



**Gateway Master Plan Advisory Committee Summary**

An Advisory Committee for the Gateway Master Plan was appointed by the County Executive via [EO-2024-04](#). Committee members represent key community stakeholders and subject matter experts, including Gateway property and business owners, representatives of Columbia Association, and other community members with expertise in economic development, innovation, housing, sustainability, and critical planning areas.

The Committee took a deeper dive into the planning process, acted as a sounding board for ideas and provided feedback on data and analysis. The Committee’s input helped ensure that the future vision for Gateway considered all the essential components of an innovation district, such as multi-modal transportation, affordable housing, sustainability and resiliency, and infrastructure needs.

**Gateway Master Plan Advisory Committee Meeting #5:** Wednesday January 15th, 2025, at 11 a.m.

**Meeting Agenda, Presentation and Recording:** [Gateway Master Plan Advisory Committee | Howard County \(howardcountymd.gov\)](#)

**Advisory Committee Attendees:**

<b>Name:</b>	<b>Affiliation:</b>
Brad Butler	Owen Brown Village resident
Brian England	Howard County Citizens Association
Fran LoPresti	Howard County Age Friendly Work Group
Jackie Eng	Howard County Housing Affordability Coalition
James Cecil	Howard County Planning Board Member
Jennifer Vey	Greater Baltimore Committee
Kristi Smith	Howard Hughes Corporation
Lindsay Gaughan	UMBC Training Center
Mike Golibersuch	Owen Brown Village resident
Thomas Fahs	COPT Defense Properties
Judelle Campbell	Columbia Association
Todd Arterburn	Environmental Protection advocate
Robert Marietta	Environmental Protection advocate
Jason Jannati	Howard County Economic Development Authority
Mickey Abrams	Abrams Development Group
Mike Ready	DWS Asset Management
Antoine Wright	Multimodal Transportation advocate



### **Other Attendees**

Howard County Staff: Lynda Eisenberg, AICP (DPZ), Mary Kendall (DPZ), Kristin O'Connor (DPZ), Kate Bolinger (DPZ), Sarah Latimer (DPZ), Kerry Lenny (DPZ), Jeff DelMonico (DPZ), Randolph Mitchell (DPZ), David Cookson (Office of Transportation)

Gateway Master Plan Consultant Team: Laura O'Blenis (Stiletto), Suzette Goldstein (HOK), Harold De LaRosa (HOK), Tara Sutton (Stiletto), Bryan Townsend (WRA)

Other Attendees: Anne Mead (COPT Defense Properties), Krysta Herring (COPT Defense Properties), Greg Fitchitt (Howard Hughes Corporation), Valerie Lopez (Howard Hughes Corporation)

### **Materials:**

[Agenda](#)

[Meeting Recording](#)

[Presentation Slides](#)

### **Notes:**

DPZ Director Lynda Eisenberg welcomed all attendees. Consultant team members Harold De LaRosa and Tara Sutton, along with DPZ Deputy Director Mary Kendall, presented an overview of the preferred plan's major components: innovation districts and market opportunities; framework and vision; redevelopment approach; sustainable design; transportation and mobility; and public infrastructure types, phasing, and financing. Advisory Committee members asked questions and shared observations throughout the presentation. These points are summarized below. Mary Kendall concluded the meeting with next steps for the Advisory Committee.

### **Advisory Committee Questions and Observations, and Project Team Responses:**

- Advisory Committee questions and observations are noted with bullet
  - Project Team responses are summarized beside sub-bullet

### **Innovation Concept**

- Has there been any pushback on the Innovation District concept for Gateway?
  - Community feedback has been largely supportive of the innovation concept.
- How well is Gateway positioned to implement all the innovative ideas that have been suggested? How does Gateway compare to other Innovation Districts?
  - Although different innovation districts share similar goals, they vary greatly in how they are implemented and built out. The ideas for Gateway draw on its regional location, unique market, and industry strengths.



- It might be helpful to have one slide that gets to the purpose behind Gateway’s innovation concept and development goals, and the benefits of those versus the current development approach.

### **Transportation Connections**

- Will the woonerf connect to other walkable areas? If so, does the woonerf, with its freedom of movement and community connections, make Gateway a more viable Innovation District?
  - The overall concept is to create an interconnected, walkable network, with the Woonerf serving as a central spine. This network is envisioned to connect to external pathways, allowing access for people walking and bicycling.
- How long is the woonerf?
  - The woonerf is approximately  $\frac{3}{4}$  of a mile.
- Would a new MD 175 connection be at-grade or limited access? How would high-speed traffic transition into a pedestrian-friendly area quickly? What impact might a MD 175 connection have on the Dorsey Run area?
  - Further and deeper analysis on MD 175 access will be needed to identify options, environmental impacts, and ways to mitigate impacts. Downtown Columbia, where the new jug-handle enters from MD 29, is a good example of how high-speed traffic can be successfully integrated.
- When maps are shown with various lines and small labeling, identifying landmarks can help orient the audience.
- When referencing “transit” within the preferred plan, does this refer to traditional bus style transit systems?
  - The plan is open to future transit technologies (such as autonomous buses); the ultimate goal is to connect whatever transit system is implemented to surrounding areas.

### **Industrial Land Use**

- Industrial uses should be deliberately and intentionally included. Plan for logistics, trucks, noise, and buffers.
- Look at places where industrial is planned next to residential uses. There are places in Frederick County where industrial is adjacent to residential.

### **Zoning**

- Will future zoning include areas currently zoned New Town?
  - A portion of Gateway is zoned New Town. DPZ will be working on New Town zoning as a separate process from the Gateway planning effort. Multiple steps will have to take place before future zoning is put in place.



- Will covenants and associated design guidelines influence zoning?
  - Covenants are private matters to be managed by those subject to them.

### **Sustainability and Energy**

- When discussing Gateway's planned built environment, also describe connections to the natural environment and ecological aspects of the area.
- With the rise of data centers and energy needs for Artificial Intelligence (AI), how does the plan address energy needs for Gateway as a future-forward Innovation District?
  - The plan emphasizes sustainable design and use of renewable energy wherever feasible. However, the plan is open to new energy technologies emerging in the future.

### **Public Infrastructure: Alternative Schools Concepts**

- Has there been any discussion about taking a more innovative approach toward public school facilities in Gateway?
  - The presentation includes examples of alternative school designs. The County is requesting public feedback on this topic through Gateway's engagement process.
  - Feedback will be used to inform recommendations in the plan.
  - Further coordination with HCPSS will be needed to determine student generate rates and plan for future school capacity.
- Perhaps multi-modal improvements can better connect neighborhoods to schools.
- Repurposing an existing space for school use may be more cost-effective and innovative than building a new school, but study would be needed to determine if any structures are suitable.

### **New Opportunities**

- With Gateway's Innovation District designation, and the high-profile nature of this redevelopment plan, it may be a great opportunity to shine light on glossed over African American history by renaming streets for historically significant black residents.
- Along the lines of innovation, would it make sense to make innovative infrastructure a planned requirement for Gateway? Would this be a good way to cultivate innovative practices?
  - It will be important to find a balance between encouraging innovative design and offering flexibility necessary for redevelopment.

### **Governance Structure**

- What is meant when discussing governance structure?
  - Governance structure refers to who will spearhead implementation. There are a number of other elements around programming, however the structure dictates who takes lead.



- How do we brand Gateway in an authentic way around innovation with the leadership of the established guiding entities? Has there been discussion with the state Department of Housing and Community Development or other entities, as housing is a priority for the Governor?
  - An implementation plan is the first phase. Looking into support at various levels of government would occur in next stage. However, the state is aware of the County's general plan and the vision that Gateway will be transformed into a denser, mixed-use innovation district.
- How does Columbia Association (CA) get involved to ensure representation for property owners and residents, since Gateway property owners pay an assessment to CA but don't have a role in CA governance?
  - CA representation is a private matter between the Columbia Association and property owners.