

**Amendment 1 to Amendment 76 to Council Bill No. 28 -2023**

**BY: Deb Jung**

**Legislative Day 12**

**Date: 10/11/2023**

*(This Amendment to Amendment 76 amends the taskforce created in the QBD-1 Policy Statement Implementing Actions to be appointed by the County Council and County Executive and requires that the taskforce determine how to preserve New Town through the Final Development Plan and the Zoning Regulations.)*

- 1 Substitute the page QBD-30 and IMP-46 attached to Amendment 76 with the page QBD-30 and
- 2 IMP-46 attached to this Amendment to Amendment.

# hoWaRD County's Design aDvisoRy panel

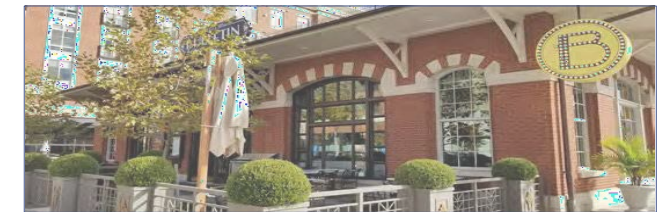
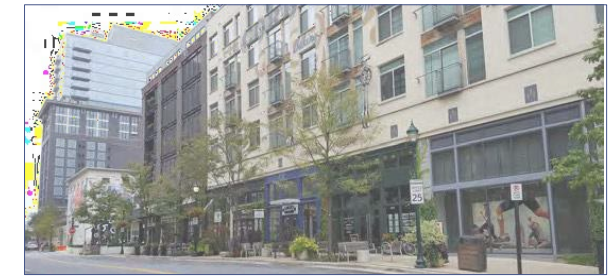
The Design Advisory Panel (DAP) is a seven-member panel of professionals, including architects, landscape architects, planners, urban designers, and civil engineers, who provide recommendations regarding proposed plans for development or redevelopment that are subject to DAP review.

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. ~~2.~~ Evaluate the existing historic district zones and consider replacing them with new historic zoning district overlays or form-based districts.
4. ~~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 the County Council and the County Executive to determine evaluate and make recommendations on how to preserve carry forward New Town's planned community framework, fixed densities, and existing character as defined through the while considering future redevelopment.
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+)
<b>DN-15 - Increase access to and availability of affordable housing for people experiencing homelessness in Howard County.</b>		
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	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 DHC DPZ	Ongoing

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe
<b>QBD-1 - Prioritize character and design in future development, recognizing variations in Howard County's unique areas.</b>		
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
<del>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.</del>	DPZ	Mid-Term
<del>3. 2.</del> Evaluate the existing historic district zones and consider replacing them with new historic zoning district overlays or form-based districts.	DPZ	Mid-Term
4. <del>3.</del> 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
<del>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.</del>	DPZ	Mid-Term
4. Create a taskforce that is appointed by the County Council and the County Executive to determine evaluate and make recommendations on how to preserve carry forward New Town's planned community framework, fixed densities, and existing character as defined through the while considering future redevelopment.	DPZ	Mid-Term