

**Amendment 2 to Amendment No. 76 to Council Bill No. 28 -2023**

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

**Legislative Day 12  
Date: 10/11/2023**

**Amendment No. 2 to Amendment No. 76**

*(This Amendment to Amendment No. 76 makes the following changes:*

1. *QBD 21: Removes the sentence that reads “However River Hill, Harper’s Choice, and Hickory Ridge Village Centers are located on busy roadways and follow more conventional suburban retail development patterns.”*
2. *QBD 25: Under Preserving Character in Future Development, in the 3rd paragraph, strike the removal of “may still be” and strike the addition of “is still” and re-insert “may still be” to remain consistent with action items and recommendations for evaluating “character-based or hybrid zoning, pattern books, or design guidelines and manuals”.*
3. *QBD 27: Under Preserving Character in Future Development: Strikethrough narrative amendment text added by Am 76 that begins “The New Town Zoning District” and replaces it with narrative that describes the regulatory framework of New Town zoning, past General Plan policies and zoning that made changes to the framework, challenges with administering the framework, and provides narrative support for policies to evaluate the framework and consider issues of character.*
4. *QBD 30: Under QBD-1 Policy Statement, adding implementing action to create a taskforce to evaluate the New Town planned community framework (note that implementing action 4 appears on page 29 because of formatting)*
5. *QBD 34, under QBD Policy Statement 2:*
  - a) *Revises narrative and text to clarify the role of General Plan Future Land Use Maps is guiding implementation.*
  - b) *Revises action item 4 to clarify that redevelopment shall ensure that percentages are set for open space.*
  - b) *Revises action item 7 with language adjustments to the market study action item.*
6. *In Chapter 11, makes corresponding changes to Policy Statements 1 and 2. )*

1 Substitute pages 1 and 2 of Amendment 76 with the attachment to this Amendment to  
2 Amendment.

3

1 In Chapter 7, Quality by Design, substitute pages QBD 21, 25, 27, 30 and 34 attached to  
2 Amendment No. 76 with the pages QBD 21, 25, 27, 30 and 34 attached to this Amendment to  
3 Amendment.

4

5 In Chapter 11, Implementation, substitute pages IMP 46 and 47 attached to Amendment No. 76  
6 with the pages IMP 46 and 47 attached to this Amendment to Amendment.

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

**BY: Deb Jung**

**Legislative Day 11**

**Date: 10/02/2023**

**Amendment No. 76**

*(This Amendment makes the following changes to HoCo by Design Chapter 7 and Chapter 11:*

*Chapter 7: Quality  
By Design*

- Removes all quotes;
- Removes language about planting obscuring sightlines;
- ~~Adds Harper's Choice and Hickory Ridge to the list of examples of Village Centers that follow conventional development patterns;~~
- ~~Removes language about development patterns~~
- Removes language about the process to amend New Town zoning and substitutes a description of how New Town zoning embodies the General Plan's intent;
- ~~Clarifies that conventional zoning is still appropriate for existing residential neighborhoods and commercial centers;~~
- Removes the sixth and seventh paragraphs of the section titled "Preserving Character in Future Development" and substitutes a ~~paragraph~~ language describing the history, regulatory framework and character of the New Town Zoning District;
- Amends the QBD-1 Policy Statement Implementing Actions to remove a requirement to build on the 2018 Development Regulations Assessment and incorporate opportunities to codify current practices, add a requirement to create a taskforce to determine evaluate and make recommendations on how to carry forward ~~preserve~~ New Town's planned community framework, ~~fixed densities, and existing character~~, and remove a revision of the New Town Zoning District based on design guidelines and character based codes;
- Amends the QBD-2 Policy Statement Implementing Actions to clarify the FLUM may be used considered to guide redevelopment rather than must be used, add an incentivization for affordable home ownership, and add a new market study for retail demand;
- Amends the QBD-3 Policy Statement Implementing Actions to clarify the orientation of commercial buildings is prioritized;
- Removes language about accessing parking via an alley or front loaded driveway;
- Amends the QBD-4 Policy Statement Implementing Actions to remove the encouragement of infill housing typologies that create smaller more affordable units and add assurance that adequate parking exists for all infill development;
- Amends the QBD-1 Policy Statement Implementing Actions to

*Chapter 11:*

*Implementation*

*remove a requirement to build on the 2018 Development  
Regulations Assessment and incorporate opportunities to codify*

current practices, add a requirement to create a taskforce to ~~determine evaluate and make recommendations on~~ how to ~~preserve carry forward~~ New Town's planned community framework, ~~fixed densities, and existing character~~, and remove a revision of the New Town Zoning District based on design guidelines and character based codes;

- Amends the QBD-2 Policy Statement Implementing Actions to clarify the FLUM ~~may be used~~ be considered to guide redevelopment rather than must be used, add an incentivization for affordable home ownership, provides that redevelopment will consider open space percentages; and add a new market study for retail demand;
- Amends the QBD-3 Policy Statement Implementing Actions to clarify the orientation of commercial buildings is prioritized; and
- Amends the QBD-4 Policy Statement Implementing Actions to remove the encouragement of infill housing typologies that create smaller more affordable units and add assurance that adequate parking exists for all infill development.)

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 7: Quality By Design: 17, 21, 22, 25, 26, 27, 30, 31, 34, 38, 39, 40, 42, and 44;
- 4 • Chapter 11: Implementation: 46, 47, 48, and 49.

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

7

# new toWn Columbia

New Town Columbia stands out as a carefully planned community initiated by a single developer with a vision to be carried out over time. In 1967, Columbia's founder, James Rouse, set out to design and build a city. A conscious, planned approach, this novel endeavor resulted in one of the most talked about New Towns of mid-20th century America, an inspiration for planned communities across the country. Rouse envisioned the planned community of Columbia as a socially responsible, environmentally friendly, and financially successful place in which people of all ages, incomes, and backgrounds could grow as individuals, neighbors, and citizens. Today, Columbia is a thriving unincorporated city with over 100,000 residents living in ten villages, each containing multiple neighborhoods. His strategic vision for what was to be a new kind of community that he applied to the development of New Town Columbia included the following objectives:

1. Provide a real, comprehensive, balanced city.
2. Respect the land and allow the land to impose itself as a discipline on the form of the community.
3. Provide the best possible environment for the growth of people.
4. Realize a profit.

Columbia includes ten villages, each containing multiple neighborhood clusters organized around a village center. The ten villages are organized around Town Center, which includes Downtown Columbia. As "Respect for the Land" was one of the four formative goals for Columbia, clustered development patterns and the curvilinear road network are informed by the open space system, which is defined by the natural drainage patterns. The open spaces and roads, therefore, serve a dual role in both connecting and separating the distinct components of Columbia. Because it follows natural drainage patterns, much of the open space network has historically been located behind structures.

Most of Columbia's village centers are inward-oriented and located on neighborhood-serving roads. ~~However, River Hill, Harper's Choice, and Hickory Ridge Village Center is Centers are located on a busy roadway roadways and follows follow more conventional suburban retail development patterns.~~ As Town Center and the village centers mature and, in some cases, redevelop, development patterns are following more recent trends that increase the visibility of retail uses and emphasize walkability. Other distinct characteristics of Columbia include the emphasis on landscape; the incorporation of lakes in Town Center and several villages, and the retention of historic features, such as former manor homes, barns, and hedgerows. Despite having an extensive pathway and sidewalk network, Columbia is generally auto-oriented. It is trending, however, toward redevelopment and has begun to incorporate infrastructure improvements that enhance bicycle accommodations and walkability.

## DoWntoWn columbia

In 2010, Howard County adopted the Downtown Columbia Plan following five years of debate, discussion, and dialogue with a wide array of stakeholders. The plan's goal is to revitalize downtown, creating a diverse, mixed-use, physically distinctive, and human-scaled place with a rich variety of housing choices, business opportunities, and recreational, civic, cultural, and educational amenities. The plan's implementation is well underway, with many investments completed or in process to realize this vision.

## majoR pRovisions of neW toWn zoning

In 2014, Columbia Association's planning staff (the late Jane Dembner) prepared a New Town Zoning Briefing Paper for the Columbia Association Board of Directors. This briefing paper noted that New Town zoning regulations were adopted in 1965 and remained relatively unchanged until 2009 and 2010, when changes were made to address village center redevelopment and Downtown Columbia revitalization. The briefing paper listed the following as major provisions of New Town zoning regulations:

- **District size:** a New Town zoning district must contain at least 2,500 contiguous acres. (Columbia is the County's only New Town district and comprises 14,272 acres.)
- **Flexibility in land use:** New Town permits all uses allowed in other county zoning districts except heavy manufacturing and mobile homes.
- **Open space preservation:** New Town zoning requires that 36 percent of the lands zoned New Town be for open space uses. This requirement, combined with the design of Columbia, has resulted in a distinctive tight weave of Columbia's open space areas, residential neighborhoods, and clustered housing sites. Columbia's open space is a defining and distinguishing feature of Columbia.
- **Overall housing density:** Overall density (gross density) may not exceed 2.5 dwelling units per acre of New Town zoned land. The maximum number of dwellings permitted by the Downtown Columbia redevelopment process is in addition to this density limit.
- **Mixed-use requirements:** New Town requires a mix of various land uses, with minimum and maximum percentages and allows flexibility in the geographic placement of those uses.

The General Plan does not propose to change these provisions. ~~Any changes to New Town zoning would be considered through a public process to update the Zoning Regulations. New Town embodies much of HoCo By Design's intended goals: walkability, diverse housing options, and equitable access to open space. Continuity of neighborhoods is critical to the feel and success of New Town.~~





# pReseRving ChaRacteR in futuRe Development

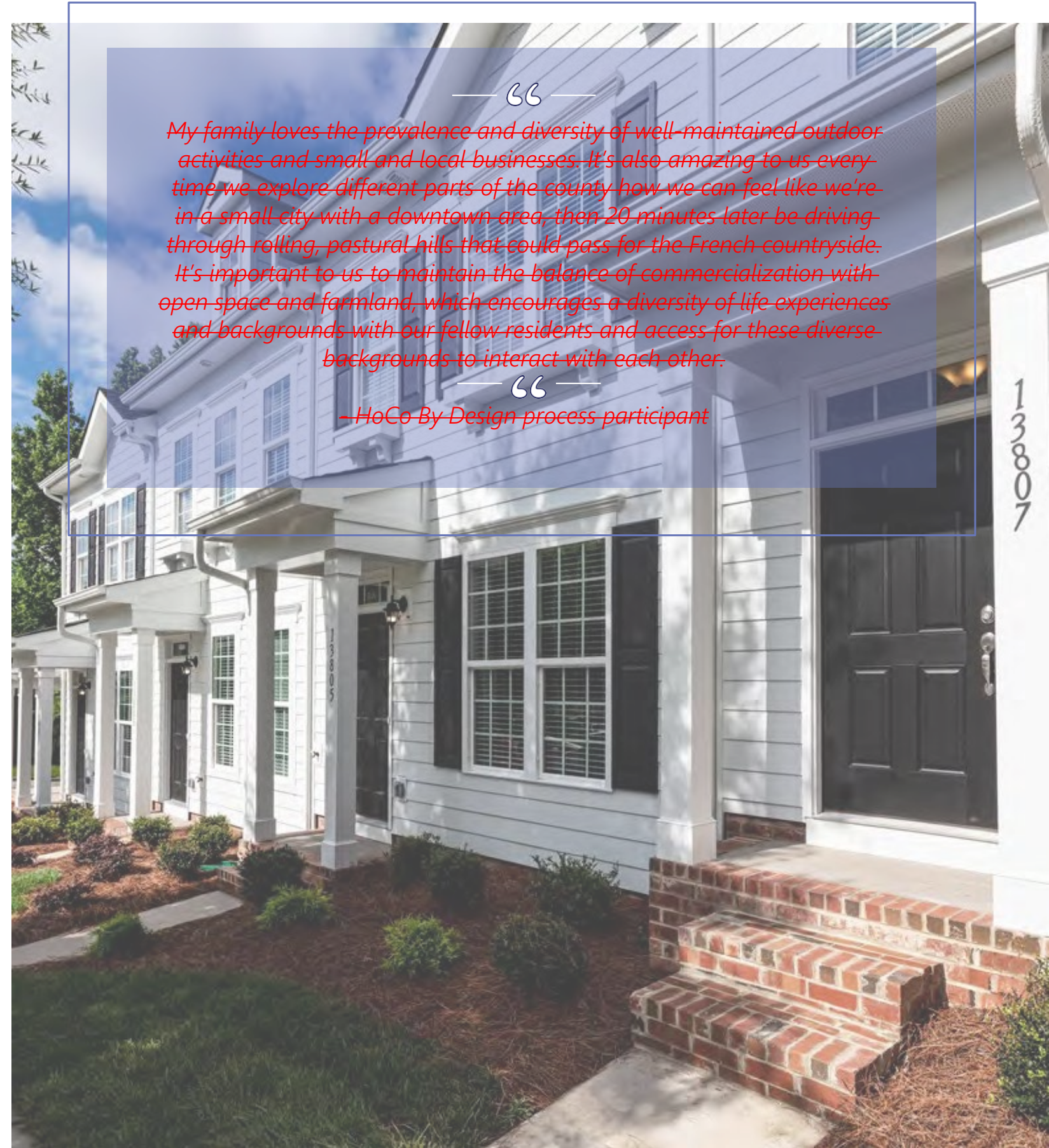
Development standards can and should encourage high-quality future development. These standards should clearly articulate the community's desired vision for an area targeted for development or redevelopment to help the County obtain the type and quality of development it seeks. New developments, redevelopments,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



— “ —  
*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*

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## Character-based Elements

Character-based code elements emphasize context of development and may apply to a designated area or more generally within the overall land use regulations and zoning codes. They could be used to regulate a number of factors, including building height and placement, parking locations, street frontage, sidewalks, planting areas, drainage, density, and the street itself. This information is conveyed with specific instructions and often includes easy-to-understand diagrams or other graphic illustrations.

While character-based concepts can be applied anywhere, they are most successful in: areas that have a mix of uses, historic communities, and Rural Crossroad areas. A character-based approach to land use regulation in Howard County may yield more walkable, compact, and diverse, mixed-use environments.

Character-based code elements are used to achieve the following:

1. Create neighborhoods where development is appropriately scaled to surrounding land uses and the public realm.
2. Encourage active transportation (e.g. walking, biking, etc.).
3. Foster social cohesion.

~~The New Town Zoning District represents more than 14,000 acres and 28,000 parcels in Columbia. The New Town District is comprised of 268 approved Final Development Plans (FDPs) and a regulatory structure that results in challenges for FDP amendments and is difficult to administer. Over time, ownership has changed and development has advanced making it challenging to reconcile the district's original goals and organizational structure. In 2018, Howard County completed a Development Regulations Assessment and Annotated Outline for its Zoning Ordinance. It recommended, in part, significant changes to the New Town Zoning District. Zoning experts cite vague, poorly defined language in some cases and much too detailed language in others as significant challenges to administering New Town zoning. They also claim that the absence of flexibility in New Town zoning and requirements for multiple rounds of approvals will put Columbia at a disadvantage when competing for desired future investment.~~

~~The New Town Zoning District represents more than 14,000 acres and 28,000 parcels in Columbia. Created as a planned community by a visionary developer over 50 years ago, it is today frequently cited as one of the best places to live in the Country. Columbia has a unique sense of place, much like an historic district, that its residents want to preserve and enhance, as reported by the Columbia Association's testimony to the County Council on June 28, 2023. Columbia's original master plan contained a focus on open space in proportion to other land uses housing units that has been preserved over the decades and results in a wooded suburban community. The architectural character, although representing an earlier era, is also part of the community's signature feel. One of Columbia's founding principles was to provide a full-spectrum of housing that still exists today and provides the majority of affordable housing options in the County. Older parts of Columbia have some of the County's highest proportion of multi-family units and more affordable older single-family homes and townhouses. This relationship should be acknowledged and considered when determining locations for new affordable housing.~~

~~The New Town Zoning District represents more than 14,000 acres and 28,000 parcels in Columbia. Created as a planned community by a visionary developer over 50 years ago, it is today frequently cited as one of the best places to live in the Country. Columbia has a unique sense of place that its residents want to preserve, enhance, and strengthen. As a complement to character-based or hybrid zoning, pattern books or design guidelines and manuals can serve as a framework for preferred architectural patterns, styles, and details in the community. They can provide guidelines and standards for building types, building composition and massing, building materials, roof types and details, windows, doors, porches, and other architectural elements. They can also include standards for landscaping, lighting, fences, walls, signage, and other outdoor elements. The scope is typically limited to specific districts, neighborhoods, or activity centers in the community. While pure form-based codes can be challenging to develop, form-based elements can be used to support more traditional~~

~~zoning regulations using hybrid approaches to further achieve desired character outcomes. The HoCo By Design Character Areas technical appendix provides additional design-related guidance for future code updates.~~



The regulatory framework of New Town zoning establishes minimum and maximum proportions of open space, residential, commercial, industrial and other land uses in addition to an overall density cap. Past General Plans evaluated and recommended updates to this framework resulting in the 2009 Village Center Revitalization zoning process update and the 2010 Downtown Columbia Master Plan which added residential units above this cap and established different land use percentages for Downtown. The New Town District is comprised of 268 approved Final Development Plans (FDPs) that enumerate parcel-specific regulations and cross-reference use and bulk provisions of non-New Town zoning districts. The FDP structure was designed to provide significant flexibility to the master developer and majority land owner of this planned community as it was developing. This regulatory structure and associated processes could be evaluated to ensure more efficient administration of the New Town Zone.

A review of the New Town zoning district and its character-defining elements by a task force would provide an opportunity to ensure that the regulatory structure is calibrated to successfully carry forward New Town zoning.



## 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 to determine how to preserve New Town's planned community framework, fixed densities, and existing character as defined through the master development plan 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.~~

4. Create a taskforce to evaluate and make recommendations on how to carry forward New Town's planned community framework.



When developing activity centers, integrating transportation design principles creates cohesive, fluid, and engaging experiences for cyclists and pedestrians. Many suburban rights-of-way (ROW) were designed for high-speed, auto-only travel. By narrowing travel lanes and adding on-street parking, sidewalks, and planting strips, streets can be made safer and more walkable, creating a more user-friendly, aesthetically-pleasing public realm. Redevelopment can also address barriers to non-motorized connectivity in places like aging shopping centers by enhancing pedestrian connections and creating internal drives with infill buildings fronting onto them. Rather than having large surface parking lots between the building and the street, this redevelopment approach relocates parking to the rear of buildings, thereby achieving better land use transition patterns.

Many of the activity centers identified in the FLUM are existing suburban shopping centers and office parks that contain large swaths of impermeable areas and often reflect outdated automobile-centric site designs. Retrofitting aging building sites allows developers to take advantage of existing infrastructure and services. Such redevelopment further helps to mitigate the effects of sprawl by providing better connections to transit and mobility corridors.

### Green Redevelopment

Redevelopment of existing shopping centers provides significant environmental benefits by introducing open space, community gathering areas, and stormwater management where none currently exist. Examples of open space elements that can be added in redeveloped centers include small parks, squares, plazas, and community gardens. New or improved stormwater management, which incorporates environmental site design practices, reduces impervious area and adverse impacts to sensitive watersheds. The County currently reviews energy and water efficiency requirements in its Building Code every three years and during the Building Code update process. The County should continue to review these requirements to ensure they reflect the most recent best practices. To further these green initiatives, the County should explore integrating additional environmentally sustainable design standards in future updates for the Zoning Regulations, site design requirements, and environmental programs.

In 2020, Howard County added bird-friendly design standards to its pre-existing Green Building requirements (which apply to new public buildings of 10,000 square feet or larger and new private buildings of 50,000 square feet or larger). The purpose of bird-friendly design is to reduce the likelihood that birds will collide with buildings. Design techniques include use of façade materials that are more visible to birds and reduction of excessive artificial lights that can disorient migrating birds.



### QBD-2 Policy Statement

~~Use the~~ The Future Land Use Map (FLUM) ~~may be used to~~ guides redevelopment in identified activity centers, which present opportunities for mixed-use development, mixed-income housing, small parks or community spaces, increased stormwater management, and multi-modal transportation options. ~~gathering~~

### Implementing Actions

1. ~~Use~~ Consider using the Future Land Use Map (FLUM) during the rezoning process to create activity centers consistent with the character area descriptions.
2. Assess existing Subdivision and Land Development Regulations, Zoning Regulations, and Design Advisory Panel design review policies for opportunities to create or strengthen regulations and design standards for activity center development/redevelopment. Evaluate potential standards for frontage design, main entrance location, and parking calculations. Incorporate accessibility by including standards and guidance to ensure there is direct access to the building from the street.
3. Review the Zoning Regulations and design manuals to identify ways to mitigate the impacts of auto-oriented uses and minimize negative impacts, including odor, noise, light, air pollution, and diesel emissions.
4. Ensure redevelopment of suburban shopping centers and office parks reduces impervious surface, increases and sets percentages for open space, and provides adequate stormwater management, where none or little existed before.
5. Explore integrating additional environmentally sustainable design standards in future updates to the Zoning Regulations, site design requirements, and environmental programs to further green initiatives.
6. When retrofitting shopping centers and business parks, investigate opportunities to create mixed-income housing for all residents. Incentivize affordable housing that can be purchased by low and moderate income buyers.
7. Identify potential opportunities to realize Ensure better retail success in the Village Centers by partnering to initiateing a new market study to update the 2014 study that will clearly identify supportable retail types and quantities at each center. Non-retail uses, including civic and cultural, should be included. This becomes a roadmap regarding support for and input into county and developer proposals.

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>	<del>DPZ</del>	<del>Mid-Term</del>
<del>3. 2. Evaluate the existing historic district zones and consider replacing them with new historic zoning district overlays or form-based districts.</del>	<del>DPZ</del>	<del>Mid-Term</del>
4. <del>3. 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.</del>	<del>DPZ</del>	<del>Long-term</del>
<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>	<del>DPZ</del>	<del>Mid-Term</del>
<del>4. Create a taskforce to determine how to preserve New Town's planned community framework, fixed densities, and existing character as defined through the master development plan while considering future redevelopment.</del>	<del>DPZ</del>	<del>Mid-Term</del>

4. Create a taskforce to evaluate and make recommendations on how to carry forward New Town's planned community framework.



Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>QBD-2 - Use the The Future Land Use Map (FLUM) <del>may be used to</del> guides redevelopment in identified activity centers, which present opportunities for mixed-use development, mixed-income housing, small parks or community gathering spaces, increased stormwater management, and multi-modal transportation options.</b>		
1. Use <del>Consider using</del> the Future Land Use Map (FLUM) during the rezoning process to create activity centers consistent with the character area descriptions.	DPZ	Mid-Term
2. Assess existing Subdivision and Land Development Regulations, Zoning Regulations, and Design Advisory Panel design review policies for opportunities to create or strengthen regulations and design standards for activity center development/redevelopment. Evaluate potential standards for frontage design, main entrance location, and parking calculations. Incorporate accessibility by including standards and guidance to ensure there is direct access to the building from the street.	DPZ	Mid-Term
3. Review the Zoning Regulations and design manuals to identify ways to mitigate the impacts of auto-oriented uses and minimize negative impacts, including odor, noise, light, air pollution, and diesel emissions.	DPZ	Mid-Term
4. Ensure redevelopment of suburban shopping centers and office parks reduces impervious surface, increases <del>and sets percentages for</del> open space, and provides adequate stormwater management, where none or little existed before.	DPZ	Ongoing
5. Explore integrating additional environmentally sustainable design standards in future updates to the Zoning Regulations, site design requirements, and environmental programs to further green initiatives.	DPZ OCS DILP	Ongoing
6. When retrofitting shopping centers and business parks, investigate opportunities to create mixed-income housing for all residents. <del>Incentivize affordable housing that can be purchased by low and moderate income buyers.</del>	DPZ DHCD	Long-term
<del>7. Ensure better retail success in the Village Centers by initiating a new market study to update the 2014 study that will clearly identify supportable retail types and quantities at each center. Non-retail uses, including civic and cultural, should be included. This becomes a roadmap regarding support for and input into county and developer proposals.</del>	<del>HCEDA DPZ Private Partners Columbia Assn.</del>	<del>Mid-Term</del>

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>QBD-3 - Focus on creating active, walkable, and universally accessible public realms in all new development and redevelopment and include a broad range of community spaces, as appropriate to each character area.</b>		
1. Prioritize the orientation of <del>commercial</del> buildings toward the street in all new development and redevelopment to create more walkable	DPZ	Ongoing
2. Work with stakeholders and community members to incorporate policies for diverse and inclusive public art and cultural expression throughout the County. Identify potential partnerships for strengthening public art programs and art education opportunities.	DPZ	Long-term
3. Continue to work with stakeholders of all ages and abilities to identify strategies for universal access to employment centers, stores, parks, and recreation and community amenities.	OOT DRP DCRS DILP	Ongoing
4. Establish goals and guidelines for providing community open spaces and park spaces to create more equitable access across different neighborhoods in Howard County. Ideally, residents should have a variety of open space choices within walking or biking distance of their home.	DRP DPZ	Mid-Term
5. Evaluate the goals described in the Route 1 Manual, Route 40 Design Manual, Clarksville Pike Streetscape Plan and Design Guidelines, and Complete Streets Policy for updates and determine if there are items in these manuals that could be adapted more broadly within the County.	DPZ OOT	Mid-Term
6. Use a holistic approach to incorporating transportation infrastructure into the public realm that focuses on connections and universal user experience.	OOT DPW	Long-term

~~7. Identify potential opportunities to realize ~~Ensure better retail success in the Village Centers by partnering to initiating~~ a new market study to update the 2014 study that will clearly identify supportable retail types and quantities at each center. Non-retail uses, including civic and cultural, should be included. This becomes a roadmap regarding support for and input into county and developer proposals.~~