

**Sayers, Margery**

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**From:** Larry Schoen <larryschoen@gmail.com>  
**Sent:** Friday, June 19, 2020 1:49 PM  
**To:** CouncilMail; Jung, Deb  
**Cc:** Sager, Jennifer; Williams, China; Gartner, Bruce; Sidh, Sameer; Kendall, Mary; Bolinger, Kate; Ted Cochran  
**Subject:** Testimony CR89-2020  
**Attachments:** Schoen Testimony HoCo Guidelines.pdf

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I had signed up to testify at the Public Hearing on June 15. An emergent family need prevented me from doing so. I hope that you will consider the attached in your consideration of CR89-2020.

Thank you.

Larry Schoen, P.E., chair Howard County Multimodal Transportation Board  
work: 410-730-9797  
mobile: 410-340-1525  
[larryschoen@gmail.com](mailto:larryschoen@gmail.com)



**Subject:** Testimony for Council Resolution – 89-2020 – HoCo By Design General Plan Guidelines: A Strategic Framework

**To:** Hon. Council Members Howard County Council: Liz Walsh, Opel Jones, Christiana Rigby, Deb Jung, David Yungmann.

**From:** The Desk of Lawrence J. “Larry” Schoen, P.E., Chair, Howard County Multimodal Transportation Board

**Date:** June 19, 2020

I support, with certain modifications, CR89-2020, a resolution adopting HoCo By Design General Plan Guidelines: A Strategic Framework. The Guidelines will be used by DPZ to prepare and revise the General Plan. The testimony I offer is solely my own, informed by my service on the Multimodal Transportation Board (MTB) since 2013 and as its current chair.

Land use planning and Transportation are inextricably linked. Transportation is not simply supporting infrastructure but is the means by which *access* is provided. Whether a location in the County can be accessed in a safe and sustainable manner by the transportation network should determine the allowable uses of that land. Transportation should not be an afterthought in land use planning.

Furthermore, access solely by personal motor vehicle is not full and equitable access. Access should favor active & sustainable transportation (multimodal) in order to achieve economic development, public health, vitality and quality of life. Mutually supporting land uses, e.g., residences and shopping, must be sufficiently close to each other that multiple modes are possible.

In order that multimodal transportation and access retain a central role in preparation of the General Plan, I ask the Council to consider changes to the guidelines suggested on pages 17, 20, 21, 26 and 33 (attached) and that the Strategic Advisory Group (p. 33) include at least one representative of MTB.

Thank you for considering this testimony.

Cc:

Bruce Gartner, Administrator, Office of Transportation

Sameer Sidh, Chief of Staff

Jennifer Sager, Legislative Coordinator

Mary Kendall, Deputy Director, DPZ

Kristin O’Connor, Division Chief, Comprehensive and Community Planning, DPZ

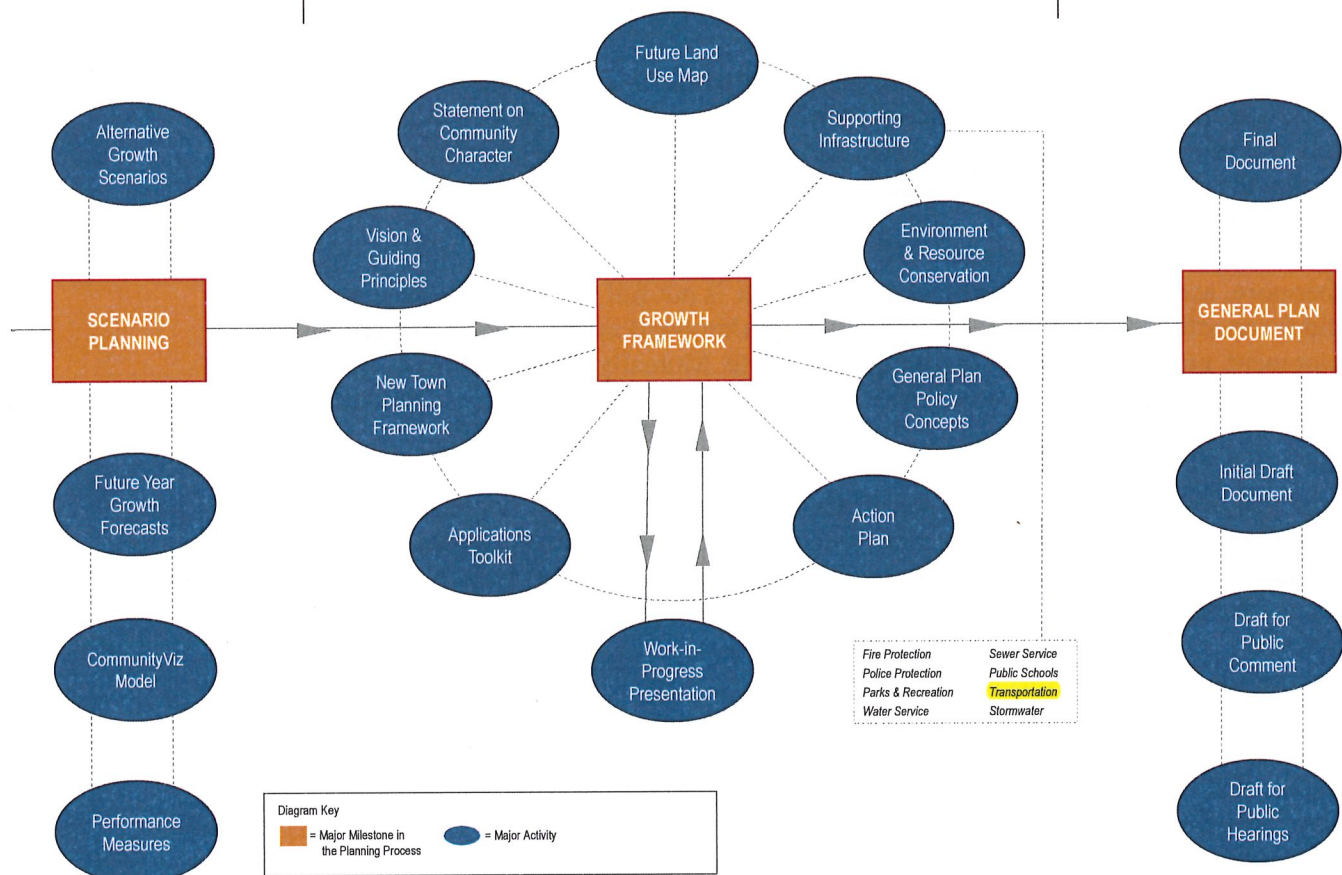
Kate Bolinger, Community Planner

China Williams, Special Assistant to Deb Jung

**PLANNING PHASE 3:  
SCENARIO MODELING & TESTING**

**PLANNING PHASE 4:  
DEVELOP & REFINE GROWTH  
FRAMEWORK**

**PLANNING PHASE 5:  
DRAFT, PRESENT AND REVISE  
HOCO BY DESIGN DOCUMENT**



# IMPORTANT PLANNING THEMES

With the general guidelines adopted, community engagement can begin in earnest, and the HoCo By Design team can begin the task of identifying the underlying planning and land use issues that Howard County is likely to face as it continues to grow. The milestone associated with this planning phase matches its name – **Important Planning Themes**. In order to identify these core planning themes, the HoCo By Design team will **assess nine general areas important to preparing the new General Plan**: policy and ordinance review, regional context and demographics, market and economic assessments, growth projections, natural environment, built environment, supporting infrastructure, fiscal impact analysis, and residents' quality of life. These areas will first be examined separately to document existing conditions and emerging trends. They will then be evaluated together for the purpose of identifying cross-cutting topics and inter-dependencies that will need to be addressed together in HoCo By Design. These cross-cutting topics will serve as the basis for the Theme-Based Chapters element of the guidelines.

## GENERAL AREAS OF INTEREST FOR DATA & ANALYSIS ACTIVITIES \*



Policy & Ordinance Review



Regional Context  
& Demographics



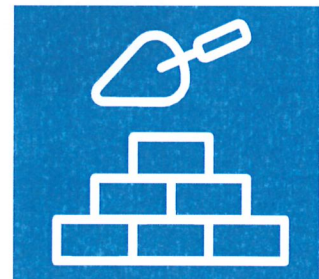
Market & Economic  
Assessments



Growth Projections



Natural Environment



Built Environment



Supporting Infrastructure



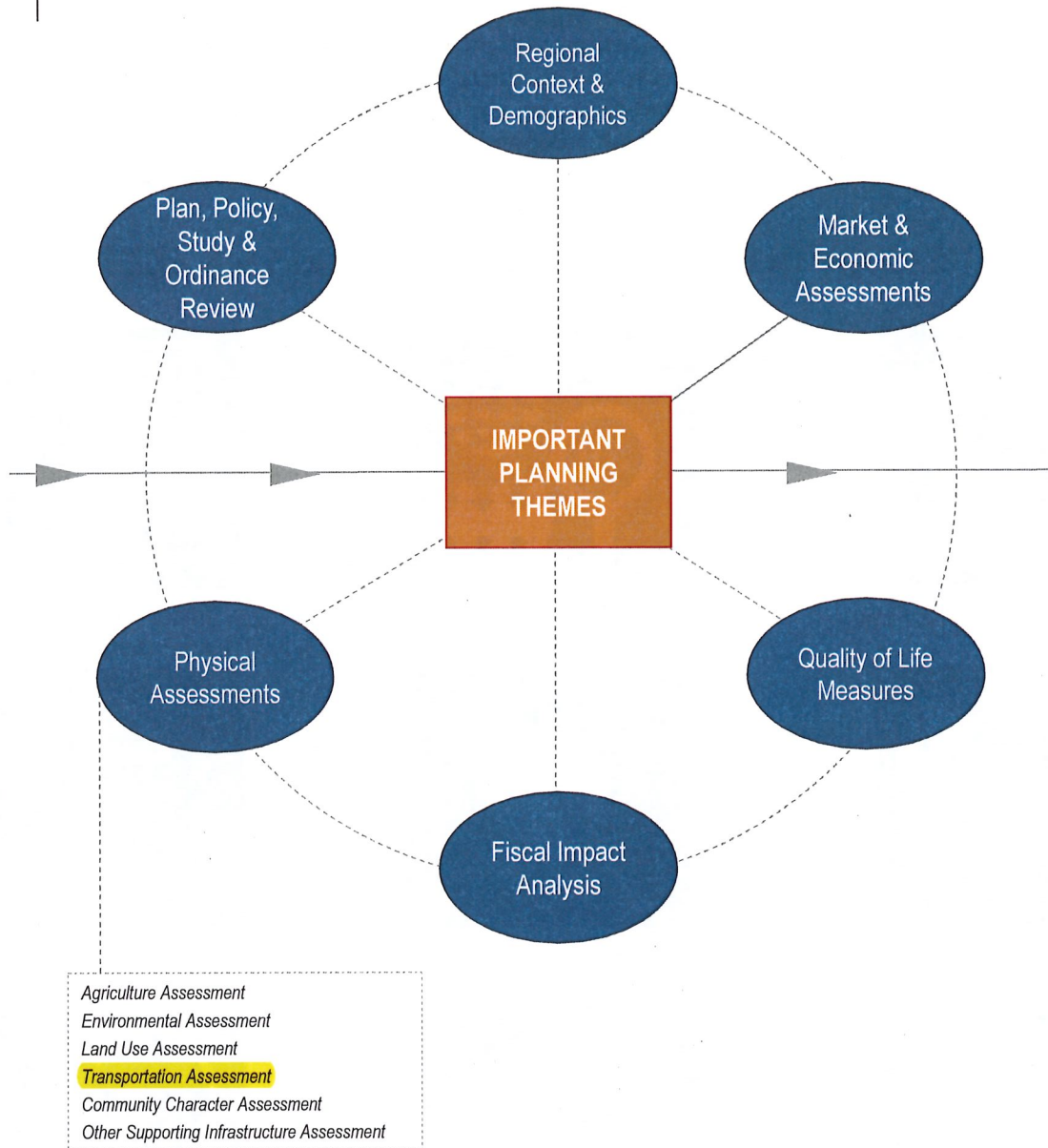
Fiscal Impact Analysis



Quality of Life

\*The full list of topics studied under each general area of interest will be influenced by the planning process, including comments collected from various engagement activities, different data discoveries, and various analysis findings.

# PLANNING PHASE 2: IDENTIFY & REFINE EMERGING IMPORTANT PLANNING THEMES



## PLANNING PHASE 4: DEVELOP & REFINE GROWTH FRAMEWORK



# GROWTH FRAMEWORK

With this rubric for a preferred scenario in hand, a framework for growth and conservation can be designed to help manifest Howard County's vision for the next 20 years. The **Growth Framework** phase entails a variety of tasks needed to build the foundations of the final HoCo By Design general plan document. This includes developing a clear Vision for Howard County's future growth and conservation, supported by Guiding Principles and a Statement on Community Character that summarizes preferred development styles and design concepts. Implementation strategies are considered through the development and refinement of a Future Land Use Map, evaluating and paying special attention to the needed supporting infrastructure and environmental impacts.

## New Town Framework

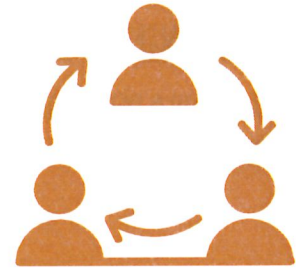
As the HoCo By Design planning process builds a plan for the entire county, a more granular examination for Columbia will provide a spotlight on the area's unique history and land use regulations. The New Town regulations were adopted in 1965 and have been in place for decades with relatively few changes in the overall structure until 2009 and 2010. In 2009, changes were made related to village center redevelopment and in 2010, changes related to Downtown Columbia redevelopment. The HoCo By Design planning process will develop a planning framework for the New Town area (minus Downtown) with an emphasis on village center redevelopment, employment and commercial corridors, and the adjacent Gateway area. However, since the Downtown Columbia Plan (2010) is still relevant, it will continue to serve as the guiding document for future downtown growth.

The New Town Framework concepts will highlight the community's preferred design principles for community character and will supplement the Future Land Use Map to reflect preferred land uses. The New Town Framework will be used to illustrate big ideas expressed as recommendations in the final General Plan document.

## Collaborate

Public engagement activities in which we **Collaborate** are more granular and require a higher degree of cooperation to facilitate an exchange of information.

**Technical Advisory Team** – A group of Howard County Department staff who provide the subject matter and institutional expertise needed to review HoCo By Design team findings, ideas and reports. The Technical Advisory Team will be called on to help guide the planning process intermittently throughout the project.\*



**Planning Advisory Committee** – A body will be appointed by the County Executive consisting of community leaders, service providers, industry groups, and the general public. The Planning Advisory Committee provides the local knowledge and sounding board needed to ensure HoCo By Design is reflective of the community's needs and desires.

**Strategic Advisory Group** – Groups of local, state, or national issue area experts organized by the Important Planning Themes identified at the onset of the planning process. Strategic Advisory Group members will review the work produced by the HoCo By Design team over the course of the planning process, ensuring that findings are informed by subject matter experts in the field.

**New Town Framework Design Charette** – A public event hosted during the Growth Framework phase designed to engage the community in exercises that drill down on the New Town area (minus Downtown Columbia). The event will include presentations, technical roundtable discussions, and drop-in discussions meant to the character that makes Columbia unique and examine development alternatives for the area.



## Feedback

While there will always be opportunities to provide input, the public engagement events that fall into the **Feedback** category explicitly involve the HoCo By Design team presenting milestone findings for public reaction and comment.

**Growth Choices Community Workshop Series** – An event held during the Growth Framework phase to present the alternative growth scenarios developed during the Scenario Planning phase. Participants will be asked to provide feedback on the various alternatives after being presented with their defining characteristics, impacts, and trade-offs. The feedback collected online and in-person during the Growth Choices Community Workshop Series will play a critical role in designing the Future Land Use Map.

**Draft Plan Recommendations Workshop Series** – The final event (though far from the final opportunity) to provide feedback on the official recommendations presented in the new General Plan, HoCo By Design. Occurring during the General Plan Document phase, participants will be asked to provide their input on the Vision, Guiding Principles, Future Land Use Map, and specific recommendations in HoCo By Design. The feedback received during this workshop series will be used to develop the draft and final plan itself.

**Policy-Maker Briefings & Hearings** – Events in which the HoCo By Design team makes presentations to elected officials, appointed officials, board members, etc. to provide updates and seek their input. These occur throughout the planning process and generally coincide with major milestones.