

Amendment 21 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: 10/02/23

Amendment No. 21

(This Amendment corrects the Acknowledgements Page at the beginning of the General Plan.)

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 • Page III

4
5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

I certify this is a true copy of

Am 21 -CB28-2023
passed on October 11, 2023

Michelle Chavez
Council Administrator

ACKNOWLEDGMENTS

County Executive

Calvin Ball

County Council

~~Opel Jones~~; Christiana Rigby, Chair, District 2 3
Christiana Rigby; Deb Jung, Vice Chair, District 3 4
Liz Walsh; Opel Jones, District 1 2
Deb Jung; Liz Walsh, District 4 1
David Yungmann, District 5

Planning Board

Ed Coleman, Chair
Kevin McAliley, Vice Chair
Phil Engelke; Mason Godsey
James Cecil
Barbara Mosier

Department of Planning and Zoning (DPZ) Leadership

~~Amy Gowan~~ Lynda Eisenberg, Director
Mary Kendall, Deputy Director
~~Brian Shepter~~ Jessica Bellah, Deputy Director

Contributing Staff

DPZ Division of Comprehensive and Community Planning: Kristin O'Connor, Kate Bolinger, Sarah Latimer, Victoria Olivier, Morgan Gillard; DPZ Communications: Hanni Werner; DPZ Research Division: Jeff Bronow, James Wilkerson; DPZ Resource Conservation Division: Beth Burgess, Susan Overstreet, Joy Levy, Samantha Holmes; DPZ Zoning Division: Geoff Goins, Peter Conrad, Justin Tyler, Jeff DeMonico; DPZ Division of Land Development: Anthony Cataldo, Julia Sauer; DPZ Development Engineering Division: Chad Edmondson; Office of Transportation: Bruce Gartner, David Cookson; Department of Public Works: ~~Thomas Meunier~~ Yosef Kebede, Arthur Shapiro, Sithmini Meegoda, Bilal Sarayra, Robert 'Zach' Hollenbeck, Mark DeLuca, Mark Richmond; Department of Housing and Community Development: Kelly Cimino; Office of Community Sustainability: ~~Joshua Feldmark~~ Tim Lattimer, James Zoller

Consultant Team

Lead Consultant: City Explained, Inc.; Supporting Consultants: Mahan Rykiel Associates; Mead & Hunt, Inc.; RCLCO; TPUDC; Biohabitats; Agriculture & Community Design Services; Zanetta Illustration

Technical Advisory Group

Department of Public Works; Office of Transportation; Department of Housing and Community Development; Department of Recreation and Parks; Economic Development Authority; Office of Community Sustainability; Department of Community Resources and Services; Department of Inspections, Licenses, and Permits; Health Department; Office of Emergency Management; Department of Fire and Rescue Services; Police Department; Office of Budget; County Administration; Department of Technology and Communication Services; Office of Law

Planning Advisory Committee

Tonya Aikens, Leslie Bauer, Jessica Bellah, Michelle Bilello, Meg Boyd, Steve Breeden, Brian Cornell, Vicky Cutroneo, Phillip Dodge, Mavis Ellis, Olivia Farrow, Tim Feaga, Elliott Finklestein, Joel Gallihue, Lori Graf, Robin Holliday, Cathy Hudson, Grace Kubofcik, Joan Lancos, Josh Lenes, Lori Lilly, Patricia Marshall, Kevin McAliley, Leonardo McClarty, Cole Schnorf, Jahantab Siddiqui, Sue Song, Chris Tsien, Larry Twele, Jason Van Kirk, Paul Verchinski, Christine Wells, Shari Zaret

Strategic Advisory Group: Planning for School Capacity and Growth

Staff Advisors: Dan Lubeley, Howard County Public School System; Tim Rogers, Howard County Public School System

Group Members: Michael Bayer, James Cecil, Larry Cohen, Joel Gallihue, Ellen Flynn Giles, Elizabeth Homan, Steve Hunt, Pratima Lele, Dr. Yun Lu

Strategic Advisory Group: Diversifying Housing Stock and Creating Opportunities for "Missing Middle" Housing

Staff Advisor: Kelly Cimino, Department of Housing and Community Development

Group Members: Jackie Alexander, Paul Casey, Alicyn DeZoppo, Candace Dodson-Reed, Lisa Govoni, Bruce Harvey, Sherman Howell, Sean Hughes, Fran LoPresti, Paul Revelle, Jean Sedlacko, Josh Tzucker

Strategic Advisory Group: Examining Climate Change and Natural Resources

Staff Advisors: Mark DeLuca, Department of Public Works; Joshua Feldmark, Office of Community Sustainability; Mark Richmond, Department of Public Works; James Zoller, Office of Community Sustainability

Group Members: Todd Arterburn, Jim Caldwell, Michael Calkins, Christine Conn, Kim Drake, Ann Jones, Erica Jones, Ned Tillman

Amendment 22 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: 10/02/23

Amendment No. 22

(This Amendment makes a technical correction to update the numbers related to community engagement and removes an outdated paragraph related to community engagement.)

- 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 1, Introduction – page 18
- 4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 6 amendment.

I certify this is a true copy of

Am 22 CB28-2023

passed on October 11, 2023

Michelle Hoesel
Council Administrator

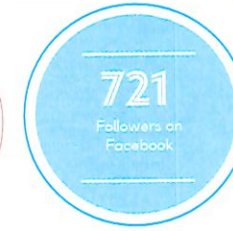
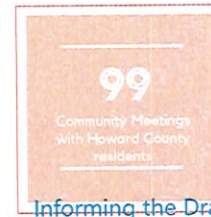
Adapting to COVID-19

Shortly after the HoCo By Design planning effort commenced, the entire County began to experience shutdowns due to the spread of COVID-19. This upheaval to daily life simultaneously provided both opportunities and challenges for engaging the community. Plans for public engagement were already heavily focused on the use of digital engagement tools. As the pandemic progressed, the project team continued to adapt to working in a virtual world and maximized the opportunities and benefits that this cultural shift offered.

Virtual meetings were well-attended, with participation far exceeding typical levels at pre-pandemic, in-person planning meetings. Project awareness was bolstered by a robust project website and social media presence. To supplement the digital outreach, fliers inviting public participation in the planning process accompanied approximately 80,000 water bills, yard signs were posted in County parks, and postcards were placed in local library pick up bags and Roving Radish meal kits.



HoCo By Design Planning Advisory Committee Meeting



Informing the Draft

Between July 2020 and ~~October 2021~~ February 2023, HoCo By Design engaged a wide spectrum of community stakeholders through its website, social media, email list, marketing materials, and public involvement activities. Details of the extensive public engagement used to inform the Plan are outlined in an Engagement Summary available on the project website. The metrics below offer a snapshot of outreach metrics in October 2021 (as detailed in the Engagement Summary that was posted on the project website):

The metrics below offer a snapshot of the results of the engagement:

- ~~8,446~~ 12,259 comments received from HoCo By Design participants across different events and surveys
- ~~78~~ 99 meetings with Howard County community members, including the general public, advisory groups, and focus groups
- ~~607~~ 721 followers on the Facebook group for HoCo By Design
- ~~4,704~~ 1,987 emails subscribed to HoCo By Design's email list via the project's website www.hocobydesign.com
- 81,225 fliers and postcards distributed through Roving Radish meal kits, at local libraries, and with residential utility bills
- ~~2,435~~ 2,864 attendees at HoCo By Design virtual and in-person events
- ~~28~~ 32 focus groups led by the project team

HoCo By Design's engagement efforts continued in 2022, when the County released draft planning theme chapters one at a time for feedback from March to September. Ten public meetings, one Planning Advisory Committee meeting, and five online comment forms were offered to collect input. The HoCo By Design team also met with over nine community boards and commissions. Additionally, the team attended the ArtReach event at Long Reach Village Center and the Change in Columbia speaker series hosted by the Columbia Association at Slayton House to increase awareness of the HoCo By Design effort and planning theme activities. To collect feedback on the public draft plan, HoCo By Design continued to engage community stakeholders through a comment form; Planning Advisory Committee meeting, and an Equity Open House event, between December 2022 and January 2023. As a result of these efforts, by February 2023, outreach and engagement metrics increased to nearly 100 total meetings, 1,834 survey responses, 12,259 total comments collected through the process, 721 Facebook followers, and 1,987 emails subscribed to the HoCo By Design email list.

Amendment 23 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: 10/02/2023

Amendment No. 23

(This Amendment makes a technical correction to insert the date that the Market Research and Demand Forecast was published.)

- 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 2, Growth and Conservation Framework – page 10
- 4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 6 amendment.

I certify this is a true copy of

Am 23 CB28-2023

passed on

10/11/2023

Nicholas Hessel
Council Administrator

Undeveloped, Unprotected Land

The wide distribution and relatively small size of undeveloped parcels in the County—approximately 2% of all land in the County—means there are limited opportunities to alter their intended impact on the landscape beyond what is planned under current zoning district assignments. Unless they are purchased or placed under easement for permanent preservation, it is likely that undeveloped land in the County will develop and look very similar to existing adjacent properties.

However, a significant amount of the undeveloped and unprotected land in the County remains undeveloped due to capacity constraints, including parcel shape and size, as well as environmental features, such as streams, wetlands, floodplains, and steep slopes. Given the higher proportion of environmental constraints on remaining undeveloped parcels, their potential for development will be limited.

If fully developed, these parcels could accommodate 2,024 new dwelling units and 4,210 new employees. The project team considered the limited capacity of this undeveloped, unprotected land in crafting recommendations for the General Plan.

Land Preservation: Parkland, Open Space, and Farmland

Howard County has proactively preserved open space and farmland for decades. Today, about 39% of all land in the County is protected. Over half of this land is permanently preserved through environmental and agricultural preservation easements. The Agricultural Land Preservation Program has preserved over 23,000 acres of farmland through a combination of preservation easements purchased by the County, the dedication of agricultural preservation parcels as provided by the County's Zoning Regulations, and preservation easements purchased by the Maryland Agricultural Land Preservation Foundation. Over 9,000 acres of environmental preservation easements have been placed on land in the Rural West through the Zoning Regulations.

Additionally, about 25,000 acres of state, Washington Suburban Sanitary Commission (WSSC), and county parks and open space make up over a third of preserved land in the County. Columbia Association's 3,600 acres of open space comprises an additional 6% of preserved land in the County.

The General Plan retains all preserved parkland, open space, and easements in the County existing today, and presents opportunities for further conservation of environmental, agricultural, and open space land.

2%



Undeveloped Land

39%



Open Space

DEMAND FOR LAND: TWENTY YEAR MARKET POTENTIAL

Despite a limited supply of available undeveloped land, Howard County continues to see a high demand for residential and commercial growth. RCLCO Real Estate Advisors conducted a Market Research and Demand Forecast (the Forecast), published on October 1, 2020, to inform HoCo By Design. The Forecast found that the County has reached an inflection point, whereby land constraints and affordability challenges could impact the ability to accommodate future residential and commercial growth. It also found that the economic vitality of the County is directly tied to its desirability as a place to live and work, which must be maintained over time. Most high-paying and fast-growing industries are booming either in response to population and job bases (like healthcare, education, and publishing), or as a result of national economic and industry trends (like technology, professional services, and food services). To sustain the economic growth that has been historically enjoyed and to maintain a competitive edge over other markets, the County must continue to invest in housing, infrastructure, placemaking, job creation, and other activities that make it a desirable place for people and employers to call home.

Market Demand Projections

The Forecast projected market-driven demand for new retail, office, industrial, residential, and hotel room space in the absence of land, regulation, or other constraints. It concluded that there is a strong market in Howard County for commercial uses, with potential to add up to 59,000 jobs between 2020 and 2040. Additionally, there is a future demand for 31,000 new homes to accommodate the 28,000 new households associated with that job growth (allowing for a vacancy factor). The Forecast also identified a current "pent up" demand for 20,000 more housing units, attributed to those who work in Howard County but live elsewhere in the region.



Housing

Current Total
116,000 Homes

Projected Demand
31,000 New Homes



Employment

Current Total
223,000 Jobs

Projected Demand
59,000 New Jobs



Commercial

Current Total
12.2M Sq.Ft
4,000 Hotel Rooms

Projected Demand
16.5M Sq. Ft.
1,000 Hotel Rooms

Source: RCLCO Market Research and Demand Forecast (2020)

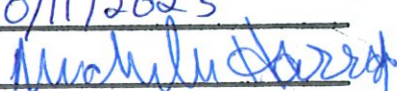
**Amendment 1 to Amendment 24
to Council Bill No. 28-2023**

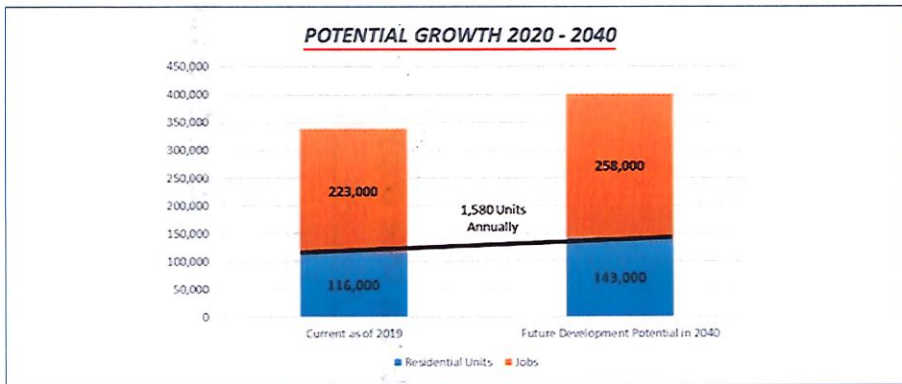
BY: Deb Jung

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

*(This amendment removes the projected demand categories and removes the Green
Neighborhoods allocations found in Amendment 24.)*

- 1
- 2 Substitute the attached page GFC-12 of Amendment 24 with the attached GFC-12 attached to
- 3 this Amendment to Amendment.
- 4
- 5 Update the attached Housing Allocation chart to reflect the final Housing Allocation chart passed
- 6 in Chapter 10 of HoCo By Design.
- 7

I certify this is a true copy of
Am 1 Am 24 CB 28-2023
passed on 10/11/2023

Council Administrator



Job Demand vs. Existing Capacity

There are 656 acres of undeveloped nonresidential land in Howard County (including land zoned for office, retail, flex, industrial, and warehouse uses) which could accommodate about 28,000 new jobs. Over 20 years, this equates to an average of 1,400 jobs per year. Over the last 10 years, the County gained about 3,000 new jobs per year, with much of this growth attributable to the most recent Base Realignment and Closure (BRAC) and the associated expansion of Fort Meade.

The 59,000 new jobs estimated in the Forecast represent an average annual addition of 2,950 new jobs per year over the next two decades. This growth is more than twice what could be accommodated within existing land use constraints. To meet this future demand, land use changes will need to occur in the County.

Housing Demand vs. Existing Capacity

The Forecast observed that the existing jobs-housing ratio in Howard County is much lower than in nearly every other nearby county. This has created a "pent up" demand of approximately 20,000 more households that would prefer to live in Howard County if options were available to them. Combined with the market demand of 31,000 units associated with projected job growth, there is housing demand for over 50,000 new housing units over the next 20 years.

The current estimated land use capacity for new housing in Howard County, as outlined in the various land use categories above, is only 15,200 units. This is far less than the 50,000-unit demand suggested by the Forecast. Land use changes will also need to occur in the County to accommodate this residential demand.

The findings in the Forecast establish what is possible—a ceiling—in terms of market demand. To determine the optimal growth targets HoCo By Design should assume, DPZ evaluated the findings against the General Plan's vision, the FLUM, the timing and location of infrastructure, and budgetary factors.

PROJECTED DEMAND (2020-2040)	
RESIDENTIAL	EMPLOYMENT
31,000 units	59,000 jobs

Howard County has the potential to grow by 31,000 housing units and 59,000 jobs between 2020 – 2040.

HOCO BY DESIGN FUTURE DEVELOPMENT POTENTIAL (2020-2040)	
RESIDENTIAL	EMPLOYMENT
27,000 units	35,000 jobs

An estimated 27,000 total units may be built between 2020 and 2040 if the envisioned Future Land Use Map (FLUM) is implemented through the comprehensive re-zoning process and if market conditions allow for development.

RESIDENTIAL DEVELOPMENT PIPELINE AS OF SEPTEMBER 30, 2020	
Plan Review	3,966 units
Approved or Platted, with no building permit issued	2,377 units
Building permits issued	737 units
TOTAL	7,080 units

Units in the development pipeline are a part of the County's future development potential from 2020-2040. Many of these units have already been granted housing allocations under the PlanHoward 2030 Housing Allocation Chart and are therefore expected to be built in the early years of the HoCo By Design planning horizon.

HOCO BY DESIGN APFO HOUSING ALLOCATION CHART (2026-2040)		
RESIDENTIAL	SET ASIDE INCENTIVES (Green-Neighborhoods, Affordable Housing)	TOTAL
19,194 units (1,280 units/annual average)	4,500 units (300 units/annual average)	23,694 units (1,580 units/annual average)

The APFO housing allocation chart is the legal tool that is used to cap and pace residential growth that can be built annually in character areas identified on the Future Land Use Map (FLUM). See Chapter 10 for additional information about the APFO chart.

Up to 23,694 units could be built using HoCo By Design Housing Allocations between 2026 and 2040. Out of the 23,694 units, 4,500 units are set-aside specifically for the existing Green-Neighborhoods and proposed affordable housing incentive programs.

****Growth potential for Gateway Regional Activity Center not included.**

Amendment 24 to Council Bill No. 28 -2023

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

**Legislative Day 11
Date: October 2, 2023**

Amendment No. 24

(This Amendment adds a chart titled "Future Growth Potential by the Numbers" to clarify future growth projections and the pacing of potential future units.

This amendment also removes the graphic on the top of page 11 and replaces it with a Table titled "Potential Growth 2020-2040".)

- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, in Chapter 2, Growth and
2 Conservation Framework:
- 3 • Remove the graphic on page 11 and remove page 12 and substitute revised pages 11 and
4 12 as attached to this Amendment.
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
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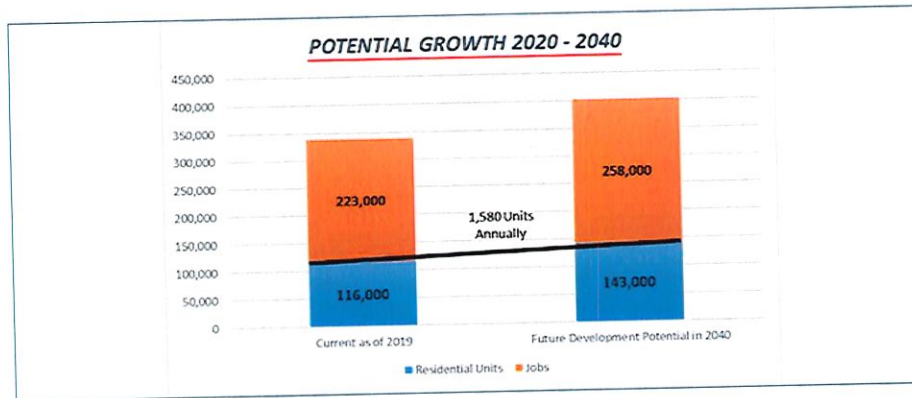
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Am 24 CB 28-2023

passed on

10/11/2023

Michelle D'Arco
Council Administrator



Job Demand vs. Existing Capacity

There are 656 acres of undeveloped nonresidential land in Howard County (including land zoned for office, retail, flex, industrial, and warehouse uses) which could accommodate about 28,000 new jobs. Over 20 years, this equates to an average of 1,400 jobs per year. Over the last 10 years, the County gained about 3,000 new jobs per year, with much of this growth attributable to the most recent Base Realignment and Closure (BRAC) and the associated expansion of Fort Meade.

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Housing Demand vs. Existing Capacity

The Forecast observed that the existing jobs-housing ratio in Howard County is much lower than in nearly every other nearby county. This has created a “pent up” demand of approximately 20,000 more households that would prefer to live in Howard County if options were available to them. Combined with the market demand of 31,000 units associated with projected job growth, there is housing demand for over 50,000 new housing units over the next 20 years.

The current estimated land use capacity for new housing in Howard County, as outlined in the various land use categories above, is only 15,200 units. This is far less than the 50,000-unit demand suggested by the Forecast. Land use changes will also need to occur in the County to accommodate this residential demand.

The findings in the Forecast establish what is possible—a ceiling—in terms of market demand. To determine the optimal growth targets HoCo By Design should assume, DPZ evaluated the findings against the General Plan’s vision, the FLUM, the timing and location of infrastructure, and budgetary factors.

FUTURE GROWTH POTENTIAL BY THE NUMBERS

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27,000 units	35,000 jobs

An estimated 27,000 total units may be built between 2020 and 2040 if the envisioned Future Land Use Map (FLUM) is implemented through the comprehensive re-zoning process and if market conditions allow for development.

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Units in the development pipeline are a part of the County’s future development potential from 2020-2040. Many of these units have already been granted housing allocations under the PlanHoward 2030 Housing Allocation Chart and are therefore expected to be built in the early years of the HoCo By Design planning horizon.

HOCO BY DESIGN APFO HOUSING ALLOCATION CHART (2026-2040)		
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Amendment 24 to Council Bill No. 28 -2023

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

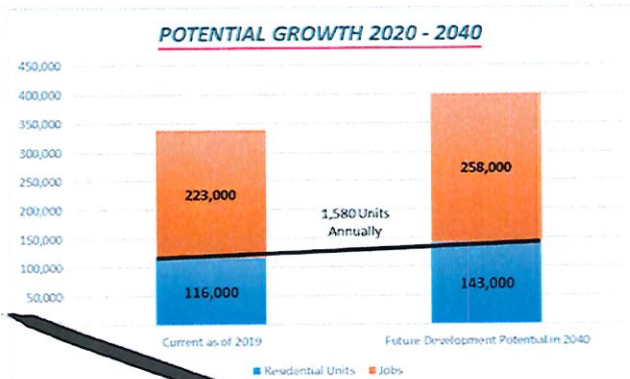
**Legislative Day 11
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**Amendment 1 to Amendment 24
to Council Bill No. 28-2023**

BY: Deb Jung

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

*(This amendment removes the projected demand categories and removes the Green
Neighborhoods allocations found in Amendment 24.)*

1

2 Substitute the attached page GFC-12 of Amendment 24 with the attached GFC-12 attached to
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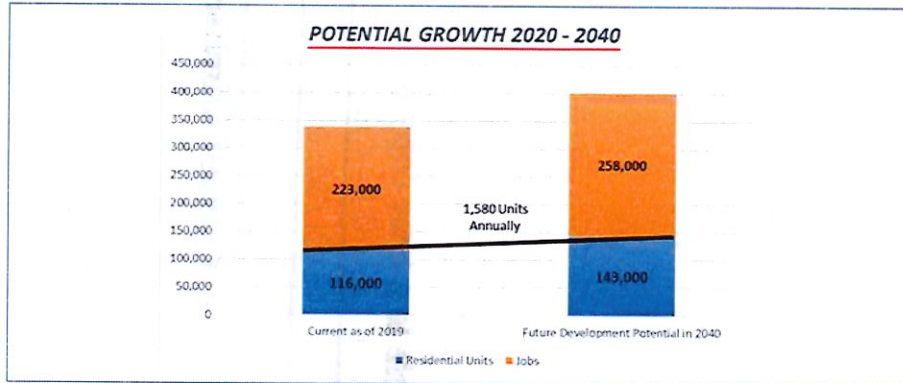
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passed on 10/11/2023

Michelle Howard
Council Administrator



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FUTURE GROWTH POTENTIAL BY THE NUMBERS

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<u>RESIDENTIAL</u>	<u>EMPLOYMENT</u>
<u>31,000 units</u>	<u>59,000 jobs</u>

Howard County has the potential to grow by 31,000 housing units and 59,000 jobs between 2020 – 2040.

<u>HOCO BY DESIGN FUTURE DEVELOPMENT POTENTIAL (2020-2040)</u>	
<u>RESIDENTIAL</u>	<u>EMPLOYMENT</u>
<u>27,000 units</u>	<u>35,000 jobs</u>

An estimated 27,000 total units may be built between 2020 and 2040 if the envisioned Future Land Use Map (FLUM) is implemented through the comprehensive re-zoning process and if market conditions allow for development.

<u>RESIDENTIAL DEVELOPMENT PIPELINE AS OF SEPTEMBER 30, 2020</u>	
<u>Plan Review</u>	<u>3,966 units</u>
<u>Approved or Platted, with no building permit issued</u>	<u>2,377 units</u>
<u>Building permits issued</u>	<u>737 units</u>
<u>TOTAL</u>	<u>7,080 units</u>

Units in the development pipeline are a part of the County’s future development potential from 2020-2040. Many of these units have already been granted housing allocations under the PlanHoward 2030 Housing Allocation Chart and are therefore expected to be built in the early years of the HoCo By Design planning horizon.

<u>HOCO BY DESIGN APFO HOUSING ALLOCATION CHART (2026-2040)</u>		
<u>RESIDENTIAL</u>	<u>SET ASIDE INCENTIVES (Green Neighborhoods, Affordable Housing)</u>	<u>TOTAL</u>
<u>19,194 units (1,280 units/annual average)</u>	<u>4,500 units (300 units/annual average)</u>	<u>23,694 units (1,580 units/annual average)</u>

The APFO housing allocation chart is the legal tool that is used to cap and pace residential growth that can be built annually in character areas identified on the Future Land Use Map (FLUM). See Chapter 10 for additional information about the APFO chart.

Up to 23,694 units could be built using HoCo By Design Housing Allocations between 2026 and 2040. Out of the 23,694 units, 4,500 units are set-aside specifically for the existing Green-Neighborhoods and proposed affordable housing incentive programs.

*****Growth potential for Gateway Regional Activity Center not included.***

Amendment 25 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: October 2, 2023

Amendment No. 25

(This Amendment adds the following maps into Chapter 2, Growth and Conservation Framework:
~~1. Map 2-3, the General Plan Map~~
~~2. Map 2-4, Activity Centers.~~)

- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, in Chapter 2, Growth and
2 Conservation Framework:
- 3 • Insert pages 28A, and 28B, ~~28C and 28D~~, as attached to this Amendment, immediately after
4 page 28.
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
7 amendment.

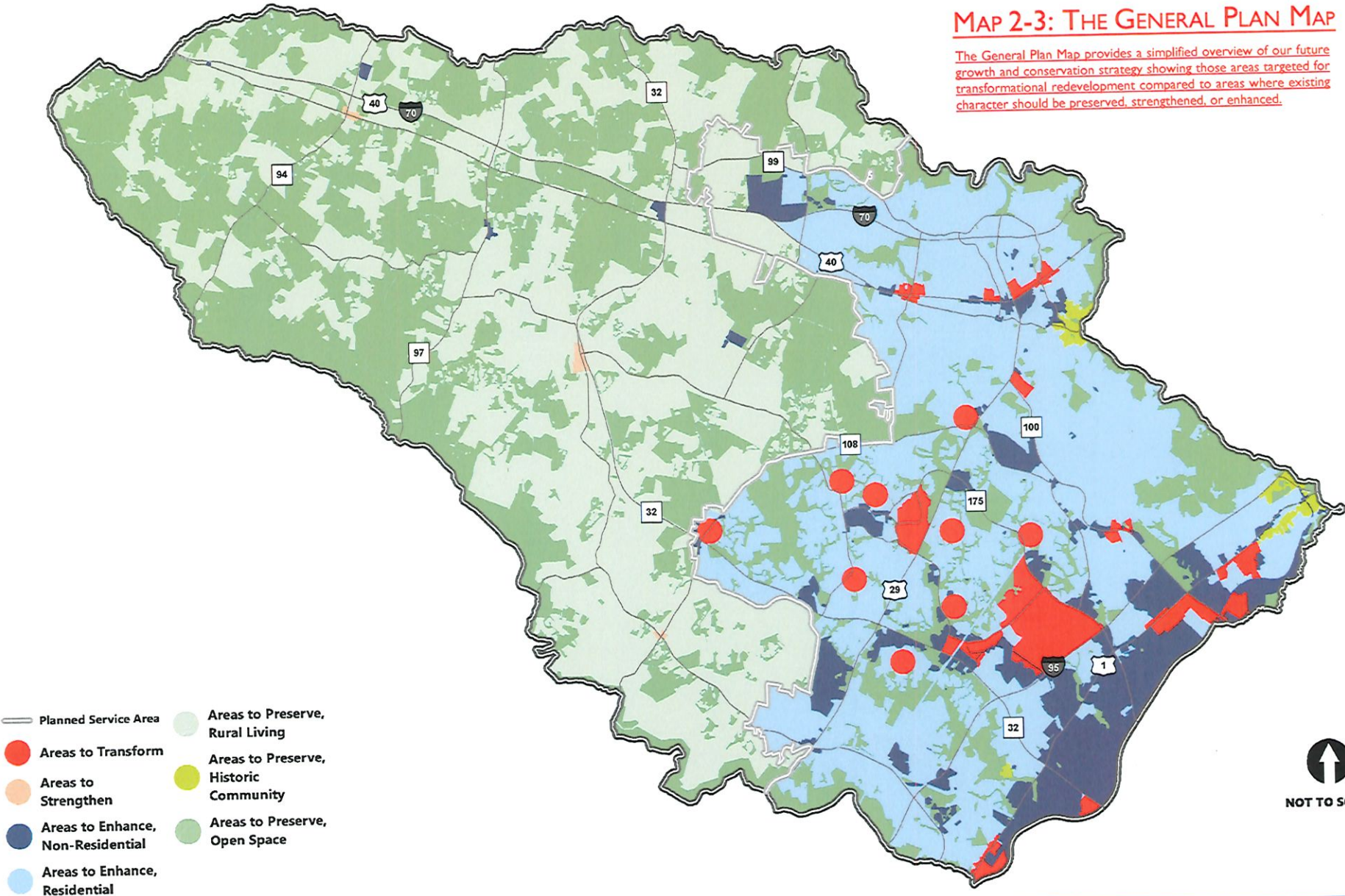
I certify this is a true copy of
A 25 CB 28-2023

passed on 10/11/2023

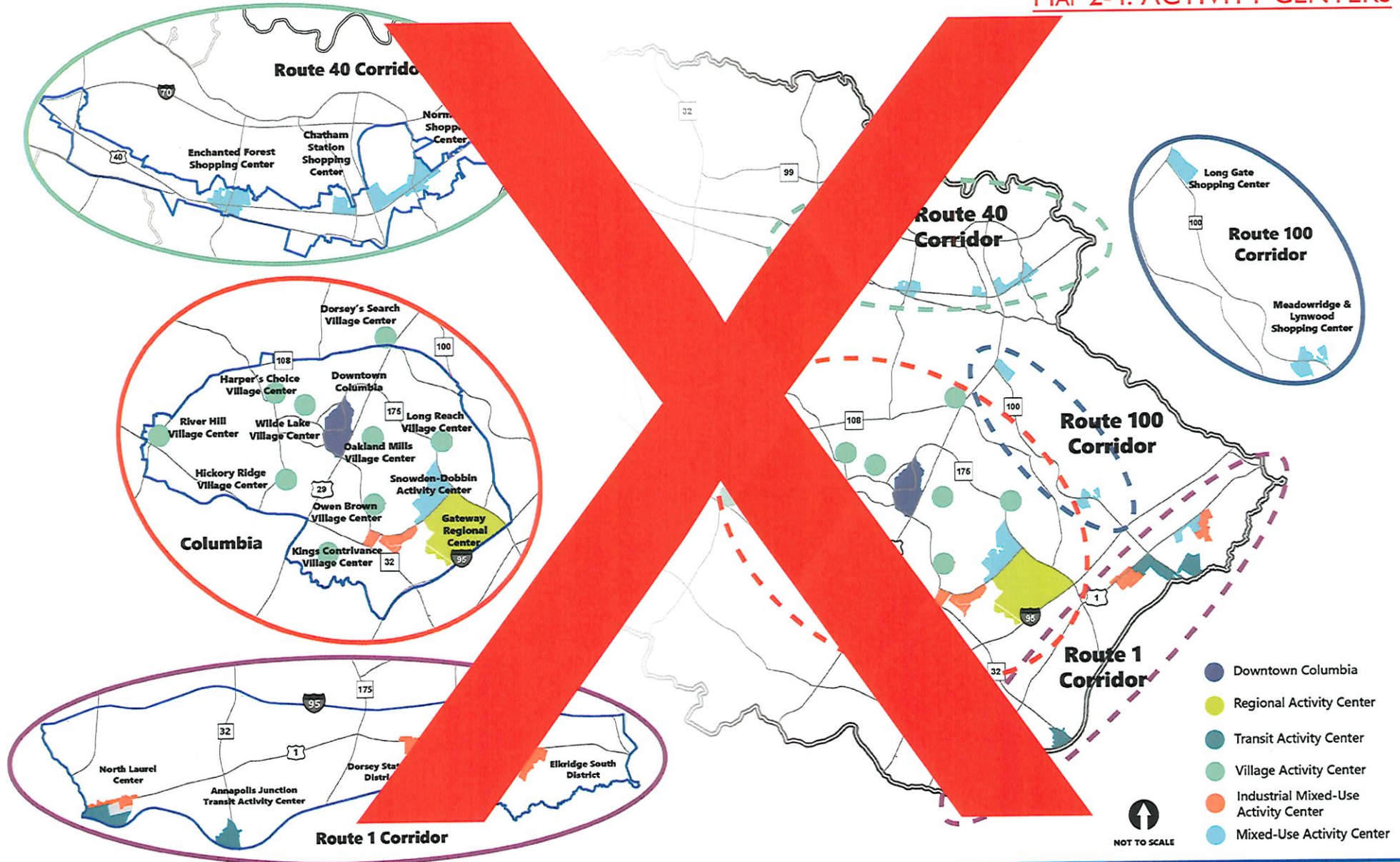
Nicholas H. Hester
Council Administrator

MAP 2-3: THE GENERAL PLAN MAP

The General Plan Map provides a simplified overview of our future growth and conservation strategy showing those areas targeted for transformational redevelopment compared to areas where existing character should be preserved, strengthened, or enhanced.



MAP 2-4: ACTIVITY CENTERS



**Amendment 1 to Amendment 25
to Council Bill No. 28-2023**

BY: Deb Jung

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

Amendment No. 1

(This amendment removes new proposed Map 2-4 from Amendment 25.)

- 1 Substitute page 1 of Amendment 25 with the attached page 1 to this Amendment to Amendment.
- 2
- 3 Substitute the attached pages GFC-28C and 28D of Amendment 25 with the attachment GFC-
- 4 28C and 28D to this Amendment to Amendment.
- 5

I certify this is a true copy of

Am 1 Am 25 CB 28-2023

passed on 10/11/2023

Michelle Howard
Council Administrator

Amendment 25 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: October 2, 2023

Amendment No. 25

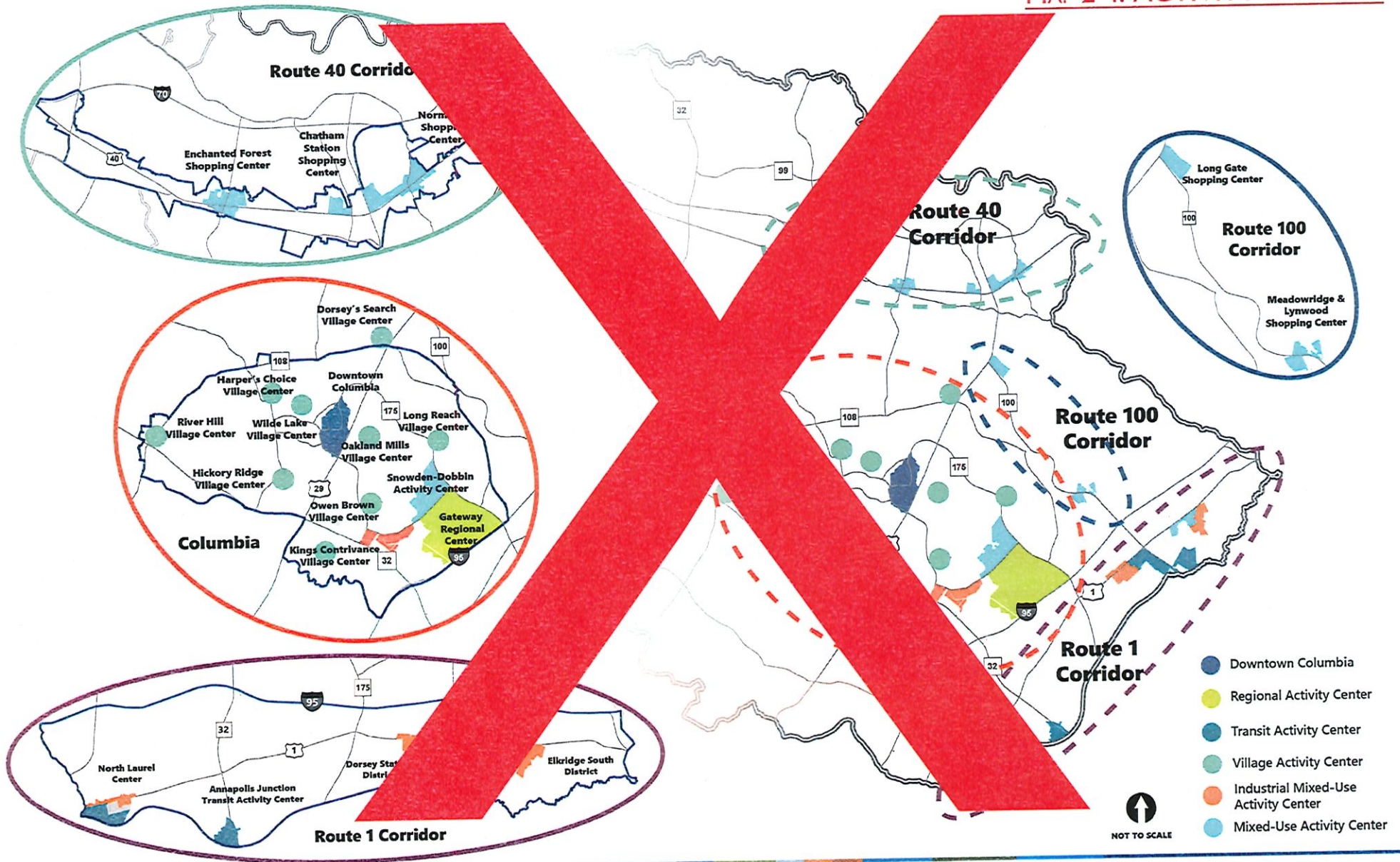
(This Amendment adds the following maps into Chapter 2, Growth and Conservation Framework:

~~1. Map 2-3, the General Plan Map~~

~~2. Map 2-4, Activity Centers.)~~

- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, in Chapter 2, Growth and
- 2 Conservation Framework:
 - 3 • Insert pages 28A, and 28B, ~~28C and 28D~~, as attached to this Amendment, immediately after
 - 4 page 28.
 - 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 7 amendment.

MAP 2-4: ACTIVITY CENTERS



**Amendment 2 to Amendment 25
to Council Bill No. 28-2023**

BY: Deb Jung

Legislative Day 12

Date: 10/11/2023

Amendment No. 2

(This amendment instructs DPZ to replace Map 2 – 3 in Amendment 25 with a new map with a new key designation for the nine Columbia Village Centers which illustrates that the Village Centers are in the “Areas to Transform”, “Areas to Enhance”, and “Areas to Strengthen” typologies.)

- 1 Substitute page 1 of Amendment 25 with the attached page 1 to this Amendment to Amendment.
- 2
- 3 Substitute the attached page GFC-28A and 28B of Amendment 25 with the attachment GFC-28A
- 4 and 28B to this Amendment to Amendment.
- 5
- 6
- 7

I certify this is a true copy of

Am 2 Am 25 CB28-2023

dated on

10/11/2023

Failed

Michelle Harrod
Council Administrator

1 Amendment 25 to Council Bill No. 28 -2023

2
3 BY: The Chairperson at the Request
4 of the County Executive

Legislative Day 11
Date: October 2, 2023

5 Amendment No. 25

6 *(This Amendment adds the following maps into Chapter 2, Growth and Conservation Framework:*

- 7 1. Map 2-3, the General Plan Map
8 2. Map 2-4, Activity Centers.)
9
10
11

12 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, in Chapter 2, Growth and
13 Conservation Framework:

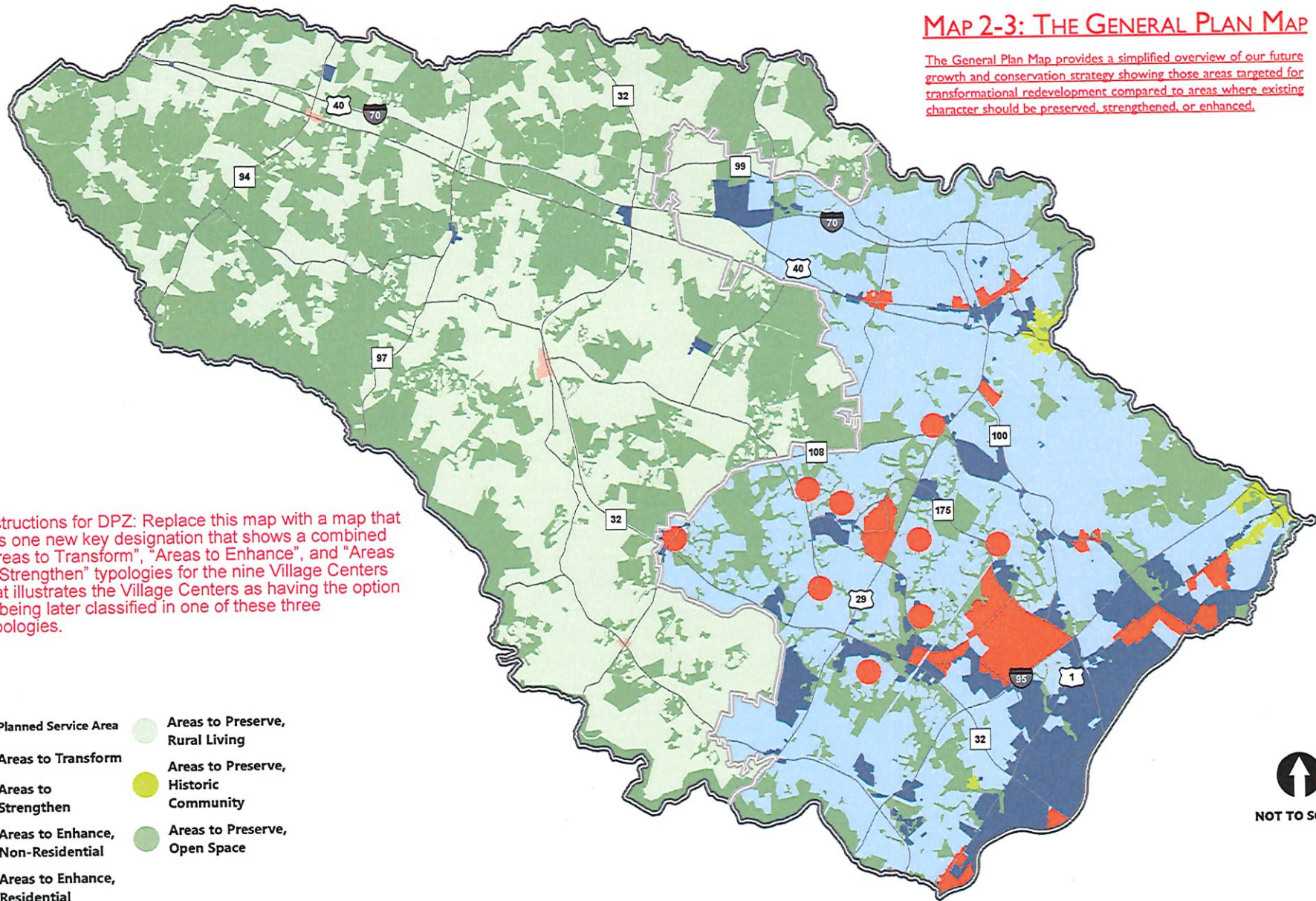
- 14 • Insert pages 28A, 28B, 28C and 28D, as attached to this Amendment, immediately after
15 page 28[.]; and

16 On pages 28A and 28B, Map 2-3: The proposed General Plan Map shall be amended to
17 illustrate that the nine Columbia Village Centers are in all three of the “Areas to
18 Transform”, “Areas to Enhance”, and “Areas to Strengthen” typologies.
19

20 Correct all page numbers, numbering, and formatting within this Act to accommodate this
21 amendment.
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MAP 2-3: THE GENERAL PLAN MAP

The General Plan Map provides a simplified overview of our future growth and conservation strategy showing those areas targeted for transformational redevelopment compared to areas where existing character should be preserved, strengthened, or enhanced.



Instructions for DPZ: Replace this map with a map that has one new key designation that shows a combined "Areas to Transform", "Areas to Enhance", and "Areas to Strengthen" typologies for the nine Village Centers that illustrates the Village Centers as having the option of being later classified in one of these three typologies.

- Planned Service Area
- Areas to Preserve, Rural Living
- Areas to Transform
- Areas to Strengthen
- Areas to Enhance, Non-Residential
- Areas to Enhance, Residential
- Areas to Preserve, Historic Community
- Areas to Preserve, Open Space



Amendment 29 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: 2/02/2023

Amendment No. 29

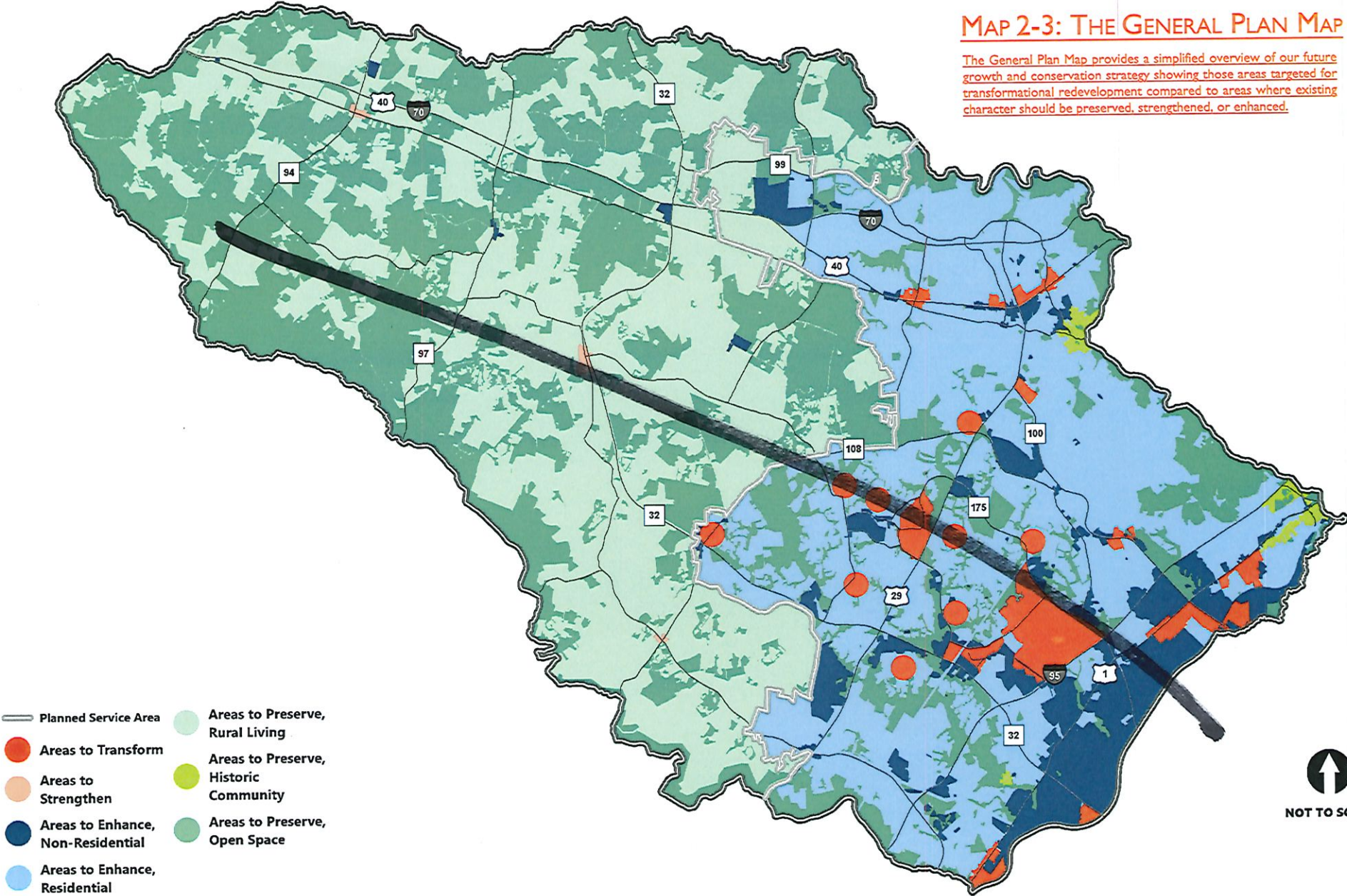
(This Amendment adds the following maps into Chapter 2, Growth and Conservation Framework:

- 1. Map 2-3, the General Plan Map*
- 2. Map 2-4, Activity Centers.)*

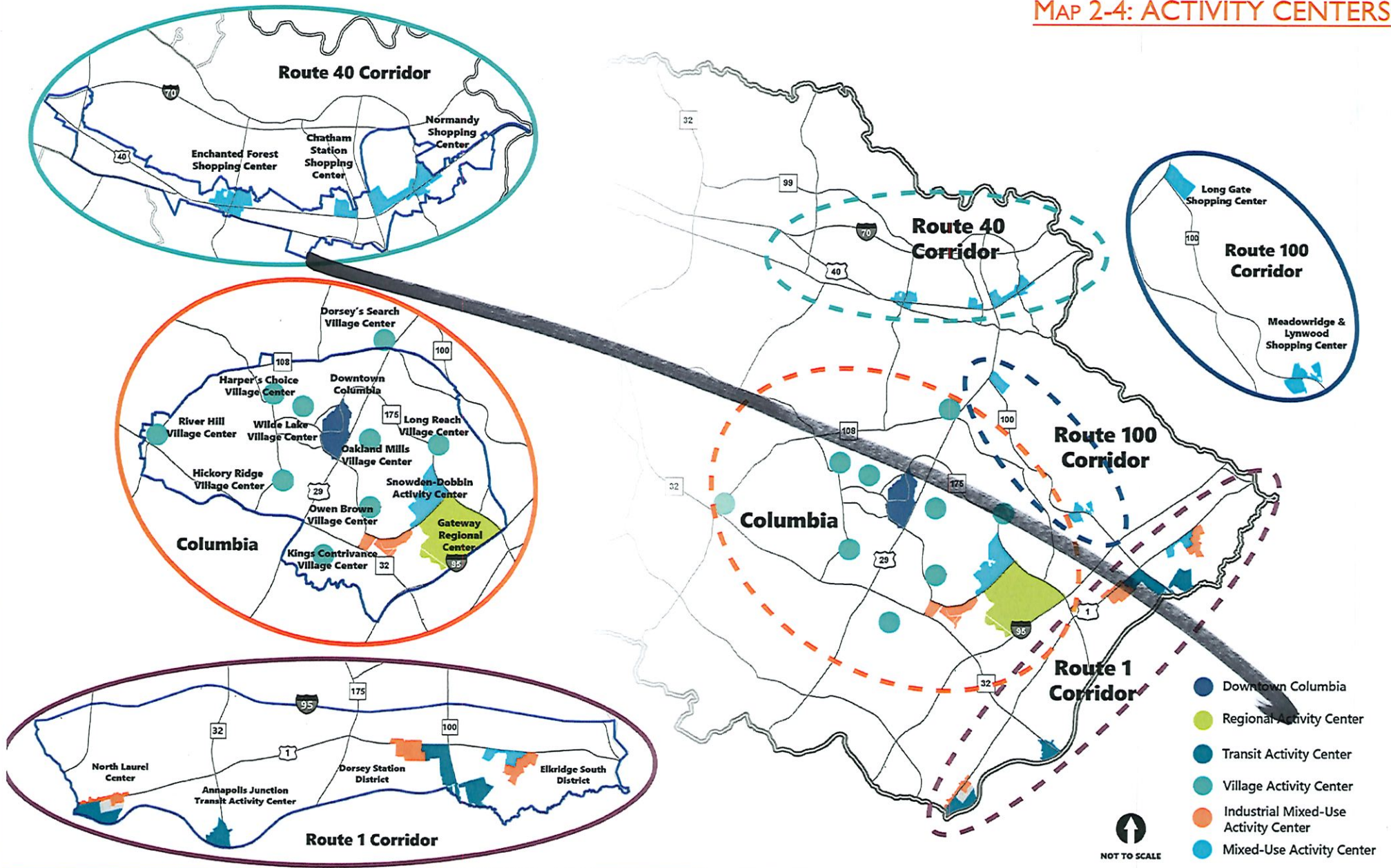
- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, in Chapter 2, Growth and
- 2 Conservation Framework:
- 3 • Insert pages 28A, 28B, 28C and 28D, as attached to this Amendment, immediately after
- 4 page 28.
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 7 amendment.

MAP 2-3: THE GENERAL PLAN MAP

The General Plan Map provides a simplified overview of our future growth and conservation strategy showing those areas targeted for transformational redevelopment compared to areas where existing character should be preserved, strengthened, or enhanced.



MAP 2-4: ACTIVITY CENTERS



Amendment 1 Amendment No. 26 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 12
Date: October 11, 2023

Amendment No. 1 to Amendment No. 26

(This Amendment makes a technical correction to correct a GIS error .)

- 1 Remove Chapter 2, Growth and Conservation Framework, pages 39 and 40 from Amendment 26
- 2 and substitute revised pages 39 and 40 as attached to this Amendment to Amendment 26.

I certify this is a true copy of

Am 1 Am 26 CB28-2023

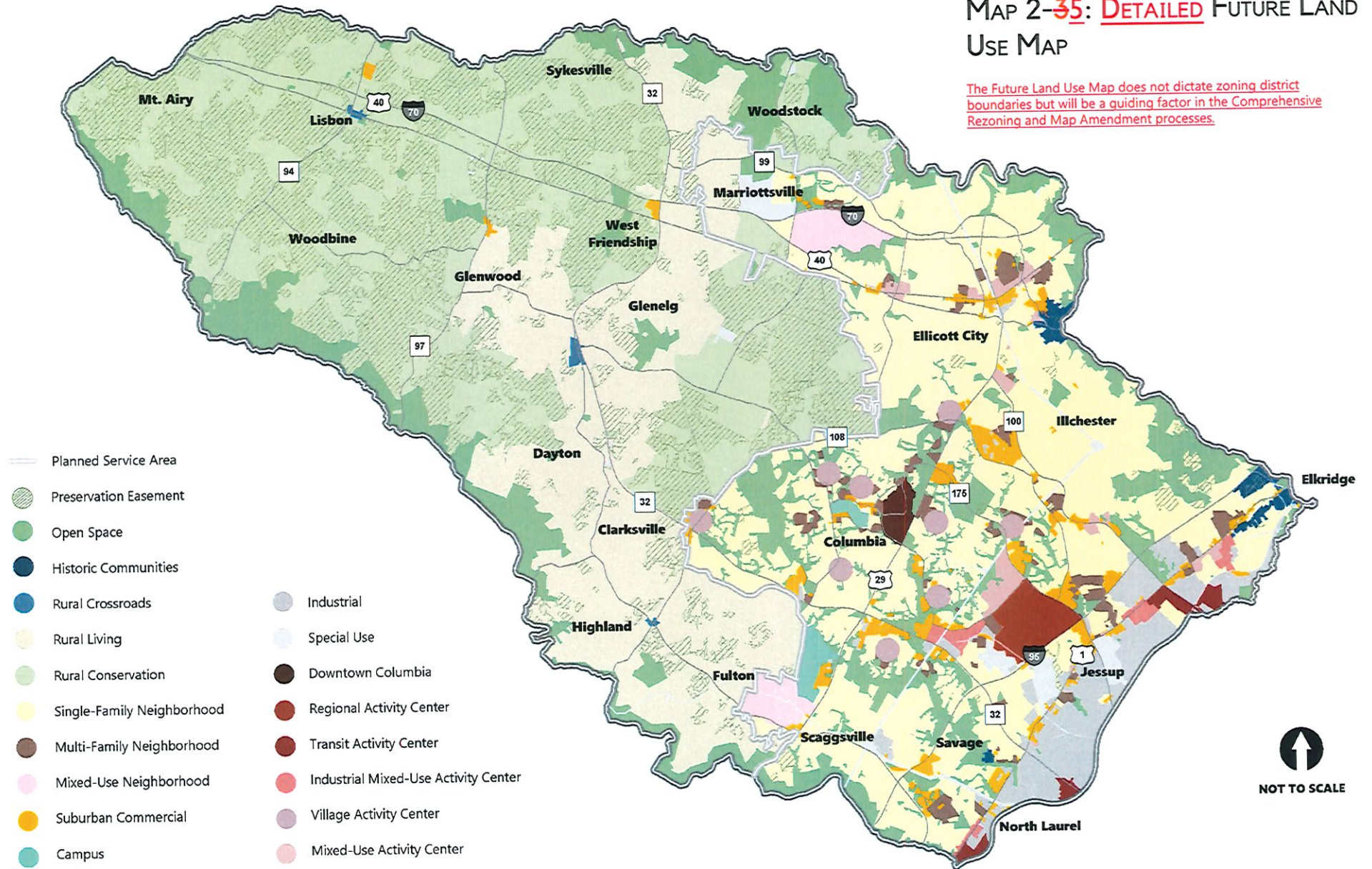
passed on

10/11/2023

Michelle Stedman
Council Administrator

MAP 2-35: DETAILED FUTURE LAND USE MAP

The Future Land Use Map does not dictate zoning district boundaries but will be a guiding factor in the Comprehensive Rezoning and Map Amendment processes.



Amendment 26 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: 10/02/2023

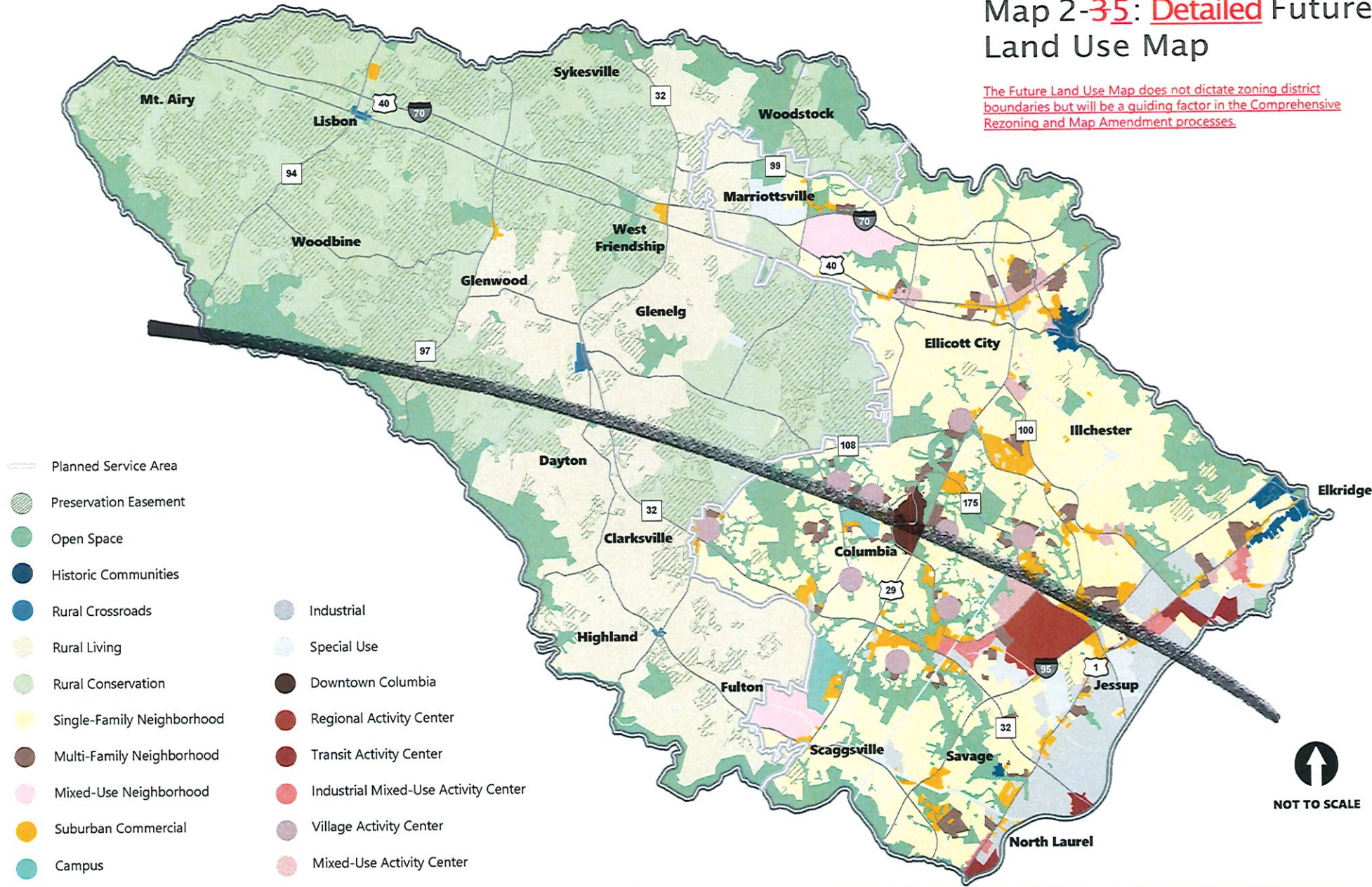
Amendment No. 26

(This Amendment adds a note to the Future Land Use Map that the Map does not dictate zoning district boundaries but will be a guiding factor in the Comprehensive Rezoning and Map Amendment processes.)

- 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 2, Growth and Conservation Framework – pages 39 and 40
 - 4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 6 amendment.

Map 2-35: Detailed Future Land Use Map

The Future Land Use Map does not dictate zoning district boundaries but will be a guiding factor in the Comprehensive Rezoning and Map Amendment processes.



Amendment 26 to Council Bill No. 28 -2023

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

**Legislative Day 11
Date: October 2, 2023**

Amendment No. 26

(This Amendment adds a note to the Future Land Use Map that the Map does not dictate zoning district boundaries but will be a guiding factor in the Comprehensive Rezoning and Map Amendment processes.)

- 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 2, Growth and Conservation Framework – pages 39 and 40
4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

I certify this is a true copy of

Am 26 CB28-2023

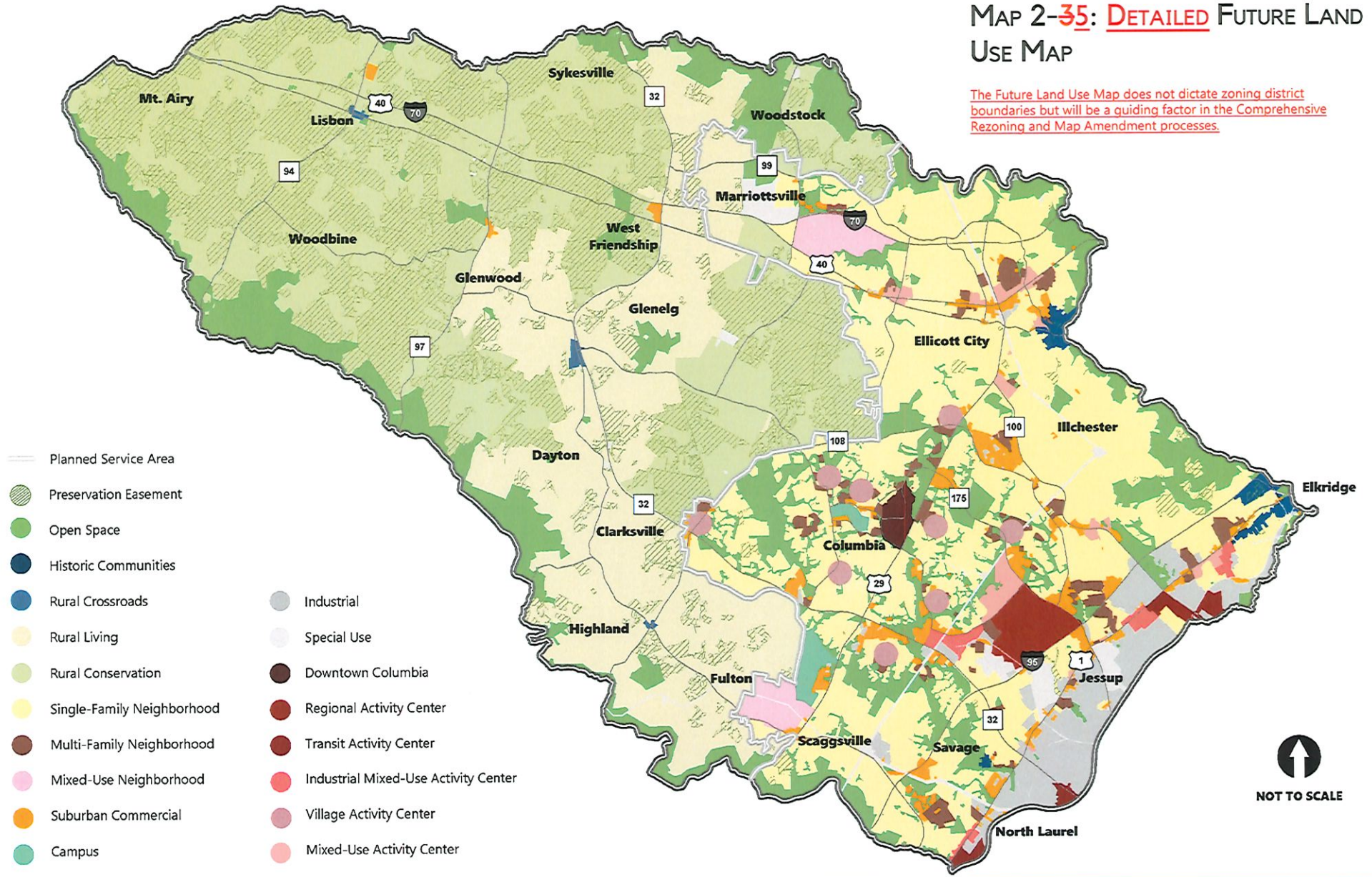
passed on

10/11/2023

Michelle Adams
Council Administrator

MAP 2-35: DETAILED FUTURE LAND USE MAP

The Future Land Use Map does not dictate zoning district boundaries but will be a guiding factor in the Comprehensive Rezoning and Map Amendment processes.



Amendment 27 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: 10/02/2023

Amendment No. 27

(This Amendment makes a technical correction to clarify that the County will update County regulations in addition to programs and policies when addressing ecological health.)

- 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 3, Ecological Health – page 7
 - 4 • Chapter 11, Implementation – page 15
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 7 amendment.

I certify this is a true copy of

Am 27 CB28-2023

passed on

10/11/2023

Nichelle D...

Council Administrator

SUPPORTING THE COUNTY'S ECOLOGICAL HEALTH

Howard County contains a wealth of natural resources, including forests, meadows, wetlands, streams, and lakes, which are linked together through ecosystems (see Map 3-1). Ecosystems are comprised of all living organisms, the physical environment, and the relationships between the living and inanimate elements within a particular area. Ecosystems provide a wide variety of services that benefit humans and other species, including food production, clean water, flood control, temperature regulation, recreational opportunities, and aesthetic value. However, their monetary values are often overlooked, until human intervention is needed to repair or replace them. It is generally far more cost-effective to protect a healthy ecosystem than to try and restore one that has been degraded.

The health of these ecosystems—ecological health—is the foundation that supports economic and community health and personal well-being. Human activities can negatively affect ecological health by removing or degrading natural resources, but people can also help restore and protect these resources. The challenge is to meet current human needs while ensuring actions protect and restore ecological health so that it may continue to support future life.

Through the January 27, 2021 Executive Order 14008 on Tackling the Climate Crises at Home and Abroad, the United States joined an international movement by countries to pledge conservation of at least 30% of their land and water by 2030. This pledge is intended to help protect biodiversity and mitigate climate change through locally led conservation efforts. Howard County already has 39% of its land and water conserved in parkland, open space, and easements. The County should continue to support this movement by establishing a goal for natural resource conservation. This goal could be for the County as a whole and each major watershed.

EH-1 Policy Statement

Continue to support the County's ecological health.

Implementing Actions

1. Integrate the goals of protecting and restoring the County's ecological health when updating county programs, regulations and policies.
2. Ensure adequate funding for programs and measures to protect and restore the County's ecological health.
3. Create a dedicated funding source, as was done for the Agricultural Land Preservation Program, for environmental programs.
4. Establish a natural resource protection goal for the County and each major watershed to help protect biodiversity and mitigate climate change.

— ☞ —
The health of everyone in HoCo is interwoven with environmental health. I have seen the ecosystem substantially change and recognize loss of indicator species. I think HoCo can have the balance of sustainable development and environmental stewardship. Also, I am thankful for growing up in a diverse county and I hope it maintains this essential diversity to make the county and country better.

— ☞ —
- HoCo By Design process participant

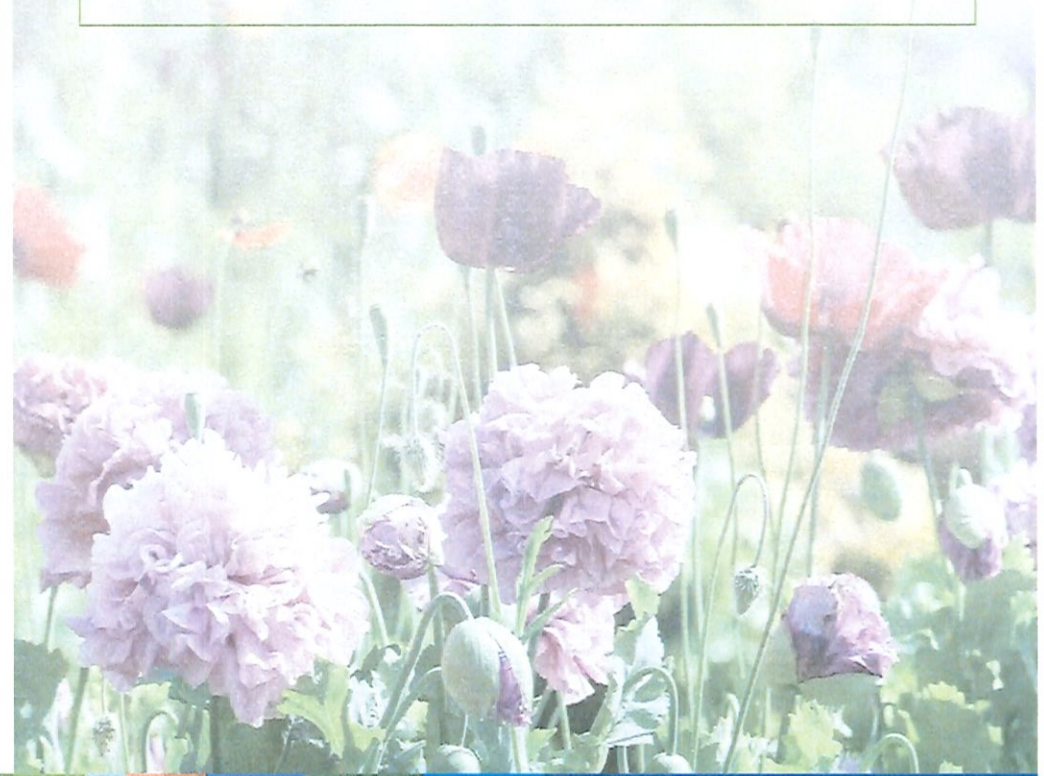


Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
GCF-1 - Provide limited and predictable Planned Service Area expansions.		
1. Planned Service Area expansions should include a development proposal that is consistent with the General Plan.	DPZ	Ongoing
2. Any Planned Service Area expansion shall establish a transition that is compatible with and enhances surrounding communities, and provides an environmental benefit.	DPZ	Ongoing
3. Any Planned Service Area expansion shall meet the criteria above.	DPZ	Ongoing
EH-1 - Continue to support the County's ecological health.		
1. Integrate the goals of protecting and restoring the County's ecological health when updating county programs, <u>regulations</u> and policies.	OCS DPZ DPW DRP HCHD	Mid-Term
2. Ensure adequate funding for programs and measures to protect and restore the County's ecological health.	OCS DRP DPW HSCD Elected Officials OOB	Ongoing
3. Create a dedicated funding source, as was done for the Agricultural Land Preservation Program, for environmental programs.	DPZ OCS Elected Officials OOB	Mid-Term
4. Establish a natural resource protection goal for the County and each major watershed to help protect biodiversity and mitigate climate change.	OCS DPZ DRP	Mid-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EH-2 - Seek to integrate climate change mitigation and adaptation goals into all county programs and policies.		
1. Ensure the Howard County Climate Action Plan update continues to maximize opportunities to mitigate and adapt to climate change with clear goals and strategies.	OCS	Mid-Term
2. Evaluate and enhance opportunities where needed for climate change mitigation and adaptation measures in the Subdivision and Land Development Regulations and Zoning Regulations, such as natural resource protection and the provision of renewable energy.	DPZ OCS	Ongoing
3. Enhance county design requirements for county infrastructure and public and private buildings, to ensure these structures will be resilient under projected future weather patterns and minimize resource consumption.	DPW DILP OCS DPZ Private Partners	Ongoing
4. Review and update county Green Building requirements for opportunities to enhance the sustainability of public and private buildings.	DILP DPW DPZ OCS Private Partners	Mid-Term
5. Identify and ensure economically-vulnerable communities, businesses, and households have the resources necessary for mitigation and adaptation measures.	DCRS OEM OHRE OCS DPW HCHD HCEDA	Ongoing

Amendment 28 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: 10/02/2023

Amendment No. 28

(This Amendment adds an Implementation Action to support sensitive environmental resources by exploring the creation of site-sensitive and enhanced site design outcomes during the zoning regulation update process.)

- 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 3, Ecological Health – page 17
- 4 • Chapter 11, Implementation – page 17
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 7 amendment.

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

Rare, Threatened, and Endangered Species

The 2019 Maryland Department of Natural Resources (DNR) list of current and historical rare, threatened, and endangered species identifies 98 species within Howard County. Of these 98 species, 15 are animals and 83 are plants. Threats to these species are primarily caused by habitat destruction, particularly of wetlands, riparian areas, steep slopes, and forests. Therefore, protective measures for these important habitats also benefit these species.

The DNR mapped the known habitat areas for rare, threatened, and endangered species throughout Maryland as Sensitive Species Project Review Areas (SSPRA). The SSPRA information is used by the County to initially screen development proposals under the Forest Conservation Act. If this screening indicates that such habitat may be present, the developer is referred to the DNR for guidance on protecting the species and the associated habitat.

Zoning Regulations

Excluding mixed use zones, there are three residential zoning districts with a stated purpose that includes protecting environmental resources. (Note that there is a fourth district that includes this purpose, but it is applicable only to historic properties.) These zoning districts require or allow the use of cluster development to achieve this purpose. The Residential-Environmental Development (R-ED) zoning district in the East is located primarily along the Patapsco River in areas with steep and narrow stream valleys. The R-ED zoning district has a 50% open space requirement (as specified in the Subdivision and Land Development Regulations) and allows smaller lots, clustered together to keep development impacts away from steep slopes and streams. In the Rural West, the Rural Conservation (RC) zoning district requires low-density, clustered residential development for parcels of 20 acres or greater to protect agricultural lands and natural resources. This type of cluster development is also allowed on smaller lots in the RC zoning district and on any lot in the Rural Residential (RR) zoning district. Cluster development and other alternative development patterns may also be appropriate to enhance environmental protection in other residential zoning districts. For sites where environmentally-sensitive resources are present, alternative or flexible development standards may better realize the intended purpose of the zoning district while providing greater site-specific protection of resources and enhanced site design.

EH-3 Policy Statement

Ensure the Subdivision and Land Development Regulations and Zoning Regulations provide adequate protection for sensitive environmental resources within new development and redevelopment.

Implementing Actions

1. Evaluate and enhance protections, including sediment and erosion control, where needed for sensitive environmental resources, such as water resources, steep slopes, and rare, threatened, and endangered species, in the Subdivision and Land Development Regulations.
2. Explore whether cluster development may also be appropriate in other residential zoning districts during the zoning regulation update process.
3. Explore the creation of alternative or flexible development standards that would result in more site-sensitive and enhanced site design outcomes during the zoning regulation update process, including criteria for determining eligibility for utilization of alternative standards.

— 36 —
Preservation of environmental resources, equitably throughout the County is crucial, especially areas of mature trees on slopes.

— 36 —
- HoCo By Design process participant

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EH-3 - Ensure the Subdivision and Land Development Regulations and Zoning Regulations provide adequate protection for sensitive environmental resources within new development and redevelopment.		
1. Evaluate and enhance protections, including sediment and erosion control, where needed for sensitive environmental resources, such as water resources, steep slopes, and rare, threatened, and endangered species, in the Subdivision and Land Development Regulations.	DPZ HSCD	Mid-Term
2. Explore whether cluster development may also be appropriate in other residential zoning districts during the zoning regulation update process.	DPZ	Mid-Term
3. <u>Explore the creation of alternative or flexible development standards that would result in more site-sensitive and enhanced site design outcomes during the zoning regulation update process, including criteria for determining eligibility for utilization of alternative standards.</u>	DPZ	Mid-Term
EH-4 - Incentivize additional resource protection and restoration measures within new development and redevelopment.		
1. Consider increased use of a density exchange overlay district, in both the West and the East, to protect sensitive resources in areas with unique conditions or resources.	DPZ	Mid-Term
2. Consider incentives to encourage environmental protection and restoration when properties are developed or redeveloped, such as tax credits, density bonuses, housing allocations, and public-private partnerships.	DPZ HCEDA Private Partners	Mid-Term
3. Evaluate and strengthen the Green Neighborhood Program to ensure adequate incentives will increase program use and incorporate new options, such as increased moderate income housing units.	DPZ DILP OCS	Mid-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EH-5 - Evaluate and improve stormwater management requirements to enhance climate change resilience.		
1. Conduct a flooding vulnerability assessment to determine which watersheds are susceptible to chronic flooding under current and expected future precipitation patterns.	DPW	Ongoing
2. Update stormwater management design standards to address current and expected future precipitation patterns. Consider adding quantity management requirements, including management for short-duration, high-intensity storms in vulnerable watersheds.	DPZ DPW OCS	Mid-Term
3. Evaluate opportunities to further reduce stormwater runoff and pollutant loadings when redevelopment occurs.	DPZ DPW OCS	Mid-Term
4. Continue to use a nature-based or green stormwater infrastructure approach (bioretention, swales) in combination with a built or gray infrastructure approach (pipes, ponds) to address flood mitigation and adaptation, to maximize ecological benefits.	DPW DPZ OCS Private Partners	Ongoing
5. Evaluate alternatives for improving, enforcing, and funding long-term inspection and maintenance of stormwater management facilities, particularly those facilities located on private residential lots.	DPW Private Partners	Mid-Term

Amendment 29 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

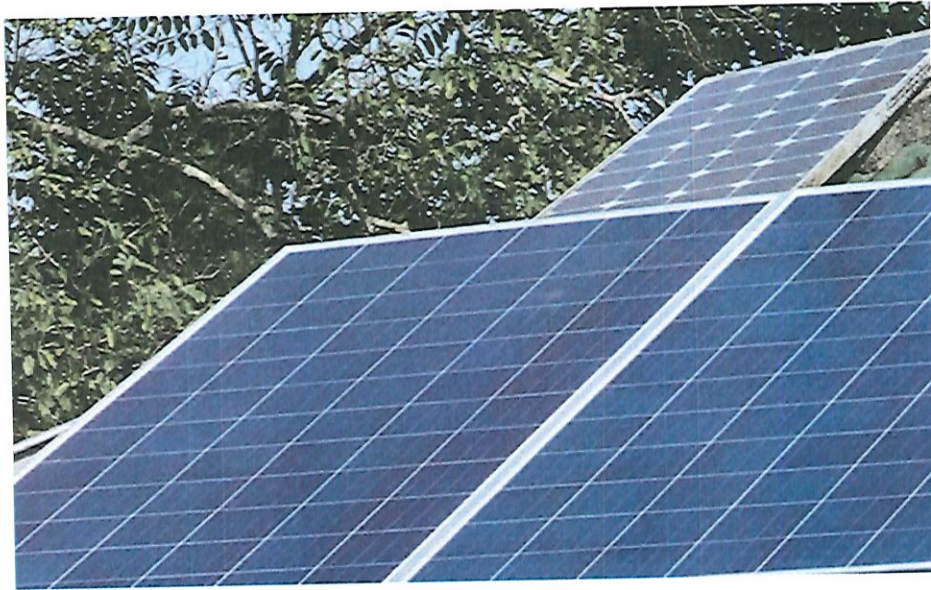
Legislative Day 11
Date: 10/02/2023

Amendment No. 29

*(This Amendment adds reference to the County's Climate Action and Resiliency Plan,
or the most recently adopted Plan.)*

- 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 3, Ecological Health – page 15
 - 4 • Chapter 11, Implementation – page 16
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
7 amendment.

I certify this is a true copy of
Am 29 CB28-2023
passed on 10/11/2023
Michelle Harris
Council Administrator



EH-2 Policy Statement

Seek to integrate climate change mitigation and adaptation goals [as specified in the Howard County Climate Action and Resiliency Plan, or the most recently adopted Plan](#) into all county programs and policies.

Implementing Actions

1. Ensure the Howard County Climate Action Plan update continues to maximize opportunities to mitigate and adapt to climate change with clear goals and strategies.
2. Evaluate and enhance opportunities where needed for climate change mitigation and adaptation measures in the Subdivision and Land Development Regulations and Zoning Regulations, such as natural resource protection and the provision of renewable energy.
3. Enhance county design requirements for county infrastructure and public and private buildings, to ensure these structures will be resilient under projected future weather patterns and minimize resource consumption.
4. Review and update county Green Building requirements for opportunities to enhance the sustainability of public and private buildings.
5. Identify and ensure economically-vulnerable communities, businesses, and households have the resources necessary for mitigation and adaptation measures.

PROTECTING SENSITIVE ENVIRONMENTAL RESOURCES

The County Subdivision and Land Development Regulations and Zoning Regulations contain significant provisions for the protection of sensitive environmental resources when properties are developed. This section discusses regulatory protections for water resources, steep slopes, and rare, threatened and endangered species, as well as three zoning districts specifically designed to protect sensitive resources. Additional protective measures for forests and stormwater management requirements are addressed in later, separate sections.

Water Resources and Steep Slopes

Water resources include rivers, wetlands, floodplains, ponds, lakes, and groundwater. These are vital natural resources that provide drinking water, stormwater management, pollution abatement, floodwater storage, and recreation, as well as important habitat for a wide variety of plant and animal species.

To protect water quality and habitat within streams, the County Subdivision and Land Development Regulations require the following undisturbed streamside buffer areas:

- 75 to 100 feet along perennial streams in residential zoning districts;
- 50 feet along perennial streams in non-residential zoning districts; and
- 50 feet along intermittent streams in all zoning districts.

The regulations also require a 25-foot undisturbed buffer around nontidal wetlands. Additionally, most wetlands in the County are found within the 100-year floodplain, which is protected from disturbance.

County regulations also protect steep slopes of 25% or greater when there is a contiguous area of 20,000 square feet or larger. Disturbing steep slopes can generate excessive erosion and sedimentation that can be difficult to contain even with enhanced sediment and erosion control practices, and once disturbed steep slopes can be difficult to stabilize. This can be especially problematic when these slopes are adjacent to water bodies. When slopes of 15% or greater occur in conjunction with highly erodible soils, these erosion problems are intensified.

To provide the greatest benefit, stream and wetland buffers should be wide enough to allow adequate filtering of overland stormwater runoff, include adjacent steep slopes and highly erodible soils, and be forested. The use of a floodplain buffer can improve resilience to flooding by accounting for future changes in the floodplain due to changing weather patterns (increased rainfall), increased development, or outdated mapping.

County regulations require sediment and erosion control practices comply with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control when development or forestry activities will result in clearing and grading. These practices prevent sediment and other pollutants from leaving a disturbed site and entering nearby water bodies during storm events. The requirements for sediment and erosion control should be reviewed to ensure they are adequate for changing precipitation patterns, especially short-duration, high-intensity storms.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
GCF-1 - Provide limited and predictable Planned Service Area expansions.		
1. Planned Service Area expansions should include a development proposal that is consistent with the General Plan.	DPZ	Ongoing
2. Any Planned Service Area expansion shall establish a transition that is compatible with and enhances surrounding communities, and provides an environmental benefit.	DPZ	Ongoing
3. Any Planned Service Area expansion shall meet the criteria above.	DPZ	Ongoing
EH-1 - Continue to support the County's ecological health.		
1. Integrate the goals of protecting and restoring the County's ecological health when updating county programs and policies.	OCS DPZ DPW DRP HCHD	Mid-Term
2. Ensure adequate funding for programs and measures to protect and restore the County's ecological health.	OCS DRP DPW HSCD Elected Officials OOB	Ongoing
3. Create a dedicated funding source, as was done for the Agricultural Land Preservation Program, for environmental programs.	DPZ OCS Elected Officials OOB	Mid-Term
4. Establish a natural resource protection goal for the County and each major watershed to help protect biodiversity and mitigate climate change.	OCS DPZ DRP	Mid-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EH-2 - Seek to integrate climate change mitigation and adaptation goals as specified in the Howard County Climate Action and Resiliency Plan, or the most recently adopted Plan, into all county programs and policies.		
1. Ensure the Howard County Climate Action Plan update continues to maximize opportunities to mitigate and adapt to climate change with clear goals and strategies.	OCS	Mid-Term
2. Evaluate and enhance opportunities where needed for climate change mitigation and adaptation measures in the Subdivision and Land Development Regulations and Zoning Regulations, such as natural resource protection and the provision of renewable energy.	DPZ OCS	Ongoing
3. Enhance county design requirements for county infrastructure and public and private buildings, to ensure these structures will be resilient under projected future weather patterns and minimize resource consumption.	DPW DILP OCS DPZ Private Partners	Ongoing
4. Review and update county Green Building requirements for opportunities to enhance the sustainability of public and private buildings.	DILP DPW DPZ OCS Private Partners	Mid-Term
5. Identify and ensure economically-vulnerable communities, businesses, and households have the resources necessary for mitigation and adaptation measures.	DCRS OEM OHRE OCS DPW HCHD HCEDA	Ongoing

Amendment 30 to Council Bill No. 28 -2023

BY: The Chairperson at the Request
of the County Executive

Legislative Day 11
Date: 10/02/2023

Amendment No. 30

(This Amendment amends an implementing action to provide that the Green Neighborhood program will be used to advance other General Plan polices and will result in more innovative demonstration projects for future green development.)

- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:
- 3 • Chapter 3, Ecological Health – page 20
 - 4 • Chapter 11, Implementation – page 17
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
7 amendment.

I certify this is a true copy of

Am 30 CB28-2023

~~_____~~ on

10/11/2023

Michelle Harrod

Council Administrator

Rescinded

INCENTIVIZING NATURAL RESOURCE PROTECTION AND RESTORATION

The County currently has few incentives to encourage resource protection and restoration measures that go beyond the minimum requirements of the Subdivision and Land Development and Zoning Regulations.

Green Neighborhood Program

The Subdivision and Land Development Regulations include the Green Neighborhood Program, which is a voluntary, point-based program that provides housing allocations as an incentive for more environmentally friendly and sustainable development. Under PlanHoward 2030, up to 150 housing unit allocations were set aside annually for projects that meet Green Neighborhood requirements. HoCo By Design continues this important incentive.

The Green Neighborhood Program is divided into separate Site and Home requirements. Applicants earn Site points for a wide variety of green practices, such as designing a walkable community; exceeding minimum requirements for stormwater management, stream and wetland buffers, or forest conservation; using native plants for landscaping; restoring and creating wetlands; and restoring in-stream habitat. Applicants earn Home points for green practices such as using energy and water efficient appliances and fixtures, providing on-site renewable energy, and building with wood from sustainably managed forests.

Only two developments with a total of 1,458 dwelling units have qualified as Green Neighborhoods since the program's inception in 2008. Program participation has been limited by a major national recession that slowed development shortly after the program's inception, and the wide availability of housing allocations, which has reduced their value as an incentive. In addition, the development community has reported the need for greater flexibility and options for earning points to qualify for the program. The County has also experienced challenges in enforcing long-term implementation and maintenance for some of the Green Neighborhood features, such as habitat management plans and native landscaping. The program would benefit from an evaluation and update to address these issues and to incorporate new options, such as protecting the Green Infrastructure Network and/or increasing moderate income housing units.



Zoning Regulations

The Zoning Regulations include a Density Exchange Overlay (DEO) District for the RC and RR Districts, which provides an opportunity and incentive to preserve significant blocks of farmland and rural land in the West. An overlay district is a district established to respond to special features or conditions of an area, such as historic value, physical characteristics, or location. An overlay district may also supplement or provide an alternative to the regulations of the underlying zoning district. The DEO District allows residential density in the RC and RR Districts to be exchanged between parcels. Density exchanges are intended to preserve large parcels in perpetuity, while residential development is directed toward parcels that can more readily accommodate the additional dwellings. Use of this district has been successful in permanently preserving large tracts of open space and environmental and agricultural land, and should be continued under any new zoning regime. Additionally, an overlay district may be an appropriate approach to further protect watersheds with unique conditions or resources, as well as the Green Infrastructure Network.

Additional Incentives

Additional incentives could be employed to supplement changes to the Subdivision and Land Development Regulations and Zoning Regulations for enhanced resource protection and restoration. These could include density bonuses, tax credits, housing allocations, and private-public partnerships.

EH-4 Policy Statement

Incentivize additional resource protection and restoration measures within new development and redevelopment.

Implementing Actions

1. Consider increased use of a density exchange overlay district, in both the West and the East, to protect sensitive resources in areas with unique conditions or resources.
2. Consider incentives to encourage environmental protection and restoration when properties are developed or redeveloped, such as tax credits, density bonuses, housing allocations, and public-private partnerships.
3. Evaluate and strengthen the Green Neighborhood Program to ensure adequate incentives will increase program use, advance other General Plan policies and incorporate new options, such as increased moderate income housing units, and result in more innovative demonstration projects for future green development.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EH-3 - Ensure the Subdivision and Land Development Regulations and Zoning Regulations provide adequate protection for sensitive environmental resources within new development and redevelopment.		
1. Evaluate and enhance protections, including sediment and erosion control, where needed for sensitive environmental resources, such as water resources, steep slopes, and rare, threatened, and endangered species, in the Subdivision and Land Development Regulations.	DPZ HSCD	Mid-Term
2. Explore whether cluster development may also be appropriate in other residential zoning districts during the zoning regulation update process.	DPZ	Mid-Term
EH-4 - Incentivize additional resource protection and restoration measures within new development and redevelopment.		
1. Consider increased use of a density exchange overlay district, in both the West and the East, to protect sensitive resources in areas with unique conditions or resources.	DPZ	Mid-Term
2. Consider incentives to encourage environmental protection and restoration when properties are developed or redeveloped, such as tax credits, density bonuses, housing allocations, and public-private partnerships.	DPZ HCEDA Private Partners	Mid-Term
3. Evaluate and strengthen the Green Neighborhood Program to ensure adequate incentives will increase program use, <u>advance other General Plan policies and incorporate new options</u> , such as increased moderate income housing units, <u>and result in more innovative demonstration projects for future green development.</u>	DPZ DILP OCS	Mid-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EH-5 - Evaluate and improve stormwater management requirements to enhance climate change resilience.		
1. Conduct a flooding vulnerability assessment to determine which watersheds are susceptible to chronic flooding under current and expected future precipitation patterns.	DPW	Ongoing
2. Update stormwater management design standards to address current and expected future precipitation patterns. Consider adding quantity management requirements, including management for short-duration, high-intensity storms in vulnerable watersheds.	DPZ DPW OCS	Mid-Term
3. Evaluate opportunities to further reduce stormwater runoff and pollutant loadings when redevelopment occurs.	DPZ DPW OCS	Mid-Term
4. Continue to use a nature-based or green stormwater infrastructure approach (bioretention, swales) in combination with a built or gray infrastructure approach (pipes, ponds) to address flood mitigation and adaptation, to maximize ecological benefits.	DPW DPZ OCS Private Partners	Ongoing
5. Evaluate alternatives for improving, enforcing, and funding long-term inspection and maintenance of stormwater management facilities, particularly those facilities located on private residential lots.	DPW Private Partners	Mid-Term