

Amendment 17 to Council Bill No. 26-2012

**BY: Chairperson at the request of
the County Executive**

**Legislative Day No. 10
Date: July 26, 2012**

Amendment No. 17

(This amendment substitutes a new Appendix A in order to reflect that certain items are “ongoing” and to make a technical correction to insert an Implementing Action into Policy 7.6.)

- 1 In the PlanHoward 2030, attached to the Bill as introduced, remove Appendix A and substitute a
- 2 revised Appendix A as attached to this Amendment.

3

I: INTRODUCTION

1. Quality of Life & Sustainability

This chapter does not contain Policies and Actions

2. Public Participation

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 2.1 – Promote dialog throughout development and implementation of <i>PlanHoward 2030</i> with a broad range of community participants including those groups who are underrepresented or are part of a special population.			
a. Involvement. Engage the full spectrum of the County’s population in planning and implementing actions.	On-going		
b. Monitoring. Engage diverse stakeholder groups in the monitoring process with the first monitoring report due three years after plan adoption and the second monitoring report due five years after the first report.	On-going		

II: ENVIRONMENT

3. Environmental Protection

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+ yrs
Policy 3.1 – Ensure the adequacy of wastewater treatment capacity.			
a. Plant Expansion and Upgrade. Accommodate flows from projected growth in the Planned Service Area by completing the expansion and upgrade of the Little Patuxent Water Reclamation Plant.	✓		
b. Flows and Nutrient Loads. Require that properties added to the current Planned Service Area (PSA), large redevelopment sites within the PSA, and large sites with zoning intensification within the PSA minimize increases in flow and the nutrient concentration in flow sent to the wastewater treatment plants.	✓		
c. Wastewater Reuse and Nutrient Trading. Encourage the State to expand options for wastewater reuse and nutrient trading to reduce nutrient flows and help maintain the nutrient cap at the Little Patuxent Water Reclamation Plant and the Patapsco Waste Water Treatment Plant.	✓		
Policy 3.2 – Reduce pollution loads to surface and groundwater.			
a. Stormwater Utility. Institute a dedicated fund to ensure increased and sustained funding for stormwater and watershed management programs		✓	
b. State Grant Funds. Conduct public outreach and education to encourage use of State grant funds for septic system upgrades to nitrogen-reducing systems when the funds are available on a statewide basis.	✓		
c. Financial Incentives. Provide financial incentives such as tax credits, low-interest loans, and grants to promote the use of nitrogen-reducing treatment for new and upgraded septic systems.		✓	
d. Inspections and Maintenance. Establish and maintain a long-term septic system inspection and maintenance infrastructure for nitrogen-reducing systems.		✓	
e. Nutrient Trading. Explore the potential for cross-sector nutrient trading to utilize the most cost-effective nutrient reduction strategies.			✓

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+ yrs
Policy 3.3 – Use watershed management plans to guide the protection and restoration of water resources.			
a. Watershed Management Plans. Prepare comprehensive watershed management plans for all watersheds, to set priorities and guide efforts to protect, restore, and improve the County's water resources. Complete and update all watershed management plans on a regular cycle.	✓	✓	
b. Forest Cover and Riparian Forest Buffers. Establish and achieve measurable goals for forest cover and riparian forest buffers in all County watersheds.	✓	✓	
c. Resident Participation. Encourage active participation of individuals, businesses, and local community and environmental organizations in restoration activities.	On-going		
d. Wetlands. Develop a wetlands program to inventory, map, protect, and enhance wetland resources.	✓	✓	
e. Dedicated Funding. Institute a dedicated fund (often referred to as a stormwater utility) to ensure increased and sustained funding for the watershed management program.	✓		
f. Grant and Cost-Share Opportunities. Pursue Federal and State grant and cost-share opportunities to secure additional resources for restoration efforts. Apply jointly with community and environmental organizations, and with neighboring jurisdictions, as appropriate.	On-going		
Policy 3.4 – Coordinate regional protection of water resources.			
a. Patuxent and Patapsco Rivers. Coordinate and cooperate with other local, regional, and State agencies and organizations on joint watershed planning and management for the Patuxent and the Patapsco Rivers.	On-going		
Policy 3.5 – Promote individual environmental stewardship.			
a. Stewardship. Conduct public outreach and education to encourage individuals and businesses both to be good stewards of their own property and participants in community environmental enhancement efforts.	On-going		
b. Best Management Practices. Expand current outreach and education efforts to promote and assist private property owners with the implementation of best management practices, including installing rain gardens and rain barrels, planting stream buffers, replacing lawn with native plants, and increasing tree canopy, and limiting use of lawn chemicals.	On-going		
c. Agriculture. Encourage the agricultural community to continue to work with local, State, and Federal agencies and programs to implement best management practices.	✓		
Policy 3.6 – Safeguard the environmental integrity of the region's reservoir systems.			
a. Funding and Support. Increase funding and support for implementation of the Baltimore Reservoirs Action Strategy and the Patuxent Reservoirs Priority Resource Protection Program.		✓	
Policy 3.7 – Secure better protection of environmental resources within new developments.			
a. Streams, Wetlands, and Floodplains. Evaluate the effectiveness of current regulations in protecting streams, wetlands, and floodplains.	✓		
b. Environmentally Sensitive Development. Encourage more environmentally sensitive design in residential zoning districts other than the R-ED District. Promote the use of the neighborhood preservation parcel option, as well as the use of smaller, tightly clustered lots to limit site disturbance and maximize open space for natural resource protection.	✓	✓	
c. Higher Intensity Development. Institute development requirements and/or incentives for better resource protection in higher density residential projects and commercial, office, and manufacturing areas.			✓

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+ yrs
Policy 3.8 – Improve stormwater management practices throughout the County to help restore and protect water resources.			
a. Redevelopment. Ensure redevelopment is designed and implemented to reduce stormwater runoff rate, volume, and pollution to the maximum extent practicable.	✓		
b. Incentives for Enhancements. Create incentives for new development and redevelopment to provide onsite or on-site or off-site water quality enhancements that exceed minimum regulatory requirements.		✓	
Policy 3.9 – Increase collaboration between residents, businesses, nonprofit groups, and the County on implementing state-of-the art sustainability practices and techniques.			
a. Sustainability Center. Consider developing an online center, associated with Green Central Station, which provides information about reducing the community’s carbon footprint and about cost-effective green practices and products.	✓		
b. Green Directory. Work with the local business and nonprofit communities to instill sustainability principles in their products and services, and help them by promoting them in the Green Business Directory.	✓		
c. Expanding Green Network. Establish criteria for joining the Green Business Directory and Green Business Council; create incentives for joining. Promote membership and use of the Directory on Green Central Station.	✓		
d. Education and Incentives. Work with the financial and real estate communities to promote green buildings and neighborhoods, through education on environmental and financial benefits and incentives for residents implementing sustainable practices. Incorporate benefits of green technologies and ecosystem services into building and property values.	✓		

4. Resource Conservation

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 4.1 – Promote additional agricultural preservation opportunities.			
a. Funding Application Cycles. Facilitate additional Agricultural Land Preservation Program application cycles and recruit owners of uncommitted land to preserve their farms.			✓
b. Other Preservation Options. Promote other preservation options such as the dedication of easements to the County through the subdivision process, the purchase of easements by the MALPF program, and the donation of easements to nonprofit land trusts.	✓	✓	
Policy 4.2 – Enhance and expand the partnership between the ALPP, the EDA, and the farming community to assist farmers as agriculture continues to evolve and diversify.			
a. Agricultural Working Group. Establish a working group consisting of the ALPP, the EDA, and agricultural community representatives to advise DPZ on farming issues, such as expanded uses to enhance the farm economy.	✓		
b. Assistance to New Farmers. Consider joint ALPP/EDA projects to educate new farmers about innovative products or practices and to encourage new farming ventures via technical assistance, agribusiness innovation grants, or other incentives.		✓	
c. Marketing of Local Products. Expand marketing efforts like the Farm-City Celebration, farmers markets, community supported agriculture, and other projects that focus on the benefits of local products and business opportunities.	✓		
d. Monitoring and Stewardship of Easements. Use the easement monitoring and inspection visits to identify issues of concern and offer assistance to easement holders.	✓		
e. Training for Real Estate Professionals. Educate real estate agents, appraisers, and others on the retained rights and market value implications of easement-restricted land.	✓		
f. Agricultural Services Center. Consider consolidating offices, services, and educational resources for the farming community in a single location.		✓	
Policy 4.3 – Educate rural residents about the County’s Right-to-Farm Law.			
a. Right-to-Farm Update. Evaluate the clarity and effectiveness of current Right-to-Farm provisions with input from the farm community.	✓		
b. Educational Materials. Produce and distribute educational materials that bridge the gap between farm and nonfarm neighbors.	✓		
Policy 4.4 – Require more robust separation between cluster lots and adjoining agricultural properties.			
a. Better Buffers. Amend the Subdivision Regulations to require fencing, a landscape buffer, or a nonbuildable preservation parcel buffer between cluster lots and adjoining agricultural properties.	✓		
Policy 4.5 – Differentiate between the Rural Conservation (RC) and the Rural Residential (RR) zoning districts, so the RC provides increased flexibility for the agricultural community and the RR better balances farming operations and residential quality of life.			
a. Review of Permitted Uses. Examine and amend where appropriate the list of accessory and conditional uses in the RC and RR districts, and refine uses and standards for approval.	✓		
b. Use Designations. Review use designations (permitted by right, by permit, and conditional) in each Rural West zoning district, and determine whether amendments are needed to make some uses less or more restrictive.	✓		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 4.6 – Formalize a Green Infrastructure Network Plan in Howard County.			
a. Green Infrastructure Network. Define, protect, and enhance a Green Infrastructure Network that includes and links the most ecologically significant natural areas in Howard County.	✓		
b. Protection and Enhancement Strategy. Develop a Green Infrastructure Protection and Enhancement Strategy that identifies property owner education, land management, preservation incentives, acquisition, and regulatory tools and also includes implementation priorities.	✓		
c. Land Preservation, Recreation and Parks Plan. Incorporate the Green Infrastructure Network into the Department of Recreation and Park's <i>Land Preservation, Recreation and Parks Plan</i> .	✓		
Policy 4.7 – Continue to protect, restore, and expand forested lands.			
a. Forest Integrity. Prioritize retention and reforestation areas, guide efforts to minimize forest fragmentation, and increase forest interior habitat.	On-going		
b. Native and Invasive Exotic Plants. Expand on current endorsements regarding the use of native plants and continue to discourage and prohibit the use of invasive exotic plants for landscape planting in new projects.	On-going		
c. Deer Management. Continue to expand a comprehensive deer management program.	On-going		
Policy 4.8 – Expand our protection of rare, threatened, and endangered species.			
a. Habitat Information. Work with the DNR to update information on rare, threatened, and endangered species habitat currently present within the County.		✓	
b. Development Regulations. Evaluate the effectiveness of current regulations on forest conservation, wetlands, stream buffers, and steep slopes and on criteria for open space acquisitions to enhance habitat protection. Refine the development regulations, where appropriate, to ensure habitat is included in protective easements or open space.	✓		
Policy 4.9 – Balance the potential for mineral extraction with other land uses.			
a. Development Regulations. Review current regulations to address mineral extraction operations and site reclamation.			✓
Policy 4.10 – Expand on existing programs to enhance historic preservation.			
a. Historic Tax Credits. Promote greater use of County historic tax credits for properties in local historic districts or listed on the Historic Sites Inventory.	✓		
b. Programs and Laws. Strengthen historic preservation programs and laws both to prevent demolition and incentivize restoration and adaptive reuse.	✓		
c. Historic Sites Inventory. Continue to update the Historic Sites Inventory.	✓		
d. Grants. Apply for Maryland Historical Trust grants for documentation of archeological resources, museum collections, and oral histories.		✓	
e. Potential New Districts. Work with property owners regarding the merits of establishing new historic districts, where owners have expressed interest.			✓
f. Main Street Program. Explore establishing a Main Street program for Ellicott City.	✓		
g. Historic Preservation Strategic Plan. Work with historic preservation advocates and other stakeholder groups to define more detailed goals and actions to enhance historic preservation in Howard County.	✓		
h. Public Awareness. Increase public awareness of historic preservation by expanding and promoting educational opportunities for residents to learn about the County's history and historic sites.		✓	
i. Cemeteries. Undertake outreach to historic cemetery owners regarding best practices for maintenance, restoration, and historic tax credit.	✓		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 4.11 – Review current conditions and regulations related to the County’s designated scenic roads.			
a. Survey Update. Conduct a survey of the roads currently on the scenic roads inventory to evaluate whether the roads still qualify for scenic road status.			✓
b. Regulations Update. Determine if amendments to the County Code and/or Design Manual could further enhance protections for scenic roads.			✓
Policy 4.12 – Develop an energy plan that prepares for different future energy scenarios, examines options for various kinds of future energy sustainability, promotes conservation and renewable resources, and sets targets to reduce greenhouse gases.			
a. Education and Outreach. Establish County policies and outreach efforts that educate communities about the potential for a changing relationship with energy resources.			✓
b. Regulations Review. Review County development regulations that promote more compact, complete communities through design for comparison with the “What if?” scenarios in this section.		✓	
c. Scenario Study. Investigate development regulations and infrastructure policies related to future energy options, such as implementing localized community-based power generation and alternative energy sources.	On-going		
d. Climate Action Plan. Implement the County’s 2010 Climate Action Plan (referenced in Chapters 1, 3, and 12), which relates to future energy technology, such as wind, solar, geothermal, and other renewable sources.	On-going		
e. Business Partnering. Work closely with businesses and nonprofits to address their energy supply planning and potential infrastructure needs.			✓
f. Extensive Greening. Continue to enhance the County’s facilities and fleet energy portfolio based on various energy sources and availability scenarios.	On-going		
g. Market Demand. Explore evolving energy markets, plus options for enabling “smart grid” technologies, which reveal new opportunities to create, store, consume, and invest in energy commodities and related assets.			✓

III: ECONOMY

5. Economic Development

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 5.1 – Implement key actions from EDA’s 2011 Strategic Plan to foster a diversified economy and encourage innovation and entrepreneurship.			
a. Fort Meade Economic and Job Growth. Focus on the anticipated growth due to BRAC, Cyber Command, NSA, and other planned expansions to capture new growth.	On-going		
b. Branding. Develop and implement a comprehensive branding effort for Howard County to establish a distinct and readily identifiable research and technology brand in the global marketplace as a “top global tech center.”	✓		
c. Entrepreneurship. Develop a comprehensive strategy to enable entrepreneurs to be creative, grow their businesses, and access capital.			
d. Downtown Columbia Revitalization. Implement the Downtown Columbia Plan to create a vibrant, mixed-use urban center for Howard County. This walkable, livable, revitalized Downtown will create a needed urban anchor that will attract and retain the creative class, and will advance the rebranding of Howard County for the 21st century.	On-going		
e. Renewed Approach to Route 1 and Existing Business Parks. Address the demand for business growth in the Baltimore-Washington Corridor, despite the declining availability of greenfield development sites, through new redevelopment strategies.	On-going		
f. Funding for Transportation. Expand multimodal transportation options and connectivity to ensure an adequate workforce for Howard County employers and to maintain quality of life.	✓		
g. Workforce Development Strategy. Ensure an adequate, trained workforce is available to meet the need for service, entry level, and highly skilled workers through the provision of P-20 education, lifelong learning, diverse housing, commuting and transportation, health care, and benefits costs.			✓
Policy 5.2 – Establish Howard County as a leader in 21st century entrepreneurship, information technology, and cyber security.			
a. Marketing. Create a development and marketing program to attract prime information technology and cyber businesses, as well as the critical skilled workforce.	✓		
b. Infrastructure Capacity. Define broadband, mobile communications, and utility infrastructure requirements, and ensure that service capacity and quality are available.	✓	✓	
c. Innovation. Develop programs and facilities to promote a new culture of entrepreneurship and innovation. Encourage the creation of technology-driven entrepreneurial businesses.	On-going		
d. Education. Work with local businesses to identify the need for leading programs in science, technology, engineering, and math (STEM) in the public schools, Howard Community College, and branch campuses of leading Maryland Universities. Increase participation by minorities and females.	On-going		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 5.3 – Promote future energy and green industries.			
a. Differentiation. Integrate forward-thinking energy and resource use into the County’s economic development agenda, particularly considering green infrastructure and transportation solutions that differentiate the County from neighboring jurisdictions.	✓		
b. Management. Explore evolving energy markets, plus options for enabling “smart grid” technologies, which reveal new opportunities to create, store, consume, and invest in energy commodities and related assets.		✓	
c. Commercial Opportunities. Identify and promote green technologies and associated business opportunities.	✓		
d. Incentivizing Sustainability. Create incentives to attract new businesses demonstrating sustainable practices or developing sustainable, technologies, materials, and products.		✓	
Policy 5.4 – Enhance the Route 1 Corridor revitalization strategy to recognize the distinct character and market potential of diverse corridor segments, and the potential at various intersections, crossings, and nodes for additional retail, restaurant, and employment development as identified in the 2011 Route 1 Market Analysis.			
a. Opportunities. Focus planning efforts to maximize development potential in four types of land-use opportunity areas: redevelopment of high-visibility employment areas; greenfield development of high-visibility employment areas; major industrial park development; and mixed-use opportunity sites.	✓		
b. Zoning Review. Evaluate the efficacy of existing Route 1 zoning districts (CE, CAC, TOD); consider more flexibility, especially regarding commercial uses, and revise zoning as needed to ensure County vision is achieved.	✓		
c. Residential Expansion and Employment Preservation. Accommodate residential development in key nodes in the Route 1 Corridor so that it does not erode opportunities to preserve or redevelop employment areas.	✓		
d. Refine the Vision. Clarify residential and nonresidential land use goals as a framework for evaluating future proposals.	✓		
e. Transportation. Develop transit and road improvement solutions to support revitalization of the US 1 Corridor.	✓		
Policies 5.5 – Proactively consider innovative tools to enhance the Route 1 Corridor’s competitiveness, attract and retain businesses, and maximize redevelopment opportunities.			
a. Economic Growth. Focus incentives on opportunity sites within the Route 1 Corridor and on key industry market sectors with strong growth potential in Howard County.		✓	
b. Beneficial Projects. Adopt a tiered incentive program that provides benefits commensurate with the proposed project’s potential benefit to the County.		✓	
c. Nodes. Develop plans for key opportunity areas that allow for significant future intensification, while maximizing current and intermediate development potential.		✓	
d. Land Assembly. Encourage land assembly to prevent piecemeal redevelopment and facilitate projects that are integral to the County’s long-term development strategy.		✓	
e. Partnering. Evaluate specific scenarios where the County might benefit from engaging in public / private development partnerships (i.e. County/EDA as developer).		✓	

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 5.6 – Plan for Class A office and mixed-use redevelopment of commercial and industrial properties within the Snowden River Parkway area.			
a. Plan for Redevelopment. Work with area property owners and other stakeholders to evaluate market, infrastructure, and design options to develop a plan for transitioning the Snowden River Parkway area into a more intensive and integrated mix of Class A office, residential, retail, and amenity spaces, with multimodal transportation options.		✓	
b. Partner on Implementation. Consider establishing a partnership or special servicing district to promote and manage redevelopment.		✓	
Policy 5.7 – Plan for future transit and road capacity to service and connect Downtown Columbia, the Snowden River Parkway area, Gateway, and Route 1 to regional connections to Baltimore, Washington, and Fort Meade.			
a. Connect Development Nodes. Study the feasibility of regional Bus Rapid Transit (BRT), as well as enhanced local bus service between major business and residential nodes from Downtown Columbia through the Snowden River Parkway area, Gateway Business Park, and the Route 1 corridor to Fort Meade and Odenton in Anne Arundel County. If viable, take action to secure existing CSX rail spur ROW.		✓	
b. Make More Connections. Study the feasibility and cost-benefits of a new roadway connection crossing I-95 between US 1 and Gateway Business Park.	✓		
Policy 5.8 – Continue to enhance the vitality of the Route 40 Corridor and Columbia’s Village Centers.			
a. Enhance Route 40. Encourage commercial renovation and where appropriate mixed-use redevelopment by promoting collaboration between owners and neighbors to create attractive focal points that serve the community.	✓		
b. Strengthen Village Centers. Encourage Village Center property owners, Village Boards, and residents to develop and implement plans for enhancing and / or redeveloping older Village Centers. Collaborate with the Columbia Association to undertake market assessment to assist in repositioning older centers in relation to each other, Downtown Columbia, and other competing commercial centers.	On-going		
Policy 5.9 – Expand programs to support and enhance agribusiness.			
a. Training. Promote County and regional training programs for existing and new farmers to enhance critical business skills.	✓		
b. Diversification. Use Agricultural Land Preservation Program funds to offer matching grants for farms to diversify their agriculture operations through agribusiness innovations.	✓	✓	
c. Mentoring. Create a mentoring program that will connect the younger generation of farmers with experienced farmers and also with farmers who may have property but no one to farm it.	✓		
d. New Leaders. Establish an agricultural leadership program for middle / high school students to teach a broad range of skills both specific to agriculture and also general skills such as team building and public speaking. Work with the Howard County public schools to introduce elements of agricultural education back into the public school curriculum.	✓	✓	

6. Growth

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 6.1 – Maintain adequate facilities and services to accommodate growth.			
a. Place Types and Tiers. Obtain State concurrence on <i>PlanHoward 2030</i> place designations and tiers in accordance with PlanMaryland’s final criteria and procedures and the Sustainable Growth and Agricultural Preservation Act.	✓		
b. Revise APF Regulations. Amend the current Adequate Public Facilities regulations to reduce allocation categories and reflect designated places.	✓		
c. APF Housing Allocations. Incorporate the <i>PlanHoward 2030</i> housing forecasts into the Adequate Public Facilities Housing Allocation Chart.	✓		
d. Zoning. Reduce competition for land resources by promoting more compact development in appropriate growth and revitalization areas.	✓		
e. Density Exchange Option. Review and, as appropriate, amend the density exchange provisions of the DEO zoning district during the Comprehensive Zoning process to help mitigate subdivision restrictions placed on Tier IV properties.	✓		
f. Targeted Funding. Optimize the use of State and County infrastructure funding and program resources targeted to County-designated place types.		✓	
Policy 6.2 – Ensure that the County’s needs for land for government facilities and land preservation are met in light of competing needs for housing and economic development.			
a. Infrastructure Concurrency. Determine the amount and location of land needed for future schools and other facilities, including park and green infrastructure preservation priorities.	✓		
b. Capital Improvements Master Plan. Implement land acquisition priorities and funding via the ten-year Capital Improvement Master Plan.	✓		
Policy 6.3 – Use <i>PlanHoward 2030</i> job and housing forecasts to guide County, regional, and State agency decision making regarding infrastructure and services.			
a. Baltimore Metropolitan Council. Incorporate <i>PlanHoward 2030</i> housing, population, and job forecasts into the Baltimore Metropolitan Council’s official regional forecasts.	✓		
b. Monitoring. Monitor the amount, type, and location of actual housing, population, and job growth for comparison with <i>PlanHoward 2030</i> forecasts.	On-going		
Policy 6.4 – Ensure that the County continues to capture future job and business growth opportunities.			
a. Economic Development. Partner with the Economic Development Authority to develop County policies and programs to implement the County’s Strategic Plan for Economic Development.	✓		
b. Zoning Regulations. Update zoning and other regulations to address the evolving commercial and industrial markets and development trends.	✓		
Policy 6.5 – Plan compact and complete communities through the Comprehensive Zoning process.			
a. Zoning Regulations. Revise the Zoning Regulations to better promote compact redevelopment and appropriate infill.	✓		
b. Development Opportunities. Designate appropriate additional areas within the County’s Priority Funding Area for well-designed, compact development in order to accommodate future job and housing growth.	✓		
c. Planned Unit Development. Consider Planned Unit Development (PUD) zoning to allow increased flexibility for unique, well-designed, site-specific developments.	✓		

7. Transportation

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 7.1 – Increase public awareness of the relationship between personal vehicle miles traveled and highway congestion, air quality, greenhouse gases, and energy independence, as well as how more compact growth patterns and alternate modes of travel can help achieve a sustainable and more environmentally healthy balance.			
a. Green Central Station. Update the County’s Green Central Station website to address transportation’s role in achieving a healthy community. Include emissions calculators and other tools residents can use to measure greenhouse gas savings, map walking or biking distances, organize ridesharing, and access car sharing.	✓		
b. Awareness. Expand resident and business awareness and use of alternative transportation modes, including transit, carpooling, walking, and cycling.	✓		
c. Safe Routes. Expand and promote the Safe Routes to School program.	On-going		
Policy 7.2 – Coordinate State, regional, and local planning and implementation for critical improvements and new transportation facilities based on evaluation of options using a wide range of performance, health, environmental, and financial criteria.			
a. Key Projects. Refine transportation plans and fund the County’s share of projects as identified in: Key Transportation Improvements Anticipated by 2025 (Map 7-1); Key Transportation Improvements Anticipated by 2035 (Map 7-2); Road, Bicycle and Pedestrian Improvements (Figure 7-3); and Transit Priorities (Figure 7-4).	On-going		
b. Regional Cooperation. Engage in State and regional discussions to develop solutions to transportation funding shortfalls.	✓		
Policy 7.3 – Prioritize and pursue cost-effective, long-term capacity improvements to the road and highway network.			
a. Capital Planning. Use Howard County’s Capital Improvement Master Plan to provide predictable funding for the County’s highest priority road projects.	✓		
b. APF Regulations. Evaluate the merits of amending the APF regulations to evaluate alternative modes of travel, as well as both increasing the APF road excise tax and allowing a portion of the funds to be used for transit, bicycle, or pedestrian improvements.		✓	
Policy 7.4 – Enhance the accessibility and quality of existing transit services.			
a. Transit Operations Facility. Develop a transit operations facility to reduce costs by centralizing fleet maintenance and opening competitive bidding to additional transit service operators.	✓		
b. Efficiency and Route Alignment. Maximize efficiency of Howard Transit and HT Ride operations via route alignment and paratransit taxi services.	On-going		
c. Other Jurisdictions. Expand and maximize efficiency of mid-corridor regional transit with Anne Arundel County, Baltimore County, Montgomery County, Prince George’s County, the City of Laurel, and Fort Meade. Evaluate potential and, if advantageous, establish a new multijurisdictional regional transit agency to provide enhanced mid-corridor bus service that also maximizes investment and connectivity with other Baltimore-Washington regional transportation facilities.	✓	✓	
d. Service Frequency. Enhance Howard Transit by implementing half-hour service frequencies, increasing connectivity to other Baltimore-Washington regional transportation facilities (MARC, park-and-ride, pedestrian and bicycle facilities, and Transportation Demand Management initiatives), and instituting other service improvements identified in the Transit Development Plan.	✓	✓	

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 7.5 – Utilize the BMC’s Regional Transit Study to develop an effective plan for significantly expanded regional transit service.			
a. Corridor Evaluation. Evaluate existing and potential transit corridors for future ridership, transit mode options, and cost-effectiveness in order to prioritize public investment within transit corridors.	✓		
b. Rights-of-Way. Preserve transit rights-of-way within existing and potential transit corridors.	✓	✓	
c. Transit Nodes. Identify locations within the Growth and Revitalization areas for more detailed planning for the development of transit-supportive densities and land uses, as well as pedestrian and bicycle connectivity.	✓		
d. Compact Development. Adopt land use policies and regulations to promote compact development patterns that support transit demand through sufficient densities and interconnected street and pedestrian networks.		✓	
e. Downtown Columbia. Develop the Downtown Columbia multimodal transit facility and circulator.		✓	✓
Policy 7.6 – Reduce highway congestion, energy consumption, and greenhouse gases by increasing the number of residents using alternate modes of transportation.			
a. Bicycle Master Plan. Develop a Bicycle Master Plan that defines priority projects and identifies those that can be integrated with pedestrian improvements and transit facilities. Establish an implementation schedule and identify funding.	✓		
b. Complete Streets. Promote complete streets by amending the Design Manual for road improvements to address bus stops and transit shelters, as well as pedestrian pathways, crossings, and bicycle improvements.		✓	
c. Pedestrian Master Plan. Assess progress and refine priorities of the existing Pedestrian Master Plan.	✓	✓	
d. Evaluate Alternative Mobility Options. Evaluate the options to meet the needs of seniors and people with disabilities.	✓		
e. Capital Projects. Establish an interdepartmental team including the Howard County Office of Transportation, Department of Planning and Zoning, Department of Public Works, and Department of Recreation and Parks to prioritize and coordinate implementation of the Bicycle and Pedestrian Master Plans through both capital projects and review of private sector development plans.	On-going		
f. Bus Stops. Expand the study of bus stop needs to identify gaps in bicycle and pedestrian connections between bus stops and surrounding destinations.	✓		
g. Public Outreach. Develop strategies to promote public awareness and use of alternative travel modes for work, errands, and recreation.		✓	
Policy 7.7 – Reduce highway congestion, energy consumption, and greenhouse gases through transportation demand management and innovative technologies.			
a. Ride Sharing. Promote car share and bike share systems, HOV programs, and expanded park and ride lots.	On-going		
b. TDM Program. Study and develop additional TDM programs as mechanisms to mitigate traffic/congestion impacts and expand transit services.		✓	
c. Data Sharing. Investigate sharing of bus location data generated by Howard Transit for potential use by independent software developers to promote transit and transit alternatives.	✓		
d. Broadband Connections. Leverage the County’s investment in the intra-County broadband network to develop a Howard County traffic control center to monitor traffic conditions and coordinate with Maryland State Highway Administration traffic control.		✓	✓

IV: COMMUNITY

8. Public Facilities and Services

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 8.1 – Refine the Capital Improvement Master Plan process by further strengthening the project evaluation criteria, the prioritization process, and the project implementation phasing schedule.			
a. Agency Master Plans. Direct County agencies to regularly update facility master plans that include maintenance and systemic renovations, as well as new or expanded facilities.	✓		
b. Capital Budget Review Committee. Continue to strengthen the interagency review committee’s assessments to assist in setting capital project priorities, phasing, and funding strategies.	✓		
c. State Funds. Explore how under <i>PlanMaryland</i> , State agency funds and programs can be targeted to priority projects within designated Growth and Revitalization areas and Existing Communities.	✓		
d. Innovative Funding. Identify new or creative funding sources and methods such as public-private partnerships.	✓		
Policy 8.2 – Continue to lead by example in further reducing Howard County Government’s environmental impacts and incorporating green building practices into new and renovated public facilities.			
a. Enhance Sustainability. Expand the use of cost-effective, resource-conserving green technologies in new and renovated County facilities.	On-going		
b. Monitoring. Monitor County buildings and vehicles to document environment, health, and safety benefits, as well as cost-effectiveness.	On-going		
c. Public Outreach and Education. Communicate the monitoring data and results of demonstration projects to the public.	On-going		
Policy 8.3 – Use the operating budget process to optimize public services and use of funds.			
a. Ongoing Management. Continue to provide high-quality services to the County’s residents and businesses while maintaining fiscally-prudent budget assumptions.	On-going		
b. Regular Review. Direct County agencies to continue their annual review of services and service delivery to address evolving needs and changing demographics.	On-going		
Policy 8.4 – Ensure the adequacy of water and sewer services.			
a. Wastewater Treatment Plant Capacity. Monitor flows to the Little Patuxent Water Reclamation Plant to ensure sufficient capacity for projected growth in the Planned Service Area.	On-going		
b. Master Plan for Water and Sewerage. Identify capital project priorities for capacity expansion and systemic renovations, as well as innovative approaches to reduce water consumption and recycle treated waste water.	On-going		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 8.5 – Continue to invest in multimodal transportation infrastructure to enhance mobility and access to diverse transportation options.			
a. Road improvements. Continue to use APF-generated excise tax revenues to leverage State and Federal funding for highway capacity improvements. Consider legislation to allow use for other transportation modes.	On-going		
b. Transit Development Program. Update the County’s Transit Development Program every five years to evaluate and prioritize Howard Transit improvements, as well as connections to regional transit.		✓	
c. Innovative Transit Funding. Explore additional public and private funding sources to expand and improve the quality of fixed-route and paratransit service.	✓		
d. Pedestrian and Bicycle Connections. Implement priority pedestrian and bicycle improvement projects and, whenever possible, include as part of road construction or maintenance projects	On-going		
Policy 8.6 – Provide for environmentally sound and cost-effective solid waste management.			
a. Promote Solid Waste Reduction. Continue to expand programs for solid waste reduction, reuse, recycling, and composting. Expand recycling programs to include additional materials as technologies and markets become available, including the possibility of recovery of items from the landfill.	On-going		
b. Plan for Future Capacity. Ensure that the County has reliable options for solid waste processing and disposal that allow sufficient lead time for planning and construction of a new cell at the Alpha Ridge Landfill or other new facilities, or for instituting new programs.	On-going		
Policy 8.7 – Identify and fund the most cost-effective strategies for Watershed Implementation Plan execution.			
a. Funding. Evaluate options and adopt a dedicated funding mechanism.	✓	✓	
b. Best Management Practices. Monitor and evaluate the cost-effectiveness of diverse best management practices to maximize nutrient reduction from the funds expended.	On-going		
Policy 8.8 – Optimize planning and use of available funds to ensure school facilities continue to support high-quality school programs.			
a. Accuracy of Enrollment Projections. Continue to collaborate with the Public School System to improve enrollment projections by refining the methodology for assessing the varying impacts of growth and neighborhood population cycles on individual schools.	On-going		
b. Maximize Use of Existing School Facilities. Balance enrollment between under- and over-capacity schools by redistricting or alternative strategies to encourage full use of schools that have additional capacity.	On-going		
c. Minimize New School Construction. Accommodate the projected enrollments by using modular classrooms and additions whenever possible.	On-going		
d. Land Bank. Acquire additional sites inside the PFA to hold in reserve if needed for future school construction. Consider more urban school prototypes to reduce land acquisition requirements.	On-going		
e. Fund Maintenance, Renovation, and Program Initiatives. Provide sufficient funding to maintain and renovate school facilities and to allow program initiatives that will sustain and enhance the quality of the Public School System.	On-going		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 8.9 – Continue to support Howard Community College’s expanding ability to provide higher education for County residents and workers.			
a. Expansion of Howard Community College. Continue the County’s commitment to fund expansion to accommodate enrollment and program growth. Support HCC in obtaining funds from the State or other sources.	On-going		
b. Work Force Training. Continue to work with the Economic Development Authority, the private sector, and other institutions of higher education to meet workforce development and retraining needs, especially in science and technology-related fields.	On-going		
c. Community Cultural Enrichment. Continue to expand noncredit course offerings and cultural programs that promote lifelong learning and enhance community life.	On-going		
Policy 8.10 – Enhance residents’ access to high quality library resources.			
a. Master Plan. Evaluate the need for additional library capacity to serve planned population and program growth, considering the impact of the Internet and other digital access to information. Provide necessary expansion via additions or new facilities within the Planned Service Area.		✓	
b. Libraries as Educational and Community Focal Points. Enhance the design of existing and any future libraries to both optimize the delivery of service at each library branch and help create a civic focal point. Where feasible, integrate libraries with other complementary public or private facilities.	On-going		
Policy 8.11 – Ensure County residents and visitors have access to a wide variety of arts and cultural programs; cultivate artists; and develop creative workforce.			
a. Arts Council. Continue to support the operations and programs of the Arts Council through financial and in-kind resources and services.	On-going		
b. Community Service Partnership. Continue to utilize the Community Service Partnership with the Howard County Arts Council to distribute public funds to local and regional arts organizations through competitive grant programs and to manage art facilities.	On-going		
c. Business Partnerships. Encourage partnerships between the arts community and the Howard County Economic Development Authority, Howard County Tourism, and private and business sectors to increase awareness of the value of the arts and provide creative funding to support programs and facilities.	On-going		
d. Arts and Entertainment Districts. Explore options to create one or more “Arts and Entertainment” districts in Howard County.		✓	
e. Support for Artists. Increase opportunities for artists to live, work, learn, and present work in Howard County.	On-going		
f. Development. Include art or arts spaces in new public construction when appropriate.		✓	✓
Policy 8.12 – Expand the County park system and recreational facilities.			
a. Land Acquisition. Establish acquisition goals for environmental conservation and active recreation in the 2012 update to the Howard County Land Preservation and Recreation Plan (LPRP). Accelerate land acquisition to meet long-term recreation needs while suitable sites are still available, particularly inside the Planned Service Area where population is greatest.	✓		
b. Recreation Planning. Update the LPRP regularly to establish countywide goals and priorities for development of facilities and recreation programs.	✓		✓

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 8.13 – Enhance community recreational opportunities.			
a. Cooperation with Howard County Public School System. Continue to collaborate on the design, development, management, and maintenance of shared recreation facilities on school sites.	On-going		
b. Coordinate the Columbia Association, Recreation Organizations, and Private Recreation Providers. Expand partnerships with other recreation providers so that the Department of Recreation and Parks programs complement and support efforts by other providers. Provide information on opportunities available through other organizations.	On-going		
Policy 8.14 – Plan for Health and Human Services.			
a. Comprehensive and Coordinated Health and Human Services Planning. Continue to develop data-driven, measureable plans for both Health Services and Human Services. Plans should reflect comprehensive assessment of needs, resources, proposed actions, and implementation strategies with a clear identification of priorities, partner roles, and funding mechanisms.	On-going		
b. Capacity Building. Continue to build positive, collaborative relationships with the Horizon Foundation, Association of Community Services, United Way, the Columbia Foundation, and other capacity-building organizations, as well as the business community, as essential resources for achieving health and human services goals.	On-going		
Policy 8.15 – Enhance the delivery and accessibility of health and human services.			
a. Access to information. Enhance access to data and information technology to facilitate program coordination and strengthen health and human service delivery systems.	On-going		
b. Partnerships for Health and Human Services Delivery. Continue to expand partnerships among government, business, and nonprofit sectors to coordinate health and human services delivery.	On-going		
c. Co-location of Services. Establish multiservice centers, where feasible, in prominent, transit-accessible locations. These centers should be used as focal points for the distribution of health and human services.	On-going		
Policy 8.16 – Minimize loss of life, loss of property, and injury due to fire or medical emergencies.			
a. New Fire Stations. Construct and staff the new and replacement fire stations in the current Capital Improvement Program (Waterloo, Elkridge, and Banneker).	✓	✓	
b. Underground Cisterns. Continue to construct underground cisterns to support fire suppression in the Rural West.	✓	✓	
c. Fire and Rescue Vehicles. Provide funding to replace fire and rescue vehicles when needed.	On-going		
Policy 8.17 – Enhance Police protection.			
a. Organizational and Facility Assessment. Evaluate the options for organizing Police functions and the need for a new central district to develop a plan for new or modified Police Department facilities.	✓		
b. Adequate Resources. Ensure the Police Department has adequate staff and equipment based on levels of crime and demand for services.	On-going		
c. Community Policing and Youth Programs. Continue to focus on community policing programs that allow police officers to work in partnership with communities to solve crimes and work proactively with schools.	On-going		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 8.18 – Continue to invest selectively to maintain and enhance County facilities.			
a. Funding Priorities. Use the Capital Improvement Program to evaluate and prioritize County investments in technology upgrades and systemic renovation for County offices and other facilities.	On-going		
b. Community Revitalization. Continue to invest in renovation of community infrastructure as well as catalytic community revitalization projects, seeking grants and public-private partnerships whenever possible.	On-going		

9. Housing

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 9.1 – Increase public awareness of how combined housing and transportation costs affect housing affordability, traffic patterns, resource consumption, and pollution, to promote support for compact, mixed income, and mixed-use communities that meet the diverse housing needs.			
a. Education on Housing Costs. Utilize diverse strategies such as collaboration with the Board of Realtors, nonprofits, and business groups to educate residents, policy makers, and housing advocates on affordability / value of location efficiency.	On-going		
b. Location Efficient Mortgages. Expand advocacy for location-efficient mortgages to continue to increase the number of households that qualify for homeownership.	On-going		
Policy 9.2 – Expand housing for residents at diverse income levels and life stages by encouraging high quality, mixed income, multigenerational, well designed, and sustainable communities.			
a. Range of Affordable Options. Continue to expand current options for full-spectrum, affordable housing through affordable housing requirements in additional zoning districts; increased regulatory flexibility to provide low and middle alternatives to moderate income housing; institution of density or other incentives; use of fee-in-lieu option; accessory apartments; establishment of public, private, and nonprofit partnerships; and promotion of business community support for workforce housing.	On-going		
b. Diverse Rental Opportunities. Work with developers to provide increased rental choice for all incomes and ages throughout Howard County, especially in areas designated for increased density and revitalization.	On-going		
c. Redevelop Older and Affordable Housing. Expand zoning or other financial incentives to redevelop older, lower income housing into mixed income, sustainable communities.	On-going		
d. Expanded Funding Sources. Pursue additional funding to enable DHCD to continue expanding supplies of affordable housing for low and moderate income households, seniors, and persons with disabilities.	On-going		
e. Transportation Connections. Consider and include transportation in all planning and renovations.	On-going		
Policy 9.3 – Expand innovative programs to enable existing housing to meet full spectrum housing needs.			
a. Education and Outreach. Continue DHCD and DCS efforts to educate home seekers on existing affordable housing programs, Fair Housing law, location-efficient mortgage concepts, and mortgage and lending requirements that assist with decision making on home rental or purchase.	On-going		
b. Preservation of Existing Units. Evaluate legislation to create a “right of first offer” for the County when rental projects are being converted into condominiums to allow for preservation of affordable units.	✓		
c. Protection during Conversions. Expand existing protections for low income and elderly renters in buildings undergoing condominium conversions.		✓	
d. Condominium Financing. Evaluate the effects of condominium fee delinquency on the availability of mortgages and home prices to determine an appropriate response.	✓		
e. Existing Homes. Continue to pursue programs to support use of existing, older homes as another means of addressing affordable housing needs.	On-going		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 9.4 – Expand housing to accommodate the County’s senior population who prefer to age in place and people with special needs.			
a. Universal Design. Continue partnering with public, private, and nonprofit organizations to assist senior citizens and residents with special needs by universal design renovations.	On-going		
b. Promoting Self-Sufficiency. Encourage the development of personal service and home maintenance businesses to promote self-sufficiency for those choosing to age in place.	On-going		
c. Increasing Awareness. Expand outreach to senior citizens and residents with disabilities to increase awareness of existing County, nonprofit, and business services.	On-going		
d. Transportation and Transit. Incorporate transportation options.	On-going		
Policy 9.5 – Support the efforts of County agencies, nonprofits, and other organizations to prevent temporary and chronic homelessness.			
a. Partnering. Continue to partner with public, private, and nonprofit organizations on key actions to implement the Plan to End Homelessness.	On-going		
b. Annual Review. Charge the Board to Promote Self-sufficiency to annually review the Plan to End Homelessness and make recommendations for funding and implementation of targeted initiatives.	On-going		
c. Housing Needs. Partner with DHCD, DCS, and others to address the traditional housing needs of homeless individuals and families challenged by chronic disabilities, health, mental health, and substance abuse.	On-going		
Policy 9.6 – Promote design innovation for all housing types, utilizing cost-effective sustainability principles, to meet the housing and transportation needs of the County’s diverse households.			
a. Universal Design Options. Promote the creation of additional housing developments with universal design features by incentivizing innovative and replicable design and building practices through the use of expedited review and permitting, density bonuses, property tax credits, fee reductions, grants, revolving loans, or marketing assistance as well as the creative use of mixed income developments.		✓	
b. Recognize Innovations. Continue to recognize and highlight design innovation in high quality, cost-effective, sustainable, mixed income and multigenerational housing.	✓		
c. Design Review. Include innovative affordable housing concepts and guidelines in the documents used by the Design Advisory Panel in its review of projects.		✓	

10. Community Design

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+ yrs
Policy 10.1 – Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments.			
a. Infrastructure Maintenance. Identify and set priorities for aging infrastructure that requires maintenance or replacement.	On-going		
b. Infrastructure Gaps. Expand existing infrastructure for older communities that were constructed under prior regulations, so these communities could benefit from additional improvements such as storm drains and sidewalks.	On-going		
c. Environmental Enhancement. Expand environmental remediation to address storm water management, stream bank erosion, and buffer conservation.	On-going		
d. Flexible Infill. Consider zoning modifications that would allow more flexibility in order to encourage limited, compatible infill that enhances an existing community.	✓		
Policy 10.2 – Focus growth in Downtown Columbia, Route 1 and Route 40 Corridors, and some Columbia Village Centers, as well as some older commercial or industrial areas which have redevelopment potential.			
a. Monitor Redevelopment. Monitor and, as needed, refine the redevelopment goals and strategies for Route 1, Route 40, Downtown, and Columbia Village Centers.		✓	
b. Other Opportunities. Identify other older commercial or industrial areas such as the Snowden River Parkway area that are expected to have redevelopment potential by 2030. Determine redevelopment goals and implementing actions.		✓	✓
c. Incentives and Tools. Identify redevelopment tools that may be of assistance in Howard County, such as incentives to maintain and renovate vacant or obsolete commercial properties.	On-going		
d. Leveraging Investment. Prioritize and leverage public and private investment to achieve revitalization goals.	✓		
Policy 10.3 – Enhance the County’s existing high quality of life and sustainability through community-based planning and design for both Existing Communities and areas designated for Growth and Revitalization.			
a. Community Planning. Expand the range and scope of community planning to identify facilities, services, transportation options, environmental enhancements, arts and cultural opportunities, or other amenities that would create more complete communities and reflect community diversity.	✓	✓	
b. Sustainable Communities Program. Utilize community plans to guide public and private investment strategies and regulatory change. Seek State designation as Sustainable Communities, if State programs would be helpful.		✓	
c. New Tools. Develop additional zoning and finance tools to continue to promote and expand complete communities and context sensitive design solutions.		✓	
d. Review Process. Review and update County development regulations to address changes in demographics and markets and to improve design quality.	✓		
Policy 10.4 – Review and update all County development regulations to respond to County General Plan development goals and changing market conditions, and to improve the efficiency of the County’s review process.			
a. More Flexible Zoning. Develop Zoning Regulations that better address infill and redevelopment goals and issues.	✓		
b. Streamlined Processes. Amend development regulations and manuals to streamline the review process to the maximum extent possible.	✓		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 10.5 – Adjust County funding programs to reflect community investment needs and partnership opportunities.			
a. Community Plans. Refine the County’s capital budget process using place types, geographic planning areas, and priorities established by community-based plans.	✓	✓	
b. Sustainable Communities. Seek State support through its Sustainable Communities program by developing action plans for identified areas and convening community work groups to guide planning and implementation.	✓	✓	
Policy 10.6 – Improve the competitiveness and design of commercial areas.			
a. No Extension of Commercial Strips. Reaffirm the policy of past General Plans to not extend strip commercial development on major roads beyond their present limits.	On-going		
b. Older Commercial Properties. Develop strategies to encourage older commercial centers to become stronger community focal points through design improvements and renovation.		✓	
c. Building Design. Adopt standards that require commercial structures to be in scale with adjacent residences and to enhance design by articulating facades and roof lines. Require all facades that are visible from surrounding roads or properties to be similar to the front façade. Prohibit the use of blank rear or side walls in visible locations.		✓	
d. Parking Design. Discourage large parking lots in locations that dominate the public image of the site along main roads. Increase the requirements for internal parking lot landscaping to visually break up large lots, provide more shade, and improve the pedestrian environment.	✓		
e. Pedestrian Improvements. Install sidewalks along roads that provide access to commercial centers and connect store entrances to street crossings and transit stops for increased pedestrian safety and convenience. Adopt standards that encourage provision of pedestrian-scale spaces, such as landscaped plazas and sitting areas.			✓
f. Sign Code. Review the County Sign Code for possible revisions to commercial signs.			✓
Policy 10.7 – Improve the functioning and design of rural commercial crossroads.			
a. Commercial Crossroads Plans. Identify and prioritize areas in the West that would benefit from planning activities that assess business and community needs and determine strategies to support the economic function and design of rural commercial crossroads.	On-going		

V: ACTION!

11. Implementation

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+ yrs
Policy 11.1 – Monitor progress in implementing <i>PlanHoward 2030</i> policies and actions.			
a. PlanHoward 2030 Monitoring Report. Publish a <i>PlanHoward 2030</i> Monitoring Report which assesses progress in implementing this Plan and identifies potential adjustments to policies or implementing actions. Present the first monitoring report to the Planning Board for its recommendations and public comment three years after plan adoption and the second monitoring report five years after the first report.		✓	
b. State-Required Indicators. Include General Plan related, State-required indicators in the annual Development Monitoring System report.	On-going		

12. Stewardship

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+ yrs
Policy 12.1 – Howard County Government will continue to lead by example as a good steward of the shared resources within the community and the region.			
a. Regional Collaboration. Monitor regional efforts to conserve or restore environmental quality (i.e. air, land, water), while expanding all efforts to protect water and air quality and natural resources.	On-going		
b. Continuous Innovation. Implement new strategies for improving the efficiency and sustainability of County services provided to the community.	On-going		
c. New Opportunities. Identify additional solutions to assist County businesses and residents in implementing new, more sustainable technologies.	On-going		
d. Reducing GHGs. Continue to reduce greenhouse gas emissions through an expanding focus on energy, mass transit, bicycle, and pedestrian initiatives.	On-going		
e. Enhanced Recycling. Continue to look for additional ways to increase donation, recycling, and food waste collections to expand the County's progress in these areas.	On-going		
f. Commercial Options. Consider reexamination of business recycling as an option for business and apartments in Howard County, if found to be cost-effective and efficient.		✓	
Policy 12.2 – Engage all members of the County's socially and economically diverse community and highlight stewardship goals specific to the unique situations of each audience and community group.			
a. Multicultural Outreach. Continue to provide targeted outreach to minority populations, as well as multilingual outreach materials and approaches.	On-going		
b. Cross-Jurisdictional Outreach. Increase partnering efforts with public, private, and nonprofit communities to expand and coordinate all messages regarding sustainability efforts with a focus on outreach to immediately adjacent, neighboring jurisdictions.	On-going		
c. Expanded Programming. Expand on current offerings and programs to provide more sustainability workshops and speaker series for individuals, businesses, and nonprofits.	On-going		

Policies and Implementing Actions	Short 0-3 yrs	Mid 4-7 yrs	Long 8+yrs
Policy 12.3 – Increase currently successful, collaborative efforts between residents, businesses, nonprofit groups, and the County to continue implementing state-of-the art, cost-effective, sustainability practices and techniques.			
a. Networking. Expand networking and resource sharing for businesses and nonprofits, such as expanding networking opportunities at GreenFest, through the Green Business Council, and via the Office of Environmental Sustainability.	On-going		
b. Demonstration Projects. Increase demonstration sites and provide tours throughout the County of various techniques for living more sustainably, such as rain water reuse, alternative energy, and protecting natural resources and habitat areas.	On-going		
c. Public Education Resources. Expand work with schools and educational centers to incorporate case studies and demonstration projects into curricula and lessons.	On-going		
d. Ongoing Advancement. Revise regulations, such as Green Building Legislation, and implement new cost-effective requirements in order to maintain cutting-edge sustainability standards.		✓	✓