

Amendment 4 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. 4

(This Amendment reorganizes the redevelopment vision for Subarea 7, Robert Fulton Drive, 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 page 87, amend the redevelopment vision
- 2 for the Robert Fulton Drive Subarea as shown in the attached revised page 87.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

Redevelopment Vision

Redevelopment should capitalize on the proximity to the CSX Multi-modal Corridor and a potential future transit station to create dense and walkable communities. Future uses may be limited on sites with environmental contamination (in the southern portion of this subarea) and supporting industrial or low-density industrial uses may be appropriate for those sites. Supporting industrial uses should be properly screened or set back from neighboring uses.

The former landfill site (PAR A) may also have the potential to be transformed into a park with a blend of active and passive recreation amenities, a location for on-site renewable energy production, or other productive uses that may support the innovation district. Meanwhile, the parcels along The Robert Fulton Drive Subarea is are envisioned as an urban neighborhood with a mix of uses including but not limited to office, research and development, commercial, Institutional and residential uses, and certain industrial uses, such as flex spaces and data centers, that support targeted employment sector in innovation districts. ~~Supporting industrial uses should be properly screened or set back from neighboring uses. The former landfill site (PAR A) has potential to be transformed into a park with a blend of active and passive recreation amenities, a location for on-site renewable energy production, or other productive uses that may support the innovation district. 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.~~

~~Redevelopment should capitalize on the proximity to the CSX Multi-modal Corridor and a potential future transit station to create dense and walkable communities. Future uses may be limited on sites with environmental contamination and supporting industrial or low-density industrial uses may be appropriate.~~

Land Use Mix and Targeted Percentages:

The master plan recommends a mix of land uses with a focus on employment and the following areawide use targets:

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

Transportation Infrastructure Goals:

- Robert Fulton Drive is envisioned to be reconfigured as a complete street with a designated transit lane.
- Separated bike lanes and sidewalks are envisioned along Robert Fulton Drive, between the Woonerf and Lee Deforest Drive, and a shared use path west of Lee Deforest Drive, connecting the Woonerf to Snowden River Parkway and communities beyond.