

GATEWAY MASTER PLAN OVERVIEW

VISION

The Master Plan presents a comprehensive, actionable roadmap to guide the long-term transformation of Gateway into a **thriving innovation district**, a major hub for cybersecurity, defense, technology, artificial intelligence (AI), quantum, and other emerging industries that also offers residents a connected, vibrant, and thriving community in which to live, work, and play.



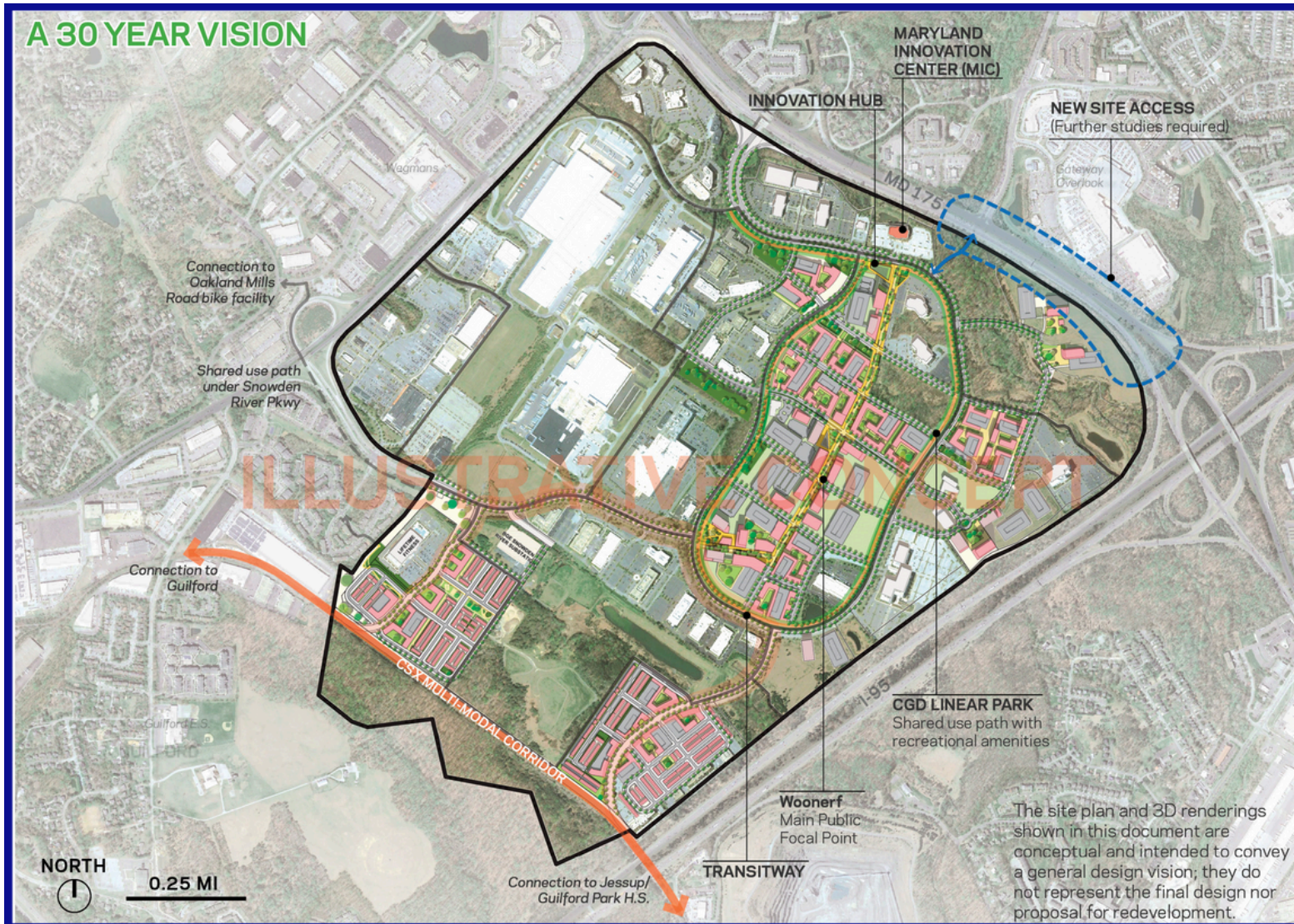
8 PLANNING PRINCIPLES...

...provide the overarching foundation for Gateway's long-term transformation:

- 1 INNOVATION AND GROWTH**
Establish the Gateway Innovation District as an epicenter for employment, research, and innovation
- 2 MIX THE USES**
Create a mixed-use, walkable physical environment that supports innovation and creates a socially vibrant, pedestrian-focused community
- 3 A UNIQUE SENSE OF PLACE**
Create "a there, there" for Gateway – recognizable shared open spaces for the community
- 4 A PLACE FOR PEOPLE**
Develop a multi-generational, accessible and mixed-income community where all people can thrive
- 5 WALKABLE ENVIRONMENT**
Establish a human-scale urban form that prioritizes walkability
- 6 SUSTAINABILITY AND RESILIENCY**
Take green design to the next level
- 7 TRANSPORTATION AND MOBILITY**
Develop a multi-modal transportation network that welcomes people traveling via all modes
- 8 FLEXIBILITY OVER TIME**
Establish a market-based, flexible implementation framework.

REDEVELOPMENT OPPORTUNITY

- Gateway can build on its existing strengths as an employment hub and evolve into a mixed-use, walkable, and thriving innovation ecosystem. The Illustrative Site Plan below conveys a general design vision for the next 30 years; it is intended to illustrate a general approach (rather than an obligation to a specific detailed outcome, land use, or development timeframe).



MARKET OPPORTUNITY

An existing employment hub, Gateway already has a strong foundation of workers in key industries like cybersecurity, defense, and technology. Gateway can leverage these sector-specific strengths and its strategic position in the Baltimore region – which was recently designated a national Tech Hub by the U.S. Economic Development Administration – as it transforms into a mixed-use innovation district.

Over the next 30 years, the 1,100-acre Gateway planning area offers significant market opportunities. Conveniently located within 15 miles of BWI, Fort Meade and the Johns Hopkins University Applied Physics Laboratory, its strategic location and size contribute to its market potential. The estimates below represent a “snapshot” of current market demand and could evolve over time.

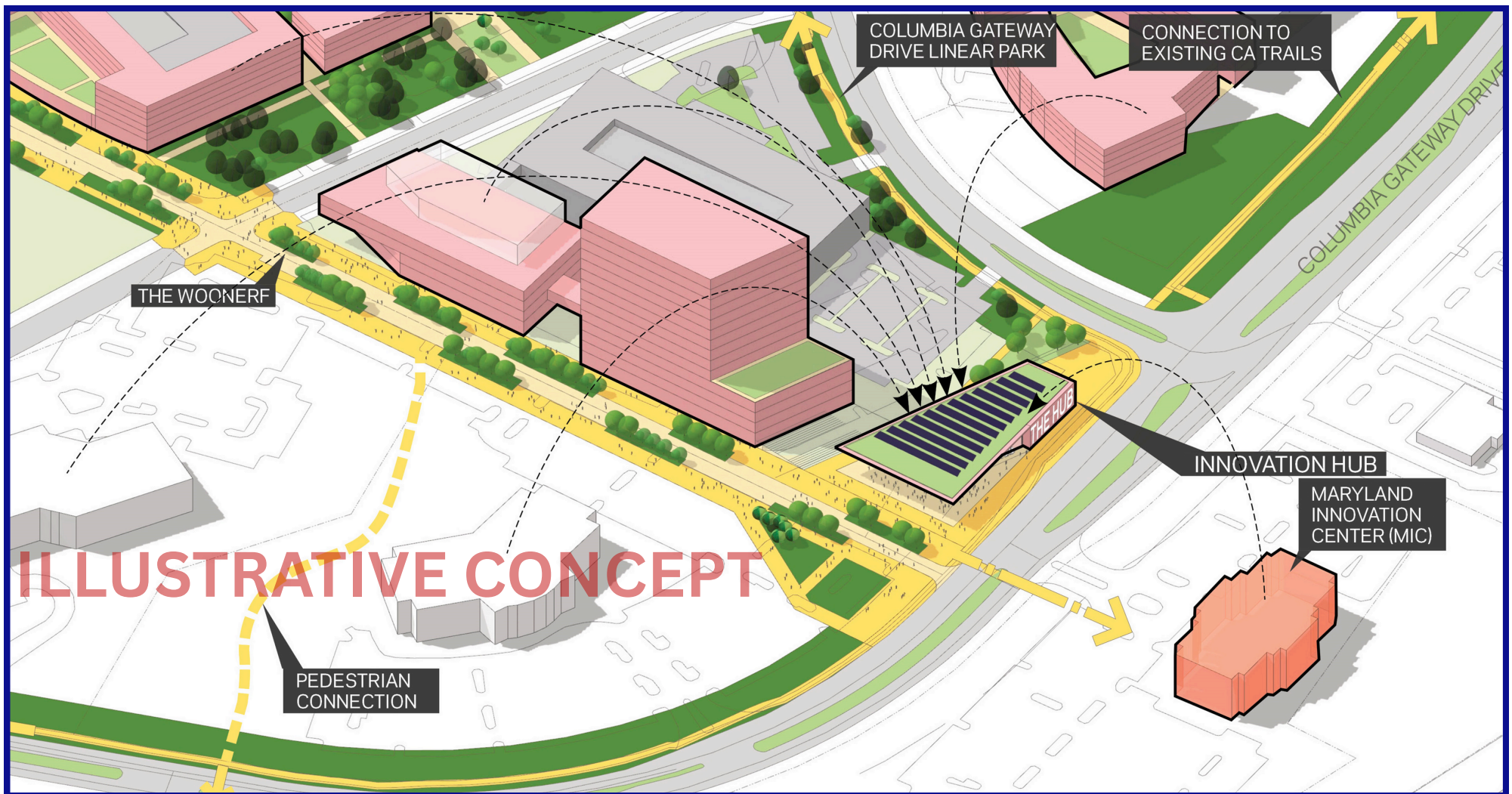
- LIVE - Housing Development: 5,700-8,400 new units
- WORK - Employment & Job Growth: 4,711-8,100 new jobs/1M-1.8M SF new commercial office, and innovation/flex office space
- PLAY - Retail Expansion: 312,000 SF of new stores and restaurants to serve a captive audience of residents and employees



INNOVATION HUB & CREATION SPACES

Physical spaces dedicated to cultivating partnerships and networks among researchers, businesses, entrepreneurs, and creators. These spaces encourage various uses, such as research labs and coworking spaces, and may even have recreational amenities.

- An Innovation Hub in Gateway will ideally be in close proximity to the Maryland Innovation Center (MIC), providing the MIC with opportunities to expand their programming and create a thriving innovation core at the heart of Gateway.
- The Innovation Hub may include accelerator spaces for companies, a maker space, coworking spaces, cafe, recreational amenities, and flexible meeting spaces to host lectures and conferences. The intent is to bring people and resources together.



PLACEMAKING & OPEN SPACES

The Gateway of Tomorrow will include open spaces designed for flexibility, capable of hosting diverse activities throughout the day, season, and year, creating a vibrant public realm and a strong sense of community.

- The plan integrates a Woonerf as the main public open space – this is intended to be the “there, there” or hub of significant activity in Gateway.
- The plan emphasizes nodes as flexible areas featuring higher development intensity, a wide mix of uses, and urban plazas or other placemaking elements (such as a woonerf segment, linear park segment, etc.).
- The existing Columbia Association (CA) trail that runs along Columbia Gateway Drive could be retrofitted into a linear park with a wider bike/walk trail, native plantings, and other recreational amenities.
- The distribution of neighborhood and pocket parks will offer the community convenient access to multi-generational, accessible, and sustainable shared open spaces.



What's a woonerf?

A Woonerf is inspired by the Dutch term for a “living street” – where people walking, riding bicycles, and driving slow-moving cars can coexist.



NODES

The framework for the long-term transformation of Gateway integrates “nodes” – areas intended to become identifiable and vibrant urban spaces, where higher development intensities and taller buildings will be allowed.

- Some nodes could be the earliest locations for development activity in Gateway
- New and/or existing assets may serve as anchors at nodes
- The nodes are envisioned as hubs for retail, community and other foot-traffic generating uses, as well as locations for urban plazas



SUB AREAS

Gateway will need to be rezoned to allow a mix of uses. To guide this rezoning, the plan sets a framework for 9 subareas - all allowing a mix of uses but featuring unique goals for a targeted mix of employment and residential uses, infrastructure priorities, open space, public amenities and urban form.

ZONING

Following the adoption of the Master Plan, a detailed zoning code/program effort will be established. The preliminary recommendation is to consider alternative zoning approaches such as performance-based zoning, incentive-based zoning, overlay districts, or form-based codes.

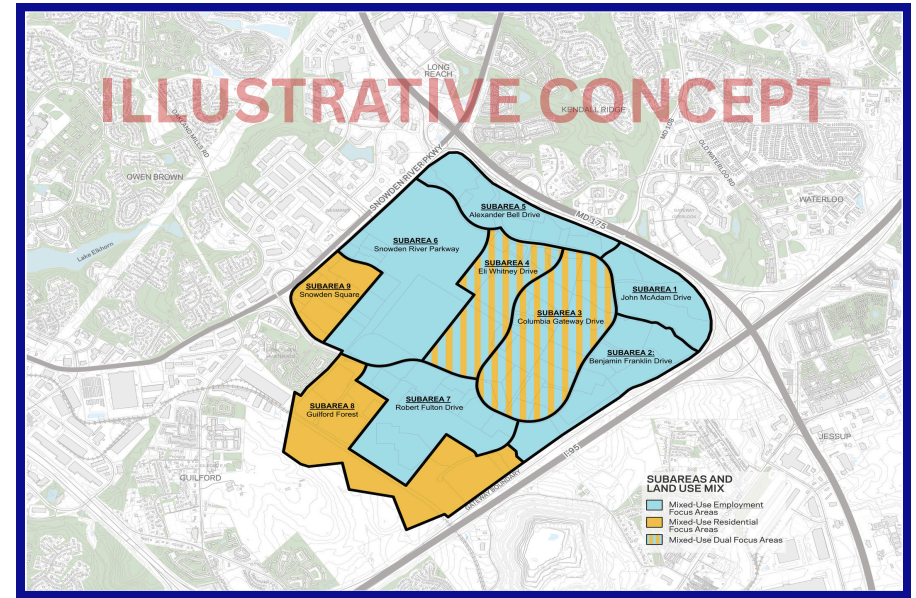
MIX OF USES

- The overall goal is to **encourage and incentivize a diverse mix of uses** across all subareas, providing flexibility for development over time.
- Uses that generate **foot traffic and ground-floor activation** will be encouraged particularly in the nodes and along the Woonerf.
- Gateway will recognize the **economic potential of industrial uses**, in appropriate locations, while seeking ways for industrial to thrive alongside other uses in the future.

AFFORDABLE & MULTI-GENERATIONAL HOUSING

New mixed-use residential developments in Gateway are envisioned to provide a variety of housing options accessible to all income levels and household types. Gateway will build on the guidance provided by the recently adopted general plan, HoCo By Design, for how activity centers should offer diverse, accessible, and affordable housing options when they redevelop.

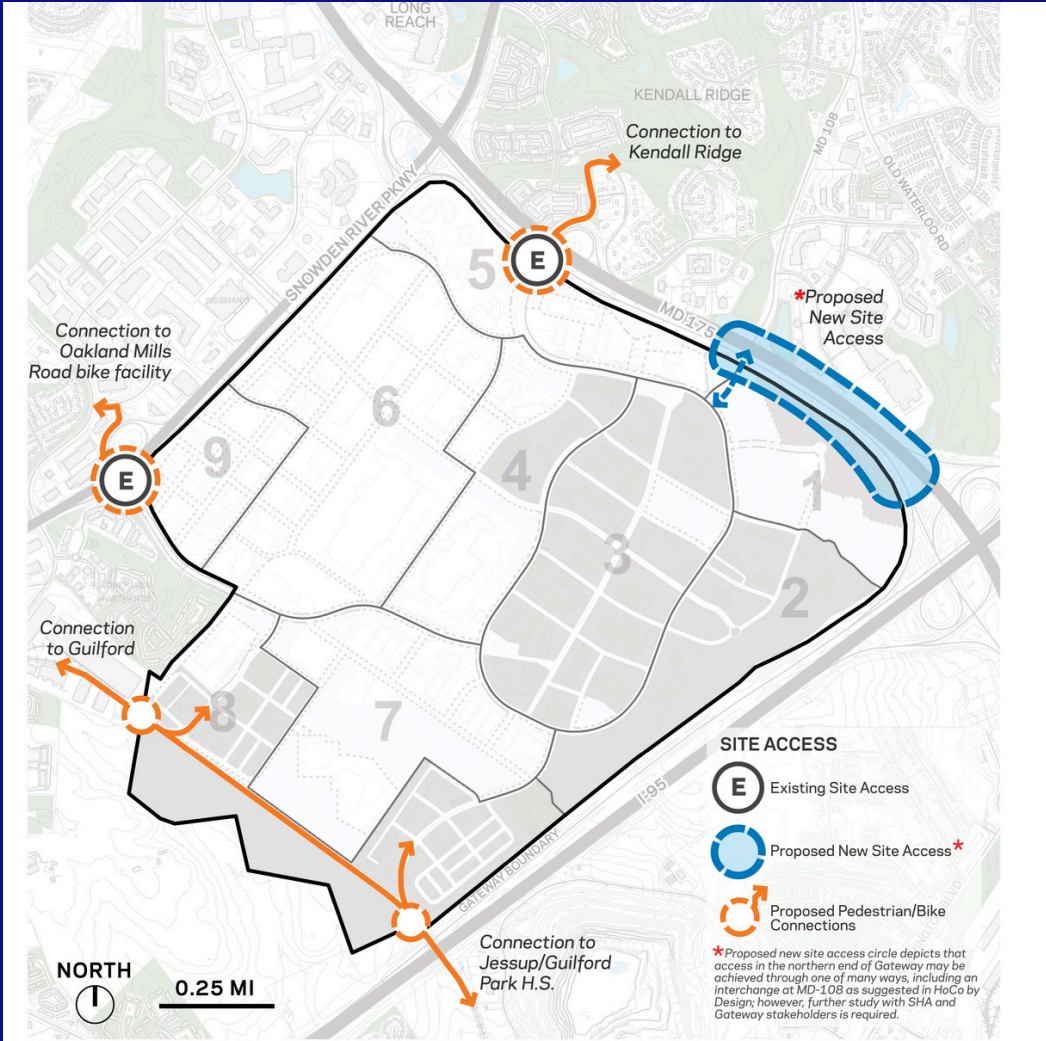
A combination of housing programs and future zoning regulations should include requirements and incentives to achieve affordable and multigenerational housing options that are available for rental and/or homeownership opportunities.



INTERNAL & EXTERNAL ACCESS

A new vehicular access point from MD-175 will offer a welcoming entrance for drivers and support regional connectivity for the innovation industries.

The overall goal for transportation and mobility in Gateway is to create an interconnected transportation network of Complete Streets that serves all modes and connects people walking, bicycling, and driving to and around the Columbia Gateway area.



Map 17: Site Access Map

BICYCLE & PEDESTRIAN CONNECTIVITY

The proposed transportation network prioritizes walking and cycling, seamlessly connecting Gateway to existing paths and trails beyond. These connections will provide employees and residents with new ways to travel, and includes utilizing the CSX rail line – a 3.1-mile railroad spur – as a unique connection for people walking and biking to and from the Innovation District.



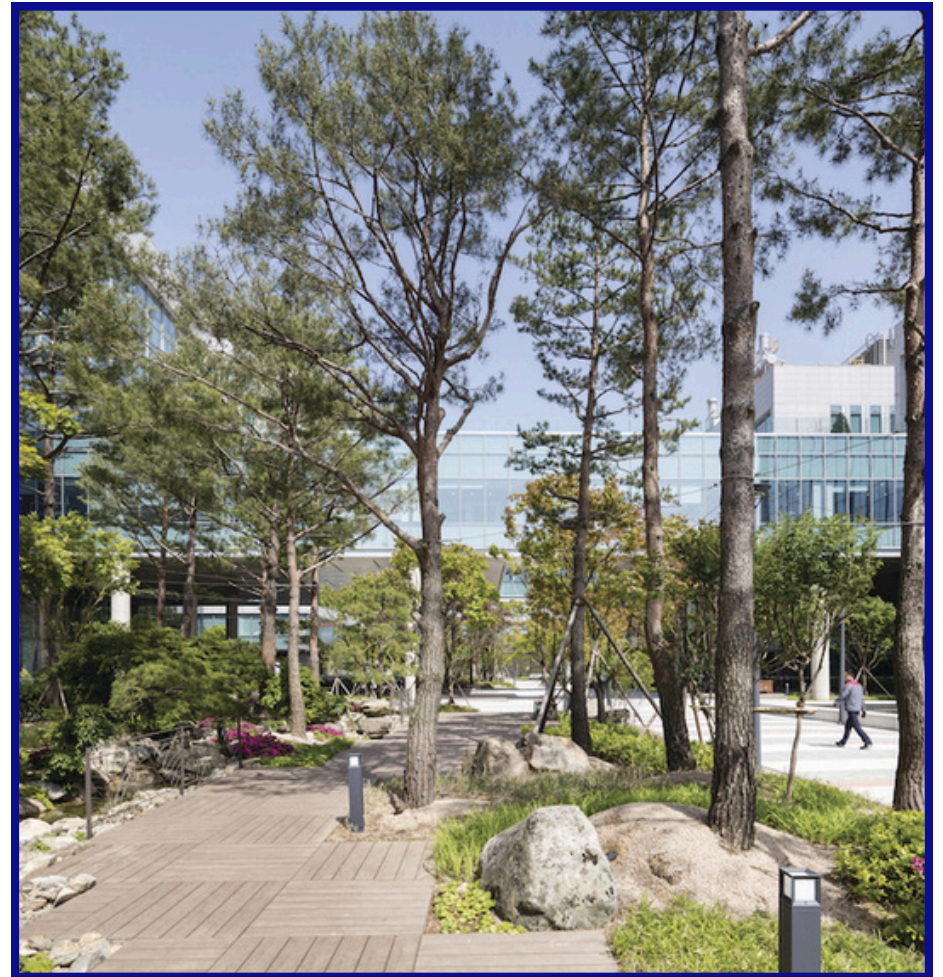
PLAN FOR PUBLIC INFRASTRUCTURE

The Gateway innovation district will experience phased redevelopment over a 30+ year horizon, requiring various public infrastructure investments to support its vision and help catalyze its transformation.

Investments like:

- MD-175 transportation access and various bike/ped improvements
- Innovation Hub
- Public facilities like schools and open spaces
- Water/sewer improvements need to be carefully planned and financed

A detailed plan for public infrastructure and financing should be developed to guide future public investment.



IMPLEMENTATION

The Gateway Innovation District offers flexibility to adapt to market conditions and demand, with a 30+ year vision implemented incrementally. Before physical transformation begins, further planning and programmatic efforts are needed. These strategic actions mark the first step toward realizing Gateway's vision as an Innovation District that's vibrant, walkable, and well-connected with diverse amenities.



CONCLUSION

Gateway is uniquely positioned to become the region's nerve center for cutting-edge research, pioneering ideas, and global entrepreneurial ventures. With bold ambition, a strategic location, diverse industries, and innovative design, Gateway aims to foster a thriving environment where visionaries connect, collaborate, and shape the future.

Strategic Actions

- Focus **business attraction and retention efforts** on identified priority industries.
- **Cultivate partnerships** with anchor institutions to drive new opportunities for economic development.
- Support Howard County Economic Development Authority (EDA) in its efforts to **scale up the Maryland Innovation Center (MIC) and establish Innovation Hub.**
- Establish a Gateway Innovation District **Board of Directors.**
- **Catalyze / facilitate redevelopment** by planning appropriately for public infrastructure (such as roads, community amenities, school facilities, etc.).
- **Strategically acquire sites for public amenities and infrastructure** based on infrastructure planning.
- **Develop / amend zoning** to encourage and incentivize redevelopment aligned with the Master Plan.

