

**Amendment 2 to Amendment No. 74 to Council Bill No. 28 -2023**

**BY: Christiana Rigby**

**Legislative Day: 12**

**Date: 10/11/2023**

*(This Amendment to Amendment 74 restores Implementing Actions # 6 of Policy Statement EP-4 which creates opportunities to house the County's essential workers.)*

- 1 Substitute page 1 of the Amendment with the attachment page 1 to this
- 2 Amendment to Amendment.
- 3
- 4 Substitute the following pages attached to Amendment 74 with the pages attached to this
- 5 Amendment to Amendment:
- 6 Chapter 5, Economic Prosperity: 37;
- 7 Chapter 11: Implementation: 30.
- 8

**Amendment No. 74 to Council Bill No. 28 -2023**

**BY: Deb Jung**

**Legislative Day: 11**

**Date: 10/02/2023**

**Amendment No. 74**

*(This Amendment makes the following changes to HoCo by Design Chapter 5 and Chapter 11:*

- Chapter 5: Economic Prosperity*
- *Removes all quotes;*
  - *Amends the projected housing from 30,000 to 31,000 and enumerates the projection based on housing type;*
  - *Renames the “Promoting a Healthy Jobs/Housing Balance” Section to “Promoting Healthy Jobs” and removes all but the first two paragraphs;*
  - *Amends the EP-4 Policy Statement Implementing Actions to remove a requirement to amend the Zoning Regulations for Activity Centers, **and** allow redevelopment in Activity Centers that provides convenient retail and services, ~~and remove the creation of housing for County essential workers;~~*
  - *Removes a reference to New Cultural Center;*
  - *Amends the EP-5 Policy Statement Implementing Actions to combine a study for incentivizing arts and entertainment in Ellicott City and remove a requirement to integrate arts and revitalization efforts at Long Reach Village Center;*
  - *Removes the entire section titled “Autonomous Vehicles”;*
  - *Amends the EP-6 Policy Statement Implementing Actions to remove a reference to autonomous vehicles from a consideration of reducing parking ratios to accommodate future technology;*
  - *Amends the EP-8 Policy Statement Implementing Actions to remove a reference to village centers;*
  - *Amends the EP-11 Policy Statement Implementing Actions to remove a reference to beginning farmers having access to community gardens;*
- Chapter 11: Implementation*
- *Amends the EP-4 Policy Statement Implementing Actions to remove a requirement to amend the Zoning Regulations for Activity Centers, **and** allow redevelopment in Activity Centers that provides convenient retail and services, ~~and remove the creation of housing for County essential workers;~~*
  - *Removes a reference to New Cultural Center;*
  - *Amends the EP-5 Policy Statement Implementing Actions to combine a study for incentivizing arts and entertainment in Ellicott City and remove a requirement to integrate arts and revitalization efforts at Long Reach Village Center;*

Greater housing diversity increases economic diversity, contributes to wealth expansion, creates new investments, and drives community growth by attracting young professionals, entrepreneurs, and workers with varied educational and professional backgrounds. While housing is primarily provided by the private sector, public policies will help to ensure a healthy balance of housing at different price points located in the right places. Map 5-5 shows the current locations of housing types relative to activity center locations. As activity centers grow, they can serve as locations for both jobs and housing and can provide amenities and job opportunities to the existing communities surrounding them.

#### EP-4 Policy Statement

Create job opportunities through new mixed-use activity centers that serve as destinations and include a mix of uses that compliment and support one another and improve the jobs-housing balance.

#### Implementing Actions

- ~~1. Revise the Zoning Regulations, Subdivision and Land Development Regulations, and other land use regulations and guidelines to ensure that mixed-use activity centers incorporate an array of housing types (possibly including goals for a specific percentage mix of housing types), walkable neighborhoods, open space, and compatible transitions between neighboring uses.~~
- ~~2. 1. Allow sufficient densities redevelopment in activity centers through the Zoning Regulations to make a wide range of uses economically viable. Encourage densities sufficient to support~~  
Require village center redevelopment to provide convenience retail and other local-serving amenities at the neighborhood level.
- ~~3. 2. Plan for future transportation connections, including bicycle, pedestrian, and transit, among and between activity centers and other commercial centers.~~
- ~~4. 3. Ensure that growth management tools consider the need for housing growth that keeps pace with employment growth in addition to infrastructure demands.~~
- ~~5. 4. Develop a master plan for Gateway that describes the area's desired future mix of uses, open space network, development phasing and intensity, building height range, and infrastructure approach. Build upon the general considerations included in the HoCo By Design Focus Areas technical appendix.~~
- ~~6. Create opportunities to house the County's essential workers, including teachers, healthcare workers, and public safety personnel.~~
5. Create opportunities to house the County's essential workers, including teachers, healthcare workers, and public safety personnel.





Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>EP-3 - Support and diversify the local job market to maximize opportunities to grow regional employment.</b>		
1. Develop tools and strategies to support long-term job diversity initiatives, emerging industries, and job opportunities accessible to a variety of skill and educational levels.	HCEDA	Mid-Term
2. Promote green industries by creating incentives to attract new businesses demonstrating sustainable practices or developing sustainable technologies, materials, and products.	HCEDA	Mid-Term
3. Support new investment and job creation in emerging markets, especially those that reveal new opportunities for renewable energy and green technologies, including but not limited to solar arrays and canopies.	HCEDA	Long-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term)
<b>EP-4 - Create job opportunities through new mixed-use activity centers that serve as destinations and include a mix of uses that compliment and support one another and improve the jobs- housing balance.</b>		
<del>1. Revise the Zoning Regulations, Subdivision and Land Development Regulations, and other land use regulations and guidelines to ensure that mixed-use activity centers incorporate an array of housing types (possibly including goals for a specific percentage mix of housing types), walkable neighborhoods, open space, and compatible transitions between neighboring uses.</del>	DPZ	Mid-Term
<del>2. 1.</del> Allow <del>sufficient densities</del> redevelopment in activity centers through the Zoning Regulations to make a wide range of uses economically viable. <del>Encourage densities sufficient to support</del> Require village center redevelopment to provide convenience retail and other local-serving amenities at the neighborhood level.	DPZ	Mid-Term
<del>3. 2.</del> Plan for future transportation connections, including bicycle, pedestrian, and transit, among and between activity centers and other commercial centers.	DPZ OOT	Ongoing
<del>4. 3.</del> Ensure that growth management tools consider the need for housing growth that keeps pace with employment growth in addition to infrastructure demands.	DPZ	Ongoing
<del>5. 4.</del> Develop a master plan for Gateway that describes the area's desired future mix of uses, open space network, development phasing and intensity, building height range, and infrastructure approach. Build upon the general considerations included in the HoCo By Design Focus Areas technical appendix.	DPZ	Mid-Term
<del>6. Create opportunities to house the County's essential workers, including teachers, healthcare workers, and public safety personnel.</del> 5. Create opportunities to house the County's essential workers, including teachers, healthcare workers, and public safety personnel.	<del>DHCD DPZ Non-profit sector</del> Private Partners DHCD DPZ Non-profit sector Private Partners	Ongoing Ongoing