

Amendment 17 to Council Bill No. 28 -2023

BY: Liz Walsh

Legislative Day 11

Date: 10/02/2023

Amendment No. 17

(This Amendment makes the following changes to HoCo By Design Chapter 2, Chapter 7, Chapter 11, and Technical Appendix B:

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| <i>Chapter 2: Growth and Conservation Framework</i> | - <i>Removes the Historic Community character areas from “Areas to Strengthen,” leaving it only in “Areas to Preserve”;</i> |
| <i>Chapter 7: Quality by Design</i> | - <i>Removes the 5th paragraph of the section titled “Preserving Character in Future Development”;</i>
- <i>Amends the QBD-1 Policy Statement Implementing Actions to evaluate expanding the two existing locally designated historic districts;</i> |
| <i>Chapter 11: Implementation</i> | - <i>Amends the QBD-1 Policy Statement Implementing Actions to evaluate expanding the two existing locally designated historic districts; and</i> |
| <i>Technical Appendix B: Character Areas</i> | - <i>Removes the Historic Community character areas from “Areas to Strengthen,” leaving it only in “Areas to Preserve”.)</i> |

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 2: Growth and Conservation Framework: 31;
- 4 • Chapter 7: Quality by Design: 25 and 30;
- 5 • Chapter 11: Implementation: 46;
- 6 • Technical Appendix B: Character Areas: 1.

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8 Correct all page numbers, numbering, and formatting within this Act to accommodate this
9 amendment.

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ChArActer AreA typoloGies

Each of the 18 character areas are described briefly on the pages below. Additional descriptions of the character areas and their typical lot size and building placement; open space and natural resources; building types and massing; transportation network; and street and block patterns are provided in Technical Appendix B: Character Areas.

Areas to Preserve	Areas to Strengthen	Areas to Enhance	Areas to Transform	
				
SPECIAL USE	SINGLE-FAMILY NEIGHBORHOOD	INDUSTRIAL	DOWNTOWN COLUMBIA	
OPEN SPACE	MULTI-FAMILY NEIGHBORHOOD	CAMPUS	REGIONAL ACTIVITY CENTER	
RURAL CONSERVATION	MIXED-USE NEIGHBORHOOD	SUBURBAN COMMERCIAL	TRANSIT ACTIVITY CENTER	
RURAL LIVING	RURAL CROSSROADS		VILLAGE ACTIVITY CENTER	
HISTORIC COMMUNITY			INDUSTRIAL MIXED-USE CENTER	
			MIXED-USE ACTIVITY CENTER	
			MULTI-FAMILY NEIGHBORHOOD	

Preserving Character in Future Development

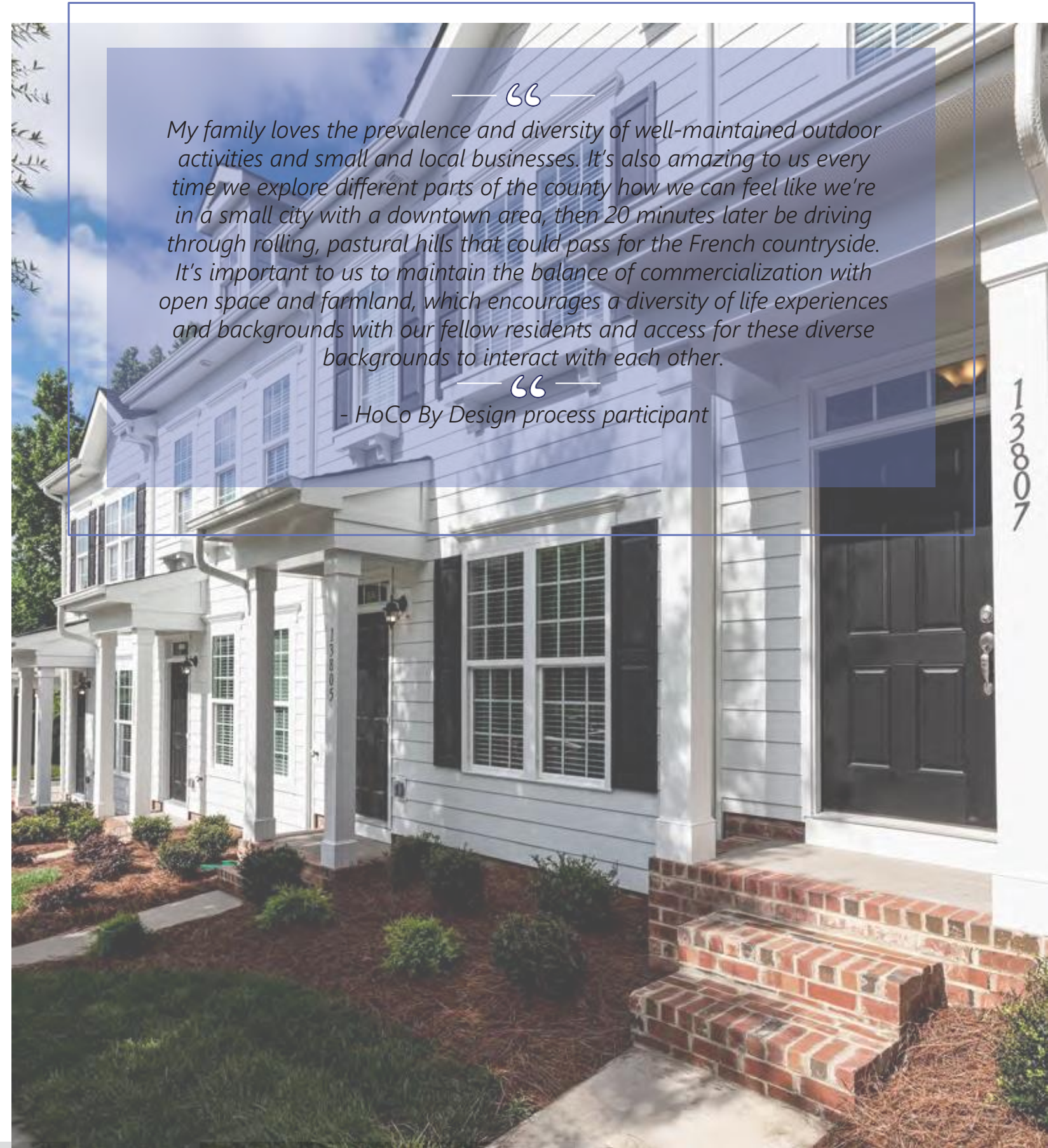
Development standards can and should encourage high-quality future development. These standards should clearly articulate the community's desired vision for an area targeted for development or redevelopment to help the County obtain the type and quality of development it seeks. New developments, redevelopments, 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.~~



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My family loves the prevalence and diversity of well-maintained outdoor activities and small and local businesses. It's also amazing to us every time we explore different parts of the county how we can feel like we're in a small city with a downtown area, then 20 minutes later be driving through rolling, pastoral hills that could pass for the French countryside. It's important to us to maintain the balance of commercialization with open space and farmland, which encourages a diversity of life experiences and backgrounds with our fellow residents and access for these diverse backgrounds to interact with each other.
— “ —
- HoCo By Design process participant

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. Build on the 2018 Development Regulations Assessment to update the County's Zoning Regulations and Subdivision and Land Development Regulations and policies. Incorporate opportunities to codify current practices and create regulations and design standards for new developments, infill developments, and redevelopments.
3. Evaluate the two existing locally designated historic ~~district zones~~ districts and consider ~~replacing them with new historic zoning district overlays or form-based districts~~ expanding their boundaries.
4. 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.
5. Revise the New Town Zoning District and investigate the use of enhanced design guidelines and character-based or form-based codes in Columbia.
 - a. Build upon the preferred development types, patterns, intensities, and design elements described in HoCo By Design's Character Areas technical appendix.
 - b. Take into consideration the design and planning principles illustrated in HoCo By Design's Focus Areas technical appendix.
 - c. Explore rules and requirements for design review by the Design Advisory Panel, or a combination of staff and the DAP.
 - d. Identify the appropriate purpose and timing of design review within the development review process.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-15 - Increase access to and availability of affordable housing for people experiencing homelessness in Howard County.		
1. Seek out additional opportunities for partnerships on future housing developments to increase the number of homeless preference set-aside units developed in Howard County.	DCRS DHCD	Ongoing
2. Create awareness and advocacy around the needs of those experiencing homelessness whenever new housing developments are being planned and created.	DCRS DHCD	Ongoing
3. Evaluate the need for additional shelter/bed capacity, permanent supportive housing, and expanded public-private partnerships to address the needs of the County's chronically homeless and other individuals with special needs.	DCRS DHCD Private Partners	Mid-Term
4. Explore opportunities for acquisition of blighted or under-utilized properties for the purposes of providing flexible shelter options and services for the homeless population.	DCRS DHCD	Ongoing
5. Seek opportunities to locate housing for the homeless or individuals with special needs in close proximity to jobs, amenities, and transportation connections.	DCRS DHCD DPZ	Ongoing

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
QBD-1 - Prioritize character and design in future development, recognizing variations in Howard County's unique areas.		
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.	DPZ	Mid-term
2. Build on the 2018 Development Regulations Assessment to update the County's Zoning Regulations and Subdivision and Land Development Regulations and policies. Incorporate opportunities to codify current practices and create regulations and design standards for new developments, infill developments, and redevelopments.	DPZ	Mid-Term
3. Evaluate the <u>two</u> existing <u>locally designated</u> historic <u>district zones</u> <u>districts</u> and consider <u>replacing them with new historic zoning-district overlays or form-based districts expanding their boundaries</u> .	DPZ	Mid-Term
4. Review the 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.	DPZ	Long-term
5. Revise the New Town Zoning District and investigate the use of enhanced design guidelines and character-based or form-based codes in Columbia. <ul style="list-style-type: none"> a. Build upon the preferred development types, patterns, intensities, and design elements described in HoCo By Design's Character Areas technical appendix. b. Take into consideration the design and planning principles illustrated in HoCo By Design's Focus Areas technical appendix. c. Explore rules and requirements for design review by the Design Advisory Panel, or a combination of staff and the DAP. d. Identify the appropriate purpose and timing of design review within the development review process. 	DPZ	Mid-Term

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
			
SPECIAL USE	SINGLE-FAMILY NEIGHBORHOOD	INDUSTRIAL	DOWNTOWN COLUMBIA
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