



Virtual Binder



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Executive Order 25-09

**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

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

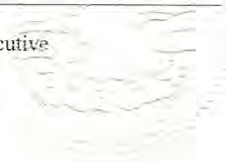
AND BE IT FURTHER ORDERED, that the Task Force's report shall be provided to the County Executive and County Council and shall be considered as zoning changes are developed for the New Town (NT) zoning district.

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



**County Executive
of
Howard County, Maryland**

**Executive Order: 2025-10
Date: June 3, 2025
Subject: Amending Executive Order
No. 2025-09 in order to add
a member to the New Town
Task Force**

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



Section 125 of the
Howard County
Zoning Regulations:
New Town District
(NT)

SECTION 125.0: - NT (New Town) District

A. Definitions, Requirements and Restrictions Applicable to NT Districts

1. As used herein, the term "New Town" means an unincorporated city, town or village which:
 - a. Is designated and planned as an economically and culturally self-sufficient community with a population of at least 20,000 inhabitants; and
 - b. Is so designed and planned as to meet all of the requirements specified in this Section 125.0.
2. As used herein:
 - a. The terms "New Town District," "NT District" and "The District" mean the land zoned for the erection of a New Town under the provisions of this Section 125.0.
 - b. When a provision in this section requires that an action "will conform", "conform with", "conforms with", or "conforms to" the Downtown Columbia Plan or any part of the plan, the action being taken shall further, and not be contrary to, the following items in the Downtown Columbia Plan:
 - (1) Policies;
 - (2) Timing and implementation of the plan;
 - (3) Timing of development;
 - (4) Development patterns;
 - (5) Land uses; and
 - (6) Densities and intensities.
3. No NT District shall be created except by the procedure set forth herein. Each NT District must contain a total area of at least 2,500 contiguous acres. Lands which are divided by streets, roads, ways, highways, transmission pipes, lines or conduits, or rights-of-way (in fee or by easement) owned by third parties shall be deemed to be contiguous for purposes of this Section 125.0. No NT District shall be established except upon land the beneficial title to which is in the person, firm or corporation executing the petition referred to in Section 125.0 thereof. The tenant under a lease having a term of not less than 75 years shall be deemed to be the holder of the beneficial title to the land covered by the lease for the purpose of this Section 125.0.
4. No NT District shall have a greater overall residential density than that produced by the total combined number of dwellings permitted in this Section 125.0.A. The maximum number of dwellings permitted under the Downtown Revitalization Approval Process is established in Section 125.0.A. The maximum number of dwellings permitted that are not subject to the Downtown Revitalization Approval Process is established by this section and shall be calculated by multiplying the total number of acres within the NT District by two and one-half. For development that is not subject to the Downtown Revitalization Approval Process, the following development restrictions shall apply:
 - a. In areas designated "single-family—low density" on the Final Development Plan, the maximum number of dwellings permitted shall relate to the overall total number of dwellings 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 two.
 - b. In areas designated "single-family—medium density" on the Final Development Plan, the maximum number of dwellings permitted shall relate to the overall total number of dwellings 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 four.

- c. 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.
- 5. The use of land within NT Districts shall be limited to those uses specified in the "Final Development Plan," provided, however, that:
 - a. No uses permitted only in the R-MH or M-2 Districts under these Regulations may be permitted in an NT District; and
 - b. Attached or semi-detached dwellings may be erected only in areas designated "Downtown Revitalization," or "Apartments" on a Final Development Plan. Within areas designated "Downtown Revitalization" such units shall be subject to the provisions of Section 125.0.A. 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.
- 6. Except for accessory uses as hereinafter provided, no structure within an NT District shall be:
 - a. Erected except in accordance with the Final Development Plan, or
 - b. Used for any purpose other than the use designated for it on the Final Development Plan.
- 7. Except as otherwise provided in the Final Development Plan, the following restrictions shall be applicable to NT Districts:
 - a. Access shall be provided from every use site to a public street or to a system of common streets and ways connecting with the public street system.
 - b. The off-street parking requirements of Section 133.0 of these Regulations shall be applicable.
 - c. The accessory use provisions of Section 110.0 shall be applicable to all residential uses within the NT District.
 - d. The provisions of Section 128.0 (Supplementary Zoning District Regulations) shall apply to the NT District except for those provisions which specifically exclude the NT District.
- 8. Subject to any additional specific permitted uses of land which may be designated on an approved Final Development Plan pursuant to Section 125.0.C. of these Regulations, if an approved Final Development Plan designates POR, B-1, B-2, SC or M-1 District uses or any combination thereof for a specific area, then the general permitted uses for such area shall be those uses permitted as a matter of right in those districts. However, the bulk regulations for those districts regulating the location of structures, height limitations, setback provisions, minimum lot sizes, and coverage requirements shall not apply inasmuch as the controls therefore shall be included in the Final Development Plan approved by the Planning Board as provided under these Regulations.
 - a. Each New Town District must provide each of the following uses in the following proportions:

	(1) Minimum Percentage of	(2) Maximum Percentage of
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	Total Area of the District	Total Area of the District
Open Space Uses	36%	N/A
Single-family—Low Density	10%	N/A
Single-family—Medium Density	20%	N/A
Apartments	N/A	13%
Commercial (POR, B-1, B-2 and SC uses)	2%	10%
Industrial Uses (M-1 uses)	10%	20%
Other uses presently permitted in any zoning district other than those permitted only in R-MH or M-2 Districts	N/A	15%
	Note: N/A means Not Applicable	

- b. Except as provided in Section 125.0.A.8.c. below, the land use percentages in Section 125.0.A.8.a. do not apply to Downtown Revitalization. However for purposes of determining and maintaining compliance with the land use percentages chart in Section 125.0.A.8. for areas in the New Town District outside of Downtown Columbia, land uses recorded on Final Development plans within Downtown Columbia prior to the effective date shall continue to be included when calculating the land use percentages in this chart.
- 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.

9. Downtown Revitalization:

- a. **Applicability:** To implement the recommendations of the Downtown Columbia Plan, new development or redevelopment of any property located within Downtown Columbia that is approved after April 6, 2010 must comply with all provisions applicable to Downtown Revitalization, except as provided in Section 125.0.A.9.f. Downtown Revitalization shall require approval of: (I), a Final Development Plan or Final Development Plan Amendment, and (II), a Site Development Plan.
- b. **Uses:** The following uses are permitted under the Downtown Revitalization Approval Process: All uses permitted in the POR, B-1, B-2, and SC Zoning Districts, Downtown Arts, Cultural and Community Uses and Dwellings. Structures may be developed with individual or multiples uses. Section 125.0.A.8. a. does not apply to Downtown Revitalization.
- c. **Development Levels:** The following maximum development level limits apply to Downtown Columbia for Downtown Revitalization, except as qualified by Sections 125.0.A.9.f.(1), (2) and (3).
 - (1) The maximum number of Downtown Net New dwellings permitted is 5,500 dwellings. The number of dwellings permitted under the Downtown Revitalization Approval Process, up to a maximum of 5,500 Downtown Net New dwellings, shall be in addition to the overall residential density established by Section 125.0.A.4.
 - (2) Any dwelling within a Low Income Housing Tax Credit (LIHTC) project owned wholly or in partnership by the Howard County Housing Commission located in Downtown Columbia is exempt from the maximum number of Downtown Net New dwelling units established by Section 125.0.A.9.c.(1). The maximum number of such LIHTC dwellings permitted in Downtown Columbia is 744.
 - (3) The maximum amount of Downtown Net New commercial office development permitted is 4,300,000 square feet of gross floor area.
 - (4) The maximum number of Downtown Net New hotel and motel rooms permitted is 640 rooms.
 - (5) The maximum amount of Downtown Net New commercial retail development permitted is 1,250,000 square feet of gross floor area.
 - (6) The maximum development levels permitted above for Downtown Revitalization shall be in addition to the number of dwellings and gross floor area of nonresidential uses shown on a Site Development Plan approved prior to April 6, 2010.
 - (7) Arts centers, public libraries, and government uses are not counted toward any of the development levels listed above.
- d. **Off-Street Parking:** Off-street parking and loading facilities within Downtown Columbia must be provided in accordance with the provisions for Downtown Revitalization in Section 133.0.E.3.
- e. **Previously Developed Properties.**
 - (1) Notwithstanding any other provision of these Regulations, any property currently improved with a building and any associated parking lots pursuant to a recorded

Final Development Plan and an approved Site Development Plan as of April 6, 2010, may continue to be used in accordance with the terms and requirements on the Final Development Plan, but only to the same size and dimensions in the same location as shown on the approved Site Development Plan, except for minor changes to the Site Development Plan, which shall be governed by Section 125.0.G.

- (2) Demolition of existing improvements that are located within Downtown Columbia that occurs after April 6, 2010 shall result in the creation of a Demolition Development Credit equal to the number of dwellings and gross floor area devoted to nonresidential uses that were demolished. A Demolition Development Credit: (I) may be used anywhere within Downtown Columbia; and (II) shall not be limited by or counted against recommended development levels in the Downtown Columbia Plan or the maximum level of development permitted by Section 125.0.A.9.c.
- (3) Any existing structure or improvement that is located within Downtown Columbia that is destroyed by fire, flood or other calamity may be restored to the same size and dimensions in the same location as the destroyed structure in accordance with the previously approved Site Development Plan, provided that a building permit is issued with two (2) years from the date such structure was destroyed and reconstruction begins within six (6) months after issuance of the building permit. The Planning Board may approve an extension for good cause shown up to a maximum two additional years to obtain a building permit and begin construction. Structures and improvements constructed under this Section 125.0.A.9.f.(3) shall not be limited by or counted against development levels in the Downtown Columbia Plan or the maximum Downtown Net New level of development permitted by Section 125.0.A.9.c.

f. Additional Requirements.

- (1) The maximum building height permitted for Downtown Revitalization shall conform to the building height shown on the Downtown Maximum Building Height Plan and shall not exceed twenty stories.
- (2) Any Downtown Revitalization Development shall provide for art in the community that is equivalent in value to 1% of the building construction cost.
 - (a) Art must be provided:
 - (i) On site;
 - (ii) On other property located within Downtown Revitalization Development provided with the written consent of the owner of the fee simple property; or
 - (iii) The petitioner may pay a fee in-lieu of providing art on-site that is equivalent in value to 1% of the building construction cost.
 - (b) Art may be provided in combination with other Downtown Revitalization Developments.
 - (c) Each in-lieu fee must be paid prior to issuance of a use and occupancy permit for the first building in the project that generates the requirement, and the collected funds must be used to provide art on property within Downtown Revitalization Developments.
 - (d) If the value of the art provided on site or in combination with other projects exceeds 1% of the building construction cost, then the excess value beyond 1% can be credited towards the requirements of this subsection for a subsequent-Final Development Plan subject to the procedures and requirements set forth in this subsection.

- (e) The following construction projects are not subject to the requirements of this section:
 - (i) Construction of places of worship and their accessory uses.
 - (ii) Renovations to existing or construction of new cultural facilities which include facilities located within a Downtown Arts and Entertainment Park, Downtown Arts, Cultural and Community Uses, and Downtown Community Commons.
 - (iii) Parking Structures.
 - (iv) Renovations to existing buildings or structures required by government mandated code compliance construction projects, such as projects exclusively designed for compliance with the Americans with Disabilities Act ("ADA"), the Maryland Accessibility Code, the National Fire Protection Association (NFPA) Life Safety Code, and/or fire sprinkler retrofits.
- (3) Except as provided in paragraph (4) of this Subsection, a developer of residential units shall provide affordable units as follows:
 - (a) 15% of all Net New dwelling units in buildings with 5 or fewer stories of residential units shall be affordable as defined by Howard County's Moderate Income Housing Unit program set forth in Title 13, Subtitle 4 of the Howard County Code;
 - (b) 12% of all Net New dwelling units in buildings with greater than 5 stories of residential units shall be affordable as defined by Howard County's Moderate Income Housing Unit program set forth in Title 13, Subtitle 4 of the Howard County Code;
 - (c) A developer of rental units may not utilize optional methods or alternative compliance as described in Section 13.402 of the Howard County Code and shall provide all of the affordable units:
 - (i) On the site of the development project;
 - (ii) In the same ratio of unit types as proposed for the development; and
 - (iii) Evenly distributed within each phase of development; and
 - (d) A developer of units offered for sale may, if approved, utilize optional methods or alternative compliance as described in Section 13.402 of the Howard County Code.
- (4) Paragraph (3) shall not apply if the County determines that the purposes of the Affordable Housing requirements of the Zoning Regulations and Title 13, Subtitle 4 of the Howard County Code will be served to a greater extent by entering into a Development Rights and Responsibilities Agreement with the developer in accordance with Title 16, Subtitle 17 of the Howard County Code if the property is identified for the development of affordable housing in an approved Development Rights and Responsibilities Agreement and appropriate covenants are recorded against the property consistent with the agreement. If a Development Rights and Responsibilities Agreement is approved and subsequently terminated, all development for which a site development plan has not received Technically Complete approval prior to the date on which the Development Rights and Responsibilities Agreement is terminated shall comply fully with the requirements set forth in paragraph (3) regardless of the number of affordable units developed under the Development Rights and Responsibilities Agreement. Development pursuant to a site development plan which received Technically Complete approval

before the termination of the Development Rights and Responsibilities Agreement shall be subject to the Development Rights and Responsibilities Agreement.

g. Open Space Preservation and Enhancement.

- (1) For the purpose of enhancing, preserving, conserving and increasing open space for enjoyment by the public, all land designated as credited open space on a Final Development Plan recorded prior to April 6, 2010 and depicted on the Downtown Open Space Preservation Plan shall, except as provided within this section, retain its character as one of the following four land types, as depicted on the Downtown Open Space Preservation Plan:
 - (a) Downtown Environmentally Sensitive Land Area.
 - (b) Downtown Parkland.
 - (c) Downtown Community Commons.
 - (d) Downtown Arts and Entertainment Park.
- (2) Construction of improvements that are included within one of the four above land type definitions in these Regulations is deemed to conform to and does not change the character of the land type as designated on the Downtown Open Space Preservation Plan.
- (3) There shall be no net loss of existing Downtown Community Commons as depicted on the Downtown Open Space Preservation Plan.
- (4) New Downtown Community Commons shall be provided in accordance with the following requirements:
 - (a) A minimum of 5% of the land located within Downtown Columbia that has not previously been designated as either (I) open space or (II) public right of way as shown on the Downtown Open Space Preservation Plan shall be provided as new Downtown Community Commons land.
 - (b) Downtown Community Commons may be located within areas designated as open space under a previously approved Final Development Plan. However, land counted toward the minimum requirement for new Downtown Community Commons land shall not include any environmentally sensitive land or land designated as credited open space on a recorded Final Development Plan for the purpose of fulfilling the 36% minimum open space requirement in the NT District.
 - (c) New Downtown Community Commons shall include sites of a character and location that are generally consistent with the amenity spaces shown on the Downtown Primary Amenity Space Framework Diagram and other sites which shall be identified and improved to enhance neighborhood development.
 - (d) Except for any neighborhood comprised entirely of land recorded as open space prior to April 6, 2010, each neighborhood shall include at least one Downtown Neighborhood Square. At least one Downtown Community Commons that meets the definition of Downtown Neighborhood Square in these Regulations and all the provisions of this section shall be completed and deeded to Howard County for public land as described in the Downtown Columbia Plan.
 - (e) The boundaries of all existing and new Downtown Community Commons shall be delineated on the proposed Final Development Plan with the total land area of each.
 - (f) New Downtown Community Commons must be constructed prior to occupancy of more than 50% of all existing and proposed buildings having a

façade adjacent to the space, or in accordance with a phasing plan approved as part of the Final Development Plan.

- (g) Each Final Development Plan shall designate 5% of the area that has not been previously designated as either open space or public right-of-way as Downtown Community Commons; except that if more than 5% is designated as Downtown Community Commons on any given Final Development Plan, the excess beyond 5% can be credited towards the Downtown Community Commons obligation on a subsequent Final Development Plan with the written consent of the fee simple owner of the land on which the Downtown Community Commons to be credited is located.
- (5) Except as provided below, there shall be no net loss in the total area of existing Downtown Parkland as depicted on the Downtown Open Space Preservation Plan and only Downtown Parkland uses are permitted:
 - (a) In exchange for the use of Downtown Parkland for any other use, including other open space uses, each acre of Downtown Parkland or portion thereof being developed must be replaced with one acre of newly designated Downtown Parkland.
 - (b) Any area newly designated as Downtown Parkland in exchange for existing Downtown Parkland must consist of at least one contiguous acre.
 - (c) Downtown Environmentally Sensitive Land Area recorded after April 6, 2010 may not be exchanged to replace Downtown Parkland.
- (6) Land designated as open space on a Final Development Plan recorded prior to April 6, 2010 on which a public facility such as a library or fire station has been constructed may be designated as Downtown Mixed-Use on an amended Final Development Plan, but may only be redeveloped after a replacement public facility is operating at an alternative location within Downtown Columbia.
- (7) All types of Downtown open space should be designed and maintained to further the sustainability goals for Downtown Columbia, as described in the Design Guidelines and Sustainability Framework, through innovative design, construction and environmental enhancements and rehabilitation.
- h. Phasing and Implementation.
 - (1) No permit for land disturbance activity in any phase of the Downtown Revitalization Phasing Plan shall be issued for Downtown Revitalization unless (I) the Community Enhancements, Programs and Public Amenities (CEPPAS) have been provided in accordance with the Downtown CEPPA Implementation Chart and CEPPA Flexibility Provisions, except as provided in Section 125.0.A.9.I.2 [this section reference in CB59-2009 is incorrect, should be Section 125.0.A.9.h(2)] and (II) building permits have been approved for at least the minimum levels of development identified in the Downtown Revitalization Phasing Plan for the preceding phase for retail, office, residential and hotel land use types.
 - (2) In no case shall the obligation to provide a Community Enhancement, Program or Public Amenity (CEPPA) be triggered:
 - (a) By the development or construction of Downtown Arts, Cultural and Community Uses, Downtown Community Commons, or Downtown Parkland; or
 - (b) When the development of an individual parcel of land shown on a plat or deed recorded among the County Land Records as of April 6, 2010 consists only of up to a total of 10,000 square feet of commercial floor area and no other development.

- (3) If a specific CEPPA identified in the Downtown CEPPA Implementation Chart cannot be provided because: (I) the consent of the owner of the land which the CEPPA is to be located or from whom access is required cannot reasonably be obtained; (II) all necessary permits or approvals cannot reasonably be obtained from applicable governmental authorities; or (III) factors exist that are beyond the reasonable control of the petitioner, then the Planning Board shall (I) require the petitioner to post security with the County in an amount sufficient to cover the cost of the original CEPPA; or (II) approve an alternate CEPPA comparable to the original and appropriate timing for such alternate CEPPA or alternative timing for the original CEPPA. In approving an alternate comparable CEPPA or timing, the Planning Board must conclude the alternate comparable CEPPA or timing: (I) does not result in piecemeal development inconsistent with the plan; (II) advances the public interest; and (III) conforms with the goals of the Downtown Plan.
 - (4) A Final Development Plan or Final Development Plan Amendment may also propose adjustments to the Downtown Revitalization Phasing Plan and/or the Downtown CEPPA Implementation Chart to take advantage of a major or unique employment, economic development or evolving land use concept or opportunity. The Planning Board may approve a request to adjust the Downtown Revitalization Phasing Plan or the Downtown CEPPA Implementation Chart under this provision only if such approval would (I) not be detrimental to the overall vision for Downtown Columbia expressed in the Downtown Columbia Plan; (II) not create an adverse community or economic impact; and (iii) establish a reasonable schedule for completion of any requested comparable alternative CEPPA.
10. Anything in other sections of these Regulations to the contrary notwithstanding, there shall be no restrictions upon the use of, or on the erection of structures on, land within an NT District, other than such as are provided in the various subsections of this section or in such other sections of these Regulations as are expressly stated to be applicable by the various provisions of this section. Nothing herein shall render inapplicable any regulation of the County relating to construction requirements and/or subdivision approval to the extent that any of the same are not inconsistent with the provisions of this section.
11. Notwithstanding any other provisions in this Section 125.0, if the criteria in a recorded Final Development Plan identifies a gasoline service station or Motor Vehicle Fueling Facility as a specific permitted use, a newly proposed Motor Vehicle Fueling Facility is permitted only upon approval by the Planning Board after a public hearing where the petitioner establishes that the general standards and specific criteria in Section 131.0 which are applicable to a conditional use for a Motor Vehicle Fueling Facility are met. To the extent there is any conflict between the criteria in the recorded Final Development Plan and the general standards and specific criteria for a Conditional Use for a Motor Vehicle Fueling Facility in Section 131.0, the more restrictive provision shall apply.

(Bill No. 46-2016(ZRA-159), § 1, 10-5-2016; Bill No. 54-2016(ZRA-170), § 1, 1-14-2017)

B. Procedure for Creation of NT Districts

1. The beneficial owner of any tract of land in Howard County meeting the requirements of Section 125.0 may petition the Howard County Zoning Board to designate the property described in the petition as an NT District. The petition shall contain:
 - a. The exact name and address of the petitioner and a reference to the liber and folio of the Land Records of Howard County at which the deed conveying the property in question to the petitioner is recorded. If the petitioner is not the legal as well as beneficial owner of the property, the petition shall:
 - (1) So state;

- (2) List the exact name and address of the legal title holder and give a reference to the liber and folio of the Land Records of Howard County at which the deed conveying the property to the legal title holder is recorded, and
 - (3) Contain a written assent to the petition signed by the legal title holder.
 - b. A metes and bounds description of the property covered by the petition and a survey thereof demonstrating that the same meets the requirements of Section 125.0.A.3.
 - c. A Preliminary Development Plan of the property covered by the petition. As used in this Section the term "Preliminary Development Plan" shall mean a generalized drawing or series of drawings of the proposed New Town, with appropriate text materials, setting forth:
 - (1) The major planning assumptions and objectives, including the projected population, the planned development schedule, the method of assuring that all open space uses will be permanently maintained and devoted to open space uses, the proposed public transit system routes and method of operation, and the facilities for the proposed cultural activities of the New Town;
 - (2) The proposed general layout of major roads and highways stating projected average daily traffic flows;
 - (3) A statement of the number of acres within the proposed NT District intended to be devoted to:
 - (a) Residential uses, broken down into the number of acres to be used for each of the following specific residential uses:
Single-family—low density areas;

Single-family—medium density areas;

Apartment areas;
 - (b) Employment uses (i.e. any use involving the employment of individuals, including office buildings, private schools, hospitals, institutions, commercial undertakings, industrial enterprises, and all other forms of business, professional or industrial operations); and
 - (c) Open space uses.
 - (4) The general location of the uses referred to in subparagraph (3) above, including proposed sites for recreational uses, schools, parks and other public or community uses and, to the extent the petitioner has determined locations for commercial uses at the time of the filing of the Preliminary Development Plan, including a separate designation of commercial areas;
 - (5) A description of the proposed drainage, water supply, sewerage and other utility facilities including projected flows; and
 - (6) A statement of the intended overall maximum density of population of the proposed NT District, expressed in terms of the average number of dwellings per acre.
2. The Preliminary Development Plan shall indicate the location and nature of any commercial uses in relation to residential areas. All proposed and identified commercial or industrial uses shall be indicated on the drawings in areas marked "Employment Centers," defined as those areas shown on the Preliminary Development Plan which the petitioner proposes to develop for employment uses.
3. The Zoning Board shall consider the following guides and standards in reviewing the petition: the appropriateness of the location of the NT District as evidenced by the General Plan for

Howard County; the effect of such District on properties in the surrounding vicinity; traffic patterns and their relation to the health, safety and general welfare of the County; the physical layout of the County; the orderly growth of the County; the availability of essential services; the most appropriate use of the land; the need for adequate open spaces for light and air; the preservation of the scenic beauty of the County; the necessity of facilitating the provision of adequate community utilities and facilities such as public transportation, fire-fighting equipment, water, sewerage, schools, parks and other public requirements, population trends throughout the County and surrounding metropolitan areas and more particularly within the area considered; the proximity of large urban centers to the proposed NT District; the road building and road widening plans of the State and County, particularly for the area considered; the needs of the County as a whole and the reasonable needs of the particular area considered; the character of the land within the District and its peculiar suitability for particular uses; and such other matters relevant and pertinent to the relationship of the District to the comprehensive zoning plan of the area.

The petition shall be granted only if the Zoning Board affirmatively finds:

- a. That the petition complies with the provisions of these Regulations;
 - b. That a New Town District should be located at the proposed site; and
 - c. That 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.
4. If the petition is granted, the Zoning Board shall by Decision and Order approve the Preliminary Development Plan and shall create a New Town District covering all of the land included in the petition. If the proposed NT District contains more than 2,500 acres, the creation of the District may be accomplished by rezoning all of the land included in the petition at one time or, in the discretion of the Zoning Board, by rezoning the same in phases. If this latter course is taken:
- a. The area included in the first such phase shall be at least 2,500 acres, and each additional phase shall be of such size and at such location or locations as will permit effective and economic development of the portion so zoned as a part of the New Town shown on the Preliminary Development Plan; and
 - b. The overall density restrictions, the density restrictions as to particular use areas, and the restrictions as to the maximum and minimum areas devoted to particular uses shall be applied with respect to the entire area shown on the Preliminary Development Plan and not merely with respect to the area of the phase so zoned.
5. If the petition is granted as above provided:
- a. A copy of the Preliminary Development Plan shall be certified as approved by the Zoning Board and a verified copy of the same shall be forwarded to the Department of Planning and Zoning and the petitioner;
 - b. No further permanent improvements involving any new primary uses shall thereafter be erected on and no new primary uses made of, any part of the land within the new NT District prior to the approval of the Final Development Plan (or the phase thereof covering such development) as hereinafter provided, except for such as may be specifically approved by the Planning Board, but the petitioner shall discontinue any such use and demolish any such improvements so permitted by the Planning Board if such use and such improvements are not ultimately permitted by the Final Development Plan.
6. If the Zoning Board has approved a petition to create a NT District, then at any time thereafter the original petitioner may file a new petition to add to the NT District additional land which is owned by the petitioner and adjacent to the existing NT District. The new petition shall be subject to all the provisions of this Section, except that the minimum area requirement of Section 125.0.A.3 shall not apply.

C. Comprehensive Sketch Plan

1. Except as provided in Section 125.0.E.1.a, within 30 days following notification of the approval of the Preliminary Development Plan, the petitioner shall notify the Planning Board of the target date for the presentation to the Planning Board of a proposed Final Development Plan of the NT District, pursuant to Section 125.0.D below, or of the first phase of a proposed Final Development Plan, if the petitioner desires to develop the NT District in separate geographical segments.
2. Promptly following the giving of such notice to the Planning Board, the petitioner shall file with the Department of Planning and Zoning for Planning Board approval of a Comprehensive Sketch Plan for that geographical phase of the NT District which the petitioner elects to develop.
3. As used herein, the term "Comprehensive Sketch Plan" shall mean a drawing or series of drawings, at an appropriate scale, of generally either one inch equals 200 feet or one inch equals 100 feet, setting forth:
 - a. The approximate boundaries and approximate acreage for each of the proposed land uses in sufficient detail to graphically illustrate the application of the adopted master final development plan criteria to the area encompassed by the Comprehensive Sketch Plan.
 - b. The location of all existing and proposed public streets, roads, and utilities.
 - c. The location of open space within which recreational, school, park and other public or community uses are permitted.
 - d. Text material (criteria) regulating the following:
 - (1) The general locations for all structures.
 - (2) The permitted "general use" or "specific use" as hereinafter defined, for each land use area, except that no uses shall be specified which are permitted only in R-MH or M-2 Districts.

Where the criteria designate the use for a particular structure, lot or parcel, as "uses permitted in a District" (e.g., "uses permitted in a B-1 District"), then the structure, lot or parcel may be used for all uses permitted in the particular district by the several sections of these Regulations, the use so designated being herein referred to as a "general use."

Where, however, the criteria designate a structure, lot or parcel for a specific use or uses (e.g., "gasoline station") the structure, lot or parcel must be used for those specific uses only, the use(s) so designated being herein referred to as "specific use(s)."
 - (3) Height limitations, parking requirements, front, side and rear yard areas, setback provisions, minimum lot sizes and coverage requirements, stated generally and/or specifically with respect to particular improvements or types of improvements.
4. The Planning Board shall hold a public hearing prior to the approval of a Comprehensive Sketch Plan under the following conditions:
 - a. If the Comprehensive Sketch Plan includes land which borders on property not within the New Town District (unless the owners of all lands abutting the New Town District land covered by the Comprehensive Sketch Plan shall sign a written waiver of the right to be heard in connection with the request for approval of said plan).
 - b. If the Comprehensive Sketch Plan deviates from the approved Preliminary Development Plan in any of the following particulars:

- (1) If the overall maximum density of population within the NT District exceeds that stated in the Preliminary Development Plan; or
- (2) If the number of acres to be devoted to the permitted employment uses shall be increased more than 10%, or the number of acres to be devoted to permitted residential uses shall be decreased by more than 10%, from that stated in the Preliminary Development Plan; or
- (3) If the proposed Comprehensive Sketch Plan shows a use of land in the NT District within 300 feet of any outside boundary thereof which differs from that shown on the Preliminary Development Plan, unless the owners of all land abutting the NT District and within 300 feet of the land in the NT District, the use of which is to be changed, sign a written waiver of the right to be heard in connection with such change in use.

If a public hearing is required to be held for any of the above three deviations from the Preliminary Development Plan, such hearing shall be limited to the particular deviation(s) which required the hearing, and the Planning Board shall require publication of Notice of Hearing and posting of the property.

- c. If the criteria submitted as a part of the Comprehensive Sketch Plan include a gasoline service station among the specified land uses.
5. In acting upon a Comprehensive Sketch Plan, the Planning Board shall be guided by Section 125.0 of these Regulations and shall particularly consider:
 - a. The adequacy of the roads serving the proposed development and any proposed mitigation, in accordance with the Adequate Public Facilities Ordinance (Title 16, Subtitle 11 of the Howard County Code).
 - b. The location and adequacy of public utility and community facilities, including recreational uses and school properties, in relation to the density and distribution of population.
 - c. The location, extent and potential use of open space in the form of greenbelts, walkways, parkways, park land, etc., as it affects the general amenity of the community.
 - d. The impact of the proposed commercial and industrial uses on the residential uses within the NT District or adjacent thereto.
 6. After review of the material submitted in light of the General Plan, and after carefully considering public agency comments, petitioner's testimony, public hearing testimony and the factors set forth in Section 125.0.C.5 above, the Planning Board shall:
 - a. Approve the Comprehensive Sketch Plan as submitted by the petitioner; or
 - b. Approve the Comprehensive Sketch Plan as changed by the Planning Board; or
 - c. Reject the Comprehensive Sketch Plan in its entirety.
 7. The Planning Board shall not unreasonably disapprove or change a proposed Comprehensive Sketch Plan. The fact that the proposed Comprehensive Sketch Plan is not in conformity with the Preliminary Development Plan shall be sufficient ground for disapproval or change. The Planning Board shall approve no Comprehensive Sketch Plan which varies the areas of uses below the minimum or above the maximum percentages for particular uses specified herein.

D. Final Development Plan—General Provisions

1. If a Comprehensive Sketch Plan or Comprehensive Sketch Plan Amendment is required, upon its approval, the petitioner may submit a Final Development Plan or Final Development Plan Amendment to the Department of Planning and Zoning for approval by the Planning Board. The petition may cover all or a portion of the land covered by the Comprehensive

Sketch Plan. The drawings shall delineate the various land use areas by courses and distances. The text (criteria) shall be that which was approved by the Planning Board as part of the Comprehensive Sketch Plan.

2. The Final Development Plan shall be considered by the Planning Board at a public meeting. In acting upon the Final Development Plan, the Planning Board shall be guided by the approved Comprehensive Sketch Plan, and comments received from the various public agencies which reviewed the Final Development Plan, and shall not unreasonably disapprove or change the Final Development Plan. The provisions of this Section 125.0.D.2 do not apply to Downtown Revitalization.
3. At the time of the approval of the Final Development Plan, the Planning Board may provide for the subsequent approval by it of a Site Development Plan pertaining to the property which is the subject matter of such Final Development Plan. Site Development Plan approval is also required for all Downtown Revitalization. Site Development Plan approval shall not be a condition precedent to the approval and recordation of the Final Development Plan with respect to which a Site Development Plan is to be submitted, but shall be in addition to any administrative approvals required by the Subdivision and Land Development Regulations. Land use decisions made by the Planning Board as part of the approval of a Final Development Plan or Final Development Plan Amendment shall not be subject to review or further consideration as part of the subsequent Site Development Plan process.
4. In applying the provisions of this Section, where the proposed Final Development Plan is submitted in phases, the overall population density and the acres devoted to particular uses shall be recomputed by the Department of Planning and Zoning upon the consideration of each successive phase of proposed Final Development Plan so as to include all prior phases, but in making these recomputations, the gross area of the entire NT District covered by the Preliminary Development Plan shall be considered and not merely the area of the segments covered by the prior phases of the proposed Final Development Plan and the current phase being submitted for approval. The provisions of this Section 125.0.D.4 do not apply to Downtown Revitalization.
5. If the Planning Board shall disapprove the proposed Final Development Plan or Final Development Plan Amendment (or any phase thereof) or shall fail to approve or disapprove the same within 120 days after submission, then the petitioner, at his election, may take an appeal as permitted by law or may submit the proposed Final Development Plan or Final Development Plan Amendment (or the phase thereof in question) directly to the Zoning Board. If the petitioner pursues the latter course, the Zoning Board shall hold a public hearing on the proposed Final Development Plan or Final Development Plan Amendment (or the phase thereof in question), shall require publication and posting of the property and shall ask for recommendations from the Planning Board, all as in the case of the hearing on the Preliminary Development Plan. After such hearing, the Zoning Board may approve, with or without changes, or disapprove the proposed Final Development Plan or Final Development Plan Amendment (or the phase thereof in question). In making this decision, the Zoning Board shall consider the matters set forth herein.
6. Upon approval of the Final Development Plan or Final Development Plan Amendment (or upon the approval of each phase thereof if submitted on a separate segment basis) the same shall be recorded among the Land Records of Howard County and the provisions thereof as to land use shall bind the property covered with the full force and effect of specific Zoning Regulations. After such recordation, no new structure shall be built, no new additions to existing structures made, and no change in primary use effected different from that permitted in the Final Development Plan or Final Development Plan Amendment except by an amendment to the Final Development Plan.
7. Unless otherwise provided in a Downtown Implementation Phasing Plan approved as part of a Final Development Plan or Final Development Plan Amendment, if construction has not been commenced and completed to the extent of 25% of the ground floor area of a structure shown on the Final Development Plan within five years after the date of the approval thereof

(or the date of the approval of the last phase thereof if submitted in phases), then the approval shall be void and the entire matter resubmitted to the Planning Board for reconsideration in light of existing circumstances to the same extent as if the same were simply a proposed Final Development Plan; provided, however, that the Zoning Board may grant not more than two extensions of time of one year each to be added to said five year period if it considers such extension to be proper after the receipt and consideration of a report and recommendation from the Planning Board with respect to such extension or extensions.

8. Any construction which has been commenced shall not be subject to reconsideration upon any resubmission of a Final Development Plan under this Section, and the Planning Board shall make no changes in the Final Development Plan except in relation to areas where construction has not been commenced. During any such reconsideration the property covered by the Final Development Plan shall continue to be bound until such Plan is changed or disapproved in the manner described above.
9. If the Planning Board has denied a land use which was shown on a Final Development Plan or Final Development Plan Amendment and which would be a Conditional Use in any other zoning district, a petition for the same land use on the same parcel shall not be accepted for consideration by the Planning Board for a period of 12 months from the date of said denial except on grounds of new evidence or proof of changed conditions found to be valid by the Planning Board.
10. Except where expressly made inapplicable, the provisions of this Section 125.0.D also apply to Downtown Revitalization.

E. Final Development Plan—Downtown Revitalization

1. Required Process for Downtown Revitalization and Relation to Prior Adopted New Town Document.

The following development review process is required for all Downtown Revitalization, with the exception of Downtown Environmental Restoration Projects that are not part of a plan that includes other uses. The fee simple owner of any property located in Downtown Columbia using the Downtown Revitalization process shall submit a Final Development Plan or Final Development Plan Amendment to the Department of Planning and Zoning for approval by the Planning Board. An amendment to the Preliminary Development Plan or any previously approved applicable Comprehensive Sketch Plan or Final Development Plan is not required because Final Development Plans for Downtown Revitalization will supersede previous New Town documents.

2. Pre-Submission Requirements.

Prior to filing a Final Development Plan or Final Development Plan Amendment in each neighborhood for Downtown Revitalization:

- a. A Pre-submission Community Meeting is required using the same procedures established in Section 16.128(b)—(g) of the Subdivision and Land Development Regulations. In addition, notice in accordance with Sections 16.128(b)-(g) must also be given to:
 - (1) Each Village Board;
 - (2) The Columbia Association; and
 - (3) Each property located within the same Downtown Columbia Plan neighborhood as reflected on the Maryland State Department of Assessments and Taxation Public Records. For condominium properties, one copy to the Condominium Association shall be deemed to meet this requirement.

The concept plans and materials required under Section 125.0.E.4.a. must be presented at the pre-submission community meeting.

- b. The petition is required to submit proposed Downtown Neighborhood Design Guidelines for review by the Design Advisory Panel, for its recommendations in accordance with the applicable provisions in Title 16, Subtitle 15 of the Howard County Code. The Design Advisory Panel shall base its review and recommendations on the Downtown-Wide Design Guidelines. For neighborhoods with approved Design Guidelines, subsequent Final Development Plans or Final Development Plan Amendments that do not propose modifications to the guidelines do not require further Design Advisory Panel review.

3. Final Development Plan Submission Requirements.

The Petitioner for a Final Development Plan or Final Development Plan Amendment shall include the following information, as applicable, for the land area covered by the plan:

- a. The following neighborhood documents are only binding on property included within the boundaries of the Final Development Plan and are intended to provide a context for evaluation of the initial Final Development Plan and guidance for future Final Development Plan petitions:

- (1) A Neighborhood Concept Plan covering an entire neighborhood of Downtown Columbia as depicted on Exhibit E. The Neighborhoods:

- (a) A Neighborhood Concept Plan must show how the plan conforms with the neighborhood as described in the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Height Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Circulation Plan, and the Downtown Open Space Preservation Plan of the Downtown Columbia Plan;
- (b) The Neighborhood Concept Plan must reflect any previously approved Final Development Plan for Downtown Revitalization, and any approved Site Development Plan for Downtown Environmental Restoration within the same Downtown Neighborhood; and
- (c) Each Neighborhood Concept Plan that is part of an approved Final Development Plan must be recorded with the Final Development Plan.

- (2) Neighborhood Specific Design Guidelines.

For new development or redevelopment, neighborhood specific Design Guidelines must be submitted for an individual neighborhood with the Final Development Plan and shall address the following:

- (a) Urban design, including scale and massing, block configuration, parking and service functions, building entrances, and street lighting and furniture;
- (b) Street design and framework;
- (c) Downtown Community Commons and Downtown Parkland;
- (d) Architectural design;
- (e) Green building and green site design;
- (f) Pedestrian and bicycle circulation features; and
- (g) Signage.

- (3) Neighborhood Specific Implementation Document.

A Neighborhood-Specific Implementation Plan, in conformance with the Downtown Revitalization Phasing Plan and the Downtown Community Enhancements, Programs and Public Amenities Implementation Chart approved as part of the Downtown Columbia Plan, which addresses the implementation schedule and benchmarks for the following:

- (a) The balance of uses within each implementation phase;
 - (b) The phasing of Downtown Mixed-Use Development;
 - (c) The phasing of Downtown Community Commons Spaces;
 - (d) The phasing of the transportation and circulation facilities;
 - (e) The phasing of the required infrastructure including public water and sewer;
 - (f) Transportation and circulation facilities;
 - (g) Environmental restoration;
 - (h) Downtown Arts, Cultural and Community Uses; and
 - (i) Any other items as specified in the Downtown Community Enhancements, Programs and Public Amenities Implementation Chart.
- b. An explanation and rationale for any change from the Downtown Columbia Plan exhibits or any neighborhood documents and materials that were part of a previously approved Final Development Plan. Limited change to building height is allowed based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;
- c. Boundaries of the property covered by the Final Development Plan;
- d. Existing topography, woodlands, and 100-year floodplain areas;
- e. A context plan showing existing road connections, major pedestrian networks, land uses and major storm water management facilities, and open space within the entire plan area and adjoining land within 500 feet;
- f. Total acreage within the area covered by the plan;
- g. Location of developed and undeveloped land and parcels;
- h. From approved Site Development Plans for the area covered by the plan;
- (1) Summary of all existing and approved development;
 - (2) The square footage of proposed office, retail, and hotel space;
 - (3) The square footage of any other non-residential uses;
 - (4) The number of proposed hotel and motel rooms; and
 - (5) The number of proposed dwelling units.
- i. The approximate location and total land area of the following existing and/or proposed land uses:
- (1) Downtown Arts and Entertainment Parks;
 - (2) Downtown Community Commons;
 - (3) Downtown Environmentally Sensitive Land Areas;
 - (4) Downtown public facilities;
 - (5) Downtown Parklands; and

- (6) Downtown Mixed-Uses.
- j. The general location of existing and proposed Downtown signature buildings;
- k. Traffic and transit circulation systems showing existing and proposed streets, routes and facilities;
- l. A traffic study as specified in the Howard County Adequate Public Facilities Ordinance for the evaluation of the adequacy of transportation facilities;
- m. An explanation of how the proposed development addresses the environmental concepts of the Downtown Columbia Plan, and specifically addressing the concepts of green buildings and green site design;
- n. The locations and descriptions of historic and culturally significant existing sites, buildings or structures, and public art and an explanation of the methods proposed to retain and preserve these items;
- o. A statement describing how the petitioner proposes to fulfill the art in the community requirement;
- p. A statement describing how the petitioner proposes to fulfill the affordable housing requirement;
- q. Layout of the existing and proposed bicycle and pedestrian circulation systems;
- r. Conceptual storm water management plan;
- s. A proposed plan for fulfilling required community enhancements, programs and public amenities applicable to the Final Development Plan; and
- t. Text material regulating the following:
 - (1) Maximum number and unit types of net new dwellings;
 - (2) Maximum gross floor area of net new commercial office uses and commercial retail uses;
 - (3) Maximum number of net new hotel rooms;
 - (4) Maximum building heights;
 - (5) Maximum size of a retail-use footprint;
 - (6) A description of the Community Commons that will be included in the development;
 - (7) A statement identifying (I) the cumulative amount of development approved and built to date under Section 125.0.A.9 and (II) the status of any Downtown Community Enhancements, Programs and Public Amenities, Downtown Parkland, Downtown Community Commons, and infrastructure as addressed in the Downtown Columbia Plan;
 - (8) Proposed location for environmental restoration; and
 - (9) Proposed restrictions, agreements or other documents indicating a plan to hold, own, and maintain in perpetuity land intended for common, quasi-public amenity use and public art but not proposed to be in public ownership.

4. Planning Board Review and Approval Criteria

The Planning Board shall consider the Final Development Plan or Final Development Plan Amendment at a public hearing. The Planning Board shall approve, approve with conditions, or deny the petition based on whether the petition satisfies the following criteria:

- a. The Downtown Neighborhood Concept Plan, the Neighborhood Specific Design Guidelines, and the Neighborhood Specific Implementation Plan conform with the

Downtown-Wide Design Guidelines, the Downtown Columbia Plan, the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan, or that any propose change(s) will not be detrimental to the overall design concept and phasing for Downtown Revitalization. Limited change in building heights may be approved based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;

- b. The Neighborhood Design Guidelines submitted with the Final Development Plan or Final Development Plan Amendment offer sufficient detail to guide the appearance of the neighborhood over time, and promote design features that are achievable and appropriate for Downtown Revitalization in accordance with the Design Guidelines and the Downtown Columbia Plan;
- c. The Final Development Plan conforms with the Neighborhood Documents, the Revitalization Phasing Plan, the Downtown Community Enhancements, Programs, and Public Amenities Implementation Chart and Flexibility Provisions, the Downtown-wide Design Guidelines, the Downtown Columbia Plan, the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan. Limited change in building heights may be approved based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;
- d. The Final Development Plan, when considered in the context of surrounding planned or existing development, provides a balanced mix of housing, employment, and commercial and arts and cultural uses throughout each phase;
- e. The Final Development Plan satisfies the affordable housing requirement;
- f. The bicycle, pedestrian, and transit network creates convenient connections throughout the subject area and connect, wherever possible, to existing and planned sidewalks, path, and routes adjoining the development;
- g. The Final Development Plan protects land covered by lakes, streams or rivers, flood plains and steep slopes, and provides connections, where possible to existing and planned open space within the neighborhood and in surrounding area;
- h. The Final Development Plan provides the location of Downtown Community Commons required under Section 125.0.A.9.h as indicated in the Neighborhood Concept Plan;
- i. The Final Development Plan is in harmony with existing and planned vicinal land uses. In making this determination, the Planning Board shall consider, if appropriate:
 - (1) Landscape features on the boundary of the plan area, which may include protection of existing vegetation or grade changes that provide a natural separation, or landscape planting;
 - (2) The size of buildings along the edges of the plan area through limits on building height or other requirements;
 - (3) The use and design of nearby properties and
 - (4) The adopted Downtown Columbia Plan recommendations for height, building massing and scale, and neighborhood connectivity;
- j. The development proposed by Final Development Plan is served by adequate public facilities, including any proposed mitigation or development staging in accordance with

the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code);

- k. The Final Development Plan protects environmentally sensitive features and provides environmental restoration in accordance with the Downtown Columbia Plan;
 - l. The Final Development Plan protects any historic or culturally significant existing sites, buildings or structures, and public art;
 - m. The Final Development Plan proposes any appropriate plan to satisfy the requirement for art in the community;
 - n. The Final Development Plan provides a plan to hold, own, and maintain in perpetuity land intended for common, quasi-public amenity use and public art that is not publically owned, including, without limitation, any Downtown Community Commons, Downtown Parkland, Downtown Arts, Cultural and Community Use, and Downtown Neighborhood Square shown on the Final Development Plan; and
 - o. To better ensure conformance with the Community Enhancements, Programs and Public Amenities provisions, the Final Development Plan provides for a plan to establish membership in the Downtown Columbia Partnership and payment of the annual charges. Each Final Development Plan shall show a consistent means of calculating and providing the required annual charges.
5. Withdrawal

At any time prior to final action and within 30 days after final action by the Planning Board on a Final Development Plan or Final Development Plan Amendment, the petitioner may withdraw the petition.

6. Recordation of Final Development Plan and Neighborhood Concept Plan

The approved Final Development Plan containing the Neighborhood Concept Plan, the Neighborhood Specific Design Guidelines and the Neighborhood Specific Implementation Plan shall be recorded in the Land Records of Howard County.

7. Site Development Plan Required

Planning Board Approval of a Site Development Plan shall be required for all Downtown Revitalization.

F. Amendments to a Comprehensive Sketch Plan or Final Development Plan

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.

2. Additional Uses on Individual Lots in Residential Land Use Areas

Within areas designated on a Comprehensive Sketch Plan for residential land use, any property owner may propose amendments to the Final Development Plan to allow a particular use on his or her property which is not allowed by the Final Development Plan criteria. No amendment shall be proposed which would either alter the land use designation established by the Comprehensive Sketch Plan or allow an increase in residential density. The proposed amendment shall be considered in accordance with the following procedures:

- a. The property owner shall submit the number of copies of the complete Final Development Plan as required by the Department of Planning and Zoning, with the proposed criteria amendments clearly noted on each copy, accompanied by an explanation of the request.
 - b. The proposal shall be considered by the Planning Board at a public hearing.
 - c. The Planning Board shall approve, approve with modifications or deny the proposed amendments to the Final Development Plan, stating the reasons for its action. The Planning Board shall approve the request only if it finds that:
 - (1) The use is consistent with the land use designation of the property as established on the recorded Final Development Plan and compatible with existing or proposed development in the vicinity.
 - (2) The use will not adversely affect vicinal properties.
 - d. If the use is approved:
 - (1) The Planning Board may provide for the subsequent approval by it of a Site Development Plan for the property which is the subject of the proposal; and
 - (2) Revised text for the Final Development Plan indicating the additional allowed use of the particular property shall be submitted by the applicant and recorded in the Land Records of Howard County.
3. The fee simple owner of any property located within Downtown Columbia may propose amendments to an approve Final Development Plan in accordance with Downtown Revitalization requirements.

G. Site Development Plans—General Provisions

1. Planning Board Approval

If the Planning Board reserved for itself the authority to approve a Site Development Plan and for all Downtown Revitalization, except as provided in "2" and "3" below, no permit shall be issued for any use until the Site Development Plan is approved by the Planning Board. The Site Development Plan shall be considered at a public meeting. The Petitioner, two weeks prior to the meeting, shall post the property in a prominent location and provide electronic notification to all Columbia Village Boards, the Columbia Association, Howard County Council members and pre-submission meeting attendees who provided email addresses.

2. Minor Additions and Modifications

Minor additions and modifications to Site Development Plans approved by the Planning Board and meeting the criteria below shall not require Planning Board approval. Also, minor new projects which have been granted a waiver of the Site Development Plan requirement by the Director of Planning and Zoning do not require Planning Board approval. However, all changes of use which require exterior site alterations shall require Planning Board approval.

3. Minor Projects Not Requiring Planning Board Approval:

- a. Minor additions to structures, with a floor area no larger than 10% of the existing floor area of the main floor, not to exceed 5,000 square feet.
- b. Minor new accessory structures if the location does not interfere with existing site layout (e.g. circulation, parking, loading, storm water management facilities, open space, landscaping or buffering).
- c. Minor additions to parking lots comprising no more than 25% of the original number of parking spaces required, not to exceed 25 spaces.

- d. Clearing or grading that does not exceed 5,000 square feet in area.
 - e. House-type revisions to approved Site Development Plans for single-family detached developments and for no more than 25% of the total number of dwelling units on the Site Development Plans for single-family attached or apartment developments.
 - f. Similar minor modifications as determined by the Department of Planning and Zoning.
4. Adjustments to Bulk Regulations for Individual Lots

Upon the request of the owner of a particular lot, the Planning Board may approve parking, setback, height, lot coverage, or other bulk requirements for such lot or parcel which differ from those required by the applicable Final Development Plan, in accordance with the following procedures:

- a. A public meeting shall be held on the Site Development Plan requiring the adjustment. If no Site Development Plan is available, an accurate plot plan drawn to scale shall be submitted for Planning Board review at the public meeting.
- b. A Site Development Plan or plot plan submitted for review shall clearly indicate the requirement from which relief is sought and the requested relief, and shall be accompanied by a written statement explaining the reasons for the requested adjustment.
- c. In addition to the notice for public meetings required by the Planning Board's Rules of Procedure, the property that is the subject of the application shall be posted with the date, time, and place of the meeting for at least 15 days immediately before the public meeting.
- d. The requested adjustment to the parking or bulk requirements shall be granted if the Planning Board finds that:
 - (1) The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and
 - (2) The adjustment a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or b) results in better design than would be allowed by strict compliance with the development criteria.
- e. The Planning Board may approve, approve with conditions, or deny a requested adjustment.

H. Site Development Plan—Downtown Revitalization

1. Pre-submission Requirements.
- a. Prior to filing a Site Development Plan for Downtown Revitalization that proposes any use, a pre-submission community meeting is required using the same procedures established in Sections 16.128(b)-(g) of the Subdivision and Land Development Regulations. In addition, notice in accordance with Sections 16.128(b)-(g) must also be given to each Village Board and the Columbia Association.
 - b. The Petitioner is required to submit the Site Development Plan for review by the Design Advisory Panel, for its recommendations in accordance with the applicable provisions in Title 16, Subtitle 15 of the Howard County Code. The Design Advisory Panel shall base its review and recommendations on the Neighborhood Design Guidelines.
2. Site Development Plan—Submission Requirements.

In addition to the submission requirements in Section 16.157 of the Howard County Code, the petition for a Site Development Plan or Site Development Plan Amendment shall include the following information, as applicable, for the land area covered by the plan:

- a. The applicable approved Final Development Plan.
 - b. A demonstration of how the Site Development Plan or Site Development Plan Amendment will implement and conform to the approved Final Development Plan or Final Development Plan Amendment, including provision of any required documentation relating to how the applicable Final Development Plan approval criteria and any imposed conditions are met by the submitted Site Development Plan or Site Development Plan Amendment.
 - c. Each Site Development Plan for Downtown Revitalization shall include a statement identifying (I) the cumulative amount of development approved and built, and (II) the status of any Community Enhancements, Programs and Public Amenities, Downtown Parkland, Downtown Community Commons and infrastructure as addressed in the Downtown Columbia Plan.
3. Planning Board Review and Approval Criteria.
- The Planning Board shall approve, approve with conditions, or deny a Site Development Plan that proposes Downtown Revitalization based on whether the petition satisfies the following criteria:
- a. The development conforms with the adopted Downtown Columbia Plan.
 - b. The development implements and conforms to the approved Final Development Plan or Final Development Plan Amendment including all applicable Final Development Plan approval criteria and conditions.
 - c. The development is well-organized in terms of the location of buildings and structures, downtown community commons, landscaping, pedestrian and vehicular circulation systems, and other Downtown Revitalization features.
 - d. If the development provides Downtown Community Commons and/or Downtown Parkland, they are reasonable and appropriate given the location, scale and anticipated intensity of adjacent uses in accordance with the Downtown Columbia Plan.
 - e. The maximum building heights will conform to the Final Development Plan.
 - f. The development satisfies the Downtown Public Art Program approved with the Final Development Plan or Final Development Plan Amendment approval.
 - g. The Site Development Plan satisfies the affordable housing requirements in accordance with the approved Final Development Plan and subsection A.9.f.(3) of this Section.
 - h. The development satisfies the Adequate Public Facilities Ordinance, if applicable.
 - i. The development indicates the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned and maintained in perpetuity for the indicated purposes.
 - j. The petition is accompanied by documentation demonstrating membership in the Downtown Columbia Partnership including the required annual charges.
4. Minor adjustments to the general pedestrian, bicycle, and transit circulation system, road network, block configuration, and Downtown Community Commons shown on the Final Development Plan and Neighborhood Concept Plan may be approved as a part of the Site Development Plan, provided the adjustment(s) generally conforms with the Final Development Plan and will not be detrimental to the overall design concept and phasing for Downtown Revitalization.
5. At any time prior to final action and within 30 days after final action by the Planning Board on a Site Development Plan, the petitioner may withdraw the petition.

(Bill No. 54-2016(ZRA-170), § 1, 1-14-2017)

I. Site Development Plan—Downtown Environmental Restoration that is not part of a Final Development Plan

1. The petition for a Site Development Plan for a Downtown Environmental Restoration Project that is not part of a Final Development Plan shall meet the submission requirements in Section 16.157 of the Howard County Code.
2. Planning Board Review and Approval Criteria.

The Planning Board shall approve, approve with conditions, or deny a Site Development Plan that proposes a Downtown Environmental Restoration project based on whether the petition satisfies the following criteria:

- a. The project conforms with the adopted Downtown Columbia Plan; and
- b. The project conforms with the Downtown-Wide Design Guidelines pertaining to environmental restoration.

J. Village Center Redevelopment, Major

1. A proposal for a Major Village Center Redevelopment is not eligible for consideration under the process provided by Subsection B, C and D of this Section 125.0 and shall be filed only in accordance with the procedures of this Subsection F. The owner of any portion of a Village Center may propose a Major Village Center Redevelopment by filing a petition to amend an approved Preliminary Development Plan, Comprehensive Sketch Plan, or Final Development Plan for the owner's property in the Village Center. The owner ("petitioner") may propose amendments to allow any use or density, subject to the following limitations:

- a. The amendment shall comply with Section 125.0.A.5.a. concerning M-2 and R-MH uses;
- b. Uses not currently permitted by the Zoning Regulations are prohibited;
- c. The amendment shall comply with Section 125.0.A.4. concerning the maximum residential density of 2.5 dwelling units per acre in the NT District; and
- d. Any Major Village Center mixed-use Redevelopment shall be considered to be a "Commercial" use in the chart contained in Section 125.0.A.8. of the Regulations for purposes of calculating compliance with the chart's requirements as to the minimum and maximum percentage of "Commercial" in the total area of the New Town District. The Village Center Redevelopment shall not result in a net loss of open space.

2. Village Center Community Planning Process

- a. Notice of Intent to Develop—At least 60 days prior to the required initial pre-submission meeting, the petitioner shall deliver to the Board of Directors of the Community Association (The "Village Board") of said Village Center and the Department of Planning and Zoning a Notice of Intent to Develop.
- b. Village Center Community Plan—Within the ensuing 60 day period from the Notice of Intent to Develop, the Village Board may create or update a Village Center Community Plan, as follows:

- (1) A Village Center Community Plan may include but is not limited to:

- (a) The boundaries of the Village Center;
- (b) Planning and design concepts;
- (c) Minima, maxima, precise values, and specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and permitted uses;
- (d) Whether the Village Board has architectural review as designated in the village covenants; and

- (e) Identification of any historical or signature aspects of the Village Center.
 - (2) The Village Board may request assistance from Howard County Government.
 - (3) A Village Center Community Plan may be submitted to the Department of Planning and Zoning and, if submitted, is available to the public in accordance with the Maryland Public Information Act.
 - c. Village Center Concept Planning Workshop—At least one week after the Notice of Intent to Develop and at least 30 days before the first pre-submission community meeting, the petitioner shall initiate and participate in a Village Center Concept Planning Workshop, as follows:
 - (1) The workshop will be held in accordance with the procedural and notice provisions of Howard County Code Section 16.128; and
 - (2) The purpose of the Village Center Concept Planning Workshop is to facilitate a collaborative planning discussion which may include but not limited to the following:
 - (a) Village Center boundaries;
 - (b) Any community redevelopment visions or existing Village Center Community Plans;
 - (c) Planning and design concepts; and
 - (d) Appropriate uses.
 - d. The results of the workshop should be used by the petitioner to create the Concept Plan and by the Village Board to create or update its Village Center Community Plan.
 - e. Nothing in this section shall be interpreted to preclude a Village Board from adopting a Village Center Community Plan prior to the filing of a Notice of Intent to Develop.
3. Pre-submission community meetings and requests for Community Response Statements:
- a. Prior to petitioning to amend the Preliminary Development Plan, the petitioner is required to hold a pre-submission community meeting in accordance with Howard County Code Section 16.128. In addition to the written notice requirements of Howard County Section 16.128(c), the petitioner shall also notify in writing:
 - (1) All property owners identified in the records of the State Department of Assessments and Taxation of properties within the geographic boundaries of the Village Center as proposed by the petitioner; and
 - (2) The Board of Directors of the Community Association (The "Village Board") of all Village Centers.

Although Section 16.205 ordinarily requires only one pre-submission community meeting, a petitioner for a Major Village Center Redevelopment proposal is required to hold a minimum of two such meetings, the second of which shall be held at least 30 days after the initial meeting, allowing the petitioner to address any concerns or suggestions expressed at the initial meeting.

Subsequent to the first pre-submission community meeting and prior to filing the petition, the petitioner shall present the Concept Plan and Proposed Design Guidelines to the Design Advisory Panel for evaluation in accordance with the procedures established in Section 16.1500 of the Howard County Code. The Design Advisory Panel recommendations shall be forwarded to the Planning Board and the Zoning Board for their consideration of the Major Village Center Redevelopment.

b. Within two days after its acceptance of a petition for a Major Village Center Redevelopment, the Department of Planning and Zoning shall send a notice to the Village Board of the village in which the Village Center petitioning for redevelopment is located. The notice shall request that the Village Board submit a Community Response Statement outlining its comments on the redevelopment proposal. The notice shall direct the Village Board to:

- (1) Provide its responses to the Section 125.0.J.4.a. (8) criteria;
- (2) Address its comments in terms of any other specific approval criteria the Village Board recommends be considered by the Zoning Board in its decision on the Major Village Center Redevelopment; and
- (3) Provide a response regarding:
 - (a) The boundary of the Village Center proposed by the petitioner;
 - (b) Planning and Design Concepts, including but not limited to how it fits into the surrounding area;
 - (c) Whether the petition is in harmony with a Village Center Community Plan, if one exists;
 - (d) Minima, maxima, precise values, and/or specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and/or permitted uses; and
 - (e) Whether the Village Board has architectural review as designated in the village covenants.

c. If the Community Response Statement is submitted to the Department of Planning and Zoning within 45 days after the date of the notice, the Community Response Statement shall be considered by the Department as the Technical Staff Report is being prepared. A submitted Community Response Statement becomes part of the public record for the Major Village Center Redevelopment case, and will be forwarded to the Planning Board prior to its initial meeting on the Zoning Board case.

4. Petition Information

a. The petition for amendment of the Preliminary Development Plan shall be to the Zoning Board and shall contain the following information:

- (1) The information set forth in Howard County Zoning Regulations Sections 125.0.B.1.a, b and c and 125.0.B.2.
- (2) A general description of the geographic boundaries, as proposed by the petitioner, of the Village Center which is the subject matter of the petition.
- (3) A copy of any covenants and/or deed restrictions of record.
- (4) A description of the Village Center including, the names of all property owners within the Village Center, the existing buildings and uses within the Village Center, and the proposed buildings and uses.
- (5) A concept plan that sets forth an informative, conceptual and schematic representation of the proposed redevelopment in a simple, clear and legible manner that provides information including, but not limited to the general site layout, proposed building types and uses, proposed number of dwelling units, square footage for non-residential projects, parking and traffic, pedestrian/bicycle circulation, proposed Village Center Amenity Area(s), exterior lighting and public transportation opportunities, general location and size of signage, landscape concept, any significant changes to topography and surface drainage, and the general location of natural features. In addition, the concept plan shall also comply

with the plan information requirements specified in Section 100.0.G.2.a of the Zoning Regulations.

- (6) Proposed design guidelines which will be imposed upon the Major Village Center redevelopment and Village Center;
- (7) Comment on whether the proposed redevelopment is in harmony with the Village Center Community Plan; and
- (8) A justification statement which identifies the impacts of the proposed Major Village Center Redevelopment on the nature and purpose of the Village Center and its relation to the surrounding community. The justification statement shall demonstrate how the Village Center Redevelopment meets the following criteria:
 - (a) The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District;
 - (b) The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community;
 - (c) The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication;
 - (d) The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment;
 - (e) The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares;
 - (f) The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices;
 - (g) The Village Center Redevelopment fosters pedestrian and bicycle access;
 - (h) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment;
 - (i) The Village Center Redevelopment is compatible with the surrounding community; and
 - (j) The Village Center will continue to meet the definition of a New Town Village Center.

5. Zoning Board Action

- a. In its evaluation of the proposed Major Village Center Redevelopment, the Zoning Board shall make findings on the following:
 - (1) Whether the petition complies with the applicable general guides and standards set forth in Howard County Zoning Regulations Section 125.0.B.3;

- (2) Whether the proposed Major Village Center Redevelopment complies with the specific definition for a New Town Village Center;
 - (3) Whether the petition complies with the Major Village Center Redevelopment criteria in Section 125.0.J.4.a.(8); and
 - (4) Regardless of the Zoning Board's findings on Subsections 5.a. (1) through (3) above, whether the petitioner's property is within the appropriate boundaries of the New Town Village Center.
- b. Regardless of whether the Zoning Board conditionally approves or denies the petition, it shall make a decision on the Village Center boundaries.
 - c. The petition shall be granted only if the Zoning Board finds that the petition complies with these Regulations and that the amendment to the Preliminary Development Plan shall be permitted at the proposed site.
 - d. If the Zoning Board approves the petition, the Decision and Order of the Zoning Board shall:
 - (1) Approve design guidelines for the village center;
 - (2) Approve a concept plan;
 - (3) Establish minima, maxima, precise values and specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density and permitted uses; and
 - (4) Establish the Village Center boundaries
 - e. In the Decision and Order, the Zoning Board may make any amendments or modifications to the proposed boundaries of the Village Center, the proposed design guidelines and the proposed concept plan and may establish any other criteria which it deems to be appropriate. All later approvals and decisions for the properties included in the concept plan are bound by and must be consistent with the Decision and Order of the Zoning Board.
 - f. If the petition is granted, reproducible copies of all approved plans, and copies of all approved supporting documents such as any development guidelines and standards and the design guidelines, shall be certified as approved by the Zoning Board and verified copies of the same shall be forwarded to the Department of Planning and Zoning, the Village Board, and the petitioner. All parties notified pursuant to Section 125.0.J.2, and any other property owner within the boundaries decided by the Zoning Board, shall be provided with notice of the Zoning Board's Decision.
 - g. If the Zoning Board denies the petition, it may make a decision on the Village Center boundaries.
6. If the amendment to the Preliminary Development Plan is approved by the Zoning Board, then the petitioner is authorized to submit the amendments to the Comprehensive Sketch Plan and Final Development Plan in accordance with Howard County Zoning Regulations Section 125.0.C & D.
 7. If the Comprehensive Sketch Plan and Final Development Plan are approved in accordance with Howard County Zoning Regulations Section 125.0.J.5, then the Petitioner is authorized to submit a Site Development Plan in accordance with the Howard County Zoning Regulations Section 125.0.G.
 8. **Additional Planning Board Review Criteria for Major Village Center Redevelopments**

In addition to the established criteria used by the Planning Board in its evaluation and approval of Comprehensive Sketch Plans, Final Development Plans, and Site Development Plans, for Major Village Center Redevelopment proposals the Planning Board shall make findings on whether the Comprehensive Sketch Plan, Final Development

Plan, and Site Development Plan is in conformance with all the findings and conclusions of the Zoning Board Decision and Order for the Major Village Center Redevelopment.

K. Village Center Redevelopment, Minor

1. For a Minor Village Center Redevelopment, if the Village Center boundaries have not been established by the Zoning Board in a Major Village Center Redevelopment or by the County Council in a General Plan Amendment, then the property owner may develop using the provisions of Subsection C, D or E, as appropriate, of this section.
2. For a Minor Village Center Redevelopment, if the Village Center boundaries have been established by the Zoning Board or the County Council, then a village center property owner shall comply with Section 125.0.K.2.c, d or e. If Planning Board approval is required, then the petitioner shall also comply with the following provisions:
 - a. The petitioner is required to hold a pre-submission community meeting in accordance with Howard County Code Section 16.128. In addition to the written notice requirements of Howard County Section 16.128(c), the petitioner shall also notify in writing:
 - (1) All property owners identified in the records of the State Department of Assessments and Taxation of properties within the geographic boundaries of the Village Center as previously established; and
 - (2) The Board of Directors of the Community Association (The "Village Board") of all Village Centers.
 - b. Subsequent to the pre-submission community meeting and prior to filing the petition, the Petitioner shall present the concept plan and the design guidelines to the Design Advisory Panel for evaluation in accordance with the procedures established in Section 16.1500 of the Howard County Code. The Design Advisory Panel recommendations shall be forwarded to the Planning Board for their consideration of the Minor Village Center Redevelopment.
 - c. Within two days after its acceptance of a petition for a Minor Village Center Redevelopment, the Department of Planning and Zoning shall send a notice to the Village Board of the village in which the Village Center petitioning for redevelopment is located. The notice shall request that the Village Board submit a Community Response Statement outlining its comments on the redevelopment proposal. The notice shall direct the Village Board to:
 - (1) Provide its responses to the Section 125.0.J.4.a.(8) criteria;
 - (2) Address its comments in terms of any other specific approval criteria the Village Board recommends be considered by the Planning Board in its Decision on the Minor Village Center Redevelopment; and
 - (3) Provide a response regarding:
 - (a) Planning and design concepts, including but not limited to how it fits into the surrounding area;
 - (b) Whether the petition is in harmony with a Village Center Community Plan, if one exists;
 - (c) Minima, maxima, precise values, and specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and permitted uses; and
 - (d) Whether the Village Board has architectural review as designated in the village covenants.
 - d. If the Community Response Statement is submitted to the Department of Planning and Zoning within 45 days after the date of the notice, the Community Response Statement

shall be considered by the Department as the Technical Staff Report is being prepared. A submitted Community Response Statement becomes part of the public record for the Minor Village Center Redevelopment case, and will be forwarded to the Planning Board prior to its initial meeting or hearing on the case.

e. Procedures and Approval Criteria

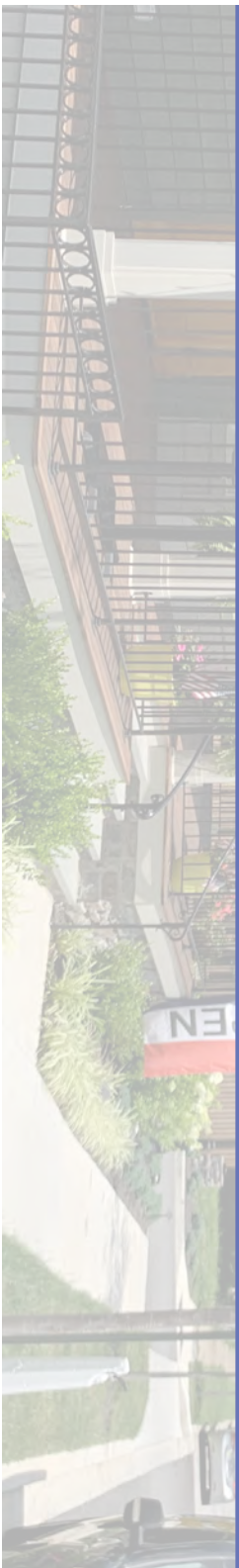
A request for an amendment to an approved Comprehensive Sketch Plan or an approved Final Development Plan for a Minor Village Center Redevelopment shall be reviewed in accordance with the Section 125.0.C requirements, except that the criteria to be used in the Planning Board evaluation shall be the same as those in Section 125.0.J.4.a. (8), (a) through (j) that are not related to residential uses.



HoCo By Design (2023)



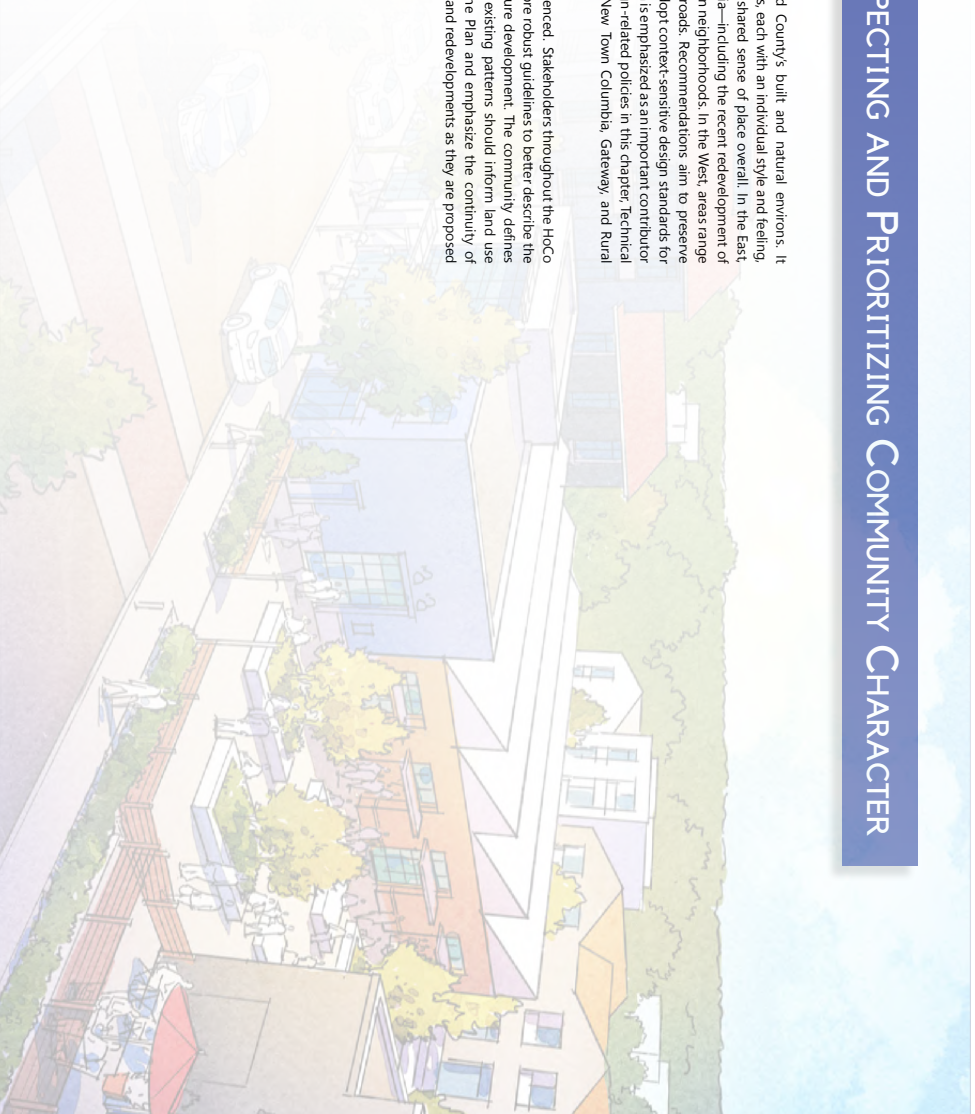
CHAPTER 7 QUALITY BY DESIGN



QUALITY BY DESIGN: RESPECTING AND PRIORITIZING COMMUNITY CHARACTER

This chapter celebrates the rich and varied character of Howard County's built and natural environs. It recognizes that the County is comprised of a variety of distinct areas, each with an individual style and feeling, and attempts to reinforce each area's character while providing a shared sense of place overall. In the East, these distinct areas range from the planned community of Columbia—including the recent redevelopment of Downtown Columbia—to historic districts and established suburban neighborhoods. In the West, areas range from farms to large-lot suburban residential areas and rural crossroads. Recommendations aim to preserve and promote character in future and existing developments, and adopt context-sensitive design standards for varying scales of development. Finally, historic resource preservation is emphasized as an important contributor of community character and tradition. As a supplement to the design-related policies in this chapter, Technical Appendix C presents illustrative concepts for three focus areas: New Town Columbia, Gateway, and Rural Crossroads.

Howard County continues to evolve to meet the growth it has experienced. Stakeholders throughout the HoCo By Design planning process expressed a clear desire to establish more robust guidelines to better describe the character of existing communities and serve as a reference for future development. The community defines its character through both the built and natural environs. These existing patterns should inform land use regulation updates, which will implement recommendations in the Plan and emphasize the continuity of existing neighborhoods. These updates will be used to shape infill and redevelopments as they are proposed over the coming decades.



NEW TOWN COLUMBIA

New Town Columbia stands out as a carefully planned community initiated by a single developer with a vision to be carried out over time. In 1967, Columbia's founder, James Rouse, set out to design and build a city. A conscious, planned approach, this novel endeavor resulted in one of the most talked about New Towns of mid-20th century America, an inspiration for planned communities across the country. Rouse envisioned the planned community of Columbia as a socially responsible, environmentally friendly, and financially successful place in which people of all ages, incomes, and backgrounds could grow as individuals, neighbors, and citizens. Today, Columbia is a thriving unincorporated city with over 100,000 residents living in ten villages, each containing multiple neighborhoods. His strategic vision for what was to be a new kind of community that he applied to the development of New Town Columbia included the following objectives:

1. Provide a real, comprehensive, balanced city.
2. Respect the land and allow the land to impose itself as a discipline on the form of the community.
3. Provide the best possible environment for the growth of people.
4. Realize a profit.

Columbia includes ten villages, each containing multiple neighborhood clusters organized around a village center. The ten villages are organized around Town Center, which includes Downtown Columbia. As "Respect for the Land" was one of the four formative goals for Columbia, clustered development patterns and the curvilinear road network are informed by the open space system, which is defined by the natural drainage patterns. The open spaces and roads, therefore, serve a dual role in both connecting and separating the distinct components of Columbia. Because it follows natural drainage patterns, much of the open space network has historically been located behind structures.

Most of Columbia's village centers are inward-oriented and located on neighborhood-serving roads. As Town Center and the village centers mature and, in some cases, redevelop, development patterns are following more recent trends that increase the visibility of retail uses and emphasize walkability. Other distinct characteristics of Columbia include the emphasis on landscape: the incorporation of lakes in Town Center and several villages, and the retention of historic features, such as former manor homes, barns, and hedges. Despite having an extensive pathway and sidewalk network, Columbia is generally auto-oriented. It is trending, however, toward redevelopment and has begun to incorporate infrastructure improvements that enhance bicycle accommodations and walkability.

DOWNTOWN COLUMBIA

In 2010, Howard County adopted the Downtown Columbia Plan following five years of debate, discussion, and dialogue with a wide array of stakeholders. The plan's goal is to revitalize downtown, creating a diverse, mixed-use, physically distinctive, and human-scaled place with a rich variety of housing choices, business opportunities, and recreational, civic, cultural, and educational amenities. The plan's implementation is well underway, with many investments completed or in process to realize this vision.

MAJOR PROVISIONS OF NEW TOWN ZONING

In 2014, Columbia Association's planning staff (the late Jane Dembner) prepared a New Town Zoning Briefing Paper for the Columbia Association Board of Directors. This briefing paper noted that New Town zoning regulations were adopted in 1965 and remained relatively unchanged until 2009 and 2010, when changes were made to address village center redevelopment and Downtown Columbia revitalization. The briefing paper listed the following as major provisions of New Town zoning regulations:

- **District size:** A New Town zoning district must contain at least 2,500 contiguous acres. (Columbia is the County's only New Town district and comprises 14,272 acres.)
- **Flexibility in land use:** New Town permits all uses allowed in other county zoning districts except heavy manufacturing and mobile homes.
- **Open space preservation:** New Town zoning requires that 36 percent of the lands zoned New Town be for open space uses. This requirement, combined with the design of Columbia, has resulted in a distinctive tight weave of Columbia's open space areas, residential neighborhoods, and clustered housing sites. Columbia's open space is a defining and distinguishing feature of Columbia.
- **Overall housing density:** Overall density (gross density) may not exceed 2.5 dwelling units per acre of New Town zoned land. The maximum number of dwellings permitted by the Downtown Columbia redevelopment process is in addition to this density limit.
- **Mixed-use requirements:** New Town requires a mix of various land uses, with minimum and maximum percentages and allows flexibility in the geographic placement of those uses.

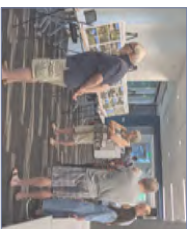
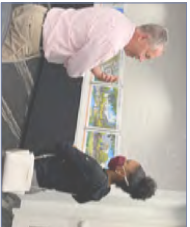
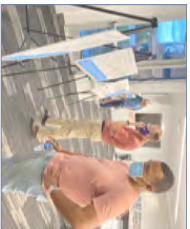
The General Plan does not propose to change these provisions. New Town embodies much of HOCO By Design's intended goals: walkability, diverse housing options, and equitable access to open space. Continuity of neighborhoods is critical to the feel and success of New Town.



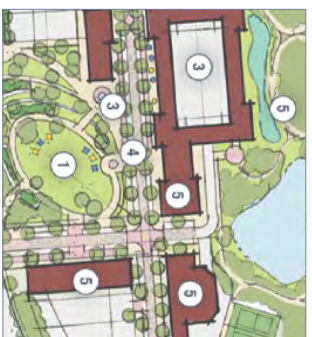


NEW TOWN COLUMBIA DESIGN SESSIONS

Recognizing the special nature of Columbia, the HOCo By Design project team hosted discussions about general design principles in Columbia over the course of three different events. In May 2021, the team hosted two virtual meetings to discuss general design principles and how they contribute to Columbia's overall community character and sense of place. Through interactive polling, meeting attendees helped identify and prioritize aspects of community character to preserve, enhance, transform, or strengthen. At an in-person open house in July 2021, residents had a chance to view concepts that emerged from feedback at the May meetings and speak directly with the design team.



These concepts applied to village centers, commercial corridors, and employment centers. Following the in-person open house, the public was invited to share feedback on the illustrated concepts through a survey. In September 2021, the HOCo By Design team hosted a Draft Plan Workshop Series. As part of this series, the team presented more detailed drawings that highlighted the application of specific design concepts in Columbia. A selection of these drawings is provided below. The full set of drawings are included in HOCo By Design's Technical Appendix C: Focus Areas:



PRESERVING CHARACTER IN FUTURE DEVELOPMENT

Development standards can and should encourage high-quality future development. These standards should clearly articulate the community's desired vision for an area targeted for development or redevelopment to help the County obtain the type and quality of development it seeks. New developments, redevelopments, and infill developments should use best practice placemaking and urban design principles to achieve high-quality built environments, preserve and incorporate natural features, and establish transitions between the built and natural realms. Key design elements could include the use of building articulation, building placement and site planning principles, building design transitions across landscapes, landscape design, plantings, stormwater management, and open spaces.

The County's existing ordinances regulate a largely-suburban built environment but could be enhanced to further protect the built and natural character of the County and to promote more walkable, high-quality development, where appropriate. The County's Zoning Regulations, Subdivision and Land Development Regulations, and design manuals will need to be reviewed and rewritten to support the vision and policies presented in the General Plan—especially provisions related to context-sensitive new construction in existing neighborhoods, and walkable, mixed-use development in new activity centers.

Conventional zoning may still be appropriate for existing single-family residential neighborhoods and strip commercial centers. However, the adoption of an ordinance or guiding document that incorporates more character-based (or form-based) elements will assist in achieving high-quality development that is in keeping with the character of Howard County and the desires of the community.

In contrast with conventional zoning that emphasizes separating uses, a character-based (or form-based) code uses character, or the look and feel of a place, as the primary organizing principle for new development. Hybrid codes may also combine conventional zoning with character-based elements.

According to the Development Regulations Assessment, there could be opportunities to revise the historic district zones in the County. Currently, the Zoning Regulations describe the requirements and restrictions applicable to historic districts instead of generally addressing the allowable land uses or development standards. Frequently, in zoning regulations, historic districts are identified with an overlay zone or as a character-based district that more clearly defines the boundaries and helps demonstrate how historic preservation regulations interact with underlying zoning and subdivision regulations. Overlay zones with a clearly defined base zoning district can help provide predictability of permitted uses within a historic district, encourage development patterns that are consistent with the historic character, and create opportunities to establish future districts that may benefit from such designation criteria.



CHARACTER-BASED ELEMENTS

Character-based code elements emphasize context of development and may apply to a designated area or more generally within the overall land use regulations and zoning codes. They could be used to regulate a number of factors, including building height and placement, parking locations, street frontage, sidewalks, planting areas, drainage, density, and the street itself. This information is conveyed with specific instructions and often includes easy-to-understand diagrams or other graphic illustrations.

While character-based concepts can be applied anywhere, they are most successful in areas that have a mix of uses, historic communities, and Rural Crossroad areas. A character-based approach to land use regulation in Howard County may yield more walkable, compact, and diverse, mixed-use environments.

Character-based code elements are used to achieve the following:

1. Create neighborhoods where development is appropriately scaled to surrounding land uses and the public realm.
2. Encourage active transportation (e.g. walking, biking, etc.).
3. Foster social cohesion.

Columbia's original master plan contained a focus on open space in proportion to other land uses that has been preserved over the decades and results in a wooded suburban community. The architectural character, although representing an earlier era, is also part of the community's signature feel. One of Columbia's founding principles was to provide a full-spectrum of housing that still exists today and provides the majority of affordable housing options in the County. Older parts of Columbia have some of the County's highest proportion of multi-family units and more affordable older single-family homes and townhouses. This relationship should be acknowledged and considered when determining locations for new affordable housing.

The New Town Zoning District represents more than 14,000 acres and 28,000 parcels in Columbia. Created as a planned community by a visionary developer over 50 years ago, it is today frequently cited as one of the best places to live in the country. Columbia has a unique sense of place that its residents want to preserve, enhance, and strengthen. As a complement to character-based or hybrid zoning, pattern books or design guidelines and manuals can serve as a framework for preferred architectural patterns, styles, and details in the community. They can provide guidelines and standards for building types, building composition and massing, building materials, roof types and details, windows, doors, and other architectural elements. They can also include standards for landscaping, lighting, fences, walls, signage, and other outdoor elements. The scope is typically limited to specific districts, neighborhoods, or activity centers in the community. While pure form-based codes can be challenging to develop, form-based elements can be used to support more traditional zoning regulations using hybrid approaches to further achieve desired character outcomes.

The HoCo By Design Character Areas technical appendix provides additional design-related guidance for future code updates.

The regulatory framework of New Town zoning establishes minimum and maximum proportions of open space, residential, commercial, industrial, and other land uses in addition to an overall density cap. Past General Plans evaluated and recommended updates to this framework resulting in the 2009 Village Center Revitalization zoning process update and the 2010 Downtown Columbia Master Plan which added residential units above this cap and established different land use percentages for Downtown. The New Town District is comprised of 268 approved Final Development Plans (FDPs) that enumerate parcel-specific regulations and cross-reference use and bulk provisions of non-New Town zoning districts. The FDP structure was designed to provide significant flexibility to the master developer and majority land owner of this planned community as it was developing. This regulatory structure and associated processes could be evaluated to ensure more efficient administration of the New Town Zone.

A review of the New Town 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 zoning.



HOWARD COUNTY'S DESIGN ADVISORY PANEL

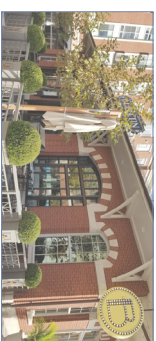
The Design Advisory Panel (DAP) is a seven-member panel of professionals, including architects, landscape architects, planners, urban designers, and civil engineers, who provide recommendations regarding proposed plans for development or redevelopment that are subject to DAP review.

Created by the Howard County Council in 2009, the purpose of the DAP is to encourage excellence in site design and architecture, promote design compatibility with surrounding development, promote revitalization, and enhance property values.

The DAP provides design advice on proposed subdivisions and site development plans when they are subject to the Route 1 Manual, Route 40 Design Manual, New Town Village Center Design Guidelines, Downtown-wide Design Guidelines or Downtown Neighborhood Design Guidelines, Clarksville Pike Streetscape Plan and Design Guidelines, compatibility criteria for conditional use applications, or design guidelines consistent with the requirements of the County's adopted Zoning Regulations.

The DAP also provides guidance regarding the following:

1. The design for buildings, vehicular circulation and access, pedestrian access and linkages, parking, loading, dumpsters, external mechanical units, existing trees, landscaping, hardscape, conceptual designs for graphic elements, and walls and fences.
2. Building scale and massing in relation to and compatible with the surrounding area and with significant and contextual adjacencies, and appropriate responses to existing site conditions, grading, and stormwater management.
3. Building architectural style, materials, entrances, windows, roof design, and colors.
4. Open space on the site including pathways, public spaces, street furniture, amenity areas, and similar features.
5. The design of exterior lighting devices and potential disturbances to the public and adjacent properties.
6. Principles of sustainability and green design.



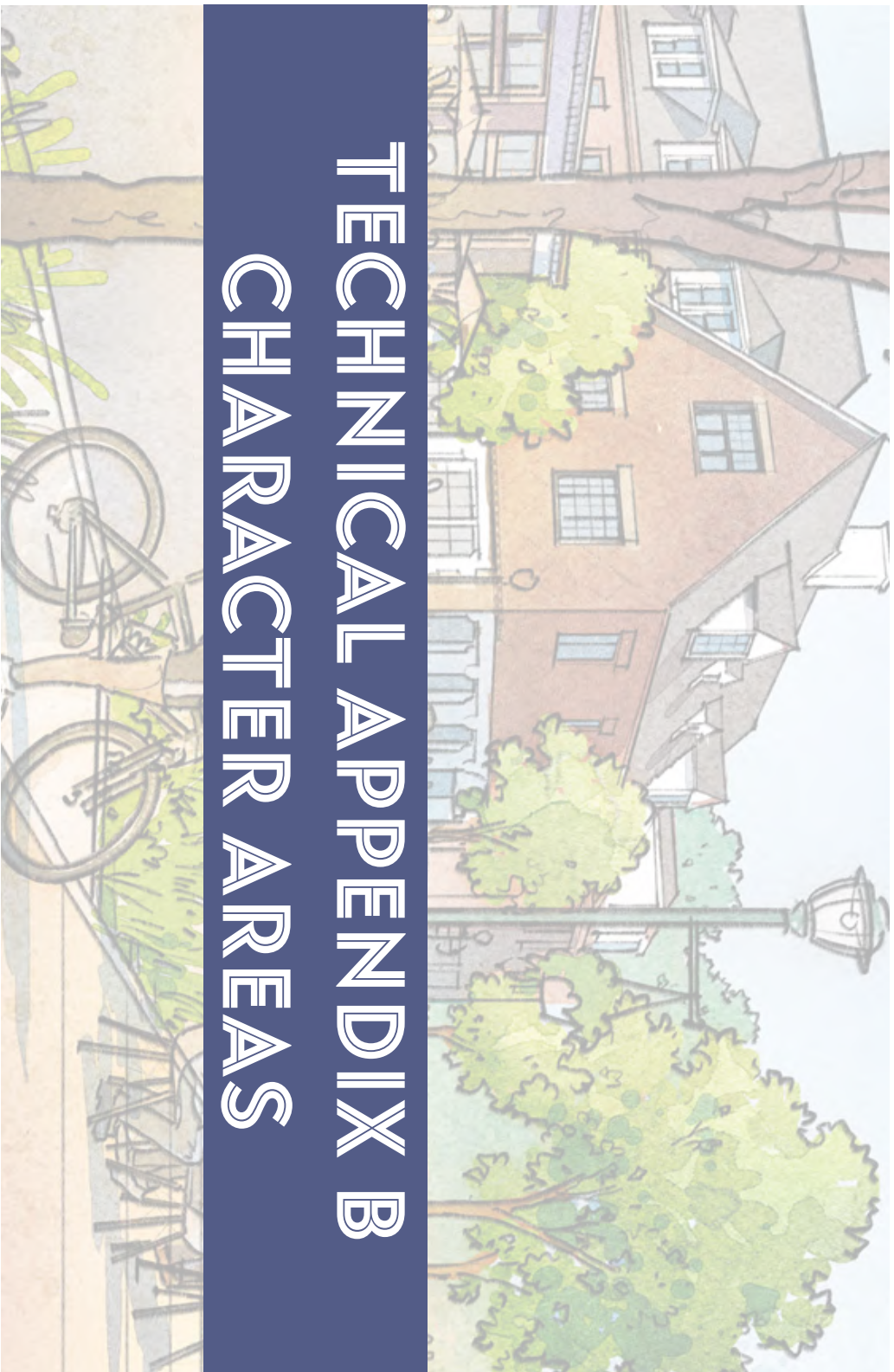
Regional examples of how character and design can be prioritized in new development.

QBD-1 Policy Statement

Prioritize character and design in future development, recognizing variations in Howard County's unique areas.

Implementing Actions

1. Identify areas to investigate character-based zoning concepts and consider the use of pattern books, design guidelines and manuals, or a hybrid approach to establish an intended character and design elements for different character areas in Howard County.
2. Evaluate the existing historic district zones and consider replacing them with new historic zoning district overlays or form-based districts.
3. Review the current Design Advisory Panel (DAP) review areas and approved guidelines for updates. Consider whether the role of the DAP should be expanded to other areas within Howard County.
4. Create a taskforce that is appointed by County Council and the County Executive to evaluate and make recommendations on how to carry forward New Town's planned community framework.



TECHNICAL APPENDIX B

CHARACTER AREAS

INTRODUCTION

HoCo By Design uses the term “character areas” to describe unique and discernible areas of the community depicted on the Future Land Use Map (FLUM) in the Growth and Conservation Framework chapter. The categories describe important elements that work together to instill a sense of place (or visitor experience) for residents, customers, or employees in the character area. A character-based planning approach prioritizes site design, public realm, building form and massing, and architecture over general land use and density.

Included in this appendix are detailed descriptions of the character areas and their typical street and block patterns, open space and natural resources, lot size and building placement, building types and massing, and transportation considerations. While the densities and building heights described for each character area represent intentions for contiguous properties in an area, there may be individual buildings that are larger or smaller than these ranges for a specific parcel. The County’s Zoning Regulations and Subdivision and Land Development

Regulations will provide more specific rules and standards. These will include provisions for permitted land uses, densities, block sizes, setbacks, parking and landscaping using HoCo By Design’s general character area guidance and recommendations.

Some character areas share commonalities and have cross-cutting land uses. Environmental and agricultural land preservation easements can be found across multiple character areas to preserve farmland and natural resources throughout the County. Areas under a preservation easement are depicted on the FLUM in the Growth and Conservation Framework chapter of HoCo By Design.

Areas to Preserve	Areas to Strengthen	Areas to Enhance	Areas to Transform
			
			
			
			
			
			
			

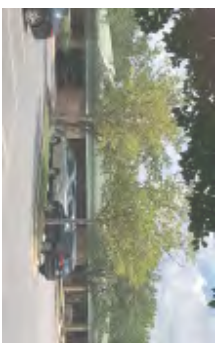


Building Types and Massing

Buildings are generally one to five stories tall. Building footprints will vary from small to large depending on the use. Energy efficient technologies, such as solar panels or green roofs, are encouraged on new or improved buildings.

Transportation Considerations

Streets in existing Suburban Commercial areas are generally auto-oriented without dedicated infrastructure for pedestrians or bicycles internal to the site. New or redeveloped areas must accommodate safe and efficient pedestrian or bicycle movements into and within the site using a "park-once" design concept for surface parking lots. Landscaped sidewalks with protective curbs and dedicated pathways with seating are encouraged.



CHARACTER AREA: DOWNTOWN COLUMBIA

Land comprising Downtown Columbia. The Downtown Columbia Plan, adopted in 2010, creates a 30-year master plan for the revitalization and redevelopment of Downtown Columbia. The Downtown Columbia Plan states "Downtown Columbia will be a diverse, mixed-use, livable, physically distinctive and human-scaled place with a range of housing choices and recreational, civic, cultural and educational amenities." As part of the Downtown Columbia Plan, Neighborhood Design Guidelines ensure a consistent and high level of design standard for Downtown Columbia. For more information on the character of Downtown Columbia, refer to the Downtown Columbia Plan.¹



¹ A copy of the Downtown Columbia Plan is available from the Department of Planning and Zoning.

businesses and start-ups to share facilities and amenities with more established businesses. Energy efficient technologies, such as solar panels or green roofs, are encouraged on new or improved buildings.

Transportation Considerations

Transit Activity Centers are designed to promote automobile alternatives, including transit, walking, and bicycling. All streets should be multi-modal in design, allowing safe and efficient pedestrian or bicycle movements throughout the center using a park-once, bus-once, or train-once approach. Key destinations should be directly linked to the Transit Activity Center via easily navigated pedestrian and bicycle facilities. Streets should have seating areas, bike racks, and other facilities for pedestrians and cyclists. Landscaped sidewalks with protective curbs and dedicated pathways with seating are encouraged.



CHARACTER AREA: VILLAGE ACTIVITY CENTER

As defined in Howard County's code, Village Centers are mixed-use developments designed to be community focal points and gathering places for their surrounding village neighborhoods. Enhanced or redeveloped Village Activity Centers offer the opportunity to serve broader economic, civic, community, entertainment, and housing needs in the community and to reposition themselves in response to changing market conditions and consumer trends. The competitive position and conditions specific to each village center will be considered when determining whether they are prime for redevelopment or could be enhanced with programming or other amenities that serve their surrounding communities.

The design of Village Activity Centers should transition effectively between residential and nonresidential uses. Active public spaces should be included between buildings. Residential units or office space may be found above storefronts. Homes in and surrounding the center of development may offer several choices to live and experience the Village Activity Center. These housing types should include, but are not limited to, missing middle homes. Parking could be satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. Sites should effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Village Activity Centers should maximize their connections to the Columbia open space network, including safe and convenient pedestrian and bicycle access to the centers from nearby neighborhoods.

Transformation of these areas to support mixed-use development will require deliberate planning and phasing to keep the areas viable during their period of change. Redevelopment of Village Activity Centers should instill the principles from the original vision for Columbia, and the focus on Village Activity Centers to serve the needs of residents within, and surrounding, the centers.



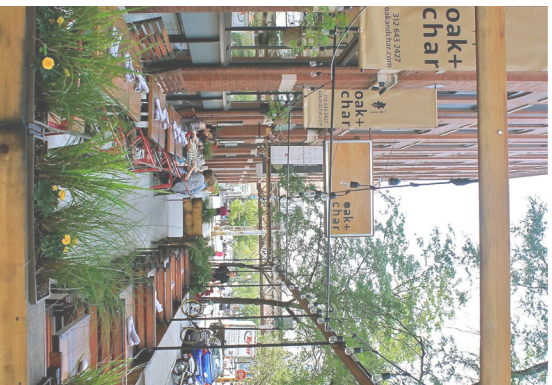


Street and Block Pattern

Redeveloped Village Activity Centers should incorporate a pattern of small blocks and a hierarchy of walkable streets. Vehicle access and circulation should be oriented away from adjacent neighborhoods. Parking should be satisfied using on-street parking, structured parking, and shared rear-lot parking strategies located toward the interior of blocks. Formal and informal on-street parking should be provided throughout the activity center.

Open Spaces and Natural Resources

Grading of topography and clearing of vegetation may be necessary to achieve the mix of uses desired. However, redeveloped Village Activity Centers must protect steep slopes, floodplains, streams, and wetlands, and meet forest conservation requirements. Redeveloped centers should promote opportunities to increase native tree canopy and replace lawns with native landscaping, including pollinator gardens and other wildlife habitats. Redevelopment also provides an opportunity to improve stormwater management.



Open space elements in a redeveloped Village Activity Center may include small parks, multiple gathering spaces, and community gardens, along with trails or greenways that connect them. Large, mature trees should be preserved to reinforce the overall vision and character of Columbia. Excess surface parking lots and other impervious surfaces are encouraged to be redeveloped as open space to the maximum extent possible.

Building Types and Massing

Building types should mix uses horizontally and vertically, and should include residential, office, and commercial uses to support the needs of those who live and work in and around the Village Activity Center. Buildings should be of a scale and design compatible with nearby development. Residential units or office space may be found above storefronts in the core of the development. Apartments or condominiums should be stacked over ground floor commercial. Village Activity Centers should provide a wide variety of housing choices including missing middle

housing types. Energy efficient technologies, such as solar panels or green roofs, are encouraged on new or improved buildings.

Transportation Considerations

Development should support all modes of transportation. The Village Activity Center should accommodate safe and efficient pedestrian or bicycle movements internally and connect to adjacent neighborhoods. Streets should have seating areas, bike racks, and other facilities for pedestrians and cyclists. Landscaped sidewalks with protective curbs and dedicated pathways with seating are encouraged.





TECHNICAL APPENDIX C

FOCUS AREAS

INTRODUCTION

This appendix presents the results of several focus area studies conducted as part of the HoCo By Design General Plan update. The concept plans, illustrations, and precedent images presented in this appendix depict redevelopment and infill approaches in different settings. Focus areas presented include New Town Columbia, Gateway, and Rural Crossroads.

The illustrative design concepts are supplementary to the design-related policies presented in the Quality By Design chapter, as well as the character area descriptions presented in the Growth and Conservation Framework chapter and the Character Areas technical appendix. The concepts illustrate hypothetical approaches and do not represent proposals for development.

Information presented in this appendix should inform different implementation activities that will follow adoption of the General Plan, including, but not limited to, forthcoming regulation updates, a master plan for Gateway, and/or new design guidelines and character-based or form-based codes.

The Design Process

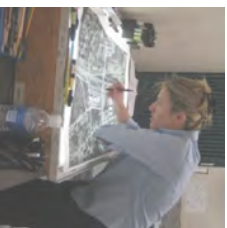
The design process for these focus areas varied; a brief summary of the process used for each area follows.

Columbia, New Town and Gateway

A series of design sessions for the New Town and Gateway areas in Columbia were held to study community character and possible approaches to redevelopment, should it occur. Each event built upon the previous effort to do the following: 1) identify design principles important for different areas; 2) present draft illustrative design concepts for comments, based on prior community feedback; and 3) present final illustrative design concepts.

Rural Crossroads

The HoCo By Design consultant team created two illustrative concepts to communicate potential design approaches for the Rural Crossroads character area. Public comments from a community workshop in the Rural West influenced some of the design principles depicted in the illustrations.



APARTMENT COMPLEX REDEVELOPMENT ILLUSTRATIVE CONCEPT

The concept illustrates how redevelopment of an older apartment complex could provide a variety of housing options organized around a meaningful public realm network that fosters a sense of community.

Design and Planning Principles Illustrated in the Concept

1. Greater Housing Options
 - a. Aging multi-family housing is replaced with a mix of housing types in the same connected community that includes many of the missing middle typologies: duplexes, triplexes, quadruplexes, and live-work units.
2. Designed with the Grade
 - a. To maximize open space, the natural grade is used to incorporate some parking underneath multi-family structures.
 - b. Buildings are designed to fit the site's grade.
3. More Meaningful Open Space
 - a. Preserve garden-style green space and large setback areas with frontage to the road as an important design feature of New Town.
 - b. Public frontage for the village green is highly visible and accessible.
 - c. Buildings front onto open space, providing "eyes on the park" and helping activate the space.
 - d. Open spaces accommodate a mix of active and passive recreation.
4. Enhanced Natural Systems and Energy Efficiency
 - a. Natural open space corridors extend into the redevelopment site.
 - b. Stormwater management serves as an aesthetic and educational feature of the site design.
 - c. Tree canopy is increased and new woodland plantings extend into the site to connect to the broader woodland system.
 - d. Beneficial landscapes—including meadows, limited mow areas, and pollinator gardens—promote habitat diversity.
 - e. Mowed lawns are reserved for active open spaces and provide maintained edges to highlight that unique landscape typologies are intentional.
 - f. Solar panels and energy efficient or green building design may be used to reduce carbon footprints.
5. Multi-modal Connections
 - a. New street connections improve connectivity to destinations, including village centers.
 - b. Pathway networks link natural and useable open spaces with an internal walkable street network.
 - c. Complete streets support multiple modes of travel and provide bicycle amenities in open spaces.
 6. Sensitivity to Context and Development Transitions
 - a. Taller and larger buildings are located adjacent to areas with similar heights or adjacent to woodlands.
 - b. Building heights and massing transition are sensitive to adjacent neighborhoods.

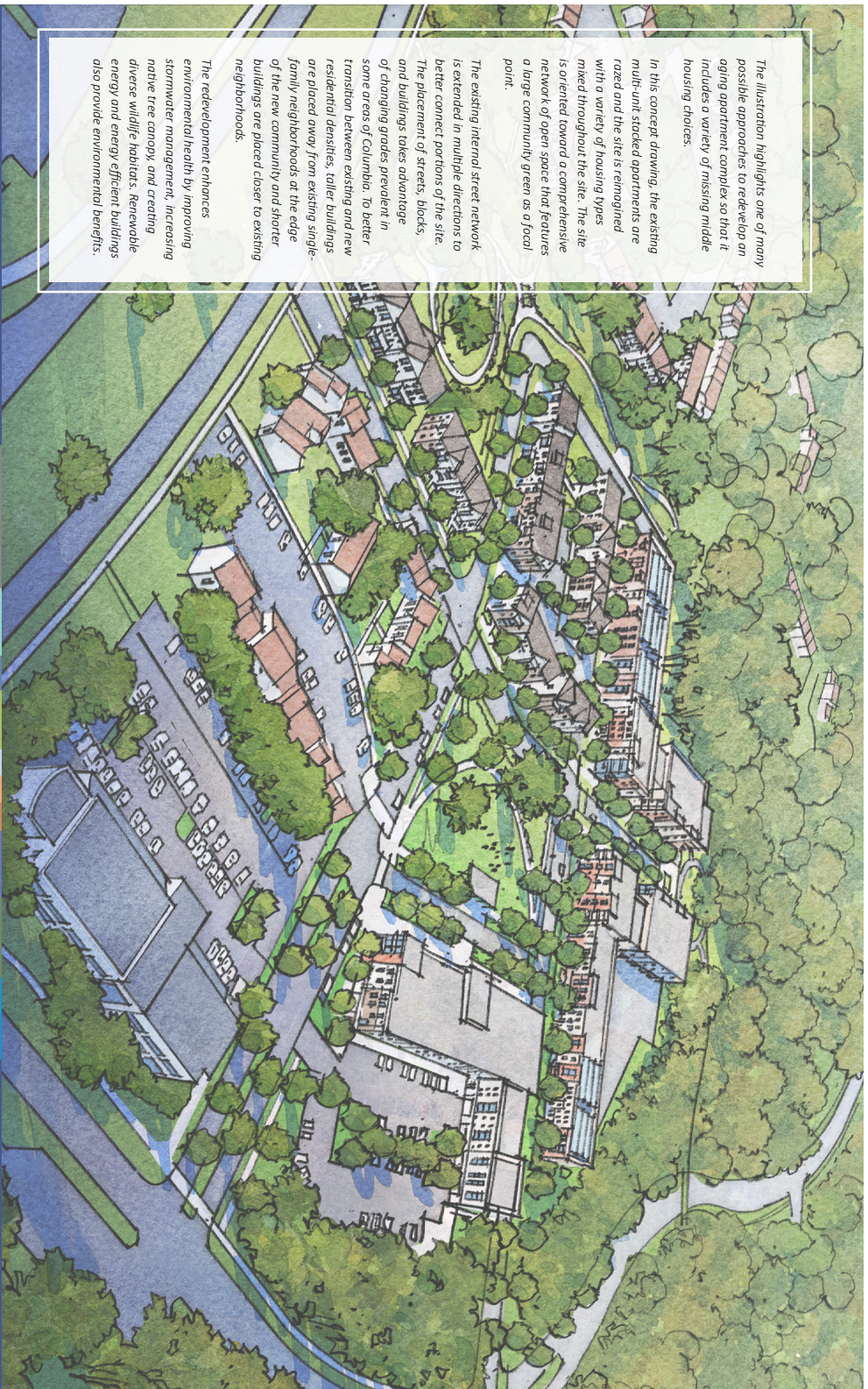


The illustration highlights one of many possible approaches to redevelop an aging apartment complex so that it includes a variety of missing middle housing choices.

In this concept drawing, the existing multi-unit stacked apartments are razed and the site is reimaged with a variety of housing types mixed throughout the site. The site is oriented toward a comprehensive network of open space that features a large community green as a focal point.

The existing internal street network is extended in multiple directions to better connect portions of the site. The placement of streets, blocks, and buildings takes advantage of changing grades prevalent in some areas of Columbia. To better transition between existing and new residential densities, taller buildings are placed away from existing single-family neighborhoods at the edge of the new community and shorter buildings are placed closer to existing neighborhoods.

The redevelopment enhances environmental health by improving stormwater management, increasing native tree canopy, and creating diverse wildlife habitats. Renewable energy and energy efficient buildings also provide environmental benefits.



The illustration highlights one of many possible concepts to develop a large, active community green for a residential community.

In this concept drawing, the green is large enough to host events for community members and may include formal and informal gathering areas. Residential buildings along the community green help frame the space and provide "eyes on the street" during all periods of the day.



TAC-9 Technical Appendix C: Focus Areas

HOCO BY DESIGN

HOCO BY DESIGN

Technical Appendix C: Focus Areas TAC-10

PARKING LOT INFILL DEVELOPMENT ILLUSTRATIVE CONCEPT

The concept illustrates how infill development could de-emphasize the automobile, replace underutilized surface parking lots, and add useable open spaces that reinforce connections to adjacent neighborhoods and the region's open space and pathway network.

Design and Planning Principles Illustrated in the Concept

1. New Land Uses
 - a. Mixed-use buildings contain spaces for smaller format retail or service uses with office or residential above.
 - b. Missing middle housing is introduced.
 - c. Office workers can walk to retail and services, reducing automobile trips.
 - d. Regardless of use, new buildings feature roof forms and massing that transition to adjacent neighborhoods (such as pitched roofs with asphalt shingles).
2. Infill Development
 - a. New buildings anchor intersections and complement the parkway landscape.
 - b. Infill buildings front public spaces and internal streets.
 - c. New buildings and uses located near existing or potential transit/mobility stops support a broader range of mobility options.
 - d. Grade changes are used to provide access to multi-level parking while minimizing its visual impact.
 - e. Building massing, height, and form is complementary to adjacent development.
3. Parkway Design
 - a. Parkways are enhanced through continued understated commercial centers.
 - b. Landscape and expanded tree canopy minimize visual impact of parking areas.
4. Enhanced Public Realm
 - a. Meaningful open spaces unite infill development with existing uses.
 - b. Complete streets internal to the redevelopment areas promote walkability among uses.
5. Reinforced Connections
 - a. Clear connections are provided between useable open spaces and the natural open space and pathway systems.
 - b. To promote walkability, connections to nearby village centers, other activity centers, and neighborhoods are reinforced.
6. Enhanced Natural Systems and Energy Efficiency
 - a. Native tree plantings and enhanced stream and wetland buffers improve environmental site conditions and benefit the Green Infrastructure Network corridor that runs to the south of the site.
 - b. Environmental site design practices along internal street networks and throughout the site improve stormwater management.
 - c. Some areas of underutilized parking are replaced with expanded green space and stormwater management.
 - d. Solar panels and energy efficient or green buildings may be used to reduce carbon footprints.



The concept plans and drawings in this appendix illustrate hypothetical approaches to redevelopment and infill, and do not represent proposals for development.

The illustration highlights one of many possible approaches to infill new buildings and open space on surface parking lots, with sensitivity to existing neighborhoods across the street.

In this concept drawing, the large surface parking lot between Broken Land Parkway and the buildings at the Woodmere Office Park is replaced with a mix of residential and small format retail and office uses. A parking deck is added to accommodate parking needs. Small public spaces are added in between buildings.

Reimagining the area respects the parkway character (tree-lined streets) of Columbia with larger setbacks from the road. The building architecture used on the site complements the height, material, and roof design of the buildings in the lakeside neighborhood across the street (bottom left portion of the drawing).



VILLAGE CENTER REDEVELOPMENT ILLUSTRATIVE CONCEPT

The concept illustrates how a village center could be redeveloped with a mix of uses while strengthening connections to open space networks and nearby neighborhoods.

Design and Planning Principles Illustrated in the Concept

1. Open Space Brought to the Forefront
 - a. A community gathering place is created with a visible public edge.
 - b. Connections between usable open spaces and the natural open space/pathway network are improved.
 - c. Stormwater management practices are integrated into the open space design and provide opportunities for interpretation and outdoor education.
 - d. Tree canopy is increased, and lawn is converted to native landscaping, including pollinator gardens.
2. Leveraged Amenities
 - a. Destination uses (restaurant, café, civic) are located where they can leverage the value of views to open space amenities.
 - b. Active uses, front open spaces to promote "eyes on the park" and natural surveillance by the users and occupants of those uses.
3. Destinations Created
 - a. The village center is established as a visible and meaningful destination along the open space and pathway network and from nearby neighborhoods.
 - b. Multiple destinations are located within the village center, including gathering places adjacent to interfaith centers, places for cultural expression and public art, and an activated public realm along internal street networks.
 - c. Infill development is designed with sensitivity to context in terms of building heights, form, and massing. Building height and mass gradually transition to adjacent lower-scale neighborhoods.
4. Transportation Choices
 - a. Multi-modal pathway connections tie the village center into the broader transportation network.
 - b. Complete streets accommodate multiple modes of transportation and green stormwater infrastructure.
 - c. Clear and intuitive connections to adjacent neighborhoods and open spaces are provided.
5. Expanded Land Uses
 - a. To the extent possible, a grocery store presence is maintained or a new anchor is provided.
 - b. Retail and service uses contribute to a vibrant public realm.
 - c. Residential uses support other uses, activate the open spaces, and provide housing options, including multi-family, townhouse, affordable/workforce, and missing middle housing (such as duplexes, triplexes, quadplexes, and live-work units).



The concept plans and drawings in this appendix illustrate hypothetical approaches to redevelopment and infill, and do not represent proposals for development.



The illustration highlights one of many possible concepts for creating more active, walkable village centers in Columbia. In this concept drawing, the village center would be redeveloped to focus on a community green large enough to host events for the surrounding neighborhoods. Destination-based uses are oriented toward the community green with residential uses above storefronts and professional offices. Building heights are sensitive to surrounding neighborhoods. Open space and trees are used to transition between adjacent uses. The village center's design, location, and surrounding infrastructure should promote walking and biking.

COMMERCIAL CORRIDOR REDEVELOPMENT ILLUSTRATIVE CONCEPT

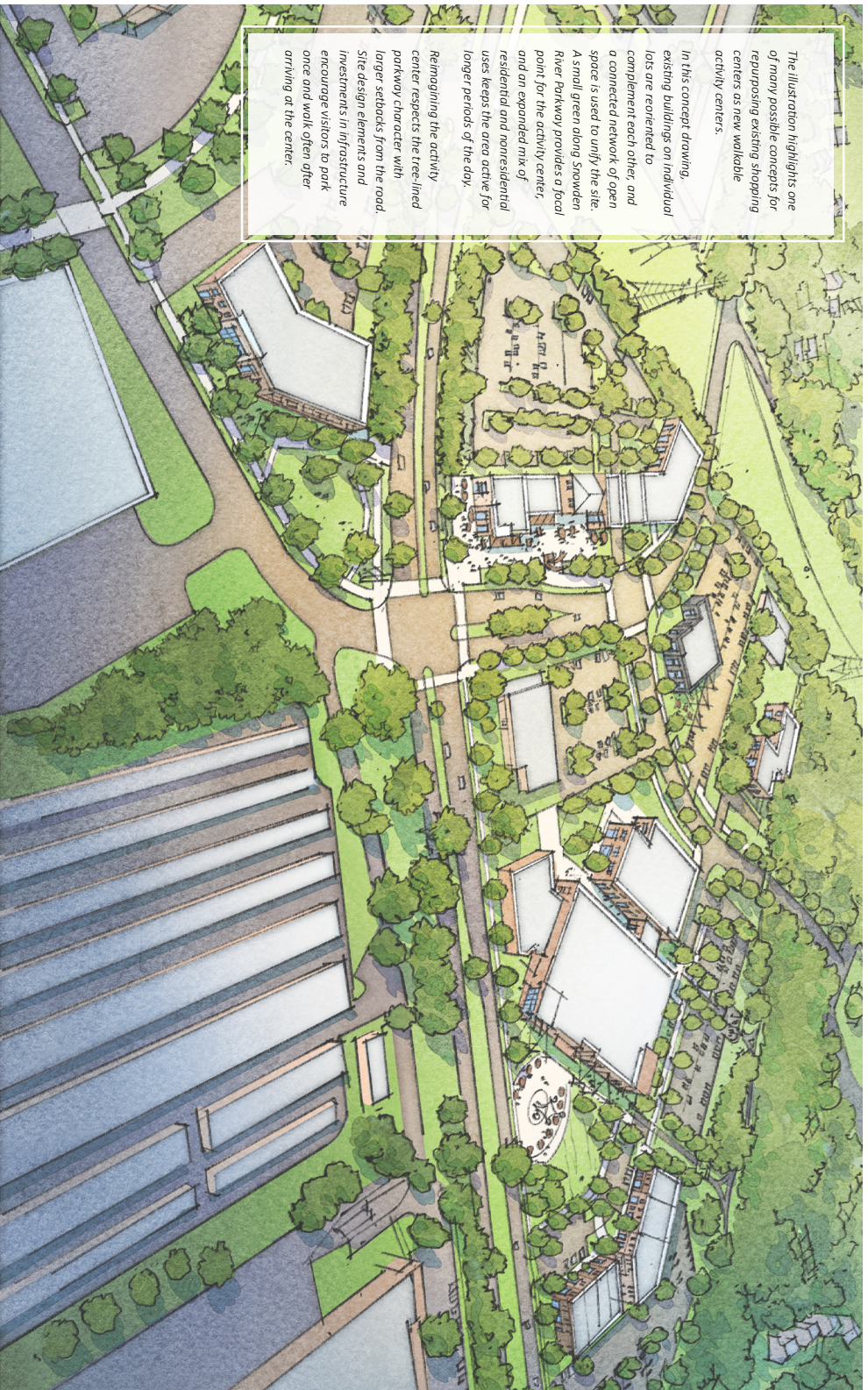
The concept illustrates how commercial development along corridors can be reimagined to create activity centers that protect and improve the character of the corridor while providing a meaningful place connected to nearby neighborhoods.

Design and Planning Principles Illustrated in the Concept

1. Focal Point Established for the Activity Center
 - a. A central gathering space serves as the focal point for the redevelopment area.
 - b. As existing community facilities and retail uses age, they are replaced with new facilities that activate the gathering space and public realm associated with the street network.
2. Expanded Land Uses
 - a. Residential or office uses are located above new first floor retail and may include missing middle housing types.
3. Walkable Public Realm
 - a. New land uses front onto the street and activate an existing street network.
 - b. New internal roads are complete streets that accommodate multiple modes and reinforce connections between land uses.
4. Local Transit and Mobility Options
 - a. Site is designed to anticipate long-term transportation choices (such as local bus, bus rapid transit, autonomous vehicles, bicycle, walking or other options).
 - b. Land uses include densities that support transit ridership.
 - c. Decommissioned rail lines are converted into new cross-county greenway connectors that provide off-road connections to neighborhoods and nearby employment centers.
5. Parkway Character Enhanced
 - a. Parkway character is maintained with street trees and vegetative landscape to screen parking areas, rear building facades, and service areas.
 - b. Where new buildings and land uses abut a parkway setback, the center of the development is designed to engage the overall landscape and contribute positively to the parkway character.
6. Future Flexibility
 - a. Surface parking retained through redevelopment allows for future infill development or replacement of surface parking with amenity space.
7. Enhanced Natural Systems and Energy Efficiency (not labeled on concept)
 - a. Environmental site conditions are improved through activities such as tree plantings and enhancements to stream and wetland buffers.
 - b. Environmental site design practices are used along internal street networks and throughout the site to improve stormwater management.
 - c. Some areas of underutilized parking are replaced with expanded green space and stormwater management.
 - d. Solar panels and energy efficient or green buildings may be used to reduce carbon footprints.



The concept plans and drawings in this appendix illustrate hypothetical approaches to redevelopment and infill, and do not represent proposals for development.



The illustration highlights one of many possible concepts for repurposing existing shopping centers as new walkable activity centers.

In this concept drawing, existing buildings on individual lots are reoriented to complement each other, and a connected network of open space is used to unify the site. A small green along Snowden River Parkway provides a focal point for the activity center, and an expanded mix of residential and non-residential uses keeps the area active for longer periods of the day.

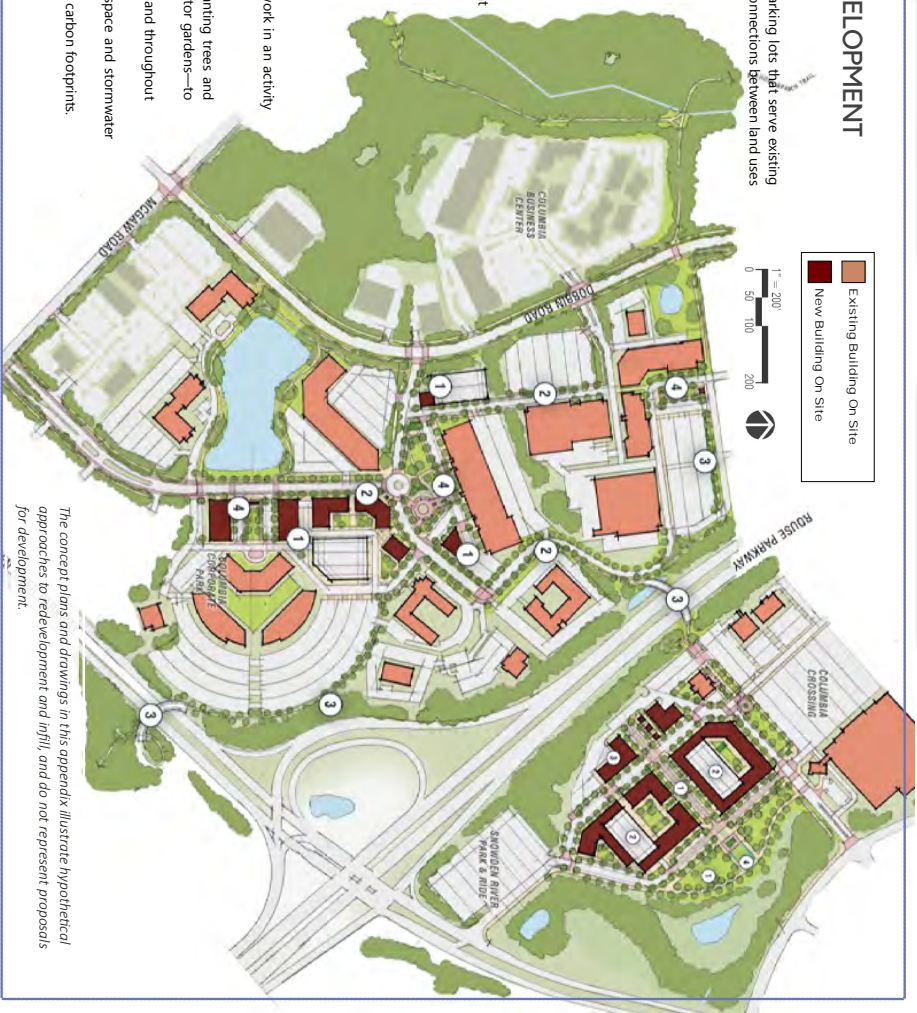
Reimagining the activity center respects the tree-lined parkway character with larger setbacks from the road. Site design elements and investments in infrastructure encourage visitors to park once and walk often after arriving at the center.

COMMERCIAL CORRIDOR INFILL DEVELOPMENT ILLUSTRATIVE CONCEPT

The concept illustrates how moderate infill development can occur on surface parking lots that serve existing suburban shopping centers or office parks; activate new open spaces; and foster connections between land uses and the broader open space/pathway network.

Design and Planning Principles Illustrated in the Concept

1. Strategic Infill Development
 - a. New land uses leverage the value of activated space—whether natural open space or community gathering areas.
2. Extended Street Network
 - a. New internal streets connect the activity center to surrounding neighborhoods and employment centers, provide internal connections to destinations within the activity center, and offer more options for automobiles, bicyclists, and pedestrians moving around the activity center.
 - b. Internal streets are realigned to maximize opportunities for infill development and redevelopment.
3. Enhanced Connections
 - a. Throughout the activity center, an open space and pathway network is created that connects to a larger regional network.
 - b. Employment centers and neighborhoods are linked to new or reimagined activity centers to help reduce the County's dependency on automobiles for short trips.
4. Meaningful Open Spaces
 - a. Surface parking lots are replaced with amenity areas where buildings or uses front and activate open spaces.
 - b. Destinations and experiences are provided along the entire pathway network in an activity center.
5. Enhanced Natural Systems and Energy Efficiency (not labeled on concept)
 - a. Environmental site conditions are improved through activities such as planting trees and beneficial landscapes—including meadows, limited mow areas, and pollinator gardens—to promote habitat diversity.
 - b. Environmental site design practices are used along internal street networks and throughout the site to improve stormwater management.
 - c. Some areas of underutilized parking are replaced with expanded green space and stormwater management.
 - d. Solar panels and energy efficient or green buildings may be used to reduce carbon footprints.



The concept plans and drawings in this appendix illustrate hypothetical approaches to redevelopment and infill, and do not represent proposals for development.



The illustration highlights one of many possible concepts to infill existing office parks with different uses that keep the areas active for longer periods of the day.

In this concept drawing, the existing internal street network is extended in several directions to create a more connected grid of streets that supports non-automobile travel between destinations. A community green provides a focal point for the reimagined activity center. A connected network of open space throughout the center unifies the site and, where appropriate, connects to adjacent development to expand the community's walkshed within and adjacent to the center (see pedestrian bridge over Rouse Parkway on the right side of the drawing).

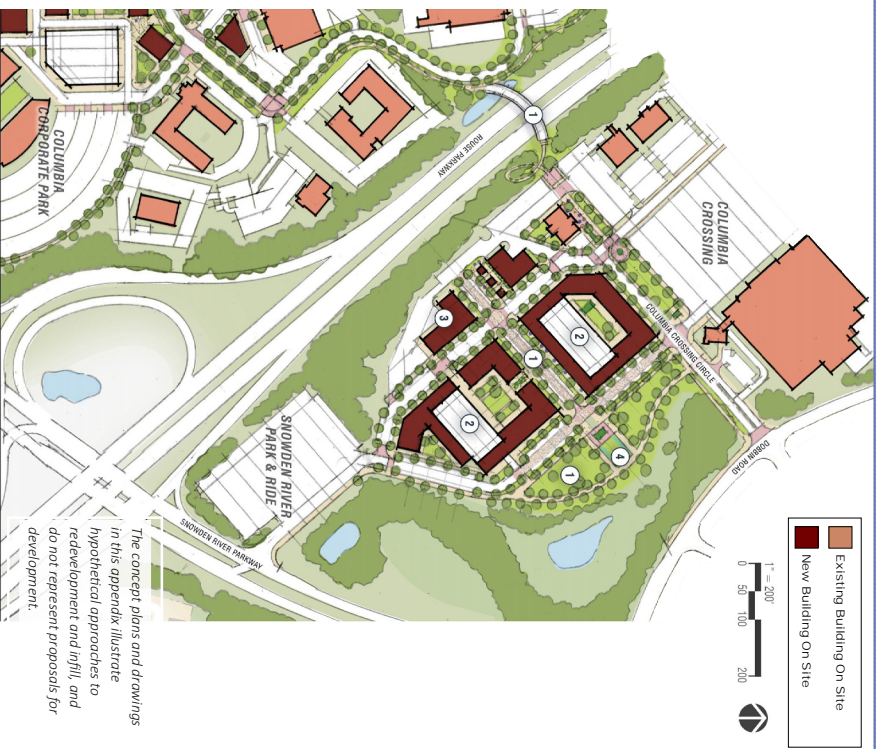
Over time, changes in transportation technology (such as autonomous vehicles or other technologies that reduce parking demand) may free up more surface parking lots for redevelopment or conversion to green open space.

PARKING LOT REDEVELOPMENT ILLUSTRATIVE CONCEPT

The concept illustrates how large parking lots and underutilized big box uses can be repurposed with mixed-use development organized around an interconnected public realm.

Design and Planning Principles Illustrated in the Concept

1. The Public Realm Serves as an Organizing Element
 - a. An Internal Complete Street network is established around which redevelopment can occur.
 - b. A network of meaningful and useable open spaces is introduced along the street network and connected to the broader natural open space system.
 - c. The site is connected to the broader bicycle and pedestrian pathway network to promote mobility options.
2. Infill Development
 - a. Infill buildings are designed around and front onto the public realm network.
 - b. Parking areas are located behind buildings or in parking structures wrapped with buildings.
 - c. Buildings and uses are located near existing or potential transit/mobility stops to support a broader range of mobility options.
 - d. Grade changes are used to provide access to multi-level parking while minimizing its visual impact.
 - e. New development is sensitive to the context of adjacent development in terms of building massing, height, and form.
3. A Mix of Land Uses is Introduced
 - a. Smaller-format retail, office, and a variety of housing choices, including missing middle housing types, are provided.
 - b. Public uses may be part of the redevelopment of large sites through adaptive reuse of large buildings.
4. Enhanced Natural Systems and Energy Efficiency
 - a. Environmental site conditions are improved through activities such as planting trees and enhancing stream and wetland buffers.
 - b. Environmental site design practices are used along internal street networks and throughout the site to improve stormwater management.
 - c. Some areas of underutilized parking are replaced with expanded green space and stormwater management (which can assist in reducing heat island effect).
 - d. Solar panels and energy efficient or green buildings may be used to reduce carbon footprints.



The concept plans and drawings in this appendix illustrate hypothetical approaches to redevelopment and infill, and do not represent proposals for development.

The illustration highlights one of many possible concepts for infilling surface parking lots at existing suburban shopping centers, featuring new buildings and open space to create unique and recognizable activity centers.

In this concept drawing, the large surface parking lot between Columbia Crossing Shopping Center and the Snowden River Park and Ride Lot is converted into a new activity center with a mix of residential and small format retail and office uses. Parking decks are used to accommodate parking needs after redevelopment of the surface parking lots. Small public spaces throughout the reimagined center are connected by a network of walkable streets that lead to a large community green where a collection of large, sometimes multi-tenant buildings stand currently. The large green included on the site is designed to improve stormwater management in the area.

A large pedestrian bridge over Route 175 connects this activity center to the one immediately south of the limited-access freeway.





Development Regulations Assessment (2019)

HOWARD COUNTY, MARYLAND

DEVELOPMENT REGULATIONS ASSESSMENT & ANNOTATED OUTLINE

CLARION

PUBLIC DRAFT
JANUARY 2018



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INTRODUCTION

In January 2017, Howard County, Maryland, retained Clarion Associates to prepare an Assessment of the county's land development regulations. More specifically, Clarion was charged with evaluating the strengths and weaknesses of six different county regulatory documents:

- The Zoning Regulations;
- The Planning, Zoning, Subdivision and Land Development Regulations;
- The Landscape Manual;
- The Forestry Conservation Manual;
- The Route 1 Manual; and
- The Route 40 Design Manual.

In addition, Clarion Associates was asked to make recommendations regarding how these six regulations might be made more user-friendly, internally consistent, streamlined, and better aligned with the county planning goals as articulated in the *PlanHoward 2030* plan adopted in 2012 and most recently amended in 2017. This document contains Clarion's findings and recommendations as a part of this process. Part 1 of the document includes a section-by-section review of the current regulations to identify strengths, weaknesses, and (in some cases) alternative approaches used by other complex counties containing a mix of urban, suburban, and rural areas. Part 2 contains our recommendations for how Howard County might improve and integrate those regulations.

The Development Regulations Assessment project began with extensive interviews with citizens and stakeholder groups and public meetings in March 2017. Following that initial round of public engagement, Howard County created a website to collect additional public comment, and approximately 300 comments have been received to date. Those comments were compiled with the comments from the initial meetings, summarized, and the summaries have been posted on the website on a monthly basis. During the spring and summer of 2017 the Clarion team also conducted an online survey and received over 550 responses identifying what the current regulations do (and do not do) well. Almost one-quarter of those surveys were from individuals who have firsthand experience with the county's land use system as a result of filing applications for some type of county approval. In July 2017, Clarion Associates made a second visit to Howard County to hold a second round of meetings with the public and stakeholder groups to identify and discuss some of the more challenging issues emerging through its review of the development regulations. Then, in November 2017, Clarion Associates returned to Howard County to hold another round of meetings with stakeholder groups and the public to discuss additional emerging topics. In total, 31 public or stakeholder meetings were held throughout the process. The results of these public and stakeholder engagement efforts are reflected in this document.

While many of the public comments received to date include detailed suggestions for specific changes to the regulations, the overarching theme of many comments is that development is happening in locations and intensities that citizens did not expect. A second significant theme was the adequacy of public facilities to serve new development – with a number of citizens stating that the location, size, and appearance of new development were less important than the county's ability to provide infrastructure (particularly streets and schools) to serve the new growth. Additional frequent concerns included long and unpredictable timelines for action by the Planning Board and Zoning Board. Finally, when asked what new types of land uses (if any) survey respondents would like to see accommodated in the county, respondents included small scale neighborhood commercial uses, artisan work/sales, food trucks, tiny houses, detached accessory dwelling units, and AirBnb/vacation rentals.

At the beginning of this document, four important points should be clarified.

First: This is not a planning project – it is a plan implementation project. The Howard County general plan, *PlanHoward 2030*, establishes the county’s planning goals, and those goals are not being revisited. This Assessment focuses on how well the land development regulations implement those goals in a transparent and predictable way.

Second: It is not possible to simply “stop growth”.

Although many public and survey comments express a desire that Howard County “stop growth” – that cannot happen. The population of the U.S. is growing, the population of Maryland is growing, and Maryland law does not allow any of its counties to exempt themselves from those pressures. Not only does Maryland law obligate the county to accept population growth, it requires that most of that growth be accommodated in the more urban areas of the county, and that many types of agricultural, rural, and sensitive lands be protected from development. Howard County’s adopted general plan is consistent with these state law requirements and the balance of citizen, property owner, and stakeholder desires that were accepted by the Howard County Council at the time the plan was adopted. This Assessment focuses on whether the current land development regulations could be revised to produce better results in implementing those adopted planning goals. As part of this effort, we examine how the regulations could better manage (and hopefully minimize) its impacts of growth on the enviable quality of life Howard County has created for its citizens.

Third: This is neither pro-growth nor anti-growth. This Assessment is not designed to make it easier – or harder – to develop in Howard County. Rather, the county has asked Clarion Associates to draw upon its experience in completing over 185 zoning reform projects in over 160 communities throughout the United States and Canada to recommend how the land development regulations could do their job better, more clearly, and more efficiently. While a large number of public comments and survey responses stated that the current regulations favor the interests of property owners and developers over the desires of Howard County citizens, there were also many responses stating that the current regulations over-empower citizens to object to and delay development that is clearly consistent with both the adopted general plan and applicable regulations. This Assessment identifies changes and tools to promote transparent decision-making that will implement the county’s planning goals while improving understanding of the process and reducing citizen and builder frustration with unpredictable outcomes.

Fourth: This is not an APFO project. This Assessment does not include a review of Howard County’s Adequate Public Facilities Ordinance (APFO). The county appointed a task force and completed a review of APFO in 2016, and the recommendations from that review are available in a report available on the county’s website. Legislation is currently under review by the County Council to codify those recommendations. While many public and survey comments expressed frustration that the APFO does not adequately measure or require mitigation for the impacts of new development on existing roads, schools, and infrastructure, this Assessment will not revisit that review.



PART 1: DIAGNOSIS OF CURRENT REGULATIONS

Part 1 of this Assessment reviews each section of the six regulatory documents to identify strengths, weaknesses, and possible alternative approaches. **Part 2** of this document is an Annotated Outline of a revised Unified Development Ordinance (UDO) structure that would reorganize the current Zoning, Subdivision, and Land Development Regulations and incorporate the recommended changes identified in Part 1. In general, the changes recommended in the Part 1 diagnosis are not repeated in Part 2; Part 2 simply cross-references where the changes recommended in Part 1 would appear in the new UDO structure.

ZONING REGULATIONS

General Comments

Organization and Formatting

The organization of the current Zoning Regulations is confusing. Even regular users are not sure whether to look in the Zoning Regulations or Title 16 (Planning, Zoning and Subdivisions and Land Development Regulations) for the answers to basic questions. The Zoning Regulations are divided into 53 different sections that focus largely on regulations for specific zoning districts but also include information on parking, lighting, and nonconforming uses. The Planning, Zoning and Subdivisions and Land Development Regulations (Title 16 of the Code of Ordinances) are divided into 17 subtitles that cover a wide range of topics from forest conservation to the Design Advisory Panel. Subtitle 1 includes design standards and commonly-used procedures for subdivisions and site development plans.

In general, effective land use regulations should be organized to emphasize frequently used information where it can be easily referenced, and should reduce repetition by consolidating related information. The related and overlapping information in the Zoning Regulations and Title 16 should be consolidated into a single document. A new, more logical organization should help ensure that ordinance users can quickly find the information they need, particularly those who do not use the ordinance on a regular basis. A more logical and integrated regulatory structure makes it easier to find overlaps and inconsistencies between related sections and makes it easier to ensure that future amendments are consistent with existing materials.

The current formatting of the regulations could also be improved to help make them easier to read and understand. Several types of revisions are necessary. Most importantly, the revised regulations should establish a clear and logical organization of materials that enables users to find the answers to specific questions more quickly. In addition, a document layout with dynamic section and sub-section headers (which automatically update), footers, and consistent indenting would make the code more user-friendly. Finally, the use of tables, illustrations, pictures, diagrams, and flowcharts would go a long way to help readers understand the required or intended outcomes of different regulations and the steps in each review and approval procedure.

recommend eliminating the retail center land use which has very detailed use-specific standards and is not a traditional use in these types of districts. Existing retail center lands can be remapped into a new mixed use activity center district.

123.0: M-2 Manufacturing: Heavy

Nearly 3,800 acres and 950 parcels are zoned M-2, and we recommend carrying it forward with minor changes. As in the M-2 district, the increased setback requirement for buildings over 50 feet should be reconsidered, and the retail center land use should probably be eliminated as not appropriate for this type of district. Existing retail center lands can be remapped into a new mixed use activity center district.

124.0: SW Solid Waste Overlay

This overlay and floating district can only be applied to land in the M-2 District and is intended to allow for solid waste processing facilities. Only 9 acres and 4 parcels are zoned into this single-use “rifle shot” overlay district. In general, newer development regulations avoid single-use districts because of their infrequent use. Rather than carrying forward a separate district, the solid waste facility use should be a conditional use (subject to use-specific standards) in the M-2 zone district. Procedural provisions should not be in this section, but relocated into a consolidated chapter on procedures and administration.

125.0: NT New Town

New Town zoning is the single most unique part of the Howard County zoning regulations. The more than 14,000 acres and 28,000 parcels in this district cover most of Columbia and has resulted in 268 contiguous approved Final Development Plans (FDPs). The FDPs guide the development of Columbia and have a hybrid character; they create a separate type of development approval only used in New Town, but they also often cross-reference other parts of the Howard County zoning regulations. Some of the uses listed in FDPs are individual and specific for that land, but some simply reference that the allowed uses are those in the M-1, M-2, SC, B-1, or B-2 districts. Some even reference districts that no longer exist, such as M-R or T-2.

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. 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. In addition, very specific percentage mixes of land uses in defined areas have also become very hard to administer and are very inflexible. In order 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, the NT zoning system should be changed in a number of ways outlined below.

Section 125 of the Zoning Regulations lists the requirements and procedure to create a NT district, including complex requirements for Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP), and Final Development Plan (FDP) approval. Downtown Revitalization and Village Center projects have their own complex procedures that were added to the regulations in recent years. Among other issues, noticing requirements for pre-submission community meetings are repeated throughout this section. They should instead be stated once in a consolidated chapter on development review and approval procedures.

A. Definitions, Requirements and Restrictions Applicable to NT Districts

This subsection describes how many of the zoning regulations are reconciled with the NT requirements and approved FDP restrictions, such as parking requirements and the Section 128.0 supplementary regulations. There are also some additional regulations for uses listed as “apartments” on approved FDPs. There are minimum and maximum percentages allowed for particular uses in NT and a complex system for maintaining those percentages that need to be revisited and simplified if possible.



B. Procedure for Creation of NT Districts

Preliminary Development Plans are approved by the Zoning Board, while Comprehensive Sketch Plans and Final Development Plans are approved by the Planning Board. It is not clear why a different process is necessary for rezoning to NT than rezoning to any other district in the county. In addition, since the Preliminary Development Plans for most parcels in Columbia have already been adopted, and most future projects will be redevelopment projects, it may not be necessary to perpetuate this three-tiered plan approval process. Most communities use a two-tiered system in which (a) larger, more complex projects require approval of an intermediate-level plan and then a site plan, and (b) simpler projects that are completed within existing systems of streets and infrastructure require only site plan approval. Clear criteria to differentiate simpler projects from more complex projects are also typically included.

C. Comprehensive Sketch Plan

Comprehensive sketch plans were used to document and review early designs for larger areas during the initial construction of Columbia. Now that the vast majority of Columbia has been constructed and most future activity will involve redevelopment rather than raw land development, this tool is of very limited use. In addition, the previously approved New Town Comprehensive Sketch Plans were destroyed and references to those missing documents are inoperative. We recommend that this tool 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.

D. Final Development Plan – General Provisions

This section should be revisited, and the system of FDPs should probably be replaced by a more updated system of site plan approvals that are tied to a consolidated table of allowed uses and consolidated bulk and dimensional standards generally applicable to similar types of property. In general, the FDP system needs to be replaced by a system in which minor changes to existing site layouts and uses can be approved administratively, while more significant changes go through a more extensive review process. The existing FDPs should be thoroughly analyzed and similar standards and criteria could be carried forward as use-specific standards, development standards, or new zone districts. Instances where standards are vague or unclear, or where no standards to guide decisions were provided, should also be identified and addressed.

E. Final Development Plan – Downtown Revitalization

This recently added process is among the most complex we have reviewed, and needs to be simplified. As noted above, the downtown area is among the most dynamic and most quickly changing, in terms of uses

and potential redevelopment. The current multi-tiered plan approval process for downtown revitalization needs to be simplified and consolidated.

While many of the properties subject to this process are currently owned by a single entity (the Howard Hughes Corporation), that may not always be the case. Like many other aspects of NT zoning, this tool could operate well with only one or a few property owners, but has become cumbersome over time as ownership has changed and fragmented. In addition, the current process requires



individual property owners to obtain the consent of surrounding property owners to create a prepare a Neighborhood Concept Plan, Neighborhood Design Guidelines, and Neighborhood Implementation Plan for all the land in that particular downtown neighborhood before the applicant can move forward with redevelopment. Various property owners will have differing timeframes for redevelopment and these requirements at the neighborhood level can create serious timing issues and barriers to reinvestment. Finally, the current process requires the approval of neighborhood design guidelines at a very early stage, which sometimes results in very vague design standards that have little practical effect. This process needs to be revised to operate more efficiently, even if the downtown properties are owned by multiple entities with competing interests in the future.

F. Amendments to a Comprehensive Sketch Plan or Final Development Plan

One issue consistently raised by stakeholders was the difficulty to administer the 268 FDPs. Almost all newer development regulations clearly distinguish between major and minor amendments, and simplify the process for minor amendments. One primary issue is that there are currently no criteria to review amendments. Another significant issue is that amendments to a Comprehensive Sketch Plan or Final Development Plan can only be proposed with the consent of the “original petitioner” for the district, except in Downtown Revitalization or Village Center redevelopment projects or in some residential areas with certain limitations. This is a remnant of the Rouse Company’s original need to ensure that it did not lose control of the Columbia development project. However, the role of “original petitioner” designation is now held by the Howard Hughes Corporation, which makes it difficult for property owners to propose amendments for their own property, even though there are many owners of NT zoned land. This situation is very unusual for a large, complex community and is likely to prove a significant barrier to reinvestment. This process should be revisited and simplified as it has already been for Downtown and Village Center redevelopment.

G. Site Development Plans – General Provisions

As noted above, the current multi-tiered plan approval process needs to be simplified and consolidated into a modern site plan approval and amendment process.

H. Site Development Plan – Downtown Revitalization

Currently, the Design Advisory Panel and Planning Board each review a project during both the FDP stage and the SDP stage. The SDP requires very detailed engineering construction plans. In many jurisdictions, these types of plans would be administratively reviewed for technical compliance after an initial round of public engagement, rather than requiring a second approval from both the Planning Board and the Design Advisory Panel. As noted above, the current multi-tiered plan approval process needs to be simplified and consolidated into a modern site plan approval and amendment process.



I. Site Development Plan—Downtown Environmental Restoration that is not part of a Final Development Plan

It is unclear why this is a separate subsection of the regulations, rather than being included as a special case within the general Downtown Revitalization site development plan process.

J. Village Center Redevelopment, Major

The Major Village Center Redevelopment process is described in this section, and (like the Downtown Revitalization process) is among the more complex that we have reviewed. Other complex communities use simpler tools to plan and approve revitalization within a clear planning framework (like the Rouse Company framework), and a simpler approach to this process needs to be implemented in Columbia.

K. Village Center Redevelopment, Minor

It is unclear why this is a separate subsection of the regulations, rather than being simplified and then included as a special case within the general Village Center Redevelopment process in subsection J. This section should be revisited as part of the revised site plan approval process to avoid overlaps and inconsistencies.

126.0: PGCC Planned Golf Course Community

Over 900 acres and 441 parcels are zoned PGCC, but all of this land is part of a single development (Turf Valley) for which the zone district was created. It is unlikely that a second or third development will be able to use the highly-tailored provisions in this district, and it is generally not a good practice to create a separate zone district for a single development. Many residential portions of this district could potentially be consolidated with another district of similar density, such as R-20. If an overall “Planned Unit Development” district is created, the PGCC lands could be included into that district (with the existing uses and development standards carried over). The procedures for creating this district are also complex “one-off” procedures that could be eliminated if the general procedures for creating a Planned Unit Development district applied.

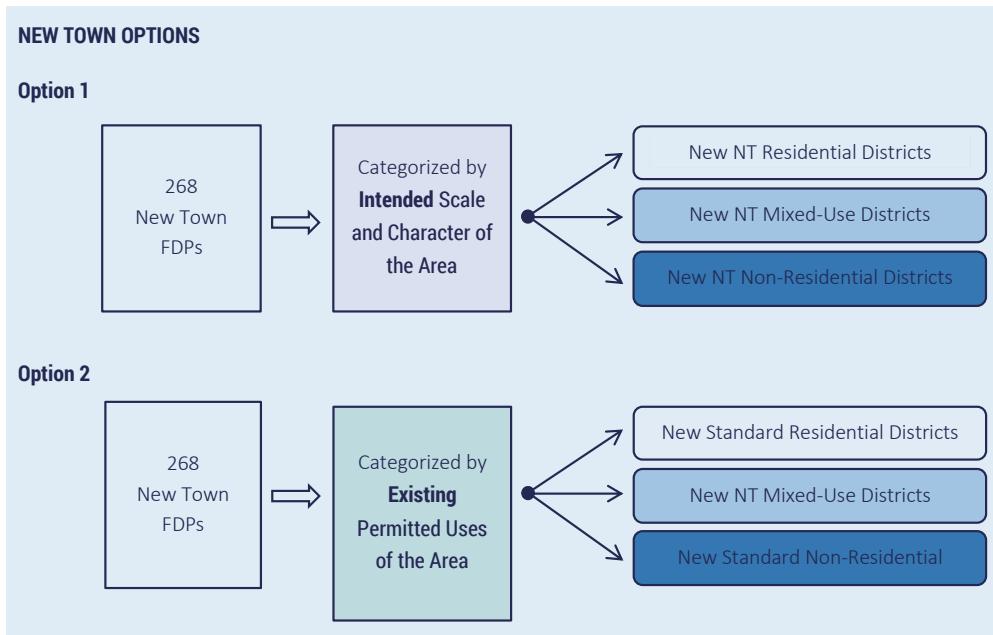
127.0: MXD Mixed Use Districts

Over 2,200 acres and 3,200 parcels are zoned with the MXD overlay district. The large amount of land in this district is evidence of the strong desire for mixed use development and the weakness of the current zoning regulations in not having a modern spectrum of low-, medium-, and high-intensity base mixed use districts available. We recommend that this overlay be eliminated and that a series of mixed-use base districts be

2.1.C. New Town Districts

The Assessment documents several challenges with the continued use of the current NT zone district. If this zone district is not revisited and revised, redevelopment in Columbia (and particularly in Downtown and the Village Centers) will remain very complicated, approvals will remain very time consuming, and significant code interpretations (with little regulatory guidance) would continue to be required as markets change. To allow for context-sensitive reinvestment to occur within an efficient and predictable system that can adapt to the needs of a mature developed area, we recommend that many if not all of the current FDPs should be converted into a menu of zoning districts. Because of the wide variety of FDPs and the complexity of the required conversion process, it may need to occur over time in a series of phases.

There are a number of different ways that conversion of the current 268 New Town FDPs could be accomplished. While the final choices of whether to convert the FDPs, how many of them need to be converted, and how to convert them should be made during the Phase 2 drafting effort, two possible options are illustrated below. These options are presented as approaches for consideration, and to illustrate that there are many different ways to make this type of conversion in ways that would preserve the intended uses, character, and scale, for the area covered by each FDP.



In these examples, existing FDPs would be reviewed and categorized based on either (a) intended scale and character (for redevelopment areas) or (b) existing permitted uses (for stable areas), but several other criteria could be used to filter and categorize the existing FDPs. For example, FDPs could be categorized through a combination of use, scale, and form factors. Likewise, in these examples, the outcome is shown as a mix of newly created or existing zone districts, but other options and combinations are available.

2.2.C(2) Non-Residential -- Light Industrial (NR-LI)

This district would carry over but rename the current Section 122.0 (M-1 Manufacturing: Light) district, with minor changes as noted previously in the Assessment.

122.0	M-1 Manufacturing: Light
Relevant Provisions	
127.3	CLI Continuing Light Industrial Overlay
Relevant Provisions	

2.2.C(3) Non-Residential -- General Industrial (NR-GI)

This district would carry over but rename the current Section 123.0 (M-1 Manufacturing: Heavy) district, with minor changes as noted in the Assessment. This would permit solid waste facilities as a conditional use, rather than requiring a separate overlay district for these types of uses.

123.0	M-2 Manufacturing: Heavy
Relevant Provisions	
124.0	SW Solid Waste Overlay
Relevant Provisions	

2.2.C(4) Non-Residential -- Open Space (NR-OS)

The new section would be used to zone designated open spaces and would be intended to protect public parks throughout the County. The district would be available for use both outside and within the NT district.

2.2.D. New Town Districts

This section would establish new districts for the Columbia area, based on decisions about the FDP conversion process made during the Phase 2 drafting effort. Two options for the conversion process are shown in Section 2.1.C above, but several other options may be explored during the drafting process.

125.0	NT New Town
Definitions, Requirements and Restrictions Applicable to NT Districts	

2.2.E. Floating Base Districts

This section would describe those zone districts that could be applied for and considered by the Zoning Board outside the required, periodic General Plan update and comprehensive zoning update schedule.

2.2.E(1) Business Rural (B-R)

This section would carry forward the current BR Business: Rural district (Section 117.1) and could be applied to allow a limited range of rural/agricultural business uses in the Tier III and Tier IV areas of western Howard County. The existing permitted and conditional uses would be reviewed to ensure the uses maintain rural character.

117.1	BR Business Rural
Relevant Provisions	

2.2.E(2) Commercial Transition (C-T)

This section would carry forward the current OT Office Transition district (Section 117.3), but be renamed. This could be applied to allow a limited range of office and low-intensity commercial uses at

3.1.F. Required State Licenses or Permits

This section would clarify that all activities that are required to have a license, permit, or approval from the state or federal governments (for example, child care facilities, or facilities using hazardous materials) are required to have valid license, permit, or approval in effect at all times, and that failure to keep the license, permit, or approval in effect is a violation of the UDO. This avoids the need to repeat similar language for each listed use that requires state or federal authorization, and reduces the need for the UDO to include regulations designed to address the same public health, safety, or operational factors already being considered by state or federal regulators of the use.

3.2. Land Use Table

Instead of the highly repetitive lists of permitted uses found in each of the zoning districts, all land uses available in the County –including the NT zone district– would be listed in one table (similar to the existing conditional use table) with each row representing land use categories and specific uses, and columns representing each zoning district. This one table would include all Permitted, Conditional, Accessory and Temporary uses for each zoning district. This format allows quick comparison of the allowable uses in each zoning district, and reduces the potential for inconsistencies over time as uses are updated.

3.2.A. Land Use Table

131.0	Conditional Uses
Conditional Uses and Permissible Zoning Districts	
New Conditional Use Categories	

A portion of a Land Use Table from another community – including a column cross referencing specific limitations or conditions on specific uses – is shown below. As noted in the Assessment, this is a chance to review the range of land uses allowed in different zone districts for internal consistency, and to consolidate “rifle-shot” narrowly defined uses into broader categories. The right hand column of the table cross-references additional use-specific standards applicable to particular uses, and could include new use-specific standards for uses that have proven problematic in Howard County. This table would also reconcile the terminology and use titles used in the NT zone district and FDPs with terminology used for land use controls elsewhere in the County. During the drafting process, each proposed change in designation of a P, C, A, or T use should be footnoted for careful review by readers. Some survey respondents noted that they would like to see small scale neighborhood commercial uses, artisan work/sales, food trucks, tiny houses, detached accessory dwelling units, and AirBnb/vacation rentals addressed in the regulations.

LAND USE TABLE	P = Permitted use C = Conditional use														A = Accessory use T = Temporary use			Use-Specific Standards (Article III)										
	Zone District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5III	D-6	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2		MU-3	MU-4	I-1-U&S	I-2-U&S	I-3-U&S	I-4-U&S	CBD-1	CBD-2	CBD-3	
LAND USE CATEGORY																												
Stock Yards and Processing of Stock																									C			
COMMERCIAL and INDUSTRIAL USES																												
Business, Home, and Personal Services or Repair																												
Auctioneering and Liquidating Services																P					P	P						
Check Cashing or Validation Service												P	P	P	P			P	P									Article III, Section 05.K
Crematorium																							C	P				
Dry Cleaning Plant or Industrial Laundry															P						P	P	P	P				Article III, Section 05.L

3.3. Use-Specific Standards

This section would carry forward and consolidate all of the use-specific standards that are currently scattered throughout the document in the specific districts, in conditions attached to the title of a use, in Section 128.0, in definitions of the use, and elsewhere in the current Zoning Regulations and Subdivision and Land Development Regulations. The existing use-specific standards would be revised as necessary as described in the Assessment. In most newer land development regulations, the use-specific regulations apply to a listed use regardless of whether it is a Permitted, Conditional, Accessory, or Temporary use in a particular zone district. Conditional use hearings are opportunities to hear testimony as to whether the particular use – as limited by the use-specific standards – meets the UDO criteria for approval based on its “fit” into the surrounding area. The use-specific standards are generally not subject to modification or variance through a conditional use hearing – they require application and approval of a variance. The focus in conditional use hearings is fit and impact on the surrounding area, while the focus in variance hearings is whether formal standards of “hardship” have been met. However, some communities do allow conditional use standards to be varied in the course of conditional use hearings. Given significant public comment about the current impacts of conditional uses and unpredictability of the process, we recommend that the use-specific standards not be adjustable through the conditional use approval process.²

3.3.A. Residential Uses

This section would include residential use-specific standards consolidated from several different areas of the existing regulations, including the various provisions for Moderate Income Housing Units, county preservation easements, mobile home parks, age restricted adult housing, and others. Additional residential use standards found throughout each district would also be incorporated in this section.

104.0	RC Rural Conservation
	Moderate Income Housing Units
105.0	RR Rural Residential
	Moderate Income Housing Units
106.1	County Preservation Easements
	Purpose
	Uses Permitted as a Matter of Right
	Accessory Uses
	Conditional Uses
107.0	R-ED Residential: Environmental Development
	Moderate Income Housing Units
108.0	R-20 Residential: Single
	Moderate Income Housing Units
109.0	R-12 Residential: Single
	Moderate Income Housing Units
110.0	R-SC Residential: Single Cluster
	Moderate Income Housing Units
111.1	R-SA-8 Residential Single Attached
	Moderate Income Housing Units
112.0	R-H-ED Residential: Historic – Environmental
	Moderate Income Housing Units
112.1	R-A-15 Residential: Apartments
	Moderate Income Housing Units

² Note that 128.F, Private Use of Government Facilities has not been carried forward based on recommendations in the Assessment.

112.1	R-APT Residential: Apartments
	Moderate Income Housing Units
113.1	R-MH Residential: Mobile Home
	Noncompliance with Setback Requirements in Existing Mobile Home Parks
	Additional Requirements for Single-Family Attached and Apartment Development
113.2	R-SI Residential: Senior Institutional
	Additional Requirements for Age-Restricted Adult Housing
115.0	POR Planned Office Research
	Additional Requirements for Age-Restricted Adult Housing
117.4	CCT Community Center Transition
	Additional Requirements for Age-Restricted Adult Housing
128.0	Supplementary Zoning District Regulations
	Housing Commission Housing Developments
131.0	Conditional Uses
	Additional Standards Required in Certain Residential Districts
	Compliance with Specific Requirements for a Conditional Use
	District Requirements
Title 16, Subtitle 1 Subdivision and Land Development Regulations	
	Design Standards and Requirements
	Sec. 16.127. - Residential infill development.

3.3.B. Public, Institutional, Religious, and Civic Uses

This section would consolidate all standards related to public, institutional, religious, and civic uses, which are currently located throughout the various districts, in use titles, in Section 128.0, in definitions, and within the conditional use criteria in Section 131.0.N.

3.3.C. Commercial and Industrial Uses

This section would consolidate all standards related to commercial and industrial uses, which are currently located throughout the various districts, in use titles, in Section 128.0, in Subtitle 1 of Title 16, and in the conditional use criteria in Section 131.0.N. This would be divided into several subsections focusing on commercial agricultural uses, retail uses, office/research and development uses, lodging uses, vehicle related uses, and employment/industrial uses (and possibly others). The agricultural land protection standards and buffers in Section 16.126 should be revisited and strengthened as described earlier in the Assessment, with increased setbacks, buffers, and other protections. This will also clarify that buffers are required to be created on the residential property side when a residential use comes after an agricultural use. Use-specific standards for other uses in this category should also be reviewed and updated.

107.0	R-ED Residential: Environmental Development
	Regulations for ALPP Purchased Easements
116.0	PEC Planned Employment Center
	Other Provisions
117.1	BR Business Rural
	Conformance with Preliminary Development Plan
	Other Provisions
127.2	CE Corridor Employment District
	Commercial Uses Permitted in Multistory Buildings
	Outdoor Storage Areas
128.0	Supplementary Zoning District Regulations
	Communication Towers and Antennas

- Adult Entertainment Businesses
- Small Wind Energy Systems, Building Mounted
- Small Wind Energy Systems, Freestanding Tower
- Apiaries
- Farm Winery—Class 1A or Farm Brewery—Class 1A
- Permits for Special Farm Uses
- Title 16, Subtitle 1 Subdivision and Land Development Regulations**
- Design Standards and Requirements
- Sec. 16.126. - Protection of agricultural land and rural character.*
- Sec. 16.129. - Golf course redevelopment.*

3.3.D. Accessory and Temporary Uses

This section would incorporate all of the accessory and temporary use standards from each zoning district and other sections of the regulations such as Section 128.0 and 132.0.

- 128.0 Supplementary Zoning District Regulations**
- Home Businesses
- Temporary, Seasonal and Other Uses
- 132.0 Temporary Uses**
- Authorization of Temporary Uses
- Special Authorization for Annually Recurring Temporary Uses
- Criteria for Approval
- Procedures

16.4. DEVELOPMENT STANDARDS

This article would consolidate, reorganize, and update all content in the Zoning Regulations and Subdivision and Land Development Regulations regarding the physical layout and quality of lots and parcels in Howard County. It is intended to answer the question: “Now that article 16.3 has indicated what land uses can occur on my land, how big can it be, how do I have to lay it out, and what quality level does it have to achieve to get an approval from the County?” Some of this content is currently found in the zone district sections, much of it in Section 128.0, some of it in the Sign Regulations in Title 3, Subtitle 5 and some of it in the Route 1, Route 40, Landscape, and Forest Conservation Manuals. Additionally, some standards from the engineering design manuals should be relocated here. To the degree possible, the content of this article should focus on mandatory standards and requirements, while advisory text should be located in one of the four manuals or otherwise outside the UDO.

4.1. Applicability Summary Table

4.1.A. Applicability Summary Table

This table would identify the applicability of the different development standards to different types of development applications. For example, it would clarify which development standards Howard County would review for a subdivision of land (where many of the details of future development are not known) versus those that would apply at the time of site plan approval.

A portion of a development standards applicability table from another community is shown below:

DEVELOPMENT STANDARD APPLICABILITY TABLE					
Standard	Section	Development Plan	Site Plan	Major Subdivision	Minor Subdivision
Access	§157.404(D)	✓	✓	✓	✓
Block and lot layout	§157.404(F)			✓	✓
Easements	§157.404(G)	✓	✓	✓	✓
Floodplain	§157.404(H)	✓	✓	✓	✓
Landscape	§157.404(I)	✓	✓		
Natural site features	§157.404(K)	✓		✓	
Open space and recreation amenities	§157.404(L)			✓	
Parking	§157.404(M)	✓	✓		
Pedestrian circulation	§157.404(N)	✓	✓	✓	
Residential impact mitigation	§157.404(O)	✓	✓		
Signs	§157.404(Q)	✓	✓	✓	✓
Site lighting	§157.404(R)	✓	✓		
Storm drainage	§157.404(S)	✓	✓	✓	✓
Vehicle circulation and streets	§157.404(U)	✓	✓	✓	✓
Zoning district standards	§157.404(W)	✓	✓	✓	✓
Design standards (downtown)	§157.404(X)	✓	✓		

In addition, this section would also clarify that all development standards in or applicable to an approved NT zone district FDP shall apply until such time the property owner chooses to complete a significant redevelopment of the property. When that occurs, the development standards applicable to the proposed use and the zone district in which the property is located will apply. Significant redevelopment is generally defined in terms of the percentage of the floor area of primary buildings, or the percentage of site area, that is being repurposed or modified, measured cumulatively from the adoption date of the UDO.

4.2. Bulk and Dimensional Standards

This section would include all of the bulk regulations from each zoning district section as well as the supplementary bulk regulations in Section 128.0. It would consolidate most UDO regulations for minimum and maximum lot sizes and shapes, building sizes, permitted density/intensity of development, lot coverage, and similar standards. Introductory text would notify the reader that additional use-specific bulk and dimensional standards may apply through the use-specific standards in Article 16.3.

4.2.A. Bulk and Dimensional Standard Summary Tables

Most of the dimensional standards would be consolidated into a table, or a series of tables (e.g. one for Residential districts, one for Mixed-Use Districts, and one for Non-residential districts) that allows comparisons of bulk and dimensional standards across all base zone districts and reduces the potential for inconsistent amendments in the future. This table would be informed by the lists of bulk regulations currently contained in the individual zoning districts.

A sample part of a residential bulk and dimensional standards table from another community is shown below:

RESIDENTIAL ZONING DISTRICT DIMENSIONS									
District	Min. Lot Area / D.U. (Sq. Ft.)	Min. Required Setback (Ft.)				Max. Height		Min. Lot Dimensions	
		Front	At Least One	Total of Two	Rear	Ft.	Stories	Area (Sq. Ft.)	Width (Ft.)
AG	100,000	40 [1]	10% of lot width	20% of lot width	50	30		100,000	200
R1A	20,000	40	7	18	50	30		20,000	90
R1B	10,000	30	5	14	40	30		10,000	70
R1C	7,200	25	5	10	30	30		7,200	60
R1D	5,000	25	3	6	20	30		5,000	40
R2A	4,250	25 [4]	5 [4]	10 [4]	30 [4]	30	-	8,500	60

This section would also consolidate standards related to the amount of open space required in different zone districts. The design of required open spaces would be addressed in Section 4.7 Landscaping, Buffering, and Stormwater Management.

108.0 R-20 Residential: Single
Open Space and Lot Size

109.0 R-12 Residential: Single
Open Space and Lot Size

4.2.B. Special Dimensional Standards

This section would incorporate special dimensional standards for cluster subdivisions, density exchanges, the site design standards for traditional residential neighborhoods and Housing Commission housing developments, scenic road setbacks, and any other specialized dimensional standards that cannot be clearly or efficiently listed in table format. We recommend incorporating character-based zoning tools for some areas of the county that differ based on their context. These tools can require development to “fit in” with their surrounding area through tailored building heights, setbacks, bulk, lot coverage, building orientation, parking location, or any number of other features.

104.0 RC Rural Conservation
Cluster Subdivision Requirements

105.0 RR Rural Residential
Cluster Subdivision Requirements

106.0	DEO Density Exchange Option
	Purpose
	Criteria
	Uses Permitted as a Matter of Right
	Accessory uses
	Bulk Requirements
	Requirements for Use of the Density Exchange Option or Cluster Exchange Option
107.0	R-ED Residential: Environmental Development
	Density Exchange for Neighborhood Preservation Parcels
108.0	R-20 Residential: Single
	Density Exchange for Neighborhood Preservation Parcels
109.0	R-12 Residential: Single
	Density Exchange for Neighborhood Preservation Parcels
110.0	R-SC Residential: Single Cluster
	Density Exchange for Neighborhood Preservation Parcels
111.1	R-SA-8 Residential Single Attached
	Receiving Parcel for Neighborhood Preservation
112.1	R-A-15 Residential: Apartments
	Receiving Parcel for Neighborhood Preservation
112.1	R-APT Residential: Apartments
	Receiving Parcel for Neighborhood Preservation
127.5	CAC Corridor Activity Center
	Receiving Parcel for Neighborhood Preservation
128.0	Supplementary Zoning District Regulations
	Supplementary Bulk Regulations
	Neighborhood Preservation Density Exchange Option
	Traditional Residential Neighborhoods
111.1	R-SA-8 Residential Single Attached
	Usable outdoor space
112.0	R-H-ED Residential: Historic – Environmental
	Usable Outdoor Space
112.1	R-A-15 Residential: Apartments
	Usable Outdoor Space
Title 16, Subtitle 1 Subdivision and Land Development Regulations	
	Design Standards and Requirements
	Sec. 16.125. - Protection of scenic roads.
Title 16, Subtitle 14 Scenic Roads	
	Sec. 16.1401. - Short title; purpose; components.
	Sec. 16.1402. - Characteristics of scenic roads.
	Sec. 16.1403. - Scenic roads inventory.
	Sec. 16.1404. - Alterations to scenic road rights-of-way.

4.2.C. Exceptions and Encroachments

This section would describe the permitted encroachments and exceptions to bulk regulations from Section 128.0, which would be revised to include several common types of encroachments that are currently missing. For example, newer regulations generally allow some encroachments through height and setback requirements for accessory solar and geothermal equipment (and sometimes wind energy equipment in

more intense Mixed-Use and Non-Residential districts). This information would be organized into a table, and gaps and inconsistencies in the current regulations would be addressed.

4.3. Subdivision Standards

One characteristic of a Unified Development Ordinance is that it consolidates regulations related to zoning, subdivision, and land development in order to reduce the potential for inconsistent standards, use a common terminology, and illustrates for the reader how the different types of land use approval relate to each other. The separation of zoning from subdivision regulations often results in confusion as to whether given standards apply to only zoning or only the subdivision of land, when in fact the community's practice is to apply the standard to all land development applications. This section would include the substantive standards applied to the creation of new lots, or the replatting of existing lots, with those changes discussed in this Assessment or otherwise needed to help implement Plan Howard 2030. Procedures for reviewing and approving subdivisions of land would be described in Section 5.4.D, alongside other land development procedures.

4.3.A. Intent

This new section would consolidate general intent language for subdivision controls with updates necessary to reflect the land development pattern goals in Plan Howard 2030.

4.3.B. Applicability

This section would clarify the applicability of the subdivision standards to different types of applications (e.g. raw land subdivision, re-subdivision of existing lots, and lot line adjustments that do not create new lots.

104.0 RC Rural Conservation

Eligibility for Subdivision

105.0 RR Rural Residential

Eligibility for Subdivision

4.3.C. Compliance with Plans and Regulations

This section would clarify that all new or replatted lots must meet the lot size and shape standards listed in Section 4.2 above for the zone district where the land is located, as well as any previous plans identified in the UDO and applicable to the property. It will also clarify whether any deviations from the standards in this Section 4.3 or any minor deviations from the zone district requirements require a separate variance procedure, or whether (as in many communities) they can be considered during the subdivision approval process.

4.3.D. Avoidance of Sensitive Areas/ Forest Conservation

This section would consolidate standards for avoidance or protection of various sensitive areas, such as floodplains, steep slopes, protected forests, designated wildlife habitat, and cemeteries, and would carry forward the standards requiring avoidance of those areas as required by state law, or to the maximum extent practicable. This section would also clarify how these standards are applied during the subdivision process, while their applicability at the site plan stage would be covered in proposed new Section 4.4.C below. Forest conservation provisions that are in several different sections of the current regulations would be reconciled and the relationship to the Forest Conservation Manual would be explained.

Title 16, Subtitle 1 Subdivision and Land Development Regulations

Design Standards and Requirements

Sec. 16.115. - Floodplain preservation.

Sec. 16.116. - Protection of wetlands, streams, and steep slopes.

Sec. 16.117. - Forest conservation and preservation of natural cover.

Sec. 16.118. - Protection of historic resources.

Title 16, Subtitle 7 Floodplain

Sec. 16.700. - Statutory authority; purpose; abrogation and greater restrictions.

Sec. 16.701. - Definitions.

Sec. 16.702. - Floodplain delineation.

Sec. 16.703. - Basis for establishing special flood hazard areas and base flood elevations.

Sec. 16.704. - Use and interpretations of FIRMs.

Sec. 16.705. - Requirements and restrictions applicable to the floodplain.

Sec. 16.706. - Permits.

Sec. 16.707. - Warning and disclaimer of liability.

Sec. 16.709. - Development that affects flood-carrying capacity of nontidal waters.

Sec. 16.710. - Subdivision proposals and development proposals.

Title 16, Subtitle 7 Floodplain

Sec. 16.713. - References to the 100-year floodplain.

Title 16, Subtitle 12 Forest Conservation

Sec. 16.1200. - Short title; background; purpose.

Sec. 16.1202. - Applicability; exemptions; declaration of intent.

Sec. 16.1203. - Forest Conservation Manual.

Sec. 16.1204. - Forest conservation plan.

Sec. 16.1205. - Forest retention priorities.

Sec. 16.1206. - Reforestation.

Sec. 16.1207. - Afforestation.

Sec. 16.1208. - Reforestation and afforestation location priorities and preferred methods.

Sec. 16.1209. - Financial security for reforestation and afforestation.

Sec. 16.1210. - Fee-in-lieu of afforestation or reforestation.

Sec. 16.1211. - Forest conservation fund.

Sec. 16.1213. - Mitigation by County.

Sec. 16.1216. - Forest mitigation banking.

Title 16, Subtitle 13 Cemetery Preservation

Sec. 16.1300. - Short title; background; purpose.

Sec. 16.1303. - Inventory of cemeteries.

Sec. 16.1304. - Development or subdivision in a cemetery.

Sec. 16.1305. - Discovery of cemetery.

Sec. 16.1306. - Removal prior to development.

4.3.E. Access and Connectivity

This new section would include all requirements for access to subdivisions and access to individual lots within the subdivision. Because of the importance of internal connectivity to promote walking, bicycling, transit service, and shorter automobile trips, it would also address required levels of connectivity within subdivisions. Finally, in light of public comment on the issue, this section would revisit current standards regarding “pipestem” access to lots and parcels, keeping in mind that local land use regulations must allow each property owner a “reasonable economic use” of their property.

4.3.F. Block and Lot Design and Layout

This section would carry forward the lot layout design standards currently located in Section 16.120 of Title 16. The standards should be reviewed and updated and the County should consider making smaller streets and blocks available to improve walkability and connectivity.

Title 16, Subtitle 1 Subdivision and Land Development Regulations
Design Standards and Requirements
Sec. 16.120. - Lot layout.

4.3.G. Streets and Alleys

This section would carry forward the highway, street, and road design standards that currently located in Section 16.119 of Title 16 and cross-reference other street design manuals currently used by the County. These standards would be revisited and may be updated in order to implement the County's goals to promote Complete Streets.

Title 16, Subtitle 1 Subdivision and Land Development Regulations
Design Standards and Requirements
Sec. 16.119. - Highways, streets, and roads.

4.3.H. Sidewalks, Trails, and Bicycle Paths

Many public comments addressed the absence of sidewalks, trails, and bicycle paths – or lack of connections between existing facilities – in different areas of the county. This new section would include standards to provide these types of non-motorized connections in different areas of the county to help implement related goals in Plan Howard 2030 and the County's pedestrian and bicycle plans.

4.3.I. Designated Open Space

This section should clarify the relationship between subdivision open space requirements and open space requirements applicable to individual lots through the zoning regulations. Recreational open space requirements should be revised and incorporate the various policy memos that have been developed over time to address the design, character, and location of required open spaces. It would also encourage or require subdivision open spaces to be designed to serve as more effective buffers from commercial or agricultural uses and to align with open space on neighboring parcels to the maximum extent practicable in order to improve the quality of visual buffers and the potential to serve as habitat corridors or recreational opportunities.

Title 16, Subtitle 1 Subdivision and Land Development Regulations
Design Standards and Requirements
Sec. 16.121. - Public sites and open space.

4.3.J. School and Park Lands

This section would carry forward or cross-reference the County's current standards and practices regarding the designation, dedication, or reservation of school and park lands during the subdivision process.

4.3.K. Utility Easements

This section would carry forward existing requirements for granting utility easements, and would cross-reference any technical manuals describing the required dimensions, locations, and connectivity of those easements.

4.3.L. Improvements Required

This section would describe the various improvements that may be required during the subdivision approval process. The existing provisions from Subtitle 1 of Title 16 would be carried forward after being reviewed for consistency with current practice and consistency with court decisions.

Title 16, Subtitle 1 Subdivision and Land Development Regulations
Design Standards and Requirements

Sec. 16.122. - Reservations of land for public facilities.
Required Improvements
Sec. 16.130. - General.
Sec. 16.131. - Sewage disposal and water supply.
Sec. 16.132. - Road construction.
Sec. 16.133. - Storm drainage.
Sec. 16.134. - Sidewalks and walkways.
Sec. 16.135. - Street lighting.
Sec. 16.136. - Street trees and landscaping requirements.
Sec. 16.137. - Street name signs and traffic-control devices.
Sec. 16.138. - Gas, electric, and communication facilities.
Sec. 16.139. - Monuments and markers.

4.3.M. Grading

This section would carry forward the requirements of Subtitle 1 of Title 16 regarding grading and soils and sediment controls. It would also cross-reference any technical manuals used by the County to manage these types of land use impacts. These standards may be updated based on the outcome of the current Ellicott City Master Plan process.

Title 16, Subtitle 1 Subdivision and Land Development Regulations
Design Standards and Requirements
Sec. 16.123. - Grading, soils and sediment control.

4.3.N. Monuments

This section would carry forward or cross-reference County or state standards regarding the placement of survey monuments to ensure the accuracy of subdivision plat documents.

4.4. Site Design

While Section 4.3 consolidates current materials regarding the creation of new lots and parcels for development, Section 4.4 would consolidate the County's standards for how development or redevelopment is organized and laid out within the boundaries of platted lots. Some types of development standards are relevant at both the subdivision and site design stage (although the standards applied at each stage may differ). Some cross-references between standards used in Section 4.3 and 4.4 may be used to avoid repetition.

4.4.A. Intent

This section would describe the intent of the site design standards, carrying forward language from Section 16.114 and incorporating any updates necessary to reflect goals in Plan Howard 2030.

Title 16, Subtitle 1 Subdivision and Land Development Regulations
Design Standards and Requirements
Sec. 16.114. - General.

4.4.B. Applicability

This new section would clarify that new development must comply with the standards in this Section, and that redevelopment of existing properties must comply if the site alteration is substantial (e.g. more than 25 percent of the site is being disturbed by the project) and to the degree that the redevelopment affects that part of the site.

4.4.C. Avoidance of Sensitive Lands

This section would list or cross-reference County standards for avoidance of sensitive lands at the site design stage, and would clarify how these sensitive lands standards, outlined in proposed new Section 4.3.D, are applied at the site planning stage. Although this topic is generally addressed primarily during subdivision of land, some existing lots predate subdivision standards designed to achieve this goal, and there is often opportunity to further protect sensitive lands through careful site design. Because the flexibility available to avoid these lands is narrower than at the subdivision stage, some newer regulations clarify that these standards apply to the maximum extent practicable.

4.4.D. Access and Connectivity on Individual Platted Lots

This section would carry forward and clarify requirements for safe access to lots, and (as for subdivisions) would clarify when “pipestems” can be used to access property. In addition, it would include County standards for automobile, pedestrian, and bicycle connectivity and circulation between buildings when multiple buildings are constructed on a single lot or parcel (for example, as an integrated campus or as a site condominium).

4.4.E. Standards Applicable to Specific Areas

This section would consolidate existing site design standards applicable to specific areas (such as the Route 1 or Route 40 corridors). Mandatory standards from the Route 1 and Route 40 design manuals that are intended to supersede standard site design principles would be brought into the UDO, while advisory materials would remain in the manuals and be cross-referenced in the UDO as advisory guidance. This section would also incorporate improved rural design standards that apply when density has been transferred or when clustered rural development is proposed. These can help ensure that the rural character is protected in circumstances where greater density is permitted through the transfer system.

4.5. Neighborhood Protection Standards

This new section would consolidate specific standards designed to protect low-density residential zone districts from the impacts of adjacent multi-family, institutional, commercial, industrial, agricultural, or mixed-use development. Generally, these provisions would apply to the use that arrives second in time (i.e. the use that decided to locate in an area where impacts from the adjacent uses could be anticipated). Some of these standards would come from the current content of the Zoning Regulations and Title 16, while others may reflect design, landscaping, buffering or other conditions commonly used by the Planning Board to mitigate these impacts in the past. The text would clarify that these standards supersede other standards applicable in these adjacency situations.

4.5.A. Intent

This section would state the intent of this section to protect residents of low-density residential development from the impacts of adjacent dissimilar development.

4.5.B. Applicability

This section would clarify that the standards in Section 4.6 apply any time multi-family, institutional, commercial, industrial, agricultural, or mixed use development obtains development approval for land adjacent to low-density residential development, and that the standards would apply to the site that creates the adjacency condition.

4.5.C. Building Height and Setbacks

This section would require that building heights within a stated distance of the adjacency line not exceed the height of a typical single-family house (usually 35 feet) and that taller portions of buildings must be located farther from the adjacency line.

4.5.D. Outdoor Lighting Height

This section would require that the height of outdoor light fixtures within a stated distance of the adjacency line be shielded to prevent glare and not exceed a stated height (usually 20 or 35 feet).

4.5.E. Buffering and Screening

This section would require that the second-in-time use (that creates the adjacency condition) install a higher level of screening and buffering to mitigate impacts of noise, dust, or glare from the adjacent use.

4.5.F. Service Areas and Drive-Through Lanes

This section would require that vehicle parking, circulation, and drive-through areas not be located on any portion of a multi-family, institutional, commercial, agricultural, industrial, or mixed use site adjacent to the low-density residential district boundary to the maximum extent practicable.

SAMPLE GRAPHIC: NEIGHBORHOOD PROTECTION STANDARDS



This example from another community shows how neighborhood protection standards can be displayed graphically in a user-friendly way.

4.6. Parking, Loading, and Stacking

This section would carry forward and update Howard County's standards for off-street parking, loading, and drive-through/stacking areas, with those changes identified in the Assessment. It would also incorporate some of the parking standards that are currently located in the engineering design manual.

4.6.A. Intent

This section would describe the intent of the parking, loading, and stacking regulations, including updates based on guidance from Plan Howard 2030.

4.6.B. Applicability

This section would carry forward the applicability provisions from Section 133.0.

133.0 Off-Street Parking and Loading Facilities

Applicability

4.6.C. Required Off-Street Automobile Parking

This section would carry forward and revise the off-street parking requirements currently located in Section 133.0. The current tables would be consolidated, reorganized, and updated to align with the new categories of land uses identified in the new Land Use Table. For purposes of discussion and comparison, early drafts of the UDO made available for public review should include the current off-street parking standards alongside the proposed standards, although the current standards column should be deleted before the UDO is adopted.

133.0 Off-Street Parking and Loading Facilities

Minimum Parking Requirements for Specific Uses

4.6.D. Parking Alternatives

This section would describe the various alternatives available to the parking requirements in specific zone districts or areas (e.g. lots located near bus routes) and would consolidate other permitted reductions in parking requirements currently listed in Section 133.0. This section would also simplify the shared parking provisions to avoid detailed analyses of combined peak hour demands, because those often change as tenants and users change, and because many communities find a simpler approach based on combinations of the land use categories sharing the parking an equally effective way to manage parking. Some newer land use codes include reductions in parking to consider include reductions based on provision of valet or tandem parking, provision of additional bicycle parking, proximity to public transit, provision of electric vehicle charging stations, availability of on-street parking, or use of pervious pavement, and we recommend that the County consider including some of these additional adjustments.

114.1 R-VH Residential: Village Housing

Other Provisions

114.2 HO Historic: Office

Other Provisions

114.3 HC Historic: Commercial

Other Provisions

127.5 CAC Corridor Activity Center

Parking

127.6 TNC Traditional Neighborhood Center

Parking

133.0 Off-Street Parking and Loading Facilities

Permitted Reductions in Off-street Parking Requirements

4.6.E. Parking Design and Location

This section would carry forward the layout, location, and design features in Section 133.0. In addition, some of the design standards that are currently in the engineering design manuals would be brought into this section of the zoning regulations. Parking lot landscaping and buffering would not appear in this

section, but would instead appear in Section 4.7 to encourage more integrated approaches to landscaping and buffering throughout the site.

133.0	Off-Street Parking and Loading Facilities
	Layout and Location
	Design and Use of Off-Street Parking Facilities

4.6.F. Off-Street Loading Areas

This section would describe the requirements for off-street loading facilities, starting with the provisions of Section 133.0, but updating those provisions. The update should recognize the fact that more deliveries are now being made by smaller vans, which may not require as many, or as large, off-street loading areas when large or semi-truck deliveries were the norm.

133.0	Off-Street Parking and Loading Facilities
	Off-street Loading Facilities

4.6.G. Drive-Through Stacking Areas

This new section would establish standards for the number of stacking spaces needed for different types of areas for drive-through facilities, as well as standards for their design and location. These standards should be coordinated with existing standards in the engineering design manuals. In activity centers where significant pedestrian activity occurs or is anticipated, the standards would ensure that drive-through lanes do not interfere with pedestrian movements.

4.6.H. Standards Applicable to Specific Areas

This section would consolidate existing parking, loading, and drive-through standards applicable to specific areas (such as the Route 1 or Route 40 corridors). Mandatory standards from the Route 1 and Route 40 design manuals that are intended to supersede standard site design principles would be brought into the UDO, while advisory materials would remain in the manuals and be cross-referenced in the UDO as advisory guidance. The section could be expanded in the future if design manuals are adopted for additional areas of the county.

4.7. Landscaping, Buffering, and Stormwater Management

This section would consolidate and integrate Howard County's current regulations regarding the location, design, and installation of landscaping, buffering, and stormwater management. Although many land use regulations treat stormwater management as a separate topic, an emerging best practice is to design landscaping and buffering areas so those areas can serve as stormwater management features. An integrated approach to these topics avoids a common situation in which landscaping and buffering features are sized, designed, and located to meet county standards for visual appearance and mitigation of impacts, only to find that they cannot serve as stormwater management features. Changes identified in the Assessment would be included.

4.7.A. Intent

This section would state the intent to design landscaping, buffering, and stormwater management features as integrated systems.

4.7.B. Applicability

This section would carry forward the County's current requirements that new development and significant site redevelopment comply with the standards in this Section 4.7.

4.7.C. Role of Landscape Manual

The role of the landscape manual would be clarified as described previously. Mandatory requirements related to the size, location, and basic design of required landscaping features from the manual would be included or cross-referenced in Sections 4.7.D. Technical engineering standards and advisory design guidance would remain in the manual.

4.7.D. General Landscaping Standards

This section would consolidate standards applicable to many types of required landscaping, such as minimum plant sizes, amounts of ground cover, any requirements for soil amendments or preparation, prohibited plant species, minimum planting bed dimensions, requirements or limitations on irrigation, vegetation for stormwater management, requirements or incentives for Low Impact Development, interpretation of overlapping landscaping standards, and similar topics. This avoids repeating requirements for different types of landscaping and stormwater management areas.

4.7.E. Required Landscaping

This section would carry forward the landscaping requirements currently found in Section 16.124, but would not include the specific landscape plan requirements, which should be relocated to an administrative manual or the county website. This material would be reorganized to address:

- Street trees and frontage landscaping;
- Edge buffering between different types and scales of land uses;
- Parking lot landscaping; and
- Building foundation landscaping.

Title 16, Subtitle 1	Subdivision and Land Development Regulations
Design Standards and Requirements	
Sec. 16.124. - Landscaping.	

4.7.F. Tree Preservation

This section would include incentives for preservation of existing mature trees, by clarifying that those trees may be counted towards landscaped area requirements. Because mature trees are much more effective at absorbing carbon dioxide, reducing heat islands, and buffering impacts of nearby uses than small replacement trees, some newer regulations go further to allow extra credit (i.e. they reduce the landscaping otherwise required) in return for preserving larger trees. Among other issues, inconsistencies between the tree preservation standards and the ability to timber harvest or cut trees before or after development need to be reconciled. This section should also cross-reference more detailed standards in the Forest Conservation Manual.

4.7.G. Screening of Service Areas and Equipment

This section would consolidate standards requiring that rooftop and ground-mounted mechanical equipment, as well as commercial and industrial service and loading areas, be effectively screened from public streets and adjacent lands. Specific requirements from the Route 1 and Route 40 corridors would appear in this section as well.

4.7.H. Fence and Wall Regulations

This section would include the fence standards that are currently in Section 128.0.

4.8. Building Design Standards

This section would consolidate all standards and requirements related to individual building design, and would clearly distinguish between mandatory requirements and advisory guidance.

4.8.A. Intent

This section would draw on existing regulations, NT zone district standards, Plan Howard 2030, and the Route 1 and Route 40 manuals to articulate building design intent for different areas of the County.

4.8.B. Applicability

This section would clarify that all new development and significant redevelopment (measured in terms of the percentage of site area being disturbed or the percentage of building square footage being rebuilt) in medium and large-scale activity centers, along the Route 1 and Route 40 corridors, in business parks and industrial areas (the NR-E, NR-LI, and NR-GI districts) and large format retail buildings must comply with all mandatory standards in this Section 4.8. The section would also clarify that if these areas or buildings are subject to a system of architectural and building design standards in place –either through a prior CSP approval (such as a CSP) or through Restrictive Covenants applicable to the property or some other means– those existing standards and design review procedures would supersede the more general standards in this Section 4.8.

4.8.C. Standards Applicable to Activity Centers

This section would list the building design standards applicable to the proposed activity center zone districts if no other building design standards and procedures apply to the property. Standards would include building orientation and spacing, massing and articulation, four-sided building design in key locations, and would differ based on the type and scale of activity center.

4.8.D. Standards Applicable to Key Corridors

This section would include mandatory building design standards and requirements from the Route 1 and Route 40 manuals, and would cross-reference and encourage compliance with advisory design guidance contained in those manuals. Although the CE, CAC, and TOD districts along Route 1, and the TNC zone district along Route 40, are proposed for significant changes, the building design principles in current Section 127 would inform these standards.

127.2	CE Corridor Employment District
	Compliance with Route 1 Manual
127.4	TOD Transit Oriented Development
	Compliance with Route 1 Manual
127.5	CAC Corridor Activity Center
	Compliance with Route 1 Manual
127.6	TNC Traditional Neighborhood Center
	Compliance with Route 40 Manual

4.8.E. Additional Standards for Large Format Retail Structures

This new section would include standards to address the massing and articulation of retail structures containing over 100,000 square feet of gross floor area, as well as requirements for outdoor sitting/gathering area and safe and efficient pedestrian and bicycle connections from adjacent public streets to primary building entrances. Additional requirements for parking location to avoid large, highly visible parking areas would also be incorporated in this section.

4.8.F. Special Standards for Industrial Structures

This section would address building design standards for the exterior massing and appearance of industrial structures.

SAMPLE GRAPHIC: DESIGN STANDARD



This sample graphic illustrates an important concept (roof form) in another ordinance.

1 Use of similar roof forms enhances compatibility of infill within established neighborhood.

2 Use of contrasting roof forms on infill home is incompatible with the character of the historic home it adjoins.

4.9. Exterior Lighting

This section would consolidate and update existing standards regarding the design, location, shielding, and impacts of outdoor site lighting, with those changes identified in the Assessment.

4.9.A. Intent

This section would carry forward the intent expressed in Section 134.0 update those materials to include energy conservation and general guidance from Plan Howard 2030.

134.0 Outdoor Lighting

Purpose

4.9.B. Applicability

This section would carry forward the applicability statement in Section 134.0.

134.0 Outdoor Lighting

Applicability

4.9.C. Standards Applicable to All Development

Few public or stakeholder comments were received regarding the County's current outdoor lighting standards, so this section would carry forward the existing standards from Section 134.0. Because outdoor lighting consumes large amounts of electricity, a new subsection would address the minimum energy efficiency rating for outdoor light fixtures installed after the effective date of the UDO.

134.0 Outdoor Lighting

Applicability

Allowed Outdoor Lighting

Light Trespass
Approval of Alternative Lighting Plans
Exceptions

4.10. Signs

This section would bring the provisions of Title 3, Subtitle 5 (Signs) into the UDO. Definitions used in sign regulations would be coordinated with land use definitions, and consolidated into a single definitions list in Section 6.2. Changes identified in the Assessment, including a review for compliance with the U.S. Supreme Court's decision in Reed v. Gilbert, would be incorporated.

4.10.A. Intent

This section would carry forward the purpose and scope language in Section 3.500 and strengthen text expressing the County's intent to avoid content-based regulation or other violations of state or federal laws concerning free speech and the First Amendment.

Title 3, Subtitle 5 Signs
Sec. 3.500. - Purpose and scope.
Sec. 3.503. - Exemptions.

4.10.B. Prohibited Signs

This section would carry forward the prohibited signs provisions in Section 3.505.

Title 3, Subtitle 5 Signs
Sec. 3.505. - Prohibited signs.

4.10.C. Signs That Do Not Require a Permit

This section would consolidate and update regulations for signs that are limited in number, size, height, or location, but for which the property owner does not need to obtain a permit. The text would clarify that all signs not listed in this subsection are only permitted after a sign permit has been issued by the County.

4.10.D. General Sign Standards

This section would include all standards applicable to many or all types of signs, so they do not need to be repeated in specific sign regulations that follow. Standards would include those related to sign illumination, design quality, structural requirements, and requirements for identification and marking to identify the company or individual that erected the sign.

Title 3, Subtitle 5 Signs
Sec. 3.508. - Illumination.
Sec. 3.510. - Structural requirements.
Sec. 3.511. - Inspection; removal; safety.
Sec. 3.512. - Administration and penalties.

4.10.E. Permitted Signs in Residential Zone Districts

This section would carry forward the sign standards for the residential districts from Section 3.501.

Title 3, Subtitle 5 Signs
Sec. 3.501. - Sign standards by district.

4.10.F. Permitted Signs in Mixed-Use and Non-Residential Zone Districts

This section would carry forward the sign standards for the remaining districts from Section 3.501.

Title 3, Subtitle 5 Signs

Sec. 3.502. - Signs permitted in all districts.

4.10.G. Electronic Message Boards

This section would carry forward the standards for digital displays in downtown Columbia in Section 3.502A.

Title 3, Subtitle 5 Signs

Sec. 3.502A. - Digital displays in Downtown Columbia.

4.10.H. Standards Applicable to Specific Areas

This section would describe sign regulations for special areas such as historic districts and Downtown Columbia, carrying forward Sections 3.515 and 3.516.

Title 3, Subtitle 5 Signs

Sec. 3.515. - Historic districts.

Sec. 3.516. - Signs in Downtown Columbia; compliance and compatibility.

4.10.I. Temporary Signs

This section would consolidate all Howard County regulations of temporary signs that require a sign permit. Because temporary signs were at the heart of the dispute in *Reed v. Gilbert*, special care would be taken to avoid the type of inadvertent content-based regulation that the Court found to be unconstitutional in that case.

4.10.J. Off-Premises Signs

This section would carry forward the provisions for billboards from Section 3.507.

Title 3, Subtitle 5 Signs

Sec. 3.507. - Billboards.

4.11. Incentives

This new placeholder section would list any development incentives offered by the County in return for development that goes beyond the Land Development Regulation standards to further promote specific, listed County planning goals. In light of pressures on agriculture, rural character, and open space, incentives are sometimes offered for exceptional (not required) contributions to those goals. In addition, many newer regulations include incentives for the creation and maintenance of attainable and workforce housing affordable to households at specific income levels. Finally, an increasing number of land development codes include incentives for “green development” that conserves energy, manages stormwater, or promotes local food production systems in ways not otherwise required by county regulations.

4.12. Operating and Maintenance Standards

This new section of the UDO would consolidate all standards related to required maintenance of building or site features.

4.12.A. Maintenance Requirements

This section would consolidate all existing County standards on required maintenance, and clarify that building or site features (including landscaping and stormwater treatment features) required by the UDO or by a condition attached to a County land use decision must be maintained in good condition. It would also clarify that required landscaping that dies or is damaged must be replaced.

4.12.B. Operating Standards

This section would bring together all general (not use-specific) standards related to the operation of activities in the county, including standards related to noise, odors, vibration, smoke, glare, and the use of parking lots and vacant lots for unauthorized sales activities. Although the UDO would contain standards to reduce or prevent these types of operating impacts in the future, this section can make those general “good neighbor” and public health and safety requirements generally applicable to existing properties as well.

16.5. ZONING AND SUBDIVISION PROCEDURES

This article would address how Howard County reviews development proposals, makes development decisions, enforces the UDO, and treats uses and buildings that were legally created, but that for some reason do not comply with the standards and requirements of the UDO. This article answers the question: “Whose approval do I need to develop or redevelop my property, and what criteria will they use to make that decision?” Specific changes identified previously in the Assessment would be integrated into this article.

5.1. Review and Decision-Making Bodies

This section would describe each of the review and decision-making bodies involved in the land development process in Howard County.

5.1.A. County Council and Zoning Board

This section would describe the duties and powers of the County Council and the Zoning Board related to the UDO.

Title 16, Subtitle 2	Zoning
Sec. 16.200. - Zoning authority; definitions; short title.	
Sec. 16.211. - Councilmanic election years.	

5.1.B. Zoning Counsel

This section would describe the duties and powers of the Zoning Counsel, as carried over from Section 16.1000.

Title 16, Subtitle 10	Zoning Counsel
Sec. 16.1000. - Zoning Counsel.	

5.1.C. Planning Board

This section would describe the duties and powers of the Planning Board, carrying forward a simplified version of Section 16.900. Provisions regarding processing deadlines would be located in an administrative manual or on the County’s website.

Title 16, Subtitle 9	Planning Board
Sec. 16.900. - Planning Board.	

5.1.D. Hearing Examiner

This section would describe the role of Hearing Examiner, and separate that information from the description of the Board of Appeals. To the degree permitted by Maryland law, these provisions would be updated to reduce the confrontational, trial-like nature of current proceedings before the Examiner.

130.0	Hearing Authority
General	
Powers of the Hearing Authority	
Limitations, Guides and Standards	
Court Review	
Title 16, Subtitle 3	Board of Appeals
Sec. 16.302. - Jurisdiction of Hearing Examiner.	
Sec. 16.303. - Hearing examiner procedures.	

5.1.E. Board of Appeals

This section would describe the duties and powers of the Board of Appeals from current Subtitle 3 of Title 16 that refer to the Board of Appeals. To the degree permitted by Maryland law, these provisions would be updated to reduce the confrontational, trial-like nature of current proceedings before the Board, and would restructure the Board's procedures to follow general principles of appellate review rather than a de novo hearing. Details such as compensation should not appear in the UDO, but should be subject to establishment and amendment by the County Council by resolution from time to time.

Title 16, Subtitle 3	Board of Appeals
Sec. 16.301.	- Powers.
Sec. 16.304.	- Appeal to Board of Appeals.
Sec. 16.305.	- Terms of service.
Sec. 16.306.	- Termination of service.
130.0	Hearing Authority
General	
Powers of the Hearing Authority	
Limitations, Guides and Standards	
Court Review	

5.1.F. Historic Preservation Commission

This section would describe the duties and powers of the Historic Preservation Commission, carrying forward the provisions of Subtitle 6 of Title 16.

Title 16, Subtitle 6	Historic Preservation Commission
Sec. 16.600.	- Purpose.
Title 16, Subtitle 6	Historic Preservation Commission
Sec. 16.604.	- Historic Preservation Commission.
Sec. 16.605.	- Procedures of the Commission.
Sec. 16.606.	- Powers of the Commission.
Sec. 16.607.	- Standards for review.
Sec. 16.609.	- Powers of Howard County.

5.1.G. Design Advisory Panel

This section would carry forward Subtitle 15 of Title 16, revised as described previously in the Assessment. Material on meetings and records would be relocated to an administrative manual or county website. The role of the Design Advisory Panel would be clarified, strengthened in some cases, and reduced in other cases, as detailed in the Assessment.

Title 16, Subtitle 15	Design Advisory Panel
Sec. 16.1501.	- Duties.
Sec. 16.1502.	- Membership; staff, records; meetings.
Sec. 16.1503.	- Guidelines and principles.
Sec. 16.1504.	- Review required; recommendations; condition of decision.
Sec. 16.1505.	- Timing of recommendations; subsequent submittals; further review; appeal.
Sec. 16.1506.	- Rules of procedure.
112.1	R-APT Residential: Apartments
Design Advisory Panel	

5.1.H. Agricultural Land Preservation Board

This section would describe the duties and powers of the Agricultural Land Preservation Board, carrying forward Section 15.518 and other relevant provisions of Title 15, Subtitle 5.

Title 15, Subtitle 5 Agricultural Land Preservation
Sec. 15.518. - Agricultural Land Preservation Board

5.1.I. Cemetery Preservation Advisory Board

This section would describe the duties and powers of the Cemetery Preservation Advisory Board, carrying forward Section 16.1302.

Title 16, Subtitle 13 Cemetery Preservation
Sec. 16.1302. - Cemetery Preservation Advisory Board.

5.1.J. Director of Planning and Zoning

This section would describe the duties and powers of the Director of Planning and Zoning, carrying forward Sections 16.800 and 16.801. The authority of the Director to interpret the UDO, subject to appeal to the Hearing Examiner, would be clarified.

Title 16, Subtitle 8 Department of Planning and Zoning
Sec. 16.800. - General provisions.
Sec. 16.801. - The Department of Planning and Zoning.

5.1.K. Floodplain Administrator

This section would describe the duties and powers of the Floodplain Administrator, carrying forward Sections 16.708.

Title 16, Subtitle 7 Floodplain
Sec. 16.708. - Floodplain administrator.

5.2. Summary Table of Procedures

5.2.A. Summary Table of Procedures

This section would consolidate information about each type of application, permit, or approval required by the UDO, the type of public notice required for that type of decision, which department or body reviews the application, who makes the decision, and who hears the appeal (if any) from the decision, and would cross-reference the section providing more detail on that specific type of application.

A portion of a Summary Table of Procedures from another community is shown below:

SUMMARY TABLE OF PROCEDURES					
R = Recommendation D = Decision A = Appeal Decider < > = Public Hearing O = Optional M = Mandatory					
Procedure	Pre-Application Conference	Staff Review	Planning Board	County Council	NOTICE REQUIRED M = Mailed N = published (newspaper) P = Posted
Amendments					
Rezoning	O	R	<R>	<D>	M, N, P
Code Text Amendment	O	R	<R>	<D>	N

SUMMARY TABLE OF PROCEDURES					
R = Recommendation D = Decision A = Appeal Decider < > = Public Hearing O = Optional M = Mandatory					
Procedure	Pre-Application Conference	Staff Review	Planning Board	County Council	NOTICE REQUIRED M = Mailed N = published (newspaper) P = Posted
Development Permits and Approvals					
Conditional Use Application	M	R	<D>	<A>	M, N, P
Site Plan Review, Administrative	O	D	<A>	<A>	
Site Plan Review, Major	M	R	<D>	<A>	M, N, P
Major Modification to Approved Site Plan	O	R	<D>	<A>	
Minor Modification to Approved Site Plan	O	D	<A>	<A>	

5.3. Common Procedures

This section would consolidate general procedural material that apply to several types of zoning, subdivision, and land development approvals, which would allow repetitious materials on public notice and hearing procedures to be removed from many sections of the UDO.

5.3.A. Pre-Application Technical Meeting

This new section would list the types of major development applications for which the applicant is required to have a pre-meeting with Department of Planning and Zoning staff before proceeding to community meetings and a formal application. These types of pre-meeting requirements are increasingly common in order to avoid misunderstandings about the types of materials and studies that need to be submitted with an application, the criteria that will be applied to the review and decision, and the likelihood of success.

5.3.B. Presubmission Community Meeting

This section would carry forward Section 16.128, which describes the presubmission community meeting procedure and when it is required. We recommend rethinking the current process and potentially customizing the requirements of the meeting for different types of applications.

Title 16, Subtitle 1 Subdivision and Land Development Regulations
 Design Standards and Requirements
Sec. 16.128. - Presubmission community meetings; exceptions.

5.3.C. Who Can File an Application

This section would carry forward current County practices regarding who is authorized to file different types of land use applications. This section would also clarify who may submit a general plan amendment and address challenges related to the current references to the “original petitioner” in New Town zoning. Ideally, the current restriction stating that only amendments in New Town may only be proposed with the consent of the original petitioner should be removed, as it already has been for Downtown and Village Center redevelopment.

5.3.D. Application Materials

This section would provide a cross-reference to the administrative manual or County website page that would list all requirements for application materials and clarify that all applications must include all required application materials before the County will begin processing the application.

5.3.E. Payment of Application Fees

This section would provide a cross-reference to the administrative manual or County website page where the fee schedule for applications would be located, and where they can be revised over time by resolution of the County Council without amending the UDO. It would require that all required application fees must be paid before the County will begin processing the application.

Title 16, Subtitle 2 Zoning
Sec. 16.212. - Fees.

5.3.F. Application Completeness

This new section would state that the County would not process incomplete applications, the time within which the County would notify the applicant that an application is incomplete, the time within which an applicant must provide any missing materials, and the time after which the County will return incomplete application materials to the applicant and discontinue the application.

5.3.G. Simultaneous Review and Approval

This section would clarify that an applicant whose project requires two or more approvals may request that the County process those applications simultaneously (rather than sequentially). It would also clarify that if simultaneous processing is requested, any approvals by the review body for one application shall not be considered final until the review body on the last (generally the most complex) part of the application has been made.

5.3.H. Public Notice

This section would consolidate requirements for public notice of applications, hearings and decisions, in order to avoid unnecessarily repetition throughout out the regulations (such as in Section 125.0). It would clarify what type of notice (e.g. mailed, published, posted, or electronic) is required for different types of applications and would cross-reference an administrative manual or County website page that lists the specific content that needs to be included in different types of public notice. In general, most newer regulations decrease reliance on mailed and published notice because of the time and costs involved, and increasingly rely on thorough requirements for posted and electronic notice to citizens and citizens' organizations.

5.3.I. Public Hearings

This section would describe the procedural requirements for public hearings, carrying forward content from Section 100.0. To the degree permitted by Maryland law, these provisions would be updated to reduce the confrontational, trial-like nature of current public hearing procedures.

100.0 General Provisions
Department of Planning and Zoning Public Hearings
Inactive Petitions
Title 16, Subtitle 2 Zoning
Sec. 16.206. - Conduct of hearings.

5.3.J. Criteria for Review and Decision

This section would clarify that in the event that Section 5.3 (Specific Procedures) or other sections of the UDO do not identify specific criteria to guide a land use decision, the criteria in this section would apply. Those criteria would generally include compliance with the UDO and other regulations adopted by the County and, in some cases, consistency with the adopted planning goals in Plan Howard 2030.

5.3.K. Referral to Planning Board

This new section would clarify that where the UDO authorizes the Planning Director to make a decision, but the Director determines that the proposed project is unusually large or complex, or may create impacts that were not considered when the UDO was drafted, the Director may refer the application to the Planning Board for decision.

5.3.L. Conditions on Approval

This section would consolidate various provisions in the current Zoning Regulations and Subdivision and Land Development Regulations authorizing the decision-maker to approve an application with conditions to mitigate its impacts on surrounding areas, which would reduce repetition of similar provisions throughout the UDO. In the case of decisions to be made by Planning and Zoning staff, conditions may only include those required to bring the application into alignment with UDO standards. In the case of decisions by another decision-making body, conditions may address any matter necessary to bring the application into compliance with the criteria to be applied by that decision-making body.

5.3.M. Appeals

This section would describe the process for appeals of different types of land development decisions, and would consolidate information from many different areas of the existing regulations.

Title 16, Subtitle 1	Subdivision and Land Development Regulations
General	
<i>Sec. 16.105. - Appeals.</i>	
127.0	MXD Mixed Use Districts
Appeal of Planning Board Decision	
Title 16, Subtitle 6	Historic Preservation Commission
<i>Sec. 16.611. - Appeals.</i>	
Title 16, Subtitle 12	Forest Conservation
<i>Sec. 16.1214. - Appeals.</i>	
Title 16, Subtitle 13	Cemetery Preservation
<i>Sec. 16.1307. - Appeal.</i>	

5.3.N. Lapsing of Approvals

Most newer land development regulations recognize that land development approvals should be used within a reasonable time after approval, and that “stale” approvals create challenges when applicants attempt to move forward with development after the standards for that type of development have been changed. This new section would consolidate existing materials and practices regarding the lapsing of development approvals.

5.3.O. Amendments of Existing Approvals

This section would clarify the general procedures for amending an existing development approval when market conditions, property users, financing, or other factors lead the property owner to change their plans. It would list the types of minor amendments to existing approvals that can be approved administratively by Planning and Zoning staff (subject to appeal), and clarify that other types of amendments that might have significant impacts on surrounding properties would have to go through the same process used for the original approval decision (including public notice and public hearing requirements, if applicable). This section should also codify the existing “redline” process for amending or correcting development plans.

125.0	NT New Town
Amendments to a Comprehensive Sketch Plan or Final Development Plan	

Title 16, Subtitle 17 Development Rights and Responsibilities Agreements
Sec. 16.1705. - Amendments to executed agreements.

5.3.P. Adequate Public Facilities

This section would state that all types of proposed development subject to the Adequate Public Facilities Ordinance (APFO) will need to complete that process and receive a determination that adequate public facilities to support the development exist (or obtain approval of a plan to provide needed facilities) before the project will be allowed to obtain final land use approval. This would also carry forward the existing provisions of Subtitle 11, with only those changes that are a result of the APFO review process currently underway separately from this Assessment.

Title 16, Subtitle 11	Adequate Public Facilities
Sec. 16.1100.	- Short title; background; purpose; organization.
Sec. 16.1101.	- Adequate transportation facilities.
Sec. 16.1102.	- Housing unit allocation concept; housing unit allocation chart.
Sec. 16.1103.	- Adequate school facilities.
Sec. 16.1104.	- Housing unit allocation process.
Sec. 16.1105.	- Processing of plans subject to test for adequate transportation facilities and/or tests for adequate school facilities and/or test for housing unit allocations.
Sec. 16.1106.	- Milestones.
Sec. 16.1107.	- Exemptions.
Sec. 16.1108.	- Development monitoring system.
Sec. 16.1109.	- Appeals.
Sec. 16.1110.	- Definitions.

5.3.Q. Completion of Improvements

This section would carry forward and clarify Howard County's current policy that the property owner or applicant is responsible for all costs of required infrastructure and improvements for a subdivision, site plan, or other proposed development, unless the County has approved an agreement to share those costs or agreed that a different entity will be responsible for those costs. In addition, it would clarify the County's authority to require that improvements required to serve a new development or redevelopment be completed – or an agreement for an extension of time to complete those improvements be signed with the County – before certificates of occupancy for structures within the development will be issued.

5.3.R. Development Rights and Responsibilities Agreements

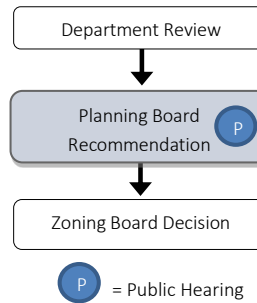
This section would carry forward much of the substantive text from Subtitle 17 of Title 16 regarding Development Rights and Responsibilities Agreements.

Title 16, Subtitle 17	Development Rights and Responsibilities Agreements
Sec. 16.1700.	- Purpose.
Sec. 16.1702.	- Applicability.
Sec. 16.1703.	- Contents of development rights and responsibilities agreements.
Sec. 16.1704.	- Procedures.
Sec. 16.1706.	- Termination of agreements; suspension; time limitations.
Sec. 16.1707.	- Applicable laws, regulations, and policies.
Sec. 16.1708.	- Recording.
Sec. 16.1709.	- Enforcement by interested parties.

5.4. Specific Procedures

This section would outline the process for reviewing each type of application for a permit or approval that may be issued under the UDO. A subsection for each specific procedure would describe the steps in the review and approval process, identify the reviewers and decision-maker involved, and state the criteria to be used in making the decision. As discussed in the Assessment, criteria for making each type of decision would be reviewed to make them as clear, objective, and predictable as possible. Specific procedures are generally ordered beginning with the least complex (and more frequently used) procedures and ending with the more complex (and infrequently used) procedures. Each process would also include a simple flowchart of the procedural steps. An example of a flowchart from another community is shown at the right.

Conditional Use Permit



5.4.A. Permits and Approvals

This section would group together those procedures generally used for approval of a specific minor structure, street name change, or modification of a historic structure.

5.4.A(1) Permits

This section would describe the procedures for administrative review and approval of general permits, including sign permits and fence permits.

Title 3, Subtitle 5 Signs

Sec. 3.509. - Permits and fees.

128.0 Supplementary Zoning District Regulations

Permits for Special Farm Uses

132.0 Temporary Uses

Procedures

5.4.A(2) Street Name Changes

This section would carry forward without significant change the procedures for changing street names currently located in Title 16, Subtitle 4.

Title 16, Subtitle 4 Street Names and House Numbers

Sec. 16.400. - Street names and house numbers.

Sec. 16.401. - Enforcement

5.4.A(3) Certificate of Approval for Historic Districts and Structures

This section would describe the historic preservation review processes, including the establishment of historic districts and the Certificate of Approval process for modifications to designated properties, currently located in Subtitle 6 of Title 16.

Title 16, Subtitle 6 Historic Preservation Commission

Sec. 16.602. - Establishment of historic districts.

Sec. 16.603. - Certificates of approval.

Sec. 16.603A. - Review of development plans.

Sec. 16.608. - Structures of unusual importance.

5.4.B. Conditional Uses

This section would describe the conditional use process currently described in Section 131.0, highlighting where the process differs from the common procedures. Current sections of Section 131.0 addressing conditions on approval and enlargements or alterations to an approved conditional use would be addressed in Section 5.3 (Common Procedures) above. Current Section 131.0 provisions for revocation of a conditional use would appear in Section 5.6 (Enforcement, and Penalties).

131.0	Conditional Uses
	Pre-Submission Community Meeting, Petition and Public Hearing
	General Standards Required for Approval
	Burden of Proof
	Establishment of Conditional Use
	Abandonment
	Clarification of Decision and Order

5.4.C. Site Development Plan Approvals

The County reviews Site Development Plans of many residential and non-residential proposals before issuing a building or grading permit. All projects in some zoning districts and certain conditional uses also require approval of a Site Development Plan. Although not currently well described in the regulations, this process includes the submittal of an Environmental Concept Plan for proposed stormwater management facilities, which includes a conceptual design for stormwater management and the delineation of environmental features.

The section would also describe the Site Development Plan approval process outside of any New Town-specific districts. It would carry forward the provisions from Article V of Subtitle 1, Title 16, as described in the Assessment and would replace the current SDP and FDP processes in the current NT districts. Additional procedural requirements that are district-specific, such as those in the R-ED district, would also be relocated to this section. In the UDO, there would be only one standard process for review and approval of Site Development Plans.

Title 16, Subtitle 1	Subdivision and Land Development Regulations
	Procedures for Filing and Processing Site Development Plan Applications
	<i>Sec. 16.154. - Purpose.</i>
	<i>Sec. 16.155. - Applicability.</i>
	<i>Sec. 16.156. - Procedures.</i>
	<i>Sec. 16.157. - Required information for site development plans.</i>
107.0	R-ED Residential: Environmental Development
	Approval of the Site Development Plan by the Planning Board
112.0	R-H-ED Residential: Historic – Environmental
	Approval of the Site Development Plan by the Planning Board
117.3	OT Office Transition
	Site Development Plan
125.0	NT New Town
	Final Development Plan—General Provisions
	Site Development Plans—General Provisions
126.0	PGCC Planned Golf Course Community
	Approval of the Site Development Plan by the Planning Board
127.0	MXD Mixed Use Districts
	Site Development Plan

5.4.D. Subdivision of Land

Currently, an applicant for a major subdivision must submit either:

- (1) An Environmental Concept Plan, (2) a Sketch Plan, (3) a Preliminary Plan, (4) a Final Plan, and then (5) a Site Development Plan; or
- (1) An Environmental Concept Plan; (2) a Preliminary Equivalent Sketch Plan; (3) a Final Plan, and (4) a Site Development Plan.

This section would carry forward the procedures for subdivisions of land currently located in Article IV of Subtitle 1, Title 16, as well as the procedural requirements for Sketch Plans and Preliminary Equivalent Sketch Plans in several zone districts. These procedures would be reviewed for potential to increase efficiency and predictability in the review process. Specific lists of application requirements and language for plat notes would be removed from the UDO and placed in an administrative manual or on the County's website. The role of the Environmental Concept Plan in subdivision design would also be clarified. This section would also clarify that preliminary plans for subdivisions differ from preliminary development plans that are used as a basis for zoning and use parameters in the districts that require PDPs.

Title 16, Subtitle 1	Subdivision and Land Development Regulations
Procedures for Filing and Processing Subdivision Applications	
<i>Sec. 16.144. - General procedures regarding the subdivision process.</i>	
<i>Sec. 16.145. - Sketch plan; preliminary equivalent sketch plan.</i>	
<i>Sec. 16.146. - Preliminary plan.</i>	
<i>Sec. 16.147. - Final subdivision plan and final plat.</i>	
120.0	SC Shopping Center
Approval of Sketch Plans	
107.0	R-ED Residential: Environmental Development
Approval of the Preliminary Equivalent Sketch Plan by the Planning Board	
112.0	R-H-ED Residential: Historic – Environmental
Approval of the Preliminary Equivalent Sketch Plan by Planning Board	

5.4.E. Flexibility and Relief

This section would group together and describe the various ways (other than administrative amendments) that the development standards in the UDO can be modified to accommodate unique conditions and circumstances.

5.4.E(1) Administrative Adjustments

Most newer development codes allow the Planning Director limited authority to approve minor adjustments to technical zoning and subdivision standards for an individual lot when the need for those adjustments is due to the size, shape, or topography of the lot, or some other factor beyond the control of the applicant. This section would include a table of administrative adjustments that can be approved by the Director (e.g. an adjustment of parking or lot coverage standards of 5 percent or less) without the need for a variance or other formal adjustment process. Approval of an administrative adjustment occurs during the course of staff review, and does not require a separate procedure. This section would be carry forward the provisions in Section 100.0 but may be updated to include additional minor adjustments based emerging experience around the U.S.

100.0	General Provisions
Administrative Adjustments	

5.4.E(2) Alternative Compliance

This section would outline the procedures and criteria for approval of alternative compliance with a development standard (formerly referred to as obtaining a waiver).

Title 16, Subtitle 1	Subdivision and Land Development Regulations
General	
Sec. 16.104.	- Waivers.
Title 16, Subtitle 12	Forest Conservation
Sec. 16.1215.	- Waivers.

5.4.E(3) Variance

This section would describe the procedures for obtaining a variance from different types of development standards.

Title 3, Subtitle 5	Signs
Sec. 3.513.	- Variances.
Title 16, Subtitle 7	Floodplain
Sec. 16.711.	- Variances.

5.4.F. Major Development Plan Approvals

This section would describe the various procedures for review of plans required in certain zone districts and for certain types of development between the time of zone district approval and detailed Site Development Plan approval.

5.4.F(1) Preliminary Development Plan for Zoning

This section would describe the process for approving Preliminary Development Plans for floating districts, as described in the Assessment, up to the point of Site Development Plan approval, where the standard provisions of Section 5.4.C (Site Development Plan Approval) would apply.

113.3	I Institutional Overlay
	Preliminary Development Plan
	Conformance with Preliminary Development Plan
117.1	BR Business Rural
	Conformance with Preliminary Development Plan
117.3	OT Office Transition
	Amendments to Preliminary Development Plan
124.0	SW Solid Waste Overlay
	Procedure for Creation of a SW District
125.0	NT New Town
	Procedure for Creation of NT Districts
127.0	MXD Mixed Use Districts
	Preliminary Development Plan and Criteria
127.1	PSC Planned Senior Community
	Amendments to Preliminary Development Plan and Criteria

5.4.F(2) NT Village Center Redevelopment

This section would describe a simplified process for approving NT Village Center redevelopment plans, as described in the Assessment, up to the point of Site Development Plan approval, where the

standard provisions of Section 5.4.C Site Development Plan Approval would apply. The current procedures appear to have been designed in part to compensate for fairly vague development standards and criteria in some original Columbia development documents by inserting multiple points at which public meetings and hearings are necessary. In contrast, many high-quality activity center redevelopment procedures simplify and shorten the time needed for design, review, and approval of redevelopment applications by replacing vague language with more objective and predictable development standards and criteria closely tied to preferred uses, scale, height, quality, circulation patterns, and character of the center. We recommend reviewing and revising the Village Center Redevelopment procedures based on this approach.

125.0	NT New Town
	Village Center Redevelopment, Major
	Village Center Redevelopment, Minor

5.4.F(3) NT Downtown Redevelopment

This section would describe a simplified process for approving NT Downtown redevelopment plans, as described earlier in the Assessment, up to the point of Site Development Plan approval, where the standard provisions of Section 5.4.C Site Development Plan Approval would apply. The comments on length, delay, and unpredictability of the Village Center Redevelopment process apply here as well, and we recommend a similar approach to address those weaknesses. Although much of the downtown Columbia land is now under the control of a single property owner (the Howard Hughes Corporation), the redevelopment process needs to be designed to work even if ownership changes or becomes more fragmented in the future.

125.0	NT New Town
	Final Development Plan—Downtown Revitalization
	Site Development Plan—Downtown Revitalization
	Site Development Plan—Downtown Environmental Restoration that is not part of a Final Development Plan

5.4.G. Amendments to UDO Text or Zoning Map

This section would carry forward the County's current procedures for adopting amendments to text of the UDO or the Zoning Map. In addition, it would clarify the different procedures and criteria applicable to text amendments for comprehensive rezonings and Zoning Regulation Amendments (ZRAs). In particular, the allowed applicants for ZRAs and the time limits for public applications for ZRAs should be reconsidered. The protocol for ZRAs that change significantly at County Council should also be revisited; significant changes should be required to go back to the Planning Board for review, with additional staff analysis of the changes. A clear definition of the type of changes that are considered significant should also be included to reduce ambiguity. Because of the new zone districts and development standards in the UDO, there should be significantly fewer needs for Zoning Regulation Amendments, and the criteria for consideration and approval of ZRAs would be tightened up and made more objective.

Title 16, Subtitle 2	Zoning
	Sec. 16.203. - Comprehensive zoning.
	Sec. 16.204. - Piecemeal map amendments and development plan approvals.
	Sec. 16.205. - Procedure.
	Sec. 16.207. - Judicial review.
	Sec. 16.208. - Zoning regulation text amendments.
100.0	General Provisions
	Amendments

114.0	Historic District
	Requirements and Restrictions Applicable to Historic Districts
	Findings Necessary to Establish an Historic District
117.1	BR Business Rural
	Criteria
	Procedure for Creation of a BR District
117.3	OT Office Transition
	Requirements for OT District
	Petition Requirements
	Standards for Approval of a Petition
	Amendments to Preliminary Development Plan
	Planning Board Recommendation
	Zoning Board Decision
125.0	NT New Town
	Comprehensive Sketch Plan
	Procedure for Creation of NT Districts
127.0	MXD Mixed Use Overlay Districts
	General Provisions
	Requirements for Mixed Use Development
	Preliminary Development Plan and Criteria
	Comprehensive Sketch Plan and Development Criteria
Title 16, Subtitle 6 Historic Preservation Commission	
	Sec. 16.602. - Establishment of historic districts.

5.4.H. Adoption of Amendment of the General Plan

This section would describe the process for adopting or amending the General Plan for Howard County, as required by Maryland law.

5.5. Pre-existing Development and Nonconformities

5.5.A. General Provisions

Nonconformities are situations when a property was developed or a land use was started in compliance with the County's development regulations, but that no longer conform to those regulations—usually because the County amended the zoning regulations or a public body purchased a portion of the site or adopted a new regulation after the property was developed. This would consolidate regulations for nonconforming situations that are currently scattered throughout several different sections of the Zoning, Subdivision, and Land Development Regulations. Substantive updates to this section would clarify the treatment of nonconforming lots, uses, buildings, and signs as noted in the following sections.

128.0	Supplementary Zoning District Regulations
	Noncomplying Structures and Uses
129.0	Nonconforming Uses
	General

5.5.B. Nonconforming Use

This section would carry forward provisions from 129.0 regarding the confirmation, restriction, and expansion or change of nonconforming uses. We recommend making confirmations of nonconforming uses an administrative approval that is subject to appeal.

129.0	Nonconforming Uses
	Restrictions on Nonconforming Uses
	Confirmation of Nonconforming Uses
	Extension, Enlargement or Alteration of Nonconforming Uses

5.5.C. Nonconforming Structure

This section would carry forward and expand upon the existing provisions related to nonconforming structures in Section 129.0.

129.0	Nonconforming Uses
	Replacement of Destroyed Nonconforming Structures

5.5.D. Nonconforming Lot

This section would clarify that legally created lots that have become nonconforming, due to changes in minimum lot dimensions or sensitive land controls, may be improved with uses and structures permitted in their respective zoning districts, provided that the all applicable development standards are met.

5.5.E. Nonconforming Site Feature

This section would confirm that lots and parcels that have nonconforming parking, landscaping, lighting, or other site features may continue to be used, and that the nonconforming site features do not create an additional nonconformity or prevent the building or site from being used as otherwise permitted under Sections 5.5.C and 5.5.D.

134.0	Outdoor Lighting
	Noncomplying Outdoor Lighting

5.5.F. Nonconforming Sign

This section would consolidate the provisions on nonconforming signs that are currently located in Section 3.504 with the other nonconforming situations.

Title 3, Subtitle 5	Signs
	Sec. 3.504. - Nonconforming signs.

5.6. Enforcement and Penalties

This section would carry forward and consolidate Section 102.0 and Subtitle 16 of Title 16, as well as various other repetitive sections in the Zoning, Subdivision, and Land Development Regulations that specify other violations, enforcement, or penalty provisions. The sections that are carried forward would be cleaned up and improved significantly.

5.6.A. Violations

This section would describe what constitutes a violation of the UDO, carrying forward language from several sections of the existing regulations.

102.0	Violations, Enforcement, and Penalties
	Violations
Title 16, Subtitle 16	Enforcement of the Howard County Subdivision and Land Development Regulations and the Zoning Regulations
	Sec. 16.1600. - Definitions.
	Sec. 16.1601. - Authority of the County; nature of equitable relief.
	Sec. 16.1602. - Notice of violation.

Sec. 16.1603. - Citation.
Title 16, Subtitle 7 Floodplain
Sec. 16.712. - Violation.
Title 24, Civil Penalties
Sec. 24.106 Issuance of Citation

5.6.B. Enforcement

This section would describe the enforcement processes for violations, currently located in several different sections of the regulations.

102.0 Violations, Enforcement, and Penalties
Enforcement
Title 16, Subtitle 1 Subdivision and Land Development Regulations
General
Sec. 16.106. - Enforcement.
Title 16, Subtitle 2 Zoning
Sec. 16.209. - Enforcement.
Title 16, Subtitle 4 Street Names and House Numbers
Sec. 16.401. - Enforcement
Title 16, Subtitle 6 Historic Preservation Commission
Sec. 16.610. - Enforcement.
Title 16, Subtitle 12 Forest Conservation
Sec. 16.1212. - Enforcement; penalties.
Title 16, Subtitle 13 Cemetery Preservation
Sec. 16.1308. - Enforcement.
Title 16, Subtitle 16 Enforcement of the Howard County Subdivision and Land Development Regulations and the Zoning Regulations
Sec. 16.1604. - Authority of the Hearing Examiner; Board of Appeals.
Sec. 16.1605. - Hearing.
Sec. 16.1606. - Inspections.
Sec. 16.1607. - Final order.
Title 16, Subtitle 17 Development Rights and Responsibilities Agreements
Sec. 16.1709. - Enforcement by interested parties.

5.6.C. Penalties

This section would describe the penalties for violations of the UDO, currently located in Section 102.0 and Subtitle 16 of Title 16.

102.0 Violations, Enforcement, and Penalties
Penalties
Title 16, Subtitle 16 Enforcement of the Howard County Subdivision and Land Development Regulations and the Zoning Regulations
Sec. 16.1608. - Civil fines.
Sec. 16.1609. - Appeal to the Board of Appeals.
Sec. 16.1610. - Security.
Sec. 16.1611. - Failure to comply with a final order.
Sec. 16.1612. - County to secure compliance.

16.6. DEFINITIONS AND RULES OF CONSTRUCTION

6.1. Rules of Construction

This section would carry over and consolidate the rules of construction provisions of Sections 101.0 and Section 16.108. The text would be revised as noted in the Assessment. The rules of construction could be organized in the following subsections.

101.0	Rules of Construction
Title 16, Subtitle 1	Subdivision and Land Development Regulations
General	
<i>Sec. 16.108. - Rules of construction; definitions.</i>	

6.1.A. Technical Terms

6.1.B. Lists and Examples

6.1.C. Computation of Time

6.1.D. Public Bodies, Documents, and Authority

6.1.E. Mandatory and Discretionary Terms

6.1.F. Conjunctions

6.1.G. Tenses, Plurals, and Gender

6.1.H. Maps, Coordinates, and Elevations

Title 16, Subtitle 1	Subdivision and Land Development Regulations
General	
<i>Sec. 16.109. - Maps; coordinates; elevations, etc.</i>	

6.1.I. Headings, Illustrations, and Text

6.2. Definitions and Terms of Measurement

This section would carry over the definitions in Section 103.0 and Section 16.108, as well as the definitions spread throughout several other sections of the Zoning, Subdivision, and Land Development Regulations and the related manuals. All definitions would be reviewed and revised, with additional definitions created and outdated definitions removed as noted in the Assessment. Specific items to be defined, or where existing definitions need to be revisited or revised are found in Part 1 of this Assessment.

103.0	Definitions
Title 16, Subtitle 1	Subdivision and Land Development Regulations
General	
<i>Sec. 16.108. - Rules of construction; definitions.</i>	
Title 3, Subtitle 5	Signs
<i>Sec. 3.514. - Definitions.</i>	

Title 16, Subtitle 2	Zoning
Sec. 16.200. - Zoning authority; definitions; short title.	
Title 16, Subtitle 6	Historic Preservation Commission
Sec. 16.601. - Definitions.	
Title 16, Subtitle 12	Forest Conservation
Sec. 16.1201. - Definitions.	
Title 16, Subtitle 13	Cemetery Preservation
Sec. 16.1301. - Definitions.	
Title 16, Subtitle 16	Enforcement of the Howard County Subdivision and Land Development Regulations and the Zoning Regulations
Sec. 16.1600. - Definitions.	
Title 16, Subtitle 17	Development Rights and Responsibilities Agreements
Sec. 16.1701. - Definitions.	



New Town White Paper (2014)



September 12, 2014

To: Columbia Association Board of Directors
Advisory Committee Chairpersons
Village Board Chairs
Village Managers
Members of the Press
CA Management

From: Andrew Stack, Board Chair

The Columbia Association Board of Directors Meeting will hold a Work Session on Thursday, September 18, 2014 at 7:30 p.m. at the Columbia Association Building, 10221 Wincopin Circle, Columbia, MD 21044.

BOARD WORK SESSION AGENDA

- | | |
|--|----------|
| 1. Call to Order (Announce Directors/Staff in Attendance) | 1 min. |
| 2. Approval of Agenda | 1 min. |
| 3. Resident Speakout | 15 min. |
| 4. Work Session on New Town Zoning | 120 min. |
| 5. Adjournment – Approximately 9:45 p.m. | |
| 6. Closed Meeting of the Board of Directors follows the adjournment of the Work Session | |

Next Board Meeting: Thursday, October 9, 2014

ARRANGEMENTS FOR AN INTERPRETER FOR THE HEARING IMPAIRED CAN BE MADE BY CALLING 410-715-3111 AT LEAST THREE DAYS IN ADVANCE OF THE MEETING.

CA Mission Statement

Working every day in hundreds of ways to make Columbia an even better place to live, work, and play.

CA Vision Statement

Making Columbia the community of choice today and for generations to come.



To: CA Board of Directors

From: Jane Dembner, Director, Community Building and Sustainability Bureau

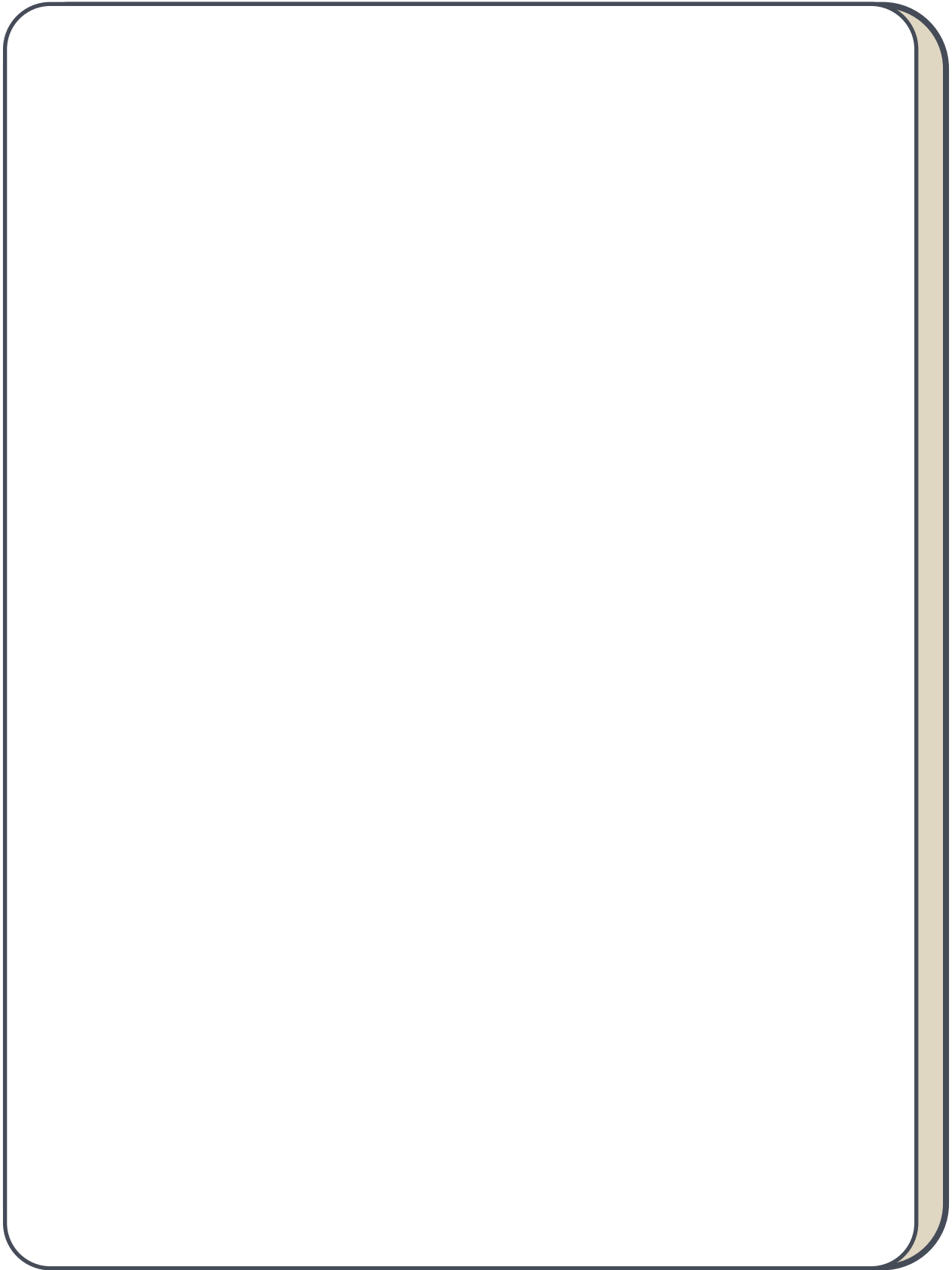
Through: Milton Mathews, President/CEO

CC: Sheri Fanaroff, General Counsel
Scott Templin, Community Planner

Subject: New Town Zoning Work Session

Date: September 12, 2014

Attached is a New Town zoning briefing paper prepared by staff in preparation for the Board's upcoming work session on Thursday, September 18, 2014. The main body of the paper is brief (11 pages) and is presented in eight sections: seven that provide a concise overview of NT zoning and an eight section that highlights some issues that should be considered when the county undertakes the planned review and update of New Town regulations in 2015. The paper is supplemented by three short appendices



New Town Zoning Briefing Paper

Prepared by Columbia Association

for the

Columbia Association Board of Directors

for the

New Town Zoning Work Session, September 18, 2014



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New Town Zoning Briefing Paper

In FY 2015, the Columbia Association Board of Directors decided to hold periodic work sessions where there would be more time for discussion on specific topics of interest. Work sessions are less formal than board meetings and focus on discussion and do not include decision-making or policy-setting.

This paper was developed by Columbia Association planning staff in anticipation of the upcoming work session on the topic of Howard County's New Town zoning, the designation for much of Columbia. A future work session and associated background paper will address private covenants.

1. Introduction: Why Hold a Work Session on New Town Zoning? What are the Desired Outcomes?

On September 18, 2014, the Columbia Association Board of Directors will be holding a work session on Howard County's New Town zoning regulations. The purpose of this memo is twofold: to provide an overview of the New Town zoning regulations and to identify issues that should be considered when the county undertakes the planned review and update of New Town regulations in 2015.

The desired outcomes of the work session are for board members: (1) to acquire a better understanding of how the regulations work, including the review and approval process; and (2) to identify issues to be addressed and questions to be answered during the county's update process, anticipated to begin in 2015.

2. New Town Zoning Review Process: Why is Howard County Going to Review and Update New Town Zoning? When will this Occur?

In 2013, Howard County updated its zoning code following adoption of the new General Plan (*PlanHoward 2030*). At that time, the County Council chose to defer the review and update of New Town zoning because of its complexity and to allow the county to complete a comprehensive review of New Town zoning. That review, including a public process, is anticipated to begin in 2015. Given the upcoming elections and change in administration leadership, it is expected that the county will not announce the details of the review process until after the New Year.

3. Zoning Authority: Who is Responsible for Zoning and its Enforcement?

Promulgation of zoning regulations and their enforcement are government functions under Maryland law. As set forth in the Annotated Code of Maryland, the state's counties and municipalities have the power to control land use within their boundaries. This includes the power to prepare a comprehensive plan, zoning ordinances and subdivision regulations. The State of Maryland has delegated these planning and land use regulatory powers to the state's municipalities and counties, including Howard County.

As a result of the state's delegation of zoning powers to the county, the Howard County Code includes detailed rules and procedures related to the planning and zoning process, including the roles and authority of the County Council, Zoning Board, Planning Board and Department of

Planning and Zoning. See the text box below for a description of the authority for each of these government entities.

Overview of Zoning Authority By Key Government Entities (source: Howard County Code)

County Council: The Howard County Code gives the County Council authority for zoning. It states: “For the purpose of promoting the health, safety, morals and general welfare of Howard County, the County Council is hereby empowered to regulate and restrict the height, number of stories and size of buildings and other structures; the location, construction, alteration and use of buildings and other structures; the percentage of lot area that may be occupied by structures; the size of yards, courts and other open spaces; the density of population; and the location and use of land for trade, industry, government, residence or other purpose.”

The code empowers the County Council to enact comprehensive zoning and for amendments to the text of the existing zoning regulations. The code also authorizes the establishment of the Zoning Board, a legislative agency of the County Council. The Zoning Board consists of the County Council members.

Zoning Board: The Howard County Code designates to the Zoning Board the authority to approve piecemeal zoning map amendments (those dealing with map changes only or zoning changes to a particular piece of property). In addition, the Zoning Board has decision-making powers on various development plans.

Planning Board: The Planning Board makes recommendations to the County Council and Zoning Board on all matters relating to county planning and zoning, including the adoption and amendment of planning and zoning regulations and amendments to the zoning map. In addition to its advisory duties and responsibilities related to recommendations, in certain cases the Planning Board also has decision-making powers.

For petitions to develop Columbia property zoned New Town other than in lands in Downtown and the village centers, the Planning Board has decision-making authority for Comprehensive Sketch Plans, Final Development Plans and Site Development Plans (steps 2 through 4 of the New Town zoning approval process). In 1965, the County Commission approved the original Preliminary Development Plan (PDP) for Columbia (step 1 of the New Town development process). The PDP can only be amended by the Zoning Board following a public hearing.

For Downtown Columbia Redevelopment, both Final Development Plans and the Site Development Plans require Planning Board approval. (see note below)

For petitions for Major Village Center Redevelopment, the Planning Board reviews and makes recommendations on the Preliminary Development Plan to the Zoning Board, which has the authority to approve or deny the petitioner’s application for village center redevelopment. If approved, then the petitioner may proceed to the land development review process that includes amendments to the Comprehensive Sketch Plan, amendments to the Final Development Plan and a new Site Development Plan. The Planning Board has decision-making powers on all of these detailed plans. (see note below)

Department of Planning and Zoning: The Department of Planning is responsible for planning for the growth and development of the County including but not limited to the following functions: preparation of a comprehensive general plan; preparation of subdivision rules and regulations and their administration; preparation and enforcement of a comprehensive zoning plan (map and regulations) and enforcement; review and recommendations on petitions for amendment to the zoning map; assistance with public facility planning; responsibility for historic preservation; recommendations on the county’s proposed capital program; and operation of the county’s agricultural preservation program.

Hearing Examiner: The Hearing Examiner considers citations for violations of the subdivision and land development requirements. Also makes decisions on variances and conditional uses outside of the NT district.

Board of Appeals: A final order issued by the Hearing Examiner may be appealed by the alleged violator to the Board of Appeals.

(Note: Detailed flow charts for the Downtown Columbia and Village Center Redevelopment processes are included in the Appendix.)

Zoning Violations and Enforcement

The zoning regulations define violations as follows: “Any structure erected, constructed, altered, enlarged, converted, moved or used contrary to any of the provisions of these regulations by any person taking such action, or permitting such action, and any use of any land or any structure which is conducted, operated or maintained by any person using, or permitting the use thereof, contrary to any of the provisions of these regulations, shall be, and the same is hereby declared to be unlawful.”

Enforcement is the responsibility of the Department of Planning and Zoning. The regulations state that the “Department of Planning and Zoning may initiate a court order for an injunction, mandamus, abatement or any other appropriate action to prevent, enjoin, abate or remove such erection, construction, alteration, enlargement, conversion or use in violation of any of the provisions of these regulations. The Department of Planning and Zoning may enforce the Zoning Regulations by issuing citations to alleged violators to be heard in Court or in Administrative Proceedings as provided by Law.” If a zoning violation is found to exist, a citation is issued. Penalties include fines and/or civil penalties.

4. Overview of New Town Zoning and Process: What is the History of New Town Zoning?

The New Town regulations were adopted in 1965 and have been in place for decades with relatively few changes in the overall structure until 2009 and 2010. In 2009, changes were made related to village center redevelopment and in 2010, the changes to zoning for Downtown Columbia revitalization.

New Town is the primary zoning classification in Columbia. More than 14,270 acres are zoned New Town. Approximately ten percent of Columbia is not zoned New Town. These lands are predominantly located in three general areas: Dorsey’s Search Village north of Route 108; the Gateway loop, and a portion of Snowden River Parkway near Robert Fulton Drive. There are other non-New Town zoned lands scattered throughout Columbia.

5. What are the Major Provisions of New Town Zoning?

The New Town zoning regulations have a number of distinctive features. These include:

- District size. A New Town zoning district must contain at least 2,500 contiguous acres. (Columbia is the county’s only New Town district and comprises 14,272 acres.)
- Flexibility in land use. New Town permits all uses in other zoning districts with the exception of heavy manufacturing uses and mobile homes.
- Open space preservation: New Town zoning requires that 36 percent of the lands zoned New Town be for open space uses. This requirement combined with the design of Columbia, has resulted in a distinctive tight weave of Columbia’s open space areas, residential neighborhoods and clustered housing sites. Columbia’s open space is a defining and distinguishing feature of Columbia.

- Overall housing density. Overall density (gross density) may not exceed 2.5 dwelling units per acre of New Town zoned land. The maximum number of dwellings permitted by the Downtown Columbia redevelopment process is in addition to this density limit.
- Mixed use requirements. New Town requires a mix of various land uses, with minimum and maximum percentages and allows flexibility in the geographic placement of those uses. The table below is from the New Town regulations.

	(1) Minimum Percentage of Total Area of the District	(2) Maximum Percentage of Total Area of the District
Open Space Uses	36%	N/A
Single-family – Low Density	10%	N/A
Single-family – Medium Density	20%	N/A
Apartments	N/A	13%
Commercial (POR, B-1, B-2 and SC uses)	2%	10%
Industrial Uses (M-1 uses)	10%	20%
Other uses presently permitted in any zoning district other than those permitted only in R-MH or M-2 Districts	N/A	15%
Note: N/A means Not Applicable		

Source: Howard County NT Zoning Regulations

Note: The last line of the table excludes mobile homes and heavy industrial uses.

6. What is the Development Process Under New Town Zoning?

The New Town zoning regulations set forth three different processes for development depending on the location of development: one for Downtown Columbia; another for village center redevelopment; and one for all other New Town zoned lands. These three processes are outlined below. Additional details are provided in Appendix A.

A. General – New Town Zoning (not in Downtown or part of Village Center Redevelopment)

Step 1: Preliminary Development Plan (PDP).

- The original PDP for Columbia was approved in 1965. The regulations state that a PDP is to include a generalized drawing or set of drawings with associated text that establish the general location of land uses, major roads and public facilities. Also included in the requirements are the following:
 - Listing of major planning assumptions and objectives
 - Number of acres devoted to residential, employment and open space uses
 - Overall density (dwelling units per acre)
 - Overview of proposed drainage, water supply and discharge
- Only the original petitioner may file a new petition to add additional land to the New Town District or propose amendments to the PDP. That means that only Howard Research and Development (HRD), the original petitioner, can propose these changes.

- Changes to the approved PDP must be approved by the Howard County Zoning Board.

Step 2: Comprehensive Sketch Plan

- The Comprehensive Sketch Plan is comprised of a drawing or set of more detailed drawings and must include:
 - Boundaries and acreage of proposed land use categories (single family low and medium density, apartments, employment commercial and industrial, and open space); location of all existing and proposed public streets, roads and utilities; location of open space, recreation, school, park and other public and community uses.
- Associated text (criteria) for the general location of all structures; height limitations; parking, setbacks, front/side/rear yard areas, minimum lot sizes.
- Only HRD, the original petitioner for the New Town District, may propose amendments to an approved Comprehensive Sketch Plan.
- The Planning Board has decision-making authority for Comprehensive Sketch Plans.

Step 3: Final Development Plan (FDP)

- The FDP confirms or refines the Comprehensive Sketch Plan. It must provide the exact boundary descriptions and acreage of the permitted uses shown on the approved Comprehensive Sketch Plan and detail the permitted uses, setbacks, height limits and other requirements.
- The Planning Board has decision-making powers for Final Development Plans. If approved, they are recorded in the land records of Howard County prescribe the development of the property. Proposals to change or add primary uses require an amendment to the FDP.
- For single family residential lands, any property owner may propose amendments to the FDP but cannot alter the land use designation established by the Comprehensive Sketch Plan or increase the residential density. For all other lands, only the original New Town District petitioner, HRD, may propose amendments to an approved Final Development Plan.

Step 4: Site Development Plan

- The Site Development Plan is the last stage before building permits are issued and construction may begin.
- Detailed site engineering drawings must show exactly how a site will be used and developed including grading, utilities, buildings, driveways, parking areas, landscaping and other site details.
- Site Development Plans are required for all development in the New Town District.
- At this stage, the Planning Board may not revisit land use designations or criteria shown on the Final Development Plan. However, the Planning Board may grant variances to bulk regulations for a specific SDP.
- At the Planning Board's discretion, Site Development Plans may be reviewed and approved by the Planning Board or by the Department of Planning and Zoning (administrative review and approval).

- Minor additions or modifications to approved Site Development Plans do not need Planning Board approval. Minor new accessory structures, minor additions to parking, small areas of grading or clearing and other similar minor changes do not need Planning Board approval and can be reviewed and approved administratively.

B. Downtown Columbia Revitalization Process

This process is different from that for non-downtown New Town areas in that it permits any fee simple owner of any property located in Downtown Columbia to propose development. In addition, an amendment to the Preliminary Development Plan or any previously approved applicable Comprehensive Sketch Plan or Final Development Plan is not required because Final Development Plans for Downtown Revitalization supersede previous New Town documents.

- Steps 1-8 include submission of a Final Development Plan, Neighborhood Concept Plan, Neighborhood Specific Design Guidelines, and a Neighborhood Specific Implementation Document along with a number of technical studies and engineering documents. The steps also include a pre-submission community meeting and review by the Design Advisory Panel.
- The Planning Board has approval authority. Approved Final Development Plans and their associated Neighborhood Concept Plans, Neighborhood Specific Design Guidelines and Neighborhood Specific Implementation Plan are recorded in the land records of Howard County.
- Steps 9-16 of the Downtown Revitalization process relate to the Site Development Plan, and include a pre-submission community meeting and review by the Design Advisory Panel.
- The Planning Board has approval authority for the Site Development Plan.

C. Village Center Redevelopment Process

This process was established in 2009 via County Council approved amendments to the New Town zoning regulations related to the redevelopment of New Town Village Centers. As with the Downtown Columbia-related New Town regulations, any owner of village center property may propose land use changes without gaining permission from HRD. The village center redevelopment process includes the following:

- Permits an owner of any portion of a New Town Village Center to petition to amend existing development plans for their own property;
- Establishes standards for zoning board evaluation;
- Establishes a public notification and involvement process; and
- Defines a role for village associations including the development of a Village Center Community Plan and a Community Response Statement.

The process includes two stages and 14 steps for the petitioner, the county and the village association. Steps include Notice of Intent from the petitioner, a pre-submission meeting, the submission of a concept plan, review by the Design Advisory Panel, and the submission of a Final Development Plan amendment for recommendation by the Planning Board and approval by the Zoning Board. Only after the petitioner gains Zoning Board approval may he/she move on to the development process including submission of a detailed Site Development Plan.

7. What does the General Plan (*PlanHoward 2030*) say about New Town Zoning?

There are a few references to the need to update NT zoning. One of the most relevant discussions is on pages 139-140 as follows:

“With the adoption of the Downtown Columbia Plan, the corresponding zoning regulation amendments, and the new regulations to promote revitalization of older Columbia Village Centers, there needs to be revisions to the New Town (NT) Regulations to discourage scattered, uncoordinated redevelopment.”

“When the existing zoning regulations were enacted, the original petitioner of the NT District, Howard Research and Development Corporation (HRD), owned all the land in the NT District and actively controlled development through Final Development Plans and private covenants. The zoning regulations gave the original petitioner control over an extensive development plan that currently only it can petition to amend. Now, however, property owners within the NT District do not have the right to access the zoning directly, they are forced to seek permission from the original petitioner. To ensure coordinated, well planned redevelopment and allow property owners access to the zoning, the NT Zoning Regulations need to be revised to establish clear criteria for redevelopment in New Town, including amendments to Final Development Plans.”

“POLICY 10.2 – Focus growth in Downtown”

“Columbia, Route 1 and Route 40 Corridors, and some Columbia Village Centers, as well as some older commercial or industrial areas which have redevelopment potential.”

“Implementing Action:

- c. Comprehensive Review of NT Zoning. Revise the NT Zoning Regulations to provide clear criteria for redevelopment of older residential, commercial, or industrial areas outside of Downtown Columbia and the Village Centers.”

8. What are Some of the Issues that Should be Considered or Addressed During the County’s New Town Zoning Update Process?

This section provides a preliminary identification of issues and questions that should be addressed as part of the county’s review and update process. This also can serve as a framework for discussion at the CA Board Work Session on September 18.

A. Issue: Definition of “Petitioner”

Background

- In Downtown Columbia and the Village Centers, the petitioner is defined as the fee-simple owner of a property that is seeking and requesting use changes. In all the other areas of New Town, only the original petitioner (HRD) can request a change to New Town zoned land (with the exception of single family land owners who may request limited changes). This means that land owners of non-residential lands who wish to make land use changes to their property that

are not in accord with the approved Preliminary Development Plan, Comprehensive Sketch Plan and FDP, need to get permission from HRD to move ahead.

- When the regulations were created, HRD owned all of Columbia, so this definition of the petitioner made sense. Today, there are many apartment and non-residential land owners.
- In addition, originally HRD was the master developer and thus had the incentive to make sure that its development proposals fit together and were in alignment. However, since ownership is now dispersed, the role of HRD has changed from overall developer and owner of land in Columbia to one of many developers and land owners.
- HRD, in addition to its role as the petitioner for most New Town-zoned lands, also holds enforcement authority over more than 40 sets of separate and private covenants for non-residential development areas in Columbia. Most of these covenants were executed as part of the terms for HRD's sale of New Town-zoned lands to enable HRD to control the use and architectural characteristics of the development. Covenants are private agreements and are not administered or enforced by Howard County.
- Some community members refer to HRD the original New Town District petitioner, as the "gatekeeper" because of the singular controls granted to HRD as described above. "Gatekeeper" is not a defined term used in the zoning regulations.

To be Addressed During the New Town Update Process

- The limitation of the permitted petitioner is inappropriate in the current context of property ownership and development in Columbia and should be revisited. For property located in Downtown Columbia and the Village Center Redevelopment areas, the issue has already been addressed by amending the New Town regulations to redefine who may be a petitioner.
- While there is a need to allow petitioners other than HRD, it remains important to coordinate the overall design and planning for Columbia. Under state and county statutes, it is Howard County that is responsible for planning, zoning regulations and zoning enforcement. During the New Town update process, consideration should be given to the question of how the founding characteristics will be retained, enhanced or modified as it evolves over its next 50 years. (See also, Issue F below)

B. Issue: Land Use Minimums/Maximums

Background

- Land use minimum and maximum percentages in New Town zoning were established to assure the implementation of the mixed use nature of Columbia envisioned by James Rouse.
- DPZ tracks current land use percentages in relation to the New Town zoning thresholds.

To be Addressed During the New Town Update Process

- There is a need to evaluate whether the minimum and maximum land use percentages should be amended to address current development trends and projected development needs or to encourage/discourage land use changes.

C. Issue: Overall Residential Density

Background

- The New Town regulations establish the overall maximum residential density at 2.5 dwelling units per acre gross (total units divided by the total acres zoned New Town).
- While not all of this potential density has been used, Columbia's residential lands are essentially built-out.

To be Addressed During the New Town Update Process

- The potential impacts (positive and negative) of increasing the residential density should be evaluated.

D. Issue: Moderate Income Housing Unit Provisions

Background

- A "Moderate Income Housing Unit" (MIHU) is defined in the zoning regulations as a dwelling unit offered for sale or rent to households with incomes up to 80% of the median income in Howard County.
- The zoning regulations were amended in 2004 to require that in most zoning districts any development that includes single-family attached or apartment dwelling units must provide Moderate Income Housing Units in an amount equal to 15% of the number of units within the development.
- These regulations do not apply to New Town-zoned lands. The rationale for this exclusion was that Columbia was founded on the principle of providing mixed-income housing and thus the MIHU program was not needed for New Town-zoned properties. There was also a concern that Columbia already had more than its "fair share" of moderate-income housing.

To be Addressed During the New Town Update Process

- There is a need to determine the demand for moderate income housing units versus the supply of such units throughout the county and in the sub-county planning areas including Columbia.
- If that analysis demonstrates a need for additional moderate income housing in Columbia and in Howard County, the issue of the MIHU requirements should be discussed.

E. Issue: Process Review

Background

- It is Howard County and state land use policy to encourage and promote growth in centers, redevelopment areas and areas served by infrastructure such as sanitary sewer, water, roads, etc. However, development and re-development review processes and standards for those areas are often more time-consuming and elaborate than those for new development proposed for greenfields.
- The approved 2009 legislation for the village center redevelopment process states that the process be reviewed after the first new village center development comes on line. The bill

stipulates that “an evaluation be conducted within a year of the issuance of the first occupancy permits for a village center redevelopment process.”

To be Addressed During the New Town Update Process

- Since reinvestment in areas in need of revitalization is a recognized desire in Columbia, the current regulations should be reviewed to ensure they provide a balance between the need for a deliberate and public process and the need for a predictable and timely development process. This review should include the overall New Town process as well as those for Downtown Columbia and the village centers.

F. Issue: Guidelines/Criteria/Performance Standards

Background

- New Town zoning regulations do not include guidelines or performance standards that many mixed use zoning districts have in place today.
- Such standards could be helpful to evaluate new/redevelopment proposals within the framework of the planned community of Columbia and to evaluate potential proposed changes to the Preliminary Development Plan, Comprehensive Sketch Plan and Final Development Plans.

To be Addressed During the New Town Update Process

- Consider including guidelines or criteria to inform decision-making on redevelopment proposals for areas outside Downtown Columbia and the village centers.

G. Issue: Understanding how all the Approved FDPs Fit Together

Background

- There are 264 recorded New Town Final Development Plans. These approved plans establish the land use designations, as well as the specific uses permitted for all the New Town zoned land in Columbia.
- While the details of these plans are recorded in the land records and are used to guide the approval of Site Development Plans and amendments to these plans, there is no easy way to understand how they all fit together.

To be Addressed During the New Town Update Process

- There is a need to document the uses permitted by each New Town Final Development Plan and display them on a map or series of maps. This will create a comprehensive visual or plan for the approved land use framework for Columbia.

H. Issue: Administrative Review

Background

- As with almost all development codes, Howard County zoning regulations delegate certain decisions to the professional planning and development staff. This is done to streamline development decisions and provide flexibility in the application of standards based on certain

- Across the country, communities that are modernizing their development codes are also granting additional authority to professional planning and zoning staff (usually the planning director) to make decisions and to review and approve minor adjustments subject to compliance with clear development standards. These adjustments are generally referred to as administrative review or adjustments.
- Administrative review is especially valuable in redevelopment areas.
- To be effective, administrative review and adjustment should be guided by enumerated criteria.

To be Addressed During the New Town Update Process

- As part of the New Town update process, existing administrative review and adjustments should be reviewed both to confirm that current procedures and regulations are in keeping with best practices and also to consider any items that could be decided administratively that currently are delegated to other bodies for review and decision-making.

I. Issue: Lack of a Purpose Statement for New Town Regulations

Background

- In most modern zoning ordinances, the first section of the regulations for each zoning district is the “Intent” or “Purpose” section.
- All of the other Howard County zoning districts have purpose sections that state the district’s purpose or intent and the reasons for its establishment.
- The New Town zoning district regulations lack such a section.

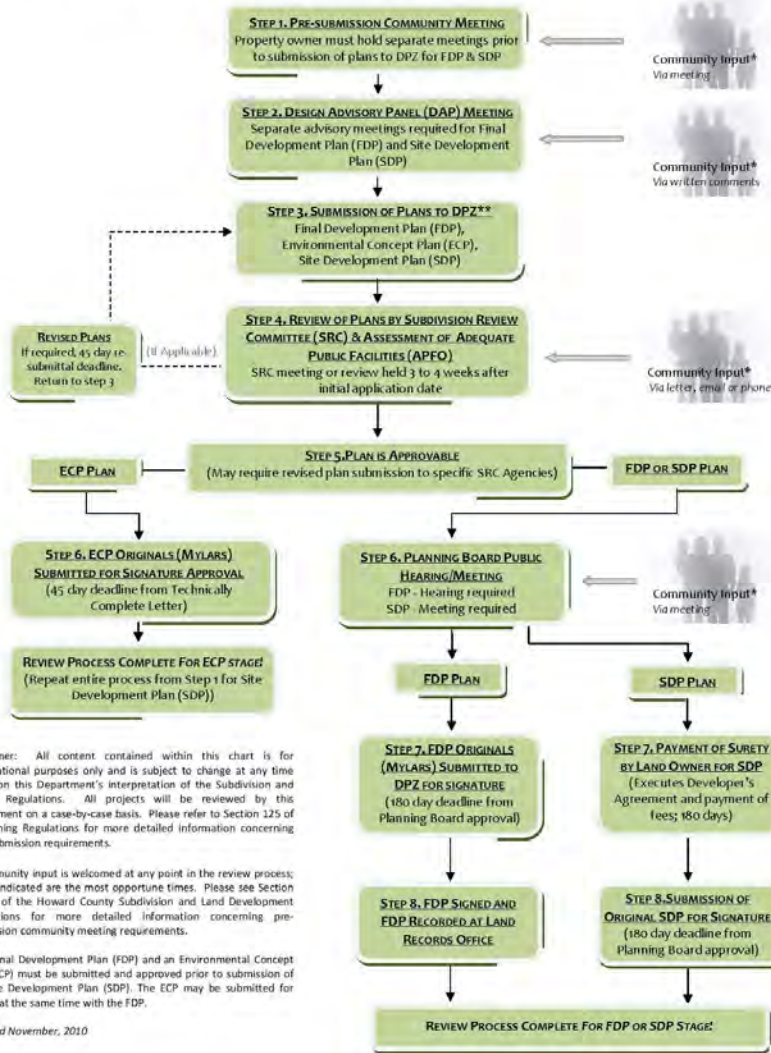
To be Addressed During the New Town Update Process

- A Purpose section should be considered. It could include a statement of the purposes of the New Town district, reference the General Plan and the county’s goals regarding land use regulation, and espouse the continued development and redevelopment of the planned community of Columbia in alignment with its founding ideals.

Appendix A: Downtown Columbia and Village Center Redevelopment Process Flow Charts

This appendix includes the county process flow charts that illustrate the land development review process for Downtown Columbia redevelopment and Major Village Center Redevelopment.

LAND DEVELOPMENT REVIEW PROCESS FOR DOWNTOWN COLUMBIA REVITALIZATION

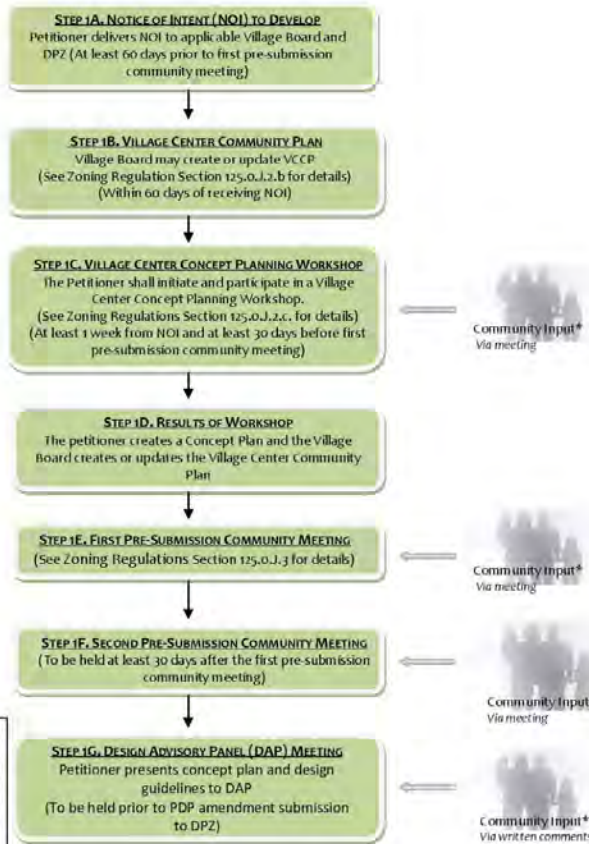


MAJOR VILLAGE CENTER REDEVELOPMENT PROCESS

Council Bill No. 29-2009 (ZRA-102) Effective 11/5/09

STEP 1 – VILLAGE CENTER COMMUNITY PLANNING PROCESS

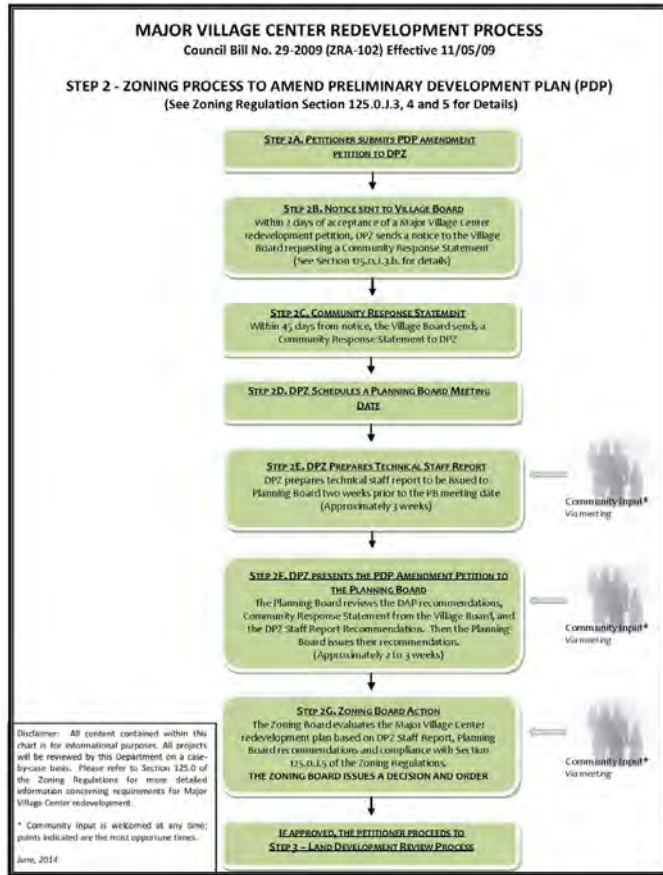
(See Zoning Regulation Section 125.0.J.2 for Details)



Disclaimer: All content contained within this chart is for informational purposes. All projects will be reviewed by this Department on a case-by-case basis. Please refer to Section 125.0 of the Zoning Regulations for more detailed information concerning requirements for Major Village Center redevelopment.

* Community input is welcomed at any time; points indicated are the most opportune times.

June, 2014





Downtown Columbia Plan (2010)

DOWNTOWN COLUMBIA PLAN A General Plan Amendment

Howard County, Maryland
Adopted: February 1, 2010
Amended: November 9, 2016





ACKNOWLEDGMENTS

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County Executive and Council Bill Signing

Photos not expressly credited are courtesy of Howard County, General Growth Properties, Inc., ARUP, Biohabitats, Cooper, Robertson & Partners, Lord Cultural Resources, Sasaki Associates and Wells & Associates.

Bill No. 58-2009

WHEREAS, Jim Rouse's vision for Columbia established a quartet of main objectives:

1. To provide a real City – not just a better suburb, but a comprehensively balanced community...;
2. To respect the land. With sets of overlays we recorded the topography, the stream valleys, the forests, the southeastern slopes, the historic buildings, the special vistas, the quiet tree lined areas. We allowed the land to impose itself as a discipline on the form of the Community...;
3. To provide the best environment for the growth of people. It would seem elementary that cities should be planned for people... We want to allow these overlays, these insights about people, to influence the physical plan and the institutions we should seek to stimulate in the community just as we allow the plan to be influenced by the land itself...; and
4. Our fourth goal was profit. This was no residual goal, not something just hoped for. It was our primary objective;¹ and

WHEREAS, on May 17, 1965, the Howard County Planning Commission, after public hearing, adopted a Supplement to the Text of the 1960 Howard County General Plan to guide the construction of New Towns, New Communities and Large-Scale neighborhoods which guided the creation of the New Town floating district; and

WHEREAS, on July 13, 1965, the Board of County Commissioners of Howard County held a public hearing for the reclassification of 13,690 acres of land to the New Town District; and

WHEREAS, by Opinion and Order dated August 10, 1965, the Board of Commissioners granted the rezoning “in order to give maximum assurance to the developers and the public of our intention to do all we can to see the project succeed”; and

WHEREAS, Columbia is a vibrant, diverse community which has achieved much of 30 Jim Rouse's vision for Columbia as “the most livable, the most beautiful and the most effective city in America”; and

WHEREAS, Jim Rouse also understood that Columbia would “take a long time to complete, maybe never, we hope never”; and

WHEREAS, Article 66B of the Annotated Code of Maryland expressly states that each Charter County of the State shall enact, adopt, amend and execute a General Plan; and

WHEREAS, the most recently adopted 2000 Howard County General Plan includes, but is not limited to, policies and action plans for land use, regional coordination, transportation rural preservation, infrastructure and the environment; and

¹ See page 88
ii

WHEREAS, the 2000 Howard County General Plan also sets forth a central theme of sustainable development through a series of visions which encompass, but are not limited to, quality of life, public participation, community design, housing and economic development; and

WHEREAS, the 2000 Howard County General Plan also recognizes Downtown Columbia as the County's largest and most urban mixed-use center and establishes a policy and implementing actions to encourage Downtown Columbia's continuing evolution and growth as the County's urban center (Policy 5.5); and

WHEREAS, the 2000 Howard County General Plan has been amended a dozen times in accordance with County Council bill procedures; and

WHEREAS, in 2005, the Howard County Government led a week-long Charrette to gather thoughts from the community as to how Downtown Columbia should be redeveloped; and

WHEREAS, in 2005 and 2006, the Downtown Focus Group, a committee of community leaders, met 15 times with the Howard County Department of Planning and Zoning to discuss key issues and offer advice regarding redevelopment of Downtown Columbia; and

WHEREAS, in 2007, after additional community input, the County Executive, through the Department of Planning and Zoning, released "Downtown Columbia: A Community Vision" which articulates planning guidelines for the redevelopment of Downtown Columbia; and

WHEREAS, "Downtown Columbia: A Community Vision" provided that General Growth Properties would prepare a general plan amendment and zoning regulation amendment for submittal to the County Council; and

WHEREAS, "Downtown Columbia: A Community Vision" also explicitly provided that the proposed amendments "would be introduced to the public at the same time, so that the relationship between the downtown development master plan and its implementation through the Zoning Regulations would be clearly understood"; and

WHEREAS, on October 1, 2008, General Growth Properties formally submitted its Downtown Columbia redevelopment package consisting of a zoning regulation amendment and a general plan amendment, along with the following supplemental documents:

1. Adequate Public Facilities Amendment (draft proposal)
2. Columbia Town Center Sustainability Framework;
3. Columbia Town Center Merriweather and Crescent Environmental Enhancements Study;
4. Columbia Town Center Design Guidelines (draft proposal);
5. Columbia Town Center Generalized Traffic Study;
6. Columbia Town Center Generalized Traffic Study, Technical Appendix; and
7. Best Management Practices for Symphony Stream and Lake Kittamaquondi Watersheds; and

WHEREAS, the Howard County Planning Board, following advertisement for 30 days, held a series of public hearings/meetings and heard public testimony on December 11, 2008, January 8 and 22, 2009, February 5, 2009 and March 5 and 19, 2009; and

WHEREAS, the Howard County Planning Board also conducted a series of public worksessions on April 13 and 30, 2009, May 14 and 27, 2009, June 11 and 25, 2009, July 9, 16 and 23, 2009, August 20, 2009 and September 2 and 3, 2009; and

WHEREAS, on September 17, 2009, the Planning Board recommended approval with recommended changes to the general plan amendment; and

WHEREAS, the attached Downtown Columbia Plan, a General Plan Amendment, is being considered together with a bill proposing the adoption of a zoning regulation amendment based on Zoning Regulation Amendment 113 as amended pursuant to the recommendations of the Department of Planning and Zoning and the Planning Board; and

WHEREAS, the zoning regulation amendment is the principal means of implementing the revitalization and redevelopment plan for Downtown Columbia; and

WHEREAS, the attached Downtown Columbia Plan will be implemented by additional legislation, including but not limited to, Downtown Columbia Design Guidelines and amendments to the Adequate Public Facilities Act, the Design Advisory Panel and the Green Buildings Law; and

WHEREAS, these implementing mechanisms will promote the ongoing evolution of Downtown Columbia in a manner that reflects its unique character and aspirations in order to become a model for smarter, more livable communities.

NOW THEREFORE:

Section 1. Be it enacted by the County Council of Howard County, Maryland, that the Downtown Columbia Plan, a General Plan Amendment attached hereto, is adopted as the revitalization and redevelopment plan for Downtown Columbia.

Section 2. Be it further enacted by the County Council of Howard County, that the Director of the Department of Planning and Zoning is authorized to publish this Plan adding covers, title pages and graphics to improve readability.

Section 3. Be it further enacted by the County Council of Howard County, Maryland, that the Downtown Columbia Plan, a General Plan Amendment, shall become effective 61 days after its enactment.

Bill No. 52-2016

WHEREAS, on February 1, 2010, the Howard County Council (“County Council”) approved Bill No. 58-2009 approving the Downtown Columbia Plan, A General Plan Amendment (“Downtown Columbia Plan”); and

WHEREAS, the Downtown Columbia Plan envisioned a full spectrum housing program for Downtown Columbia to be achieved through the creation of a Downtown Columbia Community Housing Foundation subsequently recognized as the Columbia Downtown Housing Corporation (“CDHC”) which would administer the Downtown Columbia Community Housing Fund (“Fund”) to be created from contributions from the Downtown Columbia Community Developer or Howard Research and Development Corporation (“HRD”), other developer and property owner contributions, and other sources; and

WHEREAS, on March 31, 2014, CDHC presented its Second Annual Report in which CDHC advised that without changes in legislation it would be difficult to realize its goals regarding the development of affordable housing in Downtown; and

WHEREAS, between June and September of 2015, representatives of CDHC, HRD, the Howard County Housing Commission (“Commission”) and Howard County, Maryland (“County”) met to develop an alternative means of achieving a full spectmm of housing in Downtown Columbia, referred to as the Joint Recommendations; and

WHEREAS, on September 8, 2015, CDHC, HRD, the Commission and the County presented the Joint Recommendations to the County Council, and

WHEREAS, between September and November of 2015, the County conducted a series of analyses of the Joint Recommendations and presented them to the County Council; and

WHEREAS, the Joint Recommendations formed the basis of requests for legislative changes to the Downtown Columbia Plan, PlanHoward 2030, the Howard County Zoning Regulations, and the Howard County Code of Ordinances; and

WHEREAS, this Act amends certain provisions of the Downtown Columbia Plan in order to accomplish the goals of providing a broad spectrum of affordable housing in Downtown Columbia as laid out in the Joint Recommendations; and

WHEREAS, on May 10, 2016, the Howard County Planning Board recommended approval of the Downtown Columbia Plan amendments included in this Act with modifications.

NOW, THEREFORE,

Section 1. Be It Enacted by the County Council of Howard County, Maryland, that the Downtown Columbia Plan is hereby amended as follows and as more specifically shown in the attached pages:

1. Section 1.5, Diverse Housing, is amended as shown in the attached Exhibit A;
2. Section 4.1, General Plan, is amended as shown in the attached Exhibit B;

3. Remove the existing Downtown Revitalization Phasing Progression, as shown in Section 4.2, Phasing on page 73 of the adopted Downtown Columbia Plan, and substitute the attached revised Downtown Revitalization Phasing Progression as shown in the attached Exhibit C; and
4. The Downtown Columbia Community Enhancements, Programs and Public Amenities (CEPPAs) Implementation Chart is amended as shown in the attached Exhibit D.

Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland that the Director of the Department of Planning and Zoning may correct obvious errors, capitalization, spelling, grammar, headings and similar matters and may publish this amendment to the Downtown Columbia Plan, A General Plan Amendment, by adding or amending covers, title pages, a table of contents, and graphics to improve readability.

Section 3. And Be It Further Enacted by the County Council of Howard County, Maryland, that this amendment be attached to and made part of the Downtown Columbia Plan, A General Plan Amendment.

Section 4. And Be It Further Enacted by the County Council of Howard County, Maryland that if any provision of this Act or the application thereof to any person or circumstance is held invalid for any reason in a court or competent jurisdiction, the invalidity shall not affect other provisions or any other application of this Act which can be given effect without the invalid provision or application, and for this purpose the provisions of this Act are severable.

Section 5. And Be It Further Enacted by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.

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Lake Kittamaquidi, Downtown Columbia

Introduction



Gail Holliday Screen Print

Columbia has an active and engaged community that was born out of the progressive urban planning ideas of the late Jim Rouse, its founder, more than 40 years ago. Now Rouse's pioneering planned community is embarking on a new phase in its growth and development, as its residents and officials seek to redesign and rebuild its unique downtown.

Rouse hoped to make Columbia a new kind of American community that would, through rational planning, avoid the problems associated with the decay that was settling upon America's big cities and the unplanned and often unsightly sprawl that marked its ever-burgeoning suburbs. Though in part motivated by social concerns, Rouse also was a successful business man who knew that Columbia had to be profitable if it was to survive and thrive.

Almost since Columbia's founding, its residents and officials have debated how to improve its downtown core. Most recently, in October 2005, residents gathered with Columbia and Howard County government officials for a week-long series of public meetings called a "charrette." The meetings were designed to listen to the thoughts of the community on how Downtown Columbia should be redeveloped over the next 30 years and from the input, to develop a master plan to guide downtown's continued evolution as the County's economic and cultural center.



Downtown Columbia Charrette



Officials of General Growth Properties, Inc. which acquired Columbia's original developer, The Rouse Company, in 2004, and its affiliates, including The Howard Research and Development Corporation, participated in those meetings as a majority landowner in the plan to redevelop Downtown Columbia. General Growth Properties, its affiliates, any successor or assign, and/or any purchaser of equity interests or assets that continues to serve in the capacity of the community developer of Downtown Columbia, is hereinafter referred to as "GGP" even if unaffiliated with General Growth Properties, Inc.

The consensus of those meetings was that Downtown Columbia should become more vibrant and relevant to Columbia's residents and that these goals could be achieved by increasing the number of people living downtown and by adding more residences, shops and recreational and

Introduction



Town Center and Village Concept

cultural amenities in Downtown Columbia, while also making downtown more attractive and easier for pedestrians to navigate.

As a result of the charrette, County officials, with the assistance of residents and planning consultants, released a preliminary draft master plan in February of 2006 that proposed new residential, office, retail and cultural development downtown, along with reconfigured road and pedestrian networks. A community-based task force was formed by the County to provide feedback. They met between February and September of 2006 and provided feedback that the County utilized in the writing of their subsequent vision plan.

In late 2007, the County released a document entitled *Downtown Columbia: A Community Vision*, which lays out a series of planning guidelines that County officials recommend will lead to a redeveloped downtown that is lively, friendly to pedestrians and sensitive to the environment. The document makes clear that County officials consider that Rouse's original goals for Columbia continue to be relevant and must guide any plan to rebuild downtown.

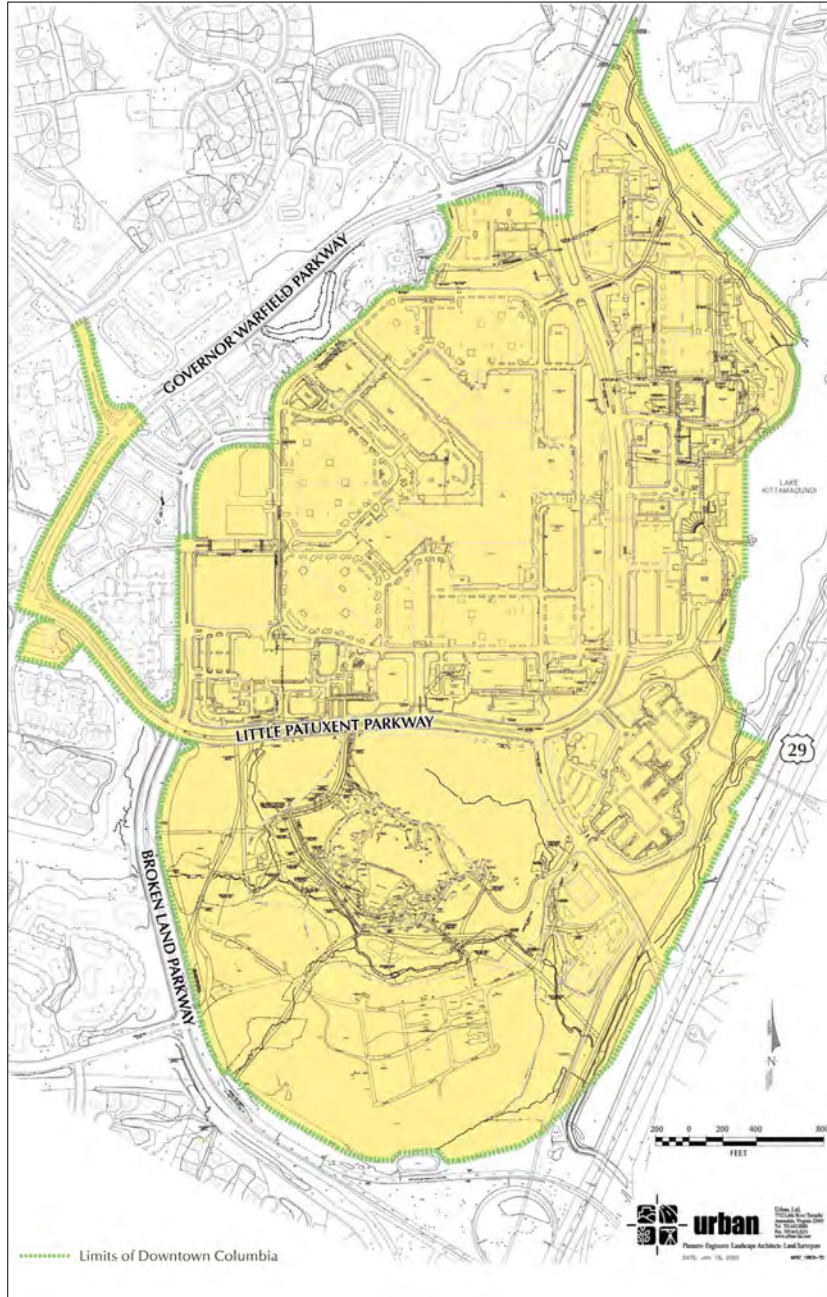
DOWNTOWN COLUMBIA PLAN, AN AMENDMENT TO THE HOWARD COUNTY GENERAL PLAN

This Plan for Downtown Columbia ("Plan") in response to the guidance provided by *Downtown Columbia: A Community Vision*, is an amendment to the *Howard County General Plan* and creates a 30-year master plan for the revitalization and redevelopment of Downtown Columbia that is true to Jim Rouse's original vision and adheres to the guidelines contained in *Downtown Columbia: A Community Vision*. It specifically takes each chapter and sub-section outlined in the County's framework plan and provides a response.

This Plan reconfirms the recommendations of *General Plan 2000* concerning the future of Downtown Columbia. It also provides additional recommendations about its future redevelopment. Both *General Plan 2000* and *Downtown Columbia: A Community Vision* aim to continue the evolution of Downtown Columbia into a mixed-use urban center supported by a variety of open spaces and amenities in a pedestrian-friendly environment. This Plan focuses on Downtown Columbia specifically and recommends a number of policies and approaches to guide its redevelopment in the future.

This Plan does not attempt to modify existing language in *General Plan 2000*. Rather, the Plan is intended to provide a guide for creating the future of Downtown Columbia and recommends specific land use, transportation,

EXHIBIT A. DOWNTOWN COLUMBIA



Introduction

environmental, community conservation and housing policies central to that guidance. This Plan is intended to be the controlling expression of planning policy for Downtown Columbia.

Unless otherwise provided in this Plan or other implementing documents, the drawings, sketches, photographs, and diagrams included in this Plan are for illustrative purposes only and are intended to convey a general sense of desirable future character rather than specific commitment.

The following recommendations for the revitalization and redevelopment of Downtown Columbia have been prepared to meet the demands and aspirations of today's residents, businesses and visitors, while providing the flexibility necessary to assure that the future will also be served.



Lakefront Gathering Place, Downtown Columbia

Chapter 1: Making a Special Place

“Downtown Columbia will be a diverse, mixed-use, livable, physically distinctive and human-scaled place with a range of housing choices and recreational, civic, cultural and educational amenities.”

1.1 ROUSE VISION

“Continue and enhance Jim Rouse’s vision of Columbia as a thriving, socially responsible and environmentally-friendly place for people of all ages, incomes and backgrounds.”

Downtown Columbia: A Community Vision

Jim Rouse envisioned the planned community of Columbia as a socially responsible, environmentally-friendly and financially successful place in which people of all ages, incomes, and backgrounds could grow as individuals, neighbors and citizens. His strategic goals for what was to be a new kind of community included:

- Provide a real, comprehensive, balanced city
- Respect the land and allow the land to impose itself as a discipline on the form of the community
- Provide the best possible environment for the growth of people
- Realize a profit

Downtown Columbia will be a diverse, mixed-use, livable, physically distinctive and human-scaled place with a range of housing choices and recreational, civic, cultural and educational amenities. These goals remain as relevant today as they were 40 years ago, when Rouse first broke ground on Columbia. To achieve these goals, Rouse built Columbia as a series of nine interconnected residential villages, each with its own civic/service center, which surrounded a larger Downtown Columbia, intended to serve as Columbia’s downtown. Rouse’s new community was designed to provide a wide spectrum of retail, office, educational, recreational, and cultural uses, as well as a mix of residential offerings for people with a range of incomes. It has been successful in much of what was intended.

Despite the passage of four decades, however, Columbia’s downtown never developed the character one expects in the heart of a community. It is still primarily suburban in nature with relatively undistinguished office buildings and an enclosed shopping mall at its core. It is a sparsely populated, automobile-dependent area, with isolated amenities separated from one another by what has become a vehicular thoroughfare.



Columbia Archives

James W. Rouse

Chapter 1 Making a Special Place

The planning challenge today is how best to complete Rouse’s vision of a “real city” by creating a vital Downtown Columbia in which residents can live, shop, work, entertain, exercise and enjoy cultural opportunities in an enriched natural setting. General Growth Properties intends to redevelop its property in Downtown Columbia and work with other property owners to create a dynamic, walkable downtown that lives up to its existing as well as future citizens’ needs and its founder’s expectations: a downtown that will serve as a strong new heart for Columbia.

1.2 SYMBOLS

“Conserve symbols of Columbia’s past found throughout the downtown area, recognizing that they contribute to the authentic character of downtown and reinforce its qualities as a special place.”

Downtown Columbia: A Community Vision



Downtown Art: Bear and Nursing Cubs, The Hug, The Dealings



Former Rouse Company Headquarters

A revitalized and redeveloped Downtown Columbia will look to the future in its planning and design, as it preserves the culturally and historically important features of the built and natural landscape.”

Such art and artifacts as “The People Tree,” the statue of Jim Rouse and his brother Willard, the granite sculpture of “The Bear” and its cubs, as well as “The Hug,” a memorial to Columbia architect and planner Mort Hoppenfeld, and the plaque listing the names of Wilde Lake High School’s first graduating class are part of Columbia’s history and will be part of downtown’s future redevelopment.

Lake Kittamaqundi and Symphony Woods intended as the primary landscape elements of Downtown Columbia, were planned to become lasting and emblematic symbols in the region. The redevelopment of Downtown Columbia will fulfill the vision for these seminal places.

The former Rouse Company Headquarters building, located at the Lakefront Core and designed by renowned architect Frank Gehry, is recognized as an existing signature building in downtown. Many residents view the building as a symbol of Jim Rouse and a reminder of Columbia’s beginnings and growth as a planned community. This Plan recognizes the cultural significance of the building and recommends that it be a part of Columbia’s future, although some interior and/or exterior renovation may be needed to assure its economic viability.

It is therefore recommended that the concept plan submitted with the first Final Development Plan for the Lakefront and Lakefront Core Neighborhood include a feasibility study for the former Rouse Company Headquarters building. The feasibility study should be completed before the Downtown-wide Design Guidelines² and should identify the best uses for the building and any architectural modifications that might be proposed. This Plan recommends that consideration be given in the feasibility study to how the building might integrate better with its surroundings and how to activate the adjacent pedestrian spaces, including the existing open space plaza

² See page 88

at the Lake. The redevelopment of Downtown Columbia also creates the opportunity to raise the design standards of Columbia with attractive and distinctive office buildings, retail shops and housing, as well as with artisan-quality public benches and lighting, street furniture and signage, color and other elements to add diversity and interest for people of different ages and backgrounds and for visitors and residents alike.

1.3 DISTRICTS

“Shape new development to form well-defined districts within downtown; orient structures to the street, making them inviting to pedestrians; and establish bulk regulations, including height limits, appropriate to each district’s character.”

Downtown Columbia: A Community Vision



Street Scene, Warfield

THE NEIGHBORHOODS

This Plan includes six new and reconfigured downtown neighborhoods – Warfield, The Mall, The Lakefront and Lakefront Core, The Crescent, Merriweather-Symphony Woods and Symphony Overlook. The neighborhood structure for downtown encourages a greater mix of uses with the emphasis on certain uses varying between neighborhoods. As these new neighborhoods develop, it will be important to create convenient connections to the existing Town Center neighborhoods of Vantage Point, Banneker, Warfield Triangle and Lakefront. These connections along with the varied mix of uses and each neighborhood’s plan for amenity spaces will create a more cohesive community with distinctive identities for each neighborhood.

WARFIELD

A Traditional Mixed-Use Neighborhood for Families

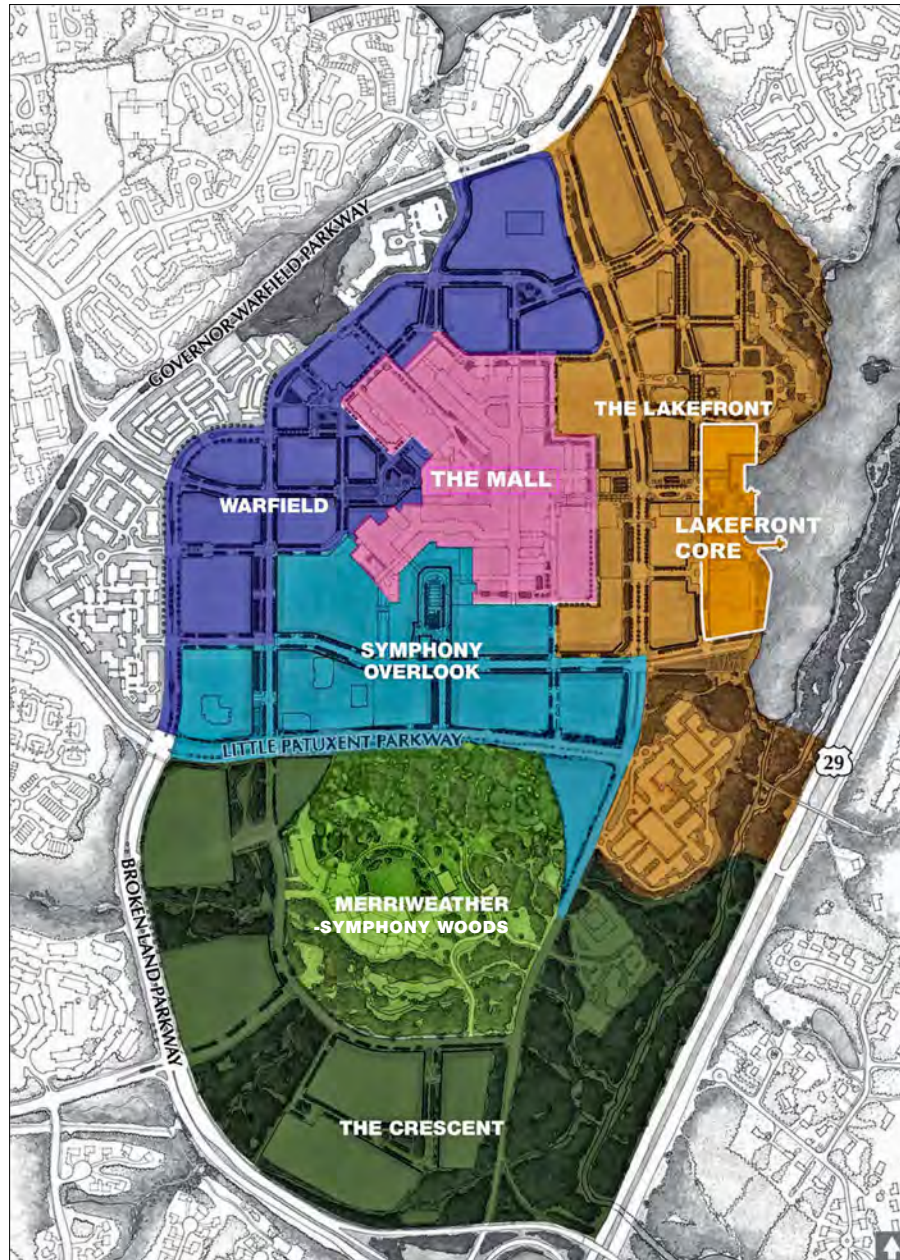
Location: East of Governor Warfield Parkway and west to northwest of The Mall in Columbia.

Warfield will be directly adjacent to existing residential and retail areas. Future development will be compatible with these existing areas and will occur along streets connecting to The Mall. Mixed-use buildings will include up to seven stories of residential units and offices above retail shops. Streets



Residential Side Street, Warfield

EXHIBIT E. THE NEIGHBORHOODS



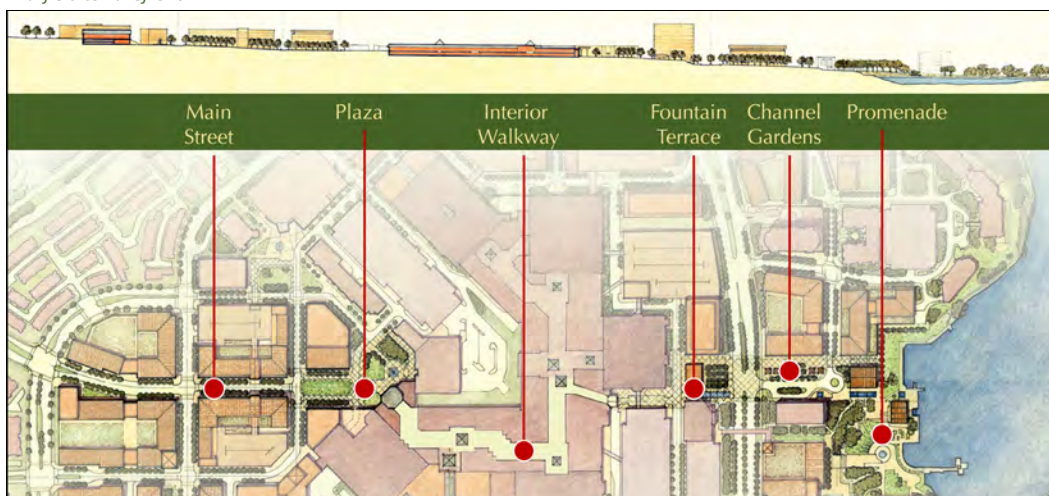


Santana Row, San Jose, CA

and sidewalks are expected to be active with both residents and shoppers. Parking will be provided both on-street and in garages. The sidewalks, parks, plazas, playgrounds and other public spaces in this distinctly urban residential neighborhood encourage interaction of residents and are activity centers for all ages.

The Warfield neighborhood will have a number of unique features. Development will include a cross-town walking route from the Warfield Parkway entrance to The Mall and through it to the Lakefront. After regular Mall operating hours, new sidewalk connections along all new streets will provide alternate routes for accessing the various Neighborhoods and amenity spaces downtown. These pedestrian connections should be attractive and well lighted. The existing plaza entry to The Mall will be expanded with additional green space; the resulting Warfield Plaza will be the focus of the neighborhood and serve as a daytime and evening gathering space for programmed and impromptu activities. Warfield Square, adjacent to restaurants and a cinema, will be another important gathering space that will be active into the evening hours. Warfield Plaza and Warfield Square will be connected by a retail-lined street. Warfield Playground will be a small neighborhood children's park that provides a safe and secure area for young children to play. Soft surfaces along with planted areas will characterize the space. Other small green respites and recreation spaces will further enhance the Warfield neighborhood.

Warfield to Lakefront



Chapter 1
Making a Special Place



Illustrative Master Plan, The Lakefront

THE LAKEFRONT AND LAKEFRONT CORE

Bringing Community Life and Activity Back to the Water's Edge.

Location: Lake Kittamaqundi westward to The Mall and from Little Patuxent Parkway on the north to The Crescent on the south.

The Lakefront neighborhood will be a walkable community, connected and oriented to the Lakefront Core and Lake Kittamaqundi. The Lakefront and Lakefront Core should be designed to encourage access to Lake Kittamaqundi and the public spaces adjacent to the Lake. Design objectives for new construction in this area should include the creation of inviting and welcoming spaces and outdoor corridors to enhance visibility and access to the Lake. This is also the potential location for the development of additional signature buildings, in addition to the existing former Rouse Company Headquarters' signature building. The Design Advisory Panel Review of proposed Neighborhood Design Guidelines will be particularly important in the Lakefront and Lakefront Core.

The recorded open space in the Lakefront Core will retain its identity as an important historic and symbolic gathering place. Although additional public amenities may be added to enhance this area, its character will be preserved. The remaining land in the Lakefront Core may be revitalized with new development that could include cultural, retail, restaurant, office, residential and hospitality uses adjacent to the amenity area that will help bring people to this part of Downtown Columbia and activate the Lake. Specific Design Guidelines for the Lakefront Core must be prepared to

Fountain Terrace, The Lakefront





Lakefront Event Space and Activities



Cafe and Promenade, The Lakefront



address building height, massing, scale, building orientation, pedestrian and vehicular access and amenity area appropriate for its lakefront location. Restoration of the area's physical amenities and natural environment will also encourage more active use, as well as provide an enhanced setting for performances, festivals and other events.

The Lakefront area has been isolated from other areas of Downtown Columbia, and this Plan includes a variety of means to enhance connectivity. Three new amenity space corridors extending east to west will link The Lakefront neighborhood to other downtown destinations. The Mall will be connected to the central lakefront area by a series of terraces with fountains that descend down the slope to the water. The Symphony Overlook neighborhood will be linked to Lake Kittamaqundi by extending a major east/west retail street to a green park that slopes and terraces down to the water's edge. To the north, a pedestrian promenade will extend from the Warfield neighborhood to the natural area north of Lake Kittamaqundi. Each of these connections to the lake crosses Little Patuxent Parkway which will be transformed into a more pedestrian-friendly street with sidewalks, crosswalks and signal timing for pedestrians to encourage walking between adjacent neighborhoods.

Additionally, this Plan encourages exploring the possibility of improving the existing pathway connection between the Lakefront and Symphony Woods or providing a new pedestrian connection between these two activity centers. This Plan further recommends completing the pedestrian pathway around Lake Kittamaqundi.

Chapter 1
Making a Special Place



Park Side Residences, The Crescent



Legacy, Plano TX

THE CRESCENT

Where New Urban Settings Face an Extensive Wooded Park

Location: East of Broken Land Parkway, south of Little Patuxent Parkway, west of South Entrance Road and south of the Merriweather-Symphony Woods neighborhood

The Crescent neighborhood will have many distinctive features. Its greatest asset will be its natural setting amidst preserved and enhanced woodlands and tributaries to Symphony Stream and the Little Patuxent River. A new mixed-use neighborhood with residences, offices, shops, restaurants, and other uses, The Crescent will become a live-work location as well as an employment center. Maximum building heights of 15 to 20 stories will frame the Merriweather-Symphony Woods neighborhood in a distinctive curving arc. A new street between The Crescent and Merriweather will provide an entry for these buildings. This curving street with sidewalks along building fronts and paths along the edge of the green space will connect The Crescent north to Symphony Overlook and The Lakefront. Paths will also connect The Crescent to Merriweather, which will allow parking built for office uses in The Crescent to be shared by patrons of Merriweather Post Pavilion.

Weekend Market, The Crescent





Santana Row, San Jose, CA



Cynthia Woods Mitchell Pavilion, The Woodlands, TX

MERRIWEATHER-SYMPHONY WOODS

A Strengthened Tradition in a New Kind of Cultural Park

Location: South of Little Patuxent Parkway between The Crescent and Symphony Overlook

Merriweather-Symphony Woods will be a new kind of cultural park where the landscape becomes a setting for arts, cultural and civic uses. It will be anchored by an enhanced Merriweather Post Pavilion and Symphony Woods Park. These uses may have compatible commercial uses such as a café in the park or museum shop. A new system of paths and infrastructure will support festivals and other events in the park. Natural areas will be improved by removing invasive species, restoring stream corridors with native vegetation and the planting of up to 15,000 new trees in accordance with the Columbia Town Center Merriweather & Crescent Environmental Enhancement Study. Merriweather-Symphony Woods will be connected to the heart of Symphony Overlook along a new north/south axis from Market Square at The Mall. Pedestrians will cross Little Patuxent Parkway at a new entrance to Symphony Woods Park. This intersection, designed to allow for safe crossing of the Parkway, will lead to a new Fountain Plaza which connects to Merriweather Post Pavilion. The access through Merriweather-Symphony Woods that connects the civic and cultural uses will be compatible with the topography.

Symphony Woods Park



Columbia Association. Illustration by Eric Hyne

Chapter 1
Making a Special Place



Symphony Overlook Plan

SYMPHONY OVERLOOK

Where the New Downtown Meets Culture in the Park

Location: North of Little Patuxent Parkway and south of The Mall

Symphony Overlook will connect The Mall to the cultural uses in the Merriweather neighborhood. It will be a crossroads of activity where a vibrant mix of retail, office, hotel/convention and some residential uses are focused on two walkable urban streets lined with retail at street level. One is west-to-east connecting Warfield to The Lakefront. The other key street is north-to-south connecting The Mall to Merriweather. These two streets will intersect at Market Square, a new amenity space to be created in the heart of Symphony Overlook. Market Square will be an urban plaza that changes with the seasons and with events staged in the space. At various times, an overhead structural frame could become an interactive fountain, a canopy for a market or concert, or even a shelter for ice skating. Programming of Market Square will be done to complement activities and events planned throughout Downtown Columbia as well as in the other villages.

Market Square, Symphony Overlook





Easton Town Center, Columbus, OH

THE MALL

Where the community gathers to shop, eat and be entertained.

Location: Centered between Warfield, Symphony Overlook and the Lakefront neighborhoods

The Mall in Columbia is currently a successful regional center with five department stores, a movie theatre and a diverse collection of restaurants. To enhance the economic strength of the Mall and as a response to increased competition, special attention is given to the Mall in this Plan by placing the Mall in its own neighborhood. Any redevelopment of the Mall must comply with the Neighborhood Design Guidelines for The Mall. Through the Design Guidelines, any redevelopment of the Mall will provide amenities including but not be limited to, improvements to underutilized areas around the Mall such as sidewalks, curbs, plantings and landscaping, street furniture and other streetscape improvements, lighting, public art, enhanced hardscaping, transit improvements and improved safety features. These improvements will strengthen linkages between the neighborhoods and will provide attractive, pedestrian-friendly environments around the Mall that will encourage businesses to locate and remain in Downtown. The Neighborhood Design Guidelines will also promote the Mall as a center of social activity and economy for Howard County.

1.4 COMMERCIAL BALANCE

“Design a variety of downtown commercial activities that complement the flexible evolution of neighboring Village Centers in Oakland Mills and Wilde Lake, recognizing each center’s identity and role.”

Downtown Columbia: A Community Vision

From the beginning, Jim Rouse intended to provide Columbia’s residents with a mix of amenities and activities that would appeal to people of different incomes and backgrounds.

Columbia’s earliest village centers, built in the late 1960’s and early 1970’s, reflected their times. Their retail operations were sometimes “mom and pop” stores that responded to basic needs of residents; each center usually included a barber shop, drycleaners, a neighborhood restaurant, as well as a grocery store. There were offices for dentists and accountants and other service providers. The Mall, on the other hand, has always included major department stores and a variety of smaller clothing and shoe stores, toys, books and record shops, and other popular stores.



Santana Row, San Jose, CA

Both the village centers and The Mall in Columbia have experienced changes over the years. Currently, the village centers, in particular, are in the throes of market change and economic pressures. Redevelopment of the older villages may occur as they seek to adapt to current economic conditions and consumer habits. However, the older village centers in particular are struggling with vacancies. Keeping the village centers economically strong is vital to Columbia and the redevelopment of Downtown Columbia. Any redevelopment of village centers should be consistent with the

Chapter 1
Making a Special Place



Santana Row, San Jose, CA

village concept and should provide retail, services and community space designed to meet the local convenience needs of the village of which it is a part. Consequently, strong pedestrian orientation from and to the village neighborhoods and a mix of use types should be encouraged. The appropriate balance and intensity of uses should correspond to the individual village's needs and character, and specific guiding principles and priorities should be developed for each village center. The Village Centers can also serve as important transit nodes in Columbia, and should be considered in developing County wide transit and parking strategies.

The redevelopment of Downtown Columbia will include the addition of many new shops, restaurants and cultural facilities, in addition to expansion at The Mall. As the downtown residential community grows, the needs for products and services will also grow, providing customers for current and future downtown retailers but also for retailers throughout the area. It is expected that village centers will experience an increase in business, particularly when improvements are made in the range of transportation services, including buses, shuttles, local taxis and shared cars that could bring them customers from other villages and Downtown Columbia.



Bethesda Row, Bethesda, MD

Merchandising strategies for downtown and the village centers should be developed by property owners within the larger context of Columbia taking into consideration the current state of retail, restaurant and entertainment offerings; and the shifting needs of residents and other customers.

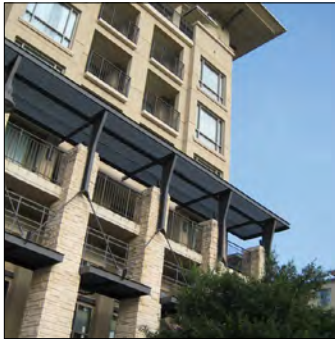
These factors must then be weighed against what the market is currently able to attract. The downtown should have a strong selection of restaurant and entertainment entities comprised of national and regional chains as well as locals that will complement offerings at the village centers. Retail and restaurants may be clustered to create areas of destination. This can serve as a strategy for attracting desired local commercial entities and for ensuring their success. The "balance" ahead will be afforded by customers who frequent both village centers and Downtown Columbia. A better market for one is a better market for all.

1.5 DIVERSE HOUSING

"Provide a full spectrum and diverse mix of housing, ensuring that low-, moderate- and middle-income families have an opportunity to live in Downtown, thus continuing the original vision of Columbia as an inclusive community."

Downtown Columbia: A Community Vision

This Plan recognizes and celebrates the original vision of Jim Rouse to create a socially responsible city for people of all ages, incomes and backgrounds. The establishment of an ongoing mechanism to provide a full spectrum of housing into the future is an important social responsibility shared by us all. Of related but equal importance is encouraging within downtown Columbia itself the diversity of people that exists elsewhere in Columbia today. Realizing this diversity will be important to the social and economic success of the downtown, where the mixing of individuals with different



Legacy, Plano, TX

backgrounds and incomes will result in an ongoing exchange of ideas in an environment where residents, workers and visitors will have an opportunity to learn from one another and grow together as a community.

Downtown Columbia: A Community Vision recaptures the spirit of the Rouse vision for a complete city in which different types of people live together to create a fully realized community. In such respect, this Plan also recognizes the enrichment a community can experience through the diversity of its people. This Plan strives to achieve this objective through the provision of expanded residential opportunities for in-town living in both housing form and affordability, and through the establishment of a baseline moderate income housing unit requirement, a community housing fund, and the flexibility for developers to propose a mix of affordable housing policies that exceed the minimum requirements, which will be used to help meet the affordable housing needs of the community.

BACKGROUND

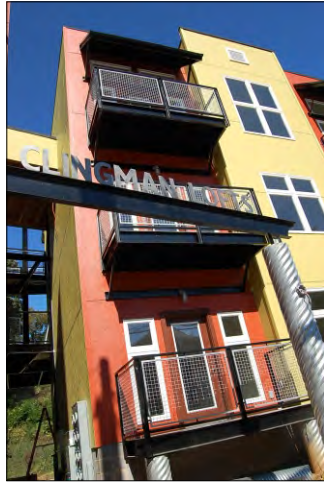
The need for affordable housing exists today and will likely continue to grow into the future. Significantly, however, what at times can be overlooked is the important relationship between reasonable opportunities for affordable housing and the economic health of the County. *General Plan 2000* recognized this significance and identified the important relationship between the need for affordable housing and the County's employment growth, and its demand for low- and moderate-income workers. In this regard, *General Plan 2000* recognized that to the degree low- and moderate-income workers can be housed in the County, the County's economic development prospects are improved. In addition, *General Plan 2000* further recognized that by providing more affordable housing it becomes possible for residents' children and parents, as well as teachers, firemen and policemen to live in the County. The accommodation of work force housing is a goal shared by all.



Rockville Town Square, Rockville, MD

General Plan 2000 (Policy 4.2) recommends providing affordable housing for existing low- and moderate-income residents and for the diverse labor force needed for continuing economic growth. Policy 4.2 also recommends that new funding sources be identified to enable the Office of Housing and Community Development to expand the supply of affordable housing to serve low- or moderate-income households, including seniors and persons with disabilities. In a similar context, *Downtown Columbia: A Community Vision* expands upon these objectives and suggests that new models for developing affordable housing in combination with mixed-use development should generate new and innovative techniques for achieving these objectives. *PlanHoward 2030* expands on *General Plan 2000* affordable housing policy

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Clingman Avenue Lofts, Asheville, NC

emphasizing the most dominant impediment to achieving affordable housing choice is an inadequate supply of housing available to households below the median area income level. Policy 9.2 calls for expanding full spectrum housing for residents at diverse income levels and life stages, and for individuals with disabilities, by encouraging high quality, mixed income, multigenerational, well-designed, and sustainable communities. It is with these policy statements in mind that this Plan proposes a means of providing a full spectrum of housing for Downtown Columbia.

DOWNTOWN COLUMBIA AFFORDABLE HOUSING PROGRAM

The Downtown Columbia Plan recommendations for the creation of full spectrum housing serving Downtown Columbia are designed to encourage a comprehensive set of options to meet affordable housing needs. The plan envisions use of the following methods for the development of affordable housing:

1. A minimum of 12% or 15% of all residential dwelling units, depending on the number of stories in the building, should be designated as affordable as defined by Howard County's Moderate Income Housing Unit ("MIHU") program;
2. A dedicated trust fund be established and managed by the Downtown Columbia Community Housing Foundation ("DCCHF"); and
3. The option for developers to propose innovative approaches to exceeding the minimum affordability requirement through a Development Rights and Responsibilities Agreement ("DRRA").

This Plan recommends amending the Downtown Revitalization provisions of the Zoning Regulations (which govern redevelopment in Downtown Columbia) to require that affordable housing be provided in Downtown Columbia in connection with these three methods, which are described in more detail below.

Methods for the Development of Affordable Housing

Method 1: A minimum of 12% or 15% of all residential dwelling units, depending on the number of stories in the building, should be designated as affordable as defined by Howard County's Moderate Income Housing Unit program.

To ensure affordable housing is created within each downtown residential development, this plan recommends that the zoning regulations require either 12% or 15% of all units offered in each development, depending on the number of stories in a building and excluding Metropolitan and Parcel C, must be approved as MIHU pursuant to the MIHU law of the Howard County Code.



Pearl District, Portland, OR



The Woodlands, TX

To ensure affordable housing is created concurrent with market rate housing in each phase of development, this Plan also recommends a minimum number of residential dwelling units in each development phase must be affordable before moving on to a subsequent phase. These minimums provide a baseline for establishing affordable housing in proportion to market rate housing and will apply to all property owners.

Method 2: A dedicated trust fund be established and managed by the Downtown Columbia Community Housing Foundation.

A full spectrum housing program for Downtown Columbia should establish a flexible model that aspires to make new housing in downtown affordable to individuals earning across all income levels. In order to create an effective, flexible means of providing a full spectrum of housing for Downtown Columbia, GGP will establish the DCCHF, as detailed below.



Cherry Creek, CO

GGP will establish the DCCHF at its expense and will contribute \$1.5 million to the DCCHF upon issuance of the first building permit for new housing in Downtown Columbia. GGP will contribute an additional \$1.5 million upon issuance of a building permit for the 400th new residential unit in Downtown Columbia. Each payment will be contingent on expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.

Ongoing Developer Contributions

Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall provide an annual payment to the DCCHF in the amount of five cents (\$0.05) per square foot of Gross Leasable Area for office and retail uses, and five cents (\$0.05) per square foot of net floor area for hotels. The payment will be made annually by the property owner, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the property. The amount of the charge will be subject to annual adjustment based on a builder's index, land value, or other index provided in the implementing legislation.

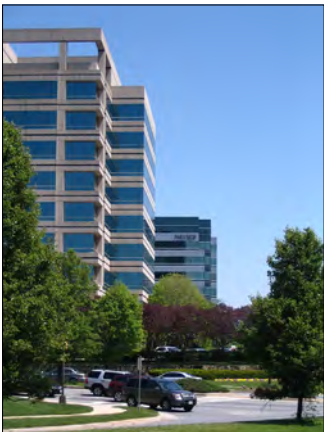
DCCHF Notice of Sale

The DCCHF should be notified by the developer or joint venture, via first class mail, of land for or all residential units offered for initial sale in each new residential or mixed use building in Downtown Columbia. No later than 10 days after the sale of rental housing, the owner must provide written notice of the sale. The DCCHF also should be notified by the developer,

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Reston Town center, Reston, VA



Downtown Columbia

via first-class mail, of all apartment units offered for rental in each new residential or mixed-use building containing rental units. In support of these objectives, GGP should involve DCCHF in meaningful discussion with land purchasers in Downtown Columbia in order to encourage full spectrum housing in each and every neighborhood.

DCCHF Organizational Structure

It is anticipated that Howard County, in consultation with GGP, will determine, by legislation, the organizational entity, organizational structure, membership, functions, and implementation of the DCCHF. The legislation should provide that, in order to be eligible to receive the funds provided for in this Plan, the DCCHF must be a non-profit entity organized for the purpose of providing full spectrum, below market housing in Downtown Columbia. Use of DCCHF funds is limited to providing full spectrum, below market housing in Downtown Columbia, which may include, but is not limited to, funding new construction; acquiring housing units; preserving existing homes; financing rehabilitation of rental housing; developing senior, family or special needs housing; providing predevelopment, bridge, acquisition and permanent financing; offering eviction prevention and foreclosure assistance.

Method 3: The option for developers to propose innovative approaches to exceeding the minimum affordability requirement through a Development Rights and Responsibilities Agreement.

DRRAs are a County vehicle used for promoting above minimum compliance with existing zoning law. In order to further increase the total percentage of affordable units in Downtown Columbia beyond the required amount, the County can determine that the purposes of the MIHU Law will be served to a greater extent by entering into a DRRA with the developers of residential property in Downtown Columbia.

Examples of mechanisms developers are encouraged to consider when pursuing a DRRA petition to the County include: designation of units to a broader income spectrum; the formation of public, private and nonprofit partnerships; the use of Low Income Housing Tax Credits; land dedication and land exchanges; and other conditions, restrictions and enhancements.

1.6 ECONOMIC ACTIVITY

“Support downtown’s function as a major financial and economic center for Columbia and for Howard County.”

Downtown Columbia: A Community Vision

The continued role of Downtown Columbia as a major financial and economic center is dependent on enhancements to the variety and availability of land uses and activities. Currently the economic core of Columbia is supported by the office concentration, The Mall in Columbia and other retail, the Sheraton hotel, Merriweather Post Pavilion and the existing residential base. Economic activity in terms of employment, spending and tax revenue generation is woven throughout these uses.



Pioneer Square, Portland, OR

In order to sustain and increase this economic activity, this Plan provides strategies across a number of different areas and issues. The foundation underlying these strategies is the creation of a vibrant mixed-use environment where various economic drivers support each other. There are many relevant economic success stories of well-planned, mixed-use projects incorporating principles of new urbanism. Reston Town Center in Virginia, The Woodlands in Texas and Santana Row in California are three widely known examples of economically successful mixed-use projects.

Over recent years, the core of job growth in Columbia has shifted from Downtown Columbia to Gateway which features newer and higher quality office product and closer access to I-95. Downtown Columbia has been experiencing job loss with a current office vacancy rate of about 25 percent in its approximately 2.5 million square feet of office inventory. Comparatively, the county-wide office vacancy rate is about 16 percent and Gateway is at a relatively low eight percent. The current high vacancy rate of office space in Downtown Columbia is not a reflection of regional demand but of the absence of new class A office space integrated with a mixed-use setting. Negative occupancy trends in downtown have also begun to affect surrounding village centers in Columbia. If not corrected, this trend could threaten the economic life of the entire community.

Downtown Columbia, however, has multiple assets at its disposal which, if deployed properly, will create a dynamic environment for employers, employees, visitors and residents. Downtown Columbia still enjoys a strong retail environment and its centrally located mall attracts some 15 million visitors a year. This retail-driven vitality is often the hardest element to create in economically successful mixed use settings; therefore, downtown should be well-positioned to reverse negative economic trends. Additionally, Columbia is in the heart of a region which stands to benefit from changes to military operations. Job growth stemming from the relocation of many jobs related to the Base Realignment and Closure (BRAC) Act is expected to bring as many as 40,000 new jobs to the area approximate to Fort Meade. The lack of any significant nearby comprehensively planned area with a walkable vertical mixed-use component provides an opportunity for Downtown Columbia to regain its prominence as a major employment base. With Columbia optimally located between Baltimore and Washington D.C., being relatively close to an international airport, and the additional jobs mentioned above as a result of BRAC, the demand for office product in Columbia should continue to increase into the future.



Rockville Town Square, Rockville, MD

In terms of the creation of additional employment opportunities, this Plan designates a total of four million three hundred thousand square feet of new office space to be developed in phases over its 30-year time frame. As the office market continues to evolve, a redeveloped and

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Bethesda Row, Bethesda, MD

revitalized Downtown Columbia will be viewed as an attractive alternative for employers looking for high quality space within an amenity filled environment. Much of this office space will feature retail uses on the first floor, creating both convenient and vibrant streetscapes for employees, as well as the general public. In economic terms, by providing space for expansion of current employers and opportunities for new and relocated businesses, this additional office space will establish Downtown Columbia as a major economic center for the County and will generate significant new employment opportunities and millions of dollars in wages and tax revenues.

To support downtown's function as a major financial and economic center, new businesses must be attracted to Downtown Columbia. These businesses will need quality hotel, meeting and conference facilities, preferably within walking distance to their offices. There are a number of downtown sites that are ideal for hotels, and 640 additional hotel rooms for Downtown Columbia is recommended in this Plan.

In addition to commercial uses, Downtown Columbia's cultural amenities create economic benefits for not only Columbia, but the County as a whole. Currently, Merriweather Post Pavilion attracts thousands annually with a variety of concerts and events. In addition to direct spending at the venue, many patrons eat at local restaurants or shop at local stores before or after events.



Mitchell Pavilion, Woodlands, TX

This Plan calls for significant improvements to Merriweather Post Pavilion which will enhance the attractiveness of the venue and ultimately improve the economic benefit of this entity. Moreover, the enhanced pedestrian connections between Merriweather Post Pavilion and existing and new restaurant, retail and entertainment uses will increase synergy and economic activity throughout Downtown Columbia.

Along with cultural attractions, shopping venues draw people to Downtown Columbia, and The Mall in Columbia is one of Maryland's top-performing regional malls. Non-enclosed, open-air expansions of The Mall in the areas surrounding the current mall complex will provide opportunity for adding many new retailers and uses. Additionally, retail, restaurant and service entities will be incorporated on the first floor of office, residential, hotel and, possibly, civic and cultural buildings throughout the redeveloped Downtown Columbia. These will provide ample opportunities for accommodating local merchants and expanding the appeal and vibrant marketplace ambiance of the downtown area as a whole.

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The existing residential base in Downtown Columbia also generates economic activity. Increased revenue to both the County and the Columbia Association are direct and immediate results of adding housing downtown. Residents will support the retail, restaurants, services and cultural facilities in the redeveloped Downtown Columbia and will be considered the primary customer base for these entities. In order to support the necessary conveniences desired in residential communities, a sufficient number of residences will need to be developed.

In the most basic sense, it is the mix of uses that will fuel the economic vitality of the area and enhance the experience and attractiveness of downtown for each use and occupant. Retail, restaurants and services will not be willing to locate in Downtown Columbia without a sufficient customer base. This usually entails office workers during the day; and residents at night and on weekends. By the same token, businesses will not be willing to locate to Downtown Columbia without strong amenity offerings including retail, restaurants, services and lodging within walking distance. It is this bundling of uses that will distinguish Downtown Columbia from other potential locations for businesses, residents, civic and cultural entities.

Pentagon Row, Arlington, VA



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1.7 CIVIC LIFE

“Expand civic, community and educational facilities to augment Columbia’s nationally recognized quality of life.”

Downtown Columbia: A Community Vision

Civic life is one of the hallmarks of the Columbia experience. The redevelopment of Downtown Columbia affords a unique opportunity to enhance that experience and to actually help build a sense of community. In order to contribute to Columbia’s civic life, General Growth Properties plans to create a dynamic hub of community space that will encourage public engagement and enhance the local quality of life. This will be accomplished through thoughtful and creative urban planning and by strategically building facilities in Downtown Columbia that will house established and new civic organizations.

Howard County Library



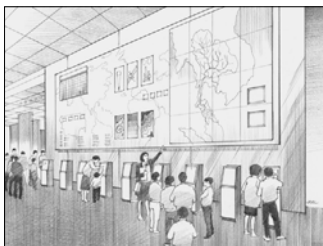
Cerritos Library, Cerritos, CA

The Howard County Library is one of the best library systems in the country. While its success as a public institution is irrefutable, it has the exciting opportunity, given the right tools, to grow further into a leader of library innovation. This Plan recommends that a new Central Library be built downtown. This new library complex could move the Howard County Library in the direction of an “Experience Library,” an intellectual, interactive learning center combining visual exhibitions with interesting architecture and typical library elements. The potential for a land swap could be explored as a means of facilitating construction of a new library complex and redevelopment of the existing library site.

Fire and Police Station

GGP will work with the County to determine a suitable location for an expanded fire station and a police substation in Downtown Columbia. Because the County owns the existing fire station, this Plan suggests that opportunities could be explored for a potential land swap if the County determines to relocate the fire station. The opportunity exists to utilize this facility as a community gathering and youth recreational space. Additionally, incorporating mixed-use and affordable housing into the new fire station are among the ideas to be considered when selecting its location.

Columbia Archives



Archive & Exhibition Space Concept

The Columbia Archives is another important public institution that contributes to Columbia’s vibrant community-focused culture. The Archives plays a vital role in preserving the unique past of Columbia as well as educating the public about how the beginnings of Columbia affect its life today. This Plan recommends the construction of a Columbia Visitor Center in downtown. This center will serve as an informative resource center for visitors, house educational resources about the city, act as a vibrant community center and provide a new and more appropriate home for the Columbia Archives.



The Woodlands, Woodlands, TX

Public Spaces

In order to encourage community gathering and interaction, this Plan includes abundant public spaces both natural and planned. Water features, a sculpture park and garden, a children’s park and a dog park are a few of the concepts that could be included in these public spaces. These or similar features will provide an unexpected, unique, spontaneous and interactive experience that encourages community engagement and contributes to the quality of life in Columbia.

This Plan also recognizes the importance freedom of speech plays in civic life. The zoning regulation recommended by this Plan should require conveyance to the County of an outdoor amenity space containing at least 25,000 square feet. The site will be deeded to the County for public space and should be available to all for purposes of assembly and public discourse. The deeded site will be located in one of the future neighborhoods discussed in this Plan, although not in a predominantly residential area. The preferred site should also be located near existing or proposed activity areas where pedestrian activity is anticipated and encouraged. Identification of the specific site should wait for additional refinement of the redevelopment plans for downtown and its amenity areas so that an appropriate location in relation to surrounding uses and activities can be provided.



Public Assembly

Educational Facilities

A complete community should incorporate design features and public facilities planning that respond to the needs and expectations of the community as it exists today and as it grows over time. Significant among these objectives is the ability to meet the educational needs of the community as it matures.



Child Development

Public school students who live in downtown have typically attended Running Brook Elementary School, Wilde Lake Middle School or Wilde Lake High School. As the downtown develops, it is unknown what educational resources will be needed. As a way of assessing the educational needs, but not intending to limit the timing of redevelopment, this plan recommends that prior to issuance of the first building permit, the Howard County Public School System (HCPSS) and the Department of Planning and Zoning conduct and publish a Columbia Schools Analysis, subject to Howard County Board of Education approval, which will study all available options for school system needs and characterize the best options for a range of possible pupil yields. When 10 percent of the new residential units planned for Downtown Columbia are built and occupied, the HCPSS will consider updated student enrollments and, subject to Board of Education approval, select the most appropriate pupil yield ratio and associated option outlined in the Columbia

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Schools Analysis for implementation. Prior to the Site Development Plan approval of 25 percent of the new residential units in downtown, the County will request the Board of Education to review their earlier identification of the best educational facility option to accommodate student population growth based on the observed and projected pupil yield ratio. Following on this review, GGP will work with HCPSS to identify and provide, if necessary, an adequate school site or equivalent location within the downtown, subject to Board approval.

1.8 ARTS AND CULTURE

“Enhance art and cultural offerings, providing new spaces and opportunities for an active arts community and for public art.”
Downtown Columbia: A Community Vision



Visual Art

Public art and cultural activities play a vital role in sharing the life stories of the people who shaped the cultural history of Columbia. Merriweather and Toby’s Dinner Theatre have entertained Columbians for over 40 years. Local sculptures, including The People Tree, The Hug, The Bears and Willard and Jim Rouse, each tell a different part of Columbia’s story. As later additions, the James Rouse Theatre for the Performing Arts and the Horowitz Visual and Performing Arts Center have housed many local performing arts groups and given visual artists a venue for exhibitions. Columbia is also fortunate to have the professional Rep Stage as part of the arts scene.

This Plan envisions a dynamic and continuously increasing role for visual and performing arts in Downtown Columbia. In pursuit of this goal, this Plan calls for the formation of a Downtown Arts and Culture Commission, an independent non-profit organization, to oversee the planning, coordination and implementation of artistic and cultural activities, opportunities, events and works displayed in Downtown. The Downtown Arts and Culture Commission should complete a Cultural Master Plan that sets specific and measurable goals and identifies the means to achieve these goals for arts and cultural priorities identified for Downtown. The Cultural Master Plan for Downtown Columbia will encompass the potential expansion of visual, performing and literary arts and the potential roles that Merriweather



Rep Stage, Howard Community College





Wolftrap National Park for the Performing Arts, Vienna, VA

Post Pavilion, the Howard County Central Library, Howard Community College, other existing performing arts facilities and existing and new public spaces could play in creating a 21st century cultural identity for Downtown Columbia.

In support of the long history of arts and culture in Columbia, this Plan includes the renovation of Merriweather Post Pavilion. An icon of Columbia, Merriweather Post Pavilion was the community's first performance venue and continues to be a major regional destination. As identified in the report by Howard County's 2005 Citizen Advisory Panel on Merriweather Post Pavilion, the facility has long needed major renovation and capital repairs in order to continue bringing quality music and entertainment to the region. Merriweather Post Pavilion will be updated to become a state-of-the-art entertainment facility that should more effectively compete in attracting the most popular performers, better provide a suitable venue for a greater variety of artists in order to expand artistic and cultural offerings and serve as a catalyst for other new performance venues in Downtown Columbia. Recognizing the importance of this major community asset, this Plan also anticipates donation of Merriweather Post Pavilion to the Downtown Arts and Culture Commission in order to ensure its continued use as a performing arts center and premier regional concert venue.



Boy With Hawk, The Woodlands, TX

Successful operation of the pavilion will require alternative customer parking arrangements when the adjacent land currently used for parking is either environmentally enhanced or developed. Alternatives which would be phased in through the development program implementation could include construction of shared use publicly owned parking facilities or agreements with existing facilities for off peak use of their garages and parking.

In addition, it may be desirable for various arts organizations to move their offices and/or operations downtown. Considering the popularity of Toby's Dinner Theatre, opportunities should be explored for a new and improved facility for the theatre as well as the possibility of a new children's theatre.



Merriweather Post Pavilion

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Local Artist, Marie Robinson

Included in this Plan are a variety of new amenity spaces appropriate for public discourse, performance and arts-related activities. The Merriweather-Symphony Woods neighborhood will include many natural and planned spaces for small and large gatherings. Elsewhere, plazas will provide open air sites for enjoyment of the arts and other entertainment. Built environments, like the new Market Square addition to The Mall, should be designed and programmed to accommodate such activities as dance and music concerts, thus increasing performance space capacity in Columbia.

The use of visual arts as a means for embedding meaning into the physical landscape also helps people form bonds with the places where they live and work. Learning from the examples of public art at the Lakefront, a downtown development master plan should include public art to continue building a memorable place filled with life and character that reflects the complexity and diversity of Columbia.



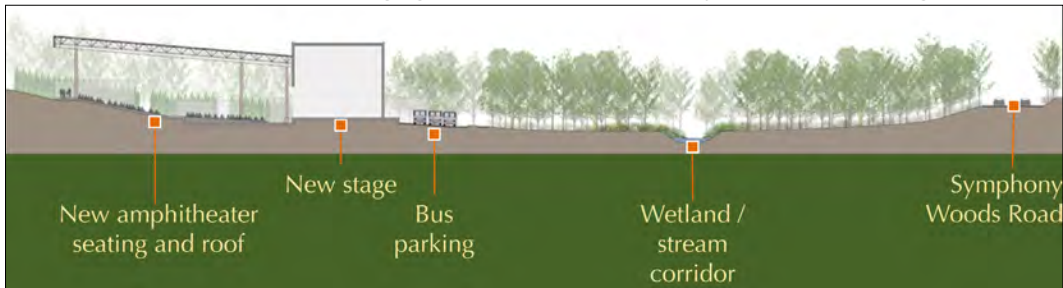
Sculptural Artwork, The Woodlands, TX

Works of art, art places and performance spaces should be incorporated into both newly formed and existing amenity spaces throughout Downtown. Within these centers of civic life, art can play an important role in communicating what Columbians value. Some of Columbia's existing institutions such as the library, hospital, community college and Columbia Archives could also provide appropriate locations for enhancing the artistic and cultural life of the community.

An equally important goal is to include art in private developments. The architectural form of buildings could feature sculptural reliefs and integrate the design of both freestanding and attached installations. In addition to other locations, mixed-use storefronts wrapping parking garages could become studio and live-work space for local artists adding to the vitality of Downtown's art scene.

Additionally, the walls of buildings and parking garages could become the surfaces for murals and sculptural relief that tell the story of Columbia and its people. Common elements such as water fountains, bus shelters and signage could be transformed into objects of cultural meaning.

Merriweather Updated





Public Art

To support public art in Downtown Columbia, this plan envisions the creation of the Art in the Community program. To this end, the plan recommends that subsequent legislation be adopted to describe and establish the program. This program will be supported by a percentage of funding to be included in the total cost of construction for projects in the Downtown. It is anticipated that property owners in Downtown Columbia will either provide art as an integral part of their projects, work together with other owners to provide a more significant Art in the Community contribution, perhaps as part of one or more of the Downtown Community Commons or, if either of those choices is impractical, support the program with an in-lieu fee. This Plan also envisions the Downtown Arts and Culture Commission as playing a critical role in the administration and coordination of the Art in the Community Program.



Because this is a new program for Columbia, there could be an artist registry set up through the Howard County Arts Council that would assist owners in finding local or regional artists for their projects. There could also be multidisciplinary project teams including artists and landscape architects, together with the community, which would assist property owners with designing unique pieces of art that will become the hallmarks of Downtown Columbia.

1.9 DESIGN

“Improve the design of Downtown Columbia development through flexible design guidelines and a design review panel to ensure that buildings, streets, and public spaces will be aesthetically pleasing and contextually appropriate.”

Downtown Columbia: A Community Vision

Howard County’s *Downtown Columbia: A Community Vision* recognizes that design is a critical dimension of any proposed development plan. The design of buildings, open spaces and landscapes establishes the physical character of a place, creating memorable places that people want to use and return to. Such places have lasting aesthetic and civic value. They also help provide places with “predictable futures” – a sense of what a place will look like over time – which, in turn, attracts people to invest, visit and live in those places.

Downtown Columbia: A Community Vision calls for Design Guidelines, to be considered and approved by the County Council. The Downtown-wide Design Guidelines will ensure that what is built in a downtown will be attractive, aesthetically coherent, practical and of beauty and value. Specifically, the guidelines will show how buildings and landscapes support and reinforce the physical, three-dimensional intentions of the Plan and create places containing pleasing proportions, scale and character that people will want to inhabit. The guidelines also lay out the framework for developing a community’s sense of place and its identity and connection to the region. Design rules (and how they are administered) are therefore very important. The plans and concepts included in this Plan will be executed across a long period of time and in light of continuous, contemporaneous assessment of community needs. Markets, public preferences and design trends will shift in unforeseeable ways. This requires that the guidelines be flexible enough to promote creativity and high-quality design over time.

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The Woodlands, TX



Santana Row, San Jose, CA



Amenity Space

Cy Paunier

THE NEW DESIGN GUIDELINES WILL CONTAIN SPECIFIC DIRECTION TO:

- **Neighborhood Purpose and Character:** Conformance with land use and density requirements, sustainability and transportation goals of this Plan.
- **Site Design:** Nature of surrounding spaces, softscape vs. hardscape, location of bus stops, public amenities, lighting, special features and building parcels, landscaping and how it relates to immediate neighbors and the overall amenity space plan for its neighborhood.
- **Street Design:** Street dimensions, layout plans, sections showing sidewalk widths and options for sustainable “green street” designs, accommodation for parking, planting, pedestrian crossings, lighting and curb cuts and service entries.
- **Building Design:** Height and setback, pedestrian-level zone, middle, top (including materials, horizontal regulating lines, skylines, fenestration, and mechanical equipment penthouses).
- **Signature Buildings:** Structures which require special architectural attention including the former Rouse Company Headquarters. Downtown-wide Design Guidelines will provide for the preservation of the former Rouse Company Headquarters building and specifically set forth criteria for acceptable alteration to the exterior of that building. The Guidelines will not prohibit interior alterations or future adaptive reuse that would better integrate the building into its surroundings and activate the adjacent pedestrian spaces as described in the guidelines and this Plan or prohibit reconstruction of the building in the event of casualty.
- **Amenity Space:** Guidelines to ensure that amenity space within both Downtown Columbia and the nearby open space respects the natural surroundings, enhances the site’s biodiversity and sense of place. The guidelines also uphold the community’s environmental ethic and commitment to environmental stewardship, as well as a commitment to high-quality design. All plant materials used in Downtown Columbia and open space landscaping are to come from the “approved plant list” and be indigenous to the Maryland Piedmont area.

As recognized by *Downtown Columbia: A Community Vision*, downtown building design review is undertaken by the developer of Columbia. In the future, this review will be augmented by Design Advisory Panel review at the following three important decision points to provide design input:

1. After the submission by GGP of draft guidelines to the Design Advisory Panel as discussed below, the County Council should adopt downtown-wide broad design guidelines (“Downtown-wide Design Guidelines”) that will be used as a measure against which specific neighborhood design guidelines (“Neighborhood Design

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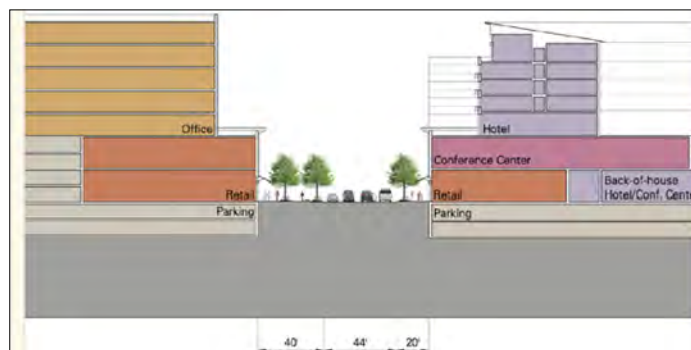
Street Character



Mixed-Use Development Illustration

Guidelines”) will be developed for each of the neighborhoods (Warfield, Symphony Overlook, The Lakefront and Lakefront Core, The Mall, Merriweather-Symphony Woods, and The Crescent). The Neighborhood Design Guidelines will then be used to evaluate the design elements of specific projects downtown.

2. To assist the County Council in its review of the of the draft Downtown-wide Design Guidelines, the Design Advisory Panel Act should be amended to require Design Advisory Panel review of the draft Downtown-wide Design Guidelines and to provide the County Council with any suggested modifications for its consideration prior to its adoption of the Downtown-wide Design Guidelines. Thereafter, it is recommended that the petitioner submit proposed Neighborhood Design Guidelines, along with a Neighborhood Concept Plan, with each Final Development Plan. The Design Advisory Panel should then review the proposed Neighborhood Design Guidelines to evaluate their consistency with the Downtown-wide Design Guidelines adopted by the County Council. The Design Advisory Panel would provide its recommendations to the Planning Board, and the Planning Board would then be responsible for approving the final Neighborhood Design Guidelines along with the Final Development Plan.
3. During the Downtown Redevelopment process, petitioners are required to submit Site Development Plans to the Design Advisory Panel for review. The Design Advisory Panel is to make recommendations on Site Development Plans to the Planning Board. The Design Advisory Panel recommendation is to be made in accordance with the applicable provisions in Title 16, Subtitle 15 of the County Code and the Design Advisory Panel review of the Downtown-wide Design Guidelines and the Neighborhood Design Guidelines will assure a consistent and high level of design standard for Downtown Columbia.



Example of Street Section

EXHIBIT F. MAXIMUM BUILDING HEIGHT PLAN

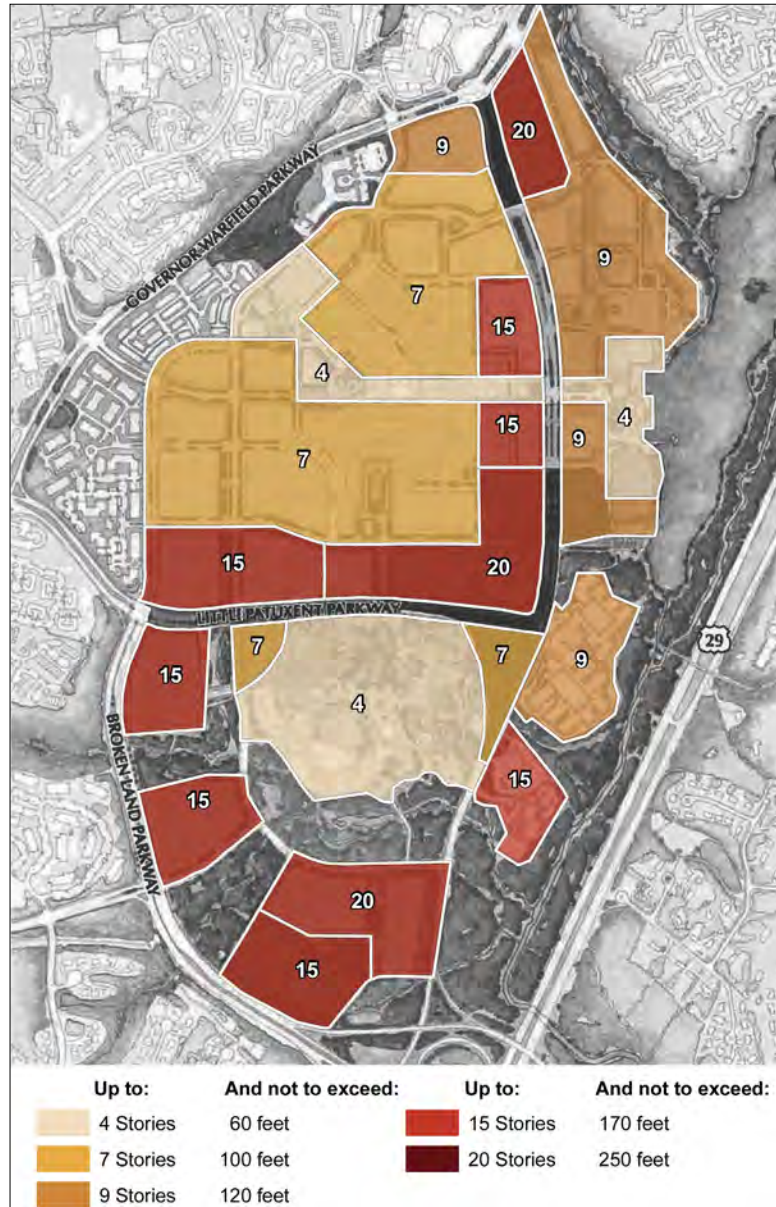


EXHIBIT C. STREET AND BLOCK PLAN

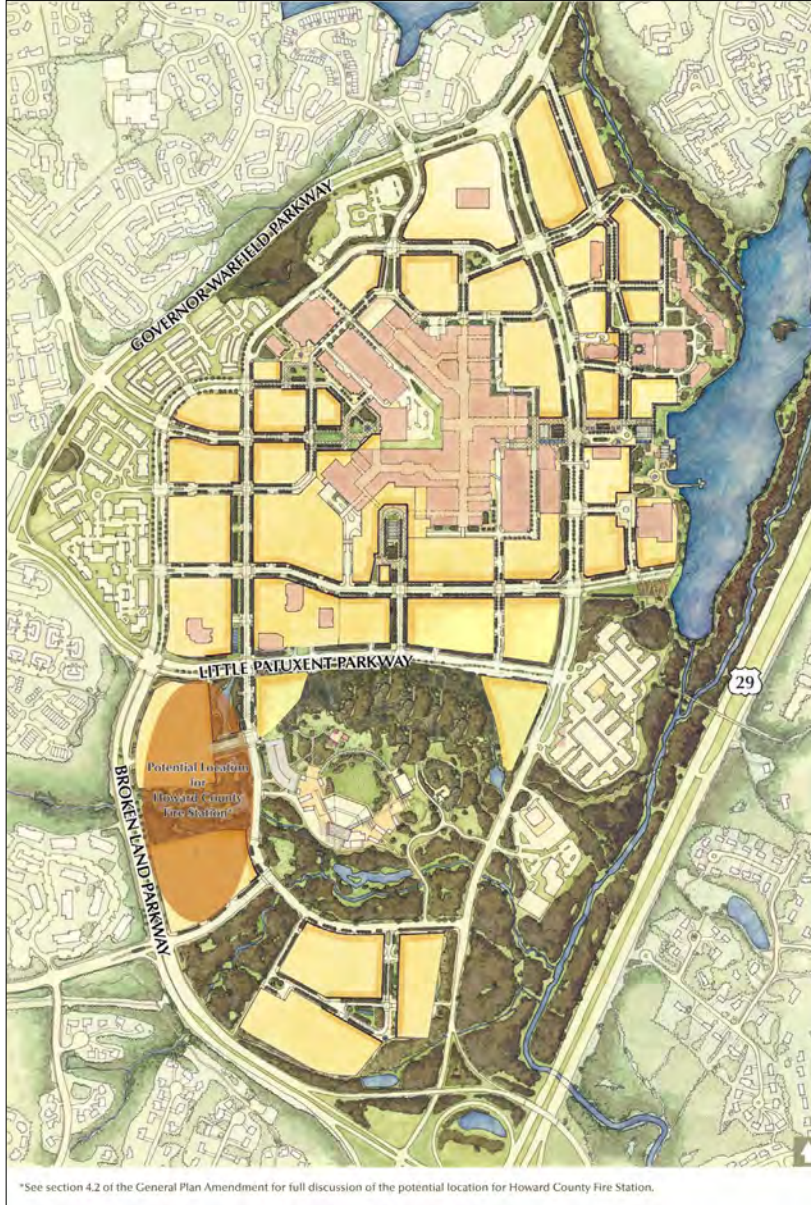
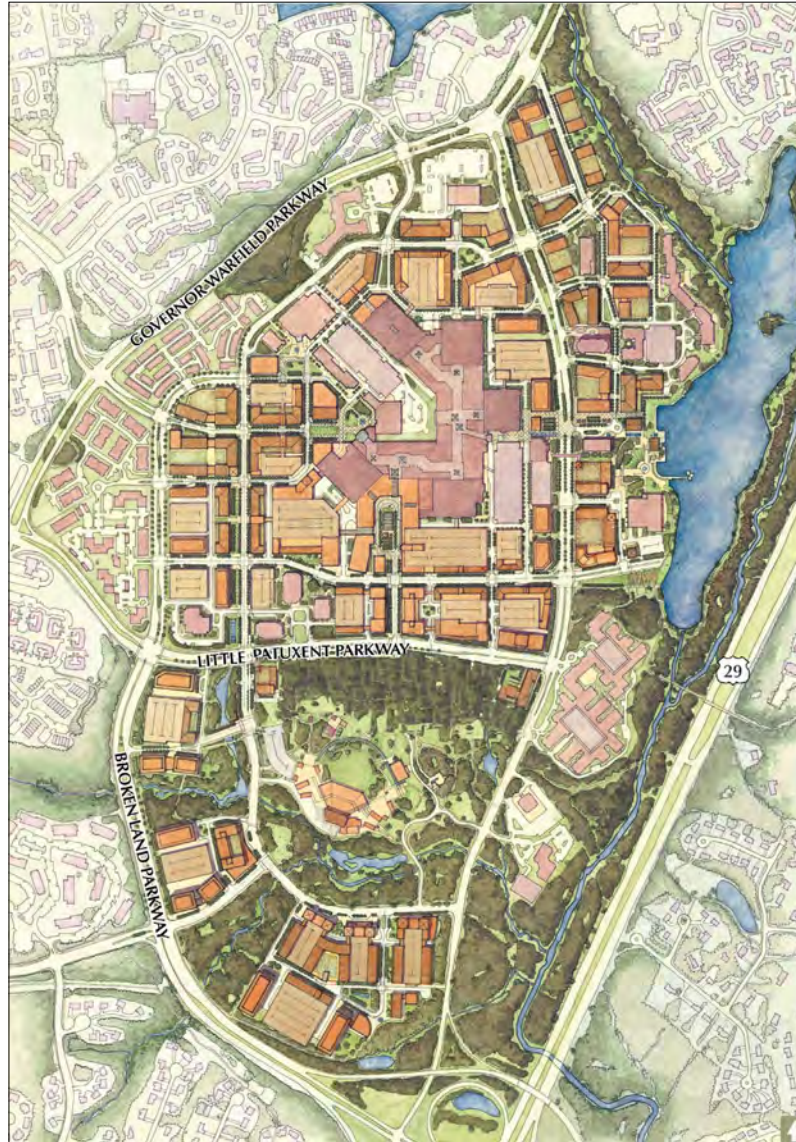


EXHIBIT D. ILLUSTRATIVE MASTER PLAN



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Chapter 1
Making a Special Place



Bus Hub, Downtown Columbia

Chapter 2: Moving and Connecting People

“Downtown Columbia will enhance multi-modal connectivity through a variety of safe, convenient and innovative transportation alternatives.”

2.1 MULTI-MODAL SYSTEM

“Develop a multi-modal transportation system through investment in transit programs and roads that will provide a pedestrian- and bike-friendly environment.”

Downtown Columbia: A Community Vision



Shirlington Village, Arlington, VA

A balanced, multi-modal transportation system is one that will allow residents to move throughout a community without depending on automobiles. Such a system should include a connected network of local, collector and arterial streets; existing, new, and improved transit facilities and services; and a network of sidewalks, on-street bike lanes and off-street pedestrian/bike paths and trails. A successful system also should provide enough capacity to meet user demand during all phases of development. It also should be promoted by the community it serves.

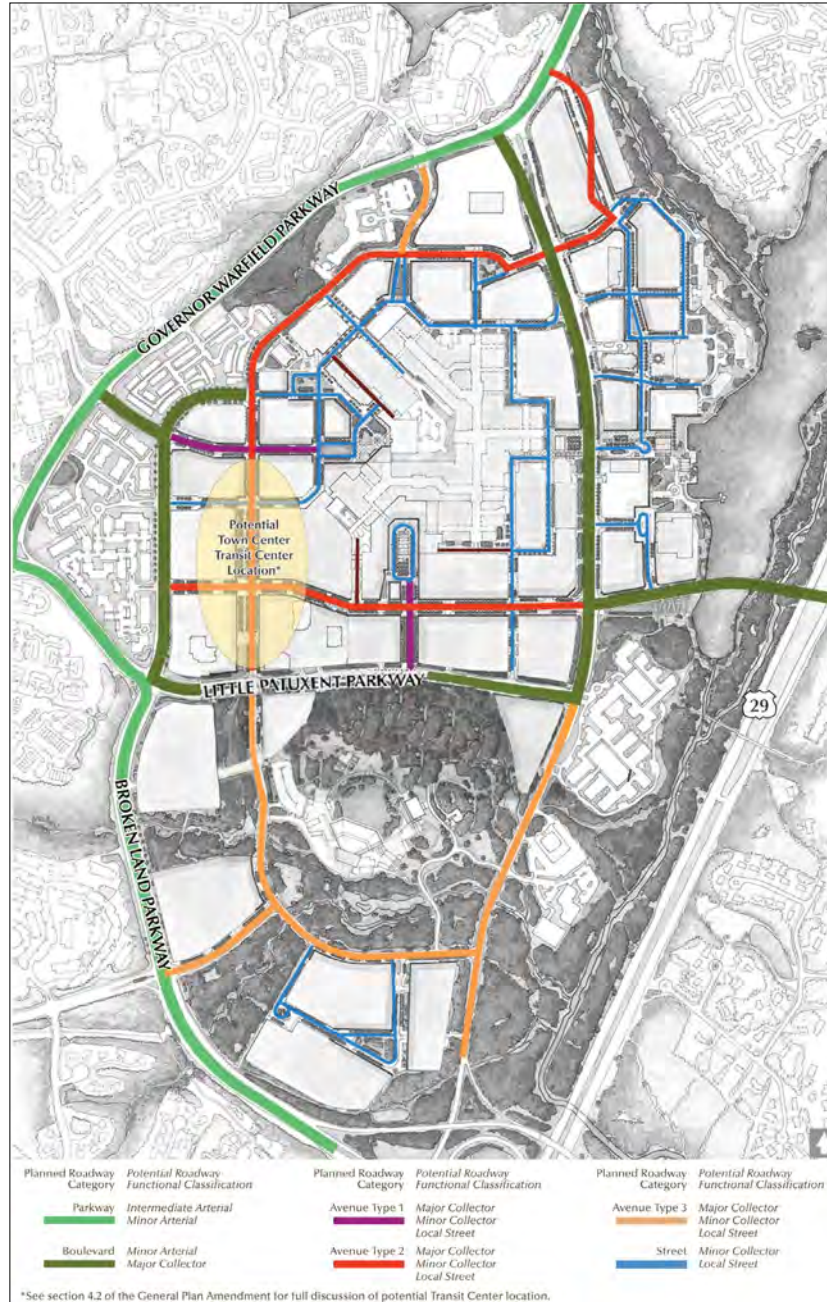
CONNECTED STREET NETWORK

This Plan seeks to create a Downtown Columbia served by a connected street network that would offer more route choices, disperse traffic over a wider network, provide more capacity and result in shorter, more direct trips with less delay. This network will consist of existing streets, new streets in new alignments, and the transformation of the mall inner and outer ring roads and selected surface parking lot drive aisles into genuine streets. The Plan envisions that the new streets will be predominately public.

Route 29 will continue to be the principal road that links Columbia with Baltimore, Washington, and the region. Broken Land Parkway and Governor Warfield Parkway will continue to be intermediate arterials. Minor arterials will include Little Patuxent Parkway, Twin Rivers Road and a new east-west link to Route 29.

Major collector roads will include Broken Land Parkway north of Little Patuxent Parkway; the former outer ring road on the south side of The Mall; Hickory Ridge Road and its extension through The Crescent; and Little Patuxent Parkway extended to the Route 29/Broken Land Parkway

EXHIBIT H. STREET FRAMEWORK DIAGRAM





Portland, OR

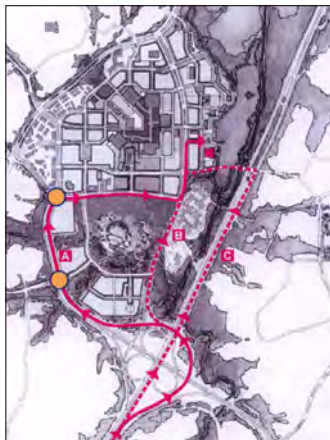
interchange. Minor collector roads will include the transformation of The Mall's outer ring road. Local streets will include new links in Symphony Woods and the transformation of The Mall's inner ring road and drive aisles into genuine streets.

"Complete streets" will be designed for motorists, transit passengers, bicyclists and pedestrians within the Downtown Columbia grid. These streets will be safe, comfortable and attractive to all users, including those in wheelchairs. Existing travel speeds will be reduced to those more compatible with the speeds traveled by pedestrians and bicyclists.

Major Intersection Improvements

Major improvements to existing intersections include:

- Construction of a fourth southbound through lane on Broken Land Parkway at Hickory Ridge Road
- Additional turn lanes at the Little Patuxent Parkway/Broken Land Parkway intersection
- Additional turn lanes at the Little Patuxent Parkway/Symphony Promenade intersection
- Re-configuration of Little Patuxent Parkway/Governor Warfield Parkway (North)



Connectivity Improvements Diagram

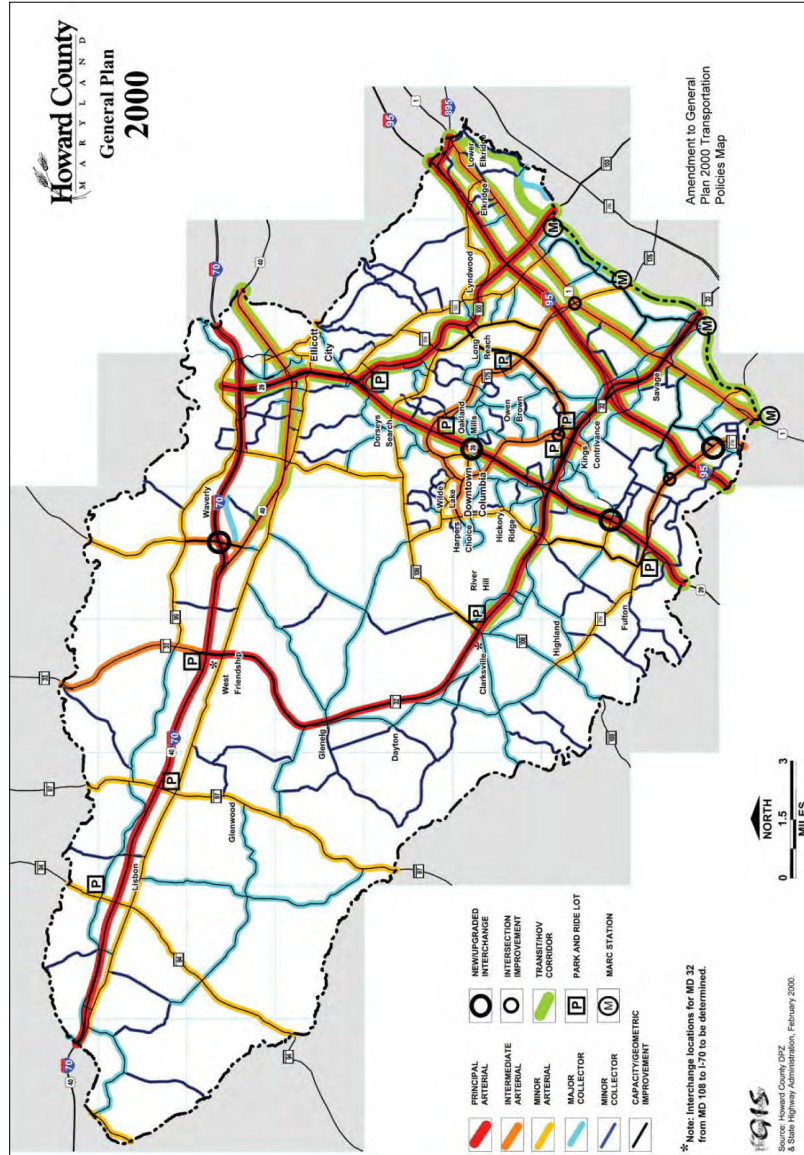
Interchange Improvements

A third, full-movement, grade-separated interchange at Route 29 is proposed approximately mid-way between the two existing interchanges with Broken Land Parkway and Little Patuxent Parkway (MD 175). This interchange could take one of several forms, depending upon the outcome of subsequent, detailed engineering studies. The interchange could link Route 29 to Downtown Columbia only or could directly link Oakland Mills, Route 29 and Downtown Columbia. The planning, design and funding of this interchange would be coordinated among the private sector, Howard County and the State.

Phasing

This network will be built over time as this Plan is implemented. Improvements to the existing transportation system, construction of new facilities and implementation of new services and programs will occur as required to adequately accommodate new travel demands. The phasing of these road improvements is related to the development density levels recommended by this Plan and is discussed in the Generalized Traffic Study included as a technical supplemental document. The final extent of the road improvements will be determined by the Adequate Public Facilities Act.

EXHIBIT J. AMENDMENT TO GENERAL PLAN 2000 TRANSPORTATION POLICIES MAP



Funding

Responsibility for funding and constructing and implementing these improvements and programs will be shared among the private sector, public-private partnerships, Howard County (through the Adequate Public Facilities road excise tax and tax increment financing) and/or public sector capital budgets.

Design

To the extent necessary, the Howard County Design Manual should be modified to accommodate the design intent expressed in this Plan.

2.2 TRAFFIC

“Mitigate traffic congestion so that vehicles will be able to move smoothly into and around downtown without impeding pedestrian flow; encourage outside traffic to bypass downtown.”
Downtown Columbia: A Community Vision



Street Character

ADEQUATE ROAD FACILITIES TEST EVALUATION

This Plan will create adequate road capacity to accommodate peak traffic demands that will be generated by existing and future development in Downtown Columbia, in accordance with the Adequate Public Facilities Act of Howard County, as amended (APF). This new capacity will be provided in phases over time, prior to or concurrent with future development. A new level of service standard is needed to ensure that adequate street capacity and safe, efficient, convenient and comfortable pedestrian and bicycle facilities are provided to support existing and future development.

Constrained Facilities

Under current law, the APF Act includes what is known as the “Constrained Facilities” provision. This provision actually exempts intersections along Little Patuxent Parkway from the Adequate Public Facilities test. This means that, under current law, new development can proceed even if the intersections impacted by the development have failing levels of service. This Plan recommends changing the APF so that, in the future, all roads in Downtown Columbia will be subject to the test for APF. In addition, in the future all intersections within downtown should be subject to improvements that do not compromise pedestrian and bicyclist comfort and safety. To this end, this Plan recommends that the APF be amended to require preparation of a pedestrian impact statement as part of the APF traffic study to ensure safe and efficient pedestrian and bicycle access and circulation within downtown.

New Level of Service Standard

The level of service for all County-controlled intersections serving Downtown Columbia should reflect its more urban, pedestrian oriented character.

Chapter 2 Moving & Connecting People



Transportation Facilities

Therefore, this plan anticipates a higher critical lane volume (CLV) than exists in the rest of the County. The appropriate level of service standard will be established as part of the Adequate Public Facilities Ordinance legislation. This new standard is justified because:

- As recommended by *General Plan 2000* and *Downtown Columbia: A Community Vision*, it directs development to Downtown Columbia where adequate road facilities exist and improvements can be made.
- Downtown Columbia is the focal point of transit facilities and services in Howard County. Unlike in many other areas of Howard County, residents, employees and visitors in Downtown Columbia have the choice of walking, bicycling or taking public transportation.
- Incentives to direct growth to areas served by public transportation would result in greater use of the County's considerable investment in Howard Transit. It also would encourage further investment by the public and private sectors in non-auto modes of travel.
- It makes it possible for Downtown Columbia to become a more vibrant, mixed-use, walkable, transit-oriented place as recommended by *General Plan 2000* and *Downtown Columbia: A Community Vision*.
- Multiple-levels-of-service standards can encourage smart growth, revitalize mixed-use centers and focus growth where recommended by the County's General Plan.

Mitigation measures should include any intersection capacity improvements except grade separation of the roadways and ramps within the intersection or improvements to the through lanes of intermediate arterials and higher classified roads.

To consider the many recommended changes to the adequate public facilities ordinance, this plan envisions the filing of an amendment to the act within 120 days.

2.3 PEDESTRIANS

"Improve pedestrian connections throughout downtown, to surrounding villages and to nearby destinations to encourage strolling and human interaction."

Downtown Columbia: A Community Vision

Under this Plan, Downtown Columbia would become the heart and major destination of an expanded and improved pedestrian system in Columbia. The new grid pattern of blocks in Downtown Columbia that the Plan proposes would encourage pedestrian traffic along the streets through a network of sidewalks and crosswalks. These would logically connect to key destinations, such as entrances to The Mall and other retail destinations, as well as entrances to residential, hotel and office buildings. Sidewalks from Downtown Columbia would extend along promenades to connect to Symphony Woods and Lake Kittamaquundi. Howard Community College



Pedestrian Promenade



Street Level Activity

and the nearby villages of Wilde Lake and Oakland Mills would be linked to Downtown Columbia by new or improved multi-purpose paths for pedestrians and bicyclists. Given Symphony Woods central location, it is further recommended that improvements to Symphony Woods be designed with special attention to enhance connections within the downtown area.

Streets that form the grid within Downtown Columbia would be planned for pedestrians as well as vehicles. Sidewalks would be scaled and designed for the intensity of pedestrian use. Retail streets would have generous sidewalks with space for street trees, plantings, benches and other amenities. Additional space for outdoor dining could occur on retail streets within parcels and extend into the sidewalk zone as long as certain minimum walking areas are maintained. Retail streets, as well as other typical downtown streets, would have on-street parking on at least one side of the street to provide conveniently located parking, but also to make a better pedestrian environment. Where significant Downtown Columbia streets connect with parkways and boulevards, intersections and signal timing would be designed to facilitate pedestrian crossing.

Under the Plan, promenades would act as significant pedestrian connections to and from Downtown Columbia to key destinations. For example, the link from Symphony Overlook to Symphony Woods would include a promenade that features a double row of trees shading a wide sidewalk zone. This promenade and an improved Symphony Woods would accommodate the flow of large crowds to and from Merriweather Post Pavilion. The promenades would have sufficient width to direct runoff from impervious surfaces to tree planting zones to allow rainwater infiltration and connect The Mall and Symphony Overlook to Lake Kittamaqundi. The street crossings providing access to Merriweather Post Pavilion should be at grade and designed to enhance the safety of pedestrians.

*Enhanced Pathway, Twin Rivers Road, below,
Little Patuxent Parkway, right*



Chapter 2 Moving & Connecting People



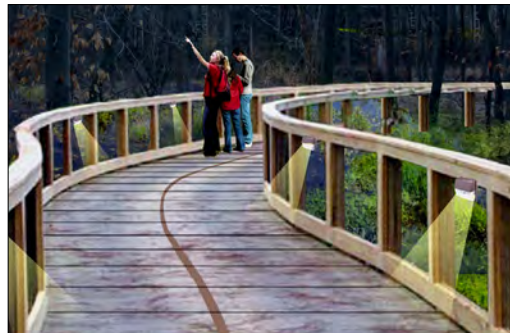
Downtown-Blandair Connection Diagram

Columbia's extensive system of off-road paths and trails would be extended to and from Downtown Columbia. New and enhanced pedestrian paths would connect to Howard Community College, Blandair Park, Wilde Lake and Oakland Mills.* The path from Wilde Lake would connect the Wilde Lake Village Center to Downtown Columbia on the south side of Twin Rivers Road. A lighted multipurpose path would expand an existing walk, overcome discontinuities in the current path and be designed for pedestrians and bicyclists. It would be setback from the road and laid out to avoid existing trees, curving amidst native plantings of grasses and shrubs. The walkway to and from Downtown Columbia to Oakland Mills would be upgraded to the same standards, extending from Lake Kittamaquidi to the pedestrian bridge over Route 29. This pathway would also be extended to Blandair Park to provide a direct connection to this regional park facility.

These improvements, taken together, would create a continuous pedestrian network. When coupled with a more interesting and active downtown, walking and bicycling would become a key part of movement and connection of people in Columbia.

It is recommended that the Access Committee of the County's Commission on Disability Issues be consulted in the development of the pedestrian connections throughout Downtown Columbia.

*Lake Edge Path To Oakland Mills, below,
Woodland Path to College, right*



2.4 TRANSIT

"Improve and expand transit service, reinforcing downtown as the central hub for the local bus system, adding a downtown circulator shuttle and setting the stage for the possibility of future bus rapid transit and rail mass transit."

Downtown Columbia: A Community Vision

In order to reduce reliance on single-occupant vehicles as the predominant mode of transportation to and within Downtown Columbia, one of the key components of this Plan is to develop and implement alternative options for people to move around as well as to and from downtown. This will be one of the primary responsibilities of the Downtown Columbia Partnership.

TRANSPORTATION DEMAND MANAGEMENT PLAN (TDMP)

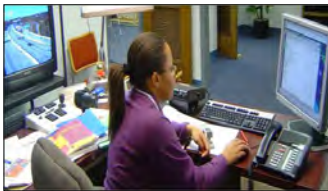
This Plan recommends that the County develop a Transportation Demand Management Plan (TDMP) in conjunction with the Downtown Columbia Partnership, General Growth Properties, Howard Community College, Howard County General Hospital, the Columbia Association, and other employers in Downtown Columbia. It is envisioned that all of these parties will be engaged in implementation of the TDMP. As redevelopment progresses, the TDMP may be revised over time to reflect changing conditions.

The TDMP should include recommendations for programs aimed at increasing the use of transit, walking, bicycling and ride-sharing for both commute and non-commute trips. In developing these recommendations, the TDMP should consider both the short and long term transportation initiatives discussed in the remainder of this section. In addition, this TDMP could include such things as: (1) installation of physical facilities such as bike racks and way finding signage, information kiosks, bus stops and the new transit center; (2) services including promotion of flexible work hours, promotion of transit benefits programs, promotion of the use of ZIP cars, distribution of ridesharing and transit information, formation and maintenance of a ride matching database, development of websites, etc; and (3) parking management programs such as reserved carpool/vanpool parking, parking information systems and reduced parking ratios.

To maximize the effectiveness of the TDMP, it should be developed and implemented as early in the Downtown Columbia revitalization and redevelopment process as possible.

HIERARCHY OF SERVICES

This Plan also seeks to provide a hierarchy of new and improved transit facilities and services that would reduce auto use, improve mobility for people of all ages and physical abilities and support a more pedestrian-friendly and walkable environment. This hierarchy of services would help facilitate trips within Downtown Columbia and connect Downtown with other parts of Columbia, and Howard County, Washington, Baltimore and



Sabra, Wang & Associates, Inc.

Transportation Management Center



The Shirlington Transit Station, VA

Chapter 2 Moving & Connecting People



Complete Street

the region. These services will converge at a new transit center where passengers could transfer between lines in a comfortable, attractive and interesting environment. This Plan therefore recommends that a suitable site be provided within the downtown area for a new transit center, and that the TDMP address the coordination of these various levels of service.

Bicycle and Pedestrian Routes

Bicycle Routes may be incorporated into roadways, as part of a shared pedestrian pathway system, or as dedicated bikeways. As indicated in this Plan, new downtown infrastructure and bicycle routes will be developed by GGP and other developers as a part of their infrastructure frontage improvements. See Section 4.2 for a full discussion of bicycle improvement phasing, and Exhibit I for the proposed circulation plan.



Multi-Use Pathway

As an integral component of the new Downtown-wide Design Guidelines, design standards will be prepared for sidewalks, bicycle lanes and multi-use pathways. While sidewalks and bicycle lanes will be part of the design for “complete streets” and the urban core of Downtown, multi-use pathways typically used by pedestrians, joggers, skaters and bicyclists as two-way facilities will extend to outlying areas. These pathways will offer an aesthetic experience that attracts cyclists and pedestrians while also connecting land-uses, such as businesses, shopping, downtown, schools, recreational facilities and other community destinations to allow for alternate commuting and transportation modes.

These multi-use pathways will strive to be separated from traffic and roadways by locating them within existing recreational pathway alignments through Columbia’s open space, and on existing County road rights-of-way adjacent to a roadway. Where they are adjacent to roadways, there should be a minimum five foot or greater planting buffer, bio-swale or other physical barrier separating the path and edge of roadway.

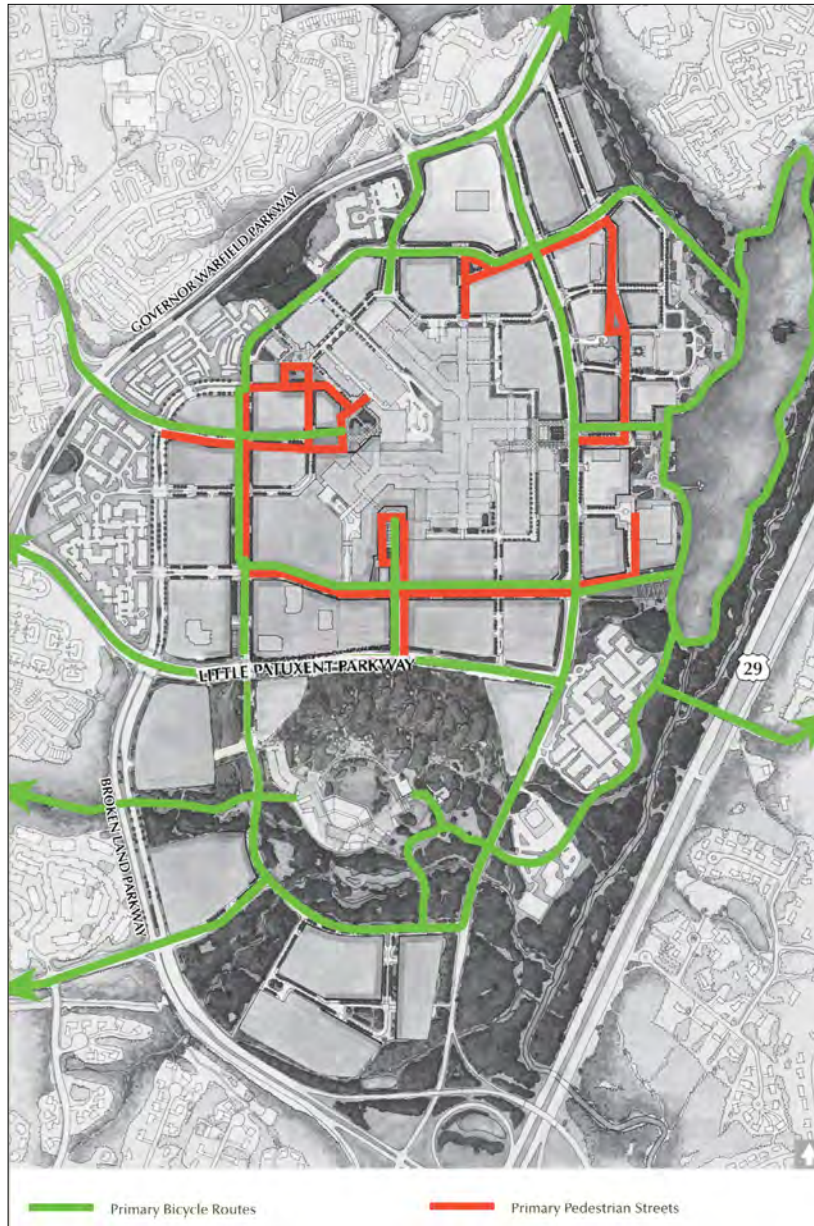


Pathway Enhancement

Multi-use paths which are intended for two-way use by commuters and recreationists will be designed and built to a standard that accommodates the various users with minimal conflicts. The standard width of these paths will be ten feet with a two foot clear distance on both sides for safe operation.

Decorative light poles scaled appropriately for pedestrian usage will be placed along the path alignments to heighten visibility and safety of users. Shoulders will be widened at regular intervals for placement of benches and trash cans for user convenience and enhanced landscaping as well as enhanced landscaping and clearing of undergrowth on existing pathways to increase visibility to housing and businesses. Bicycle parking facilities should

EXHIBIT I. BICYCLE AND PEDESTRIAN CIRCULATION PLAN



Chapter 2 Moving & Connecting People



Bicycle Parking Facility

be provided at both the trip origin and trip destination locations and at intermediate facilities and points of recreational interest. Providing bicycle parking facilities is an essential element in an overall effort to promote bicycling and path usage.

As its initial pilot pathway program and after completion of the new Downtown-wide Design Guidelines, GGP will complete the first multi-use pathway from Blandair Park on Columbia's east side, through Oakland Mills Village Center, linking Downtown Columbia, Symphony Woods and Howard Community College and Howard County General Hospital on Columbia's west side. Inclusive in this program may be a renovation of the existing Route 29 bridge to include new decorative guard rails allowing clear sightlines to vehicular traffic, resurfacing of the surfaces, enhanced and decorative lighting, potential video security and other enhancements to assure greater aesthetics and security of path users.



Circulator Shuttle

Downtown Columbia Circulator Shuttle Service

A key component of this Plan is to ensure that a circulator system serving Downtown Columbia is developed and maintained as recommended by the shuttle feasibility study discussed in Community Enhancement, Program and Public Amenity (CEPPA) No.5. Shuttle service will reduce Downtown Columbia traffic as residents, employees and visitors "park once," then walk or take the shuttle to other destinations in Downtown Columbia. Frequent and attractive shuttle service could be provided along a double loop route. This service will provide easy access to all parts of Downtown Columbia. Shuttle stops will be co-located at Howard Transit stops and at parking garages to facilitate easy transfer. The shuttle may also include a route that provides service to Howard Community College and Howard County General Hospital.

Howard Transit Improvements

Future improvements by Howard County to existing Howard Transit service might include new bus routes, higher frequency of service and improved stops and service information. The new transit center could include sheltered waiting areas, bicycle parking facilities, transit information booth, realtime service information, adjacent cafes and convenience stores. Future enhancements may be made to the connections between Downtown Columbia and the Village Centers, Gateway, Fort Meade, and other areas outside of Downtown Columbia.



Howard Transit Routes

The downtown transit center should be appropriately located within Downtown Columbia, and preferably within a five-to-ten minute walk from each of the downtown neighborhoods. The center will form a key transfer point between a range of services, including the Downtown Columbia

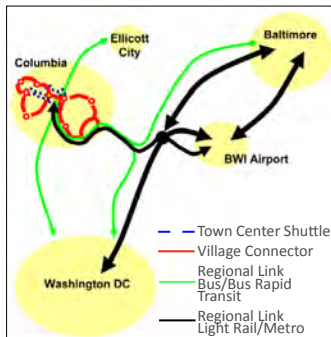


Mass Transit Line

circulator shuttle, Howard Transit, existing commuter bus service and potential future regional transit.

Long Term Regional Improvements

As recognized by *General Plan 2000*, transit service requires significant public sector subsidies. To achieve even modest shifts from autos to transit requires a serious commitment of capital and operating funds from local and state governments.



Future Connectivity Diagram, Region

In this regard, Columbia is not presently a strong market for potential rapid transit extensions due to its low density and dispersed single-land uses. However, the development recommended by this Plan and the anticipated private investment in Downtown Columbia would provide a strong incentive to the State and County to improve existing regional bus transit service and to implement new services due to the following:

- Mixed uses (providing strong passenger demand throughout the day in both directions)
- Higher intensity (providing many more people – employees and residents – within walking distance)
- Integrated local transit (Howard Transit and Downtown Columbia Circulator Shuttle)
- A relocated and enhanced transit center

By recommending additional development downtown and through the implementation of the recommended TDMP, Downtown Columbia Circulator Shuttle, improved pedestrian and bicycle linkages and new transit center, this Plan supports new and improved regional transit links to Columbia, including regional bus transit; bus rapid transit (BRT); light rail transit (LRT); and extension of the Baltimore and Washington Metro systems.

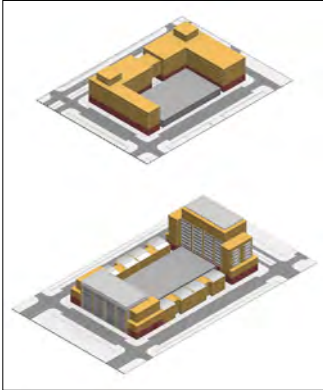
2.5 PARKING

“Provide an appropriate level of parking fostering a park-once approach, substantially reducing or eliminating surface parking lots and integrating well-designed structured parking into downtown.”
Downtown Columbia: A Community Vision

Downtown Columbia redevelopment should be served by a sufficient number of parking spaces in accordance with the shared parking methodology and parking ratios in the Parking Requirements section of the Zoning Regulation Amendment. Excess parking should be avoided in order to discourage auto use and encourage walking, bicycling and transit use.

This Plan proposes a compact, mixed-use Downtown Columbia development that presents numerous shared parking opportunities. Shared parking is the use of a parking space by vehicles generated by two or more individual land uses without conflict or encroachment. The ability to share parking spaces is

Chapter 2 Moving & Connecting People



Examples of Parking Structures Internal to Blocks and Faced by Buildings

the result of two conditions:

- Variations in the accumulation of vehicles by hour, by day, or by season for the individual land uses
- Relationships among the land uses that result in visiting multiple land uses on the same auto trip

Shared parking reductions of more than 40 percent have been measured at other mixed-use town centers as referenced in Table 3.5 of the Generalized Traffic Study included with this submission.

Additionally, to foster a “park once” approach strong pedestrian connections must be provided to link parking facilities with activity centers, retail and entertainment opportunities, work place and residences. Shuttle stops should be located adjacent to or near parking garages, which would allow drivers to park once and then walk or take a shuttle anywhere in Downtown Columbia.

As each parking structure is developed and constructed, consideration should be given to alternate forms of parking management systems to determine the most efficient means of utilizing shared parking concepts, and to assure efficient access and usage of all downtown garages. Systems could include “smart park” technologies, remote town wide space availability signage, paid parking systems and other means of assuring appropriate levels of service and inventory.



Screened Multi-Level Parking Facility

This Plan discourages the construction of large open surface parking lots in favor of attractively designed multi-level parking garages. Garage structures should be well-lit and designed for easy access and for the safety of users. Parking structures should be located and attractively designed so that they enhance the architecture of Downtown Columbia and, wherever possible, be located internal to the block. Parking structures which are located along a street should be “laminated” or “veneered” by residential, retail or commercial space on the ground floor facing the street, or the structures should be designed to be architecturally compatible with adjacent structures. Parking structures may also be located on building upper levels over ground floor uses.



Upper Level Parking Structure

Direct access to parking garages should be provided from collector or local streets, not arterial streets. Where feasible, multiple driveways should be provided to multiple parking levels in order to disburse traffic among several driveways and parking levels rather than concentrating it at a single driveway or on a single level.

Chapter 3: Sustaining the Environment

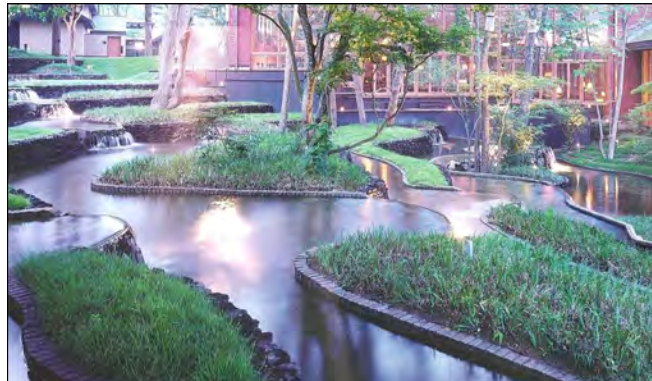
“Downtown Columbia’s natural resources will be protected and enhanced; a network of public spaces will provide places for individual contemplation and social gathering.”

3.1 GREEN TECHNOLOGY

“Include green technologies to help build a sustainable environment, incorporating measures to reduce energy consumption and pollution while preserving the environment.”
Downtown Columbia: A Community Vision

With Howard County’s efforts toward making the County a model green community, the Columbia Downtown Columbia redevelopment has the potential to be the single largest effort toward that end and a catalyst that invigorates the application of green technologies and sustainability countywide. These efforts will undoubtedly enhance a natural sense of pride in place that many Columbia residents already share and might also appeal to others in the County.

This Plan recommends that each developer under the Plan comply with Title 3, Subtitle 10. of the Howard County Code (the “Green Building Standards”), with regard to building energy efficiency and environmental design, except that the Green Building Standards for Downtown Columbia will apply to buildings containing 10,000 square feet or more and will be reflected in the Downtown-wide Design Guidelines. In addition to Green Building Standards,



Green Amenity

Chapter 3
Sustaining the Environment



Sustainability Program

this Plan recommends development and implementation of the Downtown Columbia Sustainability Program that will be submitted simultaneously with the first final development plan proposing new development in Downtown Columbia. Submitted with this Plan is the Downtown Columbia Sustainability Framework which will guide final development of this program.

THE SUSTAINABILITY PROGRAM

The Sustainability Program is an ambitious effort to use whole systems thinking to guide further development of Downtown Columbia and the design of a livable community. A sustainable community is a place that promises a quality of life now, and into the future. For a community to be sustainable, it includes:

- Public spaces and amenities where residents can socialize, work, shop and play;
- An increased ease in mobility, where residents can walk to accommodations or access public transit more readily;
- Buildings that are energy-efficient;
- A healthy environment with clean water, clean air and increased connections to the natural environments.



Natural Amenity

A sustainable community is not an endpoint; rather it is a continuous process of adapting and improving, so that each generation can progressively experience a higher quality of life. Like nature, Columbia must have the resources and flexibility to adapt and evolve. Moving toward sustainability requires recognition that today’s practices may yet be improved. The Downtown Columbia redevelopment aims to address many needed improvements while planning for an enriching future.



Storm Water Management

This Plan strives to reach beyond green buildings and technology and consider all of the elements that comprise the fabric of the community. The Downtown Columbia Sustainability Program will serve as one of the primary guidance documents for the design, construction, operations and programming of Downtown Columbia. The intent of the Program is to fulfill a vision for a livable, socially, economically and environmentally sustainable urban community.

The Program’s Architecture Consists of Three Main Components:

1. Sustainability Framework
2. Implementation Plan
3. Institutional Framework

The Sustainability Framework submitted with this Plan provides the overarching components of the future Sustainability Program. The

Chapter 3 Sustaining the Environment



Community Planting

Implementation Plan describes the process, methods and resources required to meet the goals and targets established as part of the Sustainability Framework. The Institutional Framework provides the structure and mechanisms for the Sustainability Program to continue in perpetuity, including governance, operations and long-term stewardship.

The Sustainability Framework will serve as the preliminary outline for the Downtown Columbia Sustainability Program. The Sustainability Program will strive to set clear, measurable and achievable long term goals for all elements of the community (energy, water, transportation, ecology, livability and materials).

The Sustainability Framework is comprised of two interdependent subsections: the Land Framework and the Community Framework. The Land Framework focuses on the physical or built elements of sustainability that are the result of land planning, site design, architecture, construction and management: water, transportation, energy, ecology, materials and livability. Each element includes a statement and description of goals, followed by a presentation of potential avenues for achieving them. The Land Framework shall identify the locations of those Downtown Environmental Restoration projects to be located in Downtown Columbia consistent with those identified in the Merriweather & Crescent Environmental Enhancement Study and the Best Management Practices for Symphony Stream and Lake Kittamaquindi Watersheds. Future Site Development Plans shall identify the specific restoration project(s) or alternative means of addressing the intent of these environmental studies.

The Community Framework addresses social elements of sustainability: justice, relationships, collaboration, stewardship, vitality and service. While the elements of the Land Framework are discussed at length in the outline, the Community elements must be developed, refined, implemented and managed by the community itself. The final structure of the Community Framework will be determined through an extensive community stakeholder effort.

The application of the Sustainability Framework in the future Sustainability Program will allow for the long-term, ever-evolving realization of a Downtown Columbia that continues to foster the growth of its people, respect the land, promote economic prosperity and celebrate the diversity of all life.

Downtown-wide Design Guidelines will be directly linked to the Sustainability Program to facilitate cross referencing, monitoring and compliance.



Recycling Program

Chapter 3
Sustaining the Environment



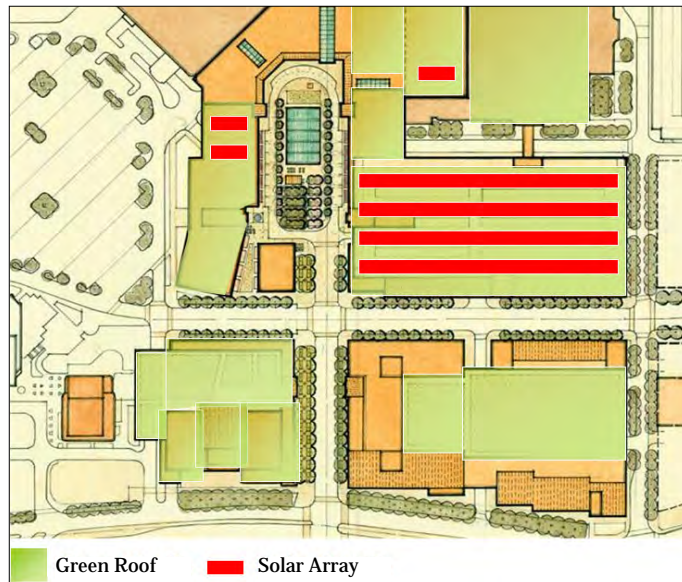
Solar Powered Light

Once the Sustainability Program goals have been established, the Downtown-wide Design Guidelines will be reviewed and revised through an integrated team process to articulate sustainability, green building and green neighborhood strategies and approaches that will help achieve the goals. Emphasis will be placed on allowing flexibility to accommodate future technologies as they emerge.

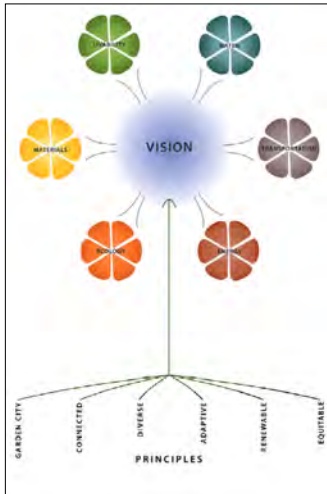
As part of the approval process for the Downtown-wide Design Guidelines, the Environmental Sustainability Board will be invited to review, evaluate and comment on the Sustainability Program. Their participation will ensure that the program fits the community's unique needs and includes practices and standards that satisfy those needs.

Green Technologies

The emerging market for green technologies is driven by the increasing cost of energy and a heightened concern over pollution, especially greenhouse gas emissions and water quality. Improvements that focus on energy and water efficiencies are most commonly evident with the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards, which were approved for adoption by Howard County in 2007. Building/home energy use, along with transportation, are the largest contributors to greenhouse gas emissions, and it is within these systems that the latest green technologies will be applied.



Green Technologies, Market Square



Sustainability Program Goals

Additionally, the USGBC is in the process of developing LEED for Neighborhood Development (LEED ND), which gives credits to projects that are sited as infill, designed to be compact, complete and walkable, have good transit access and incorporate resource conservation and efficiency mechanisms. Downtown Columbia's awareness and application of components of the LEED ND framework will support many of Downtown Columbia's goals for a more livable, complete and environmentally intelligent community in the heart of Columbia.

Outlined below are a series of green building and Sustainability systems and technologies that may be used in Downtown Columbia development. As future technologies and the Downtown Columbia program develop, the County green building guidelines as well as the Downtown Columbia Sustainability Program will be used together to guide final system and programmatic solutions.

Energy

Green building standards allow for the application of a range of energy efficiency and production technologies, from low-tech passive solar orientation and the unique design of new buildings to the next generation of solar and wind power generation incorporated into roof and building design. Recent advances in lighting, insulation, water use, heating and cooling have been made that not only reduce energy use and carbon emissions but provide for significant cost savings over the life of the systems. The influence of trees as a natural energy saver should not be underestimated. In the summer, shade has been shown to lower building energy costs. In significant densities, trees can modify and cool the local area microclimate further reducing the cooling required during peak summer energy usage. The energy reductions from the broad application of these systems within and around new and old buildings in Downtown Columbia can be calculated in estimating the overall reduction of Downtown Columbia's greenhouse gas emissions.



Street Tree Plantings

Chapter 3 Sustaining the Environment



Green Rooftop Treatment

Water

Much of the Downtown Columbia landscape is impervious, with buildings, roads and parking lots blocking the natural infiltration and cleansing of stormwater through soil and plants. The construction of green roofs, where appropriate, could help address this problem. Flat-roofed buildings existing and planned within Downtown Columbia lend themselves to green or living-roof technology. This creative alternative to pitch or gravel roofs is attractive due to its multiple benefits. Green roofs can substantially reduce stormwater runoff through storage, vegetative uptake, evaporation and plant transpiration. Implementing measures that help to improve the water quality of Lake Kittamaqundi and the Little Patuxent River are important aspects of this Plan. By trapping, treating and reusing stormwater closer to its source, green roofs and other bioretention and water storage and treatment technologies would support improved water quality and reduced water usage.



Stormwater Art

Stormwater capture (harvesting) and treatment has gained greater acceptance and the reuse of stormwater for irrigation can provide significant cost savings as well as indirect reductions in energy use and carbon emissions. Green roofs also have been shown to reduce high ambient air temperatures associated with urban areas (Urban Heat Island) through evaporative cooling; provide insulation resulting in lower energy costs; improve air quality through carbon uptake and oxygen production; and provide habitat for birds and insects. Green roofs are aesthetically pleasing and can be a significant source of interest and pride to those living and working around them.

Other green technology solutions to water quality and quantity problems from roads, sidewalks and parking lots will be introduced with new construction or retrofitted into existing infrastructure. These include vegetated roadside infiltration swales, structured soil tree pits, stormwater planters, pervious paving, forested wetlands and vegetated buffer areas.

Functional Landscape, Lakefront





Stormwater Planter

Appropriately incorporated into the redesign of Downtown Columbia, these green solutions have the potential to significantly address the water related impacts on Lake Kittamaqundi and the Little Patuxent River by mimicking natural soil retention and infiltration processes. The proper recognition of these best management practices (BMPs) within the community through interpretive signage also would foster an education in the environmental ethic in Downtown Columbia and adds to the existing community sense of pride.

Transportation



Circulator Shuttle

Transportation and the local and regional connectivity of Downtown Columbia is an integral part of the sustainability program. Making Downtown Columbia more efficiently served by mass transit through the use of a downtown shuttle, provision of a site for a new transit hub and establishment of a Transportation Management Association will reduce the negative impact to the natural environment on the area and increase the quality of life for all Columbians. Sustainable site design to encourage a “park once” goal for those residents and visitors using cars will create a fuller, more vibrant Downtown Columbia. With increased pedestrian activity will come a palpable sense of a town that is alive. Improved pedestrian connections between Downtown Columbia and the nearby villages would reduce vehicular trips and also would reinforce the local economy, significantly reducing the need to leave Columbia for services and entertainment.

Green Jobs

When fully realized, the application and concentration of green technologies on such a large scale should generate significant regional if not national interest. This favorable and timely attention could be capitalized upon by marketing to and attracting green businesses. If successful in attracting new jobs for the emerging green economy, Columbia would be able to reinvent and rightfully claim for itself something very few large towns can boast - the renewed realization of a progressive vision in town planning that has been 40 years in the making.

3.2 NATURE

“Protect the natural resources and natural beauty of Downtown’s lake, streams and woodlands, forming them into a greenway system.”

Downtown Columbia: A Community Vision

Stream and Wetland Restoration

This Plan strives to enhance the ecological environment by restoring and maintaining the current Symphony Stream and Little Patuxent River riparian corridors. Stream and wetland restoration opportunities have been identified throughout Downtown Columbia as indicated in the Columbia Town Center Merriweather & Crescent Environmental Enhancements Study submitted

Chapter 3 Sustaining the Environment



Wooded Wetland Repair

with this Plan. The environment will be enhanced through corridor management activities such as invasive species management, reforestation and understory plantings. In addition, pedestrian connectivity to nature will be enhanced by creating green fingers that penetrate Downtown Columbia. Green streets that produce an environment that encourages pedestrian use will serve as vital links to Columbia's natural resources.

A stream analysis and assessment of Symphony Stream and its tributaries was performed using the "Rapid Bioassessment Protocols for Use in Streams and Wadeable Rivers" produced by the U.S. Environmental Protection Agency (Barbour et. al, 1999). This assessment examined the stream channel for areas of erosion and degradation, as well as impacts to aquatic habitat within the stream channel. Areas suitable for stream and wetland restoration were identified through this analysis and opportunities for development consistent with this Plan exist while maintaining and enhancing ecological stability and integrity from a water quality and wetland habitat perspective.

Forest Restoration



Reforestation Planting

A comprehensive forest assessment was recently performed to evaluate the conditions of Downtown Columbia's existing forest resources. The intent of the study was to establish a baseline and identify areas suitable for conservation and enhancement, forest restoration and invasive species management control.

In the assessment, forested areas were ranked based on a host of ecological metrics, including but not limited to species richness, age class, structural diversity, interior habitat quality, disease, proximity to other natural features (streams, wetlands) and presence of non-native invasive species. An inventory of the large trees in Symphony Woods was also performed and areas of healthy significant trees were identified. This inventory will be used to guide planning and development decisions.

The results of the study indicate that Downtown Columbia currently contains some quality forested features. However, many of its ecosystems have been affected by a number of factors including the encroachment of non-native species. A total of 16 invasive non-native species exist within the study area. They include three tree species, four shrub species, five vine species and three herbaceous species. The complete list of all the invasive species can be found in the Columbia Town Center Merriweather & Crescent Environmental Enhancements Study.

Areas suitable for conservation and enhancement, forest restoration and invasive species management control should be identified in connection with future development downtown consistent with this Plan.

Watersheds and Stormwater Management



Permeable Pavement



Bioswale



Rooftop Stormwater Treatment

In an effort to increase community awareness of water quality issues outside the Downtown Columbia redevelopment area and their impacts to Chesapeake Bay, GGP also performed watershed assessments for the three sub watersheds of Symphony Stream, Wilde Lake and Lake Kittamaquondi located up stream of the Merriweather & Crescent Environmental Enhancements Study area. The Best Management Practices for Symphony Stream and Lake Kittamaquondi Watersheds assessment consisted of the compilation and analyses of existing information as well as field reconnaissance to identify stormwater retrofit and stream restoration opportunities.

GGP is committed to working with the County and various property owners located upstream from the Downtown Columbia redevelopment area to help coordinate and facilitate the enhancements identified in the Assessment referenced above. In this regard, GGP has participated with Howard County and The Columbia Association in a joint application to The Maryland Department of Natural Resources for Local Implantation grant funding from the Chesapeake and Atlantic Coastal Bays 2010 Trust Fund.

When implemented, upland stormwater retrofits should include structural practices installed in upland areas to capture and treat stormwater runoff at its source before it is delivered to the storm drainage and stream channel systems. Specific types of stormwater treatment options prescribed for the different retrofit locations vary but include bioretention practices, sand filters, swales and forested wetlands. These stormwater retrofits if undertaken will increase stormwater runoff quality and recharge, mitigate localized and downstream channel erosion, protect riparian corridor restoration sites and serve as demonstration and education sites.

This Plan anticipates that the upstream stormwater management retrofits discussed in the Best Management Practices for Symphony Stream and Lake Kittamaquondi Watersheds dated September 2008 (the "Assessment") will be implemented over time. This Plan further recommends that the County consider; (i) recommendations in the Assessment when developing its annual capital budgets and (ii) how the County may incentivize upstream property owners to obtain their consent to, and participation with the County and State in the upstream stormwater management improvements program. With respect to the environmental enhancements in the downtown area that are identified in the Merriweather & Symphony Stream Environmental Enhancements Study, dated September 2008 (the "Report"), this Plan recommends their implementation by respective property owners in accordance with the Report.

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Sustaining the Environment

3.3 CENTRAL PARK

“Identify Symphony Woods as Columbia’s “Central Park” area, which deserves special design and conservation measures.”

Downtown Columbia: A Community Vision



Bryant Park, New York, NY

What was once a healthy forest ecosystem, Symphony Woods unfortunately has been degraded through impacts to soil and plants under the aging tree canopy. Efforts to maintain a lawn below the trees at Symphony Woods have prevented the growth of beneficial native shrubs and herbaceous plants, impaired the growing ability of the soil, and eliminated future generations of trees, all important factors in a healthy, sustainable forest.

Under this Plan, environmentally sensitive areas in Symphony Woods should be restored and enhanced and Symphony Woods should remain a principle amenity space of Downtown Columbia with multiple purposes and functions from natural to cultural. It should become a place for contact with nature where the Symphony Stream and Little Patuxent River riparian ecology extends through low lying areas of Symphony Woods. It also should be a significant community and regional gathering space.

In the future, the Symphony Stream and Little Patuxent River watersheds and stream beds within Symphony Woods should be restored to a condition that will allow them to become rich habitats for animals, birds and aquatic life. Invasive species should be removed and thick vegetation established in this east-west corridor. This area should store and process runoff as part of a larger rainwater harvesting strategy for Downtown Columbia. This restoration to a more natural condition also should occur in corridors extending northward to filter rainwater runoff from impervious surfaces at higher elevations north of Symphony Woods. These natural areas of

River Legacy Park, Plano, TX





Greenacre Park, New York, NY

Symphony Woods should create an aspect of wildness that will contrast with the community and social spaces in the groves of trees at higher elevations in the park.

In addition to the events at Merriweather Post Pavilion, a rich array of community and social activities can take place in Symphony Woods. The infrastructure at Merriweather Post Pavilion, including restrooms and food concessions, can be designed to open outward supporting other planned and programmed events in Symphony Woods. In the pre-design phase, a detailed program should be developed that defines the range of events that could be accommodated in Symphony Woods. Because of its central location, Symphony Woods should also be designed to enhance important connector functions between other downtown gathering spaces.

3.4 OUTDOOR SPACES

“Require additional open space and amenity areas so that downtown will retain the character of a “city in a park” with plazas, greens, promenades, paths, public art, natural areas and street trees.”

Downtown Columbia: A Community Vision



Children's Play Area



Outdoor Amenity Area

Columbia's heritage as a city in a park will be carried forward with a series of outdoor spaces integrated into the fabric of Downtown Columbia. While Symphony Woods and Lake Kittamaqundi are the principal green spaces for Downtown Columbia, new parks or squares will be created as the focus for each neighborhood of the downtown. In addition, smaller parks and plazas will be an integral part of the pedestrian environment. This Plan proposes a Downtown Columbia consisting of a series of neighborhoods that will be organized around centrally located green spaces or plazas, typically within a five-minute walk of any location in the neighborhood. These outdoor spaces will be defined and framed by buildings and serve as the central gathering space for each neighborhood. The intensity of use will dictate how much green space is to be included. Typical activities in these spaces include informal recreation, lawn games and sunbathing, jogging, dog-walking and other casual activities. Neighborhoods with retail, restaurants and other commercial uses might have plazas as the neighborhood focus in combination with green spaces.

Outdoor spaces, including small plazas and urban parks, will be strategically located at the confluence of pedestrian paths, sightlines and streets. Alternatively, they may be an oasis or refuge along downtown streets. These small urban spaces will be easily accessible at street level and highly visible from adjacent streets and sidewalks. These spaces will be located at logical intervals between the main neighborhood squares and a newly designed Symphony Woods. When combined with street trees along sidewalks, double rows of trees along promenades and green neighborhood squares, Columbia will have a downtown that is truly a city in a garden.

To assure the continued viability of existing open space downtown, this Plan recommends the adoption of legislation creating distinct definitions for the different types of open spaces that either will be preserved or enhanced downtown. Spaces in particular that should be addressed include Symphony Woods, the existing recorded open space at the Lakefront, Merriweather Post Pavilion, and environmentally

**Chapter 3
Sustaining the Environment**

EXHIBIT G. PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM

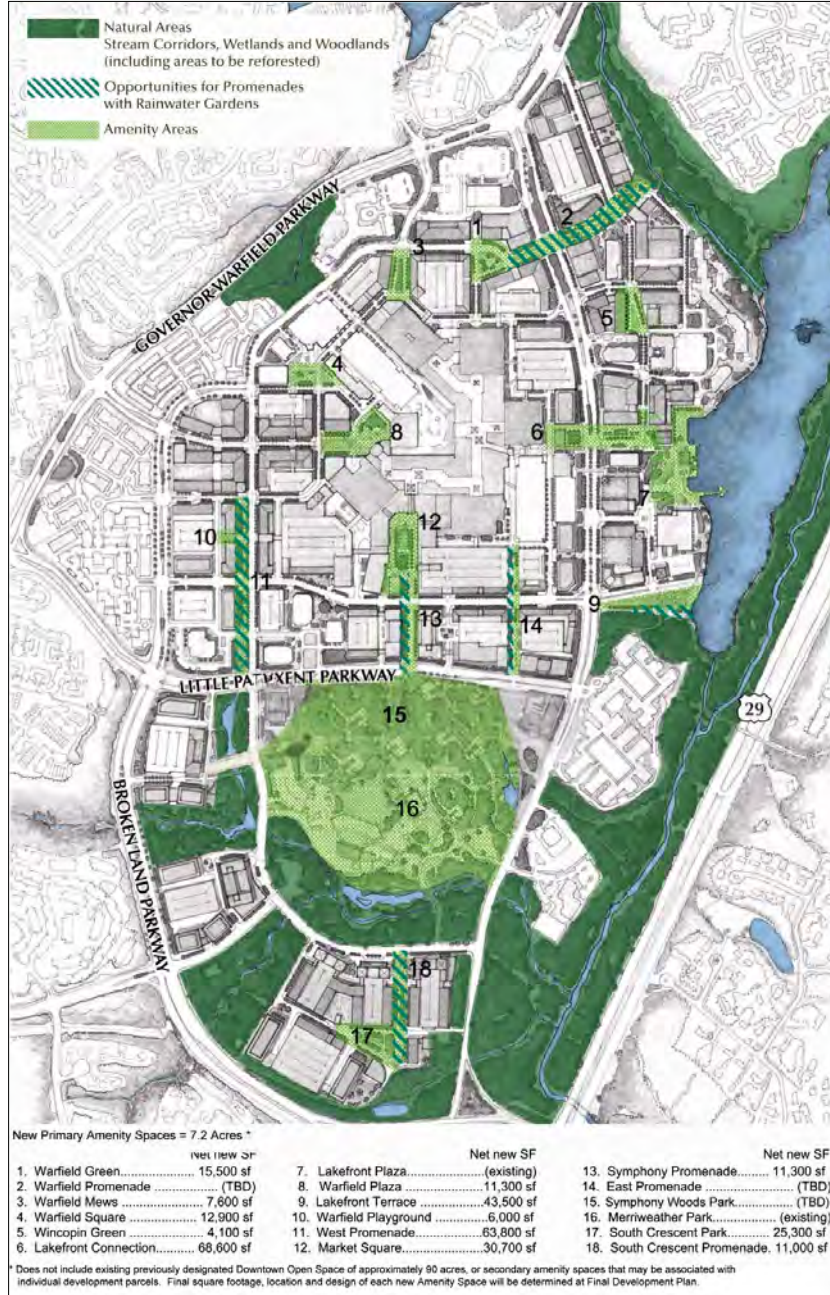


EXHIBIT K. DOWNTOWN OPEN SPACE PRESERVATION PLAN



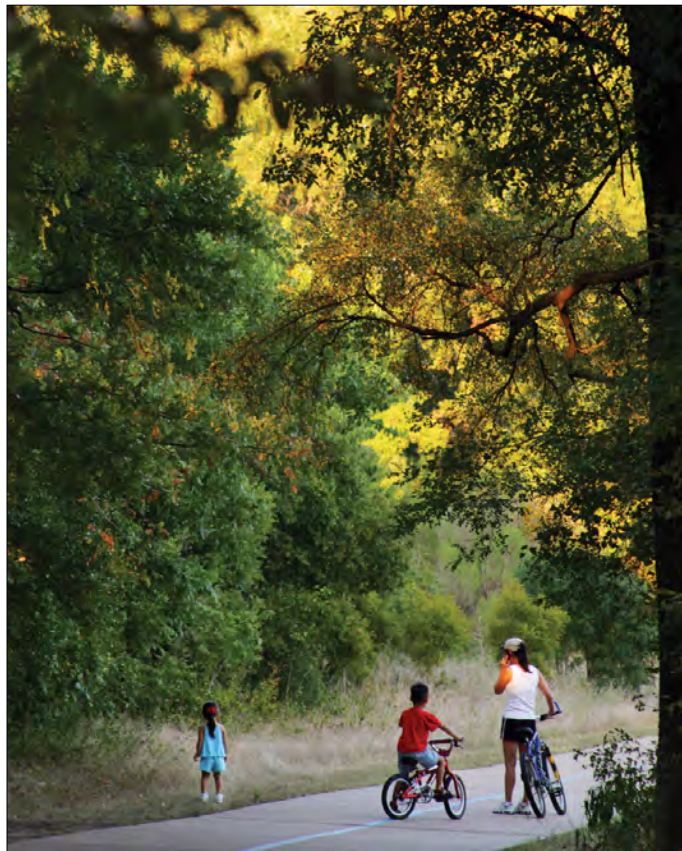
Chapter 3 Sustaining the Environment



Downtown Environmental Character

sensitive areas. Limited enhancements that are consistent with this Plan and consistent with the space's functionality should be permitted. However, the character of these existing open spaces should be retained with the one exception discussed below.

With respect to Downtown Parkland, implementing legislation should require that new parkland be provided to replace any parkland lost to development. Improvements such as playgrounds, walks, gardens, and fountains and minimal structures such as gazebos, pavilions, cafes, outdoor stages and kiosks will not require replacement space to be provided. This Plan intends that open space shown on a Final Development Plan recorded under the existing NT District continues to count toward the overall Columbia open space requirements, thus the obligation to retain its character. This Plan also intends that environmentally sensitive areas located within the Crescent Neighborhood be protected and recorded as open space under the existing NT Regulations.



Legacy Park, Plano, TX

Chapter 4: Balancing and Phasing Growth

“The development of Downtown Columbia will be served by public facilities provided in a timely manner.”

4.1 GENERAL PLAN

“Recognize and implement the *General Plan 2000* policy to direct growth into Downtown as the largest of the County’s mixed-use centers.”

Downtown Columbia: A Community Vision

General Plan 2000 addresses Downtown Columbia under Policy 5.5: Encourage Downtown Columbia’s continuing evolution and growth as the County’s urban center. This Plan builds on and reinforces this policy as discussed in detail in the following sections. The successful evolution and growth of Downtown Columbia as recommended in *Downtown Columbia: A Community Vision* and *General Plan 2000* will depend on not only the addition of jobs and housing, but on the provision of a variety of high quality amenities and services that will attract new businesses, employees and homeowners to live, work and invest in downtown. Although most of the enhancements, amenities and services recommended by this Plan will be provided through private investment, a small portion of the public infrastructure (such as public parking garages) may be financed through alternative public or private mechanisms, such as, without limitation, tax increment financing (TIF) or Revenue Authority bonds. *PlanHoward 2030*



Rockville Town Square, Rockville, MD

Chapter 4 Balancing & Phasing Growth



Carlyle, Alexandria, VA



Silver Spring, MD

builds upon the vision for Downtown Columbia as a targeted growth and revitalization area and establishes Policy 10.2 for continued focus on its growth as an emerging urban downtown community.

More Downtown Columbia Residential Units

“Increase the number of housing units and people living in Town Center to maintain activity and support restaurants, shops and entertainment uses after normal office hours. Consider, in particular, the potential to address the growing market for active senior citizens.”

General Plan 2000

This Plan recognizes the need for additional housing in Downtown Columbia and recommends development of 5,500 additional Market Rate and Affordable Dwelling units, excluding up to 744 units in developments financed with Low-Income Housing Tax Credits, including both market rate and affordable units. This additional housing will be fundamental to the economic future of Columbia. The additional people living downtown will also be needed to provide an active pedestrian environment after normal office hours as well as customers for shops, restaurants and other entertainment uses. Additional housing will also help populate the streets downtown, enhancing the safety of residents, workers and visitors.

Development of additional housing units in downtown must provide increased housing opportunities for residents at different income levels and should provide a range of housing choices. Housing types could include among other possibilities, high and mid-rise multifamily; mixed-use high rise multifamily located above retail or office uses; loft-style housing located above retail or office space; single family attached housing; live-work housing with office or retail uses within a single housing unit; student housing; and mixed-income housing.

This Plan also recommends development of 640 additional hotel rooms in Downtown Columbia. With the recommended increases in commercial and residential uses, additional hotel resources will be necessary to serve the present and future needs of the community. The addition of a convention/conference center and exhibit space also will add to the demand for quality hospitality accommodations and services. Depending on market conditions, a variety of hotel product types could be desirable and should be permitted. Hotel uses should be available to serve all of the needs of Downtown Columbia’s residents, businesses and visitors.

Redevelopment of Older Properties

“Encourage the selective redevelopment of obsolete or underused properties for additional office, housing, retail, entertainment and cultural uses. Encourage property owners to seek vertical mixed uses, including residential, for Lakefront redevelopments as well as for



Pentagon Row, Arlington, VA

currently undeveloped infill sites.”

General Plan 2000

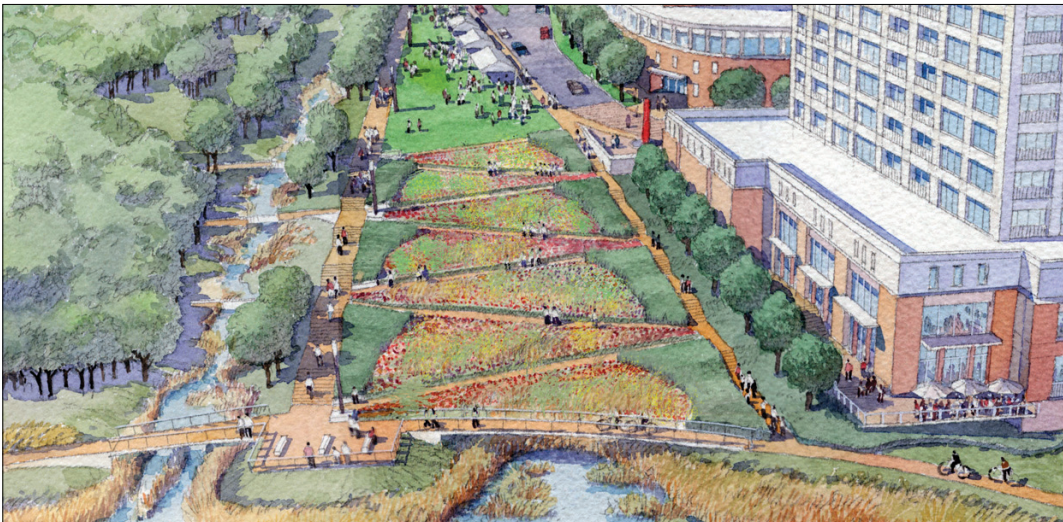
This Plan recommends the redevelopment of older and obsolete properties to achieve the vision expressed in Downtown Columbia: A Community Vision. Many of downtown’s older office buildings were built 20 or more years ago. In many instances, the existing floor plates and mechanical systems of these buildings restrict marketing opportunities and the ability to attract Class A tenants. Furthermore, when these older buildings were constructed, the desirability of providing multiple vehicle and pedestrian links through Downtown Columbia was not fully recognized. This Plan, therefore, recommends the redevelopment of certain properties as necessary to implement the Downtown Columbia vision, including the vehicle and pedestrian connections recommended in this Plan.

To implement the *General Plan 2000* recommendation for the continued evolution and growth of Downtown Columbia as the county’s urban center, this Plan further recommends development of approximately one million two hundred fifty thousand square feet of additional retail uses over the current approved Final Development Plans, and four million three hundred thousand square feet of additional office use.

Improve Pedestrian Connections

“Design new development and redevelopment to strengthen the connections between the Lakefront, The Mall and Town Center housing. Relieve traffic congestion without degrading pedestrian

Steps to the Lake, The Lakefront



Chapter 4 Balancing & Phasing Growth



Cr Paumber

Pedestrian Connection

use or further dividing Town Center into isolated pockets. Replace the asphalt walkway around the outer perimeter of The Mall, Little Patuxent Parkway and Governor Warfield Parkway with a concrete sidewalk to improve pedestrian convenience and safety and to enhance the urban downtown 'look.' Use a joint public-private effort to replace this walkway."

General Plan 2000

This Plan includes enhancements to the existing pedestrian circulation system, both in Downtown Columbia and to adjacent activity centers, such as Howard Community College. The pedestrian connections plans show potential connections and additional pathways that could be implemented as part of the redevelopment of Downtown Columbia. The exact location and nature of these pedestrian improvements must be shown on the Final Development Plan, which is required to conform with this Plan.

In addition, in order to improve walkability and develop more complete internal pedestrian connections and to avoid isolation for early residents, this Plan recommends development that promotes connectivity between the Mall, Lakefront, Merriweather and existing development.

As *General Plan 2000* recognizes, further isolation of any portion of the downtown is to be avoided. This Plan forwards this policy by requiring enhanced pedestrian connections and a contribution toward the capital costs of funding a Downtown Columbia circulator shuttle at an appropriate time in the redevelopment. In general, pedestrian enhancements must be constructed as development occurs within each neighborhood of Downtown Columbia. Specific staging of pedestrian improvements and the Downtown Columbia Circulator Shuttle are discussed in the phasing recommendations in Section 4.2 of this Plan.

Transit Integration

"Improve the bus transfer point at the mall to complement The Mall's design and to better serve transit patrons."

General Plan 2000

This Plan recommends the Transit Center be located in an appropriate location downtown that is within comfortable, walking distance to public spaces, employment and housing uses. The timing for the relocation and enhancement of the bus transfer point is set forth in the staging recommendations included with this Plan in Section 4.2.

Open Space

"Enhance Town Center's open space, such as the edges of Lake



Potential Transit Center Location



Lakefront Amenity Area

Kittamaquundi and Symphony Woods, to promote enjoyment by the growing numbers of Town Center residents and visitors. Work with Howard Research and Development Corporation, Columbia Association and the Town Center Village Board to continue the lakeside path either as a full loop around the lake or through bridge connections to the island in the lake.”

General Plan 2000

In order to support the additional residential and commercial possibilities recommended by this Plan, it will be necessary to enhance existing open spaces. The creation of additional open space and the implementation of improvements to the Downtown Columbia environment in the form of natural and man-made amenity areas will be important to the creation of a sustainable downtown and are discussed previously in this Plan.

Enhancing existing open space areas is also recommended to increase the level of amenity provided and to encourage regular use by residents, workers and visitors. The introduction of arts, cultural and community uses in certain areas would further this goal and could be achieved with positive environmental results. Arts, cultural and community uses could include such things as a new library, museums, a children’s theater, galleries, sculpture gardens and a public square for assembly and the exercise of free speech. Where appropriate, development may also include related infrastructure intended primarily to serve these designated uses including pedestrian and bicycle paths, parking, road connections, utilities, and storm drainage and stormwater management facilities.



Outdoor Gathering Space

This Plan recommends that each downtown neighborhood be provided with a significant amenity space to serve as a community gathering place or neighborhood square. Each neighborhood square shall contain not less than 25,000 square feet and should be compatible with existing and planned adjacent uses and improvements. One of these neighborhood squares should be deeded to Howard County for public land. These gathering spaces could include plazas, parks, promenades, greens, gardens, arts, cultural and community uses or other public spaces. With respect to the Merriweather neighborhood, this recommendation may be satisfied by enhancing areas designated as open space on a previously approved Final Development Plan. This Plan also recommends incorporating additional amenity space where appropriate, including pedestrian and bicycle circulation systems, enhanced streetscapes and revitalizing environmentally sensitive areas as discussed elsewhere in this document. This Plan specifically recommends continuing the path around Lake Kittamaquundi to provide a complete loop around the lake.

Cultural Center

“Encourage efforts to develop Town Center as an art, cultural and civic

Chapter 4 Balancing & Phasing Growth



Cultural Streetscape

center (including indoor facilities and outdoor/open space activities) in addition to its function as an employment and retail focal point.”

General Plan 2000

By encouraging efforts to develop Downtown Columbia as an art, cultural and civic center, this Plan recognizes and celebrates the power of art and culture to regenerate our communities by renewing the human spirit through continuing exploration of great ideas.

The cultural vision for Downtown Columbia will be unique to Columbia. Inclusion of cultural amenities in Downtown Columbia will be based in significant part on input received from the community. In this respect, this Plan recognizes the critical importance of having community members participate in forging Downtown Columbia’s cultural and civic identity. The cultural infrastructure to be developed from the vision that emerges from this dialogue should fit comfortably within the environment of which it is to become a part. The potential for bundling cultural infrastructure in a central location that enhances the connection between various uses in Downtown Columbia, including retail, residential and civic uses, should continue to be explored. The cultural infrastructure of Downtown Columbia also must further the intent of this Plan to create a self-sustaining and walkable environment.

To this end, this Plan recommends the formation of the Downtown Arts and Culture Commission and that GGP’s cultural consultant should work with the Commission in guiding the development of a Cultural master Plan for Downtown Columbia.

Infrastructure

“Encourage the Columbia Association, Howard Research and Development Corporation, and other private property owners in Town Center to adhere to high maintenance standards for streets, medians, pedestrian ways, landscaped areas and street furniture. Encourage them to develop a program of well-designed directional signage to aid orientation to Town Center sites, facilities, amenities and activities.”

General Plan 2000

In order to create the sustainable environment needed to support the new Downtown Columbia, existing and future public spaces and amenities must be maintained to the highest standards. The standard of maintenance for open spaces, plazas, gardens, medians, pedestrian and bicycle systems and street furniture reflect the values of the community and therefore must be scrupulously maintained. As discussed elsewhere in this Plan, the potential creation of a Downtown Columbia Partnership among private landowners, the County, Columbia Association and other community entities should be



District Identification

considered as a means of assuring that the desired level of maintenance is achieved.

This Plan also recommends a comprehensive signage plan be developed for Downtown Columbia and recommends that the Access Committee of the County's Commission on Disability Issues be consulted in the development of this Plan. Clear signage will help orient residents, workers and visitors. Signage also can reflect the character of individual neighborhood within downtown, thus helping to establish local identity.

Symphony Woods

"Encourage measures that enhance Symphony Woods as an attractive, inviting open space in which families and individuals could enjoy natural beauty within the urban setting."

General Plan 2000



Washington Park, Portland, OR

As discussed above, this Plan recommends the creation of a cultural district in the Merriweather-Symphony Woods Neighborhood. Creation of a cultural district including pedestrian and multi-modal linkages to the Lakefront and Symphony Overlook neighborhoods would complement the renovation of Merriweather Post Pavilion, activate and enhance Symphony Woods and create a destination by bundling different opportunities for residents and visitors. However, the Merriweather-Symphony Woods Neighborhood is not the only potential location for additional cultural amenities Downtown. This Plan recognizes that selective development of arts, cultural and community uses might also occur at other locations, including near or at the Lakefront Core. The addition of cultural uses or amenities near the Lake could increase activity and use of the Lakefront open space that already exists and could (with the Lake) form an anchor for the Lakefront Connection depicted on the Primary Amenity Space Framework Diagram (Exhibit G). Such development would also conform with and would further the objectives of this Plan. Pedestrian improvements to Little Patuxent Parkway between Broken Land Parkway and South Entrance Drive are recommended to enhance the pedestrian experience and pedestrian safety. Installation of a pedestrian crossing signal at these locations might also be desirable. These pedestrian improvements will improve access to and encourage further use of Symphony Woods.

4.2 PHASING

"Establish targets for commercial and housing development for a balance of land uses and public services. This ensures that development does not place undue burdens on existing residents, infrastructure or service providers."
Downtown Columbia: A Community Vision

Overview

This Plan at the end of this chapter recommends that the redevelopment of Downtown Columbia occur in three phases over an approximately thirty year period. The recommended phasing guidelines are based on currently anticipated absorption rates for the recommended land uses. Changing

Chapter 4 Balancing & Phasing Growth



Shirlington Village, Arlington, VA

market conditions could result in actual absorption rates that differ from what is recommended in this Plan, and should be anticipated to some extent given the thirty-year estimated schedule for completion of the downtown. To create the special place downtown recommended by *Downtown Columbia: A Community Vision*, it will be necessary to assure an ongoing balance of uses downtown and the timely provision of new amenities and required infrastructure. Accordingly, legislation should be adopted that requires adherence to the CEPPAs and the flexibility provisions of this Plan. The legislation should also provide that before land disturbance activities associated with any development can begin that: (i) the Community Enhancements, Programs and Public Amenities identified in the Downtown CEPPA Implementation Chart in section 4.2 must be provided; and (ii) building permits for at least the minimum levels of development for each of the land use types designated in the Downtown Revitalization Phasing Plan for each phase must have been approved. In addition, the requirements of the Adequate Public Facilities Act must be met for each individual development project, regardless of which phase the project is in.

Infrastructure

This Plan recommends that private developers, not current residents, be responsible for the cost to design, permit and construct, in addition to their own buildings and facilities, all necessary County roads, intersections and sidewalks, including upgrades to existing roads in accordance with the Adequate Public Facilities Act and new non-program sized sewer and water lines within Downtown Columbia. Water and sewer system improvements should continue to be funded by user revenues paid to the Water and Sewer Enterprise Fund.

The use of structured parking would support the more compact, vertical development scheme of Downtown Columbia. The goal of this development effort is to provide a “park-once” approach, whereby visitors to Downtown Columbia will park upon arrival in centrally located parking structures and walk or take public transit to the retail and commercial uses, as well as parks and recreational facilities being provided throughout the area. The parking structures would replace the large, open, surface parking lots that exist today, making room for more compact, higher density development.

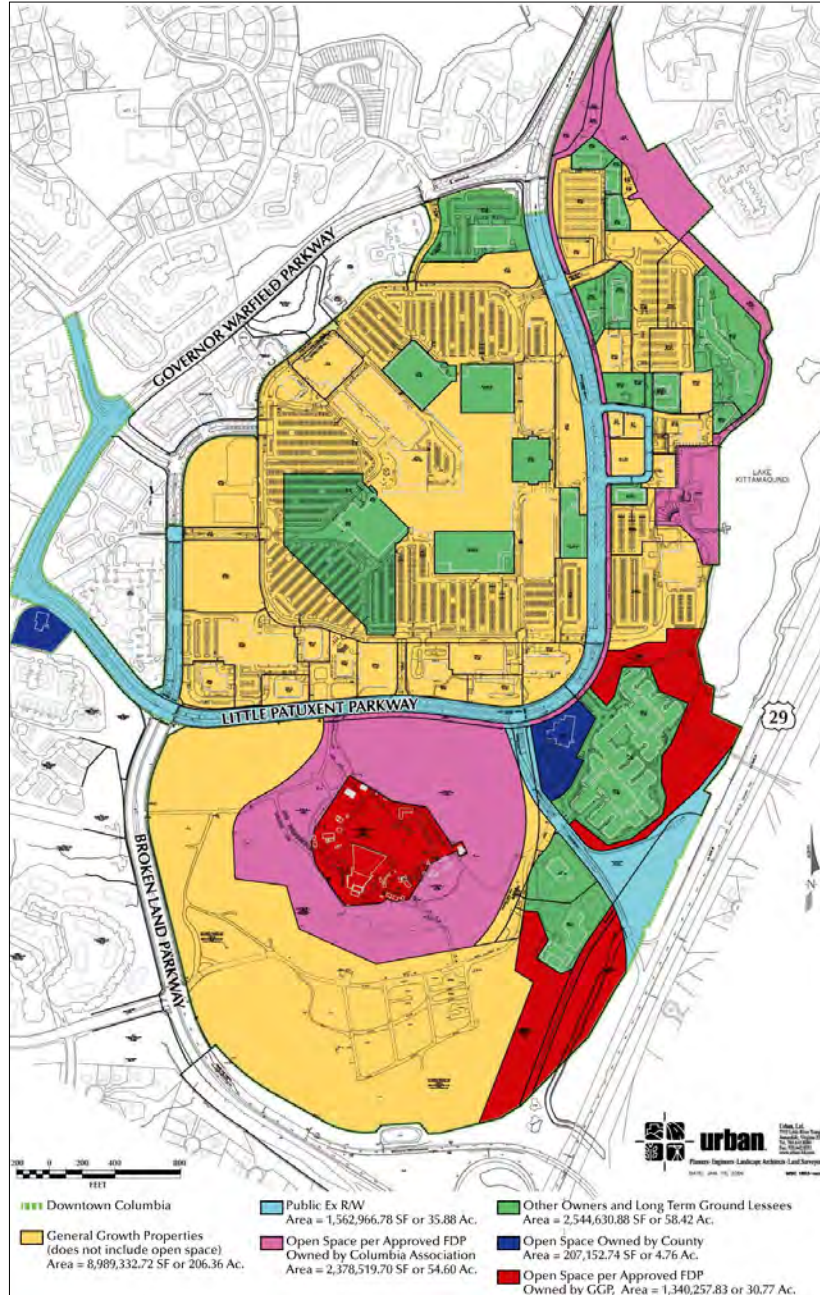
Geographic Phasing Relationships

This Plan recognizes that phasing can be related to both development levels and location. Although General Growth Properties controls a significant portion of the land in Downtown Columbia, there are a number of third party land owners. General Growth and its affiliates own about 240 acres. Third parties own the remainder, including the Columbia Association



Development Pattern Example

EXHIBIT B. LAND OWNERSHIP PLAN



Chapter 4 Balancing & Phasing Growth



Downtown Neighborhood Plan

property at Symphony Woods and the Lakefront. In addition, the major department stores at the Mall in Columbia have certain contractual rights that could affect the timing of redevelopment activities on property located within the mall ring road. This could have implications on the timing of redevelopment within Downtown Columbia.

To avoid potential geographic implementation problems associated with third party ownership or control, this Plan focuses instead on providing detailed guidance for each neighborhood to assure that each is developed in accordance with the comprehensive vision expressed for Downtown Columbia. The specific recommendations detailed elsewhere in this Plan for each neighborhood address important issues, such as development levels, maximum building heights, environmental responsibility, affordable housing, amenity spaces and arts, cultural and community uses. These recommendations will apply to new development, regardless of when or in what sequence the development occurs.

A key factor in evaluating any proposal for development or redevelopment downtown will be the ability of each project to fit within and help complete the Vision expressed in this Plan. It is therefore recommended that legislation allowing for the implementation of this Vision expressly require conformity with this Plan, including the Downtown CEPPA Implementation Chart or the CEPPA flexibility provisions discussed herein. The implementing legislation should also require an express determination that the amenity spaces, environmental enhancements and transportation infrastructure identified in this Plan are being provided in conformity with the Downtown CEPPA Implementation Chart or CEPPA flexibility provisions.



Design Plan, The Woodlands, TX

Moreover, to assure each development and redevelopment project fits within the comprehensive Vision for downtown and is coordinated among other projects located within the same neighborhood; this Plan recommends that as a part of each Final Development Plan petition filed for Downtown Revitalization, a Neighborhood Concept Plan be included. The Neighborhood Concept Plan must show how the proposed development conforms with the overall plan for the neighborhood as described in the Design Guidelines adopted by the County Council and as depicted on the Street and Block Plan (Exhibit C), Maximum Building Height Plan (Exhibit F), Primary Amenity Space Framework Diagram (Exhibit G), Street Framework Diagram (Exhibit H), and Downtown Open Space Preservation Plan (Exhibit K). Any alternative must provide a clear rationale specifying why any proposed departure from the overall plan is necessary and will not compromise the overall Vision expressed in this Plan. In no event shall maximum building height for Downtown Revitalization exceed 20 stories. It is envisioned that the first Final Development Plan filed within each neighborhood will establish the neighborhood concept (which must be

consistent with the Design Guidelines and various framework plans identified above). Each subsequent petitioner must either conform its proposed development to the approved Neighborhood Concept Plan or provide a clear rationale specifying why any proposed departure from the approved Neighborhood Concept Plan is necessary and will not compromise the overall Vision expressed in this Plan.

Community Enhancements, Programs and Public Amenities (CEPPAS)

Of paramount importance to the neighborhood-by-neighborhood development approach and the success of Downtown Columbia, is the timely provision of Community Enhancements, Programs and Public Amenities to be implemented in phases consistent with the new commercial and residential development activity. The timely implementation of these features and their initiation will assure the creation of a culturally and environmentally enriched downtown.

This Plan requires that GGP or other developers provide these CEPPAs on a schedule corresponding to the implementation of new development as outlined in the Downtown Implementation CEPPA chart and CEPPA flexibility provisions included in this Plan.

Downtown Revitalization Phasing Progression

Development should not be allowed to proceed to a subsequent phase unless building permits have been approved for at least the minimum levels of development identified below for retail, office/conference, residential units and the number of hotel rooms for the preceding phase.

DOWNTOWN REVITALIZATION PHASING PROGRESSION															
Use Type	PHASE I				PHASE II CUMULATIVE				PHASE III COMPLETION				PHASE IV COMPLETION		TOTAL
	Min		Max		Min		Max		Min		Max		Up To	Up To	
	Units	SF	Units	SF	Units	SF	Units	SF	Units	SF	Units	SF	Units	SF	
Retail		300,000		676,446		429,270		1,100,000		558,540		1,250,000		691,460	1,250,000
Office/ Conf*		1,000,000		1,513,991		1,868,956		2,756,375		2,737,912		4,300,000		1,562,058	4,300,000
Hotel Rms**	100		640		200***		540***		300		640		340		640
Residential**	656		2,296		1,442		4,700		2,228		5,500		4,016		6,244

- * Office/conference includes hotel conference/banquet space greater than 20 sq ft per hotel room.
- ** For zoning and phasing purposes, hotel rooms and residential development are tracked by unit. Actual square footage of hotel and residential development will be calculated for CEPPA compliance. At least 5% of the residential units in Phase I, 12% of the residential units in Phase II, and 12% of the residential units in Phase III, must be affordable before moving on to the subsequent phase.
- *** The minimum number of hotel rooms required in Phase II is 100 unless more than 540 rooms were constructed in Phase I; the maximum number of hotel rooms for Phase II will be the difference between 640 and the number of rooms constructed in Phase I.

DOWNTOWN COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES (CEPPAs) IMPLEMENTATION CHART

The Downtown CEPPA Implementation Chart identifies the timing and implementation of the various specific CEPPAs to be provided. The Downtown Columbia Plan anticipates that GGP, as the principal property owner, will undertake many of the CEPPAs. However, the responsibility lies with all property owners undertaking development or redevelopment in Downtown Columbia. Moreover, in the event of any future fragmentation of ownership of GGP’s holdings, the CEPPAs must still be provided in accordance with the benchmarks established in this chart. Under

**Chapter 4
Balancing & Phasing Growth**

such circumstances, the required CEPPAs could be funded by the developer(s) of individual parcels, a cooperative of developers or otherwise. In no case shall the obligation to provide a CEPPA be triggered: (i) by the development or construction of downtown arts, cultural and community uses, downtown community commons, or downtown parkland; (ii) residential development including at least 40% affordable units; or (iii) when the development of an individual parcel of land shown on a plat or deed recorded among the County Land Records as of April 6, 2010 consists only of up to a total of 10,000 square feet of commercial floor area and no other development. The timing and implementation of other amenities discussed in this Plan or shown in concept on the exhibits to this Plan will be governed by the zoning regulation recommended by this Plan.

If a specific CEPPA identified in the Downtown CEPPA Implementation chart cannot be provided because: (i) the consent of the owner of the land on which the CEPPA is to be located or from whom access is required cannot reasonably be obtained; (ii) all necessary permits or approvals cannot reasonably be obtained from applicable governmental authorities; or (iii) factors exist that are beyond the reasonable control of the petitioner, then the Planning Board shall: (i) require the petitioner to post security with the County in an amount sufficient to cover the cost of the original CEPPA; or (ii) approve an alternate CEPPA comparable to the original and appropriate timing for such alternate CEPPA or alternative timing for the original CEPPA. In approving an alternate comparable CEPPA or timing, the Planning Board must conclude the alternate comparable CEPPA and/or timing: (i) does not result in piecemeal development inconsistent with the Plan; (ii) advances the public interest; and (iii) conforms to the goals of the Downtown Plan.

Additionally, because development phasing is inextricably linked to market forces and third party approvals, it will be important for the zoning to provide sufficient flexibility to consider a Final Development Plan which takes advantage of major or unique employment, economic development or evolving land use concepts or opportunities, and to consider a Final Development Plan amendment that adjusts the location, timing or schedule of CEPPAs and/or the residential and commercial phasing balance to take advantage of these opportunities.

PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN	
1.	GGP completed at its expense an environmental assessment of the three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaqundi located upstream of the Merriweather & Crescent Environmental Enhancements Study area. GGP participated with Howard County and The Columbia Association in a joint application to the Maryland Department of Natural Resources for Local implementation grant funding from the Chesapeake and Atlantic Coastal Bays 2010 Trust Fund.
2.	GGP will commission at GGP's expense (i) the preparation of the Land Framework component of the Downtown Columbia Sustainability Program and (ii) a detailed outline for the Community Framework component of the Sustainability Program (Community Framework Outline). The Sustainability Program must be developed around the Sustainability Framework document referenced with this Plan. The Howard County Environmental Sustainability Board must be provided with a copy of the Sustainability Program, and will be invited to provide comments to the Design Advisory Panel concurrent with the Design Advisory Panel's review of the Downtown-wide Design Guidelines (Guidelines).
3.	GGP will commission at GGP's expense in consultation with Howard County a study evaluating a new Downtown Columbia Route 29 interchange between Route 175 and Broken Land Parkway and options for a connection over Route 29 connecting Downtown Columbia to Oakland Mills, including potential bicycle, transit and multimodal improvements. The study will evaluate alternative alignments and geometry, capacity analysis, preliminary environmental assessments, right of way impacts, multimodal opportunities, interaction and options with regard to the Oakland Mills bridge connection, preliminary costs, design and implementation schedule. Once the study is completed, GGP will suggest funding mechanism(s) for the potential implementation of its recommendation(s). If the study concludes that enhancing the existing pedestrian bridge is not recommended, then the funding for the renovation of the existing bridge should be used for the alternative connection recommended by the study. In addition, the pathways described in CEPPA No. 12 should be realigned to match the recommended connection.

4.	GGP will prepare at its expense Downtown-wide Design Guidelines inclusive of sustainability provisions from the Sustainability Program and a Comprehensive Signage Plan for Downtown for approval by the County Council.
PRIOR TO APPROVAL OF THE FIRST FINAL DEVELOPMENT PLAN	
5.	<p>GGP will commission at GGP's expense and in consultation with Howard County one or more feasibility studies for the following: (i) a new Broken Land Parkway/Route 29 north/south collector road connection to Little Patuxent Parkway and (ii) a new Downtown transit center and Downtown Circulator Shuttle.</p> <p>With regard to the collector road, the feasibility study will evaluate alternative alignments and geometry, capacity analysis, preliminary environmental assessments, right of way impacts, preliminary costs, design and phasing of construction for this connection.</p> <p>With regard to the transit center, the study will evaluate both long and short term transit expectations and needs both locally and regionally so that an appropriate location and facility program can be determined. Consideration shall be given to how the facility will operate initially as a free standing building, and in the future as a mixed use component of the Downtown Plan. Recommendations will be provided with regard to goals, management and operations.</p> <p>With regard to the Shuttle, the study will evaluate and determine appropriate levels of service and phasing in of service at various levels of development. As part of this, the study should examine the relationship between the shuttle and both long and short term, local and regional transit expectations and needs. The shuttle feasibility study will also analyze equipment recommendations, routes and stops, proposed vehicle types, and operational and capital costs. The feasibility study shall include an evaluation and recommendations regarding ownership, capital and operational funding opportunities, responsibilities and accountability to provide guidance to the Downtown Columbia Partnership and the County.</p>
6.	<p>GGP and Howard County will jointly determine the functions, organizational structure, implementation phasing schedule consistent with the redevelopment phasing schedule, potential funding sources and projected funding needs of the Downtown Columbia Partnership, prior to GGP's establishment of this Partnership. The Downtown Columbia Partnership's role in promoting Downtown Columbia is outlined in Section 5.2 of the Plan. One of the primary responsibilities of the Downtown Columbia Partnership shall be the transportation initiatives outlined in the shuttle feasibility study and the promotion and implementation of the TDMP. As such, at least fifty percent (50%) of the revenue collected pursuant to CEPPA No. 25 shall be utilized for the implementation of transportation initiatives in the shuttle feasibility study or other direct transit services downtown.</p> <p>GGP will provide the Partnership's initial operating funding as necessary to fund the initial efforts of the Partnership until other sources of funding and/or sufficient developer contributions are available to operate the Partnership. Funding provided by GGP to support initial start-up costs shall be in addition to funding provided for by CEPPA No. 23 and 25. However, after issuance of a building permit for the 500,000 square-foot of new commercial uses, GGP's obligation as described in the previous two sentences shall end and thereafter the property owners developing pursuant to Section 125.A.9 of the Howard County Zoning Regulations, including but not limited to GGP, will contribute toward funding the permanent ongoing operations of the Downtown Columbia Partnership as set forth in CEPPA No. 25.</p>
PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN	
7.	GGP will submit a phasing schedule for implementation of the restoration work on GGP's property and a Site Development Plan for the first phase of the environmental restoration work as described in CEPPA No. 15.
8.	GGP, in collaboration with the County, will establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion's revitalization in accordance with this Plan and the development of Downtown Columbia as an artistic and cultural center.

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PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT	
9.	To facilitate the renovation of the Banneker Fire Station, GGP and the County shall cooperate to identify a site for the development of a temporary fire station while the Banneker Fire station is being renovated. GGP shall make the site available at no cost to the County on an interim basis but not longer than 30 months. GGP shall not be responsible for the development or construction costs associated with the temporary fire station.
UPON ISSUANCE OF THE FIRST BUILDING PERMIT	
10.	GGP shall contribute \$1.5 million in initial funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.
UPON ISSUANCE OF THE BUILDING PERMIT FOR THE 400th RESIDENTIAL UNIT	
11.	GGP shall contribute \$1.5 million in additional funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000th SF OF DEVELOPMENT	
12.	<p>GGP will complete at its expense (i) the pedestrian and bicycle pathway from the existing Route 29 pedestrian bridge to Oakland Mills Village Center and to Blandair Park; (ii) the pedestrian and bicycle pathway from the existing Route 29 pedestrian bridge to the Crescent and Merriweather-Symphony Woods neighborhoods, inclusive of the pathway located between the Town Center Apartments and Route 29; and (iii) the pedestrian and bicycle pathway from the Crescent and Merriweather-Symphony Woods neighborhoods to Howard Community College and Howard County General Hospital. The scope and design of new pedestrian and bicycle pathways in the Plan will be guided by the new Downtown-wide Design Guidelines, Adequate Public Facilities Ordinance, and as delineated in this Plan and its Exhibit I.</p> <p>GGP will develop at its expense recommended maintenance standards and responsibilities for a heightened level of design and security for the new pathway improvements. When GGP submits the first Site Development Plan under this Plan, GGP will also submit a Site Development Plan to facilitate implementation of these pathway improvements.</p> <p>In addition, GGP along with the County and community will develop a scope of work for renovation of the existing Route 29 pedestrian bridge and will solicit a minimum of two proposals from separate architectural design consulting firms for alternative design improvements to the bridge structure to enhance its appearance and pedestrian safety. The consultant responses will be provided to the County for its selection, in consultation with GGP, of appropriate near-term improvements to retrofit the existing bridge. GGP will contribute up to \$500,000 towards the implementation of the selected improvements. If enhancement of the bridge is not recommended by the study in CEPPA No. 3, GGP shall either post security or cash with the County in the amount of \$500,000 to be used in accordance with CEPPA No. 3.</p>
13.	GGP will enter into and record in the land records of Howard County, Maryland, a declaration of restrictive covenants that shall (1) prohibit the demolition of the former Rouse Company Headquarters building, and (2) prohibit the exterior alteration of the former Rouse Company Headquarters building, except as provided for in the Downtown-wide Design Guidelines. GGP shall provide a copy of the recorded declaration to the County. The declaration of restrictive covenants will not prohibit interior alterations or future adaptive reuse that would better integrate the building into its surroundings and activate the adjacent pedestrian spaces as described in the Downtown-wide Design Guidelines and this Plan or prohibit reconstruction of the building in the event of casualty.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 1,300,000th SF OF DEVELOPMENT	
14.	GGP in cooperation with Howard Transit shall identify a location in Downtown Columbia for a new Howard County Transit Center consistent with the recommendation(s) of the feasibility study (See CEPPA No. 5). GGP shall provide a location either by fee transfer at no cost or a long-term lease for a nominal sum subject to all applicable laws and regulations. Any contract of sale or lease may provide for the retention of air and subsurface development rights by GGP and allow for the co-location of public facilities or private development on the same parcel provided that any other use of any portion of the property does not interfere with the County’s ability to use, construct, or finance the facility in the manner most advantageous to the County.
15.	GGP will complete, at GGP’s expense, environmental restoration projects, including stormwater management retrofit, stream corridor restoration, wetland enhancement, reforestation and forest restoration, on its property and on property included within GGP’s construction plans for the Merriweather-Symphony Woods and Crescent areas, as identified in the Land Framework of the Sustainability Program as referenced in Section 3.1 of this Plan.
16.	GGP will complete Phase I of the Merriweather Post Pavilion redevelopment program based on the redevelopment program scope and phasing outlined below. The redevelopment program will generally follow the evaluation and conclusions outlined in the October 2004 Ziger/Sneed LLP Merriweather Post Pavilion Study, Section III “Evaluation of the Site and Structures” and Section IV “Conclusions” included in the 2004 Merriweather Citizens Advisory Panel report to Howard County. Final design and scope will be determined by GGP’s consultants, program and industry needs, operator recommendations, site and facility conditions and code requirements. Major components of the redevelopment program will include new handicapped parking accommodation; entrance and access modifications; restroom, concession and box office renovations and or replacement; utility systems replacement and additions; new roofs over the loge seating areas; reconfigured and replacement seating; renovated and new administration, back of house dressing and catering areas; code upgrades including fire suppression systems and handicapped ramps and pathway access. After development of preliminary renovation drawings, contractor input and schedule development, the program will be divided into three distinct phases to allow uninterrupted seasonal performances, staging and construction phasing.
PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375th NEW RESIDENTIAL UNIT	
17.	GGP shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000th SF OF DEVELOPMENT	
18.	GGP will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway. The scope and design of new pedestrian and bicycle pathways in the Plan will be guided by the new Downtown-wide Design Guidelines, Adequate Public Facilities Ordinance, and as delineated in this Plan and its Exhibit.
19.	GGP will construct at its expense the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade (see Item 9, on Plan Exhibit G) connecting the Symphony Overlook Neighborhood to the Lakefront and Lakefront pathway. The final design of the Lakefront Terrace will be determined at the time of Site Development Plan review.
20.	GGP will complete Phase II redevelopment of Merriweather Post Pavilion based on the redevelopment program scope and phasing as outlined in CEPPA No. 16.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000th SF OF DEVELOPMENT	
21.	GGP will complete Phase III redevelopment of Merriweather Post Pavilion based on the redevelopment program scope and phasing as outlined in CEPPA No. 16.
22.	At least one Downtown Neighborhood Square as defined in the Zoning Regulations shall be completed and deeded to Howard County for public land.

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PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000th SF OF DEVELOPMENT	
23.	GGP will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.
24.	Transfer of ownership of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero dollar consideration.
PRIOR TO THE APPROVAL OF EACH FINAL DEVELOPMENT PLAN	
25.	Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall participate as a member in the Downtown Columbia Partnership established pursuant to CEPPA No.6 and provide an annual per-square-foot charge in an amount of twenty-five cents (\$0.25) per square foot of Gross Leasable Area for office and retail uses and twenty-five cents (\$0.25) per square foot of net floor area for hotels to the Downtown Columbia Partnership. Each Final Development Plan shall show a consistent means of calculating and providing this charge, and require that the first annual charge be paid prior to issuance of occupancy permits for those buildings constructed pursuant to that Final Development Plan and subsequent Site Development Plans under Downtown Revitalization. This per-square-foot charge shall be calculated at the time of Site Development Plan approval and shall include an annual CPI escalator to be specified in each Site Development Plan.
	CEPPA #26 was removed by passage of Council Bill No. 52-2016
ADDITIONAL CEPPA CONTRIBUTION	
27.	Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall provide an annual payment to the DCCHF in the amount of five cents (\$0.05) per square foot of Gross Leasable Area for office and retail uses, and five cents (\$0.05) per square foot of net floor area for hotels. The payment will be made annually by the property owner, with the initial payment being made prior to the issuance of an occupancy permit for net new commercial development on the property. The amount of the charge will be subject to annual adjustment based on a builder's index, land value, or other index provided in the implementing legislation.

4.3 MONITORING

“Monitor and evaluate implementation using a formal reporting process that will provide regular opportunity for public discussion and feedback, and that will allow for refinement as needed.”

Downtown Columbia: A Community Vision

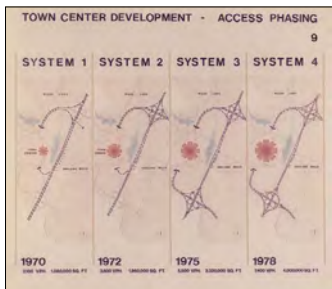
This Plan recommends continuing the County’s Development Monitoring System report as it relates to new development in Downtown Columbia. In addition, this Plan recommends preparation of a Downtown Columbia Revitalization monitoring report every five years. The five-year monitoring report should include a summary of the annual reporting discussed below by (i) each developer of a new project in Downtown Columbia; (ii) the umbrella organization for Downtown Columbia discussed in Section 5.2; and (iii) General Growth Properties. The five year report should also include a summary of the five year reassessment of traffic operations in Downtown Columbia as discussed below. The reporting process should monitor approved and in-process development plans by location, type and amount of development. The report also should include information on the provision of new housing in Downtown Columbia. Information on unit counts, type of unit and affordability should be included.



General Plan Monitoring

Although market conditions have and will continue to determine when specific development proposals move forward, each five year report should include information on the achievement of the development phasing objectives and targets recommended by this Plan.

In addition, as previously noted, this Plan focuses on the creation of a sustainable community. For the recommended mix of uses and walkable environment to be successful, an enhanced level of amenity must be achieved and maintained. To this end, the timely provision and maintenance of amenities should be monitored. This Plan recommends that each developer of land in Downtown Columbia and General Growth Properties provide an annual report to the Department of Planning and Zoning that identifies the status of approved development and the provision of the amenities required by the approved plans. The annual report would be due approximately 12 months after approval of a Site Development Plan. There should also be an annual report prepared that summarizes the activities of the Downtown Columbia Partnership during the previous year and identifies significant activities anticipated to be undertaken during the coming year.



Major Road Phasing Study, Columbia

In order to provide an opportunity for the public to review the annual reporting, this Plan recommends that the Downtown Columbia Partnership prepare a summary of the annual developer reports received during a given year and provide the information to the Department of Planning and Zoning for review and distribution at a public meeting annually.

As noted above, this Plan recommends that transportation operations downtown be reassessed every five years. A Transportation Reassessments study is recommended to be undertaken by the County. The study should

Chapter 4
Balancing & Phasing Growth

include an evaluation of the level of development, transportation strategies and improvements, and an operational assessment of key facilities. Potential methods for evaluation may include: traffic counts, patron/employee/resident surveys, transit ridership data, Critical Lane Volume analysis, and Pedestrian and/or Bicycle Level of Service evaluation. The Transportation Reassessment Study must recommend mitigation of any substandard facility by identifying for potential acceleration of future transportation improvements construction, by recommending construction of additional transportation improvements or facilities, or by recommending new or expanded transportation demand management strategies.



Community Meeting, Downtown Columbia Plan

Chapter 5: Involving Everyone

“The community will be actively engaged in decisions concerning the evolution of Downtown Columbia.”

5.1 PARTICIPATION

“Enhance communication between citizens and County decision-makers through opportunities for public information and public participation, so that citizens are knowledgeable about the planning and development of Downtown and have multiple opportunities for input.”

Downtown Columbia: A Community Vision

The process that has been undertaken to create this Plan began in the spring of 2005 with a series of Town Hall meetings hosted by General Growth Properties. This was followed in October of 2005, by a week long charrette, sponsored by Howard County, to further elevate the community engagement and conversation about the future of Downtown Columbia. The public release of *Downtown Columbia: A Community Vision*, the County’s resulting framework for the revitalization and redevelopment of Downtown Columbia, was accompanied by another set of public meetings. As GGP worked on the Downtown Columbia Plan, company representatives also met with a variety of civic and business organizations and other groups to gather information and guidance. Starting in March of 2008 and continuing through to the present, GGP has intensified its outreach, hosting an extensive series of community meetings.



Community Forum

THE COMMUNITY OUTREACH PROGRAM THAT GGP UNDERTOOK IN 2008 INCLUDED:

Community Forums

Evening events in the Spear Center, GGP Building, featuring GGP design and planning team members:

March 5th *Alan Ward, Sasaki Associates, Inc., the project landscape designer*

March 19th *Gail Dexter Lord, Lord Cultural Resources, the project arts and culture consultant*

April 2nd *Keith Bowers, Biohabitats, the project environment and sustainability consultant*

April 9th *Jaquelin T. Robertson, Cooper, Robertson & Partners, the project master plan architect*

Chapter 5 Involving Everyone



Public Meeting Materials

Many Voices; One Vision

- Draft Master Plan released April 28th
- Community presentation in the Spear Center, GGP Building, featuring Greg Hamm,
- Columbia's General Manager for GGP, and GGP planning team members

Vision in Focus

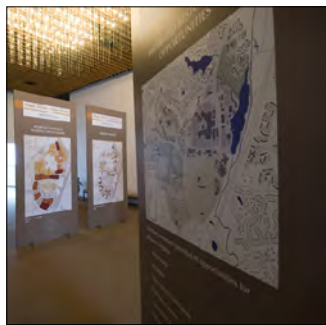
Issue-based community forums held in the Spear Center, GGP Building, featuring GGP design and planning team members

- May 6th Sustainability/Environment
- May 7th Transit/Traffic
- May 8th Culture
- July 9th The Neighborhoods

Community Discussion Series

Village-based meetings to gather community comments and ideas relative to this Plan

- May 12th - 22nd Dorsey Search, Harper's Choice, Hickory Ridge, Kings Contrivance, Long Reach, Oakland Mills, Owen Brown, River Hill, Wilde Lake and Town Center



Downtown Plan Exhibit

Vision in View

Exhibit showcasing key elements of the draft plan to revitalize and redevelop Downtown Columbia.

- July 16th- July 24th The Spear Center, GGP Building*

These meetings engaged a wide variety of community members as participants in the planning process and contributors to the draft plans for the revitalization and redevelopment of Downtown Columbia.

Additionally, as the County detailed in its vision framework document, *Downtown Columbia: A Community Vision*, there are specific public processes – meetings where citizens can participate – included as part of the Planning Board and County Council review which will allow further community engagement and guidance.

It is only after this entire process is complete with all the requisite public meetings that the County Council will vote on the adoption of this Plan as an amendment to *General Plan 2000* and the associated Zoning Regulation Amendment.

Finally, even after the Plan is adopted, the review process will follow the zoning and subdivision regulations appropriate to each redevelopment phase, and at each step of that review there will be public meeting requirements and additional opportunity for community engagement.

The Downtown Columbia community outreach has involved an extensive community conversation and produced a plan that reflects an engaged community. It is clearly one vision as a result of many voices.

5.2 COLLABORATION

“Encourage a partnership in planning and implementation, realizing that many of the recommended strategies will depend on collaboration among the County, private property owners, residents, business owners and community organizations.”
Downtown Columbia: A Community Vision



Gail Holliday Screen Print

This Plan proposes the establishment of the Downtown Columbia Partnership (DCP), an independent nonprofit organization, to carry out important services and community functions in Downtown Columbia. The mission of the Downtown Partnership will include supporting transportation initiatives as described in Section 2.4 and in the feasibility study of the Downtown Columbia Circulator Shuttle. Its mission will also include marketing and promoting Downtown Columbia and its businesses; promoting public safety and providing security patrols; implementing downtown beautification and maintenance projects; initiating and sponsoring cultural arts programs and sustainability programs; and coordinating with the Columbia Association for programming public spaces.

It is envisioned the Downtown Columbia Partnership would be an independent nonprofit organization. The Downtown Columbia Partnership would be managed by a Board of Directors that could be comprised of representatives of the County, General Growth Properties, the Columbia Association and other representatives of businesses and individuals living within Columbia. The Downtown Partnership would be established prior to issuance of the first building permit under this Plan.

Each owner of property developed with new commercial uses pursuant to the Downtown Revitalization Zoning Regulations shall participate as a member in the Downtown Columbia Partnership. It is envisioned that the Downtown Columbia Partnership will be funded in part by an annual per-square-foot charge in an amount of twenty-five cents (\$0.25) per square foot of Gross Leasable Area to the Downtown Columbia Partnership assessed on each property developed with new commercial uses pursuant to the Downtown Revitalization Zoning Regulations.



Exhibits

EXHIBIT DESCRIPTIONS

Planning Documents

Included in this Section are eleven plan documents which describe the intended configuration, massing, layout and master planning intent of the Plan. These conceptual documents should be used as a guide for review and approval of future development plans, infrastructure and amenities.

A.	DOWNTOWN COLUMBIA The Downtown Columbia plan graphically shows the approximate geographic area and limits of the Plan which is generally bound by Broken Land Parkway and Governor Warfield Parkway to the west and north, the western edge of Lake Kittamaquundi and Route 29 to the east, and Broken Land Parkway to the south.
B.	LAND OWNERSHIP PLAN Of the 364 total acres in Downtown Columbia, General Growth and its affiliates own or control about 240 acres. Third parties own the remainder, including the Columbia Association property at Symphony Woods and the Lakefront. This plan exhibit is provided as a reference to delineate the ownership areas of GGP and these third party owners.
C.	STREET AND BLOCK PLAN The Street and Block Plan frames a possible layout and dimension of streets, blocks, open spaces, and illustrates how buildings, streets and landscape support and reinforce the urban grid of Downtown Columbia.
D.	ILLUSTRATIVE MASTER PLAN The Downtown Columbia Illustrative Master Plan identifies possible locations and configurations of uses, the potential layout and dimension of streets, blocks and amenity spaces within the five distinctive neighborhoods.
E.	THE NEIGHBORHOODS This Plan exhibit defines the general limits of six new and reconfigured neighborhoods in Downtown Columbia – Warfield, The Lakefront, The Mall, The Crescent, Merriweather and Symphony Overlook.
F.	MAXIMUM BUILDING HEIGHT PLAN The Maximum Building Height Plan illustrates maximum building heights by neighborhood and sub areas. It is intended to provide planning guidance as to maximum building heights, while recognizing that as the overall redevelopment proceeds the goal is to achieve variety in heights within a neighborhood.
G.	PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM The Primary Amenity Space Framework Diagram suggests a network of Amenity Spaces, including parks, promenades, natural areas, squares, plazas, mews, and greens and paths that form a Downtown Columbia Amenity Space system.
H.	STREET FRAMEWORK DIAGRAM The Street Framework Diagram classifies and describes the intended street network based on the distinctive character of the roadway and sidewalks, which may be defined by the number of potential lanes, and the presence of medians or other special treatment of the vehicular and pedestrian ways.
I.	BICYCLE AND PEDESTRIAN CIRCULATION PLAN The Bicycle Circulation Plan identifies a comprehensive bicycle circulation system for Downtown Columbia. The plan is based on the Street Framework Diagram, Street and Block Plan and Design Guidelines submitted with this Plan.
J.	AMENDMENT TO GENERAL PLAN 2000 TRANSPORTATION POLICIES MAP The Transportation Policies Map is amended to include a future full-movement, grade-separated interchange at Rt. 29 serving Downtown Columbia.
K.	DOWNTOWN OPEN SPACE PRESERVATION PLAN The Downtown Open Space Preservation Plan is a graphic depiction of Downtown Columbia including existing open space, public rights of way and recommended mixed use areas.

TECHNICAL SUPPLEMENTAL DOCUMENT DESCRIPTIONS

Supplemental Documents

Seven technical documents were submitted with this Plan for informational purposes. Although they are not intended to be considered as a part of this Plan, they are referred to occasionally and in some instances will require legislative action. They should be recognized as integral components for the implementation of this Plan and are as follows:

<p>ZONING REGULATION AMENDMENT In accordance with the Master Plan & Zoning Approach recommended by <i>Downtown Columbia: A Community Vision</i>, the attached Zoning Regulation Amendment (ZRA) establishes maximum levels of office, retail, hotel and residential development for Downtown Columbia and imposes new amenity space requirements. The ZRA also establishes specific development review criteria. The ZRA further requires each developer to provide a significantly greater level of detail at the first stage of the development review process, instead of waiting until the end of the process. Because a greater level of detail will be provided initially, the Zoning Regulation also modifies the development review process to increase its efficiency, while maintaining multiple opportunities for public review and input.</p>
<p>ADEQUATE PUBLIC FACILITIES AMENDMENT The amendment to the Howard County Adequate Public Facilities Act (APF) eliminates the “Constrained Facilities” provisions of the APF in Downtown Columbia so that in the future all roads serving Downtown Columbia will be subject to the APF. The amendment also establishes 1,600 critical lane volume as the level of service standard for evaluating all County-controlled intersections serving Downtown Columbia. To assure safe and efficient pedestrian and bicycle access and circulation, the APF amendment also imposes a new requirement to prepare a pedestrian impact study as a part of the APF Traffic Study.</p>
<p>COLUMBIA TOWN CENTER DESIGN GUIDELINES The Design Guidelines establish criteria for Downtown Columbia land development in order to ensure that new development contributes to the vision of Downtown Columbia as a sustainable, pedestrian-oriented environment with a desirable urban character through the design and placement of new buildings, streets and public amenity spaces. The Design Guidelines apply to all development within the boundaries of Downtown Columbia as depicted in this Plan.</p>
<p>COLUMBIA TOWN CENTER GENERALIZED TRAFFIC STUDY AND ITS TECHNICAL APPENDIX This report presents the results of a Generalized Traffic Study of Downtown Columbia. Subsequent traffic studies will be submitted with each Final Development Plan application to satisfy the requirements of Howard County’s Adequate Public Facilities Act, as amended.</p>
<p>COLUMBIA TOWN CENTER SUSTAINABILITY FRAMEWORK The Downtown Columbia Sustainability Program serves as one of the primary guidance documents for the design, construction, operations and programming of Downtown Columbia. The Sustainability Program is an ambitious effort to guide development of Downtown Columbia and the design of a livable, sustainable community. Submitted with this Plan is the Downtown Columbia Sustainability Framework which will provide the overarching components of the future program, and guide its final development.</p>
<p>COLUMBIA TOWN CENTER MERRIWEATHER AND CRESCENT ENVIRONMENTAL ENHANCEMENTS STUDY A natural resources assessment was performed on over 5000 linear feet of stream and 120 acres in the Merriweather & Crescent neighborhoods of Downtown Columbia. This report describes the findings of the assessment and articulates proposed environmental improvements to streambeds, wetlands, forests and vegetation management.</p>
<p>BEST MANAGEMENT PRACTICES FOR SYMPHONY STREAM AND LAKE KITTAMAQUONDI WATERSHEDS In an effort to increase community awareness of water quality issues outside Downtown Columbia and their impacts to the Chesapeake Bay, GGP and its ecological consultant performed watershed assessments for the three sub watersheds of Symphony Stream, Wilde Lake and Lake Kittamaquondi located up stream of the Columbia Town Center Merriweather & Crescent Environmental Enhancements Study area. Watershed assessments were performed to target stormwater retrofits and riparian corridor restoration opportunities for the watersheds of the two streams flowing through Downtown Columbia.</p>

For information or alternative formats contact:

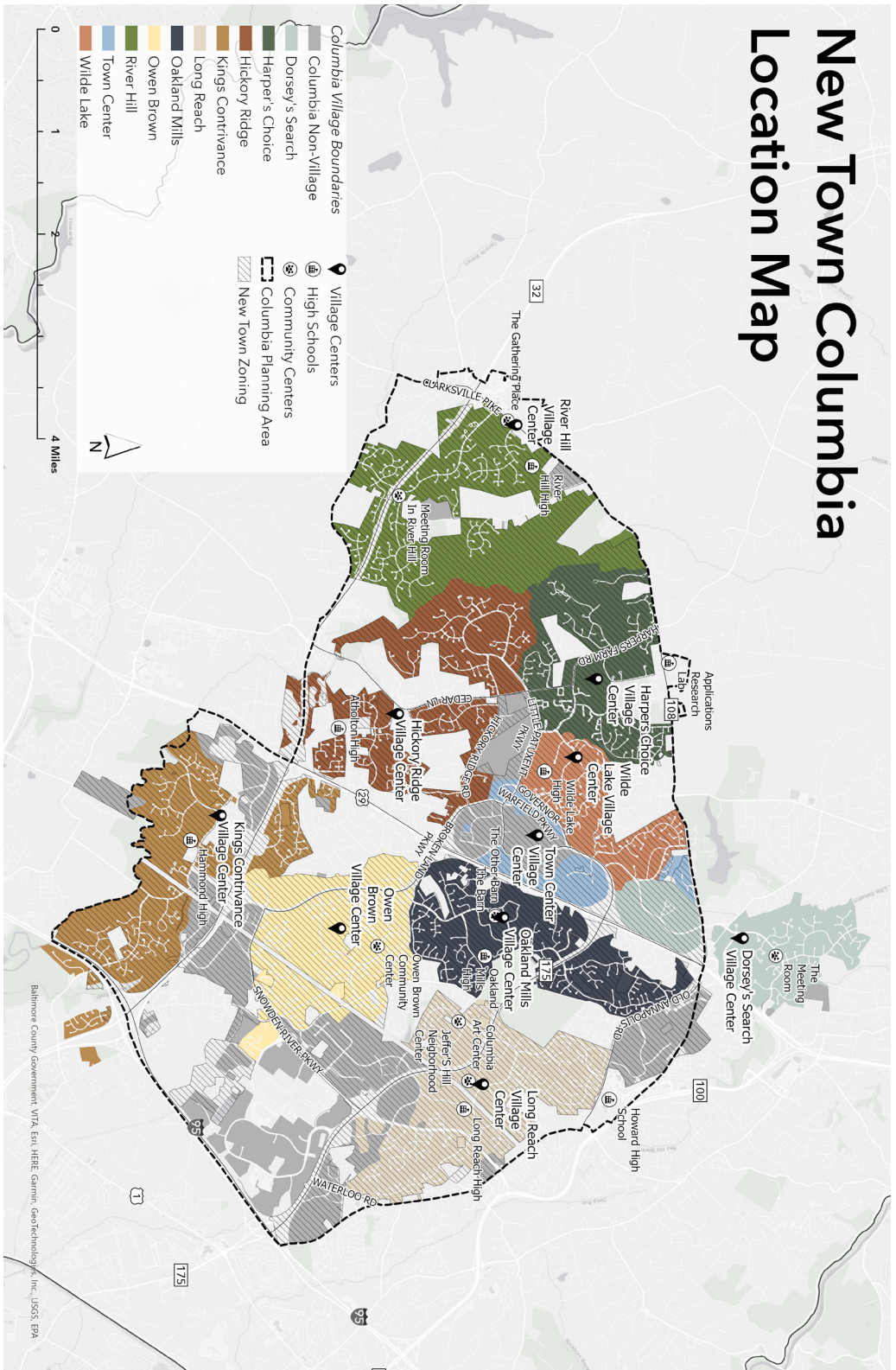
Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043
410-313-2350
howardcountymd.gov



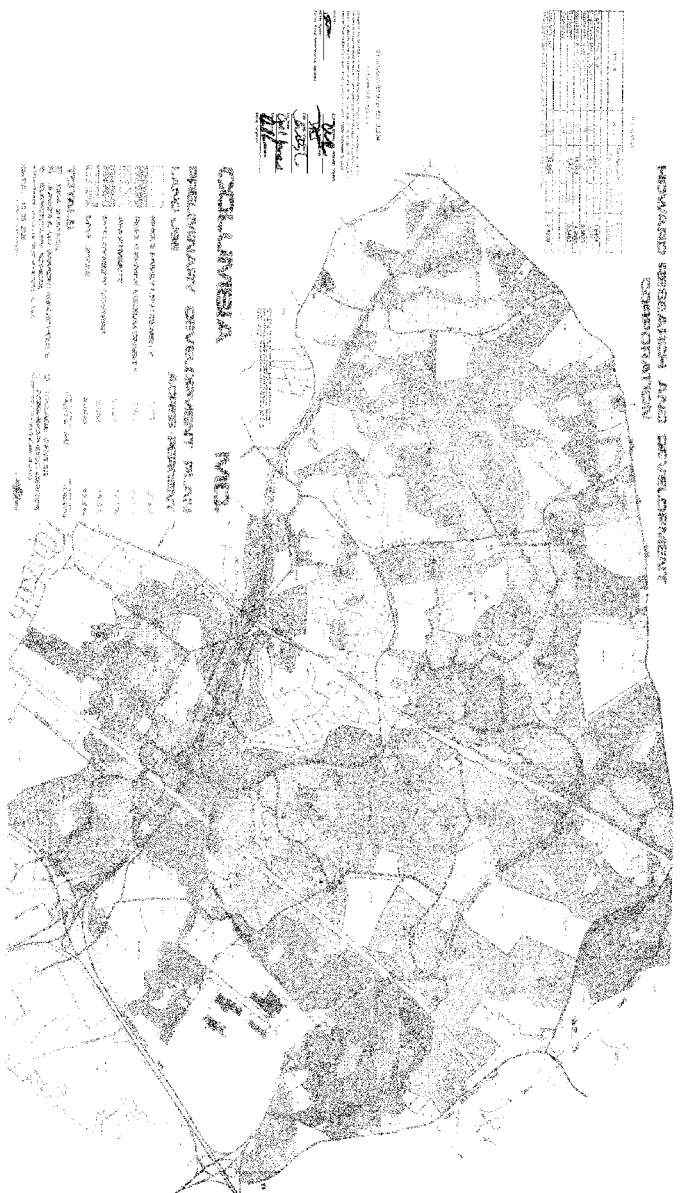


Maps

New Town Columbia Location Map



For a high resolution image of the PDP map, view the map on our [website](#)



Visit the FDP Map Application to view FDP land uses and regulations in Columbia.

Howard County
Department of Planning & Zoning
Final Development Plans
[Go to FDP Map for Downtown Columbia](#)

FDP Land Use Overlay

Enter address to search:
Search Box

Click on the map for Scanned Overlay OR Click each item below.

- FDP 001_A_3
- FDP 002_A_10
- FDP 003_A
- FDP 004_A_5
- FDP 005_A_11
- FDP 006
- FDP 007_A_and_008A
- FDP 009_A
- FDP 010
- FDP 011_A_I
- FDP 012
- FDP 013
- FDP 014
- FDP 015
- FDP 016
- FDP 017
- FDP 018

FDP Land Use Descriptions

- Single Family
- Low Density
- Single Family
- Medium Density
- Apartment, Single Family Attached
- Multi-family
- Apartment
- Employment
- Commercial
- Industrial
- Credentialed Open Space
- Non-Credentialed Open Space
- Open Space
- Mixed

Visit the [Downtown Columbia FDP Map Application](#) to view FDP land uses and regulations for Downtown Columbia.

Howard County
Department of Planning & Zoning

Downtown Columbia Final Development Plans

[Go To FDP Map for all Columbia Villages](#)

Enter address to search:
Search Box

Click on the map for Scanned Overlay OR Click each item below.

- FDP DC_GRSNCN_1A
- FDP DC_GRSNCN_2
- FDP DC_LL_1_1
- FDP DC_LL_2A
- FDP DC_MSW_1A
- FDP DC_The_Mall_1
- FDP DC_WARFIELD_1A

The map displays various land use zones with labels such as: Wilder Lake MS, Wilder Lake HS, Bryant Woods ES, Columbia, RT 29, Postlethman Bridge, Bantwerker, Howard County General, and Hasletown Park. A search bar is located at the top right of the map interface.



Comments



The New Town Task Force Comment Log

#	Date	Event	Comment
1	October 20-21, 2025	New Town Task Force Public Meeting No. 1	<ul style="list-style-type: none"> - Can Columbia be designated a “Special Zone” (i.e. like Historical Areas) to preserve original design! - Where is “Covenant enforcement”? At village level? To Columbia Association - What is future of Brick and Mortar stores, re: problems w/mixed use developments - What will zoning be for medical zoning (i.e. new hospital/rehab facilities)(senior population increases) - Affordability and Sustainability of housing, going out 10-20 years?
2	October 20-21, 2025	New Town Task Force Public Meeting No. 1	<p>Market these opportunities better. There should be a wider net cast, if you depend upon the current audience to share with their networks there will more than likely lack diversity in community commentary. Everyone does receive and know about the DPZ Ball Bulletin newsletters. I’ll share with my networks but how do I convince them that this is important?</p>
3	October 20-21, 2025	New Town Task Force Public Meeting No. 1	<p>The presentative was quite informative about the task force, and I am interested in seeing how the group (task force) moves forward with the zoning aspect of the plan.</p>
4	October 20-21, 2025	New Town Task Force Public Meeting No. 1	<ul style="list-style-type: none"> - There should be design guidelines (like the Downtown Columbia Plan) which allow people and orgs. (DPZ, Planning Board, etc.) to evaluate proposals (to FDP/SDP) for changes - Should remove Original Petitioner role - Since Columbia is developed, no need for CDPS - The current zoning regs allow for up to a certain % of other zoning uses; so something like MX (mixed use) can be accommodated under the regs. - Should separate credited & non-credited open space - Since Columbia was developed with a wide range of housing types, MIHU targets aren’t needed, instead should preserve the current mixture.



5	October 20-21, 2025	New Town Task Force Public Meeting No. 1	The location of new development is so far very non-specific. How will new development affect existing Columbia housing, retail, education, etc.? Will the new development plan sufficiently for expanding school populations? Many expanded housing sites will put pressure on infrastructure and schools. Trailer classrooms cannot handle the expanding school populations. How was membership in Task Force decided?
6	December 9, 2025	Task Force Meeting #6	Downtown MOU: “Deed Covenant Modernization and Improvement Initiative The Developer shall make a good faith effort to work over the next 6 to 12 months after the enactment of the legislation, with the county, the Columbia Association, the Columbia Village Associations and commercial property owners throughout Columbia to improve and modernize the real property covenant structure throughout Columbia.” “Ultimately, the transfer of obligations to [CA] did not occur because not occur because they wanted the Developer to continue paying the 3 rd parts costs of these architectural reviews and enforcements.”
7	December 9, 2025	Task Force Meeting #6	Comment by member – “nothing to do with the covenants” EO says to make recommendations including but not limited to “development processes”. This includes covenants – see comments on Downtown MOU.
8	December 9, 2025	Task Force Meeting #6	City of Greenbelt has authority to grant “variances from the strict application of the Prince George’s County Zoning Ordinance with respect to lot size, setback, lot coverage, lot width frontage, green area, height and any other requirements of the Prince George’s County zoning.” Sec. 20-3(a) City of Greenbelt
9	December 9, 2025	Task Force Meeting #6	A member asked about the County Council being the Zoning Board. For a history and explanation please see Turf Valley Assoc. v. Zoning Board of Howard County 262 Md 632, 278 A2d 574 (1971)
10	April 8, 2026	New Town Task Force Public Meeting No. 2	The term “New Town” is confusing to the public. As I understand it, legally it is accurate and probably necessary. However, the general public could easily

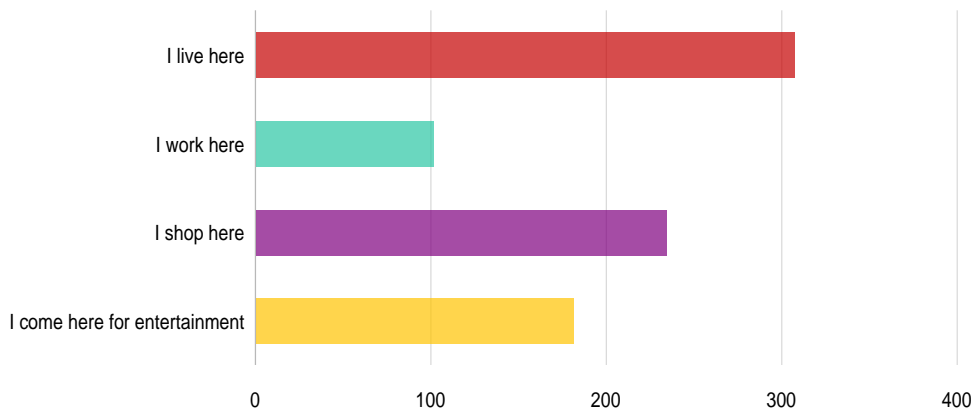


			interpret this to refer to a “New Town” related to Columbia, which I thought until this meeting. Please develop an alternative name for this vis-a-vis public involvement. It is basically proposed revisions to Columbia zoning.
11	April 8, 2026	New Town Task Force Public Meeting No. 2	Please send an email for the comment form survey.
12	April 8, 2026	New Town Task Force Public Meeting No. 2	<p>In the spirit of new ideas, I’d like to see a sequential “ratcheting” automated time-based upzoning system.</p> <p>Define a sequence of density categories SFD -> SFA -> MF (example) and then define a time window (20-40 years) and the property owner can request an upzoning as a simple administrative process.</p> <p>This manages growth, but preserves us from being “locked in” to current built neighborhoods.</p>
13	April 8, 2026	New Town Task Force Public Meeting No. 2	How is NT connected to rest of HoCo – even out parcels integrated into/surrounded by “CA” Columbia. What plans are made to not “break” things at boundaries.

Updated: April 21, 2026

Howard County New Town Survey

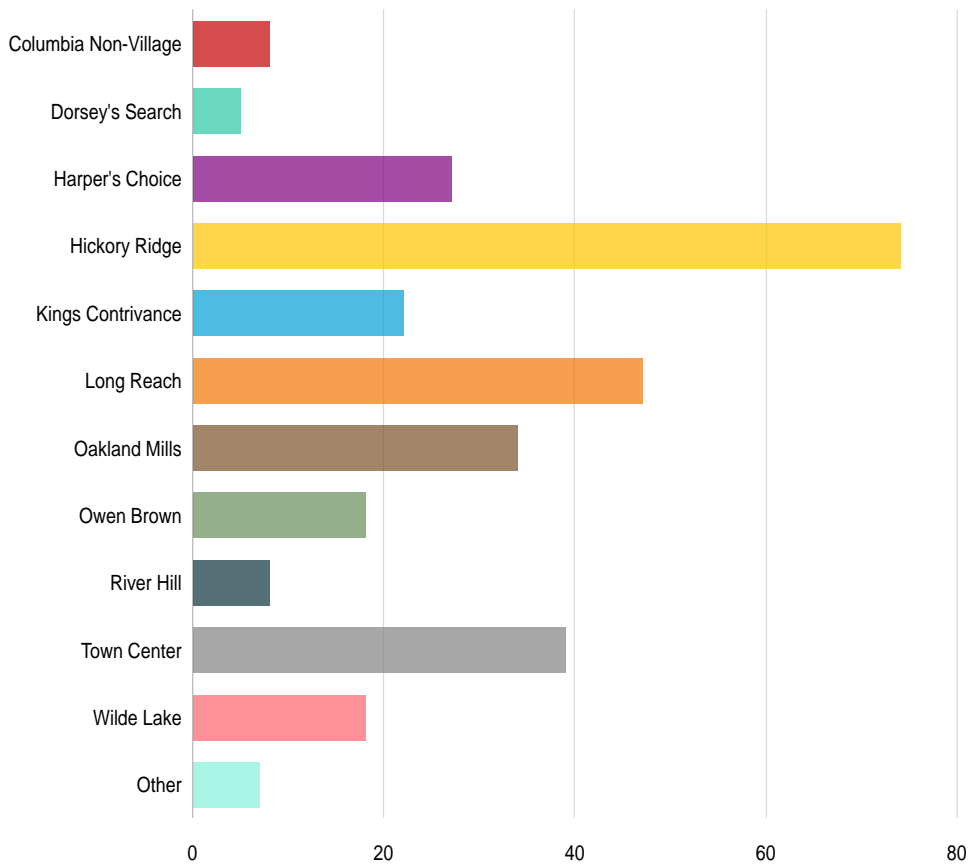
1. What is your relationship with Columbi... *



Answers	Count	Percentage
I live here	307	76.94%
I work here	101	25.31%
I shop here	234	58.65%
I come here for entertainment	181	45.36%

Answered: 399 Skipped: 0

1a. What village/area do you live in? *



Answers	Count	Percentage
Columbia Non-Village	8	2.01%
Dorsey's Search	5	1.25%
Harper's Choice	27	6.77%
Hickory Ridge	74	18.55%
Kings Contrivance	22	5.51%
Long Reach	47	11.78%
Oakland Mills	34	8.52%

Owen Brown	18	4.51%
River Hill	8	2.01%
Town Center	39	9.77%
Wilde Lake	18	4.51%
Other	7	1.75%

Answered: 307 Skipped: 92

Other response *

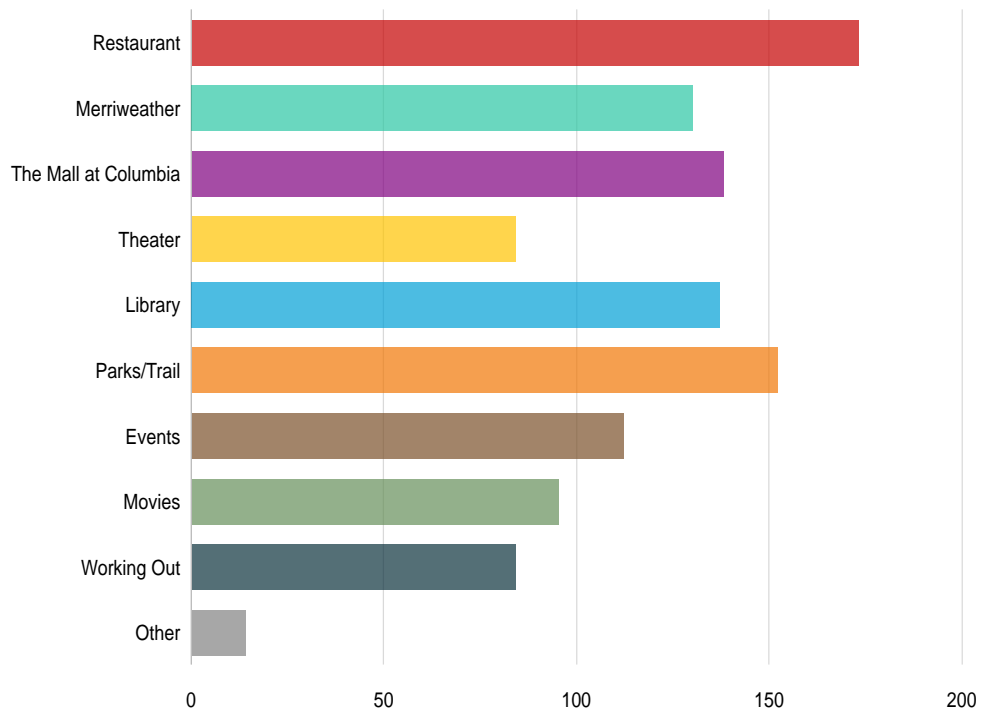
The word cloud requires at least 20 answers to show.

Response	Count
Sewell's Orchard	1
River Hill	1
Out-parcel.	1
Grace	1
Fultob	1
Ellicott city NEAR Dorsey Search	1
Clarksville	1

Answered: 7 Skipped: 392

1b. What types of entertainment do you enjoy in the are... *

Empty response area for question 1b.



Answers	Count	Percentage
Restaurants	173	43.36%
Merriweather	130	32.58%
The Mall at Columbia	138	34.59%
Theater	84	21.05%
Library	137	34.34%
Parks/Trails	152	38.1%
Events	112	28.07%
Movies	95	23.81%
Working Out	84	21.05%

Other	14	3.51%
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Answered: 181 Skipped: 218

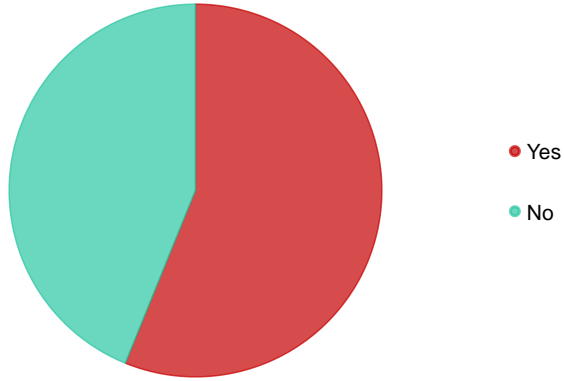
Other response *

The word cloud requires at least 20 answers to show.

Response	Count
Walking trails	1
Walking Columbia's trails & Kayaking on the lakes.	1
Special events, religious services, community volunteering	1
Socialize with friends and neighbors	1
Running by	1
Playing sports	1
Neighbors!	1
LakeFest, walking the Columbia lakes	1
festivals & concerts	1
family and friends in/nearby	1
Donate blood here	1
Coaching and playing sports.	1
Bain Center	1
Arts events	1

Answered: 14 Skipped: 385

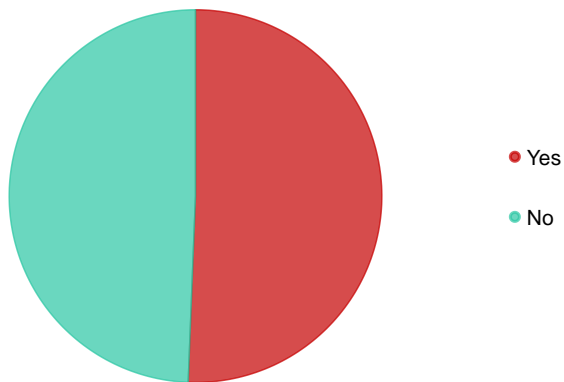
2. Are you aware that the predominant zoning for the majority of Columbia i... *



Answers	Count	Percentage
Yes	224	56.14%
No	175	43.86%

Answered: 399 Skipped: 0

3. Are you aware that New Town Zoning functions differently than the... *

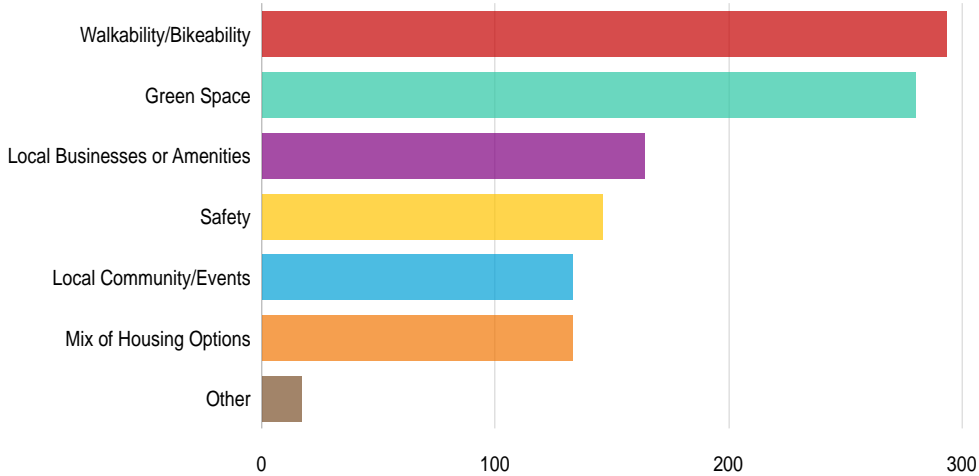


Answers	Count	Percentage
Yes	202	50.63%
No	197	49.37%

Answered: 399 Skipped: 0

Community Needs and Development Preferences

● 4. What are the top three things you like about New Town Columbi... *



Answers	Count	Percentage
Walkability/Bikeability	293	73.43%
Green Space	280	70.18%
Local Businesses or Amenities	164	41.1%
Safety	146	36.59%
Local Community/Events	133	33.33%
Mix of Housing Options	133	33.33%

Other

17

4.26%

Answered: 399 Skipped: 0

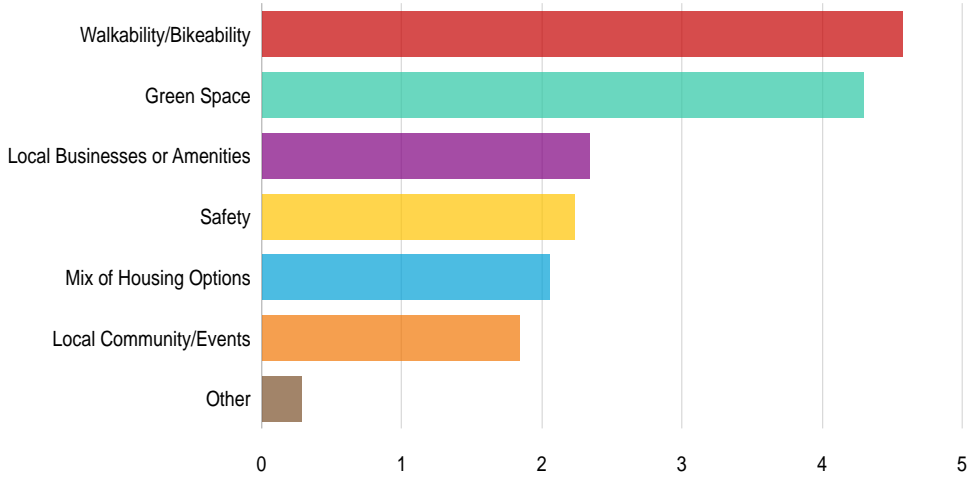
● Other response *

The word cloud requires at least 20 answers to show.

Response	Count
Relatively large number of long time residents	1
Protective, unchangeable zoning	1
Nothing	1
No above ground power lines, control of maintenance, colors, etc.	1
Mass Transit	1
Long-term planning of development	1
I don't agree that Columbia needs to be redeveloped	1
Helped guide zoning for rest of the county. Good when began, but why does it need to be different from thr rest of the county zoning now?	1
Handicapped safety and access	1
Diversity, pathways, safety	1
diversity	1
Convenient to my work	1
Convenience. Most of the things I need/want are within a 20 minute drive.	1
control of density and the coverts	1
Close to work	1
affordable homes for 55+	1
50+ Centers	1

Answered: 17 Skipped: 382

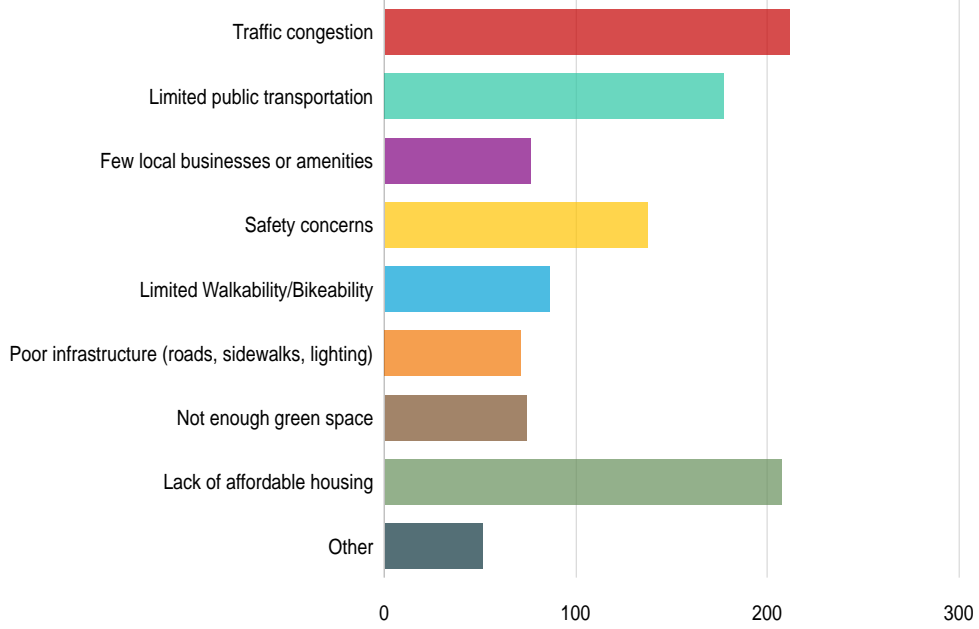
● Please rank your top three: *



Rank	Answers	1	2	3	4	5	Average score		
1	Walkability/Bikeability	31.08%	27.82%	14.54%	0%	0%	0%	4.57	0%
		124	111	58	0	0	0		0
2	Green Space	22.31%	33.83%	14.04%	0%	0%		4.29	
		89	135	56	0	0			
3	Local Businesses or Amenities	9.02%	10.53%	21.55%	0%	0%	0%	2.34	0%
		36	42	86	0	0	0		0
4	Safety	15.54%	8.77%	12.28%	0%	0%		2.23	
		62	35	49	0	0			
5	Mix of Housing Options	14.54%	9.27%	9.52%	0%	0%	0%	2.05	0%
		58	37	38	0	0	0		0
6	Local Community/Events	4.51%	7.77%	21.05%	0%	0%		1.83	
		18	31	84	0	0			

Answered: 399 Skipped: 0

● 5. What do you see as the top three challenges in New Town Columbi... *



Answers	Count	Percentage
Traffic congestion	211	52.88%
Limited public transportation	177	44.36%
Few local businesses or amenities	76	19.05%
Safety concerns	137	34.34%
Limited Walkability/Bikeability	86	21.55%
Poor infrastructure (roads, sidewalks, lighting)	71	17.79%
Not enough green space	74	18.55%
Lack of affordable housing	207	51.88%
Other	51	12.78%

Too much affordable housing and it's unintended consequences	1
the process for a homeowner to make a small change to build a deck or addition is cumbersome	1
suburban sprawl	1
Section 8 housing limited to a few spots/scjhoods and caving in to the rich who don't care about equality.	1
Schools and support services	1
School crowding	1
School and hospital overcrowding	1
Risk of losing the magic of this place through non-walkable or not sufficiently dense development.	1
Qualified persons to oversee the NT process and regulations	1
Poverty	1
Politicians messing with neighborhood schools/overcrowding	1
Political motivation. Build something to start and build the plane as we go. Cities across the globe werent built in a master plan and we shouldnt be either. Trends change, society changes. Start the construction and learn as we go	1
Not enough parking, school overcrowding	1
Not enough condominium unites in downtown for owners to build a sense of community. The high rent prices continue a churn of new people in all of the rental buildings.	1
no local media	1
Most homes are not "Age Friendly /Accessible to accommodate an older population	1
More economic development needed	1
Land developers interests in higher-rise dwellings and businesses.	1
Lack of housing that's affordable (not necessarily "affordable housing")	1
Lack of clarity in governance	1
Lack of buildable land.	1

Lack of +55 homes as compared to rental units	1
Insufficient sustainable building	1
I don't know	1
How to get the rest of Howard County to continue to pay for more amenities and better services in Columbia than the rest of the county receives.	1
Housing density leads to overcapacity in local schools, and the school district never has enough funding to build more schools!	1
Hospital can't support the demand, population size it serves. A 12 hour emergency wait to be seen is typical.	1
Grace pollution	1
Getting worn. Needs updating	1
Free spaces for youth to gather safely and productively	1
Empty stores/offices at the village centers. Maybe the rents are too high. Empty storefronts will minimize use which in turn will create slum-like look.	1
eco system services	1
displacement of long time residents and generations of columbiaans from lack of housing supply. A mix of housing types, including duplexes and missing middle housing, should be allowed in all columbia neighborhoods.	1
covenants that restrict development and create possibility of blight and outdated buildings and uses	1
concentration of low income housing without adequate supports that directly impacts schools and disparities (and perceptions) between schools	1
Clear and robust governance	1
Building density with associated removal of trees and green space	1
Aging in place options	1
Aging housing stock	1
Affordability	1

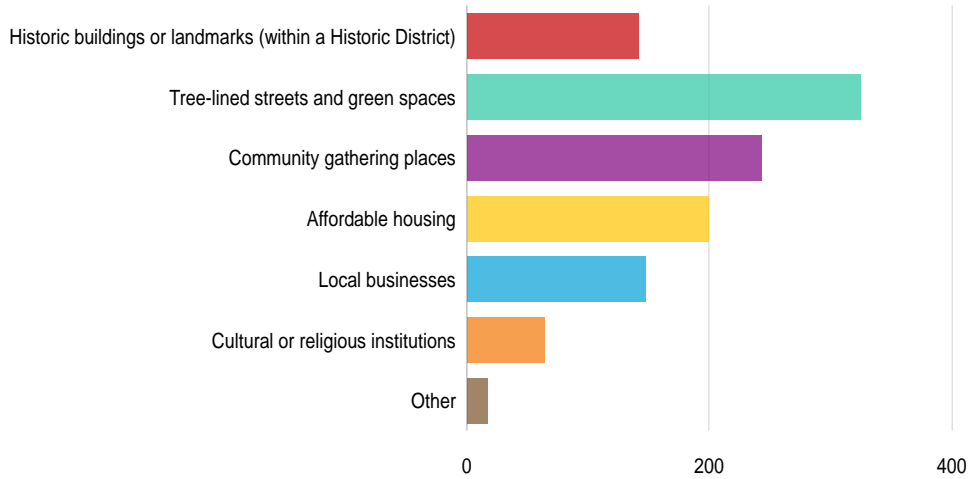
Answered: 51 Skipped: 348

Local businesses 3.76% 0.37% 7.00% 0% 0% 0% 0%

Answered: 399 Skipped: 0

Values and Priorities

● **6. What features of New Town Columbia should be protected for the futur... ***



Answers	Count	Percentage
Historic buildings or landmarks (within a Historic District)	141	35.34%
Tree-lined streets and green spaces	324	81.2%
Community gathering places	243	60.9%
Affordable housing	199	49.87%
Local businesses	147	36.84%
Cultural or religious institutions	64	16.04%
Other	17	4.26%

Answered: 399 Skipped: 0

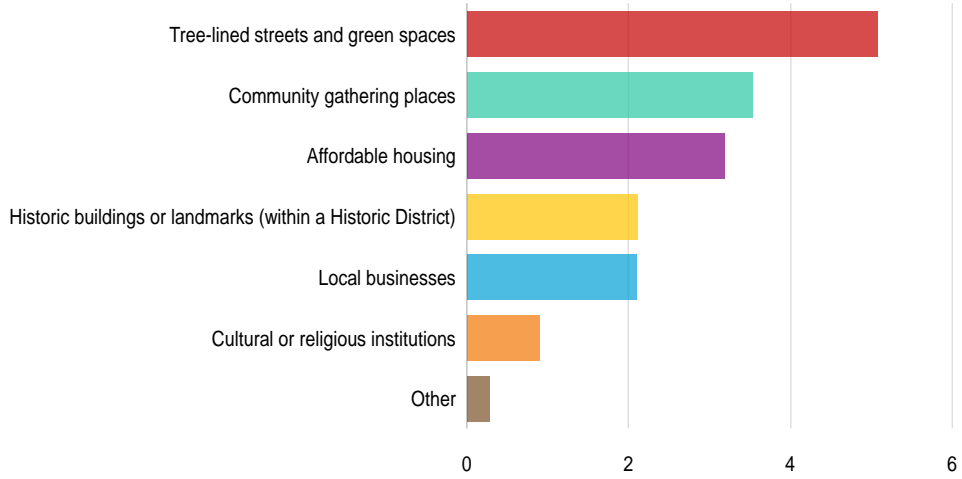
● Other response *

The word cloud requires at least 20 answers to show.

Response	Count
Walking paths	1
walkability and bikability	1
The ten villages do not have equal percentages of low income thus WL and OM, with higher percentages create inequality. Why did that happen. Fix it.	1
Protect undeveloped areas to preserve the environment.	1
preservation of a variety of housing types at a variety of price points. We are allowing Columbia to become a wealthy enclave instead of a vibrant, integrated community.	1
Please stop concentrating poverty in Columbia	1
Open space ratios as required under Newtown zoning	1
mix of housing types and options	1
It is being close-minded that any of this is considered for not being protected.	1
eco system services	1
Dont increase density there without increasing in the rest of the county.	1
development of Town center	1
Density should remain at 2.5 units per acre.	1
Covenants and Land Use Ratios	1
CA Pathways and Trails	1
Access to the Downtown Columbia Lakefront for arts and culture events on the New Lakefront Stage. Construction projects at Sterrett Place and Wincopin Circle could eliminate parking and infrastructure space for large community arts events.	1
:Mowed lawn in open space for recreation.	1

Answered: 17 Skipped: 382

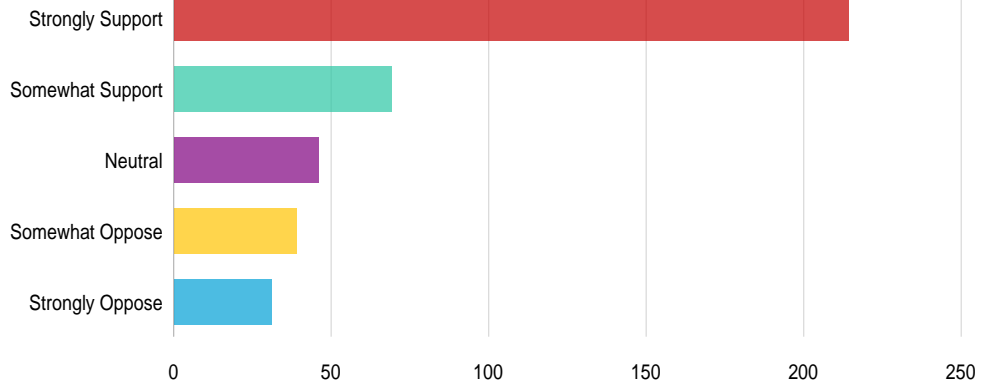
● Please rank your top three: *



Rank	Answers	1	2	3	4	5	Average score
1	Tree-lined streets and green spaces	39.1% 156	23.81% 95	18.3% 73	0% 0	0% 0	5.08 0
2	Community gathering places	11.53% 46	25.81% 103	23.56% 94	0% 0	0% 0	3.53
3	Affordable housing	29.57% 118	10.28% 41	10.03% 40	0% 0	0% 0	3.19 0
4	Historic buildings or landmarks (within a Historic District)	8.27% 33	18.05% 72	9.02% 36	0% 0	0% 0	2.11
5	Local businesses	5.76% 23	14.04% 56	17.04% 68	0% 0	0% 0	2.10 0
6	Cultural or religious institutions	2.76% 11	4.01% 16	9.27% 37	0% 0	0% 0	0.90

Answered: 399 Skipped: 0

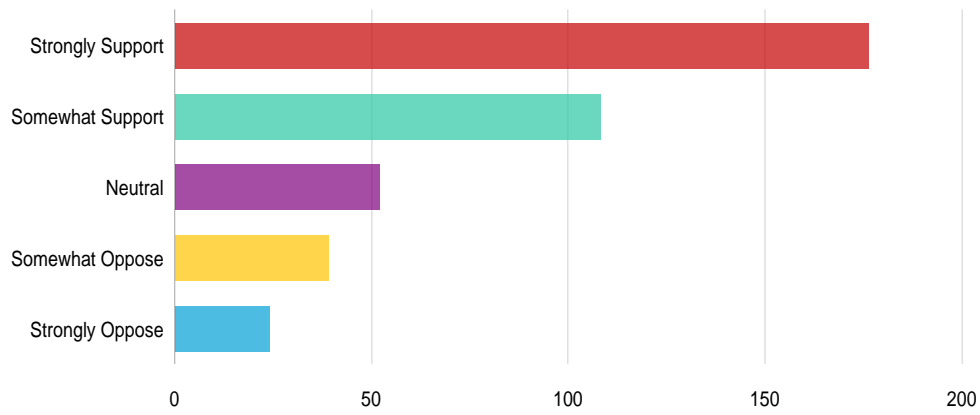
● 7. The most recently adopted County General Plan (2023) supports... *



Answers	Count	Percentage
Strongly Support	214	53.63%
Somewhat Support	69	17.29%
Neutral	46	11.53%
Somewhat Oppose	39	9.77%
Strongly Oppose	31	7.77%

Answered: 399 Skipped: 0

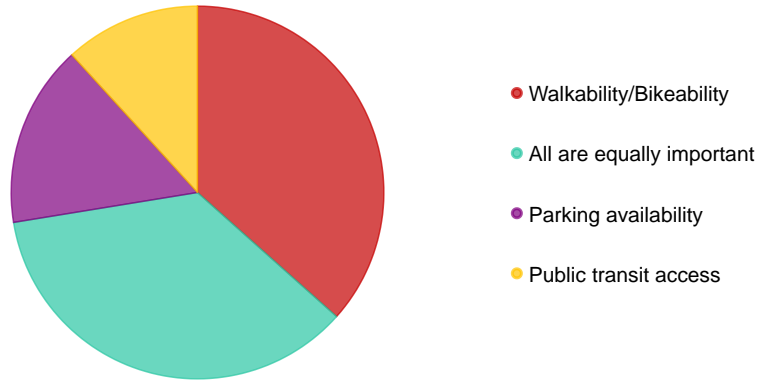
● 8. The most recently adopted County General Plan (2023) supports mixe... *



Answers	Count	Percentage
Strongly Support	176	44.11%
Somewhat Support	108	27.07%
Neutral	52	13.03%
Somewhat Oppose	39	9.77%
Strongly Oppose	24	6.02%

Answered: 399 Skipped: 0

● 9. Which is most important to yo... *

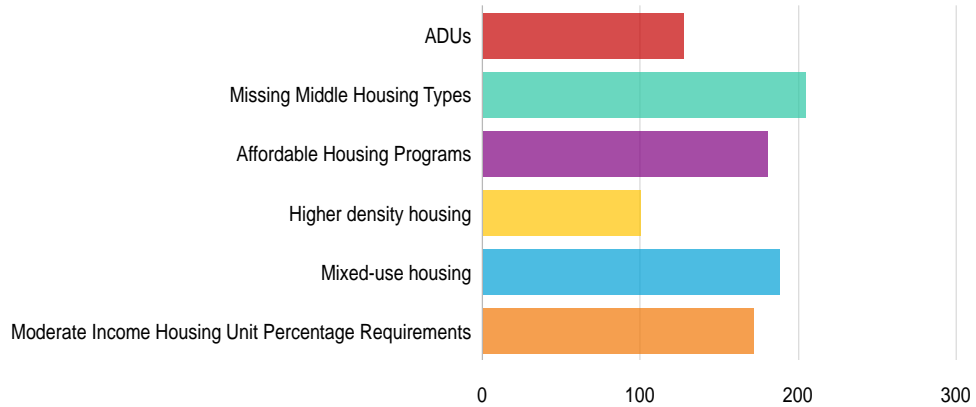


Answers	Count	Percentage
Walkability/Bikeability	146	36.59%
All are equally important	143	35.84%
Parking availability	63	15.79%
Public transit access	47	11.78%

Answered: 399 Skipped: 0

Impacts and Concerns

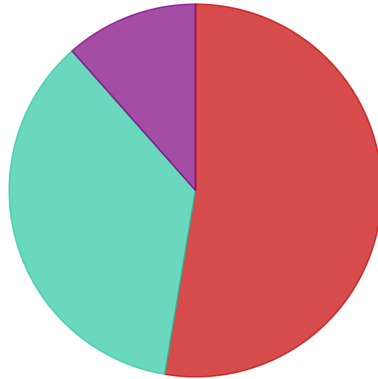
- 10. What are possible ways you see housing affordability in New Town Columbia... *



Answers	Count	Percentage
ADUs	127	31.83%
Missing Middle Housing Types	204	51.13%
Affordable Housing Programs	180	45.11%
Higher density housing	100	25.06%
Mixed-use housing	188	47.12%
Moderate Income Housing Unit Percentage Requirements	171	42.86%

Answered: 399 Skipped: 0

- 11. Are there parts of New Town Columbia that you think would benefit... *



- Not Sure
- Yes
- No

Answers	Count	Percentage
Not Sure	210	52.63%
Yes	143	35.84%
No	46	11.53%

Answered: 399 Skipped: 0

● 11a. Please Specify the area(s) that you think would benefit from redevelopment. *



Response	Count
Village centers	11
Long Reach Village Center	7
Long Reach	4
Columbia Gateway	3
The mall	2
Gateway	2
x	1
Wilde Lake, Oakland Mills	1
Wilde Lake and Long Reach village areas	1
Wilde Lake	1
West Columbia needs more transit access and more affordable housing. It's all too concentrated in East Columbia and the excuse has always been that there's not good transit. I want more affordable housing -- but it needs to be mixed in, not concentrated!	1
We need to rethink our commercial (village) centers that are dying due to increased competition. We need to be careful in balancing quality of life with redevelopment though. We need a holistic view to what we decided to do.	1
Village centers; older apartment/condo communities	1
Village Centers, vacant or underutilized office parks	1
Village Centers, Dobbin, Gateway	1
village centers, big box shopping centers, single story flex-space areas	1
village centers!	1
Village Centers with generic tenants, architecture and high vacancies. Outdated rundown townhome, condo and apartment complexes.	1
Village centers should all be denser (like around the Mall / Wilde Lake)	1

Village Centers in Oakland Mills, Owen Brown and Long Reach, and the Gateway Center	1
Village and Neighborhood Centers are easy focal points for redevelopment	1
Village and neighborhood centers	1
vicinity of Oakland Mills Village Center	1
Updating village centers	1
Unused/vacant office space repurposed for low income housing like other major cities	1
Underutilized village centers	1
town center	1
The village centers, especially Harper's Choice, Hickory Ridge, Owen Brown and Oakland Mills	1
The village centers since they are somewhat outdated now	1
The mall. It should be a combination of housing, shopping, restaurants and entertainment with parking that does not sprawl	1
The mall.	1
The Lakefront! Needs to be more vibrant- natural epicenter of the community. Mall should be re-imagined!	1
The huge empty parking lot behind the gas station, and the adjacent low rise office buildings.	1
The area around Whole Foods - so car-focused!	1
Terrible apartments near 175 / Columbia Rd. Similar problem with apartments by library, Oakland Mills area and more. All this oozy mahntrained, cheap housing brings crime and more voucher holders and then more crime.	1
Surrounding Columbias village centers	1
Stephen's Forest , most Village Centers	1
some of our village centers	1
Snowden River Parkway, Route 175	1
Single-floor, underutilized office parks, Village Centers, Downtown Columbia	1

Several of the Village centers, such as Long Reach, Hickory Ridge andHarper's Choice	1
Route1 Corridor/Long Reach/Gateway	1
river's edge	1
River Hill, Dorsey Search	1
River hill should have apartments and a mixed housing community like all of the other villages	1
RePurpose unused/under-used buildings. Stop building new ones.	1
Recapitalize the mall as mixed use and residential	1
Public transit as there is no access to that either except either Baltimore or DC	1
Phelps Luck, Longfellow, Bryant Woods, Gateway	1
Phelps luck	1
Owen Brown Village Center	1
One-story buildings on Hickory Ridge Road south of hospital could be redeveloped to multi-story.	1
OM and WL; need more people traffic in downtown	1
Older villages on East Side	1
Older villages and schools	1
Older villages and older village centers	1
Older villages - Wilde Lake, Oakland Mills, Long Reach, Harpers Choice	1
Older villages	1
Older village shopping centers	1
Older village centers	1
Older neighborhoods, village centers	1
Older centers	1
Older apartment complexes in Harper's Choice	1

Older Apartment Complexes	1
Oakland Mills, Long Reach, Harpers Choice, River Hill (there's no affordable housing there)	1
Oakland Mills, Harper's Choice, Fairway Hills, Columbia Mall, Village Centers	1
Oakland Mills Village Center	1
Oakland Mills Town Center	1
Oakland Mills and Owen Brown	1
Oakland mills	1
Maryland	1
Mall, village centers	1
Mall	1
Long Teach Village	1
Long Reach, Thunder Hill, Hickory Ridge	1
Long reach, oakland mills	1
Long Reach, Hickory Ridge	1
Long Reach Village Center. Oakland Mills Village Center.	1
Long Reach Village Center, Snowden River strip malls and huge parking lots	1
Long Reach Village Center, Oakland Mills Village Center, Wilde Lake Villaage Center	1
Long Reach Village Center, Merriweather (continue as planned), areas adjacent to Gateway	1
Long Reach Village Center, Columbia Gateway	1
Lakefront, Mall (remove parking), and Wilde Lake Village Center	1
Industrial parks	1
Hickory Ridge Village Center, Lakefront North, Gateway,	1
Hickory Ridge Village Center, but we don't need additional expensive rental units.	1

Hickory ridge village	1
Hickory Ridge and Harpers Choice Village Centers	1
Harper's Choice and Long Reach	1
Harpers Choice	1
Glen Meadows area.	1
Gateway, Snowden Corridor	1
Gateway, Snowden River, Route 1	1
Existing garden apartments in almost every village	1
Empty area on Sterrett place	1
East side & the Mall	1
Downtown Columbia	1
downtown	1
Connection of Oakland Mills village center to downtown Columbia. Separated by a highway.	1
Columbia has a lot of previously called Section 8 housing. I would like these neighborhoods to become more mixed use housing including missing middle housing..	1
Columbia gateway and Failing Village centers	1
Clarksville should not be just for the affluent.	1
Changing commercial buildings to housing	1
Cedar Lane and freetown road	1
Broken land parkway? gateway business area.	1
As agreed upon, selected areas already and add as needed	1
Areas with abandoned or decaying businesses or homes that can be reclaimed before breaking ground on pristine land. (This is happening on Cedar Lane. Well done)	1
Areas close to the mall, Banneker area	1

Area between Mall and Lake, Sterrett Place, Long Reach Village Center	1
Anywhere around Snowdon Parkway where it's too car-centric with big box stores.	1
all village centers would benefit from redevelopment, and all neighborhoods would benefit from ADUs, missing middle, and more inclusive housing options.	1
All village centers should be modernized to attract more/better businesses and to include mixed-income housing. Priorities: Long Reach, Kings Contrivance, Hickory Ridge, Oakland Mills, Owen Brown	1
All village centers	1
All Town Centers	1
All of the strip mall/shopping centers. They need wide sidewalks, bike lanes leading to them, and better overall incorporation into non-car travel. More bike racks. Stop making tiny pockets of neighborhoods that are surrounded by car-only infrastructure.	1
All of it. Please start development.	1
All of Columbia should be much more dense	1
All of Columbia	1
All	1
Aging condo and townhouse developments in the villages	1

Answered: 143 Skipped: 256

● 12. Are there parts of New Town Columbia you think should not be... *

Response	Count
Village centers	4
open space	4
Green Spaces	4
Town Center	3
Green space	3
Symphony Woods	2
Parks	2
Mall Area	2
Wildlake	1
Wilde Lake village, most single-family home neighborhoods	1
Wilde Lake Village center is great.	1
Wilde Lake and Oakland Mills	1
Wilde Lake and Lakefront at Lake Kitt	1
Wilde Lake and Lake Kit	1
wilde lake	1
We need to ensure there is green space around development, and not just sidewalk strips and flower beds.	1
Village centers. Encourage small businesses to come back to the villages	1
Town Center, Kings Contrivance	1
Town Center, by the lake	1
town center is already overcrowded and more housing is not the answer.	1
Town center already is over crowded. if we add more housing, more traffic it will lose the reasons i moved here.	1

Town Center (Downtown especially) already has enough planned units to be built, so we don't need more. Better to repurpose the buildings that are already standing to include multipurpose use.	1
The two lakes with the parks around them	1
The parks, walking trails, and current open spaces	1
the mall - leave it alone, please.	1
The lakes	1
The Lake Kitt Lake Front , area around the Lake in Wilde Lake, and around Lake Elkhorn	1
The Banneker firehouse is a historic property. We should not remove every piece of the original Columbia.	1
The areas around Wilde Lake and Lake Elkhorn. Should remain low-density, single family residences.	1
The area around the mall. Snowden River Pway north of 175.	1
The area around Lake Kittamaquandi	1
Symphony woods, green spaces and pathway systems	1
Stop building on green spaces	1
Some villages have plenty of mixed housing like Oakland Mills, Wilde Lake, and Harpers choice. River Hill does not have the variety that older villages have.	1
Snowden River Pkwy	1
Snowden River parkway	1
single family sections	1
See above	1
Scenic roadway areas	1
River Hill,	1
River Hill	1
Residential areas and open space	1
Reduction of green space to build mix-use development.	1

Please preserve our lakes	1
Pathways and green spaces would be ideal if they weren't encroached upon	1
Paths and lakes	1
open spaces near the lakes. Places managed by CA open space open space.	1
Open space, parks and paths	1
Open space owned and maintained by Columbia Association	1
Older residential areas with distinctive character.	1
Nothing if not done for the county as a whole. Why shouldn't the rest of the county have access to greater density and adds, etc.	1
Not jamming in more townhouses and apartments, build some single story detached homes for seniors in the price range of about \$500K.	1
No new multi-million dollar library.	1
no more medical buildings and stop the monster library	1
No more building at Lake Kit, downtown Columbia.	1
No ADU's within two miles of Downtown.	1
Much of the open/green space that currently exists	1
Most Village Centers (except for Long Reach), the Lakefront, existing neighborhoods of detached single-family homes	1
Most of the residential areas, although there are old garden apartments that could be rebuilt to add affordability.	1
Most of the local "lakes" already have much residential development around them. While some projects may need to be torn down and something else put in their place, I would not favor higher buildings or greatly increased density on their shores.	1
Most of it	1
Most of Columbia was built this way on purpose and should not become a busy city	1

Most areas of NT already developed with privately-owned housing on residential streets so redevelopment of that is up to property owners. There should be more flexibility to add ADUs	1
Merriweather, open spaces, pathways	1
merriweather	1
Maintain green space around merriwether. It has been greatly reduced over the past few years.	1
low density neighborhoods	1
Limit amount of housing & business ... do we really need coffee shop/fast food at every corner.	1
Lakeside areas	1
Lakes and green spaces and multi-use trails	1
Lakefront areas	1
Lakefront and its pathway should be preserved	1
lakefront	1
Lake Kid	1
Lake area	1
Keep the lake and enhance adjacent lake-oriented amenities.	1
Keep natural woods and habitats!	1
I think Town Center is good as it is.	1
I really like where I live. Good mix of outdoors and buildings	1
I do not want low- or middle-density areas to be "redeveloped" in order to create more density or more commercial use.	1
Huntington East is such a confined area that there's little room for additional housing.	1
Hobbits Glen, where newer businesses just went in	1
Hickory Ridge Village Center. Do not turn this into another Wilde Lake. Do not have schools or traffic controls to support.	1
Hickory Ridge village center area. Would like to see businesses come back that were driven away	1

Hickory Ridge Village Center	1
Hickory Ridge already has a wide variety of housing types: Section 8, apartments, town houses, single family. Leave it alone now. It is becoming overly congested with hospital, community, college, high density housing. Develop elsewhere.	1
Harpers Choice	1
Hard to say. Only in the area for 2 years but don't just build on small plots such as done on corner of Cedar Ln and Freetown Rd.	1
green spaces, trails.	1
Green spaces around the lakes need to be preserved. It has been incredibly sad and disappointed seeing all the green spaces destroyed and replaced by tall buildings around merriweather. I'd hate to see that happen to other green spaces.	1
Green spaces and bike pathway systems	1
green space/open space; changing housing zoning from single to multiple unit homes	1
Green space.	1
Green space should remain green space.	1
Green Space and walking trails	1
Green Space / Walking trails	1
Frontage on lakes	1
Existing village residential	1
Existing residential streets.	1
Existing open and green spaces.	1
existing green spaces	1
Excess parking, Older Lake House units	1
Everywhere is becoming too developed!	1
Established neighborhoods.	1

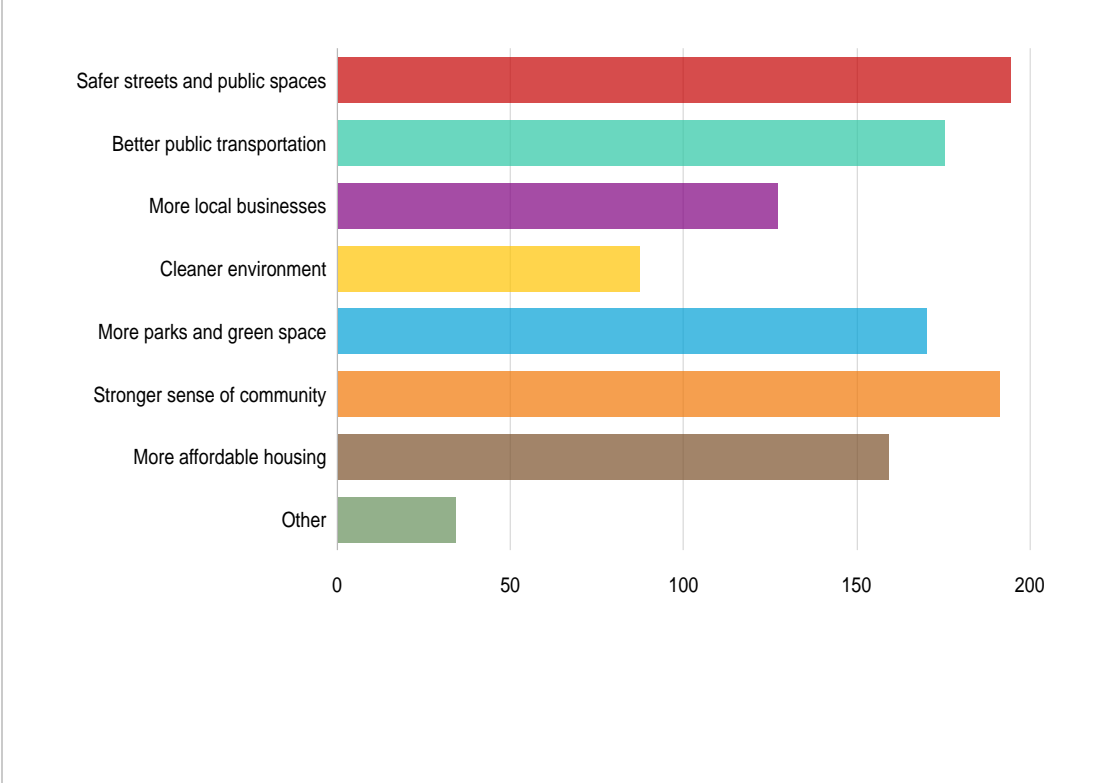
Entire parcel. Put effort into making the existing community work as planned.	1
downtown, WL	1
Downtown lakefront	1
Downtown is becoming increasingly congested. Improve transportation congestion and provide interconnected public transportation	1
Downtown	1
Dorsey's Search, River Hill, Town Center	1
Developed residential areas like my neighborhood	1
current residential housing areas and green spaces - do not take away green space!	1
Current green spaces	1
Colorburst park is amazing	1
Clemens crossing. Kings contrivance	1
Certain green spaces and open spaces	1
Bike paths, open space, neighborhoods with mix of housing types, lakes,	1
Banneker Fire Station Historic Bldg. (1st Fire Station & Gehry Architecture)	1
Around the lakes	1
Around Lake Kitamaquandi	1
Areas near existing homes	1
Areas around lakes and ponds such as Lake Elkhorn, Sewell Pond, Jackson Pond and Wilde Lake	1
Areas around lakes and parks	1
Anything that is privately owned	1
Anything around Middle Patuxent Environmental Area	1
Any open space should be kept as open space	1
Any of the lake areas	1

Along the lakes' and its surrounding woodlands. Ezisting woodlots greater than a few acres. Woodlands that provide connected corridors for wildlife and attracting birds.	1
All the areas where poverty is already concentrated	1
All of them	1
All of the lakes, existing bike lanes, multi-use paths.	1
All of NT zoned property.	1
All of it. Columbia should not allow the development of unbroken ground, village centers, or forests and floodplains/riparian zones	1
All	1

Answered: 150 Skipped: 249

Vision for the Future

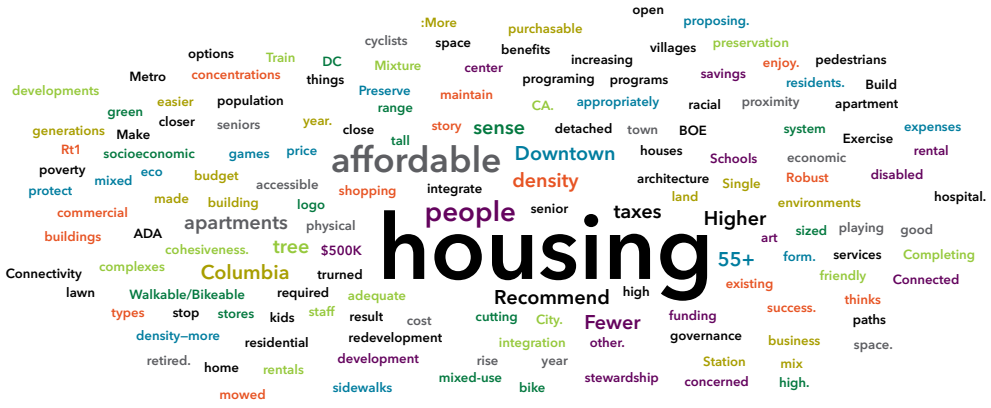
● 13. Imagine the New Town Zoning District area 20 years from now, what would mak... *



Answers	Count	Percentage
Safer streets and public spaces	194	48.62%
Better public transportation	175	43.86%
More local businesses	127	31.83%
Cleaner environment	87	21.8%
More parks and green space	170	42.61%
Stronger sense of community	191	47.87%
More affordable housing	159	39.85%
Other	34	8.52%

Answered: 399 Skipped: 0

● Other response *



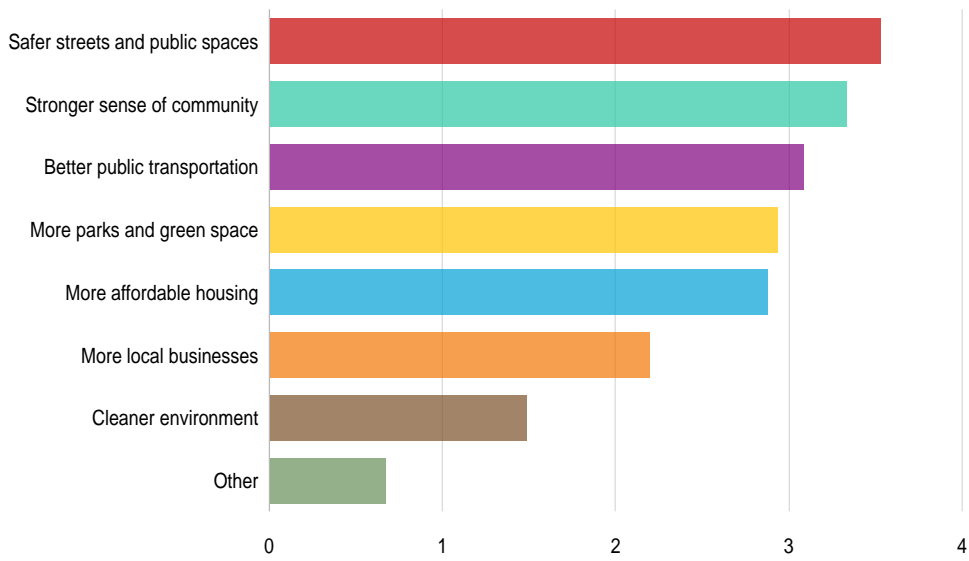
Response	Count
Walkable/Bikeable	1

The downtown architecture has no sense of cohesiveness. Recommend that every building, existing and new, be required to integrate a sense of the people tree either physical or art form. Recommend that the people tree logo be turned over to CA.	1
Single story detached houses for seniors that are in the \$500K price range	1
senior friendly environments with housing and shopping close and ADA accessible	1
Schools appropriately sized for the population with an adequate budget to maintain programing without the BOE playing funding games and cutting programs and staff every year.	1
Robust governance	1
redevelopment of town center	1
Preserve the socioeconomic and racial integration that first made columbia a success.	1
More things to do for kids	1
More housing that's affordable	1
More economic development	1
more eco system services	1
more density	1
Mixture of land uses, namely commercial and residential, in closer proximity to each other.	1
mixed use housing with stores below and housing above	1
Make Columbia a City. It is easier than everyone thinks and would result in more benefits and cost savings to residents.	1
Less tall apartment complexes and business buildings	1
Less people, stop increasing taxes every year	1
Housing for the disabled	1
Higher density—more apartments and mixed-use housing	1
Higher density in the villages	1
Fewer new rentals and more purchasable housing	1

Fewer concentrations of poverty	1
Exercise good stewardship to protect our green space preservation for generations to enjoy. Build affordable housing to own than high rise rental apartments as you are proposing.	1
DC Metro Train Station near Rt1	1
Connectivity for pedestrians and cyclists,	1
Connected sidewalks and bike paths	1
Completing Downtown	1
Better mix of housing types and options	1
Being able to keep my home once retired. I'm concerned the taxes and expenses will be too high.	1
Another hospital.	1
Affordable 55+ housing	1
55+ affordable housing developments	1
:More mowed lawn in open space.	1

Answered: 34 Skipped: 365

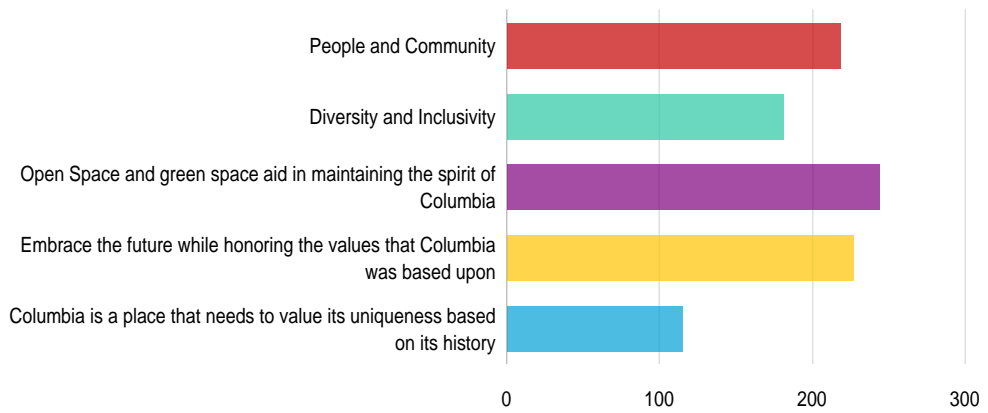
● Please rank your top three: *



Rank	Answers	1	2	3	4	5	Average score		
1	Safer streets and public spaces	23.56% 94	13.53% 54	11.53% 46	0% 0	0% 0	0% 0	3.52	0%
2	Stronger sense of community	14.29% 57	17.04% 68	16.54% 66	0% 0	0% 0	0	3.33	
3	Better public transportation	12.78% 51	19.05% 76	12.03% 48	0% 0	0% 0	0% 0	3.08	0%
4	More parks and green space	11.53% 46	14.54% 58	16.54% 66	0% 0	0% 0	0	2.93	
5	More affordable housing	19.3% 77	9.52% 38	11.03% 44	0% 0	0% 0	0% 0	2.87	0%
6	More local businesses	7.77% 31	12.53% 50	11.53% 46	0% 0	0% 0	0	2.19	

Answered: 399 Skipped: 0

● 14. Which phrases best identify your vision for the New Town Zoning District area 2... *



Answers	Count	Percentage
People and Community	218	54.64%
Diversity and Inclusivity	181	45.36%
Open Space and green space aid in maintaining the spirit of Columbia	244	61.15%
Embrace the future while honoring the values that Columbia was based upon	227	56.89%
Columbia is a place that needs to value its uniqueness based on its history	115	28.82%

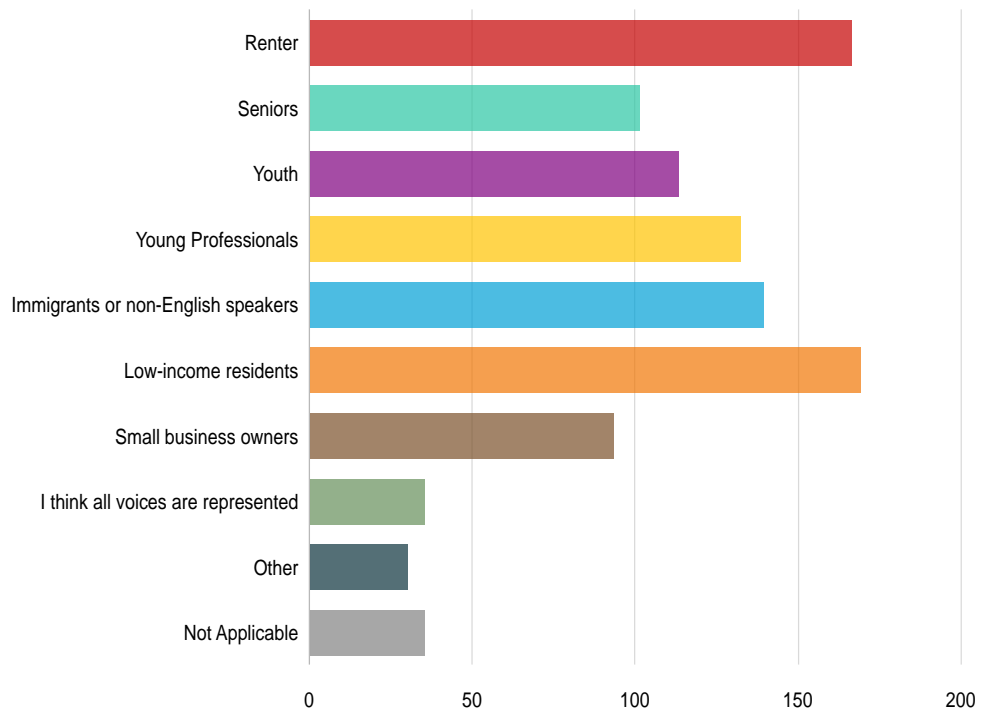
Answered: 399 Skipped: 0

● Other response *

There are no answers to this question yet.

Additional Input

● 15. Whose voices do you think are missing from zoning discussion...



Answers	Count	Percentage
Renters	166	41.6%
Seniors	101	25.31%
Youth	113	28.32%
Young Professionals	132	33.08%
Immigrants or non-English speakers	139	34.84%
Low-income residents	169	42.36%
Small business owners	93	23.31%
I think all voices are represented	35	8.77%
Other	30	7.52%

Long time residents and people who helped create the concept of Columbia, is this what Rouse had in mind?	1
Long time residents	1
Long term home owners	1
LGBT community members	1
ldk	1
I really don't know as I am not part of this zoning discussion	1
I have no idea.	1
I don't know, but I strongly suspect Low Income Residents' voices are not as well heard as everyone else.	1
I don't know who does not or cannot participate. Find out.	1
I cannot say from this survey who has been seated at the table.	1
Howard County residents who don't live in Columbia. We pay and have no say.	1
Homeowners	1
HCPSS, parents in over crowded schools	1
Families with children	1
Environmentalists	1
Don't know	1
Developers outside of Columbia for feasibility and reality of outcomes that may result from proposals to change the code.	1
Busy families! The bread & butter of Columbia	1
Black/African Americans newer to the county (less than 15 years here)	1

Answered: 30 Skipped: 369

- 15a. Do you have any suggestions for how we can best reach out to these groups?

Use the 50 + centers	1
Use both social media and town hall discussions.	1
Update the village centers so they are relevant to this demographic. Cookie cutter aesthetic & chains are boring.	1
translators available to make immigrants' voices heard	1
Town halls and targeted group surveys	1
Town Hall meetings with young people during school hours in schools within the zoning boundaries. Reaching out to community leaders within low-income/non-English speaking communities. Town Halls in buildings/centers where young professionals are living.	1
Tour local businesses and have conversations. Record their feedback	1
Through village offices and local church/religious organizations	1
Through schools and HCC	1
Through HCC, property managers, employers	1
Talk to students at HCC	1
Take the message to them	1
Tabling/outreach at Columbia Association events	1
Stop concentrating poverty in the same places	1
Spread messaging via Howard Community College, high schools, and organizations that provide services to low-income residents (such as Columbia Community Cares)	1
Speak to users of Senior centers	1
Some Villages have renters mailing addresses. Work through Village managers who have more contacts.	1
Social media, senior centers, local organizations	1
Social media, boots on the ground (tables outside starbucks, etc to find out what people need), talk with HoCo workers (literally government employees, firefighters, teachers, etc to find out what they need...they cannot afford to live in this county)	1

social media that meets them where they are	1
Social media outreach may be helpful to engage younger people, multilingual advertising in buses might be useful for engaging lower-income and ESL residents.	1
Social media groups	1
Social Media Blast, WTOP	1
Social media and through public schools.	1
Social media & local business associations	1
Social media	1
Snail mail notifications	1
Seniors via the Senior Centers and local churches. Low Income via Social Workers or any school or interaction they would have with a landlord or other government entity.	1
Seniors are a hard group to reach Most do not travel at night only some use computers for any kind of digital connection	1
Send this survey out by all means possible including a direct mailing to every address and including it in water/sewer bills, advertise the survey on TV and the radio	1
Schools, multi-lingual emails	1
Schools - PTAs, health department, The Village in Howard County and 50+ Centers	1
Schedule a meeting	1
Renters and low-income residents is easy: Reach out at apartment complexes and through CAC who help with S8 rental assistance and other benefits. Young professionals: reach out on social media, like Reddit and Instagram.	1
reach out to PTAs and have them survey their members asking for their childs input	1
Reach out to colleges & chamber pf commerce	1
Public outreach. Community is important.	1
Provide free childcare at events	1
presentations in communities timed for participants schedules.	1

Physically going and knocking on doors, educating with items that residents can reach out to for comment	1
Perhaps working with area non-profits that serve low income residents	1
Pass out flyers to businesses around the area	1
Partnerships with churches like Union Church.	1
Partnerships	1
Participate in young professional networking events, attend Chamber of Commerce events, and touch base with immigration advocacy groups.	1
Paid focus groups targeting these individuals, with childcare options if not virtual events.	1
Outreach in native languages	1
Online/social media open-ended questions	1
Not at this time	1
NO	1
More property tax reduction to seniors with medium income as well as now income seniors	1
More press about this	1
More presentations explained in venues that seniors spend time at, libraries, senior centers, grocery stores.	1
More effective communication.	1
More social media campaigns	1
Monthly meeting at community centers & show in Howard County Tv. Discuss 1 topic paper 2 hr session...	1
Meetings on non work and school days	1
meetings at the village level	1
Meet with renters where they live. and have an event for younger people that will offer them something	1

Meet them where they are- social media, flyers, what's app, translators, library...	1
Meet them where they are and help people to understand the bigger picture	1
Meet them where they are - not sure exactly how though!	1
Meet them where they are - at the mall, houses of worship, at HCC, at housing complexes	1
Meet residents in public spaces	1
Make them stakeholders in the plan. When people have a stake in something they do and participate more. I am a small business owner. What are you doing to make me a stakeholder in these plans?	1
Make sure those who stand to make a large profit from new zoning don't drown out community voices. Remember who are the paid voices.	1
Mailing to nonprofits; ask HS student government to get involved; Have a few sessions at popular places just after work lets out.	1
Mailers, community meetings, respond to input with changes in plans	1
Mailers to the apartment buildings, signs in the around or within the apartment buildings. Recommend reaching out to the management to maybe have a community meeting.	1
Mailers	1
Mail surveys	1
Looking at the population of immigrants and non-English speaking to identify where they gather for their community and ensure documents in their native language are available at those places and on the website.	1
local government staff and electeds outreach in person, online and social media	1
local and national news outlets and groups like ULI (Urban Land Institute)	1
invite them to luncheons	1
In-person events, block party, discussion panels, rent parties, etc.	1
Include us in the planning	1
immigrant cultural associations, hold meetings at apartment complexes, go to local restaurants & bars	1
I think you just need to focus heavily on affordability even if that makes current residents unhappy	1

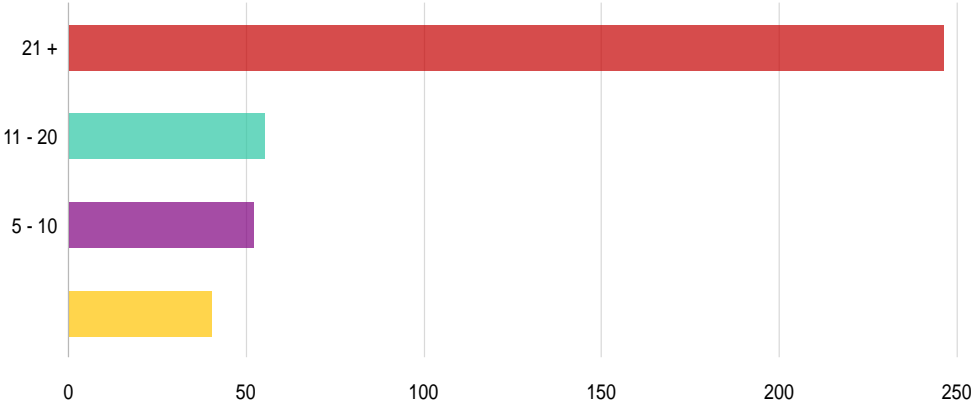
I don't have any good suggestions. But I think often input is heavily given by those who don't have work and obligations with small children.	1
I believe it is more an issue of businesses and development companies having an outsized voice in zoning discussions.	1
How to get the VC owners (ie Kimco) to achieve full occupancy.	1
Hold on site meetings not at George Howard	1
Hold events that allow for candid conversations	1
HOA groups	1
hcc, columbia md social group, omnihedral all have youth connections. You should reach out to daycares to hear from parents of young children. Ask APL , the hospital, school system, and other larger county employers to connect with their affinity groups	1
have representatives from your zoning group reach out specifically to groups who meet here like Interfaith Refugee Ministry, the HOCO biking group, etc.	1
Grab a clip board and go door to door	1
Go to where they live	1
Go to where they are. For instance, set up a table in apartment buildings	1
Go to them, meet in their communities, speak their language.	1
Go to them with trusted allies from each group. Please define terms like ADUs in a survey like this!	1
Go to their business and apts	1
Go to the various nearby apartment buildings and hold meetings rather than making them come to you	1
go to the Small business professional associations	1
Go to the apartment complexes. Go door to door.	1
Go to apartment communities, meet apartment managers and ask for their help, or go through existing agencies or nonprofits with connections to these communities.	1

Go into schools and ask the kids what they want to do in their free time. They need locations to go and play/spend time that don't require a car to get there, and are not expensive to be at. Low-income residents can be reached via door-to-door flyers.	1
Go back to reaching out to people by mail. Not just online.	1
Focus on the core of Columbia and communities. Many long time residents feel left out--much like the rest of the country. Realize there ARE conservatives in the county.	1
Farmers Markets and similar events	1
Explain why they should care, hold meetings virtually	1
Engage renters, non-English, and low-income residents in surveys, meetings, and discussions. I cannot speak for the latter two, but renters seem to have little say in improving rental life and perhaps building residents could build forums to raise issues.	1
Engage Columbia Social leaders, a community of over 1000 central MD young professionals who are 20s-30s	1
Engage better with local HOAs	1
Email them	1
Don't selectively listen to/cater to the affluent.	1
Do more in Spanish	1
Coordinate with apartment building management to advertise	1
contact the small business owners and get their input. they take a risk starting a business in Columbia and many have given up	1
Contact the groups who serve those populations and engage them in ways that work for them (for example, providing child care, translators, meals).	1
Connect and survey these businesses	1
Community meetings, webinars, perhaps direct mail	1
Community meetings and outreach	1
Community centers, religious institutions, after school programs, Columbia Mall, libraries	1
Columbia newsletter	1

Churches for immigrants as well as cultural associations. Low income folks via our Dept of Housing. Renters by contacting every HOA to distribute leaflets.	1
Chamber of Commerce and industry associations	1
Canvas, putting information in the businesses they frequent, host social event s that welcomed them	1
call them	1
Better marketing of opportunities , everyone doesn't get the Ball Bulletin.	1
Be out in the community more.	1
Attend local places of worship, grocery shopping and schools.	1
Announced meetings with each of these groups.	1
All Social Media / Senior & Church Groups / Associations	1
Advocacy groups, schools, churches	1
A community paper-local news is almost non existent with the loss of The Columbia Flier. Citizens are poorly informed.	1

Answered: 148 Skipped: 251

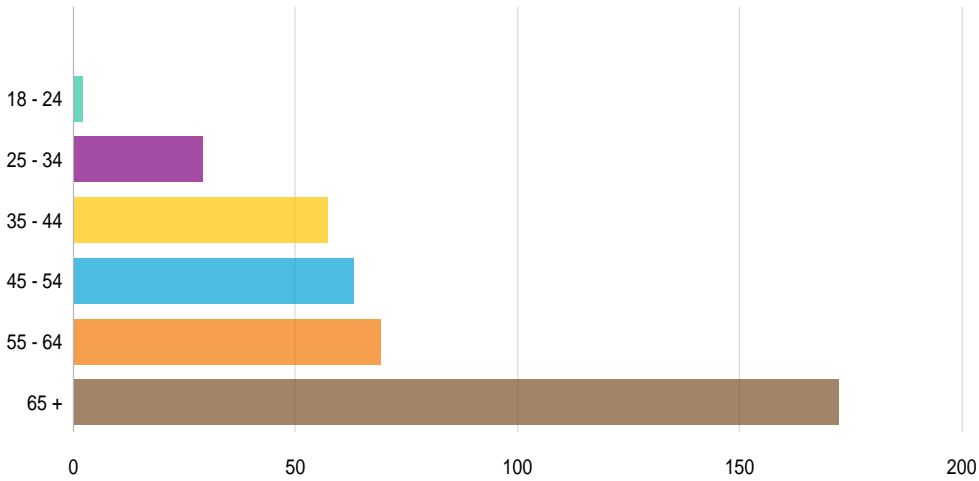
● 16. How many years have you lived in the County?



Answers	Count	Percentage
21 +	246	61.65%
11 - 20	55	13.78%
5 - 10	52	13.03%

Answered: 393 Skipped: 6

● 17. Please select your age



Answers	Count	Percentage
18 - 24	2	0.5%
25 - 34	29	7.27%
35 - 44	57	14.29%
45 - 54	63	15.79%
55 - 64	69	17.29%
65 +	172	43.11%

Answered: 392 Skipped: 7



Oakland Mills Community Association

The Other Barn | 5851 Robert Oliver Place

Columbia, MD 21045

410-730-4610 | oaklandmills.org

December 18, 2025

The Oakland Mills Village Board and cOMmunity have great interest in the Department of Planning and Zoning's NT Zoning evaluation with the NT Task Force. We realize that Columbia is 58 years old, and a review of NT zoning's viability for the next 20-30 years is warranted.

New Town Zoning - NT

NT zoning has been extremely successful. It was the tool that the Rouse Company used to realize James Rouse's vision.

James Rouse established **four key goals for Columbia**:

- **Build a complete city:** Rouse aimed to create a comprehensive urban environment that would serve the needs of its residents.
- **Respect the land:** Rouse emphasized the importance of preserving natural resources and the environment.
- **Provide for the growth of people:** Rouse sought to foster the development and growth of the community.
- **Make a profit:** Although not the primary goal, Rouse also aimed to generate economic returns from the development.

Sources: Columbiamaryland.org, Preservationmaryland.org, and Columbia Association.

The Rouse Company created the unincorporated city of Columbia and used New Town zoning with the covenants to guide development. That process delivered one of the best places to live in the United States as rated by U.S. News, Money Magazine, Sperling's Best Places, Niche.com and Livability.

If changes to NT zoning and the covenants are desired, how easily can they be amended? According to a presentation to the Columbia Association Board in 2023 by one of the original Rouse Company lawyers, the covenants and NT zoning are almost impossible to change. Rouse designed it that way to preserve the integrity of Columbia. The Columbia Association legal counsel noted the same point in a presentation to Village Board Chairs, Vice-Chairs and Village Managers earlier this year.

Our Board realizes that some changes would be good. Approximately ten years ago each Columbia village created its Village Center Community Plan that would guide any future redevelopment of the Village Center area within the context of NT zoning. Oakland Mills VCCP calls for more upscale owner-occupied housing if any can be added. The VCCP is filed with the Department of Planning and Zoning.



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NEWS

Zoning for equity: raising all boats

By Smart Growth America, March 21, 2019



Sundance Square in downtown Fort Worth, TX, which was developed under form-based standards. Image: Randy Hutcheson.



[Learn about smart growth](#) [Get involved](#)



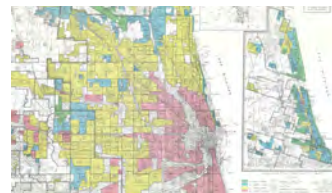
primarily in whiter, wealthier neighborhoods. The divide between these two residential zones often closely mirrors the **redlining maps** of old that—along with other insidious tools like racial covenants—directed investment away from low-income and minority neighborhoods and were used to keep African Americans and other people of color out of white communities.

Chicago isn't unique in this regard; zoning in many communities continues to keep people of color out of white neighborhoods while concentrating poverty in select zip codes, even if that's not the intent. But instead of being a tool for segregation, if done right, zoning can be a tool for creating more equitable, just communities.

From separation to integration

Form-based codes present a particularly promising strategy when confronting segregation. From the very start, this type of zoning uses an exhaustive community visioning process to inform the physical character and design of a community. And rather than separating housing from jobs and services, form-based codes encourage a mix of uses—and a greater **diversity of housing types**—which can dramatically cut transportation costs by allowing people to live closer to where they need to go.

If crafted thoughtfully, zoning reform can address ingrained inequities, especially when paired with other equity-driven initiatives for developing/preserving affordable housing, preventing displacement, and supporting small businesses.



A "residential security" (i.e. redlining) map of Chicago. Red areas were considered "hazardous," yellow "definitely declining," blue "still desirable," and green "best." Image: Mapping Inequality



Here are the main categories where we are seeing communities employ form-based codes to improve equity across the country:

- **Community benefit program:** Allowing taller buildings or more housing units in exchange for a certain "community benefit" is one way to encourage developers to include important resources or features in their projects. [New Rochelle, NY](#)'s form-based code offers developers up to four additional floors if projects include greater energy efficiency, attainable space for low-income artists, historic preservation, affordable housing, or certain community facilities. Developers can alternatively pay into a community benefit fund that supports workforce training, job placement services, and relocation assistance for residents and businesses.
- **Affordable housing requirements:** Some form-based codes require developers to provide a minimum amount of affordable units for low- and moderate-income residents. This provision is often adopted along with other complimentary affordable housing programs in places like Columbia Pike in [Arlington County, VA](#) where 20–30 percent of net new units must remain affordable for 30 years to households earning up to 60 percent of the area median income.



The Arlington Mill Residences on Columbia Pike is a four-story, 122-unit complex that is 100 percent affordable (for 60 percent AMI). It includes 98 two- and three-bedroom units to support larger families and 13 units designated for formerly homeless individuals and families. Image: staff photo.

- **Small business sensitivity:** Zoning regulations for commercial development can be designed to support small or minority-owned businesses and help retain local workers. [Winoski, VT](#)'s form-based code permits smaller-than-usual business frontages to enable affordable space for immigrant-owned restaurants.
- **Approval priority:** Expedited approval and reduced review fees are being used to reward projects that include affordable or workforce housing under [Bradenton, FL](#)'s form-based code.
- **Conservation strategy:** The form-based code for Columbia Pike in [Arlington County, VA](#) also includes a transfer of development rights and conservation area standards to protect sensitive properties and preserve existing affordable housing units.
- **Expanding housing choice by regulating form, not density:** Form-based codes enable an array of building types that fill the void of missing middle housing—things like cottage apartments, bungalow courts, and triplexes—that can create smaller-sized and more affordable dwelling units. [Fort Worth, TX](#), for example, permits accessory dwelling units by right without restricting size in its Near Southside form-based code and [Hartford, CT](#)'s form-based code allows for stacked flats and row buildings in most neighborhood districts. And when communities open up formerly exclusive, single-family areas to these types of housing, a wider array of people can live in them. And with more people—and the more walkable street grids that form-based codes promote—these neighborhoods can better support and be served by public transportation.



Hartford's zoning regulations include a description of various building types with local examples, as seen above for the "Row Building Type." Image: City of Hartford.

- **Adjusting parking requirements:** High minimum parking requirements typically require developers to construct expensive parking, the cost of which gets passed onto renters (whether they own a car or not) through higher rents. Reducing or eliminating these costly requirements around transit stops, in walkable neighborhoods, or on properties with affordable housing can improve affordability. A citywide form-based code for [Miami, FL](#) makes gentle density and missing middle housing more economically viable by eliminating parking requirements in urban neighborhoods. Alternatively, cities like Seattle require developers to "unbundle" parking cost from housing costs, so that only those who need parking are required to pay.



2/19/26, 8:20 AM

Zoning for equity: raising all boats - Smart Growth America

Most of these examples of more equitable zoning strategies revolve around increasing affordability—a first essential step toward desegregation and shared prosperity. Other strategies like improving access to public services and a more equitable distribution of public infrastructure investments must also be addressed to develop a truly equitable community.

Here are Smart Growth America, our motto—improving lives by improving communities—refers to all lives. While zoning has historically been a tool for separating people, it can be used to raise all boats in the community, regardless of a person's age, race, ability, gender, or income. Zoning reform won't create an equitable city by itself, but communities across the nation are using it as a crucial tool to remedy past wrongs and open up additional policy options for a more equitable future.

Related News



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By [Transportation for America](#) • June 7, 2016
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By [Calvin Gladney](#) • May 5, 2020
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<https://www.smartgrowthamerica.org/knowledge-hub/news/zoning-for-equity-raising-all-boats/>



3/4

ROYAL FARMS – SNOWDEN RIVER PARKWAY
CIRCUMVENTING THE RULES

Executive Summary:

By reviewing various documents, including the New Town District Memorandum and Order, 2030 Howard County General Plan, Planning and Zoning Regulations, FDP's, Department of Planning and Zoning Communications, Deeds and Covenants it is clear that a retail gasoline station is not permitted under the current regulations and that the Petitioner is trying to circumvent these regulations. The correct process is for the Petitioner to Amend the FDP.

The Columbia Association has the authority and responsibility to ensure that the correct process is followed.

The pages that follow enumerate 18 specific points that we believe support this conclusion. For each point, the rule or regulation is referenced, followed by the specific documentation that supports each rule or regulation, and the resulting impact/requirement that each point stipulates.

After reviewing this package, we believe that no other conclusion can be reached - that the petitioner in this case must be required to follow established procedures and requirements in order to gain approval for their proposal.

We believe that the Columbia Association has the authority and responsibility to require the property owner to pursue their application only by following established procedures and regulations.

Fact #1:

In order to rely on the zoning an FDP is recorded on the land records and can only be amended by the County Council/Zoning Board:

Supporting Documentation:

Howard County Zoning Regulations— New Town (NT) Section 125 D. 6.

6. Upon approval of the Final Development Plan or Final Development Plan Amendment (or upon the approval of each phase thereof if submitted on a separate segment basis) the same shall be recorded among the Land Records of Howard County and the provisions thereof as to land use shall bind the property covered with the full force and effect of specific Zoning Regulations. After such recordation, no new structure shall be built, no new additions to existing structures made, and no change in primary use effected different from that permitted in the Final Development Plan or Final Development Plan Amendment except by an amendment to the Final Development Plan.

Impact:

The property owner must amend the FDP to comply with the regulations.

Fact #2:

A gas station must be specifically sited on an FDP, pursuant to The Howard County Planning Board Policy Concerning Final Development Plan Phase Criteria, adopted 1/17/79:

Supporting Documentation:

Specific Language:

'2. Specific uses permitted under the FDP Phase Criteria recorded prior to October 3, 1977, in the Land Records of Howard County, whether listed by name or by referenced section of the Zoning Regulations, which are only permitted as a Special Exception under the 1961 Zoning Regulations of Howard County outside of the New Town District, shall require Planning Board approval of the location of said uses except where a singular use has been assigned to a specific parcel under a recorded FDP Phase Criteria. In these matters the Planning Board of Howard County may refer to the specific considerations set forth under Section 19 of the Howard County Zoning Regulations (adopted May 16, 1961) "Special Exceptions," for the evaluation and approval of applicable uses.' (Emphasis added)

Impact:

The property owner must amend the FDP to comply with the policy.

Fact #3:

Special Site Criteria are required for all gas stations in New Town pursuant to the 1979 Planning Board policy.

Supporting Documentation:

Below is an example of Special Site Criteria for a gas station in New Town (FDP 118):

*Special Site Criteria For Gasoline Stations
(Parcel A-32)*

- A. *PARCEL SIZE: The minimum parcel size which shall be used for a gasoline service station site shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback, and buffering requirements.*
- B. *PARCEL FRONTAGE: A minimum frontage of one-hundred fifty (150) feet on a public road shall be required for any site used for a gasoline service station.*
- C. *ACCESS: Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design, and construction of all driveways shall conform to the applicable County and/or State standards and specifications.*
- D. *SETBACKS:*
 - (1) *A minimum fifty (50) feet shall be required between the public right-of-way and any building on the site.*
 - (2) *Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.*
 - (3) *Parking and storage areas shall not be permitted within ten (10) feet of any property line nor within fifteen (15) feet of an adjacent residential property line.*
- E. *BUILDINGS:*
 - 1. *The main building, the pump island, and any ancillary buildings shall be harmonious in design with adjacent development and appropriate to the character of the neighborhood.*
 - 2. *Provision shall be made for restroom facilities for use by the public.*
 - 3. *Materials, textures, and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.*
 - 4. *Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.*
- F. *SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:*
 - 1. *Service racks and/or pits shall be located within the main building.*

[Above is an excerpt with additional sections following]

Fact #4:

The Definition of gas station does not include a convenience store per the Howard County zoning regulations – Section 103 (A) 93:

Supporting Documentation:

Section 103 (A) 93. Gasoline Service Station: A facility offering retail sales to the public of gasoline, motor fuels, travel aids, and minor automobile accessories. A gasoline service station may also provide motor vehicle service, repairs and maintenance, including painting and bodywork.’

Impact:

A gasoline service station in M-1 zoning does not include a convenience store.

Fact #5:

FDP 55 (Grinell – Property Owner’s site) specifies that a gasoline service station can only be ancillary to or compatible with an approved M-1 use.

Supporting Documentation:

‘7. PERMITTED USES – SECTION 17.031 D:

EMPLOYMENT CENTER LAND USE-INDUSTRIAL LAND USE AREAS

All uses permitted in Industrial districts or industrial land use zones are permitted including, but not limited to, all uses permitted in M-1 and M-R districts except, however, that uses only permitted in M-2 and T-2 Districts are prohibited. Commercial uses ancillary to, or compatible with, permitted industrial uses are permitted including, but not limited to, all of the following:

- a. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- b. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- c. Banks
- d. Gasoline Service Stations.
- e. Wholesale Distributors.
- f. Savings and Loan Association.
- g. Business and Professional Offices.
- h. Parking Lots or Garages.
- i. Building Supplies and Lumberyards.
- j. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- k. Such other ancillary uses as may be approved by the Howard County Planning Board. ‘

Impact:

The intent was to allow approved Industrial Uses to have gasoline as an ancillary use for their business, e.g. Columbia Association has a gas station to fill up their vehicles. Nothing herein can be construed to allow for a retail gasoline station open to the public.

Fact #6:

The Zoning Regulations specifically address that that retail is strictly limited in the M-1 Zone:

Supporting Documentation:

'Section 122: M-1 (Manufacturing: Light) District

54. Retail, limited:

For any manufacturing plant or warehouse permitted in the M-1 District, retail sales may be permitted, provide that:

- a. The products sold are either manufactured on the site, sold as parts or accessories to products manufactured on the site, or stored or distributed on the site;
- b. Not more than 30 percent of the floor space of the first floor of the main structure may be devoted to the retail sales of articles made, stored or distributed on the premises; and
- c. Any service facilities are limited to the repair and/or service of products manufactured, stored or distributed by the owner or lessee of the site.

Nothing herein contained shall be construed to permit the operation of general retail sales businesses except where such sales are in compliance with Section 122.B.53 of these Zoning Regulations.

Note next to February 5, 2003 Text Amendment states, 'The M-1 and M-2 Districts need to be reserved for industrial and employment uses.'

Impact:

It was noted in the narrative to the text amendment that set forth the strict limits on retail, that M-1 and M-2 districts need to be reserved for industrial and employment uses.

Fact #7:

The M-1 Zone specifically restricts retail as addressed in the Howard County Zoning Regulations in Section 122 B. (55):

Supporting Documentation:

'Retail centers. Retail centers to serve the employees and users of projects within this zoning district are permitted within projects of at least 200 acres when such centers conform to the requirements set forth below.

- a. Purpose: The purpose of such retail centers is to provide employees and users of development in this zoning district with conveniently located commercial, retail and personal services; to reduce the need for vehicle trips off and onto the site to obtain such services; to provide employees and users with the useable open space and amenities associated with such services (e.g. outdoor eating areas); and to make more efficient use of the site by clustering together related retail, commercial and service activities in retail centers which would typically not exceed 40,000 square feet of gross floor area.
- c. (4) Retail center(s) may not be located on a lot that fronts on or abuts any street or highway unless such street or highway is internal to the project. All access to the retail center(s) shall be from interior streets within the project. The distance from any lot line of the retail center lot to the nearest street or highway right-of-way external to the project shall be no less than 500 feet and signage for the center shall not be oriented to such external streets.'

Impact:

A limited amount of retail was allowed in order to support the employees of the manufacturing district and those customers who were using/visiting the industrial/manufacturing facilities.

Fact #8:

The Deed between HRD and the Grinnell Corporation clearly outlines the restrictions intended for the property:

Supporting Documentation:

‘And Subject further, that neither the herein described property, nor any portion thereof, nor any structure erected thereon shall be used or permitted to be used as a discount department store, variety store or department store; nor shall said Property be in any way combined with or used in connection with any other property as a shopping center or a retail sales establishment.’

Impact:

This further demonstrates the intent to limit retail uses in industrial zoned properties.

Fact #9:

There are existing gasoline fueling locations within the EGU – demonstrating the intent and reason for citing gasoline stations as an ancillary or compatible use with an approved M-1 use.



Impact:

18 lots in the EGU have had gasoline/fuel as an ancillary use since 1970. This demonstrates that the intent of the FDP was to allow industrial users to have fueling capabilities for their own fleets/vehicles.

Fact #10:

Allowing retail within the Industrial Zones, effectively eliminates the Industrial use classification from the Columbia land use percentages. Section 125 NT (New Town) District stipulates the proportions for a minimum and maximum percentage as outlined below:

Section 125.A.8

8. a. Each New Town District must provide each of the following uses in the following proportions:

	(1) Minimum Percentage of Total Area of the District	(2) Maximum Percentage of Total Area of the District
Open Space Uses	36%	N/A
Single Family – Low Density	10%	N/A
Single Family – Medium Density	20%	N/A
Apartments	N/A	13%
Commercial (POR, B-1, B-2 and SC uses)	2%	10%
Industrial Uses (M-1 uses)	10%	20%
Other uses presently permitted in any zoning district other than those permitted only in R-MH or M-2 Districts	N/A	15%
Note: N/A means Not Applicable		

Impact:

Commercial land is more valuable than Industrial zoned land. Therefore, by allowing general retail to be placed in Industrial Zoned land will inevitably lead to the unintended conversion from approved industrial uses to retail.

Fact #11:

If a retail gasoline station was allowed, the Rouse Company would have placed one here many years ago as major oil companies paid the highest dollars for these sites. There was only 1 gas station in M-1 zoning within the NT zone which was sited on a specific parcel, with specific criteria.

Supporting Documentation:

Rivers Corporate Park - Permitted Uses – Section 125-C-3-d (2):

‘7. D. EMPLOYMENT CENTER LAND USE – INDUSTRIAL LAND USE AREAS

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approved by the Howard County Planning Board.

16. A gasoline service station is permitted on Parcel F-2. (Emphasis added)

Impact:

The gasoline service station had service bays and did not have a convenience store. The gas station was specifically sited on the FDP along with special specific site criteria.

Fact #12:

There have been numerous letters and emails from DPZ outlining the process that must be followed in order to put new retail in an M-1 zone within New Town. The FDP had to be amended in order for Wegman's to be allowed.



3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

December 4, 2003

Richard B. Talkin
Richard B. Talkin, P.A.
5100 Dorsey Hall Drive
Ellicott City, Maryland 21042-7870

RE: Retail Grocery Stores;
Final Development Plan 117-A-1

Dear Mr. Talkin:

This is in response to your letter dated December 1, 2003, in which you request an interpretation concerning properties located in the areas delineated on Final Development Plan 117-A-1 (the "FDP"). Most of the areas covered by the FDP are designated Employment Center-Industrial, and you ask whether this designation would allow retail grocery stores as a matter of right.

The FDP was most recently recorded in 1994, and the section of the FDP which specifies the permitted uses states that all uses permitted in the M-1 (Manufacturing: Light) District are permitted on Employment Center-Industrial properties of the FDP. In the 1993 Zoning Regulations, as amended to the time of the FDP recording in 1994, retail grocery stores were not permitted in the M-1 District, and are also not permitted in that district under the current Zoning Regulations. Even at the time of the previous amendment to the FDP in 1973, the M-1 District regulations in the 1961 Zoning Regulations, as amended to 1973, specifically prohibited retail uses in the M-1 District. Therefore, this is to confirm that a retail grocery store use is not permitted on the Employment Center-Industrial properties of the FDP. If you have any questions, please call Bob Lalush at 410-313-2350

Sincerely,

A handwritten signature in black ink, appearing to read 'George L. Beisser'. The signature is fluid and cursive, written over a light background.

George L. Beisser, Chief
Division of Public Service
and Zoning Administration

LB/JRL:jrl
Marsha McLaughlin, Director

Fact # 13



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.org
FAX 410-313-3467
TDD 410-313-2323

February 4, 2010

Mr. Sang W. Oh
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, MD 21042

Re: E.G.U. - Columbia, Section 2, Area 4
(Final Development Plan 99A, Part 1)

Dear Mr. Oh,

In response to your January 6, 2010 letter, I have reviewed the above referenced Final Development Plan (FDP) in conjunction with the materials you provided. The E.G.U. - Columbia, Section 2, Area 4 property was originally developed as a 26.918 acre portion of the nearly 200 acre EGU Subdivision (Guilford Industrial Park). Most of this 26.918 subject property is to be redeveloped as two hotels and a bank, which are permitted M-1 uses.

The FDP designated the land-use for this property as Employment Center - Industrial, allows all uses permitted in the M-1 zoning district. It also states that "commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominantly industrial area are permitted as approved by the Planning Board." Most of the E.G.U./Guilford Industrial Park continues to be used for M-1 industrial purposes.

A small amount of ancillary or compatible commercial is appropriate and would logically be located along an arterial road with good access and visibility, rather than a more isolated, interior portion of the industrial park. The subject property is so located. The amount of commercial use that is proposed to be included on the undeveloped portion of this property is quite small in relation to the rest of the industrial park. I believe your proposal for a small retail building that might include a convenience store, cell phone outlet, and liquor store is ancillary and compatible with the other M-1 uses in this industrial park. The Site Development Plan must of course be approved by the Planning Board.

Sincerely,

Marsha S. McLaughlin
Director

cc: Cindy Hamilton
Kent Sheubrooks
Mike Antol

opposite
of
zoning
regulations

Fact # 14

Boone, Laura

From: Sheubrooks, Kent
Sent: Wednesday, February 15, 2012 2:04 PM
To: Coughlin, Michael
Cc: Butler, Thomas; McLaughlin, Marsha; Lalush, Bob
Subject: RE: Snowden River Pkwy / Royal Farms Store Plan
Attachments: 20120215135323988.pdf

Michael,

After our meeting yesterday I examined the proposed site plan for the Royal Farms store, gas station, car wash and pharmacy building and I need to bring the following to your attention before this proposal proceeds too far along in the process. Do you know whether Royal Farms has inquired at DPZ about the permitted uses for this proposal? The reason being that this site is zoned "NT-Employment Center Industrial" and is regulated by FDP Phase -55 for EGU, Section 2. Area 2, [the zoning document that regulates the permitted land uses] (see attached). I verified through our Zoning Division that the FDP does permit the gas station use including the accessory use for the carwash and possibly the convenience store as accessory to the gas station use (although retail is not permitted under this land use category) and certainly not the stand alone retail pharmacy building. Retail uses are only permitted under item 7.b of FDP-55 if the retail store sells or services merchandise manufactured on the premises. Please note that general retail sales is also not permitted under the "M-1" zoning district regulations. If you have any further questions, please contact me at your convenience. Thanks.

Kent Sheubrooks

Chief, Division of Land Development
Department of Planning and Zoning
Phone No. (410) 313-4390
Fax No. (410) 313-3407
ksheubrooks@hosecountymd.gov

From: Coughlin, Michael (mailto:MCoughlin@emragta.com)
Sent: Tuesday, January 17, 2012 5:50 PM
To: Monk, William; DeLuca, Mark; Sheubrooks, Kent; Auyeung, Thomas; 'Jeff Bainbridge'; Jacobson, Jonis A.; 'Sang Oh'
Subject: RE: Snowden River Pkwy / Royal Farms Store Plan

All,

See attached cost estimate. This cost estimate has increased significantly from the 1.25 M figure that was discussed at our last meeting. In addition to the plan revisions, the revised estimate accounts for the additional existing utilities that were picked up by our survey crew after Miss Utility marked the underground lines within the Snowden River Parkway right-of-way. As noted in the estimate, the numbers for the various utility relocations are still a work in progress.

Michael G. Coughlin, PE, LEED AP
Project Manager

MORRIS & RITCHIE ASSOCIATES, INC.
1220-C East Joppa Road, Suite 505
Pawson, Maryland 21288
Tel: 410-821-1690 Fax: 410-821-1748
Visit us at www.mra.com

Fact #15:

HRD, the Columbia Association and the Village Boards all have a responsibility to enforce the covenants and make sure the rules of development are followed.

Supporting Documentation:

Columbia Board of Directors—Architectural Resource Committee (ARC) Charter

Mission Statement

The mission of the Architectural Resource Committee (the “Committee”) is to provide advisory input to the Columbia Association (“CA”) Board of Directors (the “Board”) by developing policies and procedures to strengthen the covenant enforcement process in Columbia.

The Committee also serves as an information resource to the Board by collecting, interpreting and distributing information related to covenant enforcement.

Goals

6. To develop policies and procedures for review of covenant violations.
7. To establish policies, procedures and mechanisms for taking legal action to enforce the covenants.
10. To publicize new policies and mechanisms for covenant enforcement in order to inform the public of the community’s intent to enforce the covenants.

Impact:

HRD provided the CA and the Village Boards with the power to enforce the entire declaration of covenants. Failure to do so undermines the entire “planned” community.

Fact #16:

The East Guilford Industrial Park shall be “preserved and maintained as a first class industrial center” per the restrictions, deed, agreement and declaration of the EGU:

Supporting Documentation:

ARTICLE IX
Construction of these restrictions

‘HRD, and the Architectural Committee to the extent specifically provided herein, may adopt reasonable rules and regulations regarding the administration, interpretation and enforcement of the provisions of this Declaration. In so adopting such rules and regulations, and making any finding, determination, ruling or order or in carrying out any directive contained herein relating to the issuance of permits, authorizations, approvals, rules or regulations, HRD, and the Architectural Committee, shall take into consideration the best interest of the Owners and of the Property to the end that the Property shall be preserved and maintained as a first class industrial center.’

Impact:

Allowing non-industrial uses is incompatible with the covenant to maintain East Guilford Industrial Park as a first class industrial center.

Fact #17:

The 2030 Howard County General Plan specifically calls out the following policies which address these issues:

- Improving alternative transportation methods for bicycles and pedestrians
- Strengthening the Village Centers
- Reduce energy consumption
- Improving the air quality
- Reducing highway congestion
- No extension of retail strip centers

Supporting Documentation:

Policy 5.6 – Plan for Class A office, industrial, and mixed-use redevelopment of commercial and industrial properties within the Snowden-GE area where appropriate.

a. **Plan for Coordinated Redevelopment.** Work with Snowden River Parkway and east Columbia Village Center property owners, as well as other community stakeholders to evaluate market conditions and redevelopment options to determine how to best position redevelopment of different parts of the Snowden River Parkway area in relation to redevelopment of the Village Centers.

Policy 5.7 – Plan for future transportation services and facilities that connect Downtown Columbia, the Snowden River Parkway area, Gateway, and Route 1 to regional connections to Baltimore, Washington, and Fort Meade.

c. **Alternative Modes of Transportation.** Study the feasibility of alternative modes of transportation, including facilities for bicyclists and pedestrians, to connect Downtown Columbia, the Snowden River Parkway area, Gateway, Route 1, and other major business and residential nodes in and near the County.

Fact #17 (continued):

POLICY 5.8 – Continue to enhance the vitality and redevelopment of Columbia’s Village Centers.

a. **Strengthen Village Centers.** Encourage Village Center property owners, Village Boards, and residents to develop and implement plans for enhancing or redeveloping older Village Centers to maintain them as attractive focal points for the villages.

c. **Connect Commercial Centers.** Plan for future transportation connections, including bicycle, pedestrian, and transit, among and between Village Centers and other commercial centers.

POLICY 7.1 – Increase public awareness of the relationship between personal vehicle miles traveled and highway congestion, air quality, greenhouse gases, and energy independence, as well as how more compact growth patterns and alternate modes of travel can help achieve a sustainable and more environmentally and personally healthy balance.

a. **Green Website.** Update the County’s website that is devoted to providing information to consumers designed to help make Howard County greener, healthier, and sustainable to address transportation’s role in achieving a healthy community. Include emissions calculators and other tools residents can use to measure greenhouse gas savings, map walking or biking distances, organize ridesharing, and access car sharing.

b. **Awareness.** Expand resident and business awareness and use of alternative transportation modes, including transit, carpooling, walking, and cycling.

c. **Safe Routes.** Expand, support and promote programs such as the Safe Routes to School Program that will enable communities to make walking and bicycling to school a safe and routine activity. Safe routes to school should also be part of the capital and development planning process.

Fact #17 (continued):

POLICY 7.5 – Utilize regional studies to develop an effective plan for significantly expanded regional transit service.

- a. **Corridor Evaluation.** Evaluate existing and potential transit corridors for future ridership, transit mode options, and cost-effectiveness in order to prioritize public investment within transit corridors.
- b. **Rights-of-Way.** Preserve transit rights-of-way within existing and potential transit corridors.
- c. **Transit Nodes.** Identify locations within the Targeted Growth and Revitalization areas for more detailed planning for the development of transit-supportive densities and land uses, as well as pedestrian and bicycle connectivity.
- d. **Compact Development.** Adopt land use policies and regulations to promote compact development patterns that support transit demand through sufficient densities and interconnected street and pedestrian networks.

POLICY 7.6 – Reduce highway congestion, energy consumption, and greenhouse gases by increasing the number of residents using alternate modes of transportation.

Implementing Actions

- a. **Bicycle Master Plan.** Develop a Bicycle Master Plan that defines priority projects and identifies those that can be integrated with pedestrian improvements and transit facilities. Establish an implementation schedule and identify funding.
- b. **Pedestrian Master Plan.** Assess progress and refine priorities of the existing Pedestrian Master Plan.
- c. **Bus Stops.** Expand the study of bus stop infrastructure needs to identify gaps in bicycle and pedestrian connections between bus stops and surrounding destinations.
- d. **Evaluate Alternative Mobility Options.** Evaluate the options to meet the needs of seniors and people with disabilities.
- e. **Complete Streets.** Promote complete streets by amending the Design Manual for road improvements to address bus stops and transit shelters, as well as pedestrian pathways, crossings, and bicycle improvements.

Fact #17 (continued):

POLICY 7.7 – Reduce highway congestion, energy consumption, and greenhouse gases.

a. **Ride Sharing.** Promote car share and bike share systems, HOV programs, and expanded park and ride lots.

POLICY 10.2 – Focus growth in Downtown Columbia, Route 1 and Route 40 Corridors, and some Columbia Village Centers, as well as some older commercial or industrial areas which have redevelopment potential.

Implementing Actions

a. **Monitor Redevelopment.** Monitor and, as needed, refine the redevelopment goals and strategies for Route 1, Route 40, Downtown, and Columbia Village Centers.

b. **Other Opportunities.** Identify other older commercial or industrial areas such as the Snowden River Parkway area that are expected to have redevelopment potential by 2030. Determine redevelopment goals and implementing actions.

c. **Comprehensive Review of NT Zoning.** Revise the NT Zoning Regulations to provide clear criteria for redevelopment of older residential, commercial, or industrial areas outside of Downtown Columbia and the Village Centers.

Fact #17 (continued):

POLICY 10.4 – Review and update all County development regulations to respond to County General Plan development goals and changing market conditions, and to improve the efficiency of the County’s review process.

Implementing Actions

- a. **Zoning Regulation Review.** Develop Zoning Regulations that better address infill and redevelopment goals and issues.

- c. **Updated Conditional Use Regulations.** Review and, as appropriate, amend the County’s conditional use regulations to reflect updated land use policies. The regulations should reflect current best practices and policies to minimize the impact of development on the environment. For example, the regulations regarding gasoline service stations need to reflect changes in the gasoline industry in the last decade and the challenges of blight and environmental mitigation required for redevelopment of abandoned gasoline stations.

POLICY 10.6 – Improve the competitiveness and design of commercial areas.

Implementing Actions

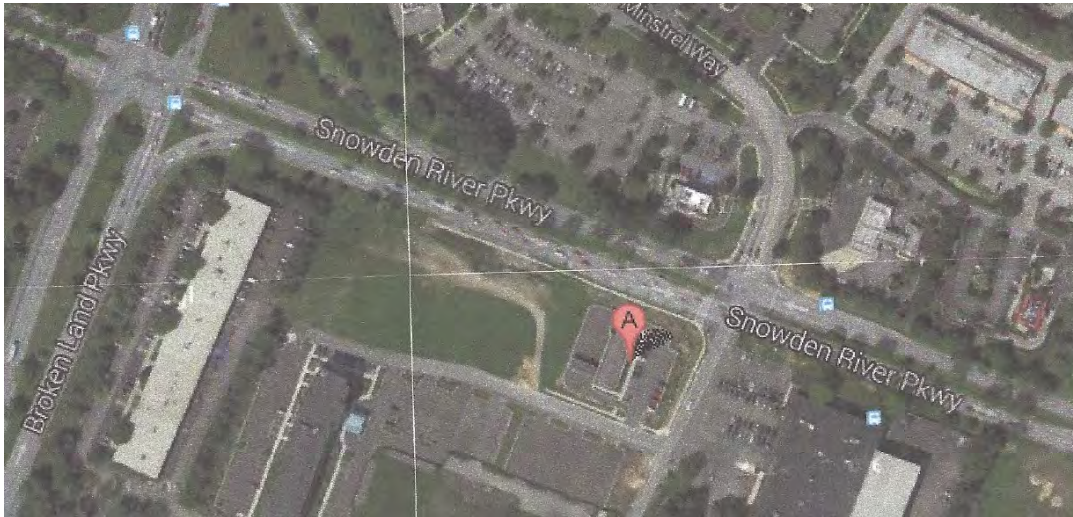
- a. **No Extension of Commercial Strips.** Reaffirm the policy of past General Plans to not extend strip commercial development into residential areas along major roads beyond their present limits or allow new areas of strip centers on these roads unless there are adjacent strip centers on both sides.

Impact:

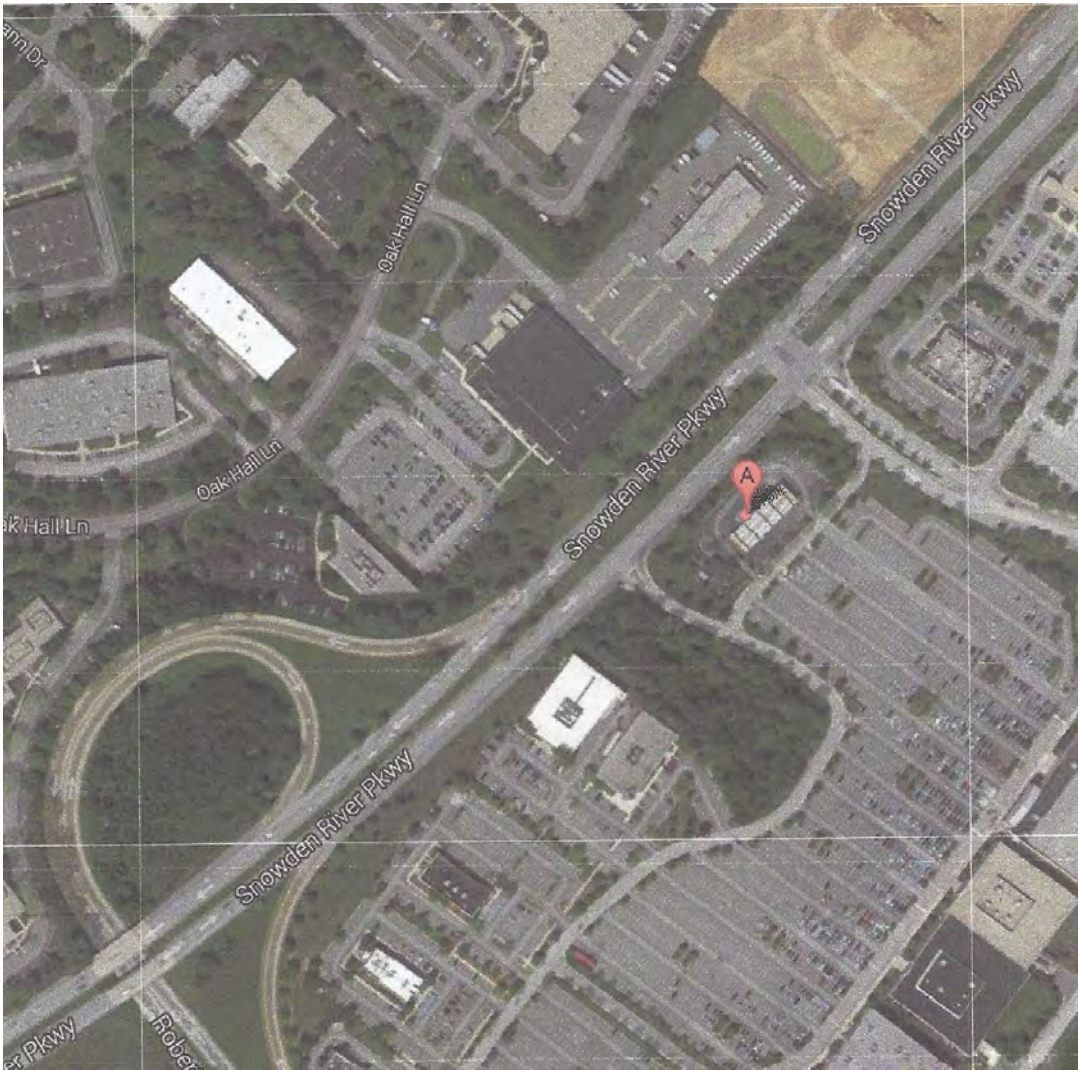
The 2030 Howard County General Plan supports improving the environment; protecting and strengthening the Village Centers; reducing pollution; encouraging pedestrian and bicycling routes; reducing traffic congestion and eliminating retail strip center sprawl. All of which are contrary to the development of a Royal Farms gas station on Snowden River Parkway.

Fact #18:

There is no other single retail user with direct access along Snowden River Parkway:



There is no direct access anywhere along Snowden River Parkway for a single use (continued)



Impact:

Snowden River Parkway is a limited access highway.

Conclusion

The Property Owners are trying to circumvent the procedures and policies that have been in place for years. There is nothing in the Zoning Regulations or 2030 General Plan that supports this use at the subject location.

The Columbia Association, Village Boards and Planning Board must ensure that rules and procedures are followed and that the zoning regulations and intentions that were laid out in all the Howard County and New Town documents are followed.

Appendix

- Page 3. Howard County Zoning Regulations—New Town (NT) Section 125 D. 6
- Page 4. Howard County Planning Board Policy—Final Development Plan Phase Criteria, adopted 1/17/79
- Page 5. Special Site Criteria for Gasoline Service Station—FDP 118
- Page 6. Howard County Zoning Regulations—Section 103 A. 93.
- Page 7. FDP 55—Grinnell Site— Royal Farms Proposed Location
- Page 8. Howard County Zoning Regulations— M-1—Section 122 B. 54.
- Page 9. Howard County Zoning Regulations— M-1—Section 122 B. 55.
- Page 10. Deed between HRD and Grinnell Corporation
- Page 11. From MDE UST Database
- Page 12. Howard County Zoning Regulations—Section 125 A. 8.
- Page 13. FDP 184—A—IV—Rivers Corporate Park
- Page 14. Letter from DPZ to Richard Talkin; Re: Land Use on FDP’s
- Page 15. Letter from DPZ to Sang Oh; Erroneous Letter on M-1 Retail
- Page 16. Email from DPZ to Michael Coughlin; Re: M-1 limited retail uses
- Page 17. Columbia Board of Directors—Architectural Resource Committee (ARC) Charter
- Page 18. East Guilford Industrial Park—Declaration of Covenants
- Page 19. Howard County General Plan—Policies 5.6, 5.7, 5.8, 7.1
- Page 20. Howard County General Plan—Policies 7.5, 7.6
- Page 21. Howard County General Plan—Policies 7.7, 10.2
- Page 22. Howard County General Plan—Policies 10.4, 10.6
- Page 23. Google Aerial Photo—Snowden River Parkway—Limited Access
- Page 24. Google Aerial Photo—Snowden River Parkway—Limited Access

February 16, 2026

From: Christopher J. Alleva, Columbia, MDⁱ

Subject: The Columbia Original Petitioner, The History, Purpose, and Future

Question: Should The Original Petitioner’s Exclusive Rights to Approve Amendments to Employment Commercial and Employment Industrial Final Development Plans be continued, amended, or deleted from Section 125.F.1 of the Zoning Regulations (“HCZR”)?

Executive Summary

In 1986 Howard Research and Development Corp. (“HRD”) was granted the exclusive power as the Original Petitioner to amend Commercial Final Development Plans to limit their liability and ensure the development of Columbia in accord with the common scheme of development.ⁱⁱ

HRD (Rouse) was sold to GGP in 2004. GGP failed to recognize their liabilities and abandoned their responsibilities in 2007 without notice when they were in discussions with the Howard County Government for lucrative entitlements in what they now call Downtown Columbia. These entitlements were awarded in 2009 when GGP was in bankruptcy.

In 2011, a new company was spun out of the bankruptcy, Howard Hughes Corp, to own the properties associated with these entitlements. Howard Hughes’ investors were induced to invest in this newly listed company in part based on the unrealized value of the Columbia entitlements. Howard Hughes continued to fail to live up to their responsibilities as Original Petitioner and mishandled their duties to administrate and enforce the Columbia covenants resulting in numerous claims and culminating with a \$16.9 million judgement against them to compensate for damages caused by their conduct.

The history and legal underpinning of the development of Columbia as a common scheme of development strongly supports the creation of a successor to the Original Petitioner.

Background:

This timeline documents the history, operation, and conduct of the “Original Petitioner” (e.g., HRD the developer of Columbia, Maryland) from 1965 to the present. Before we begin this memo, it should be noted that the Original Petitioner abandoned its responsibilities many years ago so continuation is off the table.

The Timeline:

1. Howard Research and Development Corporation (“HRD”), incorporated in 1963, originally petitioned in 1965 (hence the Original Petitioner) the then County

Commissioners to rezone what is now 14,200 acres to “New Town” a so-called floating zone.

2. The authorized land uses in floating zones float over the land until attached via the Final Development Plan process. Upon the approval and recording of a final development plan (the “FDP”), it has the full force and effect of a zoning regulation under section 125.D.6 of the HCZR.
3. Around 1986, HRD successfully lobbied for the exclusive right to amend FDPs in the commercial areas of Columbia presently codified under section 125.F.1.ⁱⁱⁱ At the time Columbia was around 50% complete and there were then numerous other property owners in the New Town after 20 years of land sales.
4. This amendment was granted because the County Executive (DPZ) and the County Council concluded that without it HRD could not guarantee delivery of Columbia within the percentages of the six (6) different types of land use codified in section 125.A or within the official Comprehensive Sketch Plan as approved and promised to Howard County as well as all subsequent purchasers of land in Columbia both residential and commercial.
5. HRD largely sought this amendment to limit its liability from the property owners they sold land to in the New Town because it was planned and built under a common scheme of development as described in the sales and marketing materials provided along with the purchase contract, including the Plan of General Development, that is one and same as the **official** Comprehensive Sketch Plan. These are called non-possessory property rights in the parlance of real property law. In the residential villages of Columbia these rights are in part protected and sustained by the resale package requirement for the sale and transfer of homes in Columbia. This requirement was implemented at the inception of Columbia in the mid-1960s.
6. To ensure an unbroken chain of these rights and responsibilities, the documents in the package become a part of the deed of each property owner. All successor owners are required to have and to hold these documents and abide by them. The documents memorialize all the rights and responsibilities that inure to the benefit of property owners in Columbia. Additionally, a letter of compliance may be requested to ensure the subject property is free of covenant violations. An analogous process for commercial properties does not exist, but they often retained repurchase rights. In any event, anything resembling a resale package was abandoned by HRD years ago, without notice, exposing all property owners, residential, commercial, and institutional to title defects and diminution in value risk.^{iv}

- 7.** The original grant of these rights was written in purchase contracts along with the sales and marketing materials delivered to each purchaser at the point of sale and subsequently transferred by the resale package. The intent of granting exclusive authority to HRD was to limit their liability. Control of the FDPs, coupled with their purported control of the recorded covenants, gave them the tools they needed to complete the project in full compliance with the Comprehensive Sketch Plan, the Plan of General Development and the HCZR's and to manage and limit their liability.
- 8.** HRD gave constructive notice of this responsibility that the County conferred on them under section 125.F.1 several times but specifically in 1999 recognizing that "HRD is the entity that established, recorded and enforces Final Development Criteria (i.e. zoning and use provisions.)"^v Because FDPs have the full force and effect of a zoning regulations, HRD was effectively deputized by the County to enforce ALL zoning and land use controls in Columbia. Not some, not only when it was in their interest, but ALL. Moreover, they had an implied duty to exercise this authority in good faith and be reasonable.
- 9.** In December 2004, the Rouse company along with its subsidiary HRD were sold to GGP. GGP's main interest was in the shopping mall assets. GGP had never developed a large scale planned community and had no experience with the kind of developer liabilities that arise from something like Columbia.
- 10.** GGP/HRD first abandoned its responsibilities under 125.F.1 in 2007 when they failed to enforce the FDP provisions on a lot covered by FDP 117 as they were under pressure from the County Executive and conflicted by the lucrative development rights the Howard County Executive was dangling in front of them at the time. It should be noted that the owners of the very same lot attempted to change their use in 2003 and were properly turned down by Rouse by virtue of their authority section 125.F.1.^{vi} Furthermore, the County denied the change of use under a clear reading of the FDP.^{vii}
- 11.** In 2009, GGP declared bankruptcy. Later that year Howard County granted GGP more than 5000 units of residential density and several million square feet of commercial development rights in what they now call Downtown Columbia despite the fact these development rights exceed the indisputable limits of the official Comprehensive Sketch Plan and the Plan of General Development delivered to all land purchasers during the development period.
- 12.** Now, twice removed from the Rouse Company, in 2011, Howard Hughes Corporation ("HHC") was spun out of the bankruptcy and succeeded to the title of 60 acres

surrounding the Merriweather Post Pavilion, the Pavilion itself, 12 acres at the Mall, the office buildings surrounding the Mall and parcels in Gateway.

13. Conflicts ensued almost immediately as HHC defiantly refused to live up to their responsibilities under section 125.F.1 and the covenants, discriminating against some property owners while favoring others depending on what their own (HHC) interests were at the time.
14. In 2016, HHC/HRD declared that they would sign off any FDP amendments in contravention to section 125.F.1. Thereafter, they included a signing statement that they took no position on any amendment. Since then, numerous FDP amendments have been submitted. By taking no position, they effectively abandoned their responsibilities and nullified the law. Despite knowing this, DPZ continued to require owners to submit proof that HRD had reviewed and approved proposed plans for redevelopment sites throughout Columbia that we now know were fictitious from the IMH lawsuit more about which in due course.
15. In 2023 a company called IMH Columbia LLC brought a lawsuit and claimed, among other things, that HHC/HRD had improperly rejected their plans because of parking conflicts and a restriction that prohibited residential on the site. At trial it was discovered that no architectural committee existed, nor were HHC/HRD engaging in anything that could be called a legally sufficient review of IMH's plans or any other plans.
16. In April of 2024 a jury in Howard County awarded IMH \$16.9 million in damages for HHC/HRD's mishandling of the covenant enforcement. This judgment was affirmed by the Appellate Court December 19th, 2025.^{viii}

Conclusion:

The foregoing account shows that a master planned development like Columbia needs a successor to the Original Petitioner to ensure the integrity of the common scheme of development and maintain the character and stability of the community. When people purchase property in Columbia they buy a bundle of rights along with their home. It begins with the house but includes common areas, roads, drainage systems, institutional uses, amenities and the protections afforded mosaic of covenants and the FDP zoning controls. The Rouse Company took this responsibility very seriously.

After the sale of the Rouse Company (HRD) in 2004, the purported successors to the Original Petitioner abandoned their responsibilities under section 125.F.1 and deserted their post as Declarant of the Common Scheme of Development culminating in the largest jury verdict in the history of Howard County. The record shows things broke down when the successors to the Rouse Company succumbed to conflicts of interest and exposed themselves to material liabilities

from all property owners in Columbia. This dereliction of duty was made even worse as the jury found they made repeated misrepresentations that they were in fact enforcing the covenants. As recently as December 10, 2024, in their Appellant Brief they stated that: “HRD enforce [sic] the covenants, ensuring that Columbia matures in a manner beneficial to all residents, not just those willing to pursue haphazard growth through unencumbered development.”^{ix}

As I have detailed above, this is simply untrue and the Appellate Court of Maryland was clearly unpersuaded. The IMH case is not an outlier. There are several related cases percolating. Also, there are other cases ripening or cases that may be refiled in light of this reported opinion. Moreover, their unilateral decision to abandon their responsibilities under 125.F.1 likely does not provide them with any so-called “safe harbor.” By not enforcing the terms of the FDPs they are in fact taking a position. If they want to be relieved of this responsibility, they need to amend the HCZR.s.

After the Appellate Court upheld the jury verdict, HHC officials issued a statement that they are willing to work with the community going forward: “*We are disappointed by the recent decision and remain committed to collaborating with the community to bring the Downtown Columbia Plan to life.*” While this is encouraging, I can only hope they are equally committed resolving the questions concerning the whole of Columbia, not just the Downtown. Also, it should be noted that Downtown Columbia is inseverable from the Columbia Common Scheme of Development. No matter how the successor to the Original Petitioner is established it needs to be completely independent and anchored by a clear set of rules and guidelines, with an independent appeals process to prevent the haphazard redevelopment and chaos over the last 20 years caused by their abandonment of this indispensable function.

End Notes

ⁱ **I am a longtime resident of Columbia.** I have been involved in nearly all major Columbia zoning issues spanning several administrations and ownerships, both professionally and individually. As of this writing I am not engaged by any persons or entities, and I received no remuneration for this memorandum. I have irreplicable institutional knowledge of Howard County and Columbia Zoning history. I am sharing this as a service to my community.

ⁱⁱ There are five elements that are indicia of a **common scheme of development**. They are often cited in case law as evidence to show that a community was developed under a master plan and that property owners enjoy the rights and responsibilities associated with comprehensive planning. Columbia meets all five elements and was developed under a common scheme of development.

- (1) There is a common grantor (The Howard Research and Development Corporation in this case) of property who has a general plan or scheme of development (the Preliminary Development Plan) for the property;

-
- (2) the common grantor conveys parcels or lots in the development subject to servitudes (restrictive covenants) designed to mutually benefit the properties in the development and advance the plan of development;
 - (3) it can be reasonably inferred, based on the common grantor's conduct, representations, and other oral and written materials such as slide shows or advertisements, that the grantor intended the property against which the servitude is imposed to be subject to the same servitudes imposed on all of the propertiesⁱⁱ within the plan of development against which the servitude is imposed to be subject to the same servitudes imposed on all of the properties within the plan of development (Numerous examples and evidence of this abound);
 - (4) the property owner against whom the restriction is enforced has actual or constructive notice of the imposed servitude (all declarations of covenants and restriction are recorded in the land records);
 - (5) the party seeking to enforce the restriction possesses an interest in property in the development that is subject to the servitude and has relied upon the representations or the express or implied representations of the common grantor that other properties within the general scheme of development will be subject to the servitude.

ⁱⁱⁱ **Excerpt from HCZR Section 125.F**

It appears this amendment was adopted as part ZB 808 in 1986. I have requested this file several times. DPZ reported it missing.

F. Amendments to a Comprehensive Sketch Plan or Final Development Plan

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.

2. Additional Uses on Individual Lots in Residential Land Use Areas

Within areas designated on a Comprehensive Sketch Plan for residential land use, any property owner may propose amendments to the Final Development Plan to allow a particular use on his or her property which is not allowed by the Final Development Plan criteria. No amendment shall be proposed which would either alter the land use designation established by the Comprehensive Sketch Plan or allow an increase in residential density. The proposed amendment shall be considered in accordance with the following procedures:

- a. The property owner shall submit the number of copies of the complete Final Development Plan as required by the Department of Planning and Zoning, with the proposed criteria amendments clearly noted on each copy, accompanied by an explanation of the request.
- b. The proposal shall be considered by the Planning Board at a public hearing.
- c. The Planning Board shall approve, approve with modifications or deny the proposed amendments to the Final Development Plan, stating the reasons for its action. The Planning Board shall approve the request only if it finds that:

-
- (1) The use is consistent with the land use designation of the property as established on the recorded Final Development Plan and compatible with existing or proposed development in the vicinity.
 - (2) The use will not adversely affect vicinal properties.
 - d. If the use is approved:
 - (1) The Planning Board may provide for the subsequent approval by it of a Site Development Plan for the property which is the subject of the proposal; and
 - (2) Revised text for the Final Development Plan indicating the additional allowed use of the particular property shall be submitted by the applicant and recorded in the Land Records of Howard County.
 3. The fee simple owner of any property located within Downtown Columbia may propose amendments to an approve Final Development Plan in accordance with Downtown Revitalization requirements.

^{iv} **Zoning is a part of land title.** If title insurers and lenders determined, they could not rely on the zoning it is possible they could refuse to write title policies and lenders would be reluctant to make loans.

A diminution of value claim arises from a certain event, omission or failure to enforce that provably damages the value of the property. For example, if you purchase a home next to commercial buildings and the owner decides to build a petrochemical plant the homeowner could have grounds for a claim, particularly if they relied on representations and warranties made by the seller about the activities on a neighboring property.

^v **Recorded in Howard County Land Records** liber 4890 folio 73 and rerecorded at liber 4986 folio 567.

^{vi} BA 517 Howard Hearing Examiner Board of Appeal March 24, 2004. The walls of the Columbia Master plan began cracking at the seams prior to the sale of the Rouse Company. In the run up to sale of the 2004 Company raced several plans through that violated the Comprehensive Sketch Plan. Despite these clear violations, DPZ and the Planning Board rubber stamped them.

^{vii} Letter, December 4, 2003, from George Beisser, Section Chief, Howard County DPZ to Richard Talkin.

^{viii} THE HOWARD RESEARCH DEVELOPMENT CORPORATION V. IMH COLUMBIA LLC
Appellate Court of Maryland, 752, September 2024

^{ix} **Page 3 Appellants Brief**, THE HOWARD RESEARCH DEVELOPMENT CORPORATION V. IMH COLUMBIA LLC. December 2024, ACM-REG 0752-2024

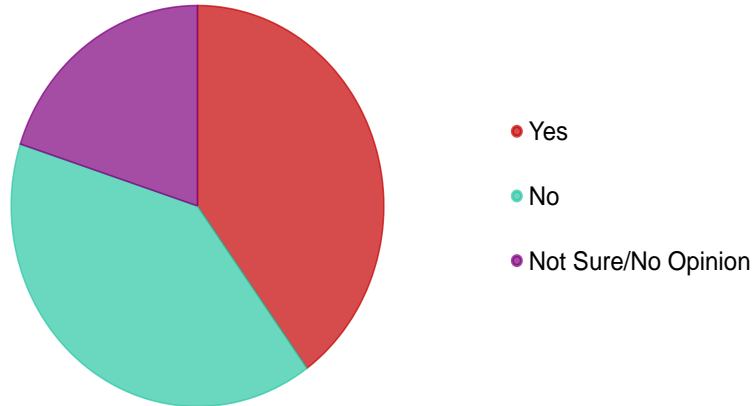
Howard County New Town Survey Spring 26

Q1: Creating Additional New Town District

There are no answers to this question yet.

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

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

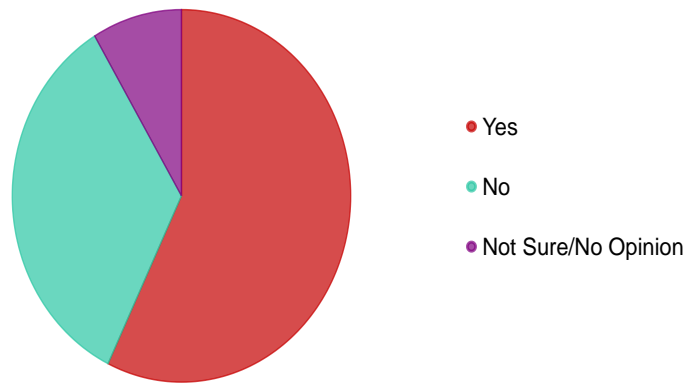
Response	Count
To bring properties into the New Town District (NT), the owners would be subject to the Columbia Association (CA) lien and leaving NT zoning would not necessarily remove the property from the lien. It makes sense to only allow the original petitioner HRD the ability to expand / restrict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

Answered: 11 Skipped: 24

Q2: Development Plan Process Structure

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

There is no need to maintain the CSP as this was such a preliminary part of the original master planning process and the only real role it currently plays is in the density cap which should also be revisited. FDPs are an ok structure to maintain if they can be consolidated and streamlined but I would not maintain them in their current form or process structure. 1

The Forest Conservation Exemption should be reinstated for NT. The open space provided through the CSP has preserved the environmental areas and forest. 1

The current structure of New Town Zoning should be modified to allow smooth implementation of "Columbia Redevelopment". Redevelopment of areas of Columbia should be guided by new plans like the original "Comprehensive Sketch Plans". The current "Final Development Plans" would then be amended to guide the redevelopment. 1

Should maintain the PDP and FDP, but remove the CSP. 1

In considering this section of recommendations, any revisions must: • Maintain the roles of all entities in the current review, oversight, and decision process. • Maintain significant public review and feedback in the process. • Provide the comprehensive, big-picture orientation of the proposed development, and all information, diagrams, and sketches currently in the CSP in an easy-to-understand format. Enhance and streamline the process for approval and development. Do not focus on simplification. 1

I think the process could be further simplified to make redevelopment easier. 1

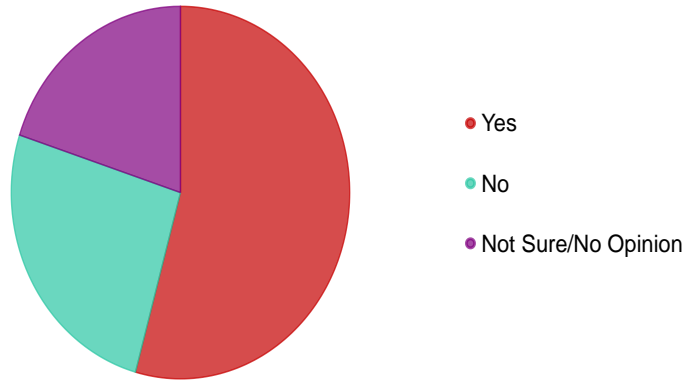
agree on simplification - want to emphasize that the county must invest more in outreach if opportunities to provide comment are decreased 1

Answered: 8 Skipped: 27

Q3: Standardizing Final Development Plans

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

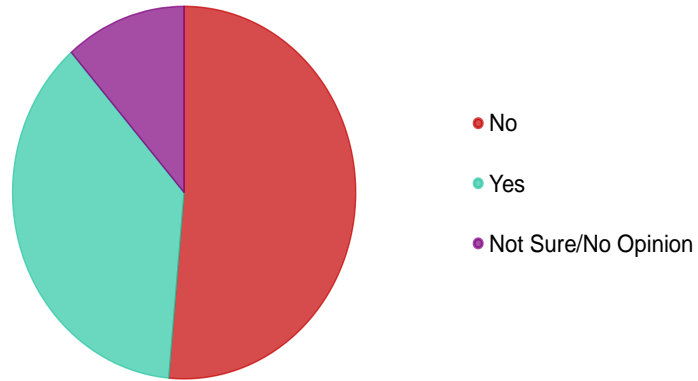
Response	Count
Yes. In particular it does not make sense that two areas of COLUMbia with different FDPS whihc have identical built enviornments and land use designations have seperate FDP requirements. If there are unique land uses attached to specific FDPS with unique regulations needed (for instance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

Answered: 6 Skipped: 29

Q4: Comprehensive Sketch Plan Requirement

There are no answers to this question yet.

**Q4: Do you agree with the following potential recommendation to simplify the overall process through the removal of the CSP?
"Remove CSPs as a step in the development process."**



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

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

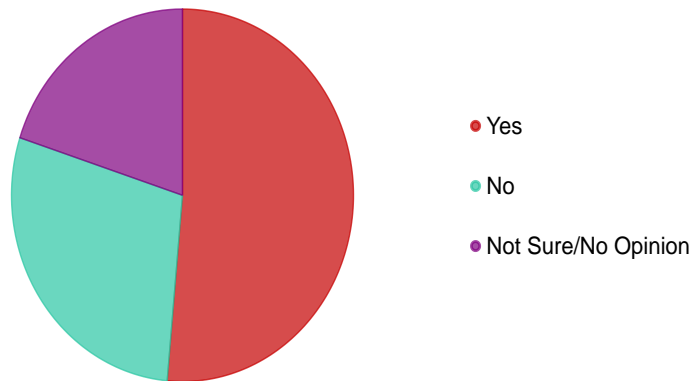
comprehensive sketch plans are helpful tools for the public and provide much needed feedback to developers so they can improve their plans for the public benefit 1

Answered: 6 Skipped: 29

Q5: Consolidation of Final Development Plan Requirements

There are no answers to this question yet.

Q5: Do you agree with the following recommendation regarding Final Development Plans (FDP) proposed by the Task Force? "Consolidate the FDPs and their requirements to create a table of permitted uses by area."



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

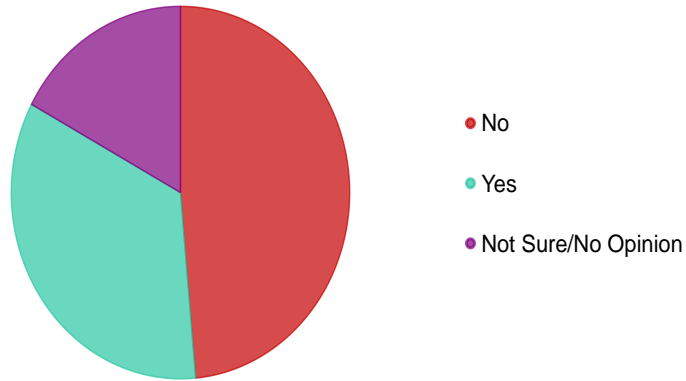
Response	Count
YES! It is insane that there is not equity across similar land uses and the process of administering all these FDPs in their current state does not make sense. They are also not written to the standard of code that modern code standards would be written to with vague language.	1
Support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

Answered: 8 Skipped: 27

Q6: Administrative Approvals by the Department of Planning and Zoning

There are no answers to this question yet.

**Q6: Do you agree with the potential recommendation to expand the Department of Planning and Zoning's (DPZ) administrative approval elements?
"Expand the types of uses that can be approved administratively through DPZ."**



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

Answered: 35 Skipped: 0

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

The word cloud requires at least 20 answers to show.

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

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

Answered: 12 Skipped: 23

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

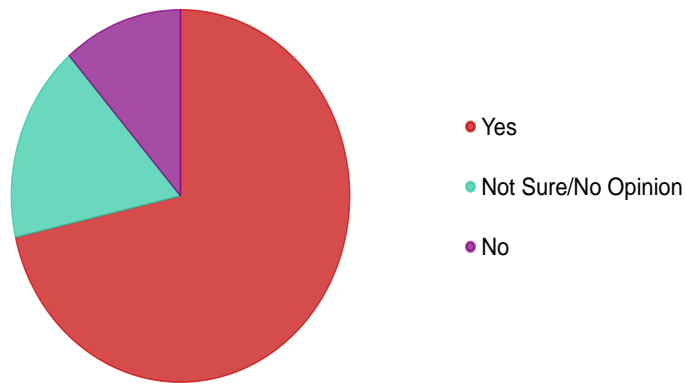
Response	Count
Yes, but not until a Master Plan and Pattern books/manuals are developed.	1
This depends on what exactly their authoirty is and the criteria they would use to make decisions. As far as allowing them to determine whether a specific land use falls within the realm of broader land uses, then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

Answered: 7 Skipped: 28

Q7: Public Engagement in the Development Process

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

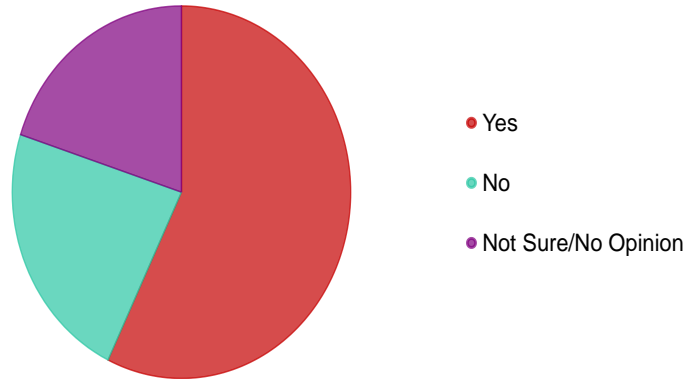
Response	Count
When presenting data to the public make sure graphs are correctly used. It is hard to process information when poorly visualized. For example the slide deck has multiple pie charts showing data points that exceed 100%, use a bar chart so the public can easily see & understand what option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

Answered: 10 Skipped: 25

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

There are no answers to this question yet.

**Q8: Do you agree with the potential recommendation regarding adding additional clarification to the definition of open space?
"Define open space in the New Town Zoning district to provide greater clarity of uses and align with other county zoning district definitions."**



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

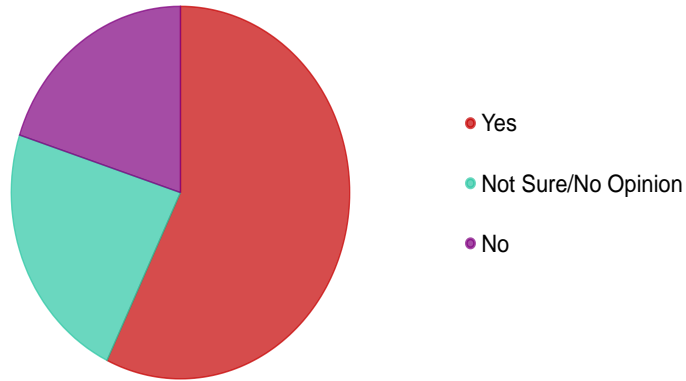
Response	Count
There is a desperate need to differentiate between green undeveloped or lightly developed spaces and those that have heavily developed amenities (pools, fitness clubs, etc.) and also to pull out school spaces etc. as our modern concepts of such terms are very different than the original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

Answered: 7 Skipped: 28

Q9: Defining Credited Open Space

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

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

1

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

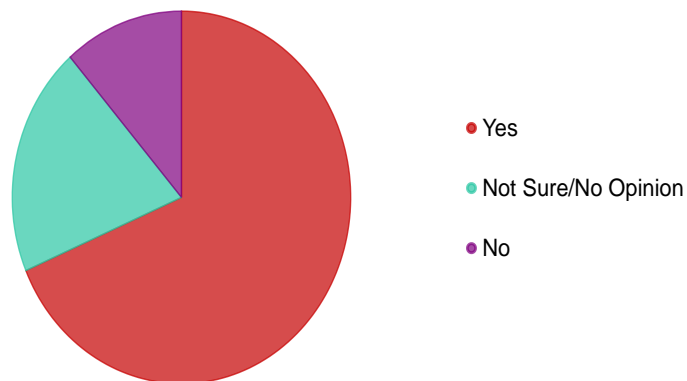
1

Answered: 5 Skipped: 30

Q10: Open Space Requirement

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

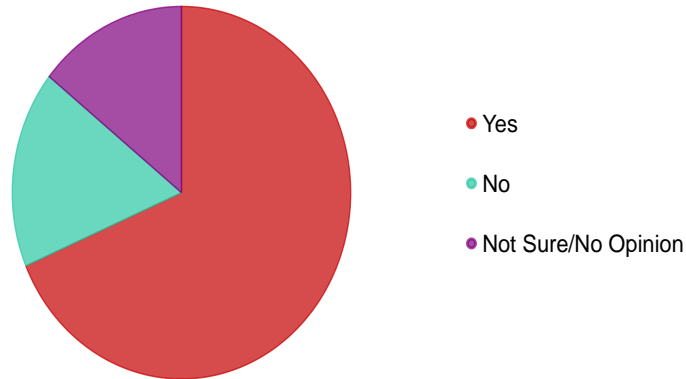
Response	Count
We need denser housing. I would not support this if it stands in the way of denser housing	1
the open space requirement should be greater, as greater green area will help decrease temperatures	1
Open space today should be open space tomorrow	1
Open space is critical to the health of the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

Answered: 9 Skipped: 26

Q11: Permanent Protection of Credited Open Space

There are no answers to this question yet.

**Q11: Do you agree with the following potential recommendation regarding the permanent protection of credited open space?
"Ensure permanent protection of currently established credited open space."**



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

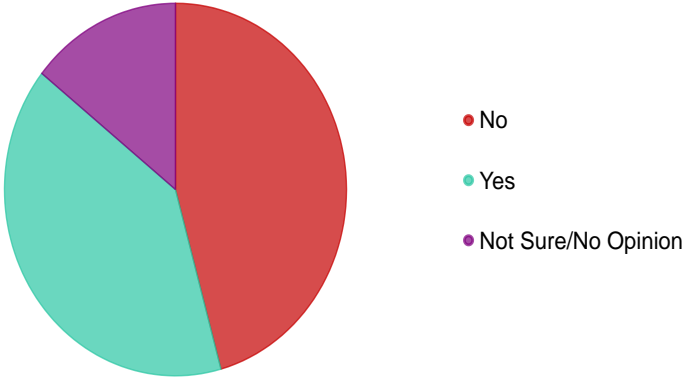
High quality wooded open space should remain. Permanent protection of all open space will limit schools and unnecessarily restrict other areas	1
Does this mean no future adjustments could be made.	1
Credited Open Space, particularly in regards to school sites should remain able to be adjusted. a "Protection"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

Answered: 5 Skipped: 30

Q12: Defining Apartments in Context of Howard County

There are no answers to this question yet.

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



Answers	Count	Percentage
No	16	45.71%
Yes	14	40%

Not Sure/No Opinion

5

14.29%

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

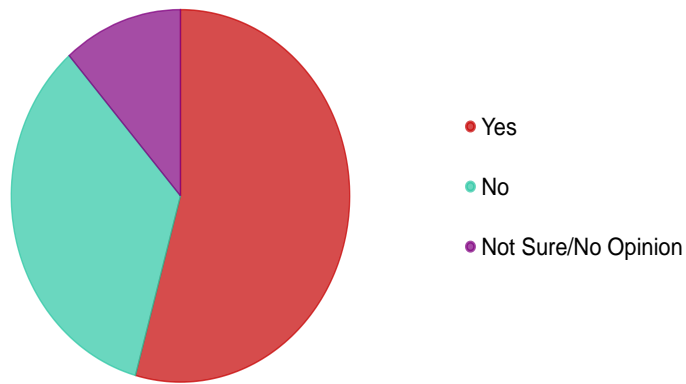
Response	Count
Townhouses are neighborhoods are crowded enough without auxiliary units.	1
The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing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

Answered: 10 Skipped: 25

Q13: Housing Type Definitions

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

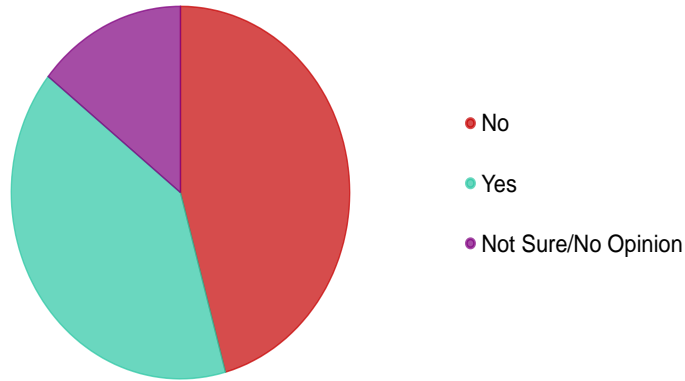
Response	Count
The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing middle housing types.	1
The goal seems to be the removal of the individual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

Answered: 6 Skipped: 29

Q14: Diverse Housing Type Land Use Category

There are no answers to this question yet.

**Q14: Do you agree with the following potential recommendation about creating a new land use category?
"Create a new land use category for diverse housing types, including missing middle housing types."**



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing middle housing types. 1

The existing Single Family lot sizes varies to cover moderate house sizes. Apartment covers TH / condos / apartments 1

Not sure how this would benefit - would this be to designate certain areas for the building of smaller homes? 1

I like this recommendation the best for capturing all the variety of housing forms in Columbia. It also provides the most opportunity for additional housing in Columbia to meet our housing needs through infill or redevelopment and also correctly calibrate/ incentivize in an updated NT zone to encourage this type of housing over other redevelopment/development forms. Many of these housing forms could more appropriately fill in existing neighborhoods with less disruption than apts or large townhouse developments. 1

Everything the same all get the boot 1

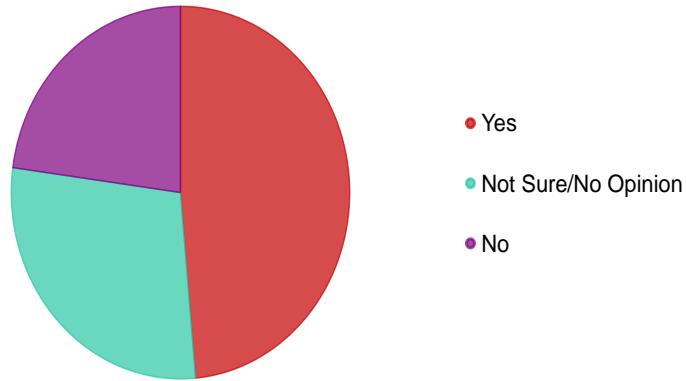
A new land use category is not needed. Missing middle should be allowed in all land use categories. 1

Answered: 9 Skipped: 26

Q15: Amending Commercial FDPs

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

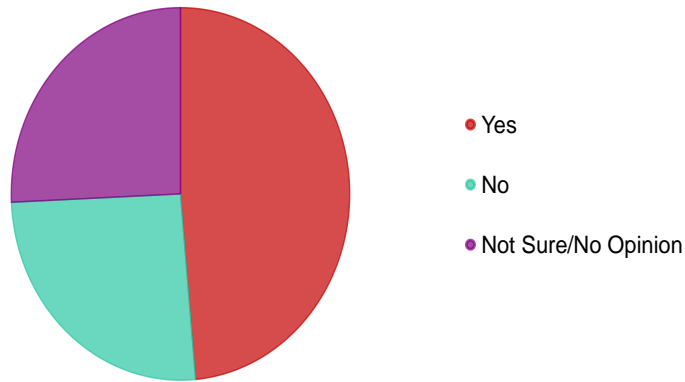
Is the intent to have the County accept the role of HRD	1
Can't do it	1
A private entity should not be a gatekeeper to accessing a public process. They are unelected and not required to respond to public policy changes or the collective will of the people. If private covenants exist on a property than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

Answered: 7 Skipped: 28

Q16: Oversight for Amending Commercial FDPs

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

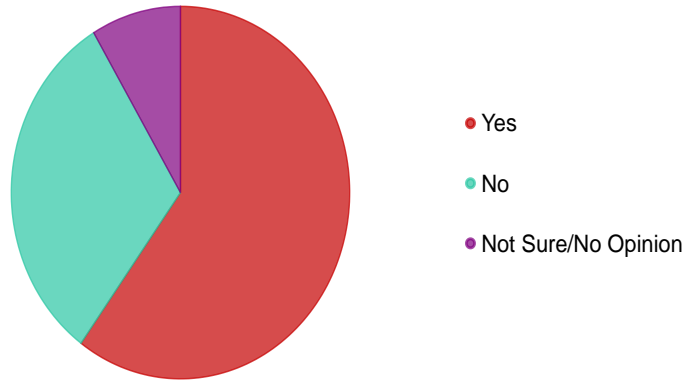
Response	Count
This would be the logical step considering the previous questions. The Planning Board already as the ability to approve NT Site Plans.	1
The PB already reivews FDP amendments.	1
No person should count	1
No county entity should take over the role of original petitioner. An unbiased entity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

Answered: 7 Skipped: 28

Q17: Village Center Redevelopment

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

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

1

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

1

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

1

All have condos on top

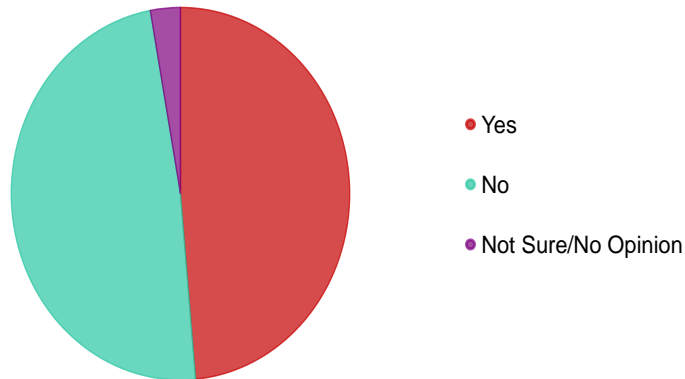
1

Answered: 8 Skipped: 27

Q18: Downtown Columbia Redevelopment

There are no answers to this question yet.

Q18: Do you agree with the following recommendation regarding Downtown Columbia suggested by the Task Force? "Simplify the development process to support redevelopment within Downtown Columbia."



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

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

1

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

1

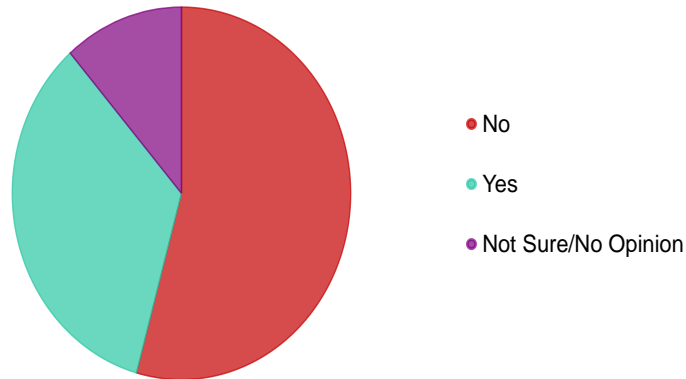
Answered: 8 Skipped: 27

Q19: Public Meetings in the Redevelopment Process

There are no answers to this question yet.

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

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

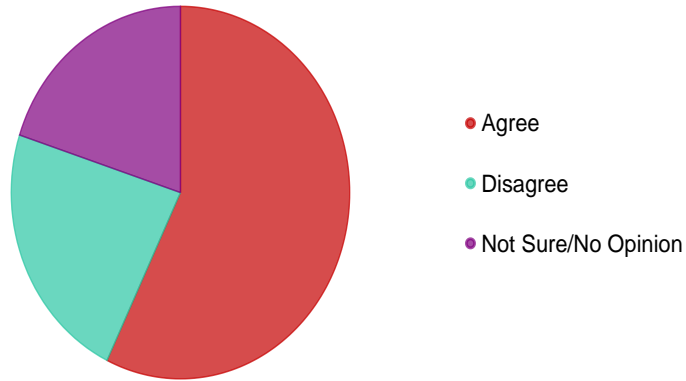
Response	Count
Yes, see answers to previous questions.	1
This only helps developers and builders and bypasses critical issues like schools and other infrastructure needs!!	1
public input too important to reduce the number of, but the meetings can be closer together	1
Not sure the Public Notification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

Answered: 8 Skipped: 27

Q20: Density Cap Requirement

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

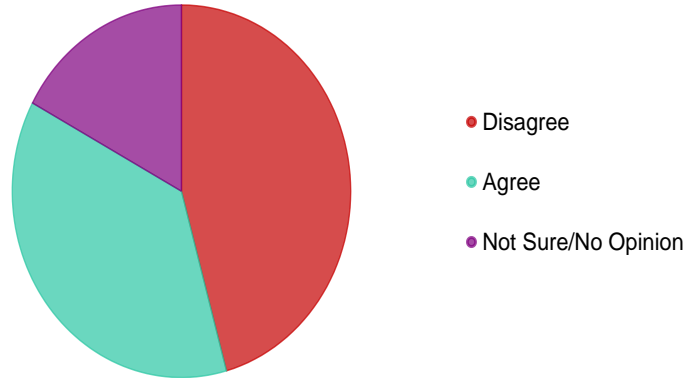
Outside of downtown the villages should not be denser. Roads and other infrastructure cannot support it	1
No caps more people	1
Maintain the current density cap of 2.5 and the current land use percentages. If an increase in density is allowed, then mandate an increase in usable, credited Open Space in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

Answered: 12 Skipped: 23

Q21: Exclusions from the Density Cap

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

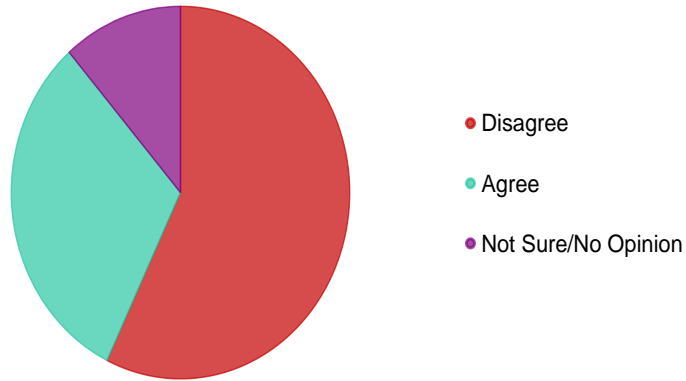
They tried for years to push through a rediculously large and high apartment buildin in HR. It was stopped through many channels,but, public meeting,public opinion saved the village center from being over run with traffic and Giant renewed the store eithout the new building.	1
The Density should allow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

Answered: 9 Skipped: 26

Q22: Diverse Housing Type Accommodations

There are no answers to this question yet.

**Q22: Do you agree with the Task Force recommendation to consider adjusting land use percentage requirements as follows?
"Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types"**



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

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

1

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

1

No open space pack them in

1

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

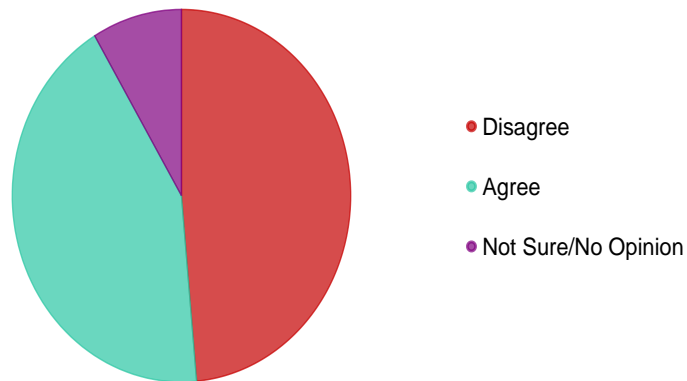
1

Answered: 7 Skipped: 28

Q23: Housing Type Diversity

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

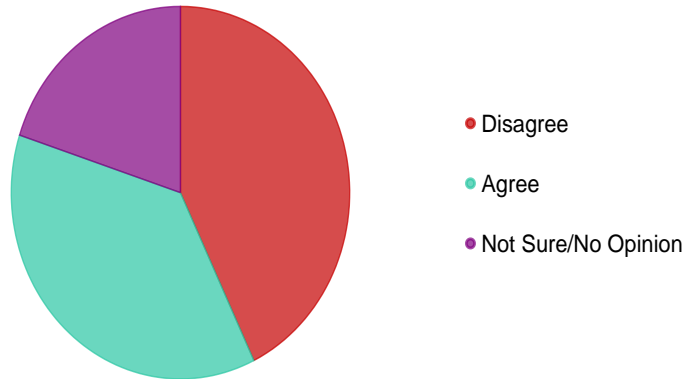
Response	Count
There is already a diversity of housing types	1
The Rouse Company has already accomplished the desired diversity. High percentages of students who receive Free and Reduced Meals (FARM) in many Columbia schools are a major concern. There are 13 Title 1 elementary schools in Howard County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

Answered: 6 Skipped: 29

Q24: Incentivize MIHUs

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

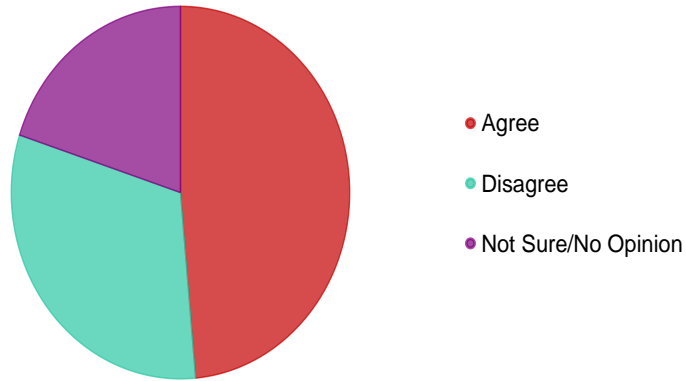
Support flexibility and alternative compliance	1
Require it.	1
Incentivize with additional density would set a good precedence for the remainder of the County	1
I think the MIHU model needs to be tweaked somewhat but I do think that some requirement is needed to ensure affordable housing is included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

Answered: 11 Skipped: 24

Q25: New Town Exemption for MIHU

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

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

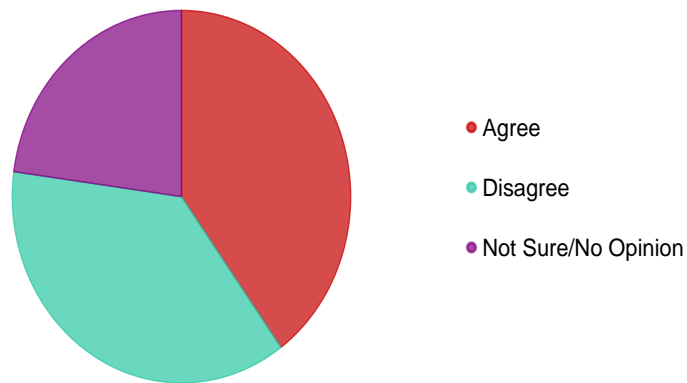
1

Answered: 4 Skipped: 31

Q26: Role of the Design Advisory Panel

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

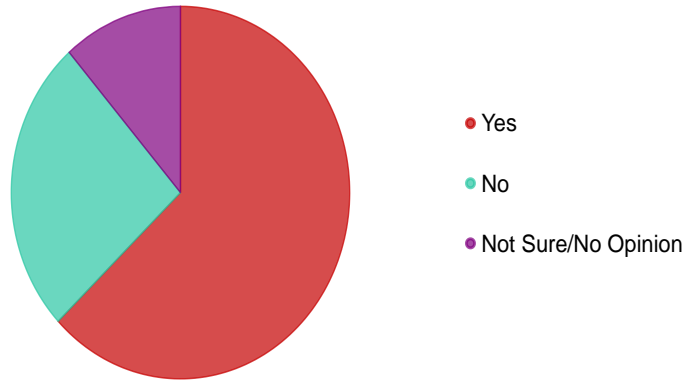
Response	Count
This is completely unnecessary.	1
This adds one more step in the process and I'm not sure its required IF you do a good job writing the zoning code to control for design and form.	1
The Village Architectural Review Panel still maintains the standards and having the community weigh in seems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

Answered: 7 Skipped: 28

Q27: Pattern Books

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

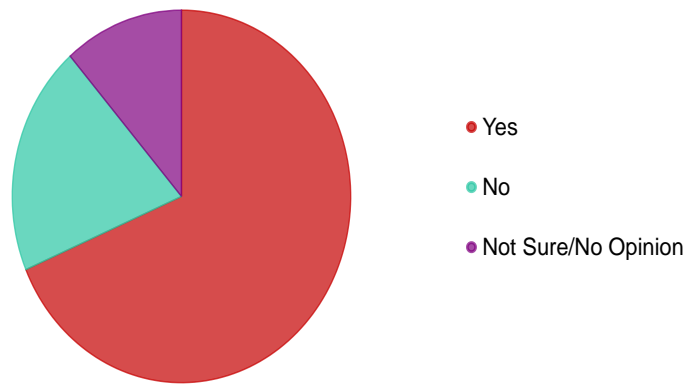
Every step should be taken to maximize Sustainability in New Town	1
Combine this with updating all the Columbia Design Guidelines.	1
A hallmark of planning. It has to be written and accessible to everyone, residents and developers.	1
.Books should be updated regularly.	1

Answered: 8 Skipped: 27

Q28: Universal Design and Accessibility

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0

Do you have any additional comments?

The word cloud requires at least 20 answers to show.

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

Answered: 4 Skipped: 31

Additional Comments

There are no answers to this question yet.

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

The word cloud requires at least 20 answers to show.

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

The Rouse Company created the unincorporated city of Columbia and used New Town zoning with the covenants to guide development. That process delivered one of the best places to live in the United States as rated by U.S. News, Money Magazine, Sperling's Best Places, Niche.com and Livability. It is one of the safest places to live as rated by WalletHub. While the passage of time warrants new examination, the success of Columbia is an excellent example of "If it ain't broke, don't fix it." Columbia already has a great diversity of housing for all income levels. Any additional housing should be upscale owner occupied. Look at the Free and Reduced Meal (FARM) rates in the Columbia schools. Columbia has 7 of the 13 Title 1 schools. That's 54%. Columbia only has about 30% of the county's population. All future housing decisions should move the FARM rate at the affected elementary school toward the county average of 30%. Some elementary schools are over 60% FARM. Others are below 5% FARM. Thank you to the Task Force for serving Columbia in this vital mission.

1

The evaluation of the current roles of all entities involved in redevelopment in Columbia. Howard Hughes and the Columbia Association should be involved.

1

Stop destroying the community. Invest in a hospital

1

Reinstate the Forest Conservation Exemptions

1

Must maintain quality of life, living, comfort and accessibility keeping density low and down optimizing traffic flow.

1

It's very important to simplify the approval process as much as possible, and to minimize the ability of a small group of angry residents to logjam or kill housing development projects.

1

Everything same

1

Along with denser housing we need mass transit. The two go hand in hand. Dense housing does not work without mass transit.

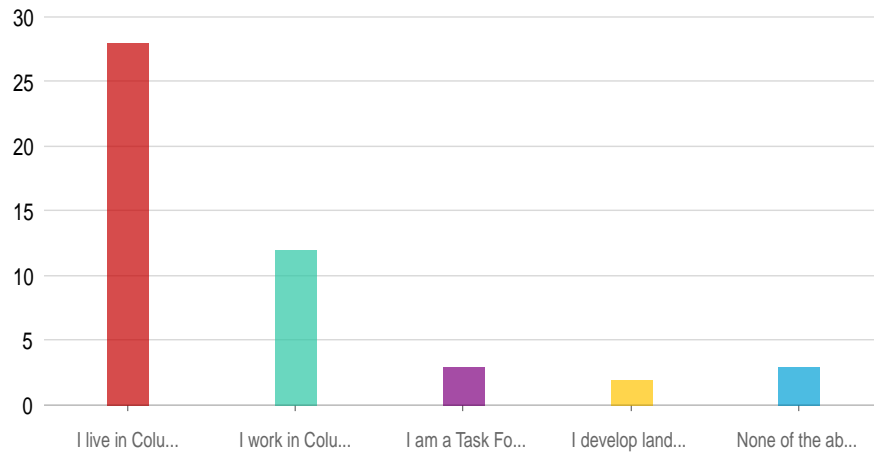
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Answered: 10 Skipped: 25

Additional Input

There are no answers to this question yet.

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



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

Answered: 35 Skipped: 0



Oakland Mills Community Association

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Columbia, MD 21045

410-730-4610 | oaklandmills.org

April 20, 2026

New Town Task Force

Preliminary Recommendations

The Oakland Mills Village Board greatly appreciates Dr. Calvin Ball's leadership in creating the New Town Task Force to review the New Town Zoning. The zoning classification is over 60 years old, and a review is warranted. The original petitioner role needs to be revised.

The Rouse Company created the unincorporated city of Columbia and used New Town zoning with the covenants to guide development. That process delivered one of the best places to live in the United States as rated by U.S. News, Money Magazine, Sperling's Best Places, Niche.com and Livability. It is one of the safest places to live as rated by WalletHub.

While the passage of time warrants new examination, the success of Columbia is an excellent example of "If it ain't broke, don't fix it."

We have reviewed the New Town Task Force Preliminary Recommendations and have provided our perspective.

Creating Another NT District

Recommendation 1

The Rouse Company, as original petitioner, was granted great latitude to create an unincorporated city with four goals and an ultimate build out over decades to a population of about 100,000. That has been done. The Rouse Company is gone. The current original petitioner may or may not continue this tradition. There is insufficient information to take a position on this preliminary recommendation.

PDP/CSP/FDP Structure

In considering this section of recommendations, any revisions must:

- Maintain the roles of all entities in the current review, oversight, and decision process.
- Maintain significant public review and feedback in the process.
- Provide the comprehensive, big-picture orientation of the proposed development, and all information, diagrams, and sketches currently in the CSP in an easy-to-understand format.

Recommendation 2

Enhance and streamline the process for approval and development. Do not focus on simplification.

Recommendation 3

Yes.

Recommendation 4

No. Provide all information, diagrams, and sketches currently in the CSP in an enhanced process.

Recommendation 5

Yes.

Recommendation 6

Any expansion of uses must go through a public process.

Recommendation 7

Yes.

Defining Credited Open Space

Recommendation 8

No. Maintain Open Space in NT as currently defined.

Recommendation 9

Yes.

Recommendation 10

Yes.

Recommendation 11

Yes.

Apartments Definition

The Rouse Company through NT Zoning provided a great diversity of housing types at a wide range of rents and purchase prices to provide housing for residents of all income levels. Columbia already has all the missing middle housing types.

Recommendation 12

No.

Recommendation 13

No.

Recommendation 14

No.

Original Petitioner

Recommendation 15

Yes.

Recommendation 16

No county entity should take over the role of original petitioner. An unbiased entity should take over the role of original petitioner to amend commercial FDPs.

Downtown and Village Center Process Simplification

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

Recommendation 17

No.

Recommendation 18

No.

Recommendation 19

Combine.

Density Cap Requirements

Recommendation 20

Yes. Maintain the current density cap of 2.5 and the current land use percentages. If an increase in density is allowed, then mandate an increase in usable, credited Open Space in proportion.

Recommendation 21

Maintain village centers in the density cap.

Land Use Percentage Requirements

Recommendation 22

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

Moderate Income Housing Unit (MIHU) Requirements

High percentages of students who receive Free and Reduced Meals (FARM) in many Columbia schools are a major concern. There are 13 Title 1 elementary schools in Howard County per the HCPSS website. Seven are in Columbia. Any MIHU requirement in NT would exacerbate this problem.

Recommendation 23

No. The Rouse Company has already accomplished the desired diversity.

Recommendation 24

No. The Rouse Company has already accomplished the desired diversity.

Recommendation 25

Yes. The Rouse Company has already accomplished the desired diversity.

Expansion of Users, Materials, and Design Guidance

Recommendation 26

No. This is completely unnecessary.

Recommendation 27

Yes.

Recommendation 28

Yes.

Thank you,

Oakland Mills Community Association Village Board



TESTIMONY

DATE: May 27, 2026
TO: New Town Task Force
FROM: Brady Greer, Land Administration Manager, Columbia Association
SUBJECT: Regarding the Definition of Open Space in the New Town District

Columbia Association (CA) submits the following testimony requesting the New Town (NT) Task Force support adoption of an open space definition that is functionally broad, administratively clear, and sufficiently flexible enough to accommodate changing community needs.

Columbia Association's governing documents support an approach to open space that is practical, community-serving, and adaptable over time. Open space within NT has never been treated as a narrow, single-purpose category. CA actively manages nearly two-thirds of the 5,360 acres designated as open space within the NT District. These lands are home to more than 100 miles of pathways and hundreds of recreational opportunities, while also supporting environmental stewardship, active and passive recreation, cultural programming, and community life.

Columbia Association has a unique role in the community as a major landowner, steward of the environment, and provider of community, recreational, and cultural services. Our revenue structure includes both the annual charge and income from sports and fitness facilities and programs. Though in practice, some facilities and services may be membership-based, they still provide many of the same community-serving purposes as other, more openly available amenities. An open space definition that excludes such uses would fail to reflect how CA functions and how these shared assets are financed, maintained, and used throughout the community. A definition that is too narrow or fixed to a particular physical configuration would undermine the planning flexibility that has long been central to the NT District and integral to how CA operates as stewards of open space for the community.

Conclusion

Columbia Association respectfully requests that the New Town Task Force support a definition of open space that recognizes the full range of recreational, environmental, cultural, and community-serving functions within the NT District, including membership-based facilities and services that are found to promote the social welfare of the people of Columbia. This approach better reflects how open space is funded, maintained, and used across the community. Preserving sufficient flexibility within the definition will allow CA to continue managing assets for the benefit of the community as needs evolve over time.