

Amendment 66 to Council Bill No. 28 -2023

BY: Liz Walsh

Legislative Day 11

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Amendment No. 66

(This Amendment makes the following changes to HoCo by Design Chapters 2, 5, 7, 8, 10, 11, and Technical Appendix C:

- Chapter 2: Growth and Conservation Framework*
- *Deletes a reference to the future effects of the Gateway Regional Activity Center relating to the creation of new jobs in the fifth paragraph of the Scenario Planning section of Strategy for Growth and Conservation;*
- Chapter 5: Economic Prosperity*
- *Deletes a description of the future redevelopment of the Gateway office park into a Regional Activity Center in the fifth paragraph of the Commercial section;*
 - *Deletes a reference to the Gateway areas and its future redevelopment as a Regional Activity Center in the Gateway section;*
 - *Amends Map 5-4: Industrial Zoning Districts and Industrial Character Areas in the FLUM, to reflect Gateway as an Industrial Character Area;*
 - *Deletes a reference to the future effects of the Gateway Regional Activity Center relating to the accommodation of additional jobs in Gateway in the third paragraph of the Promoting A Healthy Jobs/Housing Balance section;*
 - *Deletes EP-4 Implementing Action 5 to develop a master plan for Gateway;*
 - *Deletes a reference to a redeveloped Gateway as a future location for small businesses in the second paragraph of the Supporting Small, Local, and Minority-Owned Business section;*
- Chapter 7: Quality by Design*
- *Deletes a reference to Gateway as a focus area in the first introductory paragraph of Quality by Design: Respecting and Prioritizing Community Character;*
 - *Deletes the Gateway Regional Activity Center from a list of activity centers that will promote mixed-use, walkable development areas throughout the community as areas for transformation in the third paragraph of the Identifying and Transforming Activity Centers Throughout the County section;*

- Chapter 8: Public School Facilities
 - Deletes a future requirement that the redevelopment of Gateway into a Regional Activity Center must evaluate impacts to school capacity in the second paragraph of the Co-locating Facilities section;
 - Deletes PS-3 Policy Statement Implementing Action 7 that references the future redevelopment of Gateway into a Regional Activity Center;

- Chapter 10: Managing Growth
 - Deletes references to a Regional Activity Center in Gateway that is an activity center depicted on the FLUM and a description of the Gateway Master Plan, specific growth targets, and the creation of a specialized APFO program for Gateway in the fifth and sixth paragraphs of the Residential Growth Targets, 2020-2024 section;
 - Deletes a reference to future development in the Gateway Regional Activity Center and the future need to amend the Howard County APFO Allocation Chart or adopt a separate chart for Gateway;

- Chapter 11: Implementation
 - Deletes the development of a master plan for Gateway in Table 10-1: Implementation Matrix EP-4 Action 5;
 - Deletes ensuring the future redevelopment of Gateway into a Regional Activity Center in Table 10-1: Implementation Matrix PS-3 Action 7; and

- Technical Appendix C: Focus Areas
 - Deletes the strategy and vision for redevelopment of Gateway as a Regional Activity Center and the accompanying graphics and maps.)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
 2 pages as indicated in this Amendment:

- 3 • Chapter 2: Growth and Conservation Framework: 16;
- 4 • Chapter 5: Economic Prosperity: 13, 27, 31, 32, 36, 37, and 49;
- 5 • Chapter 7: Quality by Design: 3, and 32;
- 6 • Chapter 8: Public School Facilities: 25 and 26;
- 7 • Chapter 10: Managing Growth: 6, and 8;
- 8 • Chapter 11: Implementation: 30, and 52;
- 9 • Technical Appendix C: Focus Areas: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46.

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1 On pages EP-31 and EP-32, Map 5-4: Industrial Zoning Districts and Industrial Character Areas
2 in the FLUM shall be amended to reflect Gateway as an Industrial character area.

3

4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
5 amendment.

6

StrAtEGy For Growth And ConservAtion

With continued strong demand for new housing and nonresidential growth, but a limited supply of undeveloped land, the County must optimize land use so that it can sustain a strong economy while maintaining the high quality of life to which county residents and businesses are accustomed.

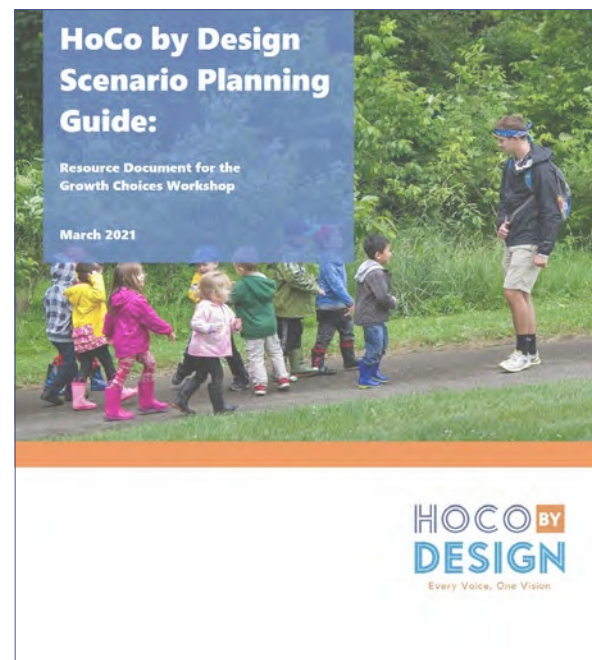
Scenario Planning

To assess potential strategies for growth and conservation, and evaluate their effects, the HoCo By Design process included a scenario planning component that allowed stakeholders to evaluate several alternative futures for the County. Participants were asked to share their reactions to impacts and evaluate trade-offs for different themes and values voiced by the community. This scenario planning exercise generated future alternatives while considering emerging trends and the community's desires for growth and conservation.

To create the growth scenarios, HoCo By Design used information and data from land use and other physical assessment documents on existing conditions in the County. This data was combined with thoughts, ideas, and opinions collected from community outreach events to prepare four distinct scenarios. Building upon the assessment of existing land supply in the Land Supply section on page 7, the project team used CommunityViz software to model potential future year growth and conservation patterns, and measure potential impacts of each scenario.

In addition to scenario development, the HoCo By Design CommunityViz model assessed specific impacts and issues that arose during the General Plan process. These included an evaluation of opportunities and constraints related to expanding the Planned Service Area, and potential impacts and opportunities to preserve environmental features, such as the Green Infrastructure Network.

The HoCo By Design Scenario Planning Guide and a series of Growth Choices Workshop events held in March and April 2021 presented these four alternative futures for feedback. Based on the impacts analysis of the scenarios, as well as community and PAC feedback, a final preferred hybrid scenario was crafted—represented by the HoCo By Design Future Land Use Map (FLUM). The FLUM was modeled in CommunityViz as a form of “ground truthing” to ensure that the County has land available to support the hybrid scenario and to identify infrastructure demands for informed decision making. A fiscal impact analysis was also conducted to determine the long-term impacts on the County's budget for each of the growth scenarios and the FLUM. More information on these specific analyses can be found in the HoCo By Design Scenario Planning Guide.¹



¹ A copy of the Scenario Planning Guide is available from the Department of Planning and Zoning.

Despite a projected demand for 31,000 new homes and 59,000 new jobs, the HoCo By Design Future Land Use Map plans to accommodate up to 27,000 new residential units through 2040 (this includes approximately 3,500 units in the 2023-2025 pipeline). HoCo By Design also accounts for a minimum of 35,000 new jobs. ~~This jobs projection does not account for new jobs created by the Gateway Regional Activity Center, which will be determined through a future master planning process (please see the Economic Prosperity chapter for more information).~~ The targets for 2040 represent a slower pace of growth compared to the growth targets over the past decade, as projected in the last General Plan, PlanHoward 2030. The slower and steadier pace of growth represented in HoCo By Design acknowledges the limited remaining undeveloped land in the County, market shifts in housing types and financing opportunities, and the need for strategic redevelopment within focused areas of the County as activity centers.

The FLUM focuses new growth into redevelopment areas, which account for approximately 1.5% of the County's already-developed land. This approach addresses high demand for housing and commercial growth while significantly reducing potential impacts on infrastructure, maximizes the potential for infrastructure investments, and maintains the character of existing neighborhoods throughout the County.

More information on growth management, including growth targets and potential infrastructure demands, can be found in the Supporting Infrastructure and Managing Growth chapters.

Planned Service Area and Tiers

The Sustainable Growth and Agricultural Preservation Act of 2012 (Senate Bill 236), adopted by the Maryland General Assembly, required local jurisdictions to adopt Growth Tiers by December 31, 2012. These Tiers designate certain areas for different types of development depending on specific characteristics such as sewerage service, agricultural use, forest and green space, and locally designated growth areas.

SB 236 required local jurisdictions to classify land into one of the following four Growth Tiers, as defined in the legislation.

- Tier I: designated growth area served by public sewer
- Tier II: designated for future extension of public sewer services
- Tier III: not planned for sewer service, not dominated by agricultural or forest, and planned for large lot development
- Tier IV: not planned for sewer service, dominated by agricultural and forest land planned for resource protection

The intent of the legislation was to protect the Chesapeake Bay and its associated rivers and streams by limiting the amount of development served by septic systems. Accordingly, major subdivisions in Tier IV areas (five or more lots in Howard County) are prohibited. While SB 236 established Tier definitions, the final land designations and the development of a local Growth Tiers map were left up to local jurisdictions. To meet SB 236 requirements, the Howard County Council adopted a Growth Tiers map in April 2013 as part of PlanHoward 2030. The County intends to maintain the current Tiers map and used it as a basis for the FLUM.

In coordination with Growth Tiers, the Planned Service Area (PSA) outlines the areas of the County served by public water and sewer services. The PSA is also important because it serves as Howard County's designated growth boundary, or Priority Funding Area, per the State's Smart Growth Act.

CommErciaL

Commercial land uses comprise 3%, or approximately 6.9 square miles, of land in the County. Included in this category are retail, office, hotel, and service-oriented business uses. As shown in Map 5-1, these uses are primarily concentrated along major roads—Route 29, Route 1, and Route 40—or in suburban activity centers such as Downtown Columbia, Maple Lawn (including the neighboring Johns Hopkins Applied Physics Laboratory), and the Columbia Gateway area. Other locations are scattered throughout the County.

Most residents and employees will shop in-person near their home or place of work, while certain destinations are likely to draw users from across Howard County for specific shopping needs. Commercial uses are expected to be heavily concentrated in denser and/or more accessible parts of the County, such as Columbia, where office and retail demand is likely to be strongest. However, declining demand for “brick and mortar” retail and the changing needs of office users may lead to workplace transformations.

Based on the Department of Planning and Zoning (DPZ) land use database and CommunityViz modeling, it is estimated that there is potential to build about 10.1 million square feet of new non-residential building space in Howard County under current zoning, as shown in Table 5-4. This figure includes an additional 4.7 million square feet planned for Downtown Columbia. The Market Research and Demand Forecast indicated that there is a potential market demand in Howard County for 16.5 million square feet of new non-residential building space through the year 2040. As such, a shortfall of about 6.4 million square feet, or 38%, exists.

Table 5-4: Non-residential Jobs and Building Square Feet Potential Under Current Zoning and Undeveloped Land Capacity in Howard County

Non-Residential Building Type	Square Feet (X 1,000)	Estimated Jobs
Retail	1,700	4,100
A/B+ Office	5,200	17,300
B/C/Flex Office	800	2,600
Total	10,100	28,300

Source: DPZ Land Use Database and CommunityViz modeling

The existing capacity of 10.1 million square feet of non-residential space is estimated to accommodate 28,300 jobs, based on current jobs to building space ratios. This is less than half of the market demand of 59,000 new jobs over 20 years. This additional job demand could be accommodated through redevelopment opportunities in the activity centers and other non-residential character areas as identified on the Future Land Use Map (FLUM). These places can meet the greater market demand for non-residential space.

~~The greatest opportunity to accommodate the additional job demand would be the redevelopment of the large Regional Activity Center shown on the FLUM (the current Gateway office park). A master plan for Gateway could explore a variety of mixed-use development opportunities. Development in Gateway will extend beyond 2040 and could therefore accommodate additional demand after the 20-year timeframe of this Plan.~~



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This is a turning point in the future of economic development. The more people commute, work, and live in Columbia and surrounding cities within Howard County, the better off economically we will be in the future. Taking this opportunity to address where potential office space could be built and how well-equipped surrounding neighborhoods are to grow can help us retain more high paying jobs.
 ”
 - HoCo By Design process participant

Gateway

~~In addition to Downtown Columbia, the Gateway area—located generally north and west of Interstate 95 and Route 32 and south and east of Route 175 and Snowden River Parkway—represents one of the last large potential growth centers in Howard County. The area, comprised of over 1,000 acres and situated along a major interstate, is poised to be the County's next big mixed-use center and will help accommodate future jobs and housing demand. HoCo By Design's Focus Areas Technical Appendix discusses in more detail the economic opportunities in Gateway's development as a Regional Activity Center and lays a foundation for a future master plan for Gateway.~~

Maple Lawn

Maple Lawn is a large, planned community built under the Mixed-Use District (MXD) overlay zone situated in the southeastern portion of the Planned Service Area. This neo-traditional neighborhood contains a mix of residential, retail, and commercial buildings oriented to streets and prominent public open spaces. Maple Lawn has been constructed in phases following the approval of its comprehensive sketch plan in 2007, which established maximum permitted uses, including 1.86 million square feet of commercial office and retail space and 1,340 residential units. As of early 2022, the majority of the community's approved commercial office and retail space has been constructed and filled by businesses, and a new office building was proposed for construction on the community's last undeveloped employment use parcel. Businesses have cited the community's walkable amenities as an attraction, and the Howard County Economic Development Authority (HCEDA) has observed continued demand for commercial spaces in Maple Lawn despite the economic downturn caused by the Covid-19 pandemic. The HCEDA observed a similar continuing demand for Downtown Columbia as well, indicating sustained business interest in walkable, mixed-use centers.

Western Howard County

Western Howard County contains the majority of the County's farms and farm acreage. Existing conditions, policies, and implementing actions pertaining to the agricultural industry are described at the end of this chapter. Western Howard County is also home to several small traditional business crossroads and more recently built suburban shopping centers.

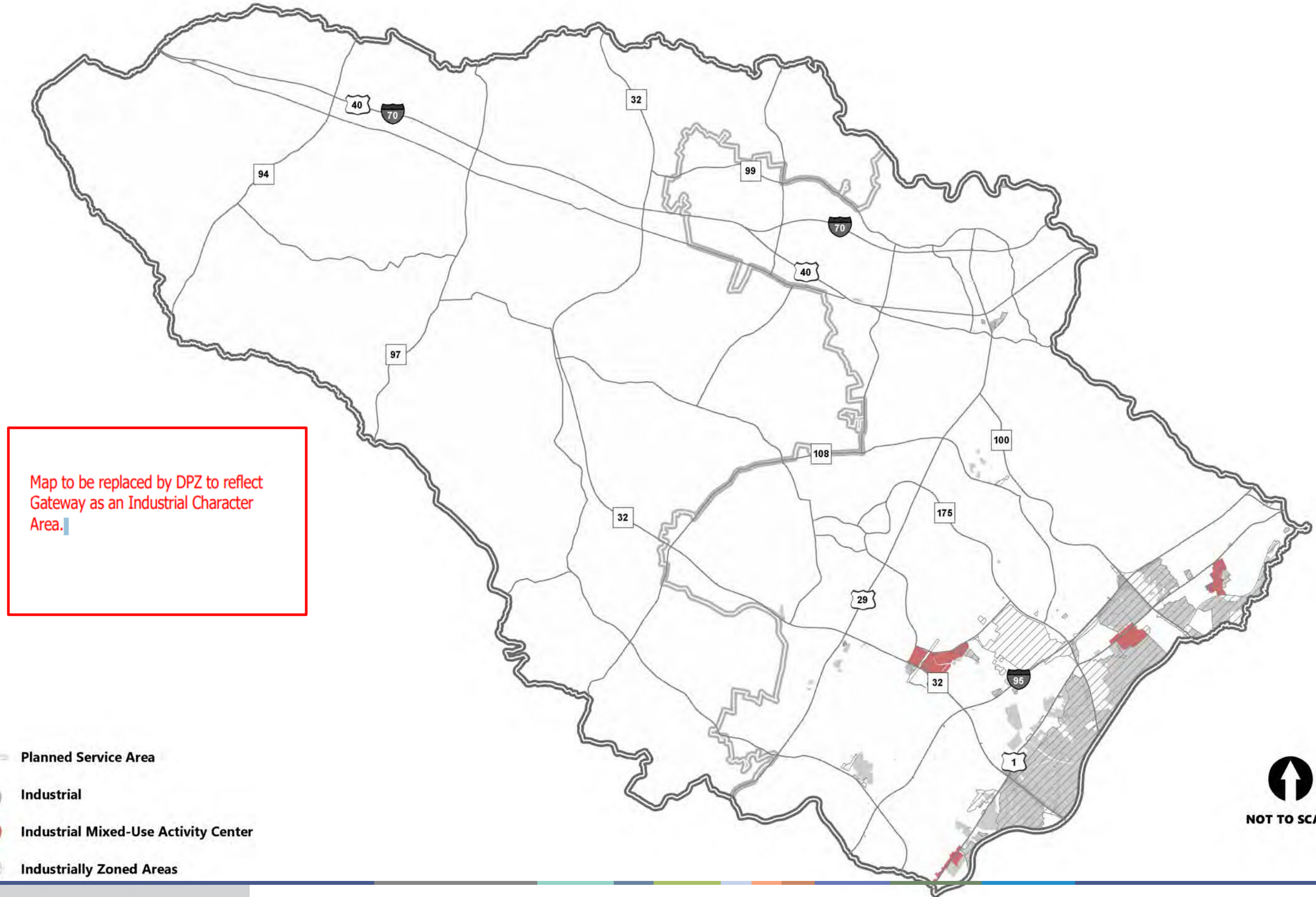


hoWard County Economic dEvELoPmEnt authority

The Howard County Economic Development Authority (HCEDA) is a quasi-governmental organization whose mission is to be a catalyst for economic growth and stability in Howard County. HCEDA performs an essential public function in promoting and enhancing the economic welfare of the County through its programs to encourage job creation, retain existing businesses, and attract new businesses. HCEDA promotes small business growth, entrepreneurship, and innovation, and assists companies with land and building selection, financing, employee recruitment and training, permit and regulatory issues, and other development support services. HCEDA is tasked with producing a strategic economic development plan for the County every five years, the goals of which are guided by the General Plan.

The 2017 Strategic Economic Development Plan acknowledges that a lack of available land is a major hurdle to attract new businesses, thus placing a renewed emphasis on expanding and retaining existing firms and scaling up start-up firms. One such program is HCEDA's Maryland Innovation Center, which assists start-ups with technology, resources, and mentorship to innovate and grow locally. This type of support will become increasingly important as new industries and trends emerge and as working environments shift to a broader digital economy.

map 5-4: Industrial Zoning districts and Industrial Character Areas in the fLum



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Use available land or redevelopment areas in appropriate places for mixed-use housing and commercial centers. The housing could be affordable. The small commercial centers would offer locations for small businesses, and some jobs. All should be walkable and serve as a transit hub for access to other larger commercial centers, public services, and employment centers.

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- HoCo By Design process participant

Promoting a hEaLthy JoBs/housing BaLance

To remain an attractive community for today's businesses and their employees, Howard County will need to support new and emerging industries and promote a healthy mix of employment and housing opportunities. Such opportunities include replacing the traditional single-use office park of the 1980s and 1990s with offices integrated into mixed-use settings, as many new businesses desire to locate in walkable activity centers that offer diverse housing options and an amenity rich environment for their employees.

HoCo By Design proposes a variety of activity center character areas at different scales. Activity centers allow for infill opportunities to co-locate diverse housing options and jobs in compact, walkable, mixed-use environments. Furthermore, through deliberate placemaking, these centers can become destinations that incorporate useable and inviting open space, transportation connections, pedestrian and bike facilities, and other amenities to attract employers.

To be self-sufficient, these activity centers must support a variety of businesses. As noted earlier in this chapter, it is estimated that the existing capacity of 10.1 million square feet of new non-residential space could accommodate 28,300 jobs, based on estimated jobs to building space ratios. This capacity reflects an average of 1,415 new jobs per year, or less than half of the 3,000+ new jobs per year added in Howard County over the last 20 years. The Future Land Use Map (FLUM) contains character areas with land capacity to accommodate approximately 7,800 retail, 23,000 office, and 4,200 industrial jobs (a total of 35,000 jobs and an average of 1,750 new jobs per year over 20 years). Much of this capacity to accommodate job growth is attributed to proposed mixed-use activity centers and industrial/flex centers along the Route 1 Corridor. The capacity for 35,000 jobs would still fall short of the market demand of 59,000 new jobs by 2040, as indicated in the Market Analysis and Demand Forecast prepared for HoCo By Design. **However, these additional jobs could be accommodated in Gateway, which HoCo By Design envisions will serve as a regional activity center with a strong focus on innovation, education, research, and technology.**

There is a close relationship between employment growth and housing demand, with new jobs fueling a need for nearby homes. Howard County has fewer housing units for each job than nearly every other jurisdiction in the region, with an estimated undersupply of more than 20,000 units. This metric does not account for new housing needed to support the targeted 3,000 new jobs per year the County seeks to maintain over the planning horizon.

As described in the Dynamic Neighborhoods chapter, the majority of the homes built in Howard County today are higher-end single-family homes. Without more housing choices, it will become more difficult to recruit workers that may be priced out of the local market. Failure to meet the County's workforce housing demands will exacerbate the housing affordability challenge and cause more of the County's workforce to live in neighboring counties—resulting in increased traffic congestion and sprawl.



Greater housing diversity increases economic diversity, contributes to wealth expansion, creates new investments, and drives community growth by attracting young professionals, entrepreneurs, and workers with varied educational and professional backgrounds. While housing is primarily provided by the private sector, public policies will help to ensure a healthy balance of housing at different price points located in the right places. Map 5-5 shows the current locations of housing types relative to activity center locations. As activity centers grow, they can serve as locations for both jobs and housing and can provide amenities and job opportunities to the existing communities surrounding them.

EP-4 Policy Statement

Create job opportunities through new mixed-use activity centers that serve as destinations and include a mix of uses that compliment and support one another and improve the jobs-housing balance.

Implementing Actions

1. Revise the Zoning Regulations, Subdivision and Land Development Regulations, and other land use regulations and guidelines to ensure that mixed-use activity centers incorporate an array of housing types (possibly including goals for a specific percentage mix of housing types), walkable neighborhoods, open space, and compatible transitions between neighboring uses.
2. Allow sufficient densities in activity centers through the Zoning Regulations to make a wide range of uses economically viable. Encourage densities sufficient to support convenience retail and other local-serving amenities at the neighborhood level.
3. Plan for future transportation connections, including bicycle, pedestrian, and transit, among and between activity centers and other commercial centers.
4. Ensure that growth management tools consider the need for housing growth that keeps pace with employment growth in addition to infrastructure demands.
5. ~~Develop a master plan for Gateway that describes the area's desired future mix of uses, open space network, development phasing and intensity, building height range, and infrastructure approach. Build upon the general considerations included in the HoCo By Design Focus Areas technical appendix.~~
- 6.5. Create opportunities to house the County's essential workers, including teachers, healthcare workers, and public safety personnel.



Supporting Small, Local, and Minority-Owned Business

Many local businesses provide inviting places to connect with other community members. They are often family-owned and offer fresh, customized approaches that are not found in chains or big-box outlets. However, despite the unique and creative experience these businesses provide, they are traditionally more susceptible to changing economics and redevelopment pressures. Over the past several years, small businesses have faced pandemic disruptions, supply chain problems, and staffing shortages. These recent challenges have left some small businesses struggling to remain afloat, with minority-owned enterprises among the hardest hit.

As technological advances continue to lower the costs of launching new businesses, opportunities for economically-disadvantaged entrepreneurs grow. Ongoing support is critical to assist small local businesses in Howard County as economic changes and redevelopment occur to retain small, culturally diverse businesses that support the local community. Throughout the HoCo By Design public engagement process, small business owners voiced concerns about being priced out of owning a business and noted village centers as ideal locations for small businesses today ~~and a redeveloped Gateway as ideal for the future.~~

EP-8 Policy Statement



Encourage a business climate that supports growth of and opportunities for small and diverse businesses, and values cultural diversity and inclusion.

Implementing Actions

1. Continue to create strategies and prioritize assistance programs to support local, small, and diverse businesses, such as apprenticeship programs.
2. Support small business districts and main streets by creating vibrant spaces through the integration of design, public art, an inviting public realm, historic preservation, cultural spaces, and areas for event programming.
3. Explore and encourage creative uses of commercial space, such as maker spaces, coworking facilities, food halls, community kitchens, and other models, that allow the community to share resources.
4. Continue business support programs through a partnership between the Howard County Economic Development Authority, Ellicott City Partnership, and Maryland Small Business Development Center.
5. Through adaptive reuse and redevelopment, particularly within village centers, provide opportunities for varying sizes of retail, restaurant, and service uses. Smaller spaces could provide opportunities for small start-ups, micro-retail, and food hall type uses.

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There is a lack of local business growth, and especially businesses owned by people of color. Ownership needs to be within reach and other financial supports to get started as it's currently cost prohibitive.

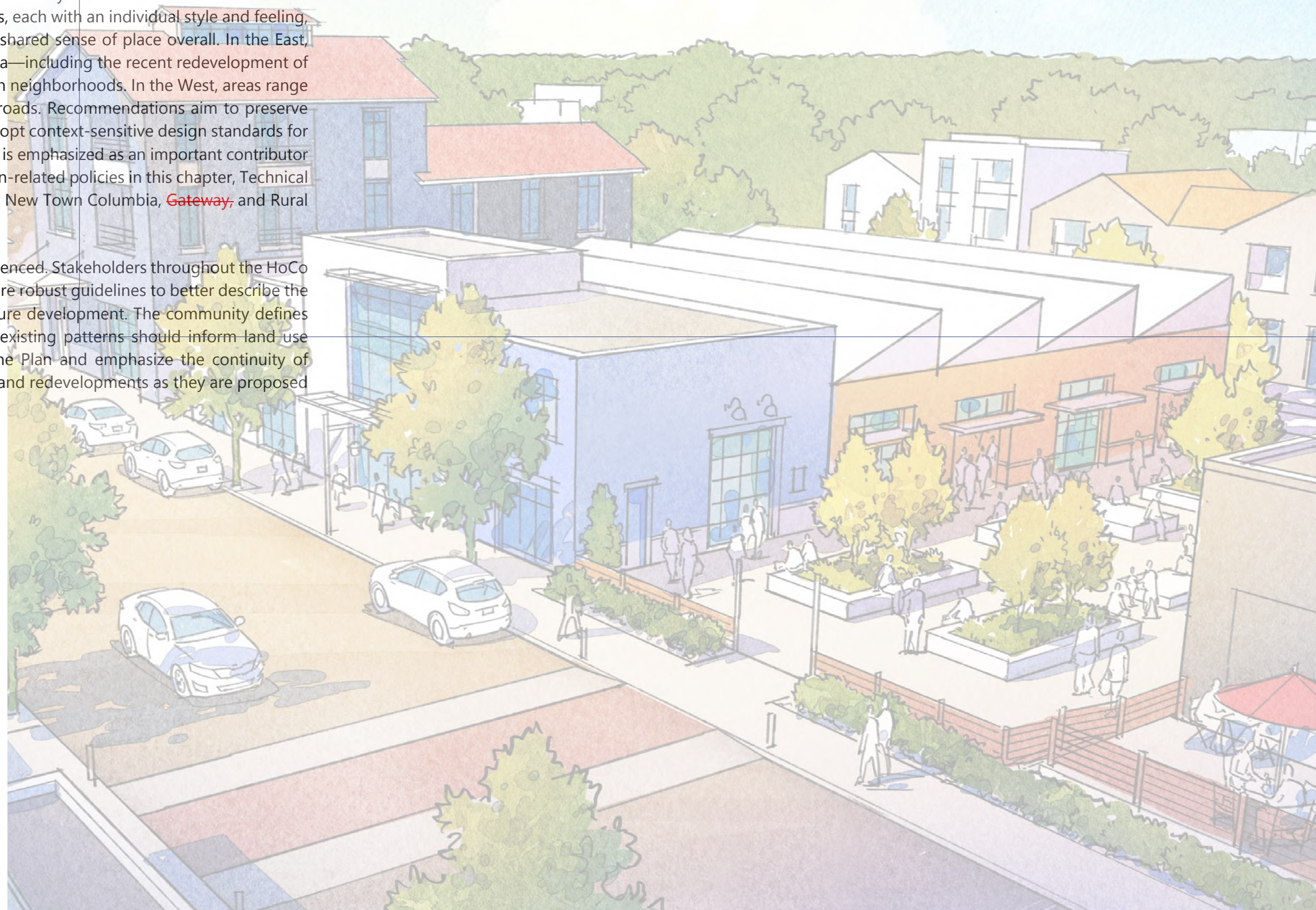
— “ —
- HoCo By Design process participant



Quality by Design: Respecting and Prioritizing Community Character

This chapter celebrates the rich and varied character of Howard County's built and natural environs. It recognizes that the County is comprised of a variety of distinct areas, each with an individual style and feeling, and attempts to reinforce each area's character while providing a shared sense of place overall. In the East, these distinct areas range from the planned community of Columbia—including the recent redevelopment of Downtown Columbia—to historic districts and established suburban neighborhoods. In the West, areas range from farms to large-lot suburban residential areas and rural crossroads. Recommendations aim to preserve and promote character in future and existing developments, and adopt context-sensitive design standards for varying scales of development. Finally, historic resource preservation is emphasized as an important contributor of community character and tradition. As a supplement to the design-related policies in this chapter, Technical Appendix C presents illustrative concepts for three two focus areas: New Town Columbia, Gateway, and Rural Crossroads.

Howard County continues to evolve to meet the growth it has experienced. Stakeholders throughout the HoCo By Design planning process expressed a clear desire to establish more robust guidelines to better describe the character of existing communities and serve as a reference for future development. The community defines its character through both the built and natural environs. These existing patterns should inform land use regulation updates, which will implement recommendations in the Plan and emphasize the continuity of existing neighborhoods. These updates will be used to shape infill and redevelopments as they are proposed over the coming decades.



Identifying and Transforming Activity Centers Throughout the County

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By identifying centers throughout the County for Mixed-Use redevelopment with a focus on transportation connectivity, site design and open space we will create neighborhoods that are sustainable and are attractive to businesses and employees. By promoting development in concentrated centers, undeveloped land will be protected and a greater sense of place will be created. There should be an effort to promote these activity centers in existing suburban shopping centers and the rural crossroads that are under performing. By providing service where people live there will be less need to use the automobile and opportunities for walking.

— “ —
- HoCo By Design process participant

Traditional suburban communities are changing. As land available for greenfield development runs out, communities, stakeholders, and County government will have to adjust to meet the social, economic, infrastructure, character, and environmental needs of the future. Positioning mature suburban communities for new opportunities requires considering market demands, demographics, regional forces, infrastructure capacity, community actions and reactions, physical planning, and phasing redevelopment in specific areas with fractured land ownership, as well as government rules and policies.

To accommodate growth and continue to provide a high level of service and infrastructure, the County will need to embrace redevelopment opportunities. Several decades of conventional suburban development, combined with land preservation efforts, have resulted in a community with very little developable land remaining, a wide spectrum of character typologies, and a population increasingly reliant on automobiles.

HoCo By Design seeks to identify activity centers that promote mixed-use, walkable development areas throughout the community as areas for transformation. These activity centers are depicted in the Future Land Use Map (FLUM) presented in the Growth & Conservation Framework Chapter. Character areas that provide opportunities for the County to grow and innovate with future activity centers include Downtown Columbia, **Regional Activity Center (Gateway)**, Transit Activity Center, Industrial Mixed-Use Center, Village Activity Center, and Mixed-Use Activity Center. The FLUM and character areas aim to create more predictability around what type of development will occur in these targeted areas. These activity centers provide opportunities to reimagine Howard County's future and introduce new mixed-use employment centers, regional shopping centers, entertainment areas, and upper-story or adjacent residential units in appropriate locations.

The overall goal is to allow and promote compact mixed-use development patterns in county activity centers that create places where people live, work, shop, and play as a cohesive community—furthering the economic vitality and sustainability of the area. Mixed-use development also increases the efficiency of the utilities and transportation serving the area and enhances the sense of community experienced by residents, business owners, and visitors.

These new activity centers in the County will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. Each activity center's design will be unique, resulting in a variety of mixed-use places. These are the areas where the County should emphasize public and private investment—increasing allowable densities and intensities, adding infrastructure capacity (such as public schools, fire stations, and other public facilities), improving access from nearby neighborhoods, investing in streetscape improvements, and encouraging affordable housing.

Regulatory Process

The County's Subdivision and Land Development Regulations allow for land in a subdivision or building development to be reserved for public facilities, such as schools, if it is not being used as open space. The SAG explored this process as a tool to increasing the Land Bank. The SAG's discussions revealed that the regulations are not aligned well to current development patterns, HCPSS facilities and budget planning timelines, and the County's development review process. The SAG concluded that the reservation process should be evaluated, and regulation changes recommended to increase use of this tool. Further, these regulations were recently expanded to allow for reservation of buildings. If properly timed, such building reservations could allow HCPSS to purchase available properties in the near term with leaseback options to tenants to hold land or buildings for future school needs. Activity center redevelopment and Route 1 redevelopment provide excellent opportunities to exercise building reservations, especially in areas where existing commercial is struggling.

Finally, HCPSS staff have reported challenges with regulations, such as setback, height limits, and other bulk regulations, that limit the developable footprint for buildings, athletic fields, and other site amenities. The Zoning Regulations should be updated to allow for administrative approval of variances to bulk regulations as they relate to school facility development.

Co-locating Facilities

In the face of dwindling land supply, opportunities to co-locate school facilities with other public amenities, like libraries, park and recreational facilities, community centers, affordable housing, police or fire stations, and athletic fields, allow for optimal use of limited greenfield space and leverage additional funding opportunities. As Blueprint implementation is evaluated, government and commercial centers should be considered to house mandatory prekindergarten programs that are conveniently located, accessible, and/or create opportunities to provide wrap-around services to families and students. These options should be considered during the capital planning process and coordinated with HCPSS to ensure educational programming standards are maintained.

Finally, educational facilities can be integrated into mixed-use activity centers and can serve nearby residences through safe convenient pedestrian connections. ~~Specifically, redevelopment of Gateway into a Regional Activity Center must thoroughly evaluate impacts to school capacity and ensure that the requisite number of schools are integrated and appropriately phased into the redevelopment program.~~ A public-private partnership model may be considered as part of an innovation district design.



PS-3 Policy Statement

The County and Howard County Public School System (HCPSS) should collaborate on future school siting and develop tools that provide the flexibility needed to allow for alternative school designs, flexible site requirements, and adaptive reuse of underutilized properties.

Implementing Actions

1. Consider adaptive reuse of commercial real estate for school buildings or HCPSS office space.
2. Consider leasing space for early childhood or other HCPSS programming.
3. Evaluate integrating public prekindergarten into government and commercial centers that encourage convenience for working parents, increase access to communities, and/or create opportunities to provide wrap-around services to families and students.
4. Evaluate the efficacy of using smaller existing HCPSS-owned properties for regional programs and/or shared athletic facilities.
5. Examine alternative school design models that establish a variety of forms to maximize available land resources. This may include higher capacity buildings, smaller footprints, shared site amenities, modular design, and/or vertical construction.
6. Explore opportunities for co-location of school facilities with other public amenities, like libraries, parks, affordable housing, and athletic fields, to make use of limited greenfield space and leverage additional funding opportunities.
7. ~~Ensure future redevelopment of Gateway into a Regional Activity Center includes a thorough evaluation of school capacity and that any deficiencies created through its redevelopment are mitigated by providing requisite school facilities.~~
8. 7. Ensure development of activity centers includes a review of school capacity needs and opportunities to address those needs within the activity center.

PS-4 Policy Statement

Revisions to the County's Zoning Regulations and Subdivision and Land Development Regulations should provide more flexibility for school site development and remove barriers to efficient use of school site property.

Implementing Actions

1. The Zoning Regulations update should allow administrative approval of zoning variances as they relate to school facility development.
2. Evaluate the applicability of the Subdivision and Land Development Regulations governing reservations of land for public facilities to determine appropriate changes that would increase utilization.

Residential growth targets, 2020-2040

HoCo By Design has set a target of approximately 1,580 new units per year. This future growth represents a similar pace compared to the last 20 years, when an average of 1,537 new units were built annually.

Future growth in Howard County is expected to be modest given the limited amount of vacant land upon which housing and other development can occur. Most of the County has already been developed or preserved as agriculture, parks, and open space, and there is limited land left for the typical greenfield development that occurred in previous decades. Additionally, much of the remaining land is constrained with environmental features, difficult topography, limited access, or other physical features that restrict ultimate yield. This dwindling land supply and the challenges associated with developing it naturally reduce growth opportunities.

However, the HoCo By Design Market Research and Demand Forecast (prepared by the consulting firm RCLCO) shows demand for new housing in Howard County remains strong and is necessary to support job growth and a healthy jobs/housing balance. As further described in the Growth and Conservation Framework chapter, RCLCO found potential to add 59,000 jobs in Howard County between 2020 and 2040, resulting in demand for 31,000 new homes to accommodate households associated with the job growth. The RCLCO market analysis also identified a current “pent up” demand for 20,000 more housing units tied to those who work in Howard County but live elsewhere in the region. An inadequate supply of housing exacerbates housing affordability challenges, as further described in the Dynamic Neighborhoods chapter. A lack of housing choices also makes recruiting workers more difficult, as they are priced out of the local market. Further, the fiscal study for this Plan indicates that new growth is important to maintain the high quality of life and service levels that Howard County residents and businesses value and have come to expect.



To meet these demands, HoCo By Design provides a strategy for redevelopment, as detailed in the Growth and Conservation Framework chapter. The Future Land Use Map (FLUM) shown in that chapter divides the County into 18 character areas and focuses future growth into activity center redevelopment areas—many of which were included in the last General Plan, PlanHoward 2030. However, the locations of these activity centers are more targeted, as compared to PlanHoward’s growth and revitalization areas.

~~Among the activity centers depicted on the FLUM is a Regional Activity Center in Gateway. As described in the Economic Prosperity chapter, HoCo By Design calls for the development of a master plan for the Gateway Regional Activity Center. The Gateway master plan will summarize the area’s future development phasing and intensity, mix of uses, open space network, building height range, and infrastructure approach. HoCo By Design’s growth targets will need to be adjusted when the master plan for Gateway is completed, using an amendment process similar to the Downtown Columbia Plan in 2010. Specific growth targets will be identified through the Gateway planning process and any development in the Regional Activity Center will take place over 30 or more years. A separate, specialized APFO program should be created for Gateway to address transportation needs and school capacity. Given this long-term development horizon, multiple future General Plans will incorporate the plan for Gateway.~~

~~In addition to the Gateway master plan, development~~ Development in many of the other activity centers, as shown on the FLUM, will require amendments to the County’s Zoning Regulations, Subdivision and Land Development Regulations, and associated design guidelines to shape the character of new development. Amendments to these regulations should allow for accessory dwelling units and better regulate infill development to maintain the character of existing neighborhoods.

It is important to note that redevelopment in mature suburban communities like Howard County can be difficult and time-consuming. Regulations will need to be amended, and the transition toward redevelopment of the envisioned activity centers may take some time. Implementation will need to accommodate market forces, overcome fractured property ownership, and consider development economics and consumer behavior.



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, subdivision plans are placed “on hold” until the next year when more allocations are made available.

The allocation chart for HoCo By Design is shown in Table 10-1 and includes the years 2026-2040. This allocation chart is based on the approximately 1,580 housing units targeted per year over the 15-year timeframe of this chart. Allocations are granted, if available, once the initial subdivision or site development plan is approved. Given that it typically takes several years for the development review process to be completed (to final plat recordation and site development plan approval), allocations are granted three years ahead of when the new units are expected to be built. Since HoCo By Design has been presented for adoption in 2023, the first year on the allocation chart is 2026.

There are four geographic regions in the HoCo By Design allocation chart: Downtown Columbia, Activity Centers, Other Character Areas, and Rural West. Allocations amount to an average total of approximately 1,580 new residential units per year over the 15 years in the chart, including Green Neighborhood and Affordable Housing units. The number of units in each region is tied to the future land use capacity as modeled and estimated in the Future Land Use Map (FLUM). In addition to the four geographic regions, the allocation chart for HoCo By Design maintains the set-aside incentive of 150 units per year for Green Neighborhood developments. Projects using Green Neighborhood allocations must meet the Green Neighborhood requirements, as specified in the Howard County Subdivision and Land Development Regulations. The total annual average of approximately 1,580 units is significantly less than the 2,084 units targeted in the allocation chart of the previous General Plan, PlanHoward 2030. However, since the County has only realized an annual average of about 1,500–1,600 units per year over the past decade, the revised target of 1,580 units is a realistic measure given the remaining land available and multiple factors influencing growth.

Just as the housing allocation chart offers a set aside incentive for the Green Neighborhoods program, HoCo By Design proposes an Affordable Housing set aside incentive as well. These additional allocations could help increase the supply of affordable housing units above and beyond what is required under the County’s Moderate Income Housing Unit (MIHU) program, and could assist the County with reaching the affordability and accessibility targets recommended in the Housing Opportunities Master Plan. As noted in the Dynamic Neighborhoods chapter, ideal locations for these set asides could be in mixed-use activity centers, redeveloped multi-family communities, and within the Affordable Housing Overlay Zoning District.

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

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Green Neighborhood	Affordable Housing
2026	335	600	365	100	1,400	150	150
2027	335	600	365	100	1,400	150	150
2028	335	600	365	100	1,400	150	150
2029	335	600	365	100	1,400	150	150
2030	335	600	365	100	1,400	150	150
2031	155	600	365	100	1,220	150	150
2032	155	600	365	100	1,220	150	150
2033	155	600	365	100	1,220	150	150
2034	155	600	365	100	1,220	150	150
2035	154	600	365	100	1,219	150	150
2036	154	600	365	100	1,219	150	150
2037	154	600	365	100	1,219	150	150
2038	154	600	365	100	1,219	150	150
2039	154	600	365	100	1,219	150	150
2040	154	600	365	100	1,219	150	150
Total	3,219	9,000	5,475	1,500	19,194	2,250	2,250
Annual Average	215	600	365	100	1,280	150	150

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

~~As indicated earlier, HoCo By Design envisions future development in the Gateway Regional Activity Center. Once a master plan for Gateway is completed, and the number and pacing of residential units for Gateway determined, the allocation chart can be amended to include annual allocations for Gateway or a separate chart for Gateway can be adopted. However, these units are not likely to be built in the near-term, as zoning changes will follow the master plan and units will take several years after zoning to be constructed.~~

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EP-3 - Support and diversify the local job market to maximize opportunities to grow regional employment.		
1. Develop tools and strategies to support long-term job diversity initiatives, emerging industries, and job opportunities accessible to a variety of skill and educational levels.	HCEDA	Mid-Term
2. Promote green industries by creating incentives to attract new businesses demonstrating sustainable practices or developing sustainable technologies, materials, and products.	HCEDA	Mid-Term
3. Support new investment and job creation in emerging markets, especially those that reveal new opportunities for renewable energy and green technologies, including but not limited to solar arrays and canopies.	HCEDA	Long-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EP-4 - Create job opportunities through new mixed-use activity centers that serve as destinations and include a mix of uses that compliment and support one another and improve the jobs-housing balance.		
1. Revise the Zoning Regulations, Subdivision and Land Development Regulations, and other land use regulations and guidelines to ensure that mixed-use activity centers incorporate an array of housing types (possibly including goals for a specific percentage mix of housing types), walkable neighborhoods, open space, and compatible transitions between neighboring uses.	DPZ	Mid-Term
2. Allow sufficient densities in activity centers through the Zoning Regulations to make a wide range of uses economically viable. Encourage densities sufficient to support convenience retail and other local-serving amenities at the neighborhood level.	DPZ	Mid-Term
3. Plan for future transportation connections, including bicycle, pedestrian, and transit, among and between activity centers and other commercial centers.	DPZ OOT	Ongoing
4. Ensure that growth management tools consider the need for housing growth that keeps pace with employment growth in addition to infrastructure demands.	DPZ	Ongoing
5. Develop a master plan for Gateway that describes the area's desired future mix of uses, open space network, development phasing and intensity, building height range, and infrastructure approach. Build upon the general considerations included in the HoCo By Design Focus Areas technical appendix.	DPZ	Mid-Term
5 . Create opportunities to house the County's essential workers, including teachers, healthcare workers, and public safety personnel.	DHCD DPZ Non-profit sector Private Partners	Ongoing

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
QBD-8 - Expand documentation, protection, and education regarding the County's diverse historic resources.		
1. Research and create a mechanism similar to a historic landmarks program that can be used as a tool for identifying valuable historic resources and efforts to protect them.	DPZ	Long-term
2. Expand documentation efforts to include "recent past" buildings, such as those of significance in Columbia and other maturing areas.	DPZ	Long-term
3. Continue to update the Historic Sites Inventory through updated inventory forms for properties added in the 1970s-1990s and for new sites.	DPZ	Ongoing
4. Create more thorough inventories of the County's historic resources and expand documentation of ethnicity, cultural context, and historic relevance to the County's history.	DPZ Non-profit Partners	Long-term
5. Work with nonprofit organizations to create opportunities for the Howard County community to learn about its historic sites, including telling all stories in the County.	DPZ DRP	Long-term
6. Explore grants for documentation of archeological resources, museum collections, and oral histories, and partner on this initiative with local preservation nonprofit organizations.	DPZ	Ongoing
7. Participate in a statewide effort to create one master state map of all known cemeteries.	DPZ	Long-term
PS-1 - The County, Howard County Public School System (HCPSS), and private sector should work collaboratively to identify school sites that meet the needs of the student population and anticipate future growth patterns.		
1. Examine alternatives to the Adequate Public Facilities Ordinance waiting periods whereby a development proposal offsets the potential impact to zoned schools through an additional voluntary mitigation payment.	DPZ	Mid-Term
2. Ensure coordination of HoCo By Design and the HCPSS capital planning so that school capacity projects are planned in activity center areas identified for transformation on the Future Land Use Map.	DPZ HCPSS	Ongoing

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
PS-2 - The County and Howard County Public School System should partner to leverage additional public and private resources to meet school facility needs and timing.		
1. Examine the costs and benefits of public-private partnership models to address near-term school facility acquisition, construction, and renovation needs, including long-term financial commitments and considerations.	HCPSS Private Partners	Mid-Term
2. Evaluate a trust fund for school site acquisition or partnerships with philanthropic organizations to purchase property and hold it for a short term until school facilities can be built.	HCPSS Private Property Owners	Mid-Term
PS-3 - The County and Howard County Public School System (HCPSS) should collaborate on future school siting and develop tools that provide the flexibility needed to allow for alternative school designs, flexible site requirements, and adaptive reuse of underutilized properties.		
1. Consider adaptive reuse of commercial real estate for school buildings or HCPSS office space.	HCPSS	Mid-Term
2. Consider leasing space for early childhood or other HCPSS programming.	HCPSS	Mid-Term
3. Evaluate integrating public prekindergarten into government and commercial centers that encourage convenience for working parents, increase access to communities, and/or create opportunities to provide wrap-around services to families and students.	HCPSS	Mid-Term
4. Evaluate the efficacy of using smaller existing HCPSS-owned properties for regional programs and/or shared athletic facilities.	HCPSS	Mid-Term
5. Examine alternative school design models that establish a variety of forms to maximize available land resources. This may include higher capacity buildings, smaller footprints, shared site amenities, modular design, and/or vertical construction.	HCPSS	Long-term
6. Explore opportunities for co-location of school facilities with other public amenities, like libraries, parks, affordable housing, and athletic fields, to make use of limited greenfield space and leverage additional funding opportunities.	HCPSS All Agencies	Ongoing
7. Ensure future redevelopment of Gateway into a Regional Activity Center includes a thorough evaluation of school capacity and that any deficiencies created through its redevelopment are mitigated by providing requisite school facilities.	DPZ HCPSS Private Partners	Mid-Term
7. Ensure development of activity centers includes a review of school capacity needs and opportunities to address those needs within the activity center.	DPZ HCPSS Private Partners	Mid-Term

Gateway

Gateway Strategy

Previous studies have determined that the Gateway area—generally north and west of Interstate 95 and Route 32, and south and east of Route 175 and Snowden River Parkway—represents one of the last large regional growth centers in Howard County (along with Downtown Columbia). The area comprises over 1,000 acres, of which approximately 40% is existing impervious surface area. Given the size and proximity to Interstate 95, Gateway should play a significant role in the future of Howard County for decades to come.



Transformation of Gateway starts with the vision and recommendations presented in the HoCo By Design General Plan, but full development of the area as an activity center is expected to extend well beyond the long-term planning horizon of the Plan in 2040. A master plan for Gateway will be needed to further develop early concepts and ideas presented in this appendix, and will include more detailed data analysis, design concepts, property owner engagement, and targeted community engagement.

Broad Vision for the Activity Center

The Future Land Use Map presented in the Growth and Conservation Framework chapter envisions Gateway as a Regional Activity Center, which represents a major hub for employment, entertainment, and innovation in the County with access from one or more transportation corridors. As a magnet to surrounding cities and neighborhoods, Gateway becomes an iconic model for sustainable and innovative development and infrastructure projects, making it an exciting new focal point for the Baltimore-Washington region.

Residential units or office spaces may be found above storefronts. The public spaces between buildings should be designed for walkability, community gathering, and interesting street life. Homes in and surrounding the center of development may reflect a variety of housing types. Industrial, warehouse, and flex-space buildings should be considered for specific areas in Gateway. Future plans for Gateway should consider airplane operations from nearby Baltimore/Washington International Thurgood Marshall Airport (BWI) and design provisions for noise mitigation including, but not limited to, noise reduction design elements.

— “ —

Redevelopment of properties in the (Gateway) Regional Activity Center must adhere to a master plan established through a public process, which specifies the uses, urban form, densities or intensities, building scale, building heights and types, and design features or controls intended for the area.

— “ —

—Excerpt from the Regional Activity Center character area description provided in the Character Areas technical appendix

A gridded network of walkable streets should connect destinations within the activity center and surrounding neighborhoods. Parking should be satisfied using on-street parking, structured parking, and shared rear lot parking strategies. A comprehensive and connected network of open space throughout Gateway accommodates recreation facilities, small parks, greenways, or gathering places; preserves natural resources; and helps manage stormwater runoff.

Infrastructure needed to support future development, including new schools, fire stations, parks, or recreation facilities, should be accommodated within the Regional Activity Center to the maximum extent possible. Impacts to infrastructure outside Gateway should be minimized using innovative land use and site design elements within the center. These could include mobility options that reduce the number of vehicle trips entering or exiting the site, low-flow technologies that reduce sewer demands, or native landscaping and vegetation that reduce water demands.

The design, scale, character, and intensity of development in the Regional Activity Center should be compatible with, and transition to, adjacent land uses; and the character of existing adjacent neighborhoods should be preserved.

General Considerations

General considerations for Gateway to explore during the master plan process are presented as a list next to the illustrative concept map on the following page. Narrative guidance associated with each principle is provided following the map.

Gateway Illustrative Concept Map

The concept map offers an illustrative framework, subject to further exploration and refinement in the master plan process, to transform Gateway into a major hub for employment, entertainment, and innovation in Howard County while emphasizing housing, open space, transportation mobility, environmental stewardship, and civic principles that make the activity center a "complete community".

General Considerations

1. Plan for Significant Growth and Development in Gateway (not keyed to a specific location on the map)
2. Showcase Industrial Uses in a Reimagined Gateway (not keyed to a specific location on the map)
3. Create a Public Realm Framework for Organizing New Development and Open Space in Gateway
4. Consider Impacts of Flight Paths for BWI Airport in the Design of Gateway (not keyed to a specific location on the map)
5. Take Green Design to the Next Level (not keyed to a specific location on the map)
6. Emphasize Civic Uses and Community Facilities (not keyed to a specific location on the map)
7. Increase Mobility Options in and Leading to Gateway
8. Build an Interconnected Street Network that Follows Existing Property Lines and Creates Walkable Blocks
9. Phase Development with Consideration for Existing Development Patterns and Property Ownership
10. Provide a Mix of Housing Options in Gateway (not keyed to a specific location on the map)
11. Showcase Innovative Design and Insist on High-Quality Building Architecture Throughout Gateway (not keyed to a specific location on the map)



General Considerations for a Future Master Plan at Gateway

1. Plan for Significant Growth and Development in Gateway

Gateway is referred to by some as “the last frontier” for significant growth in Howard County. The County should maximize its development potential as a major employment hub and plan for housing, open space, and civic uses as essential components to building a “complete community” for the twenty-first century. The footprint of Gateway—over 1,000 acres—offers a significant opportunity to plan a special place in Howard County that will evolve over decades.

Building heights and development densities in Gateway should be comparable to Downtown Columbia in some areas within the activity center. Taller buildings with smaller footprints could provide more land for open space or civic uses. One goal for the Gateway Master Plan should be to accommodate a population that could readily support the businesses within the activity center.

2. Showcase Industrial Uses in a Reimagined Gateway

Industrial, warehouse, and flex space uses in Gateway should be considered important to the long-term economic viability of the activity center—and the County as a whole. The master plan should evaluate opportunities to incorporate industrial uses into the overall development framework, with an emphasis on new or emerging industries and technologies where the County has, or can gain, a competitive advantage for business recruitment in the Baltimore-Washington region.

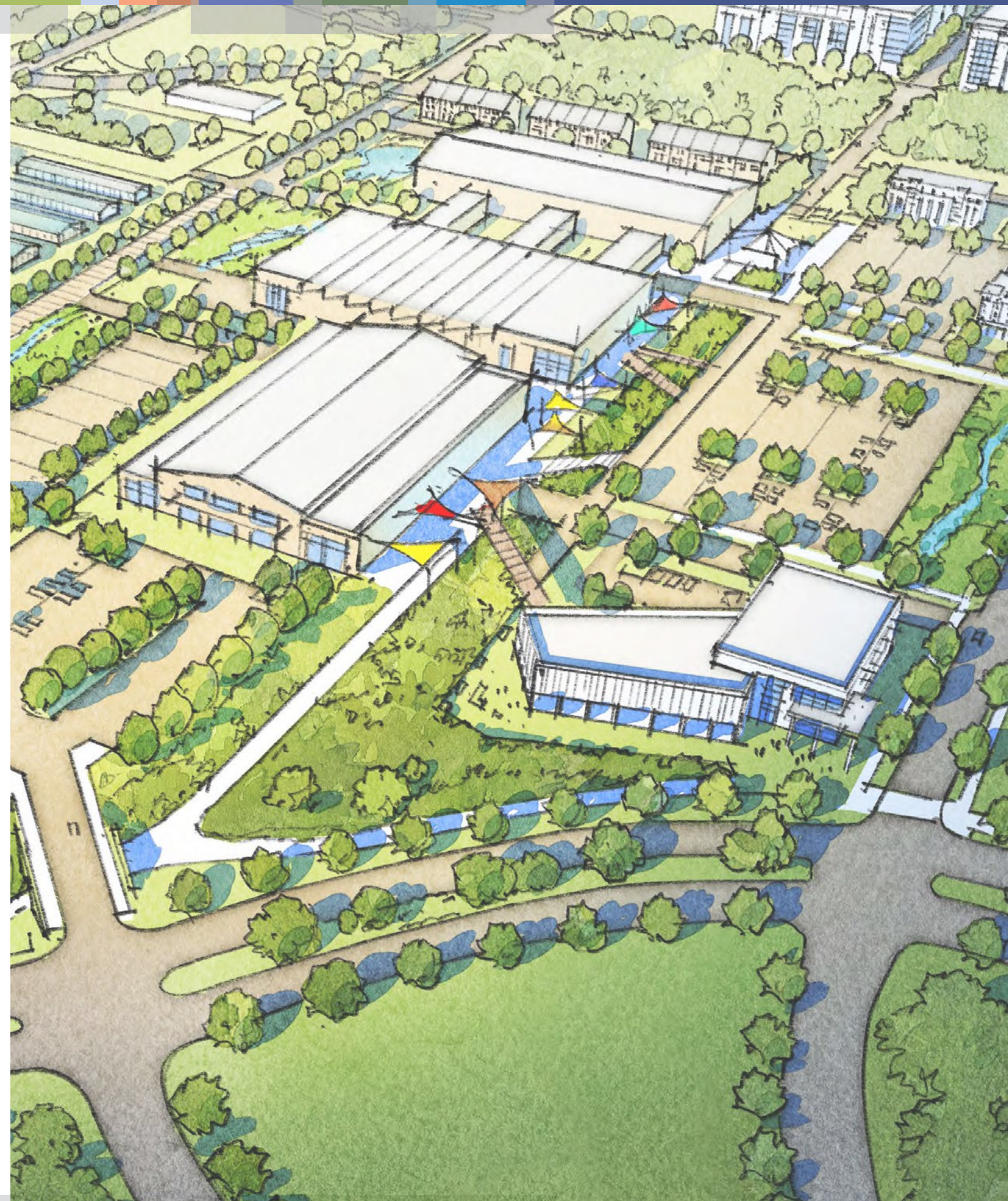
New or improved industrial areas in Gateway should include amenities that better integrate the sites into the overall development framework for the activity center. Small event venues, parks, greenways, or streets accessible to the public will energize the spaces between buildings and offer opportunities to build better relationships between some businesses and customers (such as breweries and food halls).

Considerations in the master plan should still accommodate needs for routine industrial operations (such as truck traffic and outdoor storage).

3. Create a Public Realm Framework for Organizing New Development and Open Space in Gateway

The public realm, which includes the spaces around, between, and extending from buildings, helps instill a specific impression or sense of place for a visitor and a distinct identity for an area. Factors important to the public realm may include the street network; size and scale of buildings; number and quality of public spaces; connections between destinations; and streetscape elements such as outdoor seating, lighting, landscaping, and public art.

The Gateway Master Plan should address the public realm. It should emphasize logical extensions or expansions of natural spaces in the activity center, including opportunities to reintroduce natural spaces or stormwater features on redeveloped parcels. A hierarchy of useable parks and open space in the activity center should also be identified with destinations connected via a network of open space corridors or tree-lined streets. Open space in Gateway should be leveraged to activate specific areas in the center, with public street frontage or buildings that front onto an energized community green or public plaza.





Green streets in the area may be used to manage stormwater and add new design elements. Other elements of green stormwater infrastructure—such as bioswales, planter boxes, rain gardens, vegetative walls, and green roofs—should be used in the public realm or individual building designs. In addition to environmental benefits, these elements can include interpretive displays that educate the public about green stormwater management. Canopy trees may be used to define spaces in the activity center while increasing overall canopy for the area. Open space designs may increase habitat diversity through beneficial landscape elements like meadows, pollinator gardens, and limited mow areas. These open space elements could provide habitat connections to the Green Infrastructure Network’s Guilford Branch Forest Hub on the southern border of Gateway. Solar panels and energy efficient or green buildings should be used as well to reduce carbon footprints.

4. Consider Impacts of Flight Paths for BWI Airport in the Design of Gateway

Gateway is located within certain flight paths for Baltimore/Washington International Thurgood Marshall Airport. The master plan should consider the impact of low-flying airplanes when siting specific land uses or densities for the activity center, especially in light of new policies, procedures, and technologies being introduced by the Federal Aviation Administration for the Next Generation Air Transportation System (NextGen).

5. Take Green Design to the Next Level

Embrace the opportunity to substantially improve existing environmental conditions through future redevelopment of Gateway, and integrate green design throughout the 1,000-acre activity center. As Gateway redevelops, sensitive resources—floodplains, streams, wetlands, and steep slopes—will be protected, stormwater management will be enhanced, and there will be opportunities to increase native tree canopy.



6. Emphasize Civic Uses and Community Facilities

The long-term vision for Gateway should include schools, libraries, cultural facilities, parks, recreation areas, and other community amenities located inside the activity center that will serve a growing residential population. Some facilities may be developed and operated through public-private partnerships.

The community, elected officials, and design professionals should consider new and interesting methods for providing civic services in the area to help make Gateway a center of excellence and innovation during the master plan process.



7. Increase Mobility Options Within and Leading to Gateway

Transforming Gateway into a self-sustaining community should emphasize an environment where people prefer to walk, bike, or take transit between destinations instead of driving by automobile. In the master plan, a comprehensive and connected network should be identified that addresses each transportation mode. This network should include a combination of off-street facilities and on-street space prioritized for different travel modes. Conscious decisions about the type and location of parking provided in the activity center may also influence walking and driving patterns in the area.

Destinations in Gateway should be connected to the larger pedestrian, bicycle, and transit networks envisioned for Howard County, following recommendations in the Walk Howard and Bike Howard Master Plans. The CSX rail corridor immediately



south of Gateway provides promising opportunities to connect the activity center with Downtown Columbia, Route 1, and Fort Meade by foot, bicycle, or transit. Bridge crossings for bicycles and pedestrians along Snowden River Parkway or Route 175 near Dobbin Center also promote non-automobile visits to Gateway. Autonomous transit should be considered a viable long-term solution for moving people to and within the Gateway area.

8. Build an Interconnected Street Network that Follows Existing Property Lines and Creates Walkable Blocks

Use and enhance the existing parkway-street system in Gateway to create a gridded network of connected, walkable streets throughout the activity center that are designed in accordance with the County's Complete Streets Policy and design standards. New streets should be located with sensitivity to existing property lines. Larger redevelopment sites in Gateway may consider one or more new internal streets to create smaller, more walkable blocks. New streets should stub out to adjacent properties that will redevelop in the future to extend the network incrementally.

Additional connections between Gateway and the regional transportation system should also be considered, including new or improved access to Route 108 or Route 1 via Mission Road or the CSX rail corridor no longer in service.

9. Phase Development with Consideration for Existing Development Patterns and Property Ownership

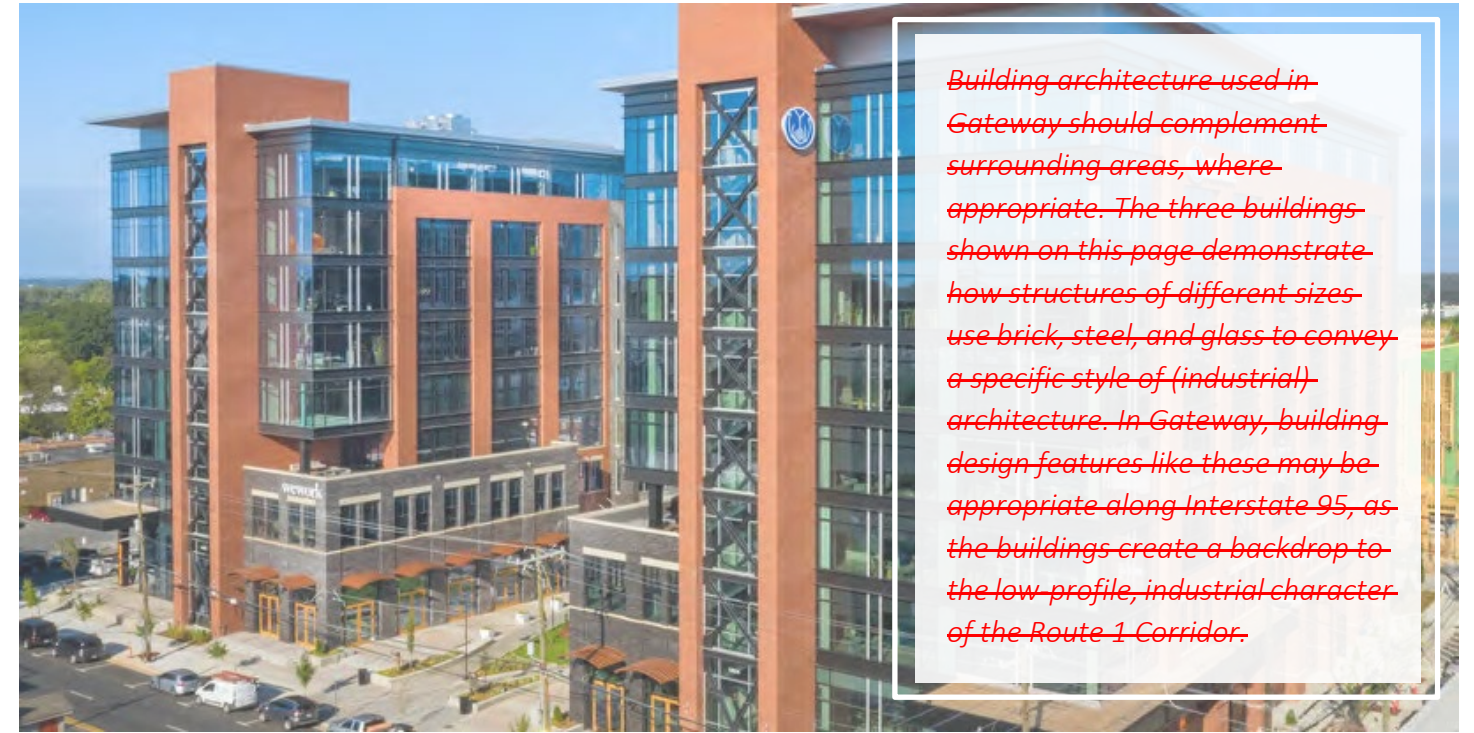
Reimagining the future of Gateway will occur incrementally as property owners decide to infill or redevelop their properties over time. The long-term framework of streets, open space, or topography envisioned for the activity center should be planned with this understanding in mind and recognize that development may occur as a patchwork of individual projects that must fit into an overall vision and framework at the end.

Redevelopment of obsolete buildings or underutilized parcels (surface parking lots) in the area should be considered for a long-term, phased development plan. Similarly, high-performing buildings in the area should be protected and integrated alongside new buildings in Gateway.

10. Provide a Mix of Housing Options in Gateway

Residential development should be considered essential to the long-term viability of Gateway as a self-sustaining community within Howard County. A housing strategy for the area created in the master plan should focus on different home choices and price points, including, but not limited to, high-rise apartments or condominiums, medium- to low-profile multiplex buildings, and stacked townhomes. Home options described in the master plan should also target workforce and affordable housing needs.

The location and design of homes in Gateway should emphasize site integration versus isolated neighborhoods with perimeter buffers. Home sites should be physically connected to complementary land uses and promote walking and bicycling between destinations. To provide a range of home choices in the same neighborhood, residential development in Gateway is encouraged to provide different home types on a variety of lot sizes.



Building architecture used in Gateway should complement surrounding areas, where appropriate. The three buildings shown on this page demonstrate how structures of different sizes use brick, steel, and glass to convey a specific style of (industrial) architecture. In Gateway, building design features like these may be appropriate along Interstate 95, as the buildings create a backdrop to the low profile, industrial character of the Route 1 Corridor.

11. Showcase Innovative Design and Insist on High-Quality Building Architecture Throughout Gateway

The County's vision of Gateway as a center of excellence and innovation should be exemplified by high-quality site design and building architecture. Rules or incentives to encourage high-quality site design and building architecture should target all land uses envisioned for the development framework.

Improvements targeted for specific sites may vary in type, scale, or technology. Investments in the public realm adjacent to certain properties or uses may reinforce intended outcomes, which showcase technologies or demonstrate best practices for a specific business line, industry sector, or environmental initiative. For example, a short segment of the street network may be designed as a "smart street," which can be used to test and demonstrate innovative ideas for solar lighting, wind power, digital communication, and other technologies being developed by adjacent or nearby businesses.

Building architecture used in Gateway should reinforce creativity and innovation. In some cases, buildings at the edge of the activity center may incorporate specific design elements from adjacent areas to better support transitional uses, site design principles, or nearby building architecture.

