

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 13

Bill No. 66 -2025

Introduced by: The Chairperson at the request of the County Executive

Short Title: General Plan Amendment – Gateway Master Plan

Title: 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.

Introduced and read first time _____, 2025. Ordered posted and hearing scheduled.

By order _____
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2025.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2025 and Passed ___, Passed with amendments ___, Failed ____.

By order _____
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2025 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive _____, 2025

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, Howard County has prepared the Gateway Master Plan (the “Plan”) to
2 provide a redevelopment vision for the future of Gateway; and
3

4 **WHEREAS**, Gateway is that area containing approximately 1,100 acres of commercial
5 and industrial properties and is generally bound by Interstate 95, Maryland Route 175, Snowden
6 River Parkway, and a CSX rail corridor; and
7

8 **WHEREAS**, in October of 2023, by passage of Council Bill No. 28-2023, the Howard
9 County Council adopted HoCo By Design, a new general plan for Howard County; and
10

11 **WHEREAS**, HoCo By Design envisions Gateway as a Regional Activity Center, which
12 represents a major hub for employment, entertainment, and innovation in the County; and
13

14 **WHEREAS**, HoCo By Design’s implementing action EP-5.4 calls for DPZ to: “Develop
15 a master plan for Gateway that describes the area’s desired future mix of uses, open space
16 network, development phasing and intensity, building height range, and infrastructure approach.
17 Build upon the general considerations included in the HoCo By Design Focus Areas technical
18 appendix.”; and
19

20 **WHEREAS**, the Gateway Master Plan process launched in early 2024 with an open
21 house event and, in September of 2024, DPZ and its consultant team presented several master
22 plan options for the redevelopment of Gateway; and
23

24 **WHEREAS**, after receiving public feedback on the master plan options, the team
25 unveiled a preferred Plan for Gateway – an illustrative concept that conveys the vision for
26 Gateway’s transformation as an Innovation District – at public meetings on January 21 and
27 January 22, 2025; and
28

1 **WHEREAS**, the public draft Plan was made available for public review and comment
2 and a subsequent legislative draft Plan submitted to the Planning Board for its review on August
3 7, 2025; and
4

5 **WHEREAS**, the Plan envisions Gateway evolving into a complete, sustainable
6 community that supports business growth, creates housing and employment opportunities, and
7 allows a mix of uses that contribute to a thriving innovation ecosystem; and
8

9 **WHEREAS**, while the Plan does not change zoning, it offers guidance for subsequent
10 zoning changes; and
11

12 **WHEREAS**, the County Council now wishes to amend HoCo by Design in order to
13 include the Plan.
14

15 **NOW, THEREFORE,**
16

17 ***Section 1 Be it Enacted** by the County Council of Howard County, Maryland, that the Gateway*
18 *Master Plan, a General Plan Amendment attached hereto, is adopted as the revitalization and*
19 *redevelopment plan for Gateway and the Gateway Master Plan shall be attached to and*
20 *incorporated into HoCo By Design.*
21

22 ***Section 2. And Be It Further Enacted** by the County Council of Howard County, Maryland that*
23 *the Director of the Department of Planning and Zoning may correct obvious errors, capitalization,*
24 *spelling, grammar, headings and similar matters and may publish this amendment to HoCo by*
25 *Design by adding or amending covers, title pages, a table of contents, photos and graphics to*
26 *improve readability.*
27

28 ***Section 3. And Be It Further Enacted** by the County Council of Howard County, Maryland that,*
29 *after passage of this Act, the Director of the Department of Planning and Zoning shall amend*
30 *text, maps, charts, graphs, photos, and tables, in accordance with amendments to this Act.*

1

2 ***Section 4. And Be It Further Enacted*** by the County Council of Howard County, Maryland,
3 *that this amendment be attached to and made part of HoCo By Design.*

4

5 ***Section 5. And Be It Further Enacted*** by the County Council of Howard County, Maryland, that
6 *this Act shall become effective 61 days after its enactment.*