Amendment 11 to Council Bill No. 28 -2023

BY: Christiana Rigby

Legislative Day 11
Date: 10/02/2023

Amendment No. 11

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

Chapter 5: Economic Prosperity	-	*Adds a new Implementing Action in Policy Statement EP-5 to continue to support the arts in the Savage community; and*
Chapter 11: Implementation	-	*Adds a new Implementing Action in Policy Statement EP-5 to continue to support the arts in the Savage community.)*

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

- Chapter 5: Economic Prosperity, page 44.
- Chapter 11: Implementation, page 31.

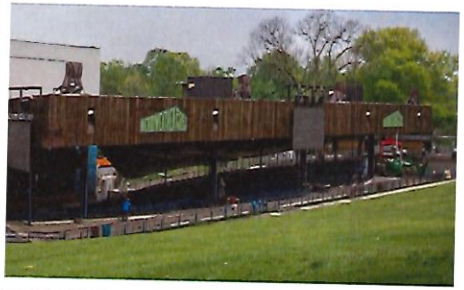
Correct all page numbers, numbering, and formatting within this Act to accommodate this amendment.

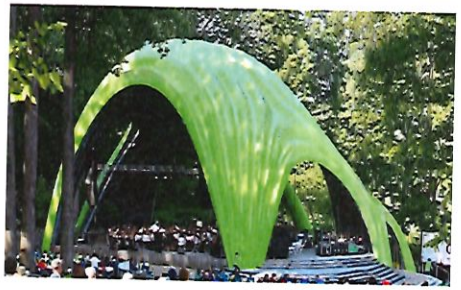
I certify this is a true copy of
Am 11 CB 28-2023
passed on 10/11/2023
Council Administrator

A countywide arts and culture center in Downtown Columbia was envisioned by the community over 10 years ago and was ultimately incorporated into the DCP. This vision became reality in 2016 when the New Cultural Center (NCC) was included in the affordable housing plan for Downtown Columbia as one of the public amenities that would also provide mixed-income housing. The NCC is a redevelopment project planned at the current site of Toby's Dinner Theater. The NCC will include a new theater and commercial kitchen, two black box theaters, a gallery, dance studios, various classrooms/performing arts rooms, and mixed-income housing.

The Ellicott City Watershed Master Plan (ECWMP) supports the expansion of arts-related uses and public art in the Main Street area. It recognizes the potential to grow arts and entertainment offerings, build upon existing arts-related events, and give public art a prominent role in the community. Among its policies and implementing actions, the ECWMP recommends that upon expansion of arts-related uses in the area, a Maryland Arts Council, Arts and Entertainment District designation be re-explored. As described in the ECWMP, "Maryland's A&E Districts provide local tax-related incentives to attract artists, arts organizations, and other creative enterprises to towns and cities within the State." Support for additional arts and entertainment uses in Ellicott City may include incentives, reduced rent, or space in county-owned buildings.

In all of these destinations, investments in design value and quality of the public realm create safe and inviting spaces for pedestrians and cyclists, better wayfinding, improved landscaping, enhanced stormwater management, and spaces for civic gatherings, outdoor events, cultural activities, and the arts. The public realm is further described in the Quality By Design chapter.





EP-5 Policy Statement

Seek opportunities to encourage and support the arts and cultural initiatives for residents, businesses, and visitors that reflect and celebrate Howard County's diverse population and are safe and accessible to people of all abilities.

Implementing Actions

1. Encourage inclusive opportunities for the arts, cultural expression, and entertainment in new and existing activity centers through integration of public art, cultural amenities, public gathering space, and an activated public realm.
2. Explore incentives to support the expansion of arts and entertainment uses in Ellicott City.
3. Re-explore establishing an Arts and Entertainment (A&E) District Designation for Main Street Ellicott City as part of a creative places initiative, once additional arts and entertainment uses open.
4. Ensure that the Downtown Columbia Plan's vision for the arts continues to be implemented.
5. Continue to integrate the arts into revitalization efforts at Long Reach Village Center.
6. Continue to support the goals of the Howard County Arts Council and Howard County Tourism Council to benefit residents, businesses, and tourists into the future.
7. Continue to ensure arts and craftsmanship are an integral part of Savage revitalization and explore incentives to support their expansion, especially through the sustainable communities program.

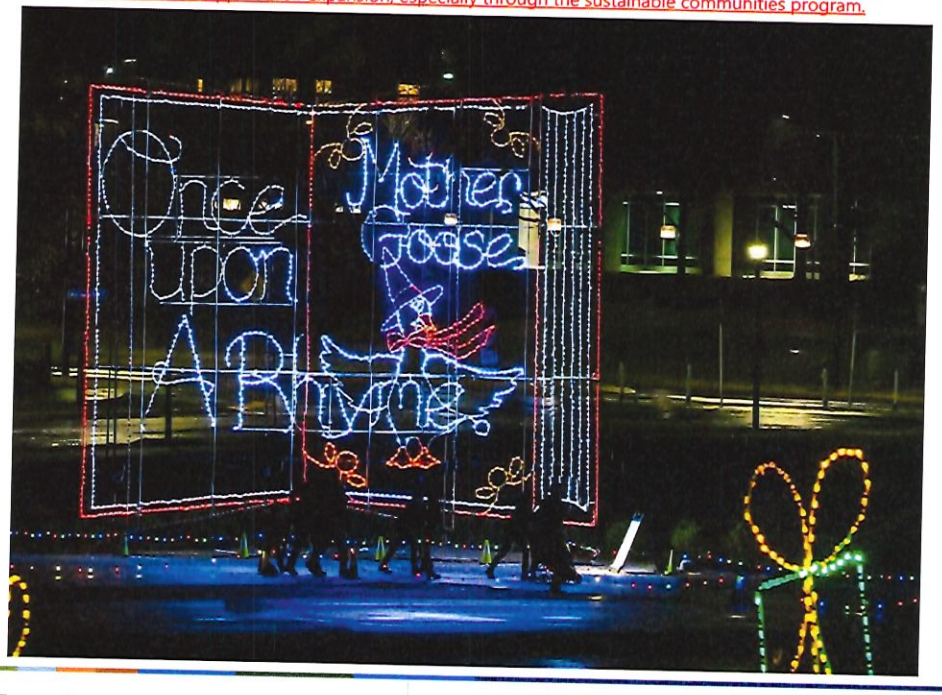


Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EP-5 - Seek opportunities to encourage and support the arts and cultural initiatives for residents, businesses and visitors that reflect and celebrate Howard County's diverse population and are safe and accessible to people of all abilities.		
1. Encourage inclusive opportunities for the arts, cultural expression, and entertainment in new and existing activity centers through integration of public art, cultural amenities, public gathering space, and an activated public realm.	**DPZ** Private Partners	Ongoing
2. Explore incentives to support the expansion of arts and entertainment uses in Ellicott City.	**DPW**	Mid-Term
3. Re-explore establishing an Arts and Entertainment (A&E) District Designation for Main Street Ellicott City as part of a creative places initiative, once additional arts and entertainment uses open.	**DPZ DPW** Non-profit sector Private Partners	Long-Term
4. Ensure that the Downtown Columbia Plan's vision for the arts continues to be implemented.	**DPZ** DRP DPW	Ongoing
5. Continue to integrate the arts into revitalization efforts at Long Reach Village Center.	**DPW** DPZ	Ongoing
6. Continue to support the goals of the Howard County Arts Council and Howard County Tourism Council to benefit residents, businesses, and tourists into the future.	**Elected Officials** OOB	Ongoing
7. Continue to ensure arts and craftsmanship are an integral part of Savage revitalization and explore incentives to support their expansion, especially through the sustainable communities program.	**DPZ** Elected Officials Non Profit Partner Private Partners	Ongoing
EP-6 - Monitor economic disruptors, such as new technologies, autonomous vehicles, telework- ing, and e-commerce, and employ adaptive and innovative strategies to meet emerging economic shifts.		
1. Assess and adapt the Zoning Regulations to provide greater flexibility under broader use categories and respond to changing industries and technologies.	**DPZ** HCEDA OOT	Mid-Term
2. Continue to intentionally grow jobs in the manufacturing, warehouse, distribution, and logistics industries in response to last- mile distribution demand, new machinery, innovation practices, and other automated processes.	**HCEDA**	Long-Term
3. Consider reduced parking ratios for commercial uses if the adoption of autonomous vehicles, other technologies, or shifts in behavior lead to reduced parking demand over the Plan's 20-year timeframe.	**DPZ** OOT	Mid-Term

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EP-7 - Support an educated and skilled workforce with specific attention and resources devoted to breaking barriers to employment and education while achieving greater racial and social inclu- sion in the workplace.		
1. Increase job training, internships, and job placement to overcome barriers to employment and achieve greater racial and social inclusion in the workforce.	**HCEDA** OWD	Mid-Term
2. Partner with organizations that specialize in workforce development to help those experiencing multiple barriers to employment access education, apprenticeship programs, and training opportunities aligned with in-demand local workforce needs.	**HCEDA** OWD	Long-Term
3. Ensure job training programs support skills that provide living wages.	**HCEDA** OWD	Ongoing
4. Communicate the available jobs in the region and identify the skills workers need to be successful.	**HCEDA** OWD	Mid-Term
5. Invest in reliable affordable broadband to ensure that lower- income residents have equal access to education and employment opportunities.	**DTCS** Private Partners	Mid-Term
EP-8 - Encourage a business climate that supports growth of and opportunities for small and di- verse businesses, and values cultural diversity and inclusion.		
1. Continue to create strategies and prioritize assistance programs to support local, small, and diverse businesses, such as apprenticeship programs.	**HCEDA**	Ongoing
2. Support small business districts and main streets by creating vibrant spaces through the integration of design, public art, an inviting public realm, historic preservation, cultural spaces, and areas for event programming.	**DPZ** DRP DPW	Ongoing
3. Explore and encourage creative uses of commercial space, such as maker spaces, coworking facilities, food halls, community kitchens, and other models, that allow the community to share resources.	**HCEDA** DPW DPZ	Ongoing
4. Continue business support programs through a partnership between the Howard County Economic Development Authority, Ellicott City Partnership, and the Maryland Small Business Development Center.	**HCEDA**	Ongoing
5. Through adaptive reuse and redevelopment, particularly within village centers, provide opportunities for varying sizes of retail, restaurant, and service uses. Smaller spaces could provide opportunities for small start-ups, micro-retail, and food hall type uses.	**DPZ** HCEDA DPW	Ongoing

Amendment 12 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11
Date: 10/02/2023

Amendment No. 12

(This Amendment makes the following change to HoCo By Design Chapter 5:

Chapter 5: Economic Prosperity	-	*Amends the fifth paragraph of the subsection titled "Farming by Industry" in the section titled "Sustaining our Agricultural Economy" by adding "demand for" after "Finally,"; and*
Chapter 5: Economic Prosperity	-	*Amends the fifth paragraph of the subsection titled "Farming by Industry" in the section titled "Sustaining our Agricultural Economy" by inserting "for farmers and exposes the public to agriculture" after the phrase "Agrotourism enhances income potential".*

-

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

- Chapter 5: Economic Prosperity: 53.

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

I certify this is a true copy of
Am 12 CB28-2023
passed on 10/11/2023
Michele Harrod
Council Administrator

Farms are becoming smaller in acreage within the County, with the average farm size declining by 7% between 2002 and 2017. In that same time frame, the number of farms that were less than 10 acres increased by 63%. There are many possible explanations for this change, including increases in retirement among farmers and the ability to produce many crops on smaller acreages.

Farming by Industry

The 2017 Census reports these statistics:

- About 39% of farms are involved in crop production, mostly corn, soybeans, and wheat.
- The other 61% of farms are involved in livestock production.
- Sales involving cattle and milk generated most of the value.
- The inventory of sheep and goats has increased, part of a growing trend towards grazing operations.
- About 14% of the farms were involved in "other crop farming."

The "other crop farming" sector is important because it covers the production of hay, which is crucial for supporting the County's equine, cattle, and dairy operations. Other crop farming also covers diversified farms such as community-supported agriculture (CSA) operations that focus on produce and flowers.

Approximately 31% of the farms were involved in "other animal production." This sector includes farms primarily engaged in raising one or more of the following: bees, horses and other equine, and rabbits and other fur-bearing animals. The equine industry is significant to the County's economy, but its impact goes beyond the total asset value. These operations are essential for maintaining a critical mass in demand for large animal veterinarians, agricultural services, farm supplies, and farm equipment. Additionally, the Census indicated that there were 30 honey operations in Howard County in 2017.

Direct-to-consumer sales, which includes farmers markets, farm stands, CSA, and pick-your-own farms, generated $3.5 million in 2017. In 2022, the County had five farmers markets, six CSAs, and two pick-your-own farms. In addition, value-added processing and direct-to-retail sales amounted to $1.1 million and are two important strategies farmers can use to improve their profitability. Value-added processing includes taking raw or whole food products and creating new products that are then sold at a higher price (for example, taking fruit grown on the farm and processing it into jam). Value-added processing also includes producing a product in a way that enhances its value, such as growing vegetables organically.

Interest in the local farm-to-table experience has increased among both consumers and farmers, a connection that is fostered by the County through the Roving Radish program. The Roving Radish promotes healthy eating habits in the community by selling meal kits with locally-sourced ingredients. The meal kits are available to all County residents and are offered at a discounted price to income-qualifying households. Additionally, the Roving Radish provides a marketplace that has been an outlet for local farms to sell their products.

Finally, demand for agritourism in Howard County has grown rapidly over the last decade, with 19 farms holding special farm use permits for agritourism uses as of January 2023. Agritourism enhances income potential for farmers and exposes the public to agriculture by using agriculture and tourism to attract, entertain, and educate visitors. Popular examples in Howard County include petting farms, programs for school children, and seasonal activities, such as pumpkin picking and corn mazes. Also included in this category are farm breweries, wineries, and cideries, which are growing in popularity and demand across the region. There is also growing interest in farm stays, or overnight accommodations on working farms (regional examples include farmhouses, cottages, tents, and yurts). The County should update the Zoning Regulations to incorporate a definition of farm stays as a special farm use.

Critical Infrastructure

The agricultural industry requires certain infrastructure to serve its basic needs and allow it to diversify and remain profitable. These include transportation, access to new technologies, processing facilities, technical assistance, and funding for business development.

Transportation

Farm equipment can be slower, taller, and wider than residential and commercial vehicles, a circumstance that can prevent farmers from using them safely on local roads. Problems like a lack of clearance under overhanging trees or difficulties with passage at narrow bridges can delay passage for the farm equipment, as well as local traffic, which in turn can cause conflicts between agricultural and other users on the roads.

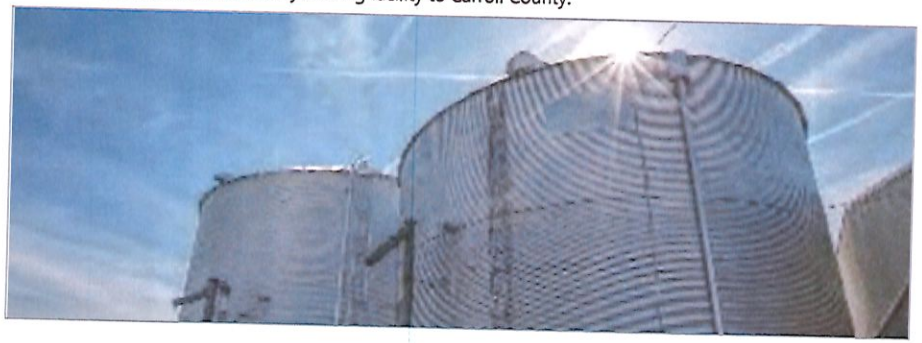
Internet Access

The County's farmers are well-connected to the internet, with about 86% having access. The use of cell phones and other mobile devices is increasingly popular as farms shift to integrating new technologies and applications, such as using GPS to increase harvesting efficiency.

Processing, Manufacturing, and Aggregation Facilities

There are few local food processing and manufacturing facilities that support the major commodities (dairy, grain, and beef) produced in the County. Two fluid milk processing plants remain: the Maryland & Virginia Milk Producers Cooperative and the Dreyer's ice cream plant, both located in Laurel. Wilkins Rogers, the closest flour mill, located in Baltimore County, closed in 2020.

Some local farms have been growing barley, rye, hops, and aronia for the brewery and distillery industries, as well as cleaning and roasting seeds. As compared to neighboring jurisdictions, County regulations are generally restrictive of on-farm activities involving microbreweries, wineries, distilleries, and cideries. This is evidenced by the recent loss of a Howard County malting facility to Carroll County.



Amendment 13 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11
Date: 10/02/2023

Amendment No. 13

(This Amendment makes the following change to HoCo By Design Technical Appendix B:

Technical Appendix B	-	*Removes the reference to energy efficient technologies in the subsection titled "Building Types and Materials" in the section titled "Character Area: Rural Crossroads".*

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

- Technical Appendix B: 25.

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

I certify this is a true copy of
Am 13 CB28-2023
[redacted]on 10/11/2023
Michelle Harris
Council Administrator

Not moved

Street and Block Pattern

Rural Crossroads may not have a discernable block structure, as they are usually small activity nodes located at important rural intersections or along a rural main street. These compact areas include small-scale commercial buildings and/or common gathering spaces. Parking is often located between the street and the building but may also be in the rear. Informal on-street parking may also be allowed.

Open Spaces and Natural Resources

Due to their small scale and location, Rural Crossroads are often developed in a manner that does not allow significant protection of topography or natural landscape features. New development must protect steep slopes, floodplains, streams, and wetlands and meet forest conservation requirements; and should incorporate environmentally sensitive design features. Open space elements in a Rural Crossroads may include parks, pocket parks, civic plazas, or squares.

Lot Size and Building Placement

Front setbacks may be large if parking is provided between the building and the street. Redevelopment and new development should be in more compact lot and building patterns, with parking relocated to the rear of buildings that are oriented to the street. Front setbacks are variable and should be smaller in the core and larger in areas adjacent to existing rural development, which may have very large setbacks. Side and rear setbacks are variable.

Building Types and Massing

Buildings are mostly one to two stories, with three stories allowed only under special circumstances or in specific areas. Commercial buildings are small-scale and local-serving. Buildings nearest to existing residential neighborhoods should be of a scale and design compatible with nearby development. Residential units or office space may be found above storefronts. Rural Crossroads may provide a variety of housing choices, including missing middle housing types. Residential buildings should be secondary to commercial in terms of scale, footprint, and intensity. ~~Energy-efficient technologies, such as solar panels or green roofs, are encouraged on new or improved buildings.~~

Transportation Considerations

A network of walkable streets should provide safe and efficient movement of vehicles, bicycles, and pedestrians. There may be some opportunities for contextually-appropriate improvements or retrofits consistent with the Howard County Complete Streets Policy.

Amendment 14 to Council Bill No. 28 -2023

BY: Christiana Rigby

Legislative Day 11
Date: 10/02/2023

Amendment No. 14

(This Amendment makes the following changes to HoCo by Design Chapter 6 and Chapter 11:

Chapter 6: Dynamic Neighborhoods	- *Amends the DN-3 Policy Statement Implementing Actions to incentivize the production of Low Income Housing Units and Disability Income Housing Units affordable to low- and moderate-income households in activity centers;* - *Amends the DN-6 Policy Statement Implementing Actions to preserve the County's existing affordable housing stock and establish a goal of zero net loss of existing affordable housing units while adding new affordable units to the County's inventory;* - *Amends the DN-15 Policy Statement description of people experiencing or threatened by homelessness;*
Chapter 11: Implementation	- *Amends the DN-3 Policy Statement Implementing Actions to incentivize the production of Low Income Housing Units and Disability Income Housing Units affordable to low- and moderate-income households in activity centers;* - *Amends the DN-6 Policy Statement Implementing Actions to preserve the County's existing affordable housing stock and establish a goal of zero net loss of existing affordable housing units while adding new affordable units to the County's inventory; and* - *Amends the DN-15 Policy Statement description of people experiencing or threatened by homelessness.)*

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

- Chapter 6: Dynamic Neighborhoods: 44, 52, and 68;
- Chapter 11: Implementation: 37, 40, and 45.

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

I certify this is a true copy of Am14 CB 28-2023

passed on 10/11/2023

Michele Sherrard
Council Administrator

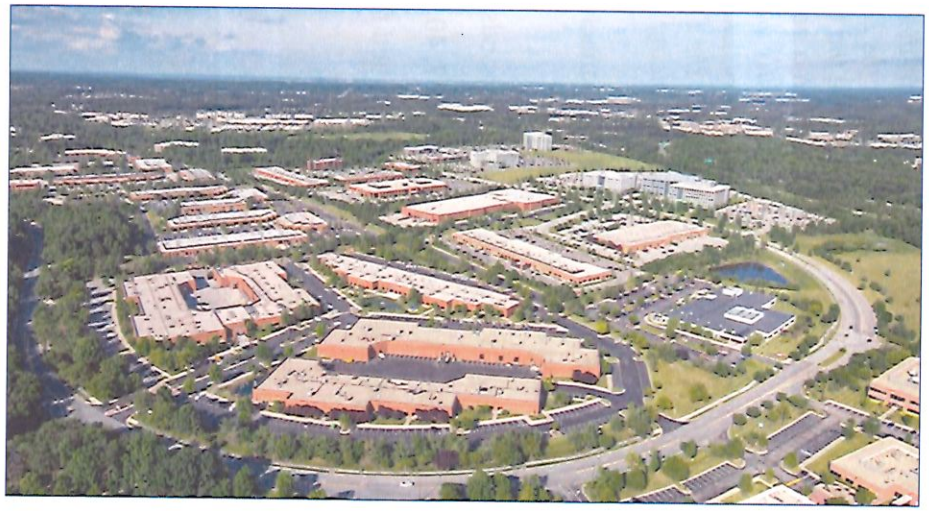
LEG 1827

infill development. By seeking opportunities to expand the County's inclusionary zoning policies and encouraging the development of diverse housing types where growth opportunities exist, mixed-income communities will become more prevalent, housing prices will be less constrained, and county tax rates can remain stable. New financially attainable housing opportunities for all, including low- and moderate-income households, will be less concentrated and more available in more communities throughout the County.

As noted in the previous section, the Zoning Regulations do not permit many missing middle housing types or detached ADUs, and proposed policies aim to allow them with appropriate criteria. This section focuses on where opportunities exist for all types of new housing in the County. The section also emphasizes how regulations may need to change within different geographies, or opportunity areas, to accommodate diverse housing types.

Diverse Housing Opportunities in New Activity Centers

Based on the limited amount of land still available for development, a significant amount of future housing will be concentrated in new mixed-use activity centers identified on the Future Land Use Map (FLUM). The new mixed-use activity centers are envisioned to be compact walkable areas with employment opportunities, commercial uses and open space, community services and amenities, and multi-modal transportation connections. Activity centers, refined from PlanHoward 2030's Growth and Revitalization place type, create a predictable and sustainable pattern of growth. This pattern supports existing neighborhoods with retail, services, and job growth; provides greater opportunity for attainable housing; and supports opportunities to reduce environmental impacts of activity centers through redevelopment, including improved stormwater management infrastructure. Medium to high housing densities will likely be necessary to supporting this vision.



It is anticipated that activity centers will appeal to a wide variety of residents and will support and maintain the County's socioeconomic diversity by offering a multitude of housing options and opportunities to increase the supply of income-restricted affordable housing. Retirees, empty nesters, persons with disabilities, families, and young professionals would likely be attracted to living in more active mixed-use environments. As activity centers are envisioned to be the areas with the greatest potential for growth and are planned to be located along transportation corridors, having an efficient, safe, and well-maintained multi-modal transportation system that connects these places is critical. See the County in Motion chapter for more details about the future of transportation.

Activity centers are envisioned to be varying sizes and scales, which will help inform their infrastructure needs. They will also provide beneficial amenities to adjacent existing neighborhoods. However, they should be sensitive to any unintended impacts they may cause, such as traffic and noise. The Supporting Infrastructure chapter discusses the adequate and timely provision of infrastructure. The Public Schools Facilities chapter discusses opportunities for new models for public schools that could be appropriate in certain locations. The Quality by Design chapter recommends that adverse impacts, such as noise, light, and air pollution, be mitigated and new developments should be contextually-appropriate. It also provides guidance on the public realm and walkability within and around these new mixed-use centers.

DN-3 Policy Statement

Future activity centers—as identified on the Future Land Use Map (FLUM)—should include a unique mix of densities, uses, and building forms that provide diverse, accessible, and affordable housing options.

Implementing Actions

1. Establish a new mixed-density and mixed-use zoning district that encourages diverse housing types and creates opportunities for mixed-income neighborhoods.
2. Allow a vertical (a range of uses within one building) and horizontal (a range of uses within one complex or development site) mix of uses, including housing, employment, and open space, that encourage walkability and transit connections.
3. Incentivize the production of ~~housing units affordable to low- and moderate-income households~~ Low Income Housing Units (LIHU) and Disability Income Housing Units (DIHU) housing units affordable to low- and moderate-income households, beyond what is currently required by the Moderate Income Housing Unit (MIHU) program.
4. Incentivize the production of housing units that meet the needs of different levels of ability (like persons with disabilities) and other special needs households. Ensure that these units are both accessible and affordable.

DN-5 Policy Statement

Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.

Implementing Actions

1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.
4. Establish a working group to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including:
   a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.
   b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.
   c. Incentives related to development, such as density bonuses or relief to setback or other development standards.
   d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.

DN-6 Policy Statement

Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households, and preserve the County's existing affordable housing inventory.

Implementing Actions

1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.
6. Establish a goal of zero net loss of existing housing affordable to households with income below 60% of the area median income while adding new affordable units to the County's housing inventory.

homeLessness

The Path Home is Howard County's strategic plan to end homelessness, and its implementation requires support from various county agencies and nonprofit organizations. Ending homelessness requires a community-wide commitment to provide housing, transportation, employment, and other wrap around services. This section of HoCo By Design focuses primarily on the housing needs of this population and supplements the policies and actions identified in the "Opportunities to Increase the Supply of Income-Restricted Housing Units" section. The policies and actions in both of these sections are intended to help the County achieve the housing goals identified in The Path Home.

Despite the County's resources and services committed to resolving homelessness, a significant number of residents struggle to maintain housing and are at risk of or are experiencing homelessness. The Point in Time (PIT) count is a nationwide effort to capture the number and characteristics of persons experiencing homelessness in America. According to the County's 2019 PIT count, a total of 201 people identified as being homeless in January 2019. Of these 201 individuals, 129 were sheltered and 72 were unsheltered. Homelessness in Howard County disproportionally affects the African American population, which represents 20% of the general population but makes up 58% of the homeless population.

According to The Path Home:

- Emergency shelter space is often full; clients may wait as long as a year for a shelter bed.
- The system has limited rapid re-housing resources, a practice that has worked well in communities that have shown a significant reduction in homelessness.

The Path Home advocates for a housing first approach to homelessness intervention. One of the key challenges to addressing homelessness is the lack of affordable housing stock that can accommodate the needs of this population. In terms of housing stock, one size does not fit all. Homes serving this population need to vary in size to accommodate both small and large families, incorporate universal design elements for those with physical disabilities, and be close to amenities, jobs, and transportation connections. By increasing the number of affordable homes that can accommodate these various needs, those who are homeless would spend less time in temporary shelters and could be re-housed more quickly.

DN-15 Policy Statement

Increase access to and availability of affordable housing for people experiencing or threatened by homelessness in Howard County.

Implementing Actions

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.
2. Create awareness and advocacy around the needs of those experiencing homelessness whenever new housing developments are being planned and created.
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.
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.
5. Seek opportunities to locate housing for the homeless or individuals with special needs in close proximity to jobs, amenities, and transportation connections.

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-2 - Allow attached and detached accessory dwelling units (ADUs) on a variety of single-family attached and single-family detached lots that meet specific site development criteria in residential zoning districts.		
1. Establish a clear, predictable process and location-specific criteria for ADUs.	**DPZ**	Mid-Term
2. Revise the Zoning Regulations and Subdivision and Land Development Regulations to allow attached and detached ADUs that meet pre-determined location and site criteria. Provide parking requirements as needed.	**DPZ** DHCD	Mid-Term
3. Establish a clear definition of ADUs in the updated Zoning Regulations.	**DPZ**	Mid-Term
4. Direct the Adequate Public Facilities Ordinance (APFO) task force to develop recommendations as to the applicability of APFO to accessory dwelling unit creation or construction.	**DPZ** DHCD	Mid-Term
DN-3 - Future activity centers—as identified on the Future Land Use Map (FLUM)—should include a unique mix of densities, uses, and building forms that provide diverse, accessible, and affordable housing options.		
1. Establish a new mixed-density and mixed-use zoning district that encourages diverse housing types and creates opportunities for mixed-income neighborhoods.	**DPZ**	Mid-Term
2. Allow a vertical (a range of uses within one building) and horizontal (a range of uses within one complex or development site) mix of uses, including housing, employment, and open space, that encourage walkability and transit connections.	**DPZ** OOT	Mid-Term
3. Incentivize the production of ~~housing units affordable to low- and moderate-income households~~ Low Income Housing Units (LIHU) and Disability Income Housing Units (DIHU) housing units affordable to low- and moderate-income households, beyond what is currently required by the Moderate Income Housing Unit (MIHU) program.	**DHCD** DPZ Non-profit Partners	Ongoing
4. Incentivize the production of housing units that meet the needs of different levels of ability (like persons with disabilities) and other special needs households. Ensure that these units are both accessible and affordable.	**DPZ** DHCD Non-profit Partners	Ongoing

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-4 - Allow the development of small-scale missing middle housing and accessory dwelling units (ADUs) that respect the character and integrity of their surroundings and meet specific site conditions in single-family neighborhoods.		
1. Establish design requirements, pattern book or character-based regulations for missing middle housing types and detached accessory dwelling units to ensure that new construction is consistent with the character of the surrounding existing housing.	**DPZ**	Long-term
2. Establish provisions in the regulations that include dimensional and design standards to ensure neighborhood compatibility, off-street parking requirements, minimum lot sizes, and other standards.	**DPZ**	Mid-Term
3. Explore zoning and other incentives for minor subdivisions that consist of missing middle housing types and explore form-based or character-based zoning for these types of residential infill developments.	**DPZ**	Mid-Term
4. Evaluate how accessory dwelling units and other types of new development could enhance or impact stormwater management practices.	**DPZ** DPW	Mid-Term

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-5 - Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.		
1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.	**DHCD** DPZ	Mid-Term
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.	**DPZ** DHCD	Long-term
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.	**DHCD** **DPZ**	Long-term
4. Establish a working group to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including: a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions. b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units. c. Incentives related to development, such as density bonuses or relief to setback or other development standards. d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.	**DPZ** **DHCD** Non-profit Partners	Mid-Term

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-6 - Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households, and preserve the County's existing affordable housing inventory.		
1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.	**DHCD** Elected Officials OOB	Ongoing
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.	**DPW** DPZ DHCD	Long-term
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.	**DHCD** HCHC DPW	Mid-Term
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.	**DHCD** DPZ Non-profit Partners	Ongoing
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.	**DHCD**	Ongoing
6. Establish a goal of zero net loss of existing housing affordable to households with income below 60% of the area median income while adding new affordable units to the County's housing inventory.	**DHCD** DPZ HCHC	Mid-Term

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 or threatened by 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 existing historic district zones and consider replacing them with new historic zoning district overlays or form-based districts.	**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. 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

Amendment 15 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11
Date: 10/02/2023

Amendment No. 15

(This Amendment makes the following changes to HoCo By Design Chapter 6 and Chapter 11:

Chapter 6: Dynamic Neighborhoods	-	*Creates a new DN-3 Policy Statement to promote home ownership and creates associated Implementing Actions to build on existing programs that are geared toward helping buyers become homeowners, develop methods that encourage ownership over renting, and expand public awareness of various programs to assist home buyers; and*
Chapter 11: Implementation	-	*Creates a new DN-3 Policy Statement to promote home ownership and creates associated Implementing Actions to build on existing programs that are geared toward helping buyers become homeowners, develop methods that encourage ownership over renting, and expand public awareness of various programs to assist home buyers.)*

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

- Chapter 6: Dynamic Neighborhoods: 40; and
- Chapter 11: Implementation: 37 and 38;

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

I certify this is a true copy of
Am 15 CB 28-2023
passed on 10/11/2023
Michelle Harrod
Council Administrator

DN-1 Policy Statement

Increase opportunities for missing middle housing through the creation and use of zoning tools and incentives.

Implementing Actions

1. Evaluate conditions where duplex and multiplex homes can be compatible with existing neighborhoods and permitted by-right in a greater number of residential and mixed-use zoning districts.
2. Identify and eliminate barriers in the Zoning Regulations and Subdivision and Land Development Regulations to housing stock diversification. Ensure that bulk regulations are realistic for these housing types and do not preclude their potential on existing lots.
3. Expand the types of housing allowed in the Zoning Regulations and Subdivision and Land Development Regulations to include missing middle housing types, such as stacked townhomes, cottage clusters, and multiplexes, and consider appropriate parking requirements for these housing types.
4. Evaluate and establish one or more of the following zoning tools and incentives as potential opportunities to create missing middle housing:
    a. Zoning overlays or floating zones that could be applied to activity centers, transportation corridors, or other areas that are appropriate for this housing type.
    b. Smaller lot sizes (lot width and lot area).
    c. Density-based tools such as transfer of development rights or density bonuses.
    d. Tax incentives for developers and/or land owners.
    e. Flexible development standards such as maximum building size or lot coverage.
5. Establish regulations that disperse missing middle homes throughout the County so that neighborhoods contain a proportionate mix of different housing types and can balance other infrastructure needs.
6. Explore opportunities to work with public and private partners to build missing middle housing demonstration projects or provide models and designs for these housing types.

DN-2 Policy Statement

Allow attached and detached accessory dwelling units (ADUs) on a variety of single-family attached and single-family detached lots that meet specific site development criteria in residential zoning districts.

Implementing Actions

1. Establish a clear, predictable process and location-specific criteria for ADUs.
2. Revise the Zoning Regulations and Subdivision and Land Development Regulations to allow attached and detached ADUs that meet pre-determined location and site criteria. Provide parking requirements as needed.
3. Establish a clear definition of ADUs in the updated Zoning Regulations.
4. Direct the Adequate Public Facilities Ordinance (APFO) task force to develop recommendations as to the applicability of APFO to accessory dwelling unit creation or construction.

DN-3 Policy Statement

Promote home ownership.

Implementing Actions

1. Build on existing programs that are geared toward helping income-qualified buyers become homeowners.
2. Develop methods that encourage the development of ownership versus rental projects (for example, condominium versus apartment).
3. Expand public awareness of the various state, federal and local programs available to assist home buyers, along with the financial benefits of owning versus renting a home.

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-2 - Allow attached and detached accessory dwelling units (ADUs) on a variety of single-family attached and single-family detached lots that meet specific site development criteria in residential zoning districts.		
1. Establish a clear, predictable process and location-specific criteria for ADUs.	**DPZ**	Mid-Term
2. Revise the Zoning Regulations and Subdivision and Land Development Regulations to allow attached and detached ADUs that meet pre-determined location and site criteria. Provide parking requirements as needed.	**DPZ** DHCD	Mid-Term
3. Establish a clear definition of ADUs in the updated Zoning Regulations.	**DPZ**	Mid-Term
4. Direct the Adequate Public Facilities Ordinance (APFO) task force to develop recommendations as to the applicability of APFO to accessory dwelling unit creation or construction.	**DPZ** DHCD	Mid-Term
DN-3 - Promote home ownership.		
1. Build on existing programs that are geared toward helping income-qualified buyers become homeowners.	**DHCD**	Mid-Term
2. Develop methods that encourage the development of ownership versus rental projects (for example, condominium versus apartment).	**DHCD** DPZ	Mid-Term
3. Expand public awareness of the various state, federal and local programs available to assist home buyers, along with the financial benefits of owning versus renting a home.	**DHCD** Private partners Non-Profit Partners	Mid-Term

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-3 4 - Future activity centers—as identified on the Future Land Use Map (FLUM)—should include a unique mix of densities, uses, and building forms that provide diverse, accessible, and afford- able housing options.		
1. Establish a new mixed-density and mixed-use zoning district that encourages diverse housing types and creates opportunities for mixed-income neighborhoods.	**DPZ**	Mid-Term
2. Allow a vertical (a range of uses within one building) and horizontal (a range of uses within one complex or development site) mix of uses, including housing, employment, and open space, that encourage walkability and transit connections.	**DPZ** OOT	Mid-Term
3. Incentivize the production of housing units affordable to low- and moderate-income households, beyond what is currently required by the Moderate Income Housing Unit (MIHU) program.	**DHCD** DPZ Non-profit Partners	Ongoing
4. Incentivize the production of housing units that meet the needs of different levels of ability (like persons with disabilities) and other special needs households. Ensure that these units are both accessible and affordable.	**DPZ** DHCD Non-profit Partners	Ongoing
DN-4 5 - Allow the development of small-scale missing middle housing and accessory dwelling units (ADUs) that respect the character and integrity of their surroundings and meet specific site conditions in single-family neighborhoods.		
1. Establish design requirements, pattern book or character-based regulations for missing middle housing types and detached accessory dwelling units to ensure that new construction is consistent with the character of the surrounding existing housing.	**DPZ**	Long-term
2. Establish provisions in the regulations that include dimensional and design standards to ensure neighborhood compatibility, off-street parking requirements, minimum lot sizes, and other standards.	**DPZ**	Mid-Term
3. Explore zoning and other incentives for minor subdivisions that consist of missing middle housing types and explore form-based or character-based zoning for these types of residential infill developments.	**DPZ**	Mid-Term
4. Evaluate how accessory dwelling units and other types of new development could enhance or impact stormwater management practices.	**DPZ** DPW	Mid-Term

Amendment 16 to Council Bill No. 28 -2023

BY: Christiana Rigby

Legislative Day 11
Date: 10/02/2023

Amendment No. 16

(This Amendment makes the following changes to HoCo by Design Chapter 9 and Chapter 11:

Chapter 9: Supporting Infrastructure	- *Includes personnel in the chapter introduction;* - *Creates a new narrative section titled "People Supporting Infrastructure";* - *Creates a Policy Statement INF-13 to reduce barriers preventing the hiring and retention of the County's workforce and creates Implementing Actions to create a rental subsidy program and study wages for County workers, explore creating workforce housing for County employees, explore transit, rideshare, and workplace options to make the workplace accessible, study healthcare options for County employees, and expand on-the-job training and other education programs for County personnel; and*
Chapter 11: Implementation	- *Creates a Policy Statement INF-13 to reduce barriers preventing the hiring and retention of the County's workforce and creates Implementing Actions to create a rental subsidy program and study wages for County workers, explore creating workforce housing for County employees, explore transit, rideshare, and workplace options to make the workplace accessible, study healthcare options for County employees, and expand on-the-job training and other education programs for County personnel.)*

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

- Chapter 9: Supporting Infrastructure: 3, and creating a page 51;
- Chapter 11: Implementation: 58.

I certify this is a true copy of
Am 16 CB28-2023
[redacted] on 10/11/2023
Michele Harrod
Council Administrator

Failed

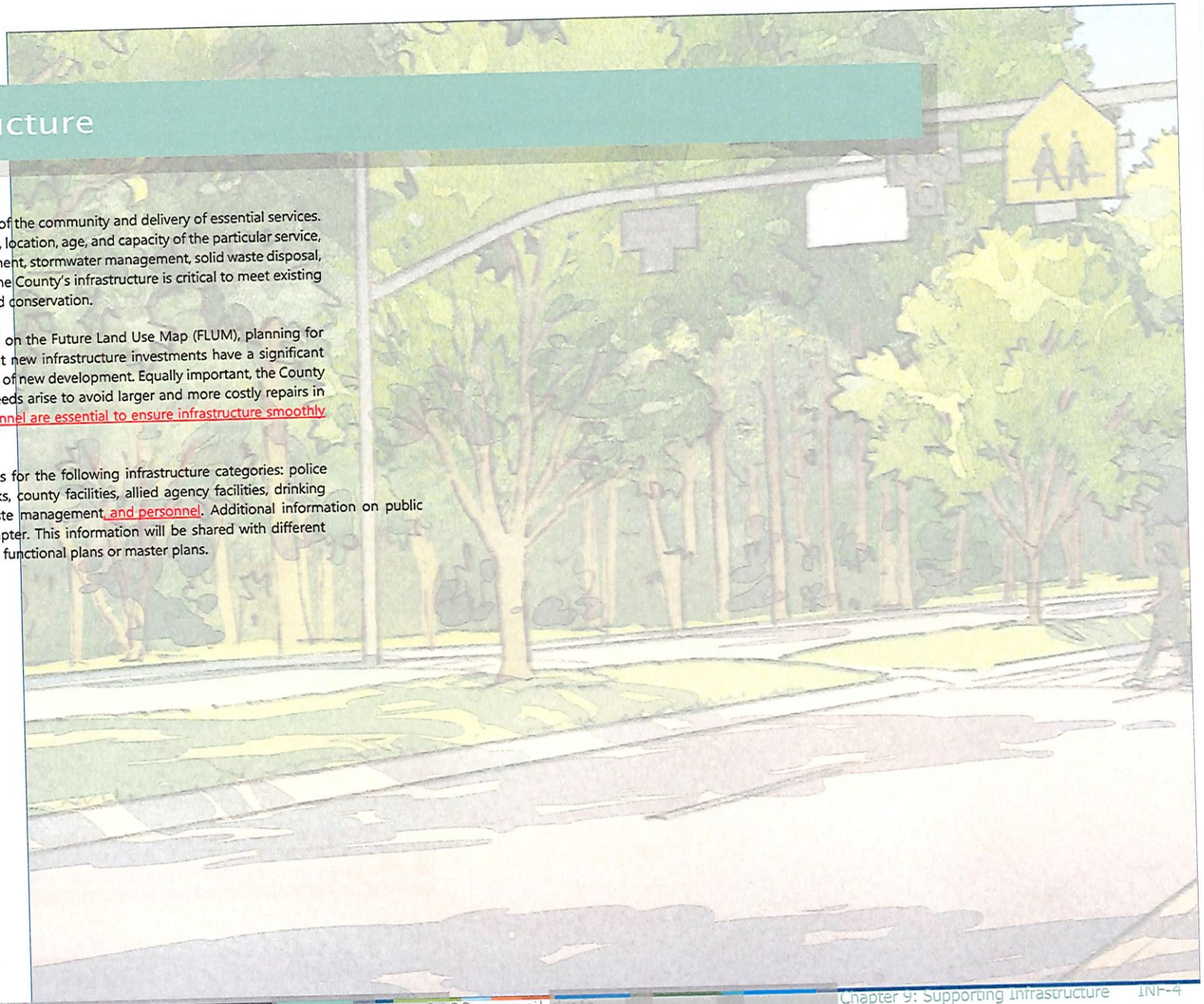
1 Correct all page numbers, numbering, and formatting within this Act to accommodate this
2 amendment.
3

Supporting Infrastructure

Infrastructure in Howard County supports the daily needs of the community and delivery of essential services. Planning for infrastructure investment is driven by the type, location, age, and capacity of the particular service, be it public safety, parks, drinking water, wastewater treatment, stormwater management, solid waste disposal, public buildings, or schools. Maintaining and enhancing the County's infrastructure is critical to meet existing demands and support future opportunities for growth and conservation.

To support the future growth and development depicted on the Future Land Use Map (FLUM), planning for new or expanded infrastructure should acknowledge that new infrastructure investments have a significant impact on the type, location, pattern, intensity, and timing of new development. Equally important, the County must maintain existing infrastructure when and where needs arise to avoid larger and more costly repairs in the future. Finally, the County must recognize that personnel are essential to ensure infrastructure smoothly serves the County's needs.

This chapter provides policies and implementing actions for the following infrastructure categories: police protection, fire and rescue services, recreation and parks, county facilities, allied agency facilities, drinking water supply and wastewater treatment, ~~and~~ solid waste management, and personnel. Additional information on public schools can be found in the Public School Facilities chapter. This information will be shared with different facility and service providers and will be refined in future functional plans or master plans.



People Supporting Infrastructure

Howard County's personnel are the backbone of the County's infrastructure system and are essential for achieving the County's infrastructure goals. Skilled County workers, including engineers, construction workers, electricians, maintenance crews, and many other public servants are crucial in the smooth operation of County infrastructure. Without this workforce, the County's infrastructure would deteriorate over time, leading to increased safety risks and reduced quality of life for residents.

Hiring and retaining the County's workforce is imperative for pursuing the infrastructure goals of this Chapter. To achieve this, the County should reduce barriers to employment. The County can play a role in addressing the practical concerns of the public workforce, such as creating opportunities for affordable housing and expanding transit options. For those who do serve Howard County by working for their local government, the County should work to retain this workforce by ensuring personnel have access to healthcare and opportunities to grow in their profession.

INF-13 Policy Statement

Reduce barriers preventing the hiring and retention of the County's workforce.

Implementing Actions

1. Create a rental subsidy program for qualifying County workers and study existing County wages to ensure that anyone who works for Howard County can afford to live in Howard County.
2. Explore avenues and programs to create workforce housing that is affordable to employees serving Howard County departments and agencies.
3. Explore ways to connect County jobs with new or existing transit networks, such as bus routes. Additionally, explore ride sharing programs, hybrid or work from home options, and other ways to make the workplace accessible for all County personnel.
4. Study existing healthcare options for County employees to ensure personnel have access to equitable and affordable health coverage.
5. Expand on-the-job training programs, apprenticeships opportunities, higher education reimbursement programs, and other programs that allow County employees to learn and grow in their profession.

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
INF-9 - Ensure the safety and adequacy of the drinking water supply and promote water conservation and reuse.		
1. Continue to program capital projects for capacity expansion and systemic renovations in the public drinking water system through	**DPW**	Ongoing
2. Encourage large development sites added to the current Planned Service Area (PSA) and large redevelopment sites within the PSA to implement water conservation and reuse practices and technology.	**DPZ** **DPW** DILP	Ongoing
3. Modify codes and regulations, as needed, to remove impediments for existing development, new development, and redevelopment to implement water conservation and reuse practices and technology.	**DPZ** **DPW** DILP	Ongoing
4. Allow and promote greywater reuse for non-potable uses.	**DPW** DILP	Long-term
5. Conduct public outreach and education to encourage greater water conservation in homes, gardens, and businesses.	**DPW** OCS	Ongoing
6. Provide incentives to encourage property owners to install water conserving fixtures and appliances.	**DPW** OCS Private Property Owners	Long-term
INF-10 - Ensure the adequacy of the public wastewater treatment system.		
1. Continue to program capital projects for capacity expansion and systemic renovations in the public wastewater treatment system through the Master Plan for Water and Sewerage.	**DPW**	Ongoing
2. Encourage large development sites added to the current Planned Service Area (PSA) and large redevelopment sites within the PSA to minimize increases in flow and minimize the nutrient concentration in flow sent to the wastewater treatment plants.	**DPZ** **DPW** DILP	Ongoing
3. Expand reclaimed water reuse and nutrient trading to reduce nutrient flows and help maintain the nutrient cap at the Little Patuxent Water Reclamation Plant and the Patapsco Wastewater Treatment Plant.	**DPW**	Long-term
4. Continue regular coordination with Baltimore City to ensure Howard County can meet some of its wastewater treatment needs via the Patapsco Wastewater Treatment Plant.	**DPW**	Ongoing

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
INF-11 - Reduce nitrogen loads from septic systems.		
1. Explore financial incentives to promote the use of nitrogen reducing treatment for new and upgraded septic systems.	**HCHD** DPW OCS	Long-term
2. Investigate options to establish and maintain a long-term septic system inspection and maintenance program for nitrogen reducing systems.	**HCHD** DPW OCS	Long-term
INF-12 - Divert waste from landfills using a program that promotes reduction, reuse, and recycling materials within the County.		
1. Minimize the tons of waste each year that are exported from the County under an agreement with the Northeast Maryland Waste Disposal Authority.	**DPW**	Ongoing
2. Expand business opportunities in the County that focus on the recycle, reuse, or repurpose components of solid waste management.	**DPW**	Ongoing
3. Consider new solid waste technologies in the future to further reduce the waste footprint for Howard County.	**DPW**	Long-term
INF-13 - Reduce barriers preventing the hiring and retention of the County's workforce.		
1. Create a rental subsidy program for qualifying County workers and study existing County wages to ensure that anyone who works for Howard County can afford to live in Howard County.	**OWD** HCEDA DHCD	Mid-Term
2. Explore avenues and programs to create workforce housing that is affordable to employees serving Howard County departments and agencies.	**DHCD** OWD HCEDA DPZ	Mid-Term
3. Explore ways to connect County jobs with new or existing transit networks, such as bus routes. Additionally, explore ride sharing programs, hybrid or work from home options, and other ways to make the workplace accessible for all County personnel.	**OWD** OOT	Ongoing
4. Study existing healthcare options for County employees to ensure personnel have access to equitable and affordable health coverage.	**Office of Human Resources** OWD	Ongoing
5. Expand on-the-job training programs, apprenticeships opportunities, higher education reimbursement programs, and other programs that allow County employees to learn and grow in their profession.	**OWD** HCC	Mid-Term

Amendment 1 to Amendment No. 16 to Council Bill No. 28 -2023

BY: Christiana Rigby

Legislative Day 12
Date: 10/11/2023

(This Amendment to Amendment 16 removes the word "Skilled" in the second sentence of the first paragraph of the "People Supporting Infrastructure" section, rephrases INF-13 Policy Statement and INF-13 Policy Statement Implementing Action 1, and deletes INF-13 Policy Statement Implementing Actions 4 and 5.)

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

Substitute the page INF-51 attached to Amendment 16 with the page INF-51 attached to this Amendment to Amendment.

Substitute the page IMP-58 attached to Amendment 16 with the page IMP-58 attached to this Amendment to Amendment.

I certify this is a true copy of Am1 Am16 CB28-2023

[redacted] on 10/11/2023

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Michelle Jarrett
Council Administrator

Amendment 16 to Council Bill No. 28 -2023

BY: Christiana Rigby

Legislative Day 12
Date: 10/11/2023

Amendment No. 16

(This Amendment makes the following changes to HoCo by Design Chapter 9 and Chapter 11:

Chapter 9: Supporting Infrastructure

- *Includes personnel in the chapter introduction;*
- *Creates a new narrative section titled "People Supporting Infrastructure";*
- *Strikes "Skilled" from the second sentence of the first paragraph of the "People Supporting Infrastructure" section;*
- *Creates a Policy Statement INF-13 to reduce barriers preventing the hiring and retention of a highly skilled County workforce and creates Implementing Actions to ~~create a rental subsidy program and study wages for County workers~~ conduct a feasibility study that considers the creation of a rental subsidy program and studies existing County wages, explore creating workforce housing for County employees, and explore transit, rideshare, and workplace options to make the workplace accessible~~, study healthcare options for County employees, and expand on the job training and other education programs for County personnel~~;*

Chapter 11: Implementation

- *Creates a Policy Statement INF-13 to reduce barriers preventing the hiring and retention of a highly skilled County workforce and creates Implementing Actions to ~~create a rental subsidy program and study wages for County workers~~ conduct a feasibility study that considers the creation of a rental subsidy program and studies existing County wages, explore creating workforce housing for County employees, and explore transit, rideshare, and workplace options to make the workplace accessible~~, study healthcare options for County employees, and expand on the job training and other education programs for County personnel~~.)*

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 9: Supporting Infrastructure: 3, and creating a page 51;

- Chapter 11: Implementation: 53 and 58.

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

People Supporting Infrastructure

Howard County's personnel are the backbone of the County's infrastructure system and are essential for achieving the County's infrastructure goals. ~~Skilled~~ County workers, including engineers, construction workers, electricians, maintenance crews, and many other public servants are crucial in the smooth operation of County infrastructure. Without this workforce, the County's infrastructure would deteriorate over time, leading to increased safety risks and reduced quality of life for residents.

Hiring and retaining a County workforce is imperative for pursuing the infrastructure goals of this Chapter. To achieve this, the County should reduce barriers to employment. The County can play a role in addressing the practical concerns of the public workforce, such as creating opportunities for affordable housing and expanding transit options. For those who do serve Howard County by working for their local government, the County should work to retain this workforce by ensuring personnel have access to healthcare and opportunities to grow in their profession.

INF-13 Policy Statement

Reduce barriers preventing the hiring and retention of ~~the County's~~ a highly skilled County workforce.

Implementing Actions

1. ~~Create a rental subsidy program for qualifying County workers and study existing County wages to ensure that anyone who works for Howard County can afford to live in Howard County.~~ Conduct a feasibility study that considers the creation of a rental subsidy program for qualifying County workers and studies existing County wages to ensure that anyone who works for Howard County can afford to live in Howard County.
2. Explore avenues and programs to create workforce housing that is affordable to employees serving Howard County departments and agencies.
3. Explore ways to connect County jobs with new or existing transit networks, such as bus routes. Additionally, explore ride sharing programs, hybrid or work from home options, and other ways to make the workplace accessible for all County personnel.
4. ~~Study existing health care options for County employees to ensure personnel have access to equitable and affordable health coverage.~~
5. ~~Expand on-the-job training programs, apprenticeships opportunities, higher education reimbursement programs, and other programs that allow County employees to learn and grow in their profession.~~

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
INF-9 - Ensure the safety and adequacy of the drinking water supply and promote water conservation and reuse.		
1. Continue to program capital projects for capacity expansion and systemic renovations in the public drinking water system through	**DPW**	Ongoing
2. Encourage large development sites added to the current Planned Service Area (PSA) and large redevelopment sites within the PSA to implement water conservation and reuse practices and technology.	**DPZ** **DPW** DILP	Ongoing
3. Modify codes and regulations, as needed, to remove impediments for existing development, new development, and redevelopment to implement water conservation and reuse practices and technology.	**DPZ** **DPW** DILP	Ongoing
4. Allow and promote greywater reuse for non-potable uses.	**DPW** DILP	Long-term
5. Conduct public outreach and education to encourage greater water conservation in homes, gardens, and businesses.	**DPW** OCS	Ongoing
6. Provide incentives to encourage property owners to install water conserving fixtures and appliances.	**DPW** OCS Private Property Owners	Long-term
INF-10 - Ensure the adequacy of the public wastewater treatment system.		
1. Continue to program capital projects for capacity expansion and systemic renovations in the public wastewater treatment system through the Master Plan for Water and Sewerage.	**DPW**	Ongoing
2. Encourage large development sites added to the current Planned Service Area (PSA) and large redevelopment sites within the PSA to minimize increases in flow and minimize the nutrient concentration in flow sent to the wastewater treatment plants.	**DPZ** **DPW** DILP	Ongoing
3. Expand reclaimed water reuse and nutrient trading to reduce nutrient flows and help maintain the nutrient cap at the Little Patuxent Water Reclamation Plant and the Patapsco Wastewater Treatment Plant.	**DPW**	Long-term
4. Continue regular coordination with Baltimore City to ensure Howard County can meet some of its wastewater treatment needs via the Patapsco Wastewater Treatment Plant.	**DPW**	Ongoing

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
INF-11 - Reduce nitrogen loads from septic systems.		
1. Explore financial incentives to promote the use of nitrogen reducing treatment for new and upgraded septic systems.	**HCHD** DPW OCS	Long-term
2. Investigate options to establish and maintain a long-term septic system inspection and maintenance program for nitrogen reducing systems.	**HCHD** DPW OCS	Long-term
INF-12 - Divert waste from landfills using a program that promotes reduction, reuse, and recycling materials within the County.		
1. Minimize the tons of waste each year that are exported from the County under an agreement with the Northeast Maryland Waste Disposal Authority.	**DPW**	Ongoing
2. Expand business opportunities in the County that focus on the recycle, reuse, or repurpose components of solid waste management.	**DPW**	Ongoing
3. Consider new solid waste technologies in the future to further reduce the waste footprint for Howard County.	**DPW**	Long-term
INF-13 - Reduce barriers preventing the hiring and retention of the County's a highly skilled County workforce.		
1. ~~Create a rental subsidy program for qualifying County workers and study existing County wages to ensure that anyone who works for Howard County can afford to live in Howard County.~~ Conduct a feasibility study that considers the creation of a rental subsidy program for qualifying County workers and studies existing County wages to ensure that anyone who works for Howard County can afford to live in Howard County.	OWD HCEDA DHCD	Mid-Term
2. Explore avenues and programs to create workforce housing that is affordable to employees serving Howard County departments and agencies.	DHCD OWD HCEDA DPZ	Mid-Term
3. Explore ways to connect County jobs with new or existing transit networks, such as bus routes. Additionally, explore ride sharing programs, hybrid or work from home options, and other ways to make the workplace accessible for all County personnel.	OWD OOT	Ongoing
~~4. Study existing healthcare options for County employees to ensure personnel have access to equitable and affordable health coverage.~~	~~Office of Human Resources~~ ~~OWD~~	~~Ongoing~~
~~5. Expand on-the-job training programs, apprenticeships opportunities, higher education reimbursement programs, and other programs that allow County employees to learn and grow in their profession.~~	OWD HCC	~~Mid-Term~~

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:

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

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

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

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

I certify this is a true copy of
Am 17 CB28-2023
[redacted] on 10/11/2023
Michele Harrod
Council Administrator

Leg 1881

Failed

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

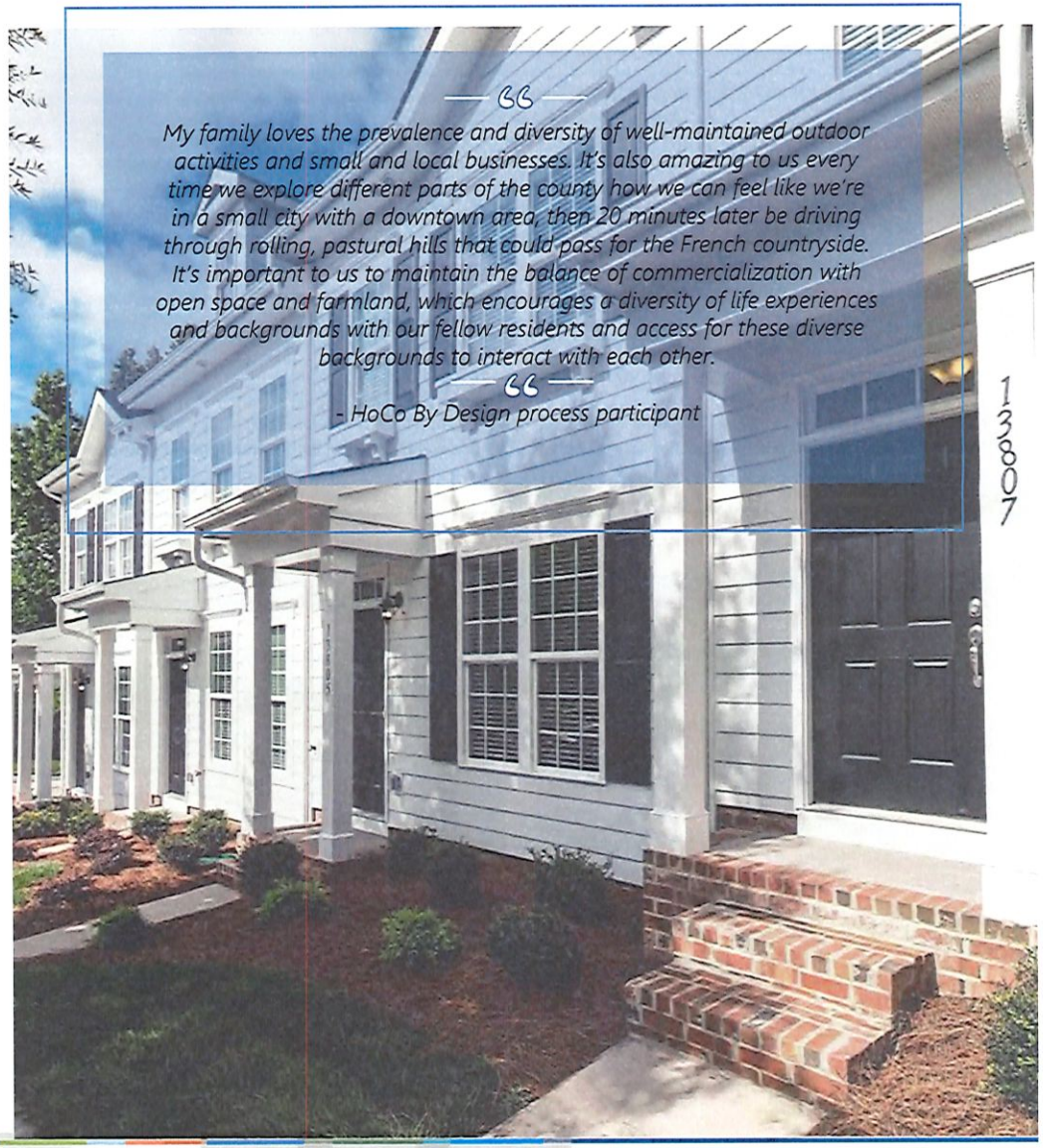
Development standards can and should encourage high-quality future development. These standards should clearly articulate the community's desired vision for an area targeted for development or redevelopment to help the County obtain the type and quality of development it seeks. New developments, redevelopments,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



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 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.	**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. 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

- SPECIAL USE
- OPEN SPACE
- RURAL CONSERVATION
- RURAL LIVING
- HISTORIC COMMUNITY

Areas to Strengthen

- SINGLE-FAMILY NEIGHBORHOOD
- MULTI-FAMILY NEIGHBORHOOD
- MIXED-USE NEIGHBORHOOD
- RURAL CROSSROADS

Areas to Enhance

- INDUSTRIAL
- CAMPUS
- SUBURBAN COMMERCIAL

Areas to Transform

- DOWNTOWN COLUMBIA
- REGIONAL ACTIVITY CENTER
- TRANSIT ACTIVITY CENTER
- VILLAGE ACTIVITY CENTER
- INDUSTRIAL MIXED-USE CENTER
- MIXED-USE ACTIVITY CENTER
- MULTI-FAMILY NEIGHBORHOOD

Amendment 18 to Council Bill No. 28 -2023

BY: Liz Walsh

Legislative Day 11
Date: 10/02/2023

Amendment No. 18

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

Chapter 5; Economic Prosperity	-	*Creates a new EP-1 Policy Statement to embrace commercial revitalization along the Route 40 Corridor and creates associated Implementing Actions to support the establishment of a business district association specific to Route 40, update the Route 40 Design Manual, develop design guidelines defining the desired character of the Korean Way, and leverage partnerships to prioritize and implement multi-modal improvements along the Route 40 Corridor; and*
Chapter 11: Implementation	-	*Creates a new EP-1 Policy Statement to embrace commercial revitalization along the Route 40 Corridor and creates associated Implementing Actions to support the establishment of a business district association specific to Route 40, update the Route 40 Design Manual, develop design guidelines defining the desired character of the Korean Way, and leverage partnerships to prioritize and implement multi-modal improvements along the Route 40 Corridor.)*

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

- Chapter 5: Economic Prosperity: 25;
- Chapter 11: Implementation: 28.

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

I certify this is a true copy of
Am 18 CB 28-2023
passed on 10/11/2023
Michelle Harris
Council Administrator

Route 40 Corridor

Route 40 was initially constructed in the 1930s as an east-west interstate highway. Today, Interstate 70 now serves as the primary east-west interstate, and Route 40's role has shifted to a predominantly commercial corridor that serves the local community. As defined in the Route 40 Manual, the Route 40 Corridor includes approximately seven miles of Route 40 and the surrounding properties from the Howard County line at the Patapsco River west to the interchange with Interstate 70. Along these seven miles, there are multiple shopping centers, gas stations, automobile dealerships, service businesses, and restaurants that were built in different eras. These commercial uses are largely clustered into three areas, each centered around a large shopping center: 1) Enchanted Forest; 2) Chatham; and 3) Normandy. There are also multiple residential neighborhoods along the Corridor and behind the commercial areas.

As Howard County has grown more diverse in recent decades, a variety of business offerings have emerged with a cluster of 170 Korean-owned establishments along the Route 40 Corridor. In 2016, a five-mile stretch of the Corridor was named "Korean Way," and in 2021, two Koreatown signs with pillars and tiled roofs were placed along the Corridor.

Like the CAC District along Route 1, the Traditional Neighborhood Center (TNC) Zoning District applies to many properties along the Route 40 Corridor. The purpose of the TNC District is to "provide for the development of pedestrian-oriented, urban activity centers with a mix of retail, service, office, and residential uses." Unlike the CAC District, the TNC District is an overlay, which means underlying commercial zoning still applies. To date, property owners have not opted to redevelop sites along Route 40 under the TNC overlay. The 2018 Land Development Regulations Assessment recommended that the TNC overlay be eliminated and replaced with a new community-scale mixed-use zoning district. HoCo By Design's Future Land Use Map (FLUM) recommends these areas become Mixed Use Activity Centers or Suburban Commercial areas to provide compact, walkable environments that serve broader economic, entertainment, and housing needs in the community.

EP-1 Policy Statement

Update County programs and policies to embrace and enhance commercial revitalization along the Route 40 Corridor.

Implementing Actions

1. Support the establishment of a business district association specific to the Route 40 Corridor.
2. Update the Route 40 Design Manual.
3. Develop design guidelines defining the desired character of Korean Way specifically, evoking relevant architectural elements in that portion of the Route 40 Corridor's built structures, site layouts, signage and landscaping.
4. Leverage partnerships and funding opportunities with local, regional, State and federal governments and nonprofit organizations to prioritize and implement multi-modal improvements along the Route 40 Corridor and at intersections leading back into surrounding residential communities.

Downtown Columbia

The Downtown Columbia Plan (DCP), adopted in 2010, and incorporated by reference in HoCo By Design, sets forth a 30-year plan to transform Downtown into a major mixed-use economic center for the County. The DCP includes 4.3 million square feet of new office and conference center space, 1.25 million square feet of new retail space, and up to 640 hotel rooms to be developed in phases over its 30-year timeframe. By providing space for current employers to expand and opportunities for new and relocated businesses, this additional commercial space is expected to generate significant new employment opportunities and millions of dollars in wages and tax revenues.

The DCP also calls for 6,244 new residential housing units. More residents living in Downtown Columbia will create an active pedestrian environment, as well as customers for shops, restaurants, and other entertainment uses during and after normal working hours. Additional housing will contribute to more activity in the Downtown area both day and night, enhancing the safety of residents, workers, and visitors.

In addition to plans for new residential, office, retail, and hotel development, the DCP includes recommendations for arts and culture, recreation and open space, environmental sustainability, and reconfigured road and pedestrian networks, all aimed at redeveloping Downtown Columbia into a mixed-use urban center. HoCo By Design carries this vision forward and creates a separate Downtown Columbia Character Area in the FLUM that is supported and implemented through the DCP

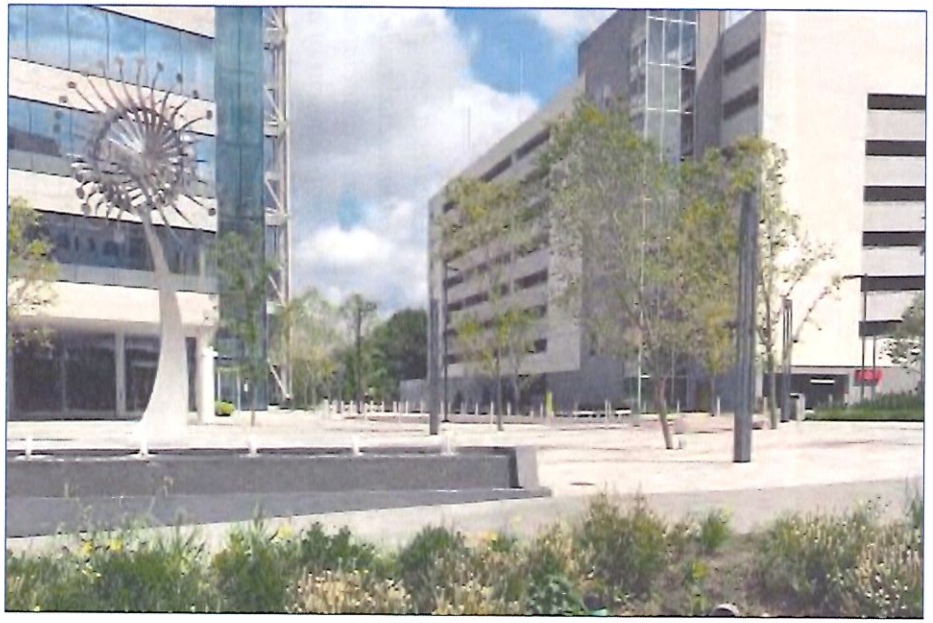


Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
CIM-8 - Actively plan for and evaluate the impact of technology and climate change on the transportation system.		
1. Evaluate and update parking and land development requirements to reflect greater use of mobility and delivery as service models.	**DPZ** OOT	Mid-Term
2. Amend design standards and asset management approaches to ensure resilience.	**DPW** OOT DPZ	Mid-Term
3. Support the installation of electric vehicle (EV) charging stations in private and public space, with particular attention to shared parking lots to ensure they are EV ready by including connections and infrastructure.	**DPW** **OCS** OOT Private Partners	Ongoing
4. Evaluate and address the potential impact of electric vehicle charging stations on electric power requirements.	**DPW** OOT OCS	Long-Term
5. Participate in regional and state coordination efforts to ensure federal and state regulations on connected and autonomous vehicles account for vulnerable road users such as pedestrians and cyclists.	**OOT**	Ongoing
CIM-9 - Support efforts to improve air quality with an emphasis on communities and populations most threatened by high levels of pollution.		
1. Develop land use and environmental policy strategies that reduce	**OCS**	Long-Term
2. Develop a plan to transition the County's fleet (including school buses and contracted services) to low/no emission vehicles.	**OOT**	Mid-Term
3. Continue to invest in increasing public transit frequency and walking and cycling infrastructure to support both a more equitable transportation system and shifts away from automobiles to non-automobile modes.	**OOT**	Ongoing
4. Consider targeted financial incentives to property owners and companies that deploy electric vehicle charging infrastructure, idle reduction technology, and other technologies that capture or mitigate diesel emissions at the source.	**OOT** OCS Private Property Owners	Mid-Term
5. Consider a subsidy program to support low emission vehicles, bicycles, and scooters in traditionally underserved communities.	**OOT**	Long-Term

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
CIM-10 - Advance transportation planning and transportation investments to support an economically and environmentally sustainable transportation system that moves people safely and efficiently throughout the County and supports the land use and equity goals in HoCo By Design, including its emphasis on mixed-use activity centers.		
1. Develop a countywide transportation plan and conduct a focused transportation study for each activity center in the Route 1 Corridor.	**OOT** DPW	Mid-Term
2. Continue to use the Functional Road Classification Map to guide the design, capacity, and function of roads as they are built or improved.	**DPW** OOT DPZ	Ongoing
3. Implement HoCo By Design's recommendations for transit service through future transit service functional plans or master plans.	**OOT** DPZ	Long-Term
4. Continue to implement recommendations from WalkHoward and BikeHoward as methods to advance the broad concepts and recommendations in the General Plan.	**OOT**	Ongoing
5. Ensure the Design Manual is consistent with the General Plan as part of the regular update process for the Design Manual.	**OOT**	Long-Term
EP-1 - Update County programs and policies to embrace and enhance commercial revitalization along the Route 40 Corridor.		
1. Support the establishment of a business district association specific to the Route 40 Corridor.	**DPZ** HCEDA	Mid-Term
2. Update the Route 40 Design Manual.	**DPZ**	Mid-Term
3. Develop design guidelines defining the desired character of Korean Way specifically, evoking relevant architectural elements in that portion of the Route 40 Corridor's built structures, site layouts, signage and landscaping.	**DPZ**	Mid-Term
4. Leverage partnerships and funding opportunities with local, regional, State and federal governments and nonprofit organizations to prioritize and implement multi-modal improvements along the Route 40 Corridor and at intersections leading back into surrounding residential communities.	**OOT** DPZ	Mid-Term

Amendment 19 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11
Date: 10/02/2023

Amendment No. 19

(This Amendment makes the following change to HoCo By Design Chapter 2:

Chapter 2: Growth and Conservation Framework	-	*Removes the reference to opportunities for additional housing in the Rural West and the consideration of piecemeal PSA expansions for low- and moderate-income housing in the subsection titled "Planned Service Areas and Tiers" in the section titled "Strategy for Growth and Conservation".*

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

- Chapter 2, Growth and Conservation Framework:18.

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

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Am 19 CB28-2023
passed on 10/11/2023
Michelle Harrison
Council Administrator

Expansions to the PSA for water and sewer service since 1990 have been very limited. In 1993, the County Council voted to extend water service to include the area around the Alpha Ridge Landfill. This extension was done solely out of concern for potential future groundwater contamination that might originate from the landfill; therefore, only water service is provided in this area. No sewer service is allowed and no change from rural land uses or zoning was authorized in this location.

Throughout the planning process, many community members expressed a desire to expand housing opportunities, especially for affordable housing, west of the PSA. The Housing Opportunities Master Plan recommends the County explore strategic locations in the Rural West (and other undeveloped, non-preserved areas of the County), where it may be feasible to accommodate increased development for more affordable housing opportunities while balancing other priorities such as water and sewer capacity, historical context, and agricultural preservation goals. HoCo By Design used CommunityViz to evaluate parcels outside the PSA that could accommodate higher-density residential development if zoning changes were made[1]. County agencies explored a wholesale expansion that moved the PSA to the western edge of the Rural Residential zone, since most of the land immediately adjacent to the PSA is already either preserved by easements or subdivided into smaller lots accommodating homes under separate ownership. Additionally, the scenario planning process looked at an expansion west of Maple Lawn, where there are fewer acres of permanently preserved land west of the PSA, so there is land that could accommodate residential development requiring water and sewer infrastructure.[2]

In both expansion cases, moving the PSA presented several challenges, including:

1 More information on the CommunityViz model methodology can be found in the CommunityViz Methodology for Scenario Planning document, which is available from the Department of Planning & Zoning.

2 More information about the PSA wholesale expansion can be found in the Planned Service Area Expansion Report: Growth Choices Workshop, March 2021; more information about the Maple Lawn expansion can be found in Scenario D in the Scenario Planning Guide, a copy of which is available from the Department of Planning and Zoning.

- **Delivery of public services** – Given that most of the available parcels are not adjacent to the PSA line, additional development at higher-densities would take on a scattered geographical pattern, which would not allow for efficient delivery of public services. Schools, fire, police, recreation and aging services, transportation, and public utilities would need to accommodate a larger and more dispersed population. This type of service delivery is counter to Smart Growth efforts where such services have been planned for in a more efficient and economical manner within the existing PSA.

- **Environmental impacts** – Significant development, especially that which would require new roadway construction, would have detrimental impacts to water quality and stream health in the Rocky Gorge Dam watershed in the southeastern portion of the County. This would run counter to the County's participation in an interjurisdictional agreement designed to protect WSSC drinking water supply reservoirs. More information on the interjurisdictional agreement can be found in Technical Appendix A: Environment.

- **Limited multi-modal transportation options** – Disbursed development patterns would be difficult to serve with transit, which generally requires housing developments to be clustered in nodes or hubs accessible to transit riders. Additionally, due to rights-of-way (ROW) acquisition challenges, there are limited opportunities for bike and pedestrian infrastructure.

  Fiscal impact – The cost of expanding the PSA is significant. The estimated cost of new water/sewer infrastructure is approximately $2 million per mile. This cost estimate does not include the cost of ROW acquisitions or the cost of new treatment plants and other water/sewer infrastructure that would be required to accommodate the significant new growth in this area.

- **Land preservation in the Rural West** – The County has a 50-year history of preserving agricultural and environmental land in the Rural West through the Agricultural Land Preservation Program (ALPP) and the Zoning Regulations. Much of the land west of the PSA is now permanently preserved or already developed in a low-density residential subdivision context. Throughout the Rural West, residential and agricultural land abut or are within proximity to each other. A wholesale expansion of the PSA could fundamentally change the rural character of the West and exacerbate land use conflicts between farms and nearby residences.

Given these implications, the County will maintain the public water/sewer boundary in its existing location and small incremental changes can be assessed on a case-by-case basis if supported by General Plan policies. ~~However, there are opportunities for additional housing in the Rural West that may achieve affordable housing goals, as outlined in this Plan, such as missing middle housing, detached accessory dwelling units, and rural crossroads development. Additionally, in the policy below, piecemeal PSA expansions can be considered for low- and moderate-income housing, such as missing middle or older adult housing.~~

HoCo By Design proposes one minor expansion of the PSA—adjoining the Board of Education property on Route 108. Because of its location at the interface of the Rural Residential zone and the Planned Service Area, this property should be designed to establish a transition that is compatible with and enhances surrounding communities. Additionally, one property proposes an expansion to the water service only area of the PSA, located at the intersection of Frederick Road and Triadelphia Road.

Map 2-2 outlines HoCo By Design's proposed Growth Tiers and PSA boundary, including a minor expansion for a future school site adjoining the Board of Education property along Route 108.

Amendment 20 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11
Date: 10/02/2023

Amendment No. 20

(This Amendment makes the following changes to HoCo by Design Chapters 6 and 11:

Chapter 6: Dynamic Neighborhoods	-	*Amends Implementing Action 3 in the DN-8 Policy Statement by modifying the action to determine if there are certain strategic locations in the Rural West where it is feasible to accommodate increased housing development by adding "while maintaining rural character; and*
Chapter 11: Implementation	-	*Amends Policy and Implementing Action 3 in DN-8 of Table 10-1: Implementation Matrix by modifying the policy and action to determine if there are certain strategic locations in the Rural West where it is feasible to accommodate increased housing development by adding "while maintaining rural character.)*

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

- Chapter 6: Dynamic Neighborhoods: 57;
- Chapter 11: Implementation: 41.

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

I certify this is a true copy of
Am 20 CB28-2023
passed on 10/11/2023
Michelle Harris
Council Administra

DN-8 Policy Statement

Create opportunities to increase the diversity of home choices in the Rural West, especially missing middle housing types, that preserve the character of the Rural West.

Implementing Actions

1. Allow the development of accessory dwelling units that conform to specific design and site criteria.
2. Locate missing middle housing typologies in the Rural Crossroads, where upper-story residential and small-scale residential infill opportunities exist. Use recommendations found in the Rural Crossroads section of the Focus Areas Technical Appendix for additional guidance.
3. Determine if there are strategic locations in the Rural West where it is feasible to accommodate increased housing development on shared or community well and shared or multi-use sewerage systems while balancing other priorities such as environmental concerns, historical context, and agricultural preservation goals, while maintaining rural character.
4. Evaluate and amend Rural Conservation and Rural Residential Zoning District regulations to allow for duplex and multiplex housing types that fit within the existing neighborhood character.
5. Determine zoning, land development, and other code changes needed for small-scale, context-sensitive, multi-family or mixed-use development in the Rural West.
6. Evaluate and identify barriers to on-site tenant housing for the agricultural workforce.

DN-9 Policy Statement

Facilitate the use of shared and/or multi-use sewerage system technologies to create more diverse housing options in the Rural West.

Implementing Actions

1. Identify best practices for shared and/or multi-use sewerage systems and pursue state and local code changes necessary to facilitate their use.
2. Establish necessary management, operations, and maintenance structures to increase the use of shared and multi-use sewerage systems in the West.
3. Evaluate how accessory dwelling units may be able to safely connect to existing septic systems with capacity.

DN-10 Policy Statement

Establish policies, programs, and planning and zoning practices aimed at reducing farmer-neighbor conflicts.

Implementing Actions

1. Enhance farmer-resident relationships through expansion of educational programs that encourage farm visits and other activities to bridge the farming and non-farm communities and build understanding of allowable farm-related uses.
2. Work with the agricultural and development communities to evaluate, determine, and implement adequate landscape, screening, or other type of buffer requirement on new residential development abutting agricultural uses.
3. Encourage use of the Maryland Agricultural Conflict Resolution Service or other conflict resolution programs to help address farmer-neighbor conflicts.

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-7 - Support the new development and redevelopment of multi-family communities to meet the County's current and future rental housing demands and ensure that resident displacement is minimized in redevelopment projects.		
1. Establish new locations and zoning districts as identified on the Future Land Use Map (FLUM) and defined in the character areas appendix for multi-family developments. Prioritize new locations for multi-family housing that are near transit and transit corridors.	**DPZ**	Mid-Term
2. Support multi-family housing projects that serve a range of income levels and integrate traditional market rate housing with affordable housing opportunities.	**DHCD** DPZ	Ongoing
3. Ensure that redevelopment of age-restricted housing and housing for residents with disabilities preserves affordability of units for existing residents.	**DHCD**	Ongoing
4. Strive for a one-for-one replacement of affordable housing units when multi-family communities with affordable units are redeveloped.	**HCHC** **DHCD** **Private Partners** **Non-profit Partners**	Ongoing
DN-8 - Create opportunities to increase the diversity of home choices in the Rural West, especially missing middle housing types, that preserve the character of the Rural West.		
1. Allow the development of accessory dwelling units that conform to specific design and site criteria.	**DPZ**	Mid-Term
2. Locate missing middle housing typologies in the Rural Crossroads, where upper-story residential and small-scale residential infill opportunities exist. Use recommendations found in the Rural Crossroads section of the Focus Areas Technical Appendix for additional guidance.	**DPZ**	Mid-Term
3. Determine if there are strategic locations in the Rural West where it is feasible to accommodate increased housing development on shared or community well and shared or multi-use sewerage systems, while balancing other priorities such as environmental concerns, historical context, and agricultural preservation goals, while maintaining rural character.	**DPZ** DPW HCHD	Ongoing
4. Evaluate and amend Rural Conservation and Rural Residential Zoning District regulations to allow for duplex and multiplex housing types that fit within the existing neighborhood character.	**DPZ**	Mid-Term
5. Determine zoning, land development, and other code changes needed for small-scale, context-sensitive, multi-family or mixed-use development in the Rural West.	**DPZ**	Mid-Term
6. Evaluate and identify barriers to on-site tenant housing for the agricultural workforce.	**DPZ**	Long-term

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-9 - Facilitate the use of shared and/or multi-use sewerage system technologies to create more diverse housing options in the Rural West.		
1. Identify best practices for shared and/or multi-use sewerage systems and pursue state and local code changes necessary to facilitate their use.	**DPZ** DPW HCHD	Long-Term
2. Establish necessary management, operations, and maintenance structures to increase the use of shared and multi-use sewerage systems in the West.	**DPW** DPZ	Long-Term
3. Evaluate how accessory dwelling units may be able to safely connect to existing septic systems with capacity.	**DPZ** HCHD	Ongoing
DN-10 - Establish policies, programs, and planning and zoning practices aimed at reducing farmer-neighbor conflicts.		
1. Enhance farmer-resident relationships through expansion of educational programs that encourage farm visits and other activities to bridge the farming and non-farm communities and build understanding of allowable farm-related uses.	**HCEDA** OCS	Ongoing
2. Work with the agricultural and development community to evaluate, determine, and implement adequate landscape, screening, or other type of buffer requirement on new residential development abutting agricultural uses.	**DPZ**	Ongoing
3. Encourage use of the Maryland Agricultural Conflict Resolution Service or other conflict resolution programs to help address farmer-neighbor conflicts.	**HCEDA** OCS	Ongoing