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Howard County Association of REALTORS®

To: Council Chair Walsh and Honorable Members of the County Council

Date: October 15, 2025

RE: Support for CB66-2025 | General Plan Amendment, Gateway Master Plan

Good Morning Chairperson Walsh and Members of the Howard County Council,

On behalf of the Howard County Association of REALTORS®, we support CB66-2025 to amend HoCo By Design and adopt the Gateway Master Plan.

The plan advances shared goals. It brings more homes, more jobs, and reinvestment in an aging employment area. It creates a predictable framework for future zoning, infrastructure planning, and private investment.

We support CB66-2025 because it adds the Gateway Master Plan to HoCo By Design and sets the vision that will guide later zoning changes. This improves certainty for property owners and employers. It targets new housing and employment within the existing Gateway footprint, which eases price pressure countywide and supports local businesses. It aligns with economic development goals by positioning Gateway as an innovation district with mixed uses and modern employment space.

Following adoption, we urge swift implementation. Adopt follow-on zoning text and map amendments that translate the plan's land use, height, and mix guidance into by-right entitlements where appropriate, while preserving flexibility for adaptive reuse. Calibrate any future affordability requirements through a current pro forma analysis so production remains feasible, and include on-site and in-lieu options. Phase transportation, water, sewer, and open space investments with development, use predictable financing tools, and coordinate with state partners on corridor improvements. Begin school boundary and capacity planning now, and keep APFO decisions aligned with the plan so housing phases do not stall. Modernize parking and mobility by right-sizing ratios, improving first-mile and last-mile options, and supporting safe streets. Streamline review with consolidated pre-submission meetings and clear timelines for plan-consistent projects.



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REALTORS® stand ready to help the County deliver this vision. We look forward to participating in the follow-up zoning work and related policy updates.

Thank you for your leadership on CB66-2025 and the Gateway Master Plan.

Sincerely,

Cory Flere, ABR, GRI, AHWD, MRP, C2EX  
Chair, Legislative Committee  
Howard County Association of REALTORS®