

Amendment 3 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 3

(This Amendment reorganizes the redevelopment vision for Subarea 6, Snowden River Parkway, in order to be more explicit as to where certain types of redevelopment may occur.)

- 1 In the Gateway Master Plan, attached to this Act, on pages 84 and 85, amend the redevelopment
- 2 vision for the Snowden River Subarea as shown in the attached revised pages 84 and 85.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

SUBAREA 6: SNOWDEN RIVER PARKWAY

This 210-acre subarea, located along the northern boundary of Gateway, covers much of the Snowden River Parkway frontage. The existing development primarily consists of large industrial warehouse buildings, surrounded by extensive surface parking areas. Brownfields are present in this subarea.



Keymap

Current Zoning

This area is zoned for manufacturing and light industrial uses (M-1) and business general (B2). Refer to the Howard County Zoning Regulations Section 122.0: M-1 (Manufacturing: Light) District, and Section 119.0: - B-2 (Business: General) District for permitted uses, density and height regulations in the existing zoning districts.

Redevelopment Vision

This subarea includes properties with existing low-density industrial uses, where redevelopment within the 30-year horizon of this plan is unlikely. The master plan recommends that future development continue to have an employment focus where industrial coexists with other uses. This approach allows these areas to redevelop with a broader mix of uses or continue to thrive as industrial sites. Given the presence of environmental contamination, future residential uses may be limited on some sites; therefore, supporting industrial, low-density industrial uses or other employment-focused uses may be appropriate. Supporting industrial includes certain industrial uses, such as flex spaces and data centers that support targeted employment sectors in innovation districts. Supporting industrial uses should be properly screened or set back from neighboring uses. However, not all sites are contaminated, and further, monitoring could show sites getting cleaner over time, or future technologies may allow for more cleanup that results in additional use options in the future. Therefore, redevelopment of this subarea over the long-term With its frontage along Robert Fulton Drive and Snowden River Parkway, ~~redevelopment of this subarea~~ should consider a mix of uses with a focus on employment. Uses including but not limited to high-density office, R&D, supporting industrial, commercial uses, and residential uses could benefit from access to Snowden River Parkway and Robert Fulton Drive. ~~Supporting industrial includes certain industrial uses, such as flex spaces and data centers that support targeted employment sectors in innovation districts. Supporting industrial uses should be properly screened or set back from neighboring uses. Further, given the presence of environmental contamination, future uses may be limited on some sites and supporting industrial or low-density industrial uses may be appropriate.~~

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Land Use Mix and Targeted Percentages:

This subarea is envisioned to achieve a mix of land uses with a focus on employment, with the following areawide use targets:

- Non-Residential Uses: 70—100%
- Residential Uses: 0—30%

Transportation Infrastructure Goals:

As redevelopment in this subarea is likely to occur over the very long term, the master plan does not anticipate immediate infrastructure improvements. However, beyond the 30-year timeframe of the master plan, redevelopment may occur, incorporating an interconnected network of streets and a potential connection to McGaw Road.

Open Space and Public Amenities:

A neighborhood park and a pocket park are envisioned as the main shared open spaces for this subarea. These open spaces can serve as a buffer between supporting industrial uses and neighboring uses. Refer to Map 16: Conceptual Open Space Framework Map for additional information.

Urban Form and Building Height:

The character and urban form envisioned for this subarea is a dense, compact development with mid-rise buildings and certain variation in building heights and massing articulation. Buildings along public roadways, and especially along Snowden River Parkway should be designed to help establish a defined urban frontage. Refer to Map 13: Conceptual Height Zones Map for more details about the potential building height zones.