

# Montgomery County Winter Speaker Series

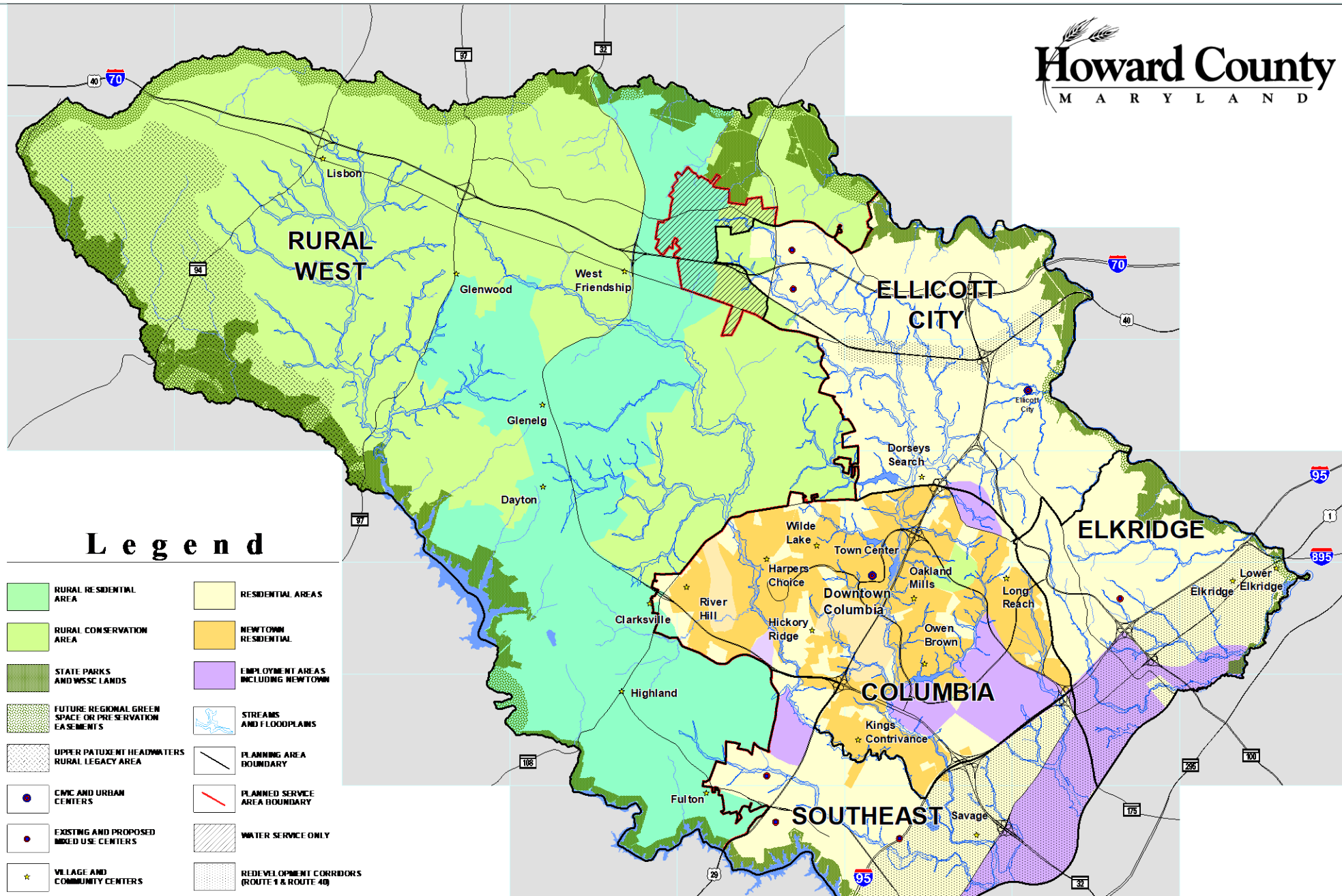
January 16, 2019



## HOWARD COUNTY, MD

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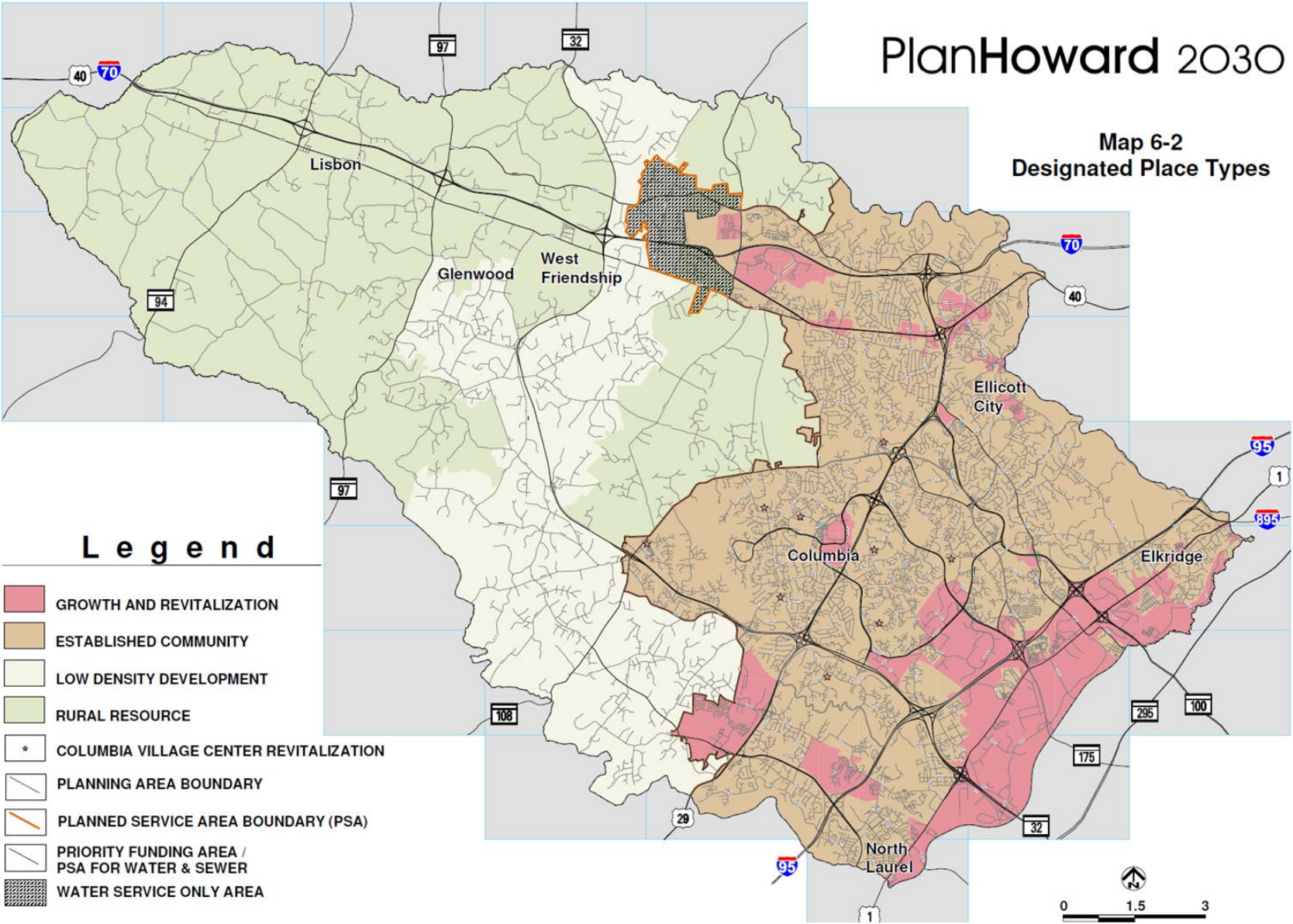




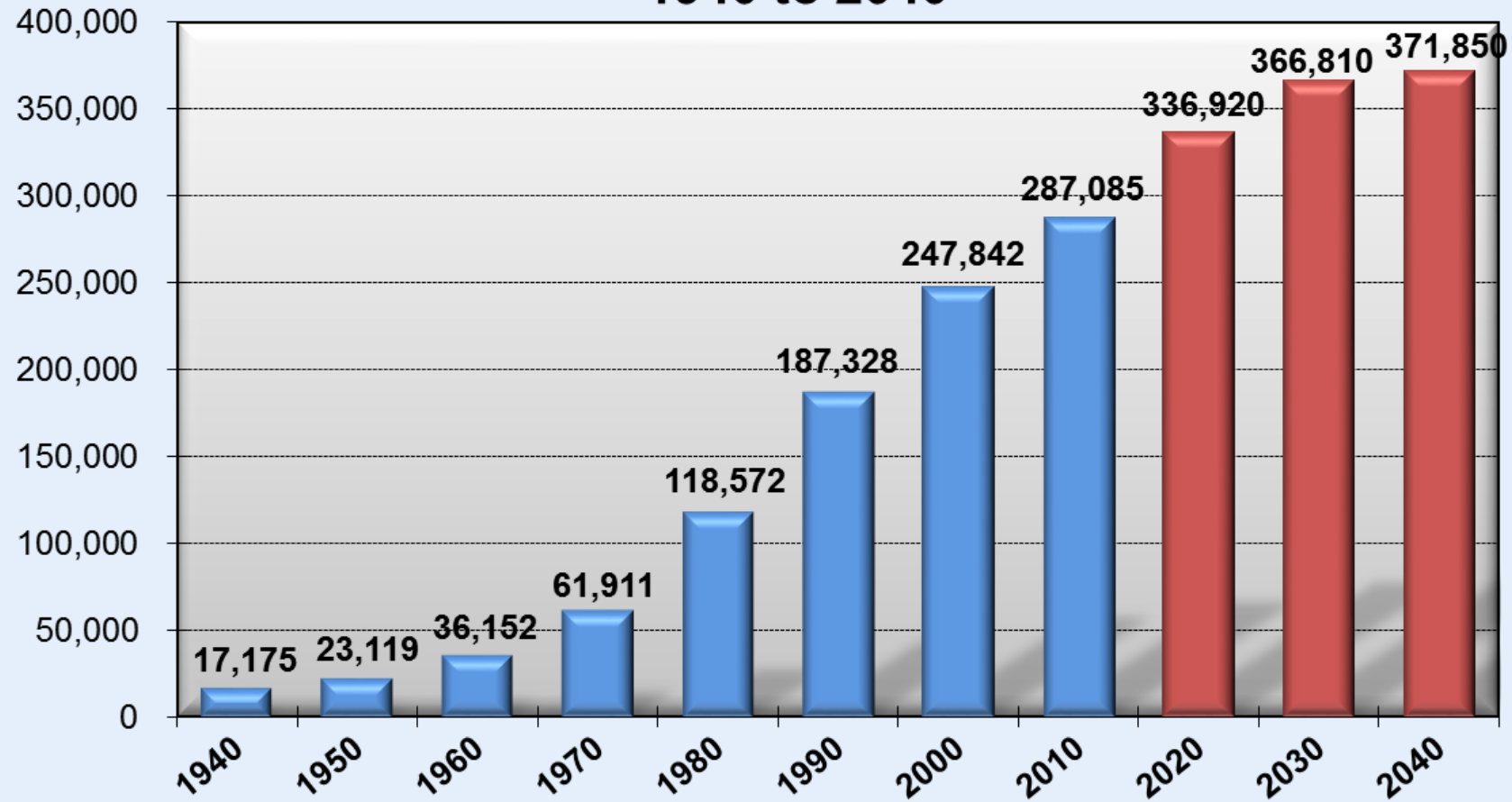


# PlanHoward 2030

Map 6-2  
Designated Place Types



## Howard County Population Growth 1940 to 2040



Source: US Census Bureau, DPZ (Round 9)



# Rouse's Vision for a New City

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

Presentation of the Columbia plan to Howard County Planning  
officials  
November 1964



# Downtown Development

1967



1998



2011





# The Evolution of Downtown Columbia

Today



Vision For the Future



Development Program:

Residential	6,244 units
Retail	1,250,00 sq ft

Office	4,300,000 sq ft
Hotel/Conference Center	640 rooms



*One of America's best known, master-planned communities is getting even better with a bold new redevelopment plan.*

# Long-Term Vision



## From Suburban

- Auto oriented
- Single uses
- Horizontal growth
- Environmentally taxing
- Socially exclusive

## To Mixed Use Urban

- Pedestrian oriented
- Mixed uses
- Vertical compact
- Environmentally sustainable
- Socially inclusive



# Community, County, Master Developer Cooperation

Collaborative, multi-phase plan development process with feedback loops



## GENERAL GROWTH PROPERTIES MASTER PLAN

**2005**

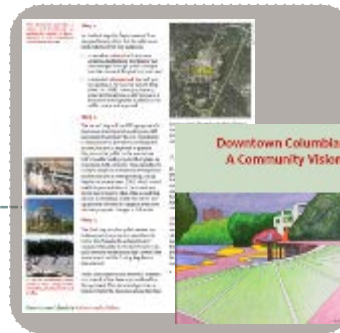
GGP initiates a master plan study for Columbia Town Center



## HOWARD COUNTY COMMUNITY CHARRETTE

**2005**

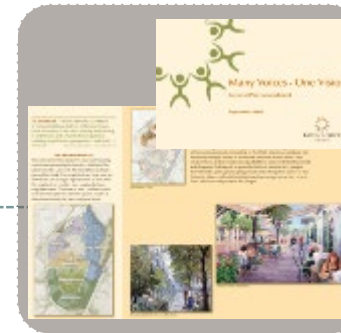
Howard County seeks additional community input in creating a downtown vision



## DOWNTOWN COLUMBIA: A COMMUNITY VISION

**2006-2007**

DPZ convenes a post-charrette Focus Group to further refine the vision and establish a master plan framework



## GENERAL GROWTH PROPERTIES MANY VOICES ONE VISION GPA

**2007-2008**

GGP holds a series of public forums before introducing a GPA and ZRA for Downtown Columbia



## DOWNTOWN COLUMBIA PLAN

**2008-2010**

Following PB review, the County Council adopts CB58-2009 and CB59-2009 (GPA and ZRA) for Downtown Columbia



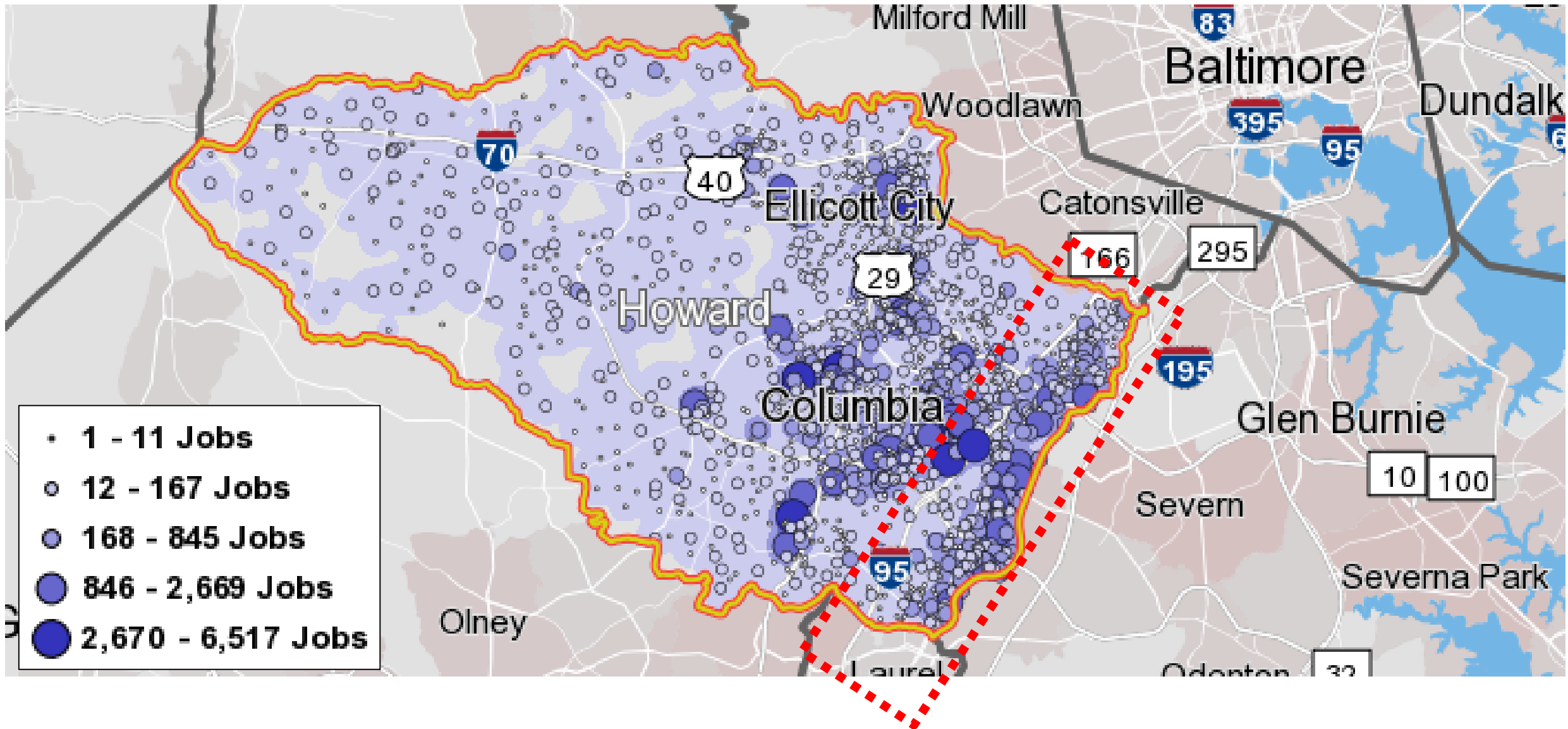
# On The Horizon

The Crescent Neighborhood (Merriweather District)





# 30% of Our Job Base is Located Between I-95 and Route 1



# Howard County: Innovation Fueled Growth

- Reposition Columbia Gateway to become an Innovation District
- Over 900 acres
- One of the best locations in the Mid-Atlantic
- 60% of the site is open space and 20% is parking





# Gateway Innovation District

- 8 Million sq. ft. of commercial real estate
- 11K employees
- 300 businesses





# July 30, 2016 Questions

- How to mitigate flooding and lessen impacts?
- How to rebuild with resiliency?





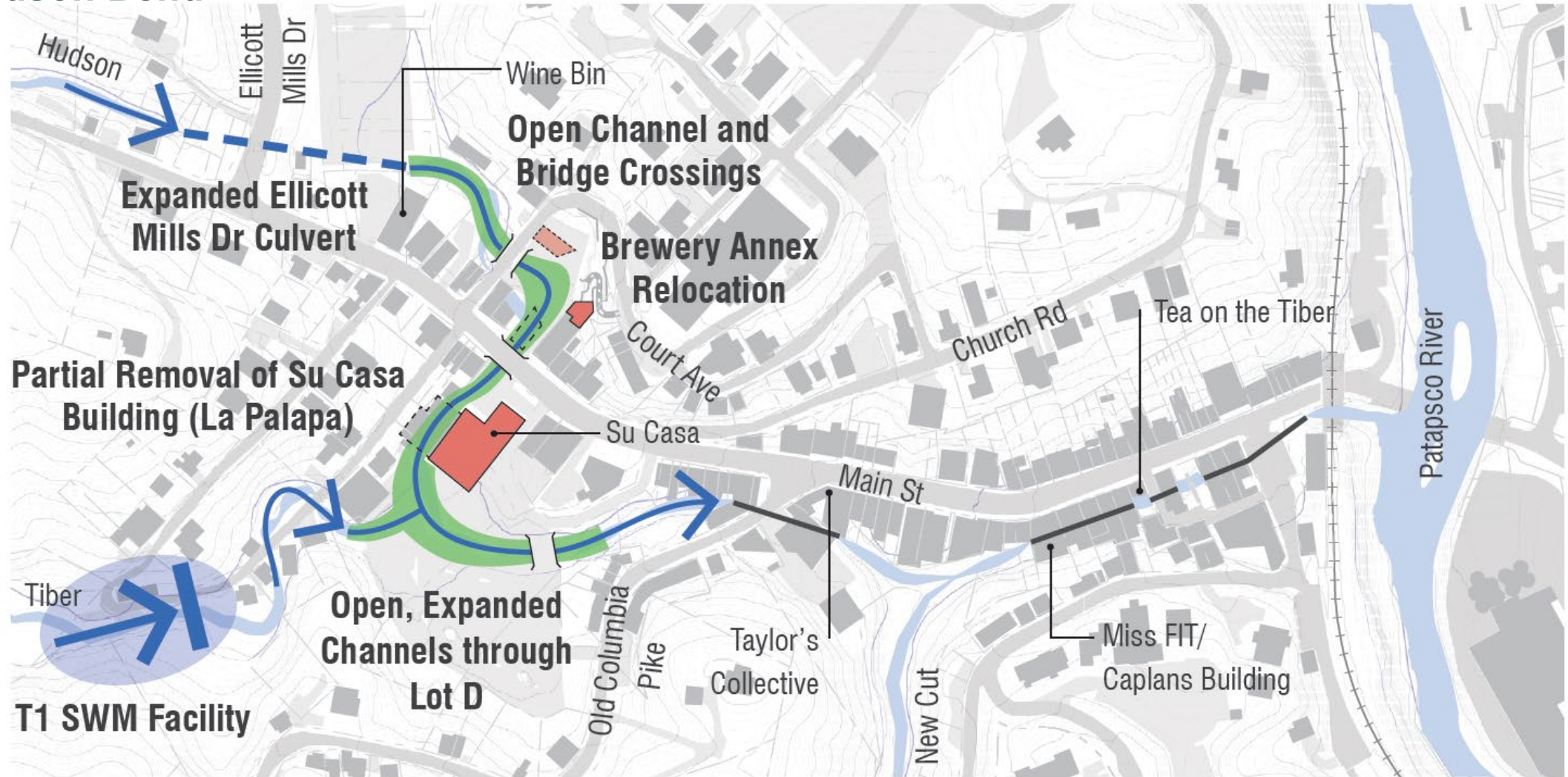
# Purpose of the Master Plan

- Develop a **comprehensive, community-driven vision** for rebuilding Ellicott City
- Address **multiple objectives** while focused on infrastructure to alleviate flooding
- Respond to **unique challenges and opportunities** presented by EC's topography, hydrology, road network and mill-town heritage
- Plan at both the **watershed** and town scales
- The master plan would become a **general plan amendment**



# Master Plan Proposal: Open, Daylit Channel

## “Hudson Bend”





# “Hudson Bend” Amenity Space







Bean Hollow

Caplan's

Cacao Lane

Main St

B&O

Antique Depot

Maryland Ave

Tea on the Tiber

St Paul St

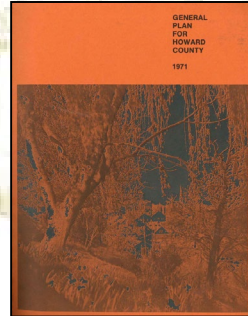
Tiber Alley



# General Plan History

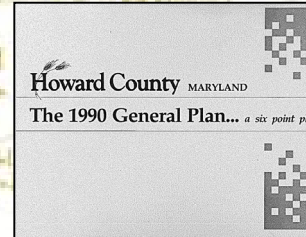
1960

Plan to prevent/solve problems



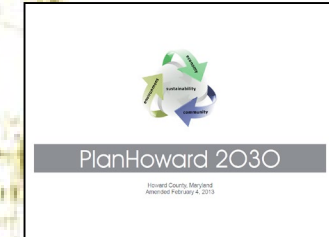
1982

Establish conservation district



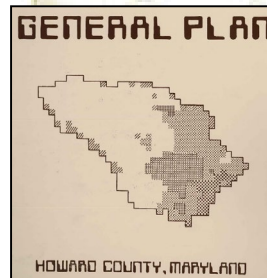
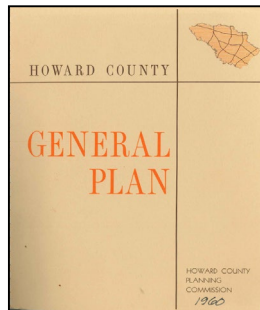
2000

Manage growth + intro. sustainability



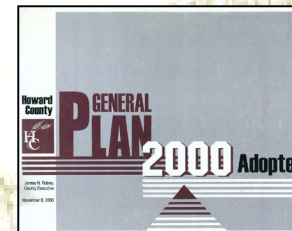
1971

Guide growth to planned service area



1990

Establish new growth management tools



2012

Manage sustainable growth