



New Town Task Force

Meeting No. 2

July 22, 2025

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Agenda

- A. Welcome, Introductions, and Recap
- B. Task Force Purpose and Ground Rules
- C. Overall Schedule and Expectations
- D. Meeting No. 1 Additional Information
- E. Introduction of Case Studies
- F. Visioning Exercise
- G. Online Survey Information



Agenda

- H. Introduction to Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis
- I. Homework for Next Meeting
- J. Wrap-Up
- K. Open Comments
- L. Adjourn



Task Force Purpose and Ground Rules

Task Force Purpose

“The New Town Task Force is a vital component to ensuring the Columbia of tomorrow is informed by a community-first approach.”

- County Executive Calvin Ball

Task Force Purpose

Executive Order 2025-09 and 2025-10

County Executive Of Howard County, Maryland

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

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

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

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

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

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

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

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

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

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

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

1. Matt Abrams
2. Nina Basu
3. Juellette 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 Gollibersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

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

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

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

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

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



Calvin Ball
County Executive

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

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

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

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


Calvin Ball
County Executive

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

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

Task Force Purpose

HoCo by Design

Chapter 7: Quality by Design, QBD - 30 Implementing Actions

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.

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 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 preserved over the decades and results in a wooded suburban community representing an earlier era, is also part of the community's signature feel. It was to provide a full-spectrum of housing that still exists today and provides options in the County. Older parts of Columbia have some of the County's most affordable older single-family homes and are well-known and acknowledged and considered when determining locations for new affordable housing.

The New Town Zoning District represents more than 14,000 acres and is a planned community by a visionary developer over 50 years ago, it is the place to live in the country. Columbia has a unique sense of place that is being strengthened. As a complement to character-based or hybrid zoning manuals can serve as a framework for preferred architectural patterns. They can provide guidelines and standards for building types, building components, roof types and details, windows, doors, porches, and other architectural details for landscaping, lighting, fences, walls, signage, and other outdoor elements. Specific districts, neighborhoods, or activity centers in the community are challenging to develop, form-based elements can be used to support more hybrid approaches to further achieve desired character outcomes.

The HoCo By Design Character Areas technical appendix provides additional 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 Zoning.

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.

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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.

Ground Rules

*“I bring my best.
You bring your best.
Together we build
something even
better.”*



Ground Rules

Run of Meeting



Bob's Rules

A simplified format of Robert's Rules of Parliamentary Procedure.



Group Sessions

Everyone will be assigned to groups, which will continually change.



Breaks

Given our limited meeting time together, we do not anticipate breaks.



Phone Calls

Should you have to take a call or return a message, please leave the room to do so.

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Ground Rules

Interaction

- Raise hand to be recognized
- Facilitators may ask clarifying questions before we move to the next speaker
- Relevant topics may be tabled to a later meeting
- Non-relevant topics will be written on the “and everything else” flipchart

Ground Rules

Respect

We all come from different backgrounds and lived experiences which gives us our own perspective.

There is no right or wrong, we just see things differently.



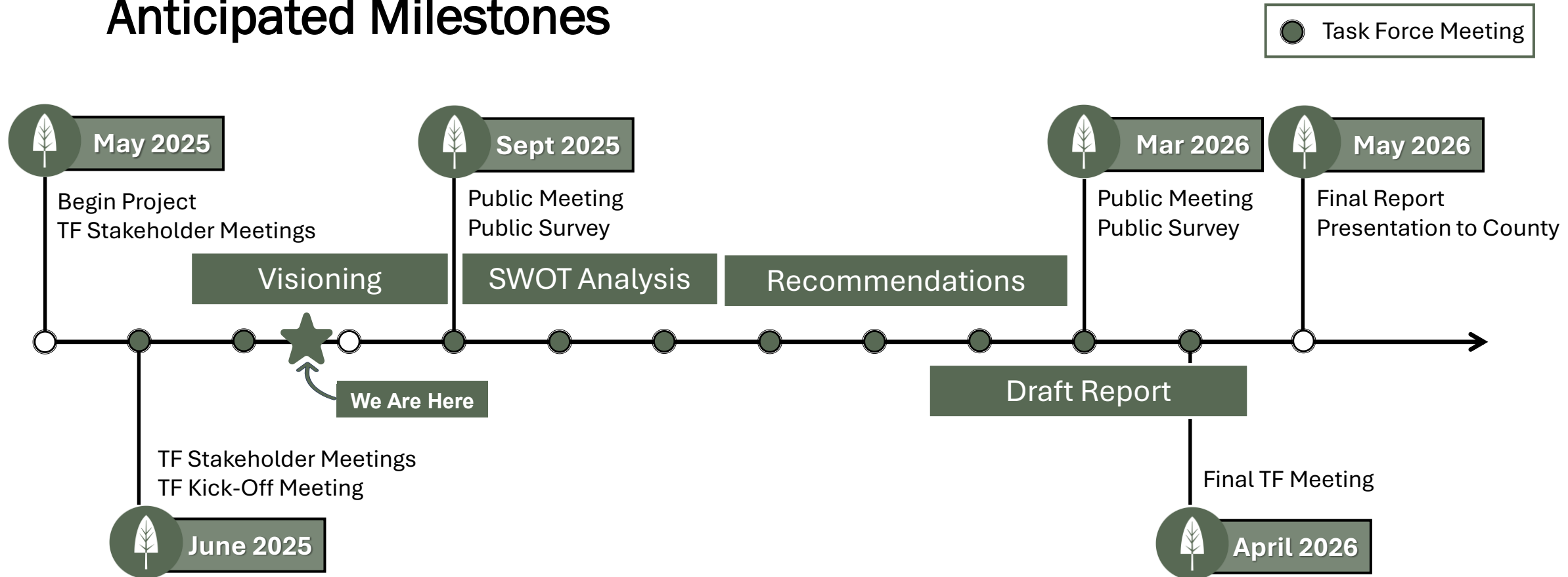


Overall Schedule and Expectations

Overall Schedule



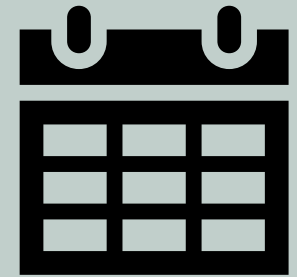
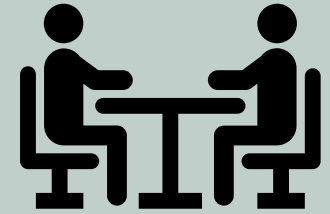
Anticipated Milestones



Expectations

Task Force Member Expectations

- Engaged and Focused Discussions
- Time Commitment
 - Task Force Meetings
 - 10 Task Force Meetings over a 12-month period, potential to reconvene over the next 18 months
 - Public Meetings
 - 2 Public Meetings (separate from Task Force Meetings), all are encouraged to attend as able
- Homework
 - Estimated 4-8 hours effort between Task Force meetings





Expectations

Please share your expectations for this meeting.



Prior Meeting Information Requests

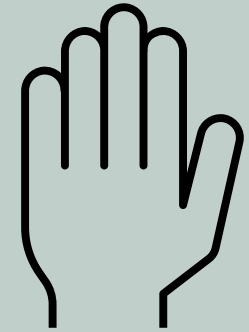
Meeting Minutes

Approval / Discussion of Meeting Minutes

Task Force No. 1 Meeting Minutes previously distributed

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

HOW TO VOTE

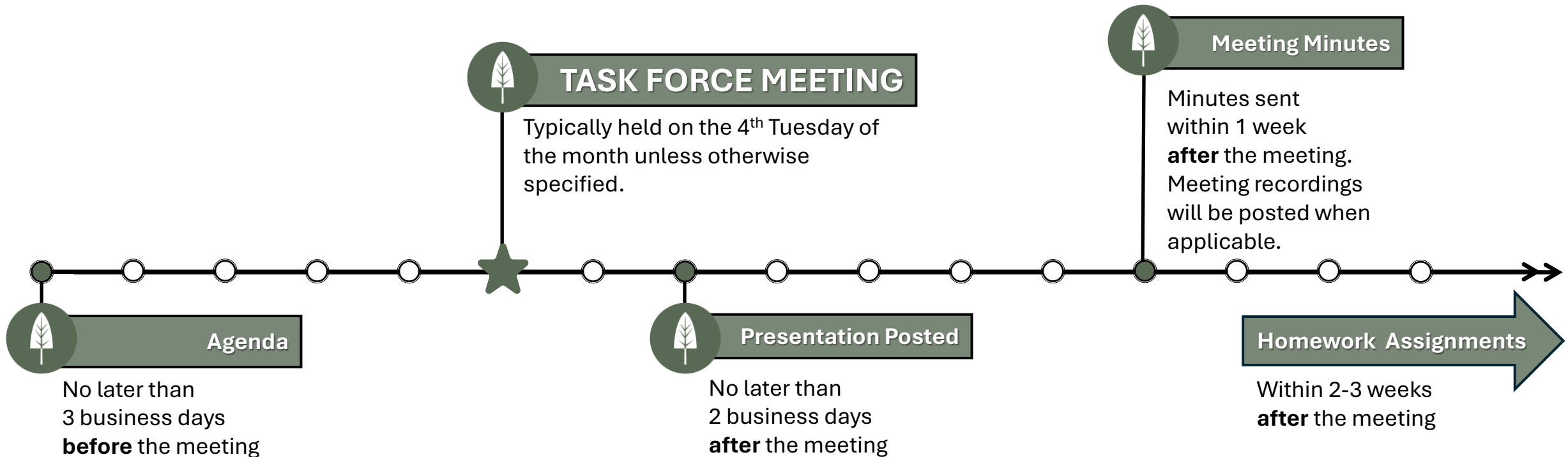


If you agree, raise your hand when called to vote “in favor”

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

Task Force Materials

Schedule for receiving materials





Administrative Procedures Act

Relevance to New Town Task Force

The Administrative Procedures Act, which is codified in Title 2 of the County Code, applies to “County Agencies which are authorized to make rules”. See Code Section 2.103(a).

“Agency” is defined as “a Board, Commission, Department or other unit of County Government which is authorized by law to make rules or adjudicate contested cases”. See Code Section 2.101(a). The New Town Task Force was established by Executive Order 2025-09 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.”

The Executive Order does not authorize the Task Force to make rules and therefore the Administrative Procedures Act is not applicable to the Task Force.

- Office of Law

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Open Meetings Act

Relevance to New Town Task Force

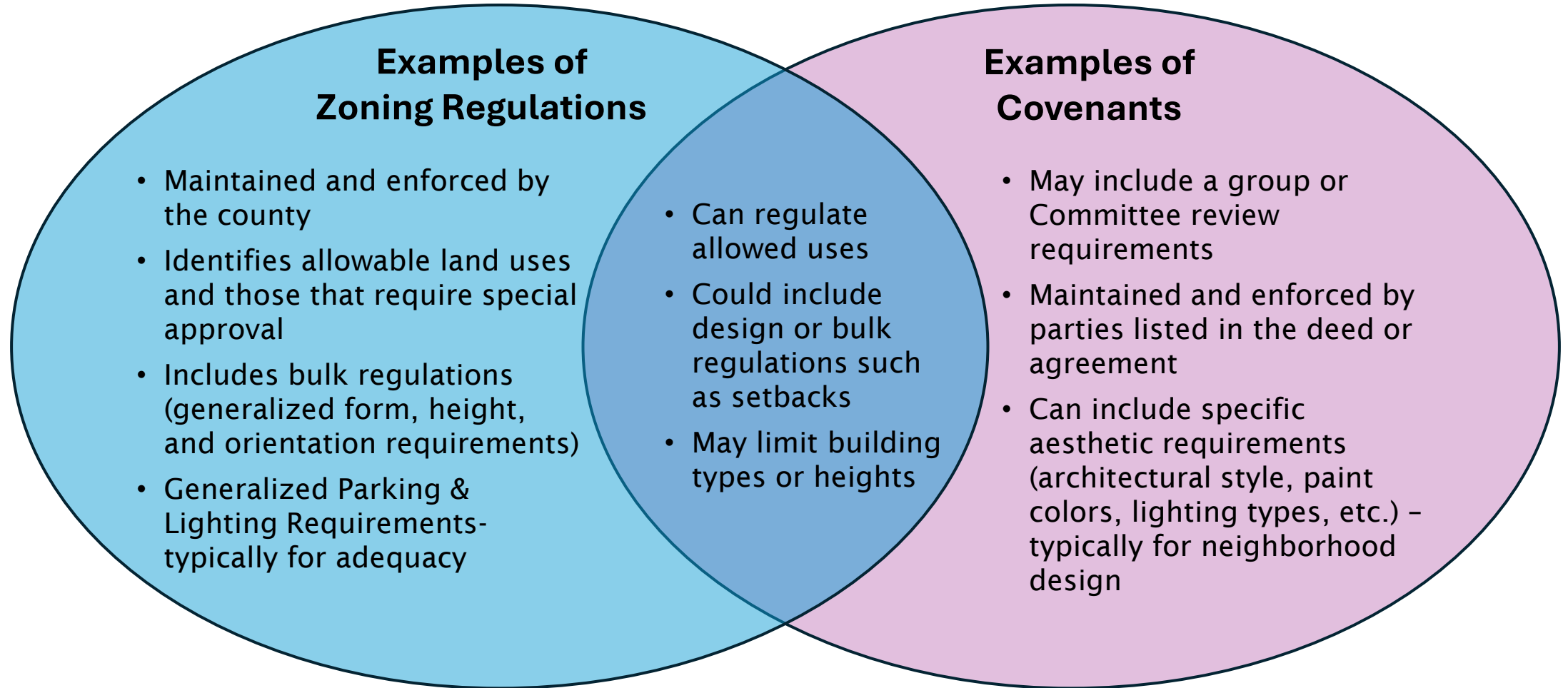
- Requires public bodies to:
 - To hold their meetings in public,
 - to give the public adequate notice of those meetings,
 - And to allow the public to inspect meetings minutes.
- All discussions of the task force's work must be held in a publicly available meeting
- Meeting agendas, minutes, and/or recordings are to be posted to the website and publicly accessible



Covenants

How do covenants relate to the Columbia New Town Zoning Regulations?

Zoning Versus Covenants



Zoning Regulations may permit uses, building types, or architecture that are not permitted by a given property's covenants. In this case, the more restrictive of the two would apply, and the covenants would supersede the zoning regulations. Therefore, the given use, building type, or architecture would not be allowed due to the existence of such a covenant.

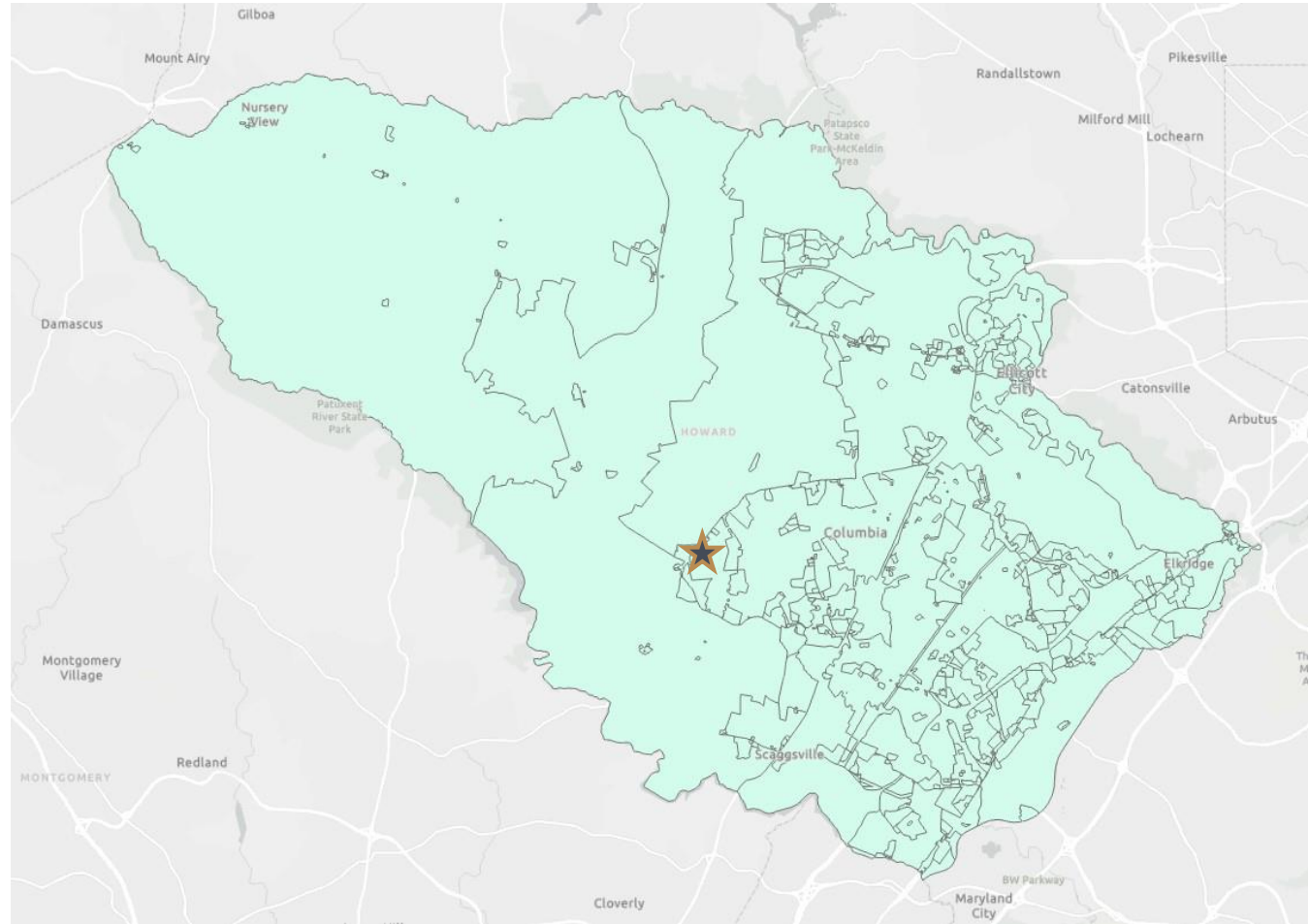


Understanding the Layers

New Town Task Force recommendation layers

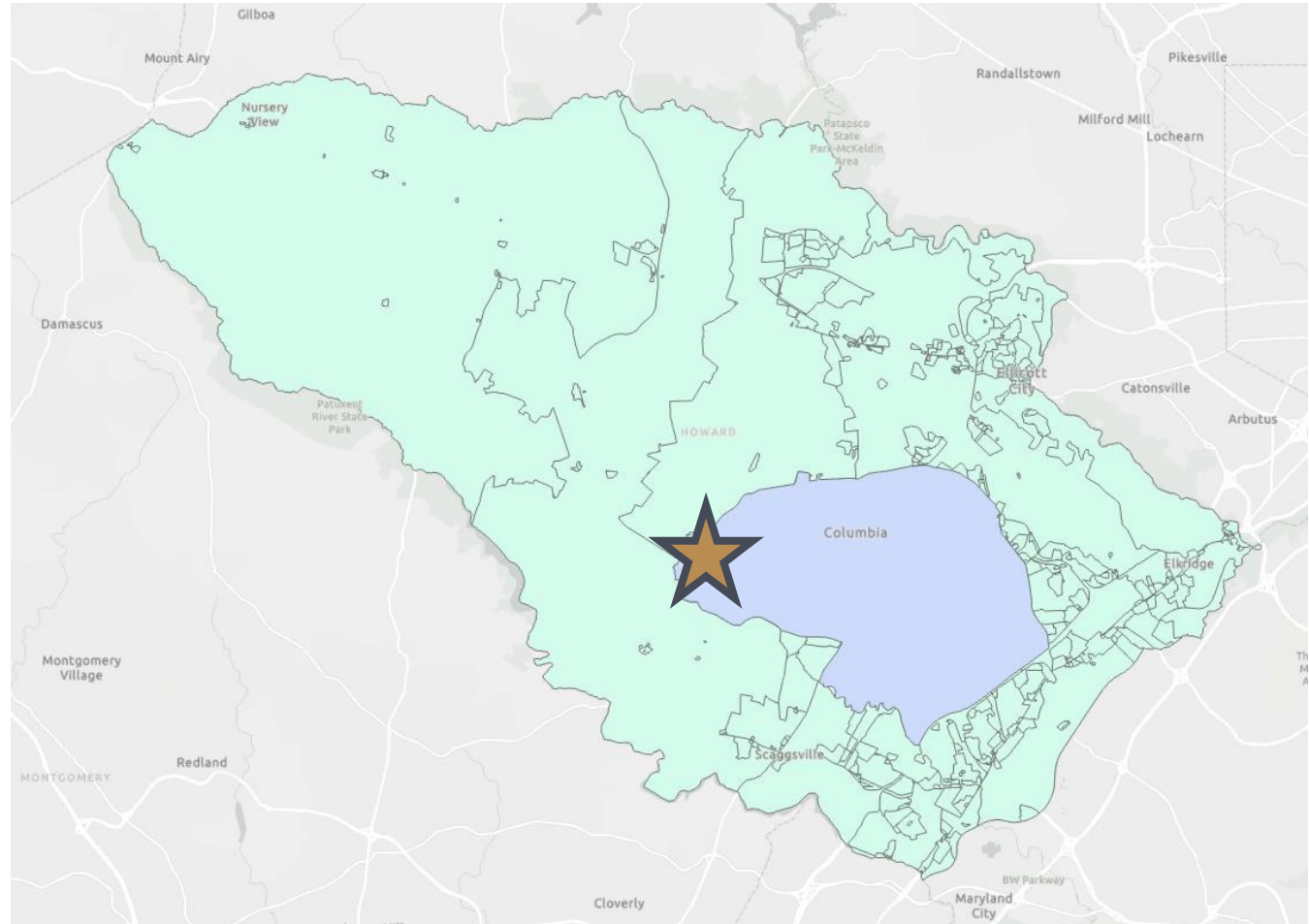
Understanding the Layers

Howard County



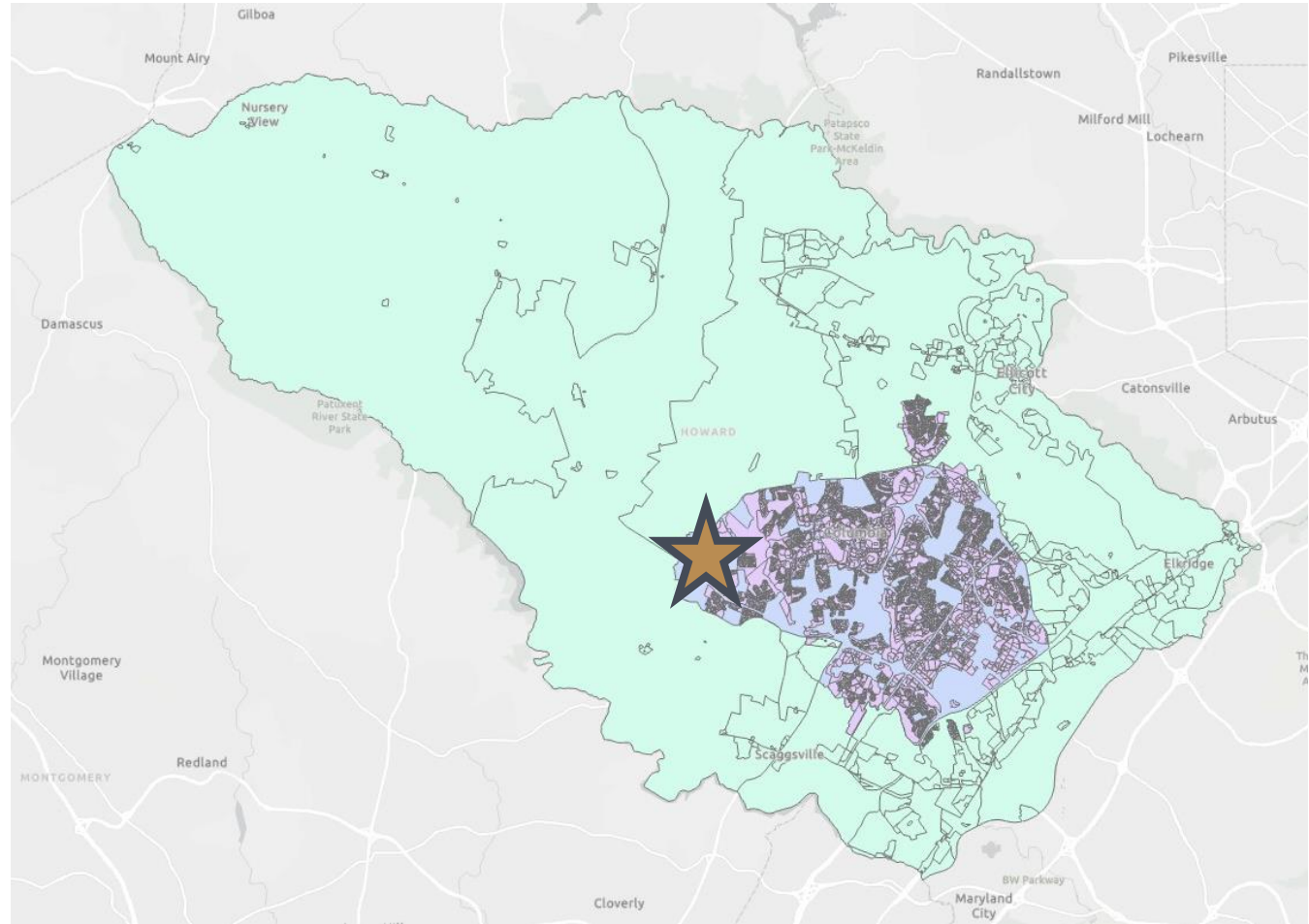
Understanding the Layers

Columbia



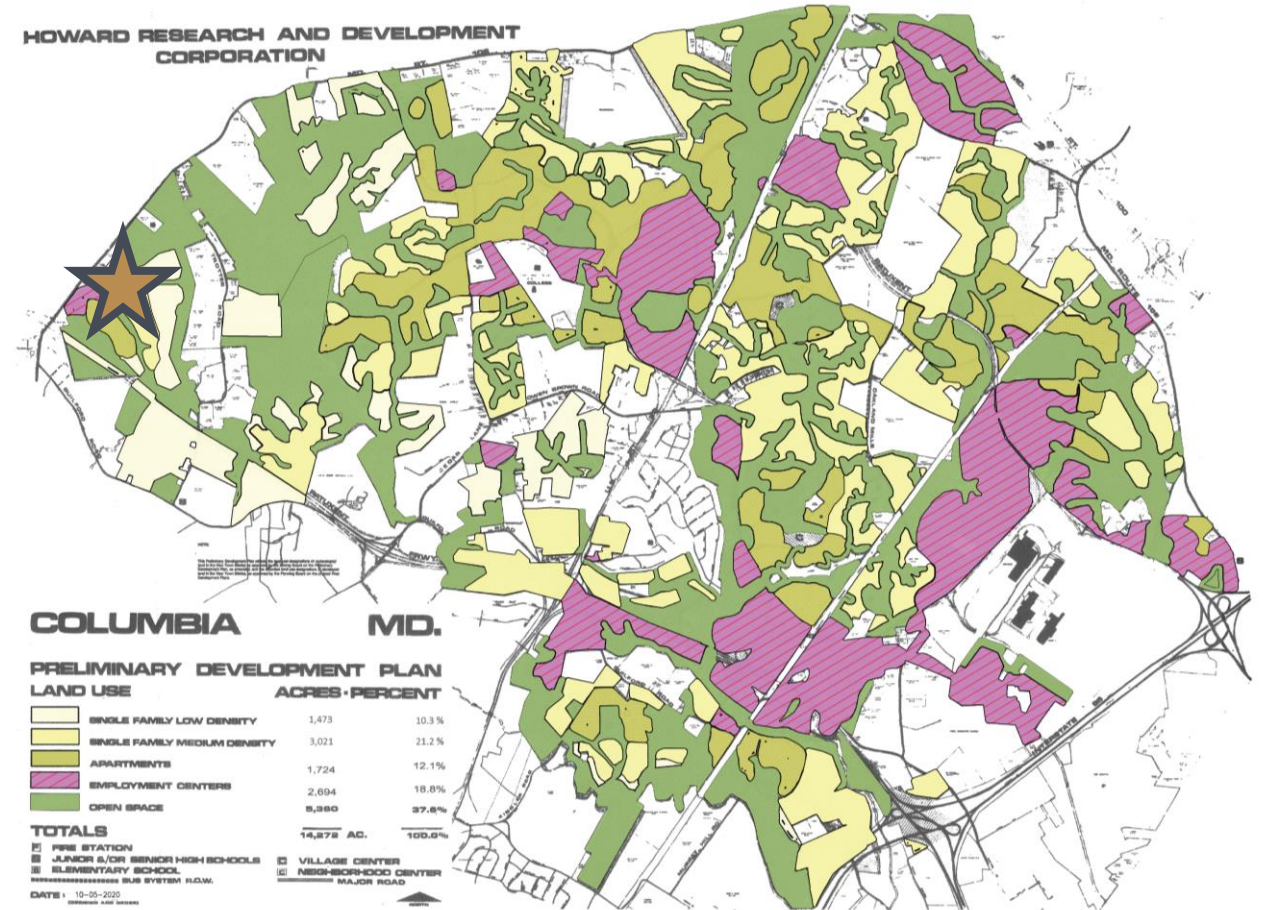
Understanding the Layers

New Town Zoning District
*(Identified in Section 125
of the Zoning Regulations)*



Understanding the Layers

Preliminary Development Plan (PDP)



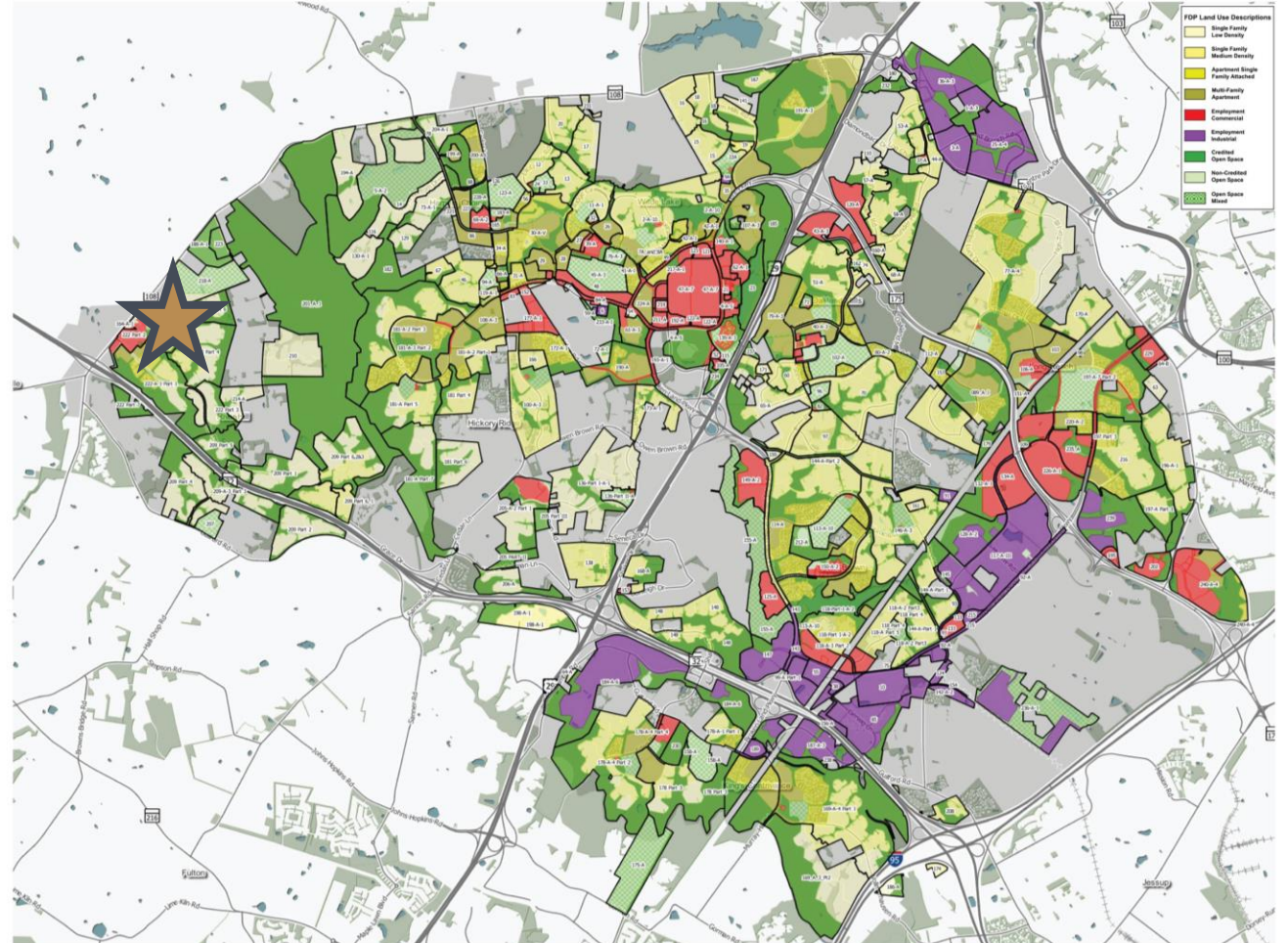
Understanding the Layers

PDP Details



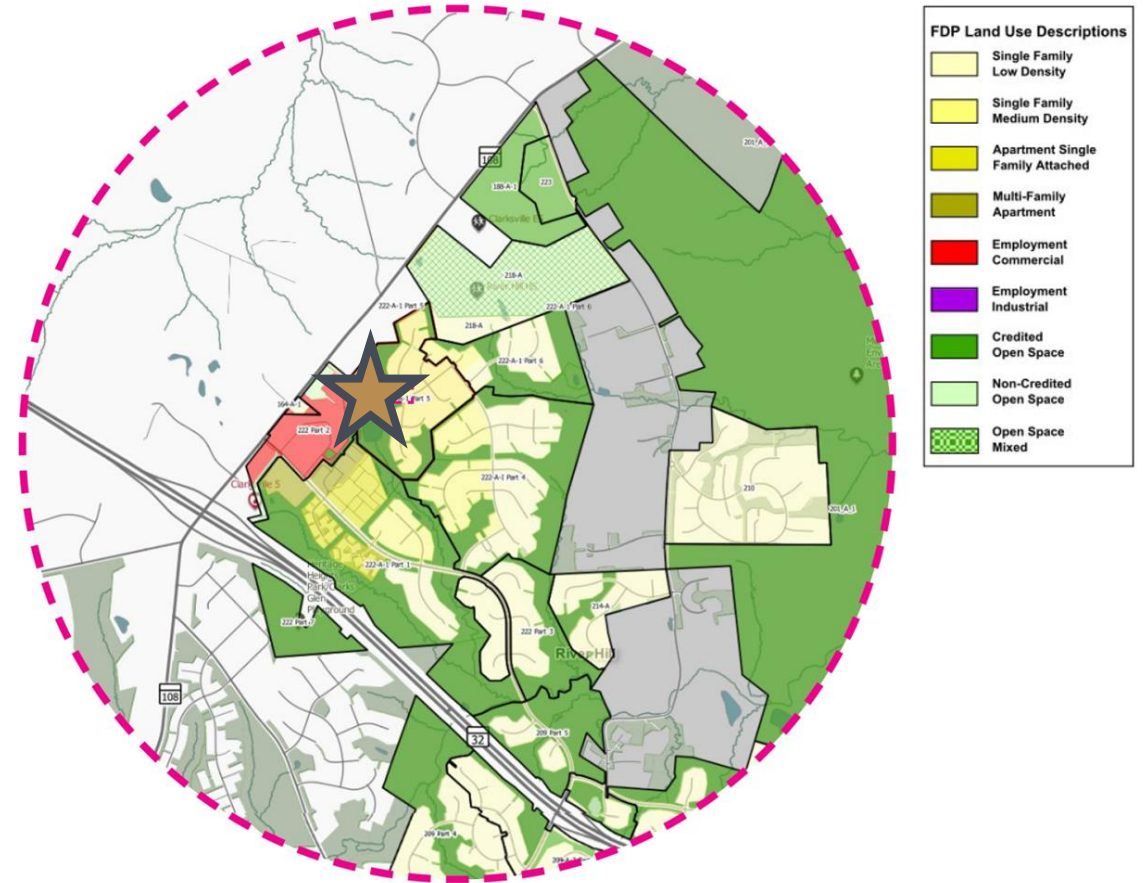
Understanding the Layers

Final Development Plan (FDP)



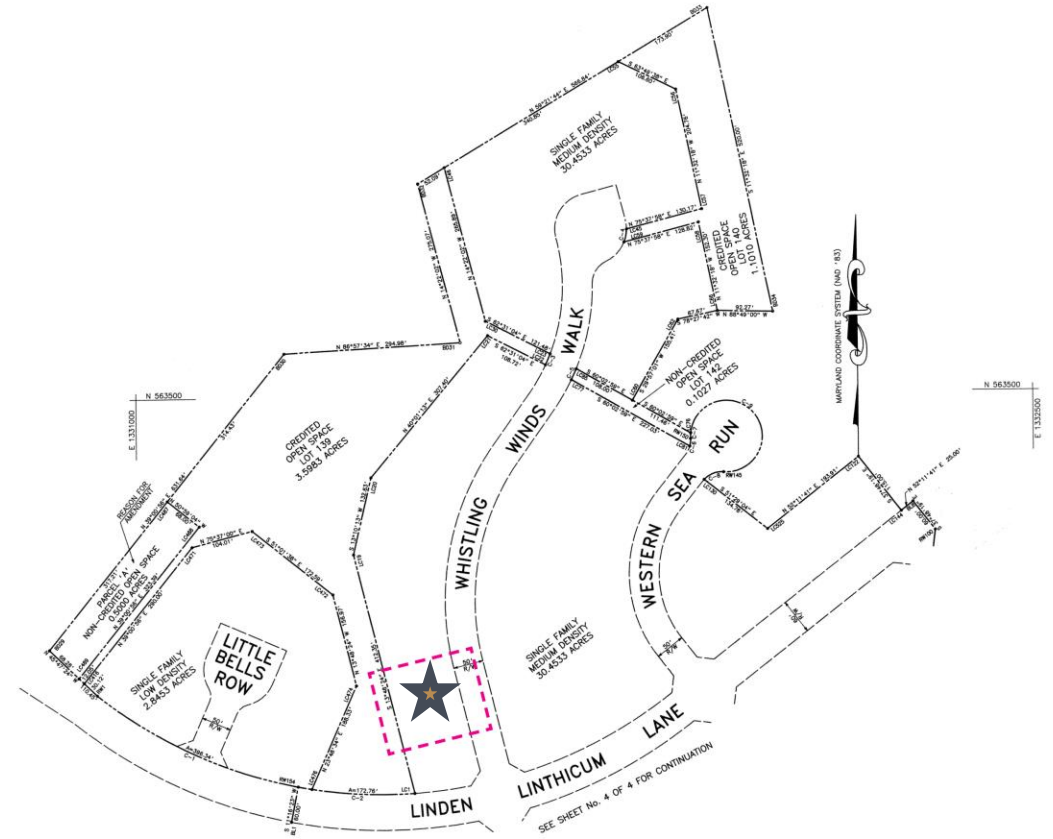
Understanding the Layers

FDP Details



Understanding the Layers

FDP: Site Specific



Understanding the Layers

Site Development Plan (SDP): Grading



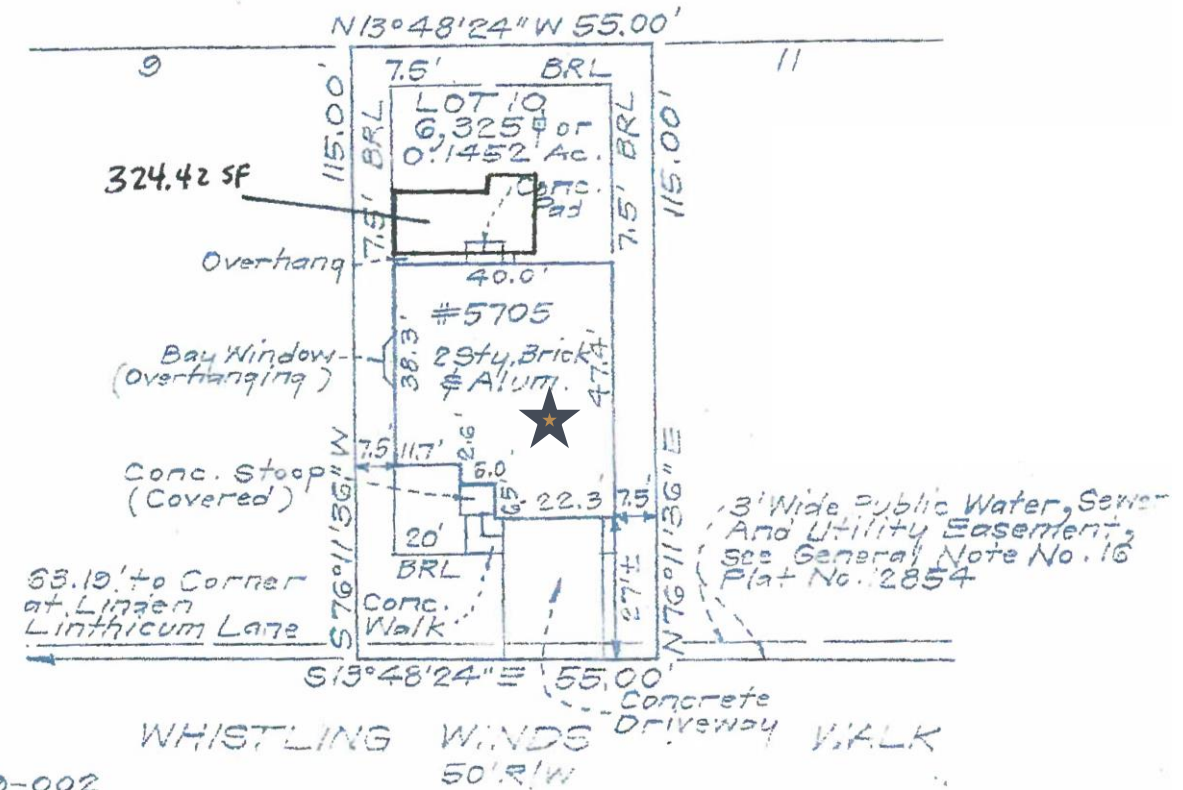
Understanding the Layers

SDP: Sediment and
Erosion Control



Understanding the Layers

SDP: Deck Addition Details



99-002
99-001 R

Understanding the Layers

Covenant

RIVER HILL COMMUNITY ASSOCIATION

Architectural Guidelines



Claret Hall, 6020 Daybreak Circle, Clarksville, Maryland 21029

PH: 410-531-1749 | FAX: 410-531-1259

Email: riverhill@villageofriverhill.org

Revised March 2022

GUIDELINE No.13a

Decks, Porches, Screened/Enclosed Deck Additions

An [Exterior Alteration Application](#) must be submitted for all new or modified decks, porches, or screened/enclosed decks.

Exterior Alteration Application Requirements

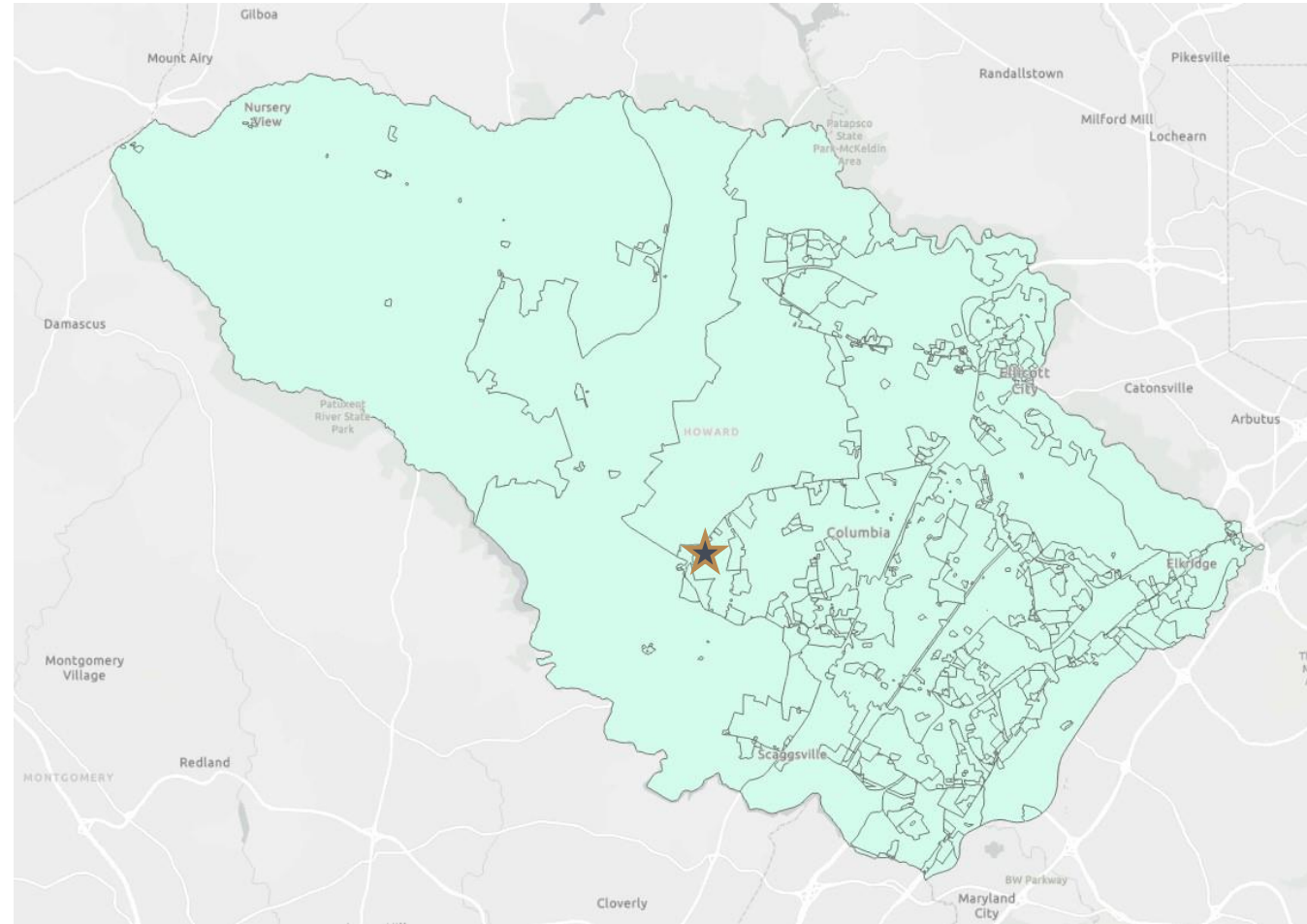
The application must include:

- Diagrammed plot plan, showing location of the proposed structure. **Note: Applications without a diagrammed plot plan will not be accepted.**
- Completed Deck Worksheet.
- Detailed plan, to include a written description of all materials to be used.
- Measurements, dimensions, etc. of project.
- Color palette.
- Elevation drawings of the structure.
- Details of any railings to be used, if applicable.
- Description of treatment or paint to be applied to the materials.
- Description of any plantings to be removed, relocated, or replaced for the construction of the structure.
- Description of equipment such as meters or heating and air conditioning sources that will be relocated and provide new location.
- Description of additions of or changes to window or door location, size or style.
- Description of proposed installation of or changes to the exterior lighting.
- List with all wattages of exterior lighting. Description of proposed landscaping or screening. See [GUIDELINE No.47—SCREENING](#).
- List of construction materials with colors.
- Description of the roof to include pitch, material, and color, if a roof is to be added.
- Color of soffit and fascia.

Understanding the Layers

New Town Task Force Recommendations:

- Zoning Regulations (Section 125)
 - Preliminary Development Plan
 - Comprehensive Sketch Plan
 - Final Development Plan
 - Site Development Plan

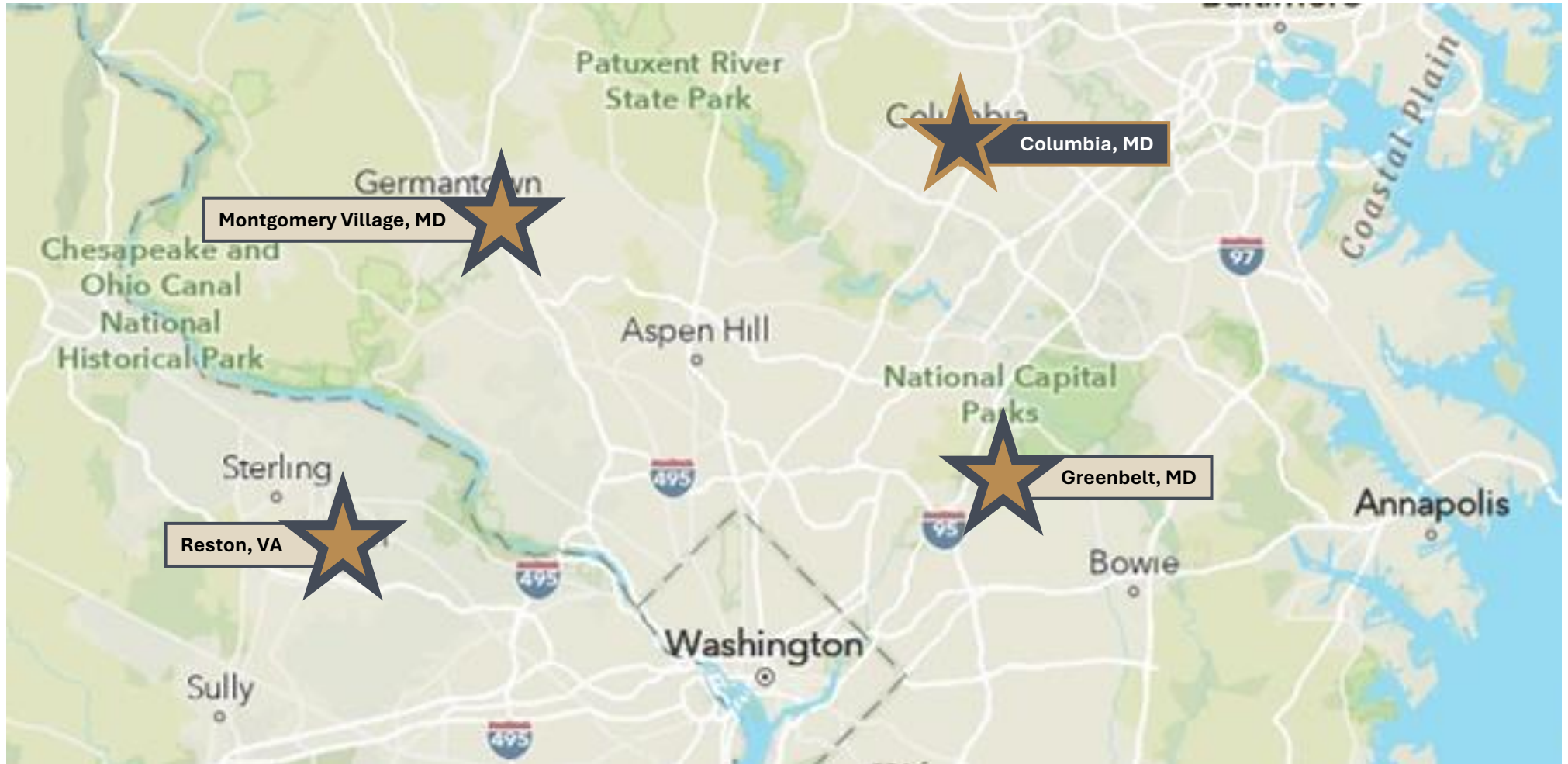




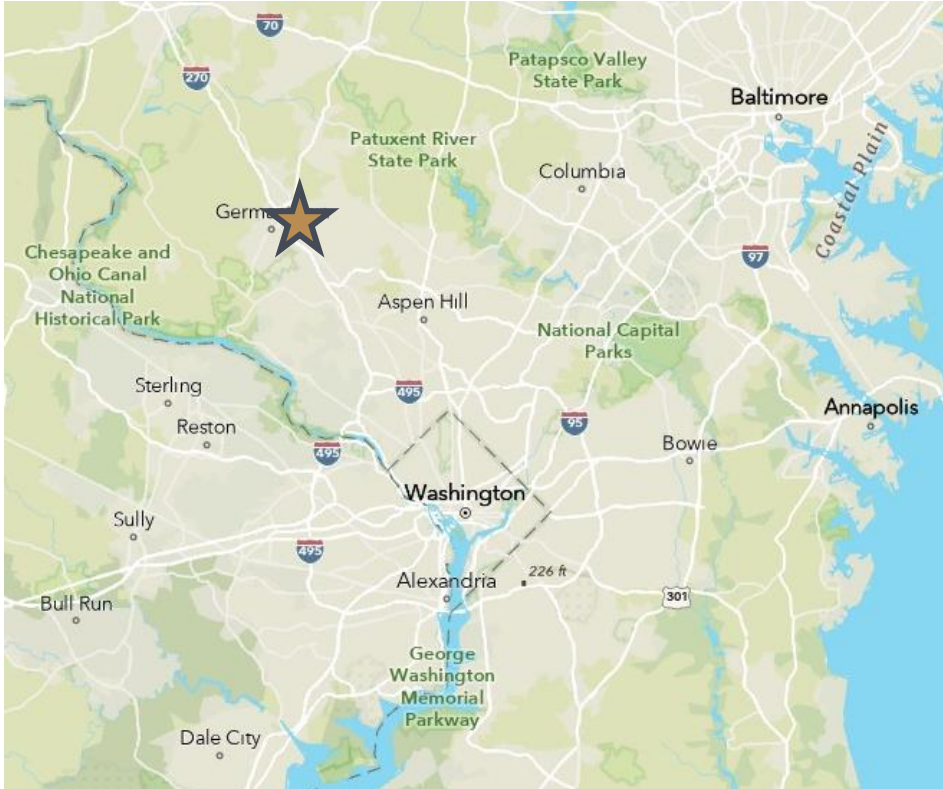
Case Studies

The New Town Movement

New Town Developments



Montgomery Village, Maryland



Developer/Visionary: Kettler Brothers

Founded/Planned: late 1960s-early 1970s

Size: was approximately 1,500 acres; now 2,435 acres

Key Focus:

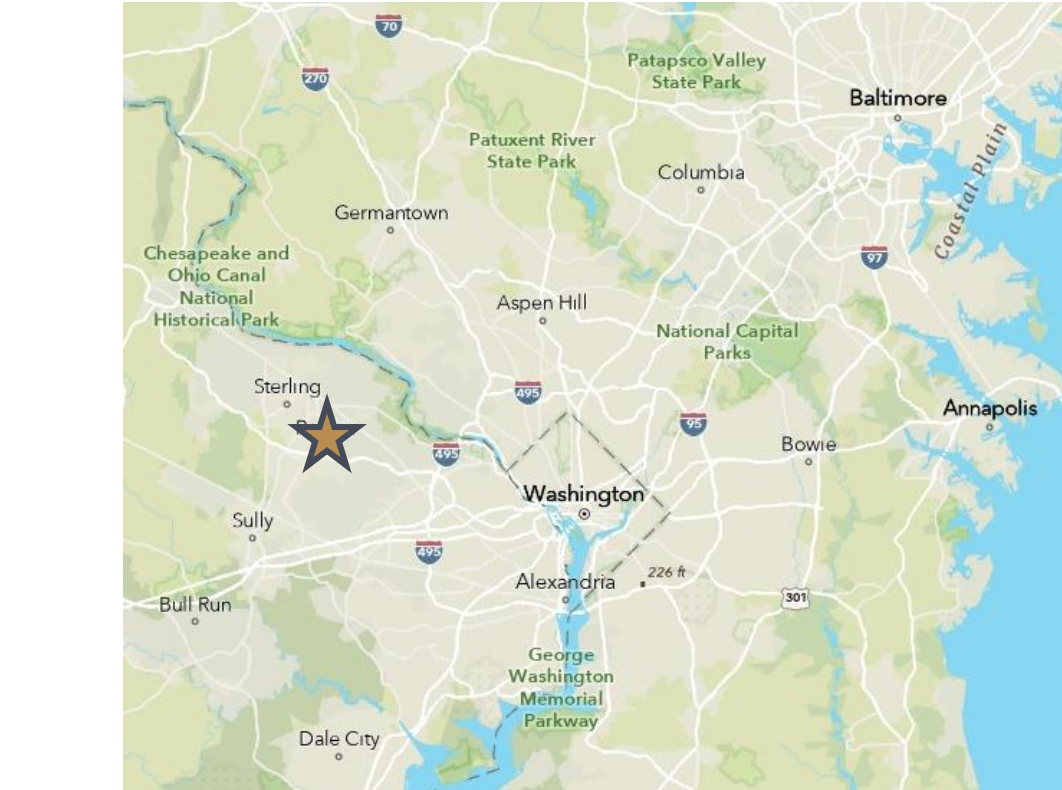
- Montgomery Village (MV) Overlay Zone (Formerly zoned as Town Sector (TS) Zone)
- Preserves village character and open space
- Ensures compatibility between new and existing development

Zone Characteristics:

- PDP - Land use map, without acres/percent tracking
- No FDP
- MV Overlay Zone with Euclidian zoning underneath
- Standard development approval process, with special criteria from MV overlay zone and site plan approval

Reston, Virginia

Developer/Visionary: Robert E. Simon



Developer/Visionary: Robert E. Simon

Founded/Planned: 1964

Size: was approximately 7,400 acres; now 9,805 acres

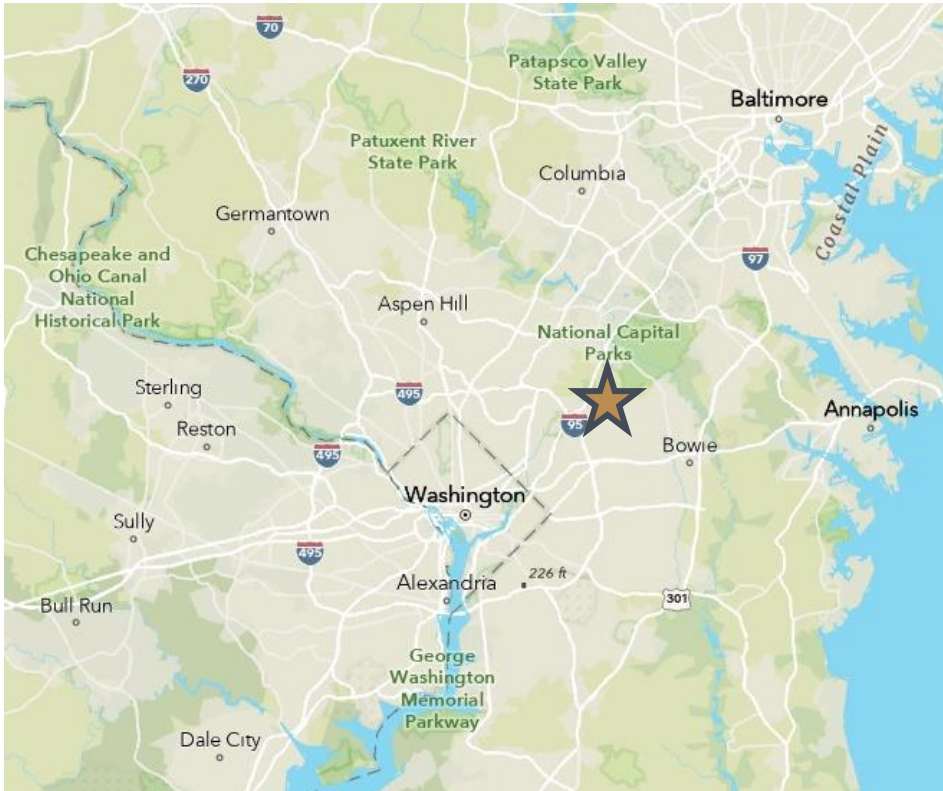
Key Focus:

- allows more flexible planned community development
- no multifamily housing in low-density zones unless specifically approved
- commercial uses must occur indoors (with limited exceptions)

Zone Characteristics:

- PDP - does not include acres/percent tracking
- No FDP – density only by land use type
- Guided by approved Master Plan w/land use density regulations
- Changes require a legislative approval process

Greenbelt, Maryland



Developer/Visionary:

- Resettlement Administration under President Franklin D. Roosevelt in 1937, community led to incorporation in 1952
- Greenbelt Neighborhood Conservation Overlay Zone established in 2018

Current Size: approximately 3,985 acres

Key Focus:

- Preserves village character and open space.
- Ensures compatibility between new and existing development

Zone Characteristics:

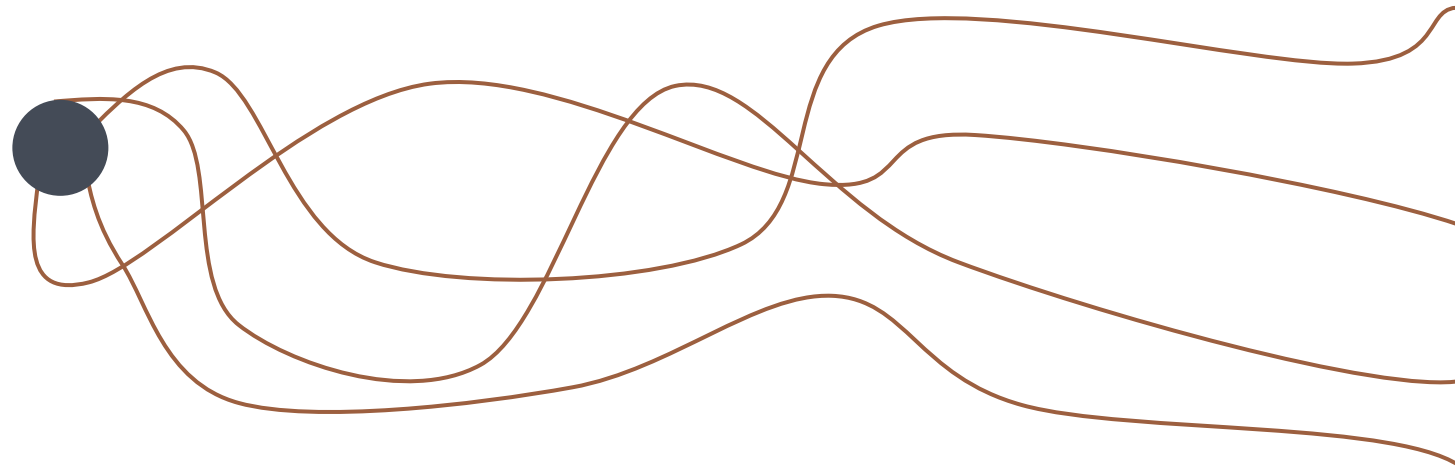
- PDP - Land use map, without acres/percent tracking
- No FDP - Density only regulated on block basis/scale
- Follows an approved Neighborhood Study for land use, density regulations
- Standard development approval process, with special criteria from NCO and Euclidean zoning underneath



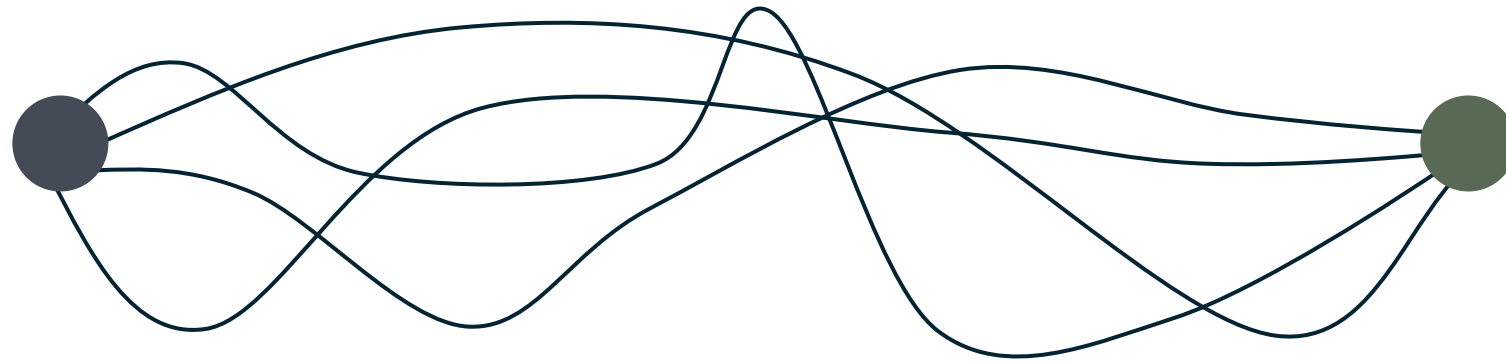
Visioning Exercise

Incorporating Task Force Homework

Visioning: Purpose



← NTTF Discussions →



NTTF Vision



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Visioning: HoCo by Design

....aims to define a growth and conservation path to 2040 that is **more equitable, more predictable, more sustainable, and more achievable** for the County and all its residents.

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Visioning: HoCo by Design

- **Equity** is about crafting a future ripe with opportunities for ALL people and ALL communities, including access to attainable housing, amenity-rich neighborhoods, high-quality education, and economically-uplifting employment.
- **Predictability** informs future land use and guides budget priorities to align decisions for a shared understanding of direction and sequencing
- **Sustainability** is about sharing growth and preservation in a manner that protects our valuable natural resources, reduces environmental impacts through vertical and compact development, and responsibly balances and grows our fiscal resources to deliver the government services that enhances our quality of life.
- **Achievability** aims to provide realistic direction that is grounded in stakeholder input, considers resource limitations, and helps the County measure progress toward attaining the community's vision.



Visioning: Columbia Association

Mission

Engage our diverse community, cultivate a unique sense of place and enhance quality of life.

Vision

A Columbia that is intentionally diverse, committed to wellness, sustainable, beautiful, connected and resilient.

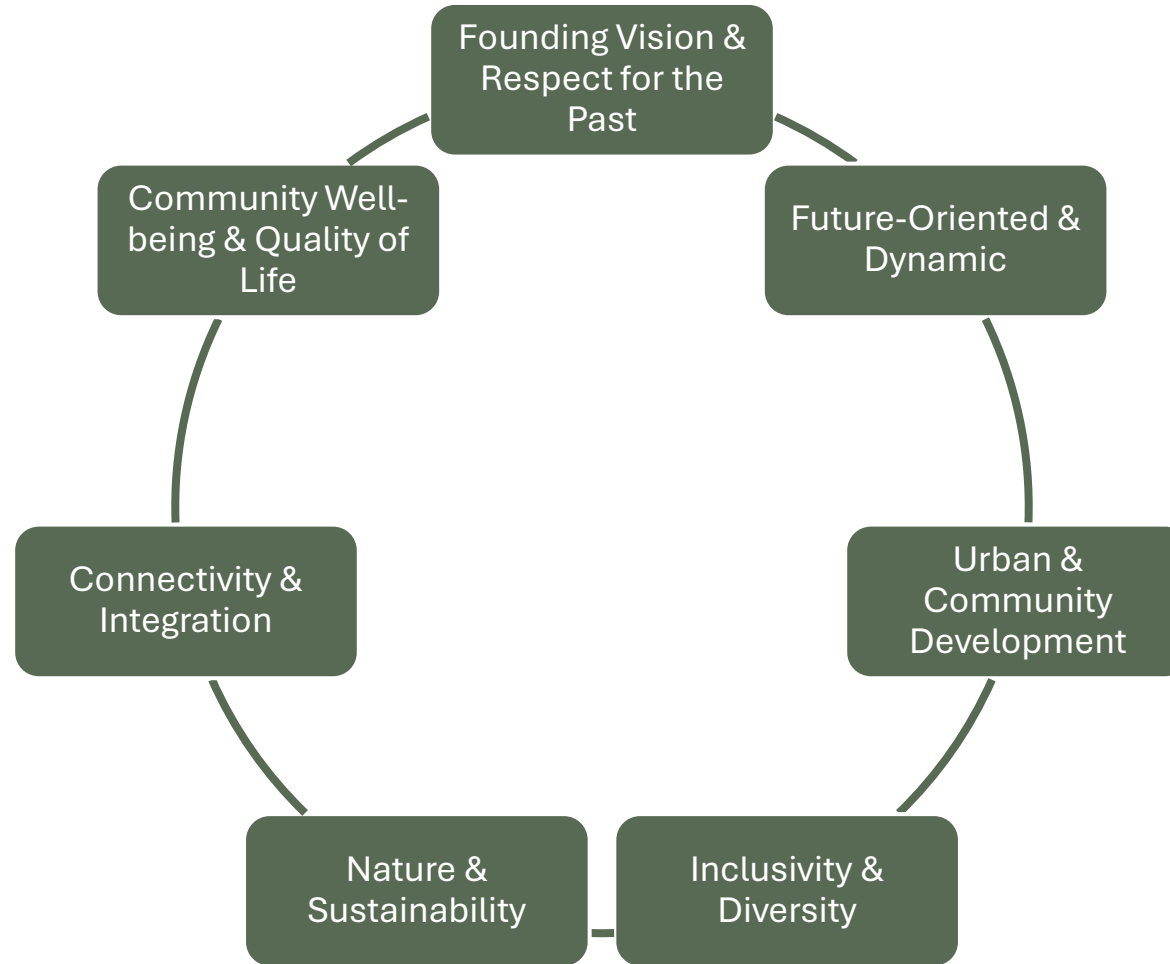


Visioning Exercise



community
live
people
place
future
everyone
vibrant
thrive
public
land
housing
businesses
model
garden
resilient
example
build
vision
beyond
work
nature
open
growing
world
innovation
together
visionary
spaces
evolving
years
respect
diverse
needs
growth
diversity
integrated
every
founding
planning
generation
life
play
flourish
sustainable
connected
welcoming
rooted
inclusive
opportunity

Visioning Exercise





Breakout Sessions

Develop the Vision Statement

Breakout Session Output

- COMMUNITY: Intra-connected, vibrant, thriving, growing, place for everything, garden city, DIVERSITY
- To be respectful of past ordinances and bylaws, but to continue to grow an inclusive and integrated Community.
- Inclusiveness, people, community, diversity, spirit of Columbia maintained, nature, walkable and green space
- People connecting; housing, growth and development, connection to land: people, process



Combined Output

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

The Vision Statement: Group Output



Online Survey

Questions for the general public



Introduction to *SWOT* Analysis

Strengths, Weaknesses, Opportunities, and Threats

SWOT Analysis

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STRENGTHS	WEAKNESSES
OPPORTUNITIES	THREATS



Homework for Next Meeting

Your Experience with New Town Zoning



Homework

Provide your response no later than **August 22, 2025**.

Think of a time when you made a change to your property that involved the New Town zoning Process. If you haven't dealt with zoning personally, ask a neighbor who has.

1. List the top 3 things that went well in the process of implementing the change.
2. List the top 3 most challenging aspects of the experience.
3. Consider how changes to New Town zoning could have been beneficial in that instance.

Be prepared to discuss at the next Task Force meeting.



Wrap-Up



Expectations

Please share your expectations for this meeting.

Expectations

- **Tim May** hearing all homework to see what their views are, diversity of thought
- **Ashley Vaughn** 1st meeting, get better view of what we're doing and where we're going
- **David Costello** overall expectation in land buildings lakefront district. Use of the land is not changed significantly. Land Use Zoning. Improve, don't go backwards
- **Fran LoPresti** how many people use trails, open space, etc. Interested in everyone's views
- **Gregory Desroche** concern for zoning, discomfort with 1st meeting. Been there since beginning. New Town zoning cannot be changed. Charade with 1st meeting. 1st meeting minutes didn't reflect the meeting. We should be deciding how this works, agenda, etc. Should be our product and our deliberations. Is it legal to change the covenants? How we're moving forward and working together

Expectations


- **Ian Kennedy** the case studies and learning about the uniqueness of Columbia. Open to look at other developments that have had the same challenges...Learning
- **Joan Lancos** agenda...pleased with JMT thus far. All arrive at a satisfactory product at end.
- **Judelle Campbell** vision statement...start with the vision, then get to the zoning. Get clarity of the vision and all will fall into place. Diversity of the task force is exciting and their knowledge. Get developers perspective and the homeowner's perspectives. Understand each other.
- **Kristi Smith** commonalities of vision statements

Expectations

- **Karen Emery** understand the problem to be solved. Not sure where we are going. Zoning is good and layout of Columbia is good
- **Michael Golibersuch** more substantive conversations, get to the more important part
- **Matt Abrams** everyone's vision statements, clarity of the scope of recommendations can be, covenants? Clarity of how to settle disagreements during the process
- **Nina Basu** guardrails and finished product looks like
- **Renee DuBois** same as Nina, list of experts to develop recommendations
- **Robbyn Harris** excited to see how vision statements played out to see how similar, more of the framework of the report, SWOT analysis
- **Ryan Herman** hear vision statements, good if they are different

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Expectations

- **Stacy Spann** taking it all in
 - **Sharon Cooper Kerr** learn more about vision statements and how they align
 - **Brian England** understand implement whatever we are proposing, 2007 New Town Task Force report
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Wrap-Up

Pending Topics

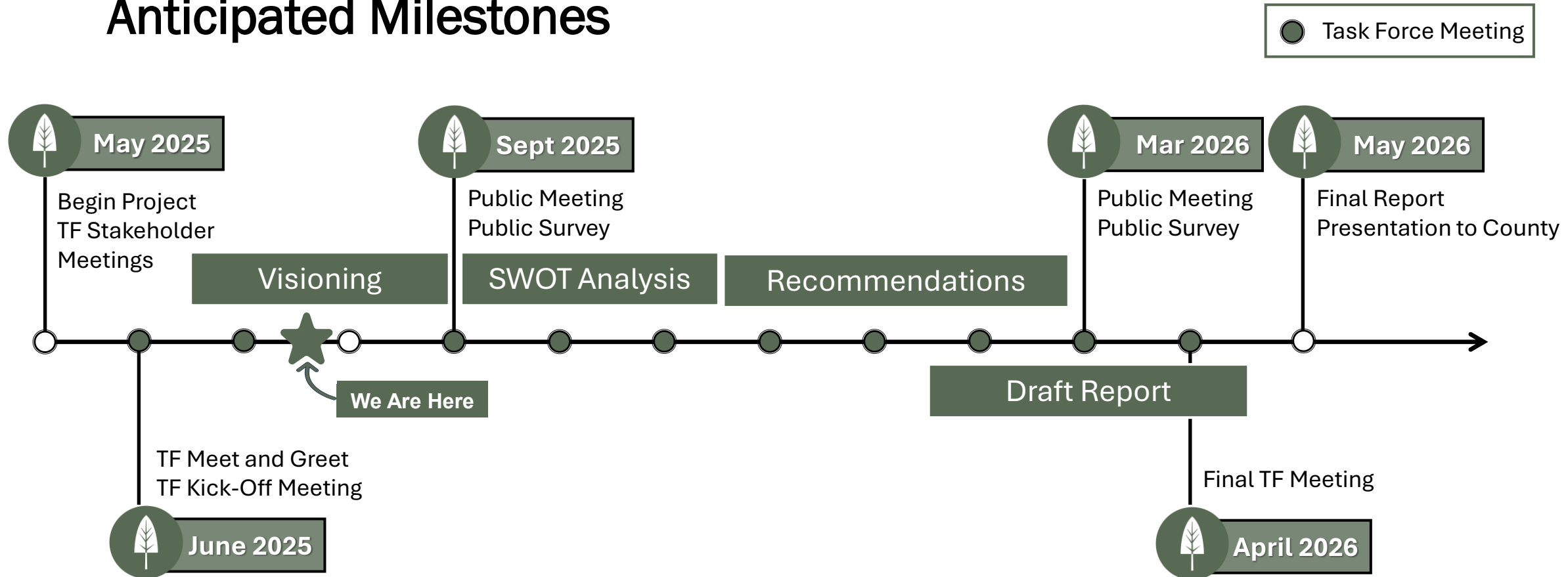
- Demographics over the years
- Massing
- Strengths, Weaknesses, Opportunities, and Threats (SWOT)



Wrap-Up



Anticipated Milestones



Wrap-Up

Upcoming Task Force Meetings

September 30, 2025

Virtual

Primary Topic
*Strength, Weakness,
Opportunity, Threats
(SWOT) Assessment*

Note: There is
no Task Force
meeting in
August.

October 2025

In-person

Primary Topic
*Strength, Weakness,
Opportunity, Threats
(SWOT) Assessment*

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Wrap-Up

Upcoming Public Meeting

Anticipated September 2025
Recommendations for location



Open Comments

Thank you



Thank you

Homework Due Date

August 22, 2025

Task Force Meeting No. 3

September 30, 2025

Virtual

Task Force Meeting No. 4

October 2025

In-person



Thank you





Breakout Sessions

Develop the Vision Statement

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Visioning: HoCo by Design

....aims to define a growth and conservation path to 2040 that is **more equitable, more predictable, more sustainable, and more achievable** for the County and all its residents.

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Visioning: HoCo by Design

- **Equity** is about crafting a future ripe with opportunities for ALL people and ALL communities, including access to attainable housing, amenity-rich neighborhoods, high-quality education, and economically-uplifting employment.
- **Predictability** informs future land use and guides budget priorities to align decisions for a shared understanding of direction and sequencing
- **Sustainability** is about sharing growth and preservation in a manner that protects our valuable natural resources, reduces environmental impacts through vertical and compact development, and responsibly balances and grows our fiscal resources to deliver the government services that enhances our quality of life.
- **Achievability** aims to provide realistic direction that is grounded in stakeholder input, considers resource limitations, and helps the County measure progress toward attaining the community's vision.

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Visioning: Columbia Association

Mission

Engage our diverse community, cultivate a unique sense of place and enhance quality of life.

Vision

A Columbia that is intentionally diverse, committed to wellness, sustainable, beautiful, connected and resilient.

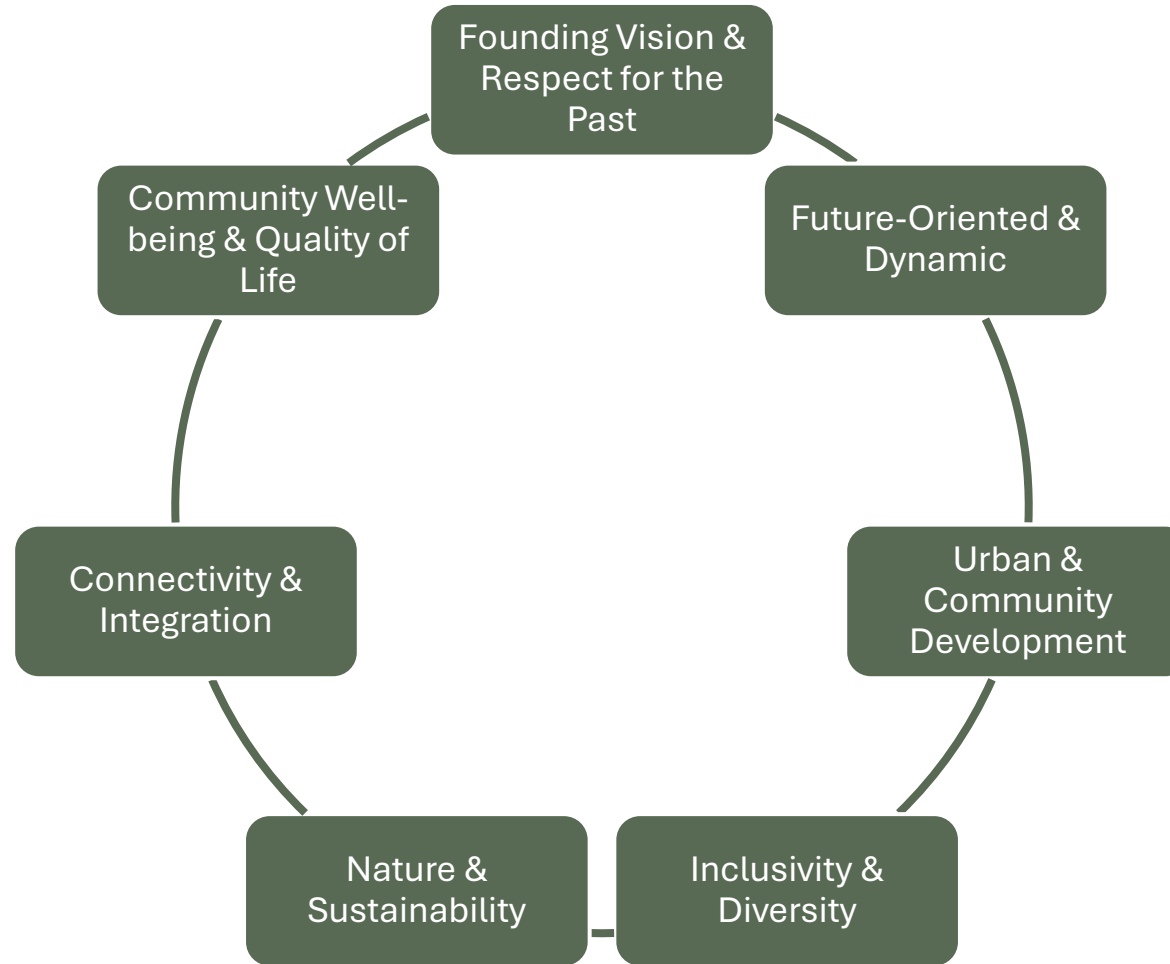
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Visioning Exercise



inclusive opportunity

Visioning Exercise





Visioning: Homework

- Columbia becomes “The Next American” and is an example of how we can live together and that it is replicated in other parts of Howard County and the US.
- Columbia is a place where everyone can live, learn, work, and play in every stage of life without limits, in a welcoming diverse community that is in harmony and close to nature and in a community that continually regenerates itself.
- Columbia will be a thriving example of visionary planning
- Rooted in its founding promise to be a garden for growing people, Columbia looks boldly and optimistically to the future, remaining resilient, adaptive, and responsive to the challenges of an evolving world and the needs of its community.
- Appreciate the past. Imagine the future. The vision for the future must be dynamic and respond to changing needs. It should be flexible. Density must be considered. The opportunity for housing for all should be included. A full life for all must be part of the imagined future. There should be private/public good for all. We must continue to respect the land.



Visioning: Homework

- An inclusive place with diversity of opportunity and experiences connected by open spaces, pathways and nature well integrated into where we live, work and play.
- Columbia will thrive as a bold model of connected, sustainable growth - where innovation meets community, diversity fuels opportunity, and every generation feels at home. For the next 50 years and beyond, we will build on the visionary legacy of our founding, creating a place where people and businesses flourish together.
- Rooted in respect for the land, dedicated to the growth of its people, committed to sustainable development, and guided by the vision of its founder, James Rouse - Columbia is a place where all can live, grow, and prosper.
- The Garden for Growing People – Columbia – will flourish by ensuring it is a place today's children can afford to live, nature can thrive, and diverse communities integrate. Village centers will be vibrant, businesses will thrive, future technologies will be integrated, walking will be easy, green space will endure, and opportunity will be open to all.



Visioning: Homework

- To make Columbia a vibrant, fun, welcoming place for residents, businesses and visitors and to attract new people to Columbia through the revitalization of old outdated buildings and land to update them to the standards of 2025 and beyond.
- Create a community of cultural, economic, and neighborhood excellence.
- Vibrant, inclusive, and forward-thinking Columbia that honors its founding principles while evolving to meet the needs of current and future generations. We strive to foster a community that reflects equity, sustainability, innovation, and civic engagement — ensuring Columbia remains a model of thoughtful urban planning, shared prosperity, and exceptional quality of life for all.
- Columbia serves as a vibrant hub where individuals, families, and businesses connect, thrive, and celebrate the strength of our diverse and unified community.
- Columbia is a forward-thinking community that advances equity, fosters innovation in every aspect of life, and empowers everyone to live their fullest lives.



Visioning: Homework

- To be the best planned city in the world for people to pursue happiness and thrive by honoring our commitments on behalf of future generations.
- Columbia will be a growing community of deep belonging—diverse in people, abundant in housing, alive with nature and activity, and connected by a vibrant web of paths, parks, and places that invite everyone to move freely and live fully.
- To deepen its commitment as an inclusive community that expands green space, provides quality and affordable housing, and creates and maintains a transportation system, allowing safe and free movement. The community will eliminate its carbon footprint, contributing to a cleaner Maryland.
- Columbia will grow as a resilient, welcoming city — rooted in the land, sustained by community, and built to last. In the next 50 years, we will ensure everyone has access to food, housing, and public spaces that support connection, purpose, and well-being. By fostering a culture of participation and care, Columbia will remain a place where people come not just to live, but to belong — and where every generation helps build what comes next.