1	VALDIS LAZDINS * BEFORE THE		
2	PETITIONER, * PLANNING BOARD OF		
3	GPA 2016-03, ZRA-170 * HOWARD COUNTY, MARYLAND		
4	HOWARD RESEARCH *		
5	AND DEVELOPMENT, *		
6	DEVELOPMENT RIGHTS AND *		
7	RESPONSIBILITIES AGREEMENT *		
8	(DOWNTOWN COLUMBIA) *		
9	*		
10	* * * * * * * * * * *		
11 12 13 14	MOTION I: The Planning Board finds the Development Rights and Responsibilities Agreement (DRRA) to be consistent with the General Plan. ACTION: Recommended Approval; Vote 4 to 1.		
15	MOTON II: Recommend approval of GPA 2016-03 and ZRA- 170 with the		
16	recommendation that the baseline Moderate Income Housing Unit (MIHU) be		
17	increased from the 10% proposed to 13% with 3% dedicated to residents earning		
18	between 30-60% of the Howard County Area Median Income (HCAMI).		
19	ACTION; Recommended Approval; Vote 4 to 1.		
20	* * * * * * * * * * * *		
21	<u>RECOMMENDATION</u>		
22			
23	On April 14, 2016, the Planning Board of Howard County, Maryland, held a public meeting to		
24	consider a legislative package ("The Package") submitted by Valdis Lazdins, Director of Howard County		
25	Planning and Zoning, to make recommendations to the Howard County Council. The Package proposes		
26	amendments to Downtown Columbia's affordable housing program and consists of a Development Rights		
27	and Responsibilities Agreement (DRRA) for Downtown Columbia petitioned to Howard County by Howard		
28	Research and Development, a General Plan Amendment (GPA-2016-03) and Zoning Regulation Amendment		
29	(ZRA-170). The meeting followed a thirty day noticing period advertised on the Howard County website and		

in the Baltimore Sun and Howard County Times newspapers. It was continued to April 28, 2016 and again to

May 10, 2016 before closing. The proceedings were televised, streamed live on the internet and are available

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to the public on the Howard County website. The Planning Board's work session followed the meeting in which citizen and department representative testimony was evaluated to develop the Board's recommendations.

Board Discussion and Recommendation

The Board's work session discussion focused on comparing and contrasting The Package with the alternative affordable housing program - GPA 2016-02 and ZRA-162 - proposal. The Board cited the primary difference as being The Package's ten percent baseline for affordable housing vs. the alternative proposal of fifteen percent. The Board discussed the differences referencing both testimony from the public meeting and studies submitted with the Technical Staff Report, noting that it was beyond its purview to make determinations that are more appropriate for building design and construction professionals to make.

Regarding the minimum percent of affordable units, The Board determined that while The Package provides a window for increasing the overall percent and household income level spread of affordable units, the Moderate Income Housing Unit (MIHU) baseline minimum should be increased from ten to thirteen percent. Further, the Board determined that three of the thirteen percent should be set aside as "workforce housing" for households with incomes ranging between thirty and sixty percent of the County's average median income.

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In addition, the Board expressed agreement with the increased density, reduced parking minimums and the overall legislative amendments proposed by The Package. The Board also acknowledged the DRRA's consistency with the General Plan.

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For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 31 day of May, 2016, recommends that the DRRA (Downtown Columbia), GPA 2016-03 and ZRA-170, as described above, be APPROVED WITH AMENDMENT.

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HOWARD COUNTY PLANNING BOARD

Bill Santos, Chairman / 413 (Opposed)

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Phil Engelke, Vice-Chair

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11	ATTEST:	
12	Vallin Vallie	
13	Valdis Lazdius, Executive Secretary	4.4