



Howard County Council

George Howard Building
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Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Christiana Rigby, Chair
District 3
Deb Jung, Vice Chair
District 4
Opel Jones
District 2
Liz Walsh
District 1
David Yungmann
District 5

General Plan Work Session 7– Approved minutes

Hybrid Meeting (Virtual and In-Person Meeting)
Video Streamed on <https://cc.howardcountymd.gov/watch-us>

Wednesday, September 6, 2023
9:30 am

Chair Rigby opened the meeting at 9:35 am.

Councilmembers present: Chair Christiana Rigby, Vice Chair Deb Jung, Liz Walsh, Opel Jones, and David Yungmann.

Council Staff Present: Michelle Harrod, Council Administrator; Isaiah Anderson, Executive Assistant; Theo Wimberly, Administrative Manager; Lynne Blume Rosen, Legislative Analyst; Owen Kahn, Legislative Analyst; Charity Respass, Administrative Assistant; Owen Clark, Deputy, County Auditor; Gary Kuc, County Solicitor; and Amanda Mihill, Assistant County Solicitor.

HCBD Core Team and Corporate Representatives: Noted below.

Agenda:

1. Economic Prosperity (Chapter 5)

The HCBD Core Team gave a presentation on Chapter 5: Economic Prosperity.

The HCBD Core Team and corporate representatives responded to questions from the Council on the following:

- relationship between undeveloped land and potential employment land over the next twenty years; the commercial lending market;
- number of residents who live in and walk to work in Howard County; opportunities for more industrial development along Route 70;
- office commercial market over the next ten years and how COVID and work from home trends have changed the market;
- what percent of current office space is occupied on a daily basis post-COVID;
- possibility for temporary office space, particularly in Gateway and near BWI;
- potential ways to expand the Economic Development Authority to support business development;

- whether or not the County should be focusing on filling existing commercial space rather than building more space;
- potential ways to attract more retail to Route 1 that does not depend on Gateway development;
- potential utility of building a commercial athletic facility to run athletic tournaments, including an indoor facility;
- on-site child care as a way to bring people back to offices;
- future of the Downtown Columbia mall;
- effects of removing industrial uses from Gateway; and
- timeline for the Gateway planning process.

2. Rt. 1 Corridor (excluding transportation policies and actions)

The HCBD Core Team gave a presentation on the Route 1 Corridor plan.

The HCBD Core Team responded to questions from the Council related to the following:

- difference between flex space and light industrial space;
- County's capacity to pursue development in various locations along Route 1 over the next ten or twenty years;
- how to balance incentives for investing in Gateway versus investing in Route 1;
- vision for redevelopment along Route 1 that is not dependent on zoning changes alone;
- what would be considered a success for Route 1 plans and if that is reflected in the plan;
- tax incentives for brownfield cleanups;
- Route 1 tax credit qualifications and if it is being used for buildings that do not front Route 1;
- long term ramifications of previous decisions to develop residential lots along Route 1 next to industrial uses and how the General Plan proposes more residential development in the corridor;
- ways the proposed Activity Centers have different characters, particularly in the South Elkridge District;
- potential for an arts focus in the southeast, including Savage;
- redevelopment plan for the Long Reach Village Center;
- exact number of new units proposed for development;
- mobile homes along Route 1;
- what other jurisdictions have done with corridors similar to Route 1; and
- how the General Plan is going to be applied during comprehensive rezoning.

There was a general discussion about the process for introducing amendments and holding public hearings.

Chair Rigby closed the meeting at 1:39 pm.

General Plan
Work Session 7 Agenda – Participants

HCBD Core Team

Lynda Eisenberg
Brian Shepter
Jessica Bellah
Mary Kendall
Kristin O'Connor
Kate Bolinger
Sarah Latimer
Matt Noonkester

EDA – Jennifer Jones, Kathy Johnson, Jason Jannati
OOT - Bruce Gartner, David Cookson
OCS/Agriculture – Lindsay DeMarzo, James Zoller
DPZ/Research – Jeff Bronow
DPZ/DLD – Anthony Cataldo
Zoning – Geoff Goins

Corporate Representatives

Matt Abrams – Abrams Development Group
Peter Mathieson – Abrams Development Group
Greg Fitchett – Howard Hughes
Anne Mead - COPT
Krysta Herring – COPT
Thomas Fahs – COPT
Kate McManus – Oracle Corporation
Martin Proulx – MD Department of Agriculture