

Amendment 1 to Amendment No. 58 to Council Bill No. 28 -2023

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 12
Date: October 11, 2023**

Amendment No. 1 to Amendment No. 58

(This Amendment to Amendment No. 58 makes the following changes:

- 1. Strikes moving village activity centers to areas to strengthen.*
- 2. Expands village activity centers to span both areas to enhance, strengthen and transform*
- 3. Adds additional descriptive text to the Character Area descriptions to:*
 - a) Incorporate the code definition of village centers*
 - b) Clarify that Columbia’s village centers are diverse, have different competitive positions within market conditions.*
 - c) Provides that housing types within Village Activity Centers could include, but are not limited to, missing middle homes and provides that parking could be satisfied in a variety of ways.*

This Amendment to Amendment No. 58 also provides that Chapter 2, Growth and Conservation Framework, shall be amended to reflect that village activity centers shall span areas to enhance and areas to transform.)

- 1 Substitute page 1 of Amendment 58 with the attachment to this Amendment to Amendment.
- 2
- 3 In Technical Appendix B, substitute pages TAB 1, 2, and 42 attached to Amendment No. 58 with
- 4 the pages TAB 1, 2, and 42 attached to this Amendment to Amendment.
- 5
- 6 In Chapter 2, Growth and Conservation Framework, insert revised pages GCF 31 and 32 to
- 7 Amendment No. 58 as attached to this Amendment to Amendment.

Amendment 58 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 11

Date: 10/02/2023

Amendment No. 58

*(This Amendment makes the following changes to HoCo by Design Technical appendix B:
Character Areas:*

- ~~*Moves Village Activity Centers from Areas to Transform to Areas to Strengthen;*~~
- *Expands Village Activity Centers to areas to enhance, strengthen and transform*
- *Amends the narrative of how Village Activity Centers should transition between uses and how public spaces should be included between buildings;*
- *Adds the following to the character area center descriptions:*
 - *Incorporates the code definition of village centers and*
 - *Clarifies that Columbia's village centers are diverse, have different competitive positions within market conditions.*
- *Removes the section titled "Lot Size and Building Placement" in its entirety; and*
- *Removes a reference to buildings being up to five stories tall.)*

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 • Technical Appendix B: Character Areas: 1, 2, 42, 43, and 44.
- 4 • Chapter 2, Growth and Conservation Framework: 31 and 32

5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

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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
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	VILLAGE ACTIVITY CENTER		INDUSTRIAL MIXED-USE CENTER
			MIXED-USE ACTIVITY CENTER
			MULTI-FAMILY NEIGHBORHOOD
Village Activity Center			

businesses and start-ups to share facilities and amenities with more established businesses. Energy efficient technologies, such as solar panels or green roofs, are encouraged on new or improved buildings.

Transportation Considerations

Transit Activity Centers are designed to promote automobile alternatives, including transit, walking, and bicycling. All streets should be multi-modal in design, allowing safe and efficient pedestrian or bicycle movements throughout the center using a park-once, bus-once, or train-once approach. Key destinations should be directly linked to the Transit Activity Center via easily navigated pedestrian and bicycle facilities. Streets should have seating areas, bike racks, and other facilities for pedestrians and cyclists. Landscaped sidewalks with protective curbs and dedicated pathways with seating are encouraged.



CHARACTER AREA: VILLAGE ACTIVITY CENTER

As defined in Howard County's code, Village Centers are mixed-use developments designed to be community focal points and gathering places for their surrounding village neighborhoods. Land in Columbia that provides goods and services to surrounding neighborhoods. Enhanced or redeveloped Redeveloped Village Activity Centers offer the opportunity to serve broader economic, civic, community, entertainment, and housing needs in the community and to reposition themselves in response to changing market conditions and consumer trends. The competitive position and conditions specific to each village center will be considered when determining whether they are prime for redevelopment or could be enhanced with programming or other amenities that serve their surrounding communities.

The design of Village Activity Centers should transition transitions effectively between residential and nonresidential uses. Active public spaces should be included are encouraged between buildings. Residential units or office space may be found above storefronts. Homes in and surrounding the center of development may offer several choices to live and experience the Village Activity Center. including, but not limited to, missing middle home choices These housing types should include, but are not limited to, missing middle homes. Parking is could be satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. Sites should effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Village Activity Centers should maximize their connections to the Columbia open space network, including safe and convenient pedestrian and bicycle access to the centers from nearby neighborhoods.

Transformation of these areas to support mixed-use development will require deliberate planning and phasing to keep the areas viable during their period of change. Redevelopment of Village Activity Centers should instill the principles from the original vision for Columbia, and the focus on Village Activity Centers to serve the needs of residents within, and surrounding, the centers.



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.

