JEWISH COMMUNITY RELATIONS COUNCIL
Jewish Federation of Howard County

I am David Marker, a member of the Executive Committee of the Jewish Community Relations Council (JCRC) of Howard County. I am here to support redevelopment of Gateway, if and only if adjustments are made to assure it improves the housing situation in the County. The JCRC is also a member of People Acting Together in Howard (PATH), so we are supporting their testimony on this as well.

Howard County is consistently recognized as one of the most desirable communities in the United States because of its unique commitment to welcoming people of all backgrounds and income levels. In recent years, however, important segments of our workforce have been priced out of our housing market, including firefighters, police, and teachers. Young people born and raised in our community cannot afford to raise their *own* children in Howard due to the lack of affordable housing.

Indeed, the Howard County Housing Commission 2025-2029 Strategic Plan concluded, “The very prosperity that makes Howard County desirable has also made housing increasingly unaffordable for many of our neighbors and friends.” Likewise, the 2024 Howard County Rental Survey assessed, “The significant pipeline of proposed rental communities is not enough to address the demand for rental housing based on recent housing and demographic trends.”

The redevelopment of Gateway, with 5,700-8,400 new units, offers a timely opportunity to address our county’s severe shortage of affordable housing by providing options for low- and moderate-income residents. **The Jewish Community Relations Council, the central address for the county’s 25,000 Jewish residents, strongly urges that affordable housing be a focus of the Gateway redevelopment plan; not just minimal requirements enshrined in smaller developments, but a real effort to provide significant levels of housing of all levels: market, moderate, and low-income.**

We have a deficit of low and moderate-income housing. Gateway may be the <u>last, best chance</u> we have to catch up, given the shortage of land for new housing. Therefore, we urge that it exceed, not just meet, the HoCo by Design target of 20% low/moderate housing. A goal should be set of 25% low/moderate housing in Gateway.

JCRC

JEWISH COMMUNITY RELATIONS COUNCIL
Jewish Federation of Howard County

Addressing the need for affordable housing from the outset of the Gateway project is the only way to anticipate pitfalls and avoid the errors that beset other county efforts. In Downtown Columbia, the initial housing developments were fully market rate and affordable housing was left to the last buildings. All affordable housing was also excluded from new buildings near the mall, instead placed elsewhere. This should not be allowed to happen again. Don't allow the developer, COPT Defense, to concentrate affordable housing in only one area (e.g., Guilford Forest).

For new residents of all income levels to enjoy the advantages of living in Gateway (and to allow new employees and customers to easily access the commercial businesses), it is vital that public transportation be provided to multiple locations within the site.

Consequently, in Gateway we urge:

- The County should require that all housing, from the first building built, needs to have significant low/moderate housing included; not just the minimums set out in existing regulations
- Low- and moderate-income housing should be spread throughout *all* housing areas; it should include 25% of all housing units in Gateway
- Advance planning must be undertaken to ensure that the county has enough schools to enroll children living in the new Gateway communities
- Gateway should include multiple bus stops to meet the likely high demand for commuting to Washington, D.C., and Baltimore

Any subsidies and funding from the County should be dependent upon these criteria. This will assure that the County is not providing a bail-out for COPT Defense which owns most of the land.

With these requirements, the redevelopment of Gateway can improve the quality of life in Howard County.

Fran LoPresti
6985 Deep Cup
Columbia, MD 21045
410-370-7630

Good evening, Council Members:

My name is Fran LoPresti and I live in Columbia, Maryland.

I served on the Gateway Advisory Committee. It was clear from the consultant reports that the location demanded more than a large housing development or a simple mixed-use designation. The location along Route 95 and between Baltimore and Washington can be an engine for research, education, and employment over a period of decades. The Innovation District envisions a place to live and to work with intentionality for key areas of employment and educational growth.

It is also the last large swath of undeveloped land in Howard County and we need to include as much middle-income or workforce housing as we can. The need for middle-income, low-income, and affordable senior and non-senior housing is clear as stated in the General Plan. Aside from the Gateway area, most new housing will come from redevelopment. So let us get the types of housing that we need in the county into this development area.

First, I support 20% of all housing in Gateway be designated as MIHU or middle income. Some portion should be set aside for lower-income housing so they too, can work and live in the same community.

The Master Plan calls for dense housing without any single-family homes. In fact, high-rise apartments and stacked townhouses are specified in the plan. I propose a change to add stacked duplexes to the mix of housing. The first floor can be set aside for those who have trouble with stairs and those units should subscribe to updated universal design guidelines. I see this an as additional option for senior housing. Some seniors do not want to live in 55+ housing and would rather live in multi-generational neighborhoods. What I am proposing has the same footprint as 2 stacked townhouses and yet, it can support seniors or others who do not want to live in condos or apartments. Let us have more choices for seniors as envisioned in the General Plan.

As Gateway is the last large swath of undeveloped land, I hope the council will see that here is where we add the workforce housing so desperately needed in the county and here is where we offer options for our increasing senior population. Thank you.

Howard County
Housing Affordability Coalition

County Council of Howard County
September 15, 2025

CB 66-2025: Gateway Master Plan Legislative Draft Testimony

The Howard County Housing Affordability Coalition generally supports the Gateway Master Plan Legislative Draft's stated Housing Policies and Recommendations, but does offer the following proposed changes. These changes would ensure that the Gateway Master Plan recommendations are consistent with the Housing Opportunities Master Plan, the HoCo By Design General Plan and the recommendations of the HCBD-required Affordable Housing Working Group and Adequate Public Facilities Review Committee.

1. Housing Goals (Page 158)

   Section 3.5 "Affordable Housing" states that HCBD describes targets for affordability and accessibility identified in the Housing Opportunities Master Plan (HOMP) as "at least 20% of all net new housing units should be available to households making less than 60% of AMI each year" and that "10% of new housing units affordable to households making less than 60% AMI should be physically accessible for persons with disabilities." Yet the first Gateway Master Plan housing goal would require only 15% MIHU rate in Gateway. This lower percentage is inconsistent with and undermines the HCBD target and calls into question the County commitment to increasing the supply of affordable–and accessible–housing. The Gateway Master Plan should be consistent with the current General Plan (HCBD) policy that establishes the 20 and 10 percent targets.

   The Coalition therefore urges changing the Legislative Draft's first housing goal to read:

   > *"...Implementing the County's Moderate Income Housing Unit (MIHU) Program within Gateway, requiring developers to sell or rent at least 20% of the new dwelling units to households of moderate income and of that 20% or more, 10% will be required to be accessible."*

   The Planning Board, at its August 7 meeting, also recommended* that the Legislative Draft Gateway Master Plan amendment to the General Plan be amended to establish the 20 and 10 percent affordable and accessible goals.

   *Planning Board Gateway Master Plan recommendation: "Add the affordable housing definition suggested by the HoCo By Design-recommended Affordable Housing Working Group and align the MIHU requirement with the affordable housing target of 20% with 10% of that 20% required to be accessible". The motion passed 4-0.

2. Section 3.5 <u>Affordable Housing Introduction</u> (Section 3.5; page 157)

   For purposes of clarity and reaffirming the intent of the HoCo By Design General Plan, the Coalition recommends incorporating into the Gateway Master Plan the definition of affordable housing as recommended by the HCBD-required Affordable Housing Working Group and the Adequate Public Facilities Review Committee (adopted motion #25). The recommended definition is:

Affordable housing is defined as deed-restricted housing that is affordable to those making 60%-120% of Howard County Median Income for for-sale housing; or affordable to those making 0-60% of Howard County Median income for rental housing.

Both the Affordable Housing Work Group and APFO Review Committee recommended that this definition should apply to local affordable housing programs, including the MIHU program and the Affordable Housing Column of the APFO Allocation Chart.

3. The Coalition is appreciative that the second Housing Goal now specifically recognizes that "mixed use developments" that "combine public, commercial, retail and/or transportation facilities with mixed-income affordable rental housing" will be vitally important, if not essential, to achieving the desirable range and percentage of affordable Low Income Housing Units."

4. The Coalition also supports the recommendation to explore a "Live Near Your Work" program as described in the Transportation Demand Management System section of the Gateway Master Plan Legislative Draft.

5. The legislative draft Plan's "High Range Scenario–Affordable Housing" is based upon 3-4 year old market research. As this Plan will serve as a basis for future policy and zoning decisions related to Gateway development, the Coalition suggests that the apartment rents, MIHU sales values and MIHU square footage data be updated to the most current data available. The market research report cannot be changed but the updated data should be integrated into the final Plan, perhaps through an additional appendix.

In closing, the Coalition draws Council members' attention to the Municap's High and Low Range scenarios that conclude that the additional revenues from redevelopment more than offset the cost of additional government services that Gateway will require. The Coalition's assessment shows that redevelopment that includes MIHU affordable housing will contribute even more net revenue to the County than the Municap numbers indicate. We are all acutely aware of the need for housing, in our County, reason enough to ensure a strong housing component in a revitalized Gateway. As important is the increased revenue–in corporate and personal property taxes and retail sales–to which housing, including affordable and accessible housing, will contribute. The final Gateway Master Plan incorporated into the General Plan, therefore, should provide the strongest possible recognition of the importance of housing to creating a successful Gateway Innovation District.

The Coalition appreciates your consideration of these comments.

Respectfully submitted,
Jackie Eng
Jackie Eng, Coalition Coordinator

GREATER BALTIMORE COMMITTEE

September 15, 2025

Dear County Council Members,

I am writing on behalf of the Greater Baltimore Committee in support of the Columbia Gateway Master Plan.

As the leading voice for the private sector in the Baltimore region, GBC is actively engaged in collective efforts to grow a dynamic and inclusive regional economy. As documented in *All In | 2035*, our 10-year economic opportunity plan, we believe that encouraging development of robust centers of regional economic activity is vital to that growth. Our 10-year plan identifies Columbia Gateway as one of those major centers.

This Master Plan presents a comprehensive, actionable roadmap to guide the long-term transformation of Gateway into a thriving innovation district—one that is not only a major hub for employment and innovation in Howard County, but also a destination for entertainment, connection, and community.

We know from both research and experience across the country that innovation districts are powerful economic drivers—not just for the counties in which they are located, but for entire regions. Indeed, prior to joining GBC I was one of the lead researchers at the Brookings Institution that studied innovation districts, including the elements that make them thrive and the positive impacts they have on their communities.

Gateway's vision for an innovation district focused on cybersecurity, defense, technology, artificial intelligence, quantum, and other emerging industries positions the Baltimore region to see significant economic gains from its success. At the same time, we know that the most successful innovation districts share other qualities: they are mixed-use, well-connected communities with public amenities that support connection and collaboration. The Gateway Master Plan reflects these lessons and builds on them. Key elements include:

- An **Innovation Hub**—a place designed to bring people and resources together, with accelerator and maker spaces, coworking, flexible meeting areas, and recreational amenities.
- A **dynamic public realm**, with pedestrian and bike paths, linear parks, urban plazas, and even a Woonerf—creating an environment that is walkable, vibrant, and welcoming.
- A thoughtful strategy for **higher-density housing**, particularly live-near-your-work opportunities that are attractive to the younger workforce often drawn to innovation districts.

Taken together, these elements make Columbia Gateway not just a plan on paper, but a real opportunity: a chance to foster new jobs, attract new talent, and strengthen Howard County's—and the Baltimore region's—competitive edge while helping to develop the innovations critical to our nation and world at large. With the right land use strategy, and with partners like the County's Economic Development Authority ready to provide programmatic support, this innovation district is set up for success.

The Greater Baltimore Committee strongly supports adoption of the Columbia Gateway Master Plan and urges you to move it forward.

Thank you,

Jennifer S. Vey
Executive Vice President and Chief Strategy Officer
Greater Baltimore Committee

Member, Columbia Gateway Advisory Committee

HCCA
Howard County Citizens Association
Since 1961...
The Voice Of The People of Howard County

Good evening. I am Kristy Mumma testifying for the Howard County Citizens Association, HCCA, as a Board Member. Thank you for opportunity to testify tonight before the Council on CB-66, amending HoCo By Design, the general plan for Howard County, to include the Gateway Master Plan. Gateway encompasses 1100+ acres located at Routes I-95 and MD-175 and imagines cutting edge businesses collocated with mixed-use residential, with up to 8,400 housing units over 30 years. HCCA very much wants to support the reimagining of Gateway to be a hub of activity for the county and its residents. HCCA identified several concerns with the Gateway Master Plan proposed legislation. We'd like to highlight some concerns tonight and ask you to delay a vote on this legislation.

Gateway will be the next planned area, and its impact will be substantial just given the numbers; 1,100+ acres (twice the size of Maple Lawn), its location at the major routes of I-95 and MD-175 and adjacent to the Snowden River corridor and the 8,400 housing units. To succeed, infrastructure must keep pace with development and standards must not be compromised. Details on how the infrastructure will be implemented, and the timing is lacking. Examples:

- Given the power challenges of the entire State of MD, how will power needs be addressed?
- What is the stormwater management plan for the entire area, given the dozens of property owners? Who will be responsible for the development, oversight and monitoring?
- As new buildings are built in Gateway, how are things being collectively managed so that each individual part cannot overwhelm the whole?

We need there to be more details and specifics, so we can be confident the County is going to use the Gateway Master Plan to well, **plan ahead of time**, and cover infrastructure needs, as phases progress regarding schools, healthcare & medical services, police, fire, traffic and storm water management. Will there be triggers for development pauses if measurements are not met? We need accountability.

Additionally, any plan for Gateway must come with a clearly articulated governance. This is an area where I want to share more, because we have seen challenges in other Columbia areas. In an effort to provide clear governance in Downtown Columbia, the county entered into a Memorandum of Understanding (MOU) with Howard Research and Development

(HRD), a subsidiary of HHC, that specifically called for HRD to "make a good faith effort" to work with the county and the Columbia Association to modernize the covenant structure.

Unfortunately, HRD's enforcement of covenants and design guidelines has failed, and they have ignored this MOU. Current challenges include:

1. They don't return phone calls and emails go unanswered.
2. They don't have a fully staffed "architectural committee".
3. Simple sign changes can take up to 2 years (Decanter Fine Wine, Hickory Ridge example)
4. They have not responded to the owner of Exxon station on Steven's Forest Road when DPZ code enforcement employee requested proof that they could remove trees, that were part of the Site Development Plan.
5. They have become embroiled in a legal dispute with another downtown property owner.

You can see there are challenges! There are 20 different property owners in downtown Columbia and there are a similar number in Gateway. Any plan for Gateway must also come with a clearly articulated governance. Gateway must follow covenant guidelines and past agreements so that the redevelopment process is fair for ALL property owners.

In summary, we are hoping the Gateway project will become a gateway to success. However, at this time we have reservations regarding the proposed Bill until such time there is a guarantee our existing infrastructure will in no way deteriorate because of poor strategic planning and lack of proper governance. Now that there is legislation, residents need more time for study and debate. The Gateway Master Plan Committee has done public outreach; now it's time for the County Council to do the same.

Respectfully submitted,

Kristy Mumma speaking for HCCA

COPT DEFENSE
PROPERTIES

6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046

443.285.5400
copt.com
NYSE: CDP

September 15, 2025

Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Re: Gateway Master Plan –Legislative Draft July 2025

Dear Council Chair Walsh and Members of the Howard County Council:

Thank you for the opportunity to provide comments on the Gateway Master Plan - July 2025 Legislative Draft (the "Gateway Plan" or "Plan"). My name is Krysta Herring and I'm a Vice President – Asset Management + Leasing at COPT Defense Properties ("COPT" or "CDP").

As the Council is aware, CDP is a Real Estate Investment Trust (a REIT) that owns and manages 204 Class A office and data center buildings, consisting of 24.5 million square feet, primarily to serve critical missions associated with the US Government, and specifically the Department of Defense ("DoD") and the Intelligence Community like we have nearby at Ft. Meade.

Significant to the discussion tonight, CDP has been based in Gateway for over 18 years and is the largest office property owner in Gateway. As the Council may recall from the worksessions for HoCo by Design, I am the Asset Manager of CDP's Gateway portfolio, which now consists of 30 buildings with approximately 2.5 million square feet of offices that are 92% leased, plus 19 acres of undeveloped land. In the Portfolio Overview attachment to my testimony, there is more detail about the CDP portfolio, our Gateway properties on pages 5 and 6, and our tenant amenities in Gateway.

We are pleased that the HoCo by Design recommendation for a Gateway Plan is moving forward, and we appreciate the County Executive and Planning Staff's communication with us during the process. However, we are here tonight because we do remain concerned about three primary areas that we request the Council address through amendments to the current draft Gateway Plan:

1) More recognition in the Plan specific to the existing U.S. defense contractors, cyber companies, and government agency businesses that provide the economic backbone for Gateway today, and more protection of these businesses - and future tenants - through zoning, infrastructure priorities and phasing recommendations.

2) Greater emphasis on transportation infrastructure needs in Gateway, and in particular, to encourage connectivity and access at a new MD 175/MD 108 intersection, as recommended in HoCo by Design.

3) Increased focus on actionable and viable sequencing and infrastructure priorities including a clear and viable first phase to set the stage for the Plan and provide a near-term catalyst for strategic growth.

1. <u>Protection of Existing Gateway Businesses and Tenants.</u>

As HoCo by Design recognized, the proximity of Gateway to Ft. Meade has generated significant job growth in the County over the past 12 years since BRAC. I can attest that its proximity and access to the nearby government customers continues to be an important demand driver for Gateway tenants. Given CDP's longstanding relationships with the federal government, contractors and Defense/Cyber/IT tenants in Gateway tied to this proximity to Ft. Meade and the BWI corridor, we have a valuable perspective of the existing and future Gateway businesses regarding their specialized mission critical environments, unique security requirements and concerns, customer proximity prerequisites, and budget constraints.

These Gateway businesses not only include smaller incubator tech companies, but also the dozens of large, established companies and government agencies that have made Gateway their home. These companies have long-term leases in place, support other surrounding businesses, are engaged with the local community and, of course, generate significant tax revenue for the County and for the state. We caution that any additional financial burden on any of these tenants to pay for the implementation of this Plan could very well lead these companies to go to one of the other surrounding counties, with potentially devastating economic effects for Gateway.

As the Plan states, it is important to build upon the core strengths of these existing businesses. We recommend that the Council apply this principle and further prioritize these existing Gateway employers in the Plan recommendations. We can achieve a more activated environment with a broader mix of uses <u>and</u> protect and build on the success and jobs with these existing innovation businesses through purposeful zoning recommendations, thoughtful sequencing and infrastructure priorities, and effective economic incentives at the state and local levels.

2. <u>Emphasis on Critical Transportation Infrastructure, Including Connectivity at MD175/MD108</u>.

As you heard from Gateway businesses and CDP during the HoCo by Design process, given the limited access points to Gateway, an expanded MD175/MD108 intersection to access Gateway is vital to create safer and improved ingress and egress pathways and connectivity for Gateway. While this expanded MD175/MD108 intersection recommended by HoCo by Design is mentioned in the Plan, the Plan's limited discussion, the tentative comments that "further studies are required" and its recommended delayed implementation for over 20 years detracts from the critical nature of this connection. We propose that the Council amend the Plan to prioritize this transportation infrastructure for the effective and successful implementation of the Plan vision.

Regarding transportation infrastructure, the Plan additionally puts unwarranted weight on the idea that Gateway can quickly be a fully walkable community when the area currently, and for the intended 30-year span of this Plan, has a significant commuter component to get to and from Gateway given the lack of mass transit options and the broad geography from which workers travel. Further, there is not enough consideration given to how the existing tenant base functions on a daily basis, especially with their need to come and go regularly during the day to meet with customers on secure campuses. CDP's perspective as a longstanding landlord in the Gateway, and mine as the one with day-to-day contact with tenants and prospective tenants, is that the lack of attention in the Plan to the transportation needs of the businesses risks potentially pushing away the existing tenant base in application. Again, we don't want to drive away these businesses that provide the economic foundation for Gateway.

3. Increased Focus on Viable Sequencing and Infrastructure Priorities.

A successful master plan is not only about the targeted mix of uses, characteristics or amenities; it is also about creating a realistic path for the next steps of zoning and infrastructure planning priorities to get there, and which are critical to preserve the current and future employment core of Columbia Gateway.

CDP supports a variety of new amenities associated with re-development and does not oppose a revised grid network with more walkable blocks. However, our concern is that the proposed features in the Plan, primarily the concentrated goal and dependency of the "woonerf" to create an activated environment, are based on precedents of existing dense and diverse Metropolitan and City transit areas, which Gateway is not, and are misplaced in the context of Gateway. More significantly, this focus could have unintended negative impacts on existing businesses.

Instead of the concentrated focus on the woonerf to achieve the Plan goals, we recommend that the Plan encourage strategically placed activity nodes driven by the market, transition zones for walkability, economically viable and actionable sequencing (such as a higher education catalyst or Innovation District Hub) and appropriately scaled and meaningful transportation infrastructure.

Thank you for consideration of my comments tonight and of our follow-up detailed recommendations to incorporate these suggestions in the Plan. We look forward to continue working with the Planning Staff and Council on Plan recommendations that find the proper balance between serving the existing tenant base and creating a more dense and activated mixed-use environment.

Portfolio Overview: Columbia Gateway

Columbia, MD

SEPTEMBER 2025

COPT DEFENSE PROPERTIES

CDP
LISTED
NYSE

Company Overview

COPT Defense Properties (NYSE: CDP) is a Real Estate Investment Trust (REIT) that owns, manages, leases + develops Class A office + data center properties.

204 PROPERTIES

Own and operate a portfolio totaling approximately 24.6M SF

97% OF PORTFOLIO IS DEFENSE/IT

Within core portfolio of 22.6 M SF

24.6M SQUARE FEET

6.3M SQUARE FEET OF DATA CENTERS

200+ ACTIVE + PENDING TS/SCI CREDENTIALED PERSONNEL

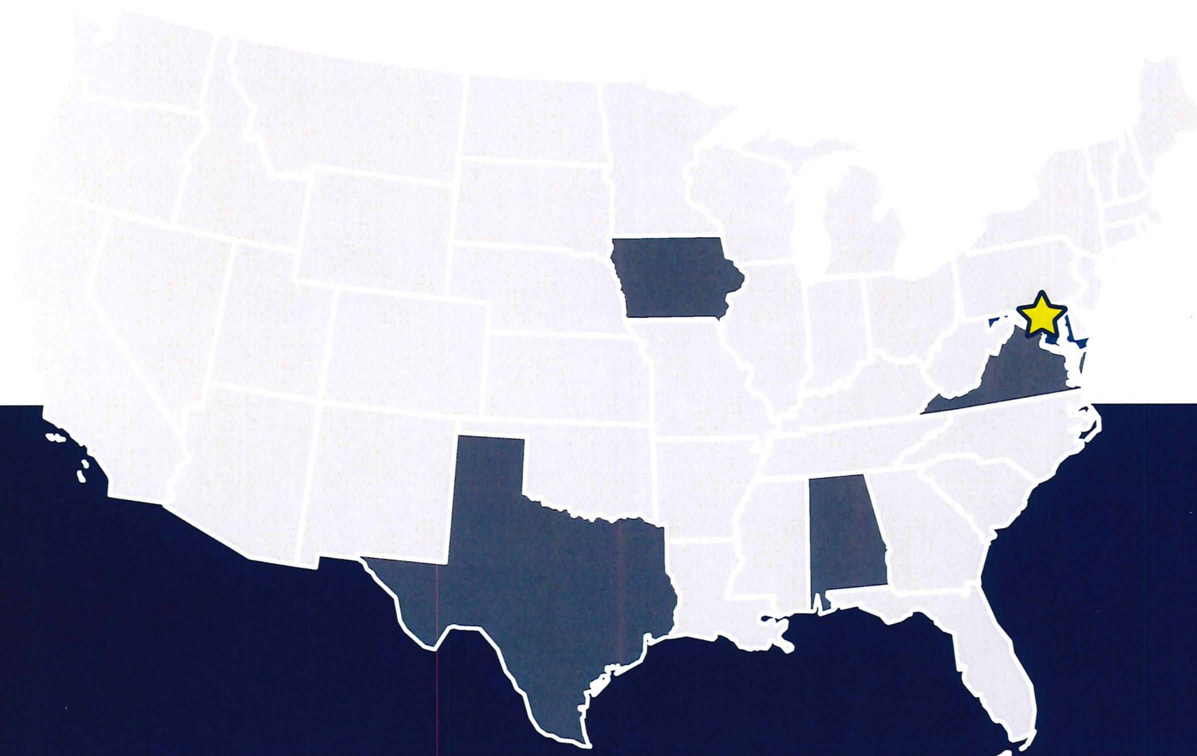
12.8M SF DEVELOPMENT EXPERIENCE

TOP GOVERNMENT +DEFENSE/IT TENANTS

- United States Government
- General Dynamics Corporation
- Northrop Grumman Corporation
- The Boeing Company
- CACI Technologies, Inc.
- Peraton Corp.
- Booz Allen Hamilton, Inc.
- KBR, Inc.
- Yulista Holding, LLC
- AT&T Corporation
- ManTech International Corp.
- Lockheed Martin Corporation

Strategic Locations

Properties for Lease + Development within our Defense/IT Portfolio



MARYLAND

109 Buildings | 9.9M SF

Fort Meade
- The National Business Park (NBP)
- ★Columbia Gateway

BWI Thurgood Marshall Airport
NAS Patuxent River
UMD Discovery District

VIRGINIA

53 Buildings | 8.6M SF

Fort Belvoir
- Patriot Ridge

Chantilly near Dulles Airport
- Westfields

NSWC Dahlgren Division
Data Centers
- Fairfax County
- Loudoun County
- Prince William County

WASHINGTON, DC

2 Buildings | 360,000 SF

Washington Navy Yard
- Maritime Plaza

ALABAMA

25 Buildings | 2.5M SF

Redstone Arsenal
- Redstone Gateway

TEXAS

9 Buildings | 1.1M SF

Lackland Air Force Base
- Sentry Gateway

IOWA

Pending Development

Data Centers
- Dallas County

Columbia Gateway Overview

32 PROPERTIES
Own + operate approximately 2.5M SF

92% LEASED
124 tenants

~203 ACRES
Developed and undeveloped land

67% DEFENSE/IT TENANTS

EXISTING BUSINESS HUB

Columbia Gateway provides a cost-effective alternative for defense contractors that need proximity to Fort Meade.

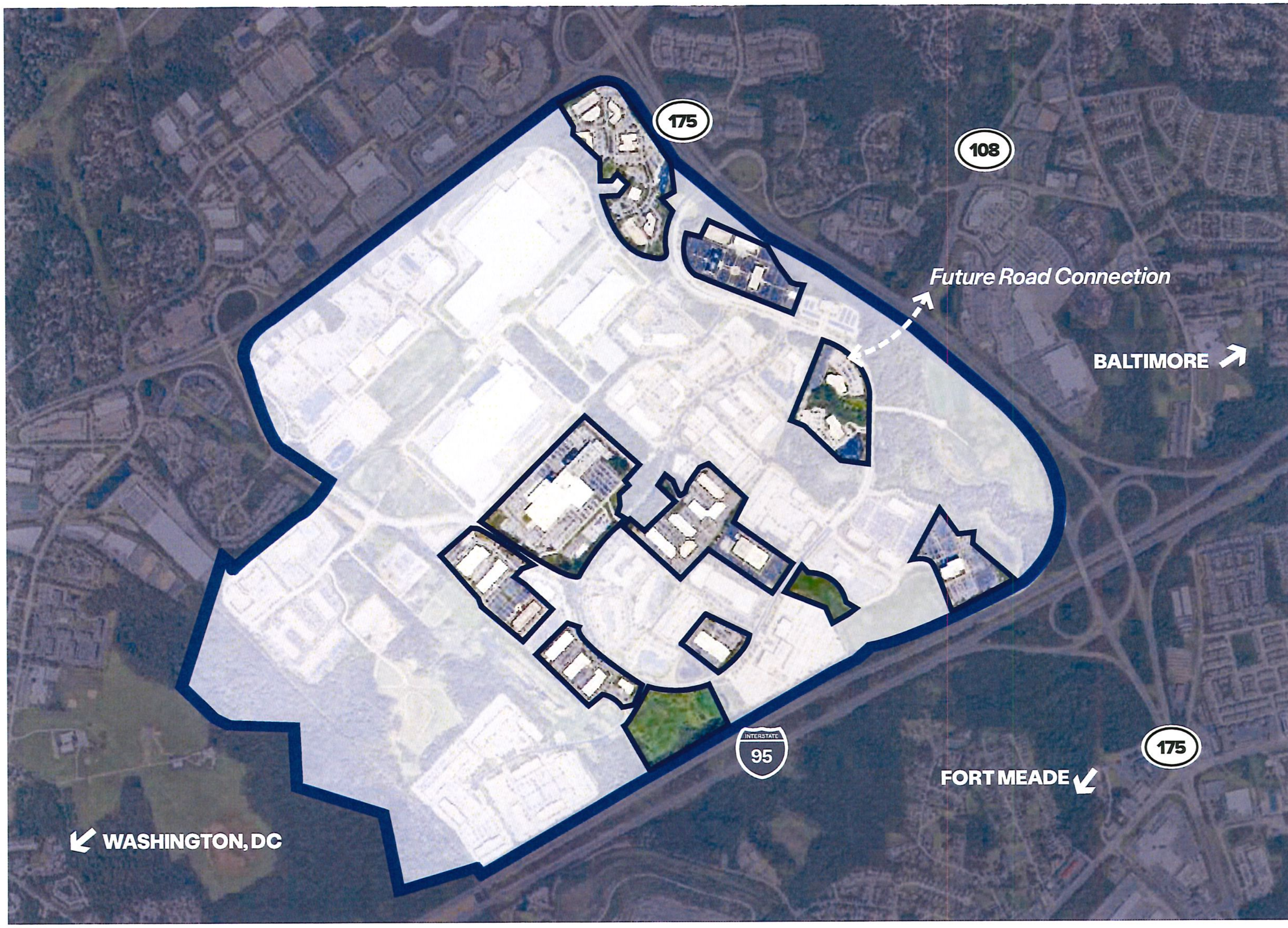
6841 BENJAMIN FRANKLIN DRIVE
Acquired Q1 2024

COPT DEFENSE PROPERTIES

COPT Defense Properties

32 Properties | 92% Leased | Defense/IT/Cyber Tenants

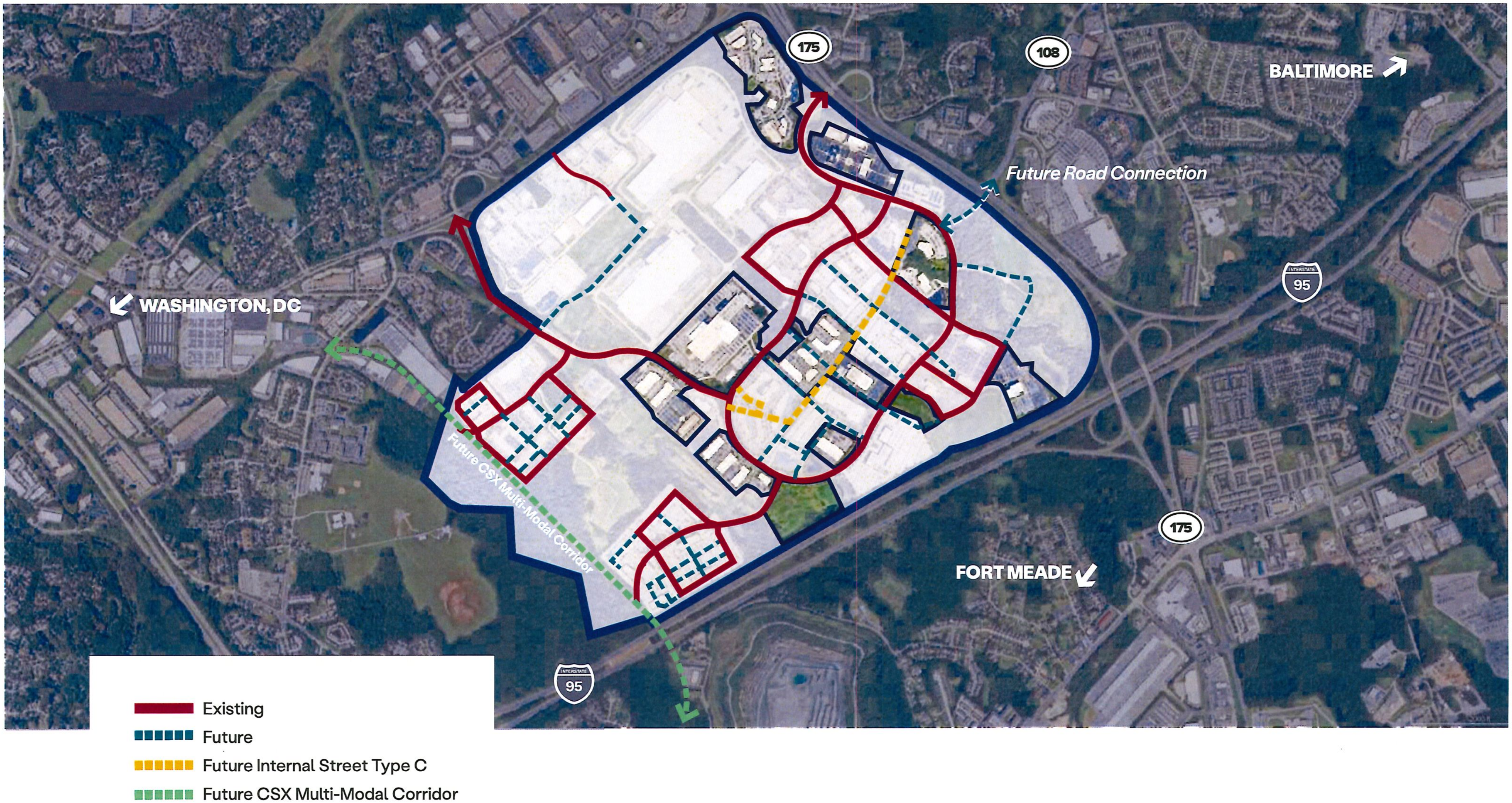
COPT DEFENSE PROPERTIES



COLUMBIA GATEWAY PORTFOLIO
32 Properties
6716, 6740, 6750, 6760 ABD
6700, 6708, 6724 ABD
6711 CGD
6721 CGD + 6715 CGD (garage)
6731 CGD
6741 CGD
7142 CGD
7130, 7134, 7138 CGD
7065, 7067 CGD
7061, 7063 CGD
8661, 8671 RFD
7125 CGD
7115 CGD - United Way Day Care Center
8621 RFD
6950 CGD
6940 CGD
7000 CGD
7055 CGD
7005 CGD
7015 AED
6841 BFD
TOTAL SF: 2,573,632 M **TOTAL ACREAGE:** 203 Acres

Gateway Plan Draft

Proposed Street Patterns



CDP Neighborhoods

40,000+ SF of amenities that serve our tenants—continued commitment to investment in Columbia Gateway

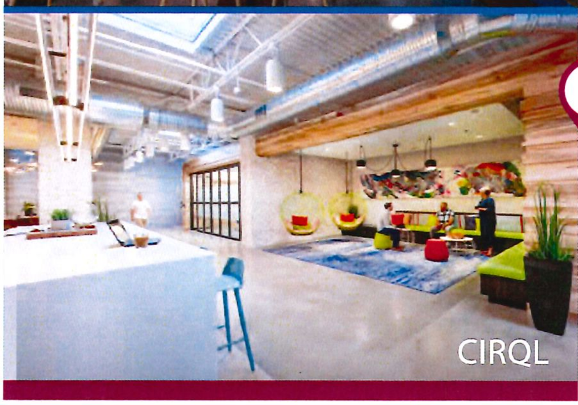
CDP Neighborhoods

WAYLINE

Meet your all-inclusive workday destination. WAYLINE features modern bohemian design details and a lush lineup of amenities—from flexible conference space and a sweetgreen Outpost, to a yoga lawn and sun drenched terrace.

Soundtrack

A dynamic venue for companies who desire a different #worklifestyle. Soundtrack features a serenade of diverse common spaces and neighborhood amenities to support the way you work best.

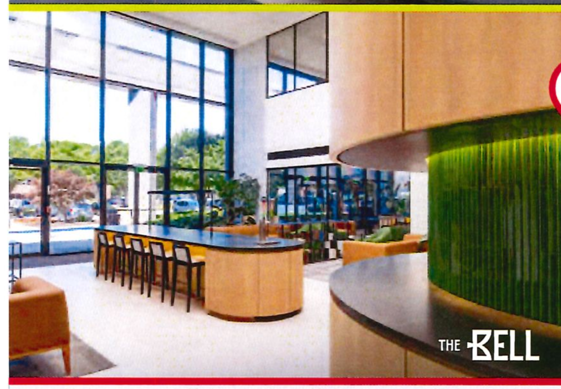


CIRQL

Small spaces for big ideas. Seamlessly supporting growing businesses and satellite teams, CIRQL features efficient layouts complemented by spacious, highly-designed common areas.

The Stade

A platform for fostering a stronger culture and community at work. The Stade features common spaces and amenities that inspire and elevate our workday.



The Bell

Inspired by the ingenuity and impact of inventor Alexander Graham Bell, The Bell speaks to creators and innovators craving a flexible workspace that aligns with evolving office needs.

Franklin

Plug into a community of innovators at Franklin—Flagship office space with I-95 visibility and proximity to Fort Meade. Chart a new path for growth in Columbia Gateway's tallest building.

COPT DEFENSE
PROPERTIES

Thank You.

CDP
LISTED
NYSE

Testimony to the Howard County Council

Re: CB 66-2025, "AN ACT amending HoCo By Design, the general plan for Howard County, to include the Gateway Master Plan and recognizing that the Plan is a comprehensive, long-range redevelopment vision for the future of Gateway, an area comprising approximately 1,100 acres of commercial and industrial properties; and generally relating to planning, zoning and land use in Howard County

Submitted by Regina Lee on behalf of People Acting Together in Howard (PATH), www.pathmaryland.org

September 15, 2025

Good evening.

I am Regina Lee, a 9 year resident of Columbia in Council District 1 and community organizer and advocate associated with many Howard County organizations.

Tonight I am testifying on behalf of People Acting Together in Howard, or PATH. My church, St. John Baptist, is a longtime member of PATH and I have been deeply involved in the organization for more than 4 years.

PATH has 13 member congregations, who all listen to their members, and then organize around our shared concerns.

PATH is here testifying about housing in the Gateway Redevelopment plan because we want more housing. I'm going to say it a few times tonight. We represent thousands of Howard County residents and we want more housing.

Nearly every family that's part of PATH has a family member who is hurting because of high housing costs and housing shortages. We talk to people all the time who say they can't afford to work and live here. Young people coming back from college can't afford to get a separate home here. Elderly people can't afford to retire and live here.

Alongside the council and other organizations, PATH has been part of making progress in the county - and our members say it's not enough. We need to build more housing, and we want to see more affordable housing across the income spectrum.

At PATH we are additionally concerned about housing costs because so many programs and supports have recently been cut or in jeopardy, and many of our members and neighbors are facing more financial insecurity because of layoffs of federal employees.

We also care about housing for differently-abled people. I am really focused on giving back to the community and helping others, especially those who can't speak for themselves or don't know how. I want to see that we eliminate homelessness and not see so many families paying more than half their income in rent. I help many differently- abled individuals try to get the housing they need in this region and it is extremely difficult.

I don't want to see people not being able to live comfortably in their home because they are differently-abled and the homes are not ADA compliant. I am still waiting for a fully ADA compliant home. I am 69 years old, using a wheelchair for mobility and have osteoporosis, which causes me and my husband difficulty. I have to be transferred 5 times daily just to bathe (using a bathtub and not a roll-in shower).

So - we care about housing and we want to see action.

We really appreciate the Columbia Gateway Plan.

We want housing at Gateway, as more housing supply will help improve housing affordability.

For years we at PATH have been hearing from our members that people want more housing styles and options in the county. If they're starting out as a renter, trying to buy a starter home, or trying to retire and downsize.

We appreciate the missing middle housing types in this plan.

We want what's in the plan - and we want you to go further.

We want the plan to commit to 20% of the units built being Moderate Income Housing Units.

We want 10% of the units built to be ADA Compliant.

We want commitments for low income housing units, not just moderate, and not just incentives. As we've said before, we want more housing. So, we want a plan that enables more housing and more affordability. AND we want zoning afterwards that matches that plan and makes it really possible. We need more than plans. We need action. We need more housing.