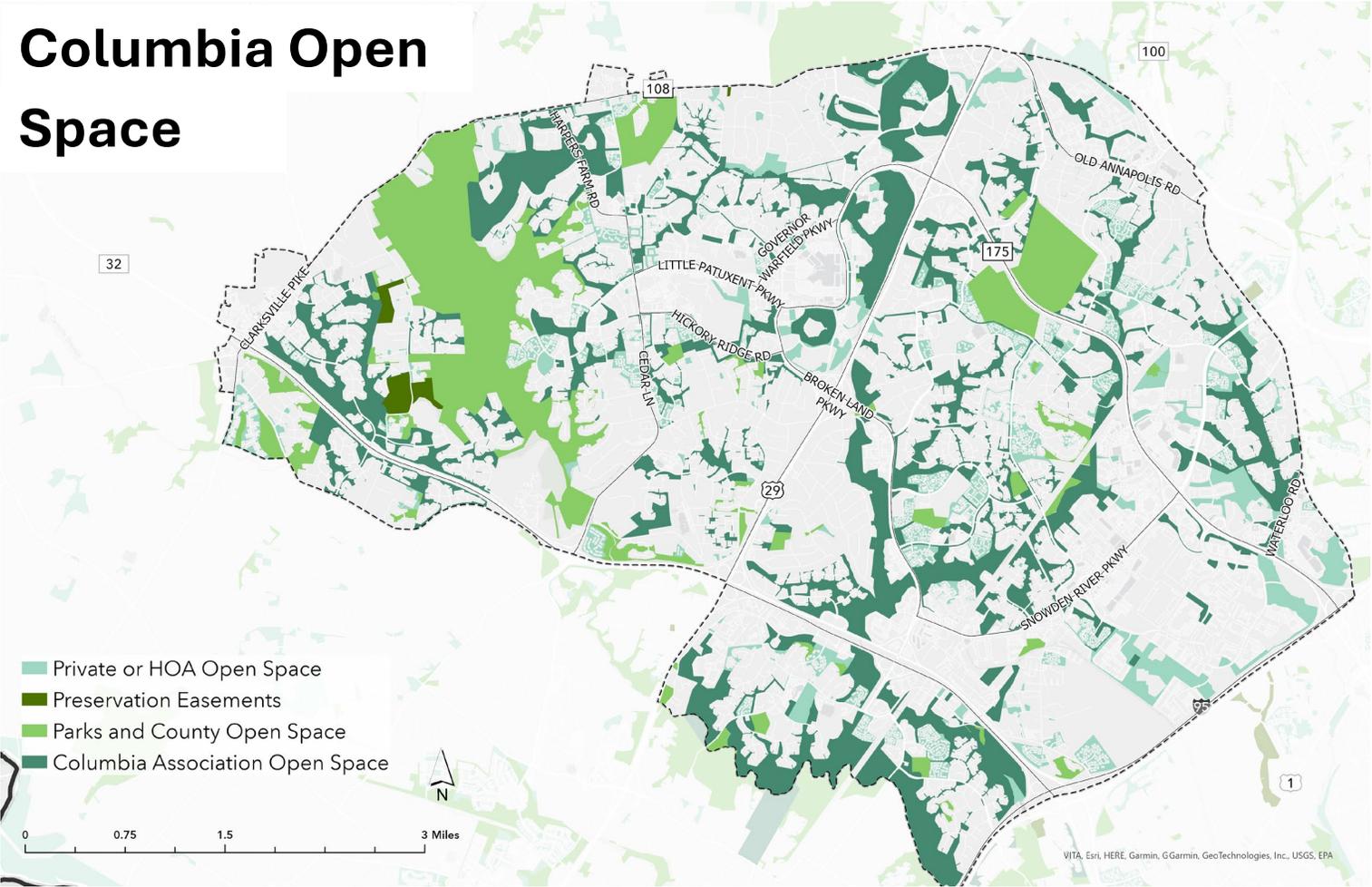
Credited Open Space



Types of Open Space: Natural Resources

Credited Open Space

Columbia Open Space

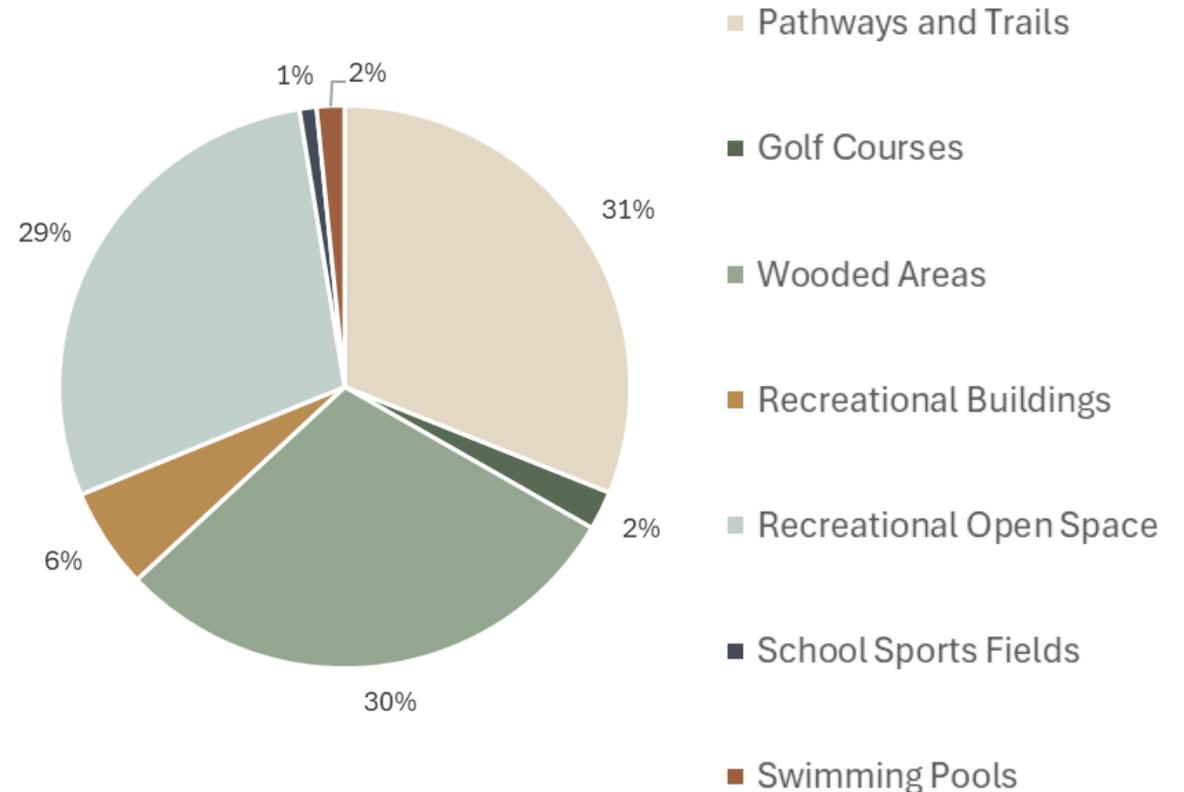


Types of Open Space: Protected Areas

Credited Open Space

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

Credited Open Space in New Town



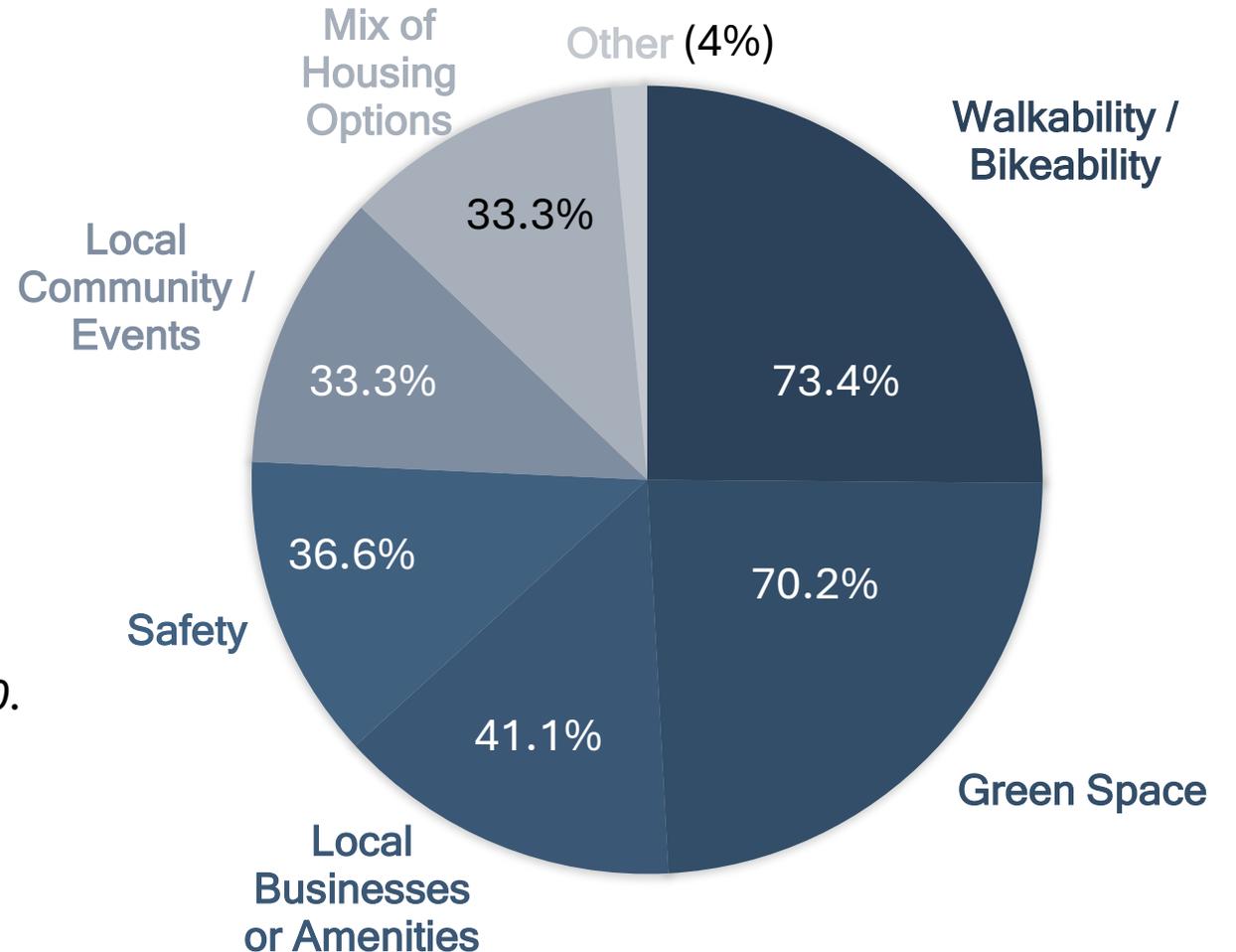
Credited Open Space

Question #4

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

- 399 Replied
- 0 Skipped

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



Recommendations

Defining Credited Open Space

Section 125.0.A.8.e

DRAFT Recommendations

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

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

#3: Maintain the required 36% open space.

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

Recommendations

Defining Credited Open Space

Section 125.0.A.8.e

Discussion

Defining Credited Open Space

Recommendations

Defining Credited Open Space

Section 125.0.A.8.e

Motion

Make the Motion
Second the Motion

Vote

Yes OR No OR Abstain

Definition of Apartments

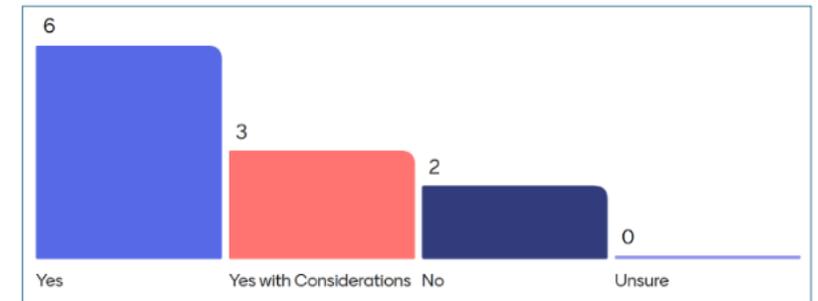
Apartments Definition

Section 125.0.5.b

Overview of NTTF Meeting #5 Discussion

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

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



Poll results from November PSET Meeting

Definition of Apartments

A. Definitions, Requirements and Restrictions Applicable to NT Districts

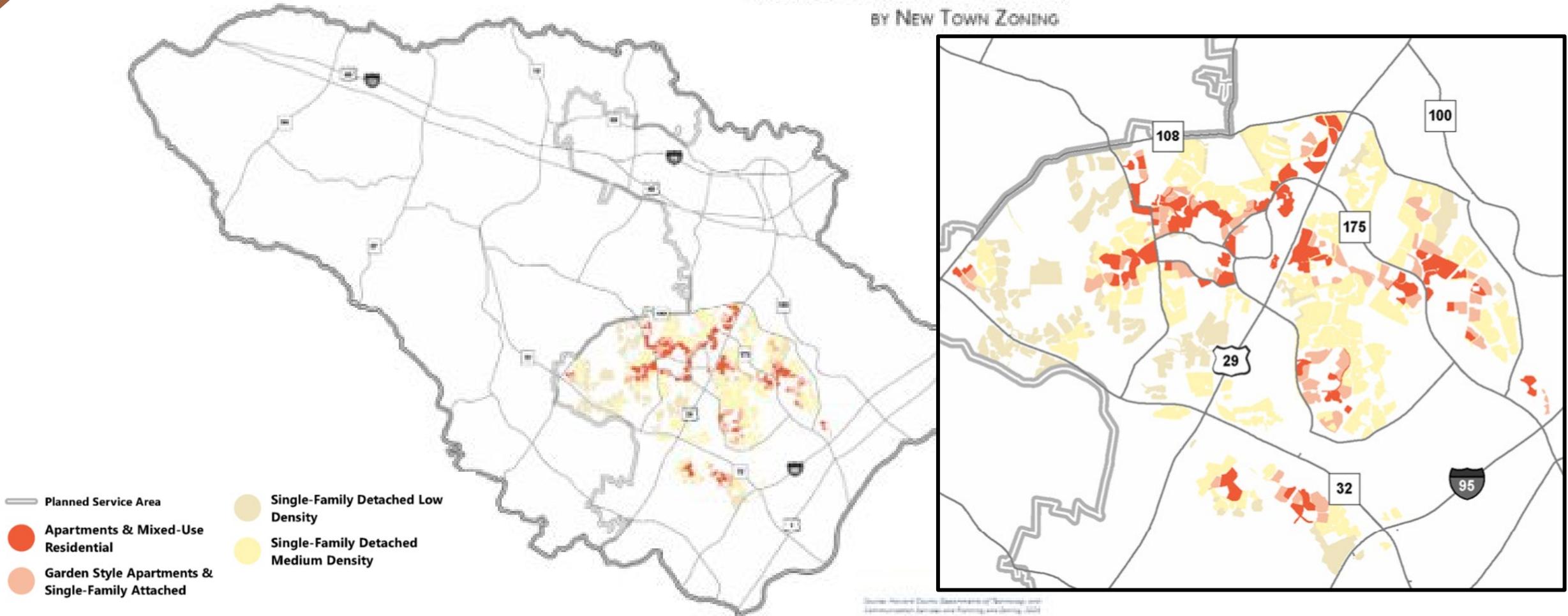
4c. In areas designated "Apartments" on the Final Development Plan the **maximum number of apartments permitted** shall relate to the overall total number of apartments in all areas so designated within the NT District and shall be calculated by **multiplying the number of acres within all areas so designated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

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

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

Definition of Apartments

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



Current Apartment and Single Family Types in NT

Definition of Apartments

Section 103 (Definitions)

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

Recommendations

Apartments Definition *Section 125.0.5.b*

Draft Recommendations

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

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

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

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

Recommendations

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Apartments Definition
Section 125.0.5.b

Discussion

Definition of Apartments

Recommendations

Apartments Definition
Section 125.0.5.b

Motion

Make the Motion
Second the Motion

Vote

Yes OR No OR Abstain

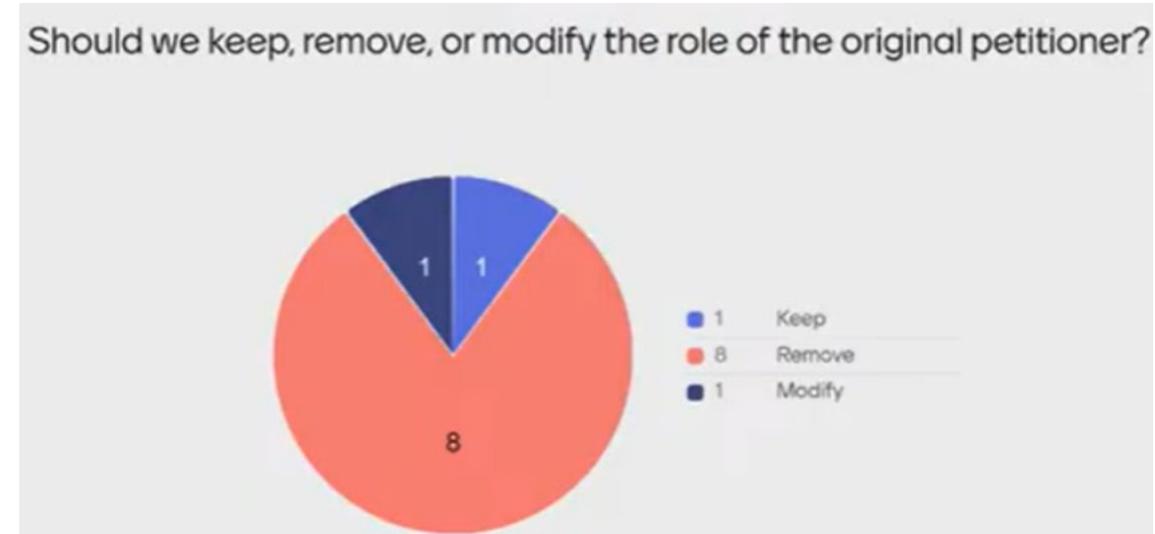
Original Petitioner

Original Petitioner

Section 125.0.F.1

Overview of NTTF Meeting #6 Discussion

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



Poll results from December PSET Meeting

Original Petitioner

Understanding roles within the zoning authority

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

Recommendations

Original Petitioner *Section 125.0.F.1*

Draft Recommendations

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

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

Recommendations

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Original Petitioner
Section 125.0.F.1

Discussion

Reviewing Original Petitioner Role

Recommendations

Original Petitioner
Section 125.0.F.1

Motion

Make the Motion
Second the Motion

Vote

Yes OR No OR Abstain

Downtown and Village Center Processes

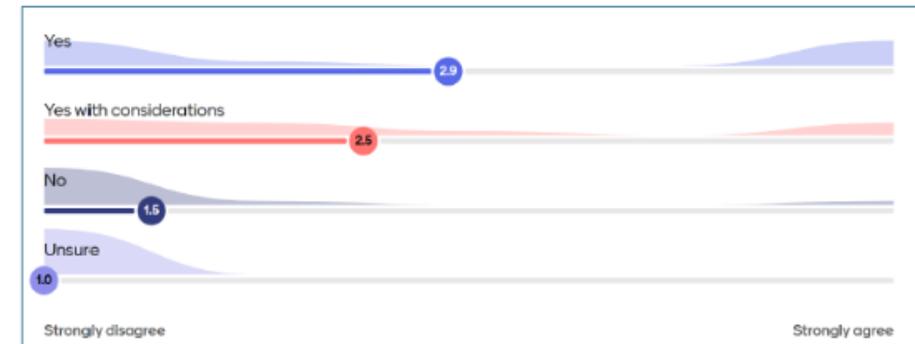
Downtown and Village Center Process Simplification

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

Overview of NTTF Meeting #5 Discussion

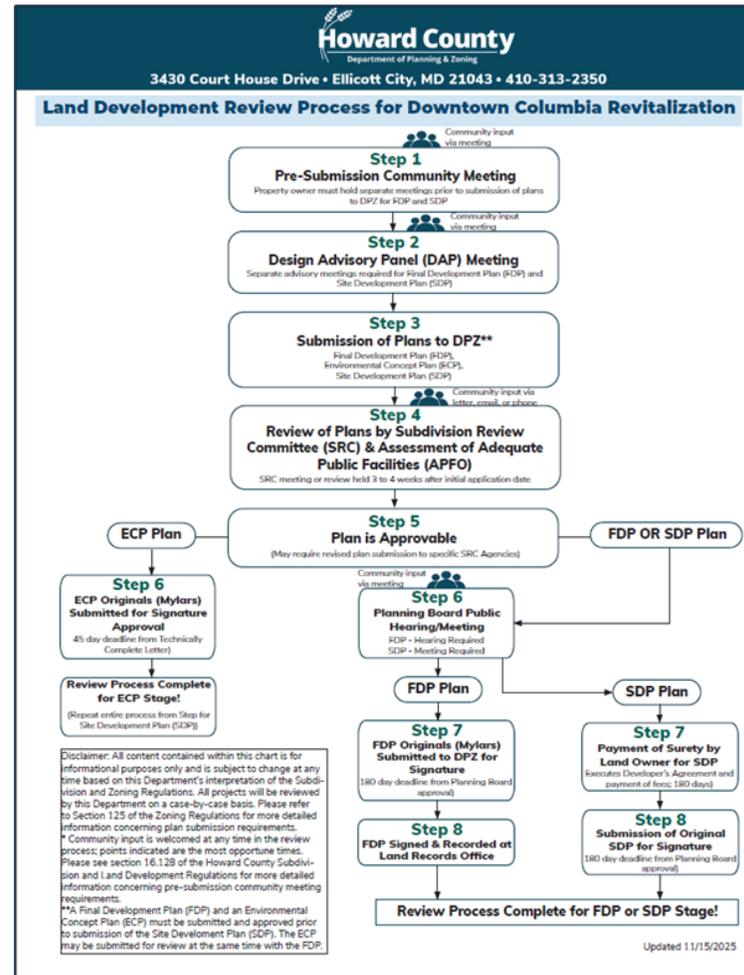
- Interest in simplifying the redevelopment process
- Consideration for higher density at Village Centers
- Consideration to reduce the number of public meetings required with the process (part of the simplification of redevelopment)

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



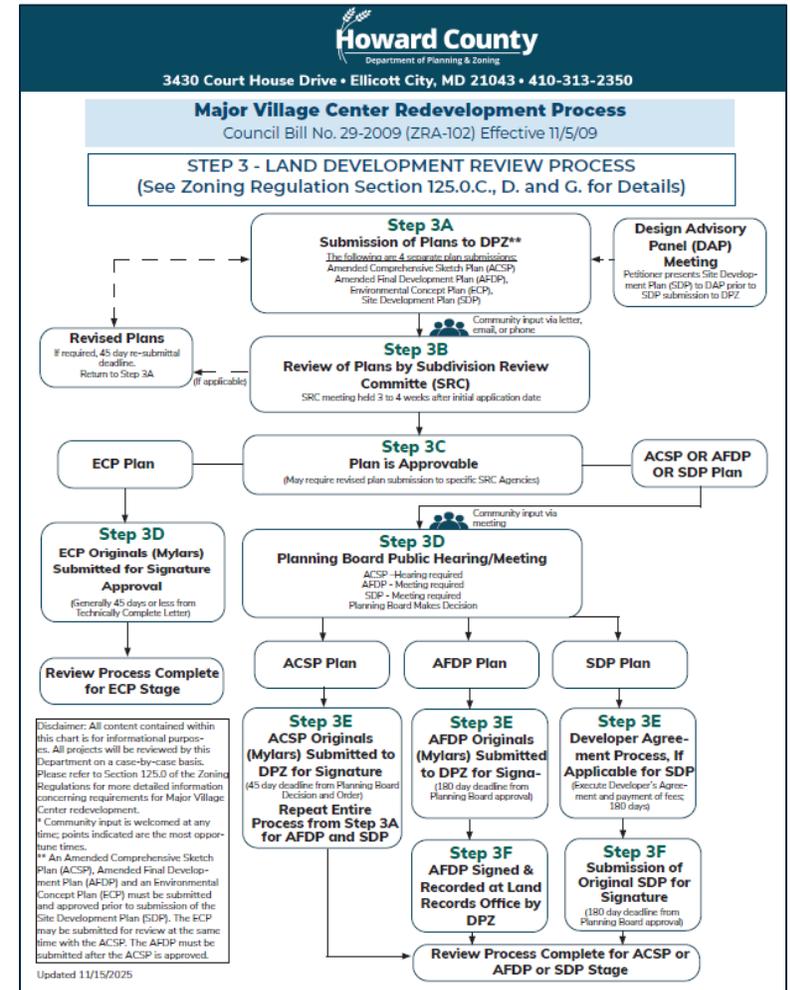
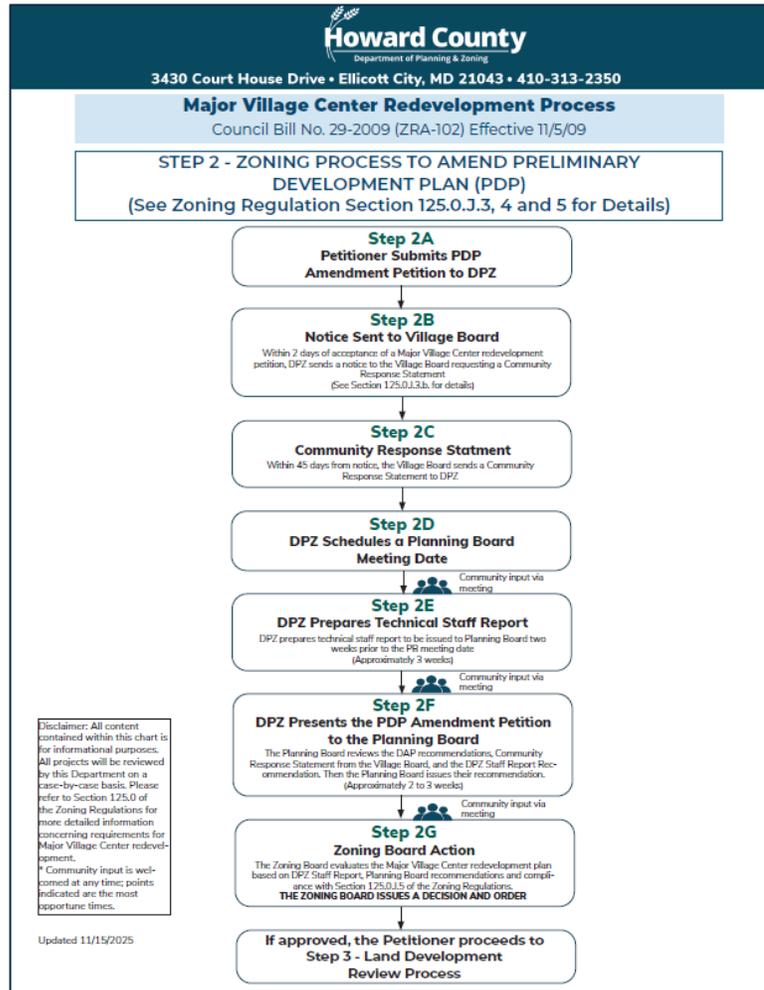
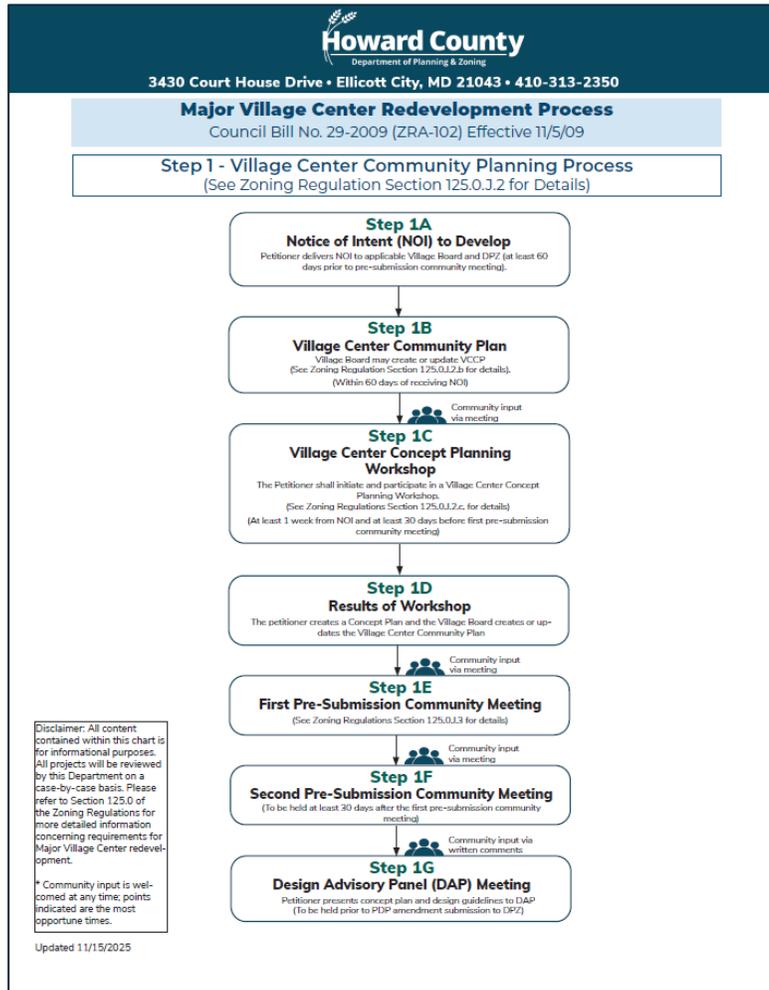
Poll results from November PSET Meeting

Downtown and Village Center Processes



Downtown Columbia Redevelopment Process

Downtown and Village Center Processes



Village Center Redevelopment Process

Recommendations

Downtown and Village Center Process Simplification

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

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

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

#3: Simplify the development process for Village Center Redevelopment

#4: Simplify the development process for Downtown Columbia redevelopment

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

Recommendations

Downtown and Village Center Process Simplification

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

Discussion

Recommendations

Downtown and Village Center Process Simplification

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

Motion

Make the Motion
Second the Motion

Vote

Yes OR No OR Abstain



Wrap-Up



Task Force Vision

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

The Vision for New Town Recommendations

Homework

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

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

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

Review the recommendations completed.

Recommendations Order

Recommendations to be Discussed

January
Discussion

February
Discussion

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

February
Discussion

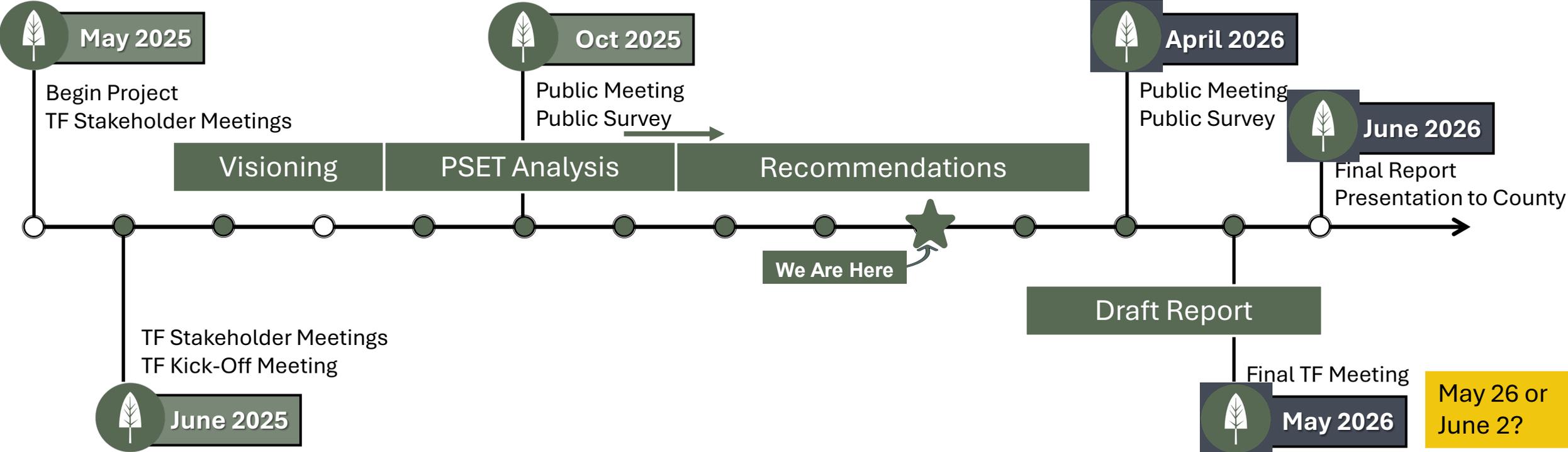
March
Discussion

Overall Schedule



Anticipated Milestones

● Task Force Meeting



Wrap-Up

Pending Topics

- Developing Recommendations
- Review Draft Report Outline and Document



Wrap-Up

Upcoming Task Force “Recommendation Development-Focused” Meetings

March 24, 2026

6:00 PM – 8:00 PM

In-Person

Primary Topic

*Continue Developing
Recommendations*

April 28, 2026

6:00 PM – 8:00 PM

In-Person

Primary Topics

*Finalize Developing
Recommendations*

Wrap-Up

Upcoming Public Meeting

Early April

In Person Option

6:00 PM – 8:00 PM

TBD

Early April

Virtual Option

12:00 PM – 2:00 PM

Webex (Virtual)

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

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



Open Comments

Thank you



Thank you

Task Force Meeting No. 9

March 24, 2026

In-person

Task Force Meeting No. 10

April 28, 2026

In-person



Thank you

