



HOCO BY DESIGN

“The General Plan”

<https://www.hocobydesign.com/>

**The General Plan provides
development and spending
justifications for
the next 20 years.**

HOCO BY DESIGN

“The General Plan”



How it works....

***Major changes are proposed**

***The approver inquires if the change is “consistent with the General Plan”**

If any section of the General Plan can be loosely associated, It is considered consistent.

***The change is approved.**

HOCO BY DESIGN

“The General Plan”

<https://www.hocobydesign.com/19071/widgets/61121/documents/40341>

Change Log Based On Community Input

- *Asks for more development overall
- *Asks for more exemptions to school overcrowding
- *Requests affordable housing bonus density (that already exists)
- *Desire to change school overcrowding calculations (for more density)

Hoco By Design - Summary Table of Draft Revisions
The following table lists changes made between the Hoco By Design public draft (released in December 2022) and the planning board draft (released in February 2023).

Chapter	Feedback (What We Heard (if applicable))	Changes Made to Plan
Chapter 1: Introduction	N/A	Under "Informing the Draft," added description of public engagement efforts following the release of the public draft, and updated engagement metrics.
Chapter 2: Growth and Conservation Framework	Request for the housing allocation chart to allow additional affordable housing units	Under the topic "Strategy for Growth and Conservation," increased the total number of housing units planned from 25,000 to up to 27,000 (consistent with set-aside units for affordable housing added to the allocation chart in the Managing Growth chapter).
Chapter 2: Growth and Conservation Framework	Request to maintain industrial employment in Columbia where it is currently allowed under FDP use and is successful.	On the Future Land Use Map (FLUM), re-assigned the southern portion of the Snowden-Dobbin Activity Center from Mixed-Use Activity Center to Industrial Mixed-Use Activity Center to allow light industrial uses to continue in the area between Route 32, Gerwig Lane, and Snowden River Parkway. Also on the FLUM, removed a southern portion of the Snowden-Dobbin activity center near Gerwig Lane and re-assigned the character area to industrial. On the FLUM, removed areas surrounding Kit Kat Road from the Dorsey Station District to maintain industrial uses and truck access to Dorsey Run Road south of the Dorsey Station District Activity Center.
Chapter 2: Growth and Conservation Framework	Request to ensure truck access directed away from the Dorsey Station District and to the industrial area along Dorsey Run Road.	On the FLUM, removed areas surrounding Kit Kat Road from the Dorsey Station District to maintain industrial uses and truck access to Dorsey Run Road south of the Dorsey Station District Activity Center.

Chapter 2: Growth and Conservation Framework	Request for industrial uses to continue and/or expand within the South Elkridge District Activity Center.	On the FLUM, re-assigned areas surrounding Pine Avenue from Mixed-Use Activity Center to Industrial Mixed-Use Activity Center to ensure Light Industrial uses are allowed to continue.
Chapter 2: Growth and Conservation Framework	Suggestion to move the Glenelg label away from the Glenwood Rural Crossroads area to avoid confusion.	On the FLUM, moved the Glenelg label east, towards the center of Glenelg, to avoid confusion with the Glenwood Rural Crossroads area.
Chapter 3: Ecological Health	Request that the climate action plan include clear goals and strategies	Under the topic "Mitigating and Adapting to Climate Change," edited an implementing action to state that the climate action plan should maximize opportunities to mitigate and adapt to climate change with clear goals and strategies.
Chapter 3: Ecological Health	Request to enhance, rather than monitor, design requirements for resiliency	Under the topic "Mitigating and Adapting to Climate Change," edited an implementing action to "Enhance county design requirements..."
Chapter 3: Ecological Health	Request to update county Green Building requirements	Under the topic "Mitigating and Adapting to Climate Change," edited an implementing action to "Review and update county Green Building requirements..."
Chapter 3: Ecological Health	N/A	Under the topic "Managing Natural Resources by Watershed," added information about the County receiving a new NPDES permit in December 2022
Chapter 3: Ecological Health	Request to integrate pollinator-friendly practices into county projects	Under the topic "Bee City USA," edited an implementing action to "Integrate pollinator-friendly practices into county policies, programs, and capital projects."
Chapter 4: County in Motion	Request to mention new practices and their relationship to maintenance	Under the topic "Maintaining the Transportation System," added text describing how the County will need to respond to changing maintenance obligations from new

Chapter 10: Managing Growth	Request to add an affordable housing set-aside column to the APFO allocations chart	of about 1500-1600 units per year over the past decade, the revised target of 1580 units is a realistic measure given the remaining land available and multiple factors influencing growth.
Chapter 10: Managing Growth	N/A	Under the topic "Adequate Public Facilities Ordinance," added a paragraph describing the affordable housing set-aside, and added a column to the APFO allocation chart with 150 units set aside per year for affordable housing.
Chapter 10: Managing Growth	Desire for additional explanation of adequate public facilities and school capacity	Under the topic "Adequate Public Facilities Ordinance," reduced the allocation for the column "Other Character Areas" to 365 units per year (previously the annual allocation varied from 365 to 378).
Chapter 10: Managing Growth	N/A	Under the topic "Adequate Public Facilities Ordinance," added explanation of the school capacity test and a table showing the number of housing units placed on hold (pended) since APFO was first adopted in 1992. Added a map showing closed school districts based on the adopted APFO school capacity chart.
Chapter 10: Managing Growth	Interest in understanding trends in residential growth	Moved narrative under the previous sub-topic "Growth and School Planning" to the new Public School Facilities chapter. Added a new sub-topic "Residential Growth Trends" with narrative, tables, and graphs showing a trend toward slower growth in the County.
Chapter 10: Managing Growth	Desire for incentives for additional affordable housing	Under the sub-topic "Managing Growth into the Future," added a paragraph describing APFO process incentives for

Chapter 10: Managing Growth	Request to review APFO with regards to accessory dwelling units	affordable housing. Added an implementing action to "Evaluate opportunities to grant automatic or limited exemptions to incentivize affordable, age-restricted, and missing middle housing developments."
Chapter 10: Managing Growth	Desire to further evaluate APFO related to school planning	Under the sub-topic "Managing Growth into the Future," added an implementing action to "Assess the applicability of APFO to Accessory Dwelling Units and develop recommendations as applicable."
Chapter 11: Implementation	Request to describe plans for future public engagement as part of the description of how Hoco By Design meets the state's planning vision for public participation	Under the sub-topic "Managing Growth into the Future," added an implementing action to "Evaluate the timing and process of the school allocation chart."
Chapter 11: Implementation	N/A	Under the topic "State of Maryland: 12 Planning Visions," added text to the public participation item describing how public engagement is recommended to continue in future plans and noted specific references to future engagement in various Hoco By Design chapters.
Chapter 11: Implementation	N/A	Under the topic "State of Maryland: 12 Planning Visions," added text to note that community design is described in the Character Areas appendix (previously only the Quality By Design chapter was mentioned).
Chapter 11: Implementation	N/A	Under the topic "State of Maryland: 12 Planning Visions," noted that the development regulations element is addressed in the Growth and Conservation chapter (previously only the Managing Growth chapter was mentioned).

HOCO BY DESIGN “The General Plan” NEW- Chapter 8 Public School Facilities

14 Pages

***No reduction in trailers**

***Multiple requests for adequacy exemptions**

***Using Covid time period counts to avoid long term trending**

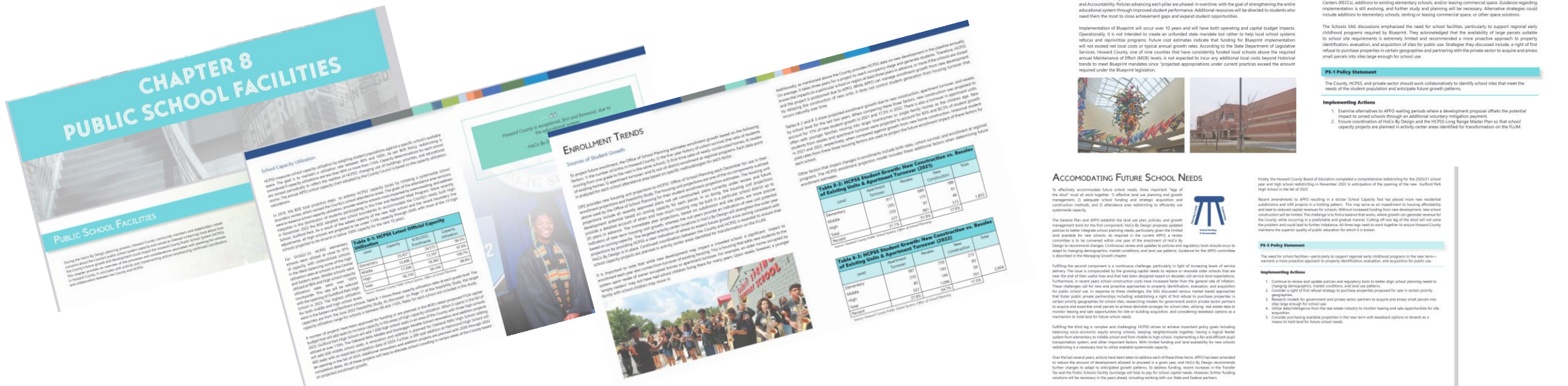
***Continued reliance on openly misleading “development vs resale” talking point**

***Recommends “Pay To Play” granting exemptions to countywide impact fees**

***Continue floating bonds underfunded by development**

***Privatize Schools, Reduce standards**

***Disable most APFO provisions**



Implementation of the Blueprint for Maryland's Future

Another future trend to consider is the implementation of the statewide Blueprint for Maryland's Future ("Blueprint"), a set of policies and dedicated funding that is intended to transform Maryland's early childhood, elementary and secondary system to the level of high performing school systems around the world. Blueprint is based on the recommendations of the Commission on Innovation and Excellence in Education. The Commission made policy recommendations to the Maryland General Assembly (MGA) and thereafter the MGA passed legislation annually from 2018 through 2021.

The General Assembly established priorities and funding provisions, including dedicated funding to support the Blueprint's implementation. Overall, the State of Maryland will invest an additional \$3.8 billion (40% increase) in Maryland's public schools by fiscal 2034 to assist local governments with implementing Blueprint. Additionally, local governments will also need to increase their investment to meet Blueprint goals. However, investment levels will vary by jurisdiction depending on historic spending levels.

Blueprint policies are grouped in the pillars: 1) Early Childhood Education, 2) High-Quality and Diverse Teachers and Leaders, 3) College and Career Readiness, 4) More Resources for Students to be Successful, and 5) Governance and Accountability. Policies advancing each pillar are presented in context with the goal of strengthening the entire educational system through improved student performance. Additional resources will be directed to students who need them the most to close achievement gaps and expand student opportunities.

Implementation of Blueprint will occur over 10 years and will have both operating and capital budget impacts. Operationally, it is not intended to create an unfunded state mandate but rather to help local school systems reduce and reoptimize programs. Future cost estimates indicate that funding for Blueprint implementation will exceed net local costs or typical annual growth rates. According to the State Department of Legislative Services, Howard County, one of the counties that have consistently funded local schools above the required annual Maintenance of Effort (MEO) level, is not expected to incur any additional local costs beyond historical trends to meet Blueprint mandates since "projected appropriations under current practices exceed the amount required under the Blueprint legislation."



ACCOMMODATING FUTURE SCHOOL NEEDS

To effectively accommodate future school needs, three important "legs of the stool" must stand together: 1) effective land use planning and growth management; 2) adequate school funding and emergency, renovation, and construction methods; and 3) streamlined and responsive regulatory and systems capacity.

The General Plan and APFO established the land use plan, policies, and growth management tools for the first component. HOCO By Design proposes additional policies to better integrate school needs into growth management and land use planning. The second component is to streamline and responsive regulatory and systems capacity to meet the needs of the first component. HOCO By Design proposes additional policies to streamline and responsive regulatory and systems capacity to meet the needs of the first component.

Meeting the second component is a continuous challenge, particularly in light of increasing levels of service delivery. This is due to the fact that the land use plan and growth management tools have been designed based on decades-old service level expectations. Performance in these areas has not kept pace with the growth of the county. These challenges call for new and practical approaches to property identification, valuation, and acquisition for public facilities. The third component is to streamline and responsive regulatory and systems capacity to meet the needs of the first component. HOCO By Design proposes additional policies to streamline and responsive regulatory and systems capacity to meet the needs of the first component.

Meeting the third leg is a complex and challenging HOCO By Design proposes additional policy goals including building local economic vitality among other things. The third component is to streamline and responsive regulatory and systems capacity to meet the needs of the first component. HOCO By Design proposes additional policies to streamline and responsive regulatory and systems capacity to meet the needs of the first component.

Over the last several years, actions have been taken to address each of these three items. APFO has been amended to reduce the amount of development allowed to be placed in a given area, and HOCO By Design recommends further changes to adapt to anticipated growth patterns. To address funding, recent increases in the Transfer Fee and Public Schools facility funding will help to pay for school facilities needs. Other funding solutions will be necessary in the years ahead, including working with our State and Federal partners.

The State's legislative analysis also indicates that Blueprint implementation, when coupled with the significant increases of nearly \$4 billion in State aid to school systems over the next 10 years, is intended to help local school systems enhance and reoptimize programs to enrich student experiences and accelerate improved student outcomes.

Given the County's historic high levels of spending, which are significantly above the Maintenance of Effort (MEO), and given additional state funding available, local fiscal impacts are not expected to exceed annual budgetary growth rates. The FY 24 Spending Affordability Advisory Committee reviewed these assumptions as part of their thorough review of the HOCO By Design fiscal analysis and found that the final fiscal impact analysis is sound in methodology and presents reasonable conclusions.

Implementation of the pre-kindergarten requirement under Pillar 1 (Early Childhood Education) will require additional capacity beyond what can be accommodated in existing school buildings. However, Blueprint allows for private academic institutions that meet prescribed quality standards to receive state funding for prekindergarten programs. This will help defray capital and programming costs and reduce the public share of capacity needed to provide voluntary full-day pre-kindergarten services. HCOSS is in early planning stages and has been exploring a variety of strategies including converting half-day classrooms to full-day, construction of Regional Early Childhood Centers (RECC), addition to existing elementary schools, and/or leasing commercial space. Guidance regarding implementation is still evolving, and further study and planning will be necessary. Alternative strategies could include additions to elementary schools, leasing or leasing commercial space, or other space solutions.

The Schools SAC discussions emphasized the need for school facilities, particularly to support regional early childhood programs required by Blueprint. They acknowledged that the availability of large parcels suitable to school site requirements is extremely limited and recommended a more proactive approach to property identification, evaluation, and acquisition of sites for public use. Strategies they discussed include a right of first refusal to purchase parcels in certain geographies and partnering with the private sector to acquire and amend small parcels into sites large enough for school use.

PS-1 Policy Statement

The County, HCOSS and private sector should work collaboratively to identify school sites that meet the needs of the student population and anticipate future growth patterns.

Implementing Actions

1. Examine alternatives to APFO waiting periods where a development proposal offsets the potential impact to zoned schools through an additional voluntary mitigation payment.
2. Ensure coordination of HOCO By Design and the HCOSS Long Range Master Plan so that school capacity projects are planned in a highly center area identified for transformation on the FLUM.

PS-1 Policy Statement

The need for school facilities—particularly to support regional early childhood programs in the near term—warrants a more proactive approach to property identification, valuation, and acquisition for public use.

Implementing Actions

1. Continue to work with the private sector and regulatory tools to better align school planning needs with changing demographics, market conditions, and land use patterns.
2. Continue to work with the private sector and regulatory tools to better align school planning needs with changing demographics, market conditions, and land use patterns.
3. Explore options to streamline and responsive regulatory and systems capacity to meet the needs of the first component.
4. Explore additional strategies to streamline and responsive regulatory and systems capacity to meet the needs of the first component.

Meeting the second component is a continuous challenge, particularly in light of increasing levels of service delivery. This is due to the fact that the land use plan and growth management tools have been designed based on decades-old service level expectations.

Meeting the third leg is a complex and challenging HOCO By Design proposes additional policy goals including building local economic vitality among other things. The third component is to streamline and responsive regulatory and systems capacity to meet the needs of the first component.

Over the last several years, actions have been taken to address each of these three items. APFO has been amended to reduce the amount of development allowed to be placed in a given area, and HOCO By Design recommends further changes to adapt to anticipated growth patterns. To address funding, recent increases in the Transfer Fee and Public Schools facility funding will help to pay for school facilities needs.

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APFO Recommendations To Next Committee

(Yes, the consultant is providing APFO direction... not you... not the committee)

***New APFO chart with lower allocation numbers. (Recommended to be removed later in the document)**

***Charts showing no capacity issues countywide. (Followed by charts showing the impact of current overcrowding)**

***Basing projections on community meetings, rather than actual units built.**

***Evaluate (to eliminate) APFO time pauses, unit caps, and fees that regulate development in overcrowded school areas**

***No focus to ensure children have adequate school capacity at or below 100% utilization**

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

Housing Unit Allocations

APFO sets the pace of new residential development through an annual housing allocation chart, which caps the number of new units that can be built each year by geographic region. Once the annual cap is reached, additional units are placed "on hold" until the next year when more allocations are made available.

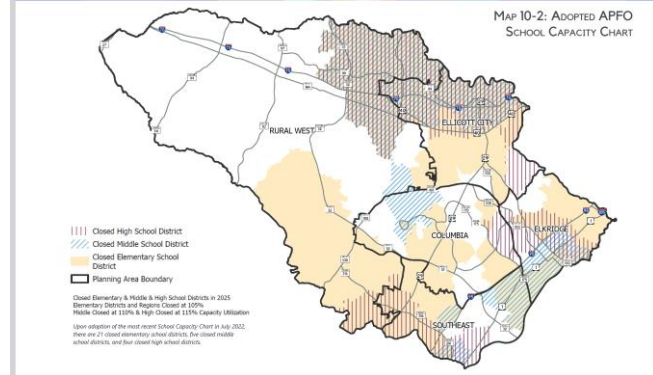
The allocation chart for HOCO is shown in Table 10-1 and includes the years 2019-2040. This allocation chart is based on the approximately 1,300 housing units targeted per year over the 15-year timeframe of this chart. Allocations are granted, if available, until the initial subdivision or the development plan is approved. Green land is typically reserved for the development review process to be completed by the end of the year. Green land is typically reserved for the development review process to be completed by the end of the year. Green land is typically reserved for the development review process to be completed by the end of the year.

The geographic region in the HOCO By Design allocation chart includes the following areas: 1) Downtown Columbia, 2) Activity Centers, 3) Other Character Areas, and 4) Rural West. Allocations amount to an average of approximately 1,300 new residential units per year over the 15 years in the chart. The total number of units is approximately 19,500 units. The number of units in each region are listed in the table below. The total number of units is approximately 19,500 units. The number of units in each region are listed in the table below.

As indicated earlier, HOCO By Design anticipates future development in the Gateway Regional Activity Center. Once a master plan for Gateway is completed, and the number and pricing of residential units for Gateway determined, the allocation chart can be amended to include such allocations. Gateway or a separate chart for Gateway can also be developed. These units are not likely to be built in the near term as zoning changes to allow such units will take several years after zoning is completed.

Table 10-1: Howard County APFO Allocations Chart - HOCO By Design

Year	Activity Centers	Other Character Areas	Rural West	Downtown Columbia	Total	Remaining
2019	1,300	1,300	1,300	1,300	5,200	19,500
2020	1,300	1,300	1,300	1,300	5,200	14,300
2021	1,300	1,300	1,300	1,300	5,200	9,100
2022	1,300	1,300	1,300	1,300	5,200	3,900
2023	1,300	1,300	1,300	1,300	5,200	0
2024	1,300	1,300	1,300	1,300	5,200	0
2025	1,300	1,300	1,300	1,300	5,200	0
2026	1,300	1,300	1,300	1,300	5,200	0
2027	1,300	1,300	1,300	1,300	5,200	0
2028	1,300	1,300	1,300	1,300	5,200	0
2029	1,300	1,300	1,300	1,300	5,200	0
2030	1,300	1,300	1,300	1,300	5,200	0
2031	1,300	1,300	1,300	1,300	5,200	0
2032	1,300	1,300	1,300	1,300	5,200	0
2033	1,300	1,300	1,300	1,300	5,200	0
2034	1,300	1,300	1,300	1,300	5,200	0
2035	1,300	1,300	1,300	1,300	5,200	0
2036	1,300	1,300	1,300	1,300	5,200	0
2037	1,300	1,300	1,300	1,300	5,200	0
2038	1,300	1,300	1,300	1,300	5,200	0
2039	1,300	1,300	1,300	1,300	5,200	0
2040	1,300	1,300	1,300	1,300	5,200	0
Total	19,500	19,500	19,500	19,500	19,500	0



MG-1 Policy Statement

Evaluate and amend APFO to support the vision and policies presented in HOCO By Design, including current and anticipated development patterns and challenges.

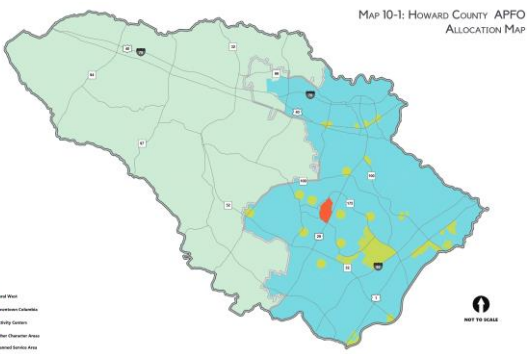
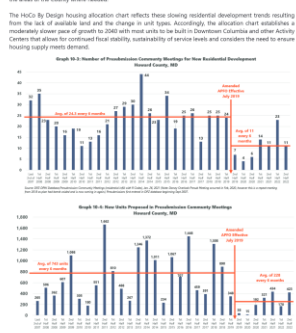
Implementing Actions

- As part of the evaluation of APFO, achieve the following:
 - Research APFO models used in other Maryland and U.S. jurisdictions that account for infill development and redevelopment to support future growth and transportation patterns as anticipated in this General Plan.
 - Assess the applicability of APFO to Accessory Dwelling Units and develop recommendations as applicable.
 - Evaluate opportunities to grant automatic or limited exemptions to incentivize affordable, age-restricted, and missing middle housing developments.
 - Evaluate the necessity of a housing allocation chart, including its goals, design, and appropriate place in law.
 - Schools:
 - Collect data for school demands in the County sufficient to evaluate existing conditions, emerging trends, and future year needs. This analysis should include an evaluation of the life cycle of new and existing neighborhoods to better understand the origins of student growth.
 - Evaluate the extent to which new growth generates revenues to pay for school infrastructure and review alternative financing methods.
 - Evaluate the school capacity test in the current APFO to determine if intended outcomes are being achieved and recommend changes to the framework and process to better pace development with available student capacity.
 - Examine alternatives to APFO waiting periods where a development proposal offsets the potential impact to zoned schools through an additional voluntary mitigation payment.
 - Evaluate the timing and process of the school allocation chart.
 - Transportation:
 - Evaluate and amend APFO standards for transportation adequacy and develop context-driven transportation adequacy measures that align with the County's land use and transportation safety vision.
 - Study and develop APFO standards for specific geographic subareas.
 - Study and develop methods to use a fee-based approach to advance the most significant projects in a subarea.
 - Evaluate and amend APFO standards to mitigate trips with investments in bicycle, pedestrian, transit infrastructure, road connectivity, and safety projects.
- Appoint an Adequate Public Facilities Ordinance (APFO) task force within one year of General Plan adoption to review and provide recommendations for APFO updates that reflect the vision and policies in HOCO By Design.

Table 10-3: Tentative Allocations Granted Since 2010 Allocation Year

Year	Total	Downtown Columbia	Rest of Howard County
2010	1,931	0	1,931
2011	1,275	0	1,275
2012	965	0	965
2013	1,980	390	1,590
2014	1,685	0	1,685
2015	1,885	267	1,618
2016	1,510	160	1,350
2017	1,616	0	1,616
2018	2,124	380	1,744
2019	2,167	500	1,667
2020	1,183	205	978
2021	822	113	709
2022	165	0	165
2023	58	36	22
2024	75	675	300
2025	826	470	356
2026	319	327	12
2027	327	327	0
2028	477	477	0
2029	0	0	0
2030	214	214	0

Table 10-4: New Units Proposed in Projections Community Meetings





PTA members need to continue to advocate At each and every step of the process.

Executive direction, Planning board testimony, Council work sessions, Council testimony, Amendments, Budget Testimony, Comp Zoning Testimony, Follow on legislation, Maryland IAC sessions, APFO Committee sessions, APFO updates. Capital Budgets