

# HoCo By Design Review

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The four alternative future scenarios included are:

**Scenario A:  
Growth Under Current Zoning**

Considers how the County might develop if the County's development history over the past decade holds true over the next 20 years, using the County's current zoning and growth projections.

**Scenario B:  
PlanHoward 2030 with Defined Growth Areas**

Considers how the County might grow if the vision in the last general plan, *PlanHoward 2030*, was applied more specifically to certain areas.

**Scenario C:  
Growth Centers to Encourage Transit Potential**

Considers how the County might develop if County policies and regulations are highly efficient with land available for redevelopment and is capable of supporting public transit.

**Scenario D:  
Countywide Growth to Meet Projected Demand**

Considers how the County might develop if all the growth strategies from the previous scenarios were adopted, making Scenario D the

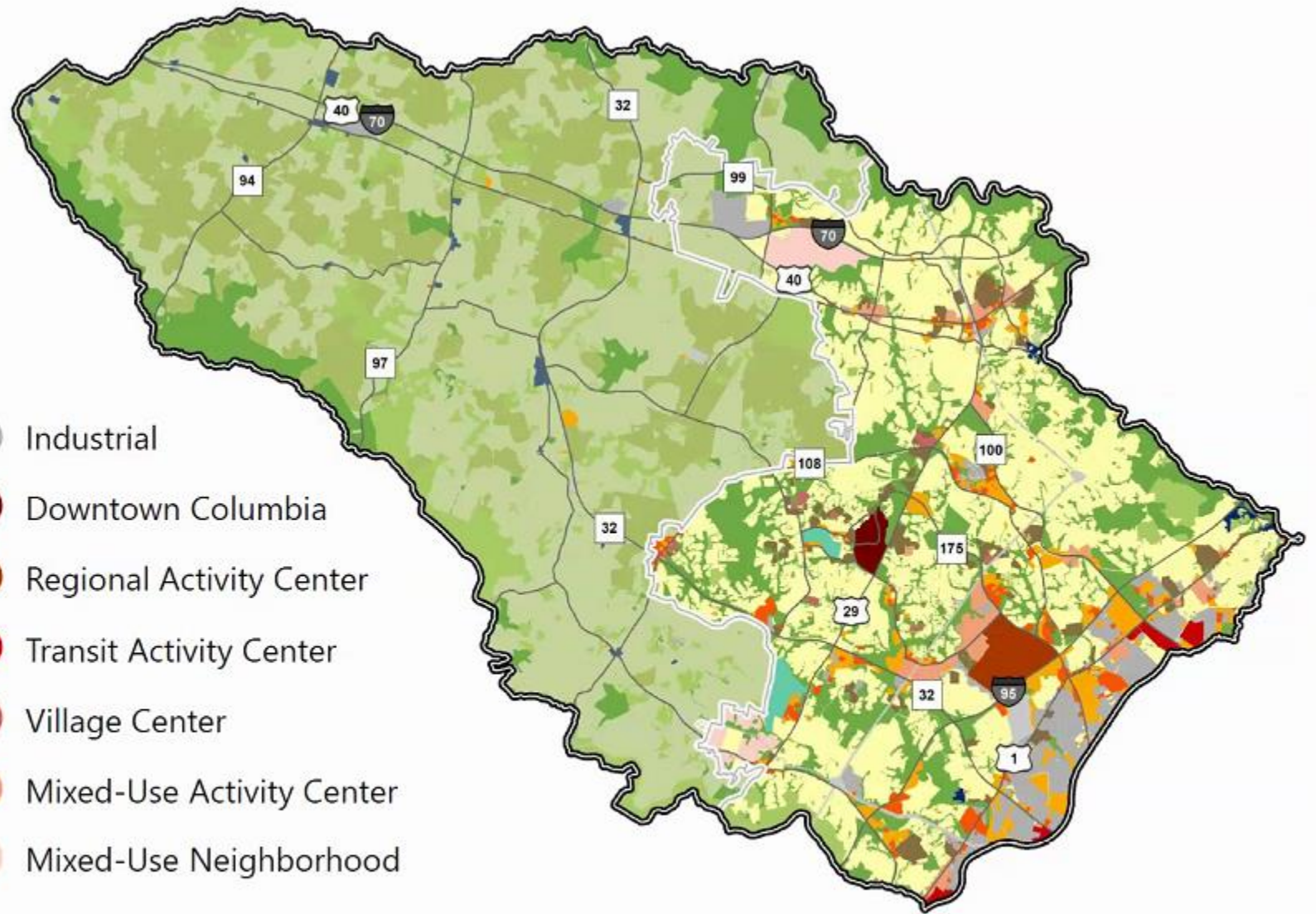
# Anticipated Growth Potential, 2020 to 2040

Previously Enabled  
Development Potential

• <b>Committed Development</b>	<b>7,080</b> d.u.	<b>1,409</b> emp.
• <b>Undeveloped Areas (Two-Percent)</b>	<b>2,024</b> d.u.	<b>4,210</b> emp.
• <b>Infill Development Potential</b>	<b>1,500</b> d.u.	<b>1,599</b> emp.
• <b>Downtown Columbia</b>	<b>4,596</b> d.u.	<b>20,782</b> emp.
• <b>Regional Center (Gateway)</b>	<b>0</b> d.u. #	<b>0</b> emp. #
• <b>Different Activity Centers</b>	<b>7,300</b> d.u.	<b>7,000</b> emp.
• <b>Accessory Dwelling Units (detached)</b>	<b>500</b> d.u.	<b>—</b> emp.
• <b>Total Dwelling Units &amp; Employees</b>	<b>23,000</b> d.u.	<b>35,000</b> emp.

# = Final development program and phasing will be determined in forthcoming master plan.

- Rural Living
- Permanent Open Space
- Working Farm
- Recreation Open Space
- Rural Crossroads
- Historic Community
- Special Use
- Residential Neighborhood
- Multifamily Neighborhood
- Campus
- Suburban Office
- Suburban Retail
- Industrial
- Downtown Columbia
- Regional Activity Center
- Transit Activity Center
- Village Center
- Mixed-Use Activity Center
- Mixed-Use Neighborhood



# Draft FLUM, Nineteen Character Area Types

*Current Engagement Activity*



Draft Plan  
Workshop Series

*Future Engagement Opportunities*



Release of  
Draft Plan to Public



Planning Board  
Work Session



Plan Adoption  
Process

**We Are Here!**

# HoCo By Design Project Milestones