

**Amendment 7 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. 7**

*(This Amendment adds language about the importance of planning when addressing infrastructure needs.)*

- 1 In the Gateway Master Plan, attached to this Act, on page 203, amend the Phasing Infrastructure
- 2 Investment as shown in the attached revised page 203.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

## 1 *Phasing Infrastructure Investment*

2 Gateway's redevelopment will not occur all at once, and neither will investment in its  
3 infrastructure. As previously mentioned, a plan for public infrastructure and  
4 financing should be developed. This plan should further evaluate and establish a  
5 recommended sequence of investments and consider how some nodes may be the  
6 earliest locations for new development; however, the master plan provides an  
7 illustrative concept of how some key infrastructure pieces could be phased  
8 (illustrated in Map 22: Conceptual Infrastructure Phasing). Infrastructure  
9 investments—along with expanded programming to support employment growth  
10 and new zoning—can catalyze redevelopment. Some infrastructure investments  
11 may require an incremental approach. For example, the Woonerf and new streets  
12 may develop gradually, as redevelopment occurs.

13 The design of the Woonerf will depend on the scope of the design of the associated  
14 redevelopment. For example, a phase one scenario could involve the development of  
15 the Innovation Hub and an associated plaza that is designed to become a part of the  
16 Woonerf. Meanwhile, a redevelopment in another block could build a segment of the  
17 Woonerf and a side road; to avoid a 'hidden' front door, the redevelopment's front  
18 door could be located at the corner of the new side road and Woonerf. To connect  
19 the Innovation Hub Plaza to this Woonerf segment, a temporary multi-use path  
20 could be built. That temporary path would then be transformed into the Woonerf as  
21 additional redevelopments occur.

22 It is important to note that certain types of infrastructure – like police and fire access  
23 needs and stormwater – are reviewed and addressed at the site plan level, when  
24 redevelopment projects are proposed. Redevelopment projects are subject to  
25 Adequate Public Facilities Ordinance (APFO) requirements. On the water-sewer side,  
26 the County updates its Master Plan for Water and Sewerage every three years;  
27 therefore, Gateway will be incorporated into triennial updates. The Howard County  
28 Public School System updates its Educational Facilities Master Plan annually, and it  
29 will address Gateway in the future. Community facilities, such as police, fire, and  
30 recreational, are addressed through capital planning. Overall, the county has various  
31 reviews and planning processes to provide adequacy checks along the way for  
32 redevelopment projects.