Good evening. I am Kristy Mumma testifying for the Howard County Citizens Association, HCCA, as a Board Member. Thank you for opportunity to testify tonight before the Council on CB-66, amending HoCo By Design, the general plan for Howard County, to include the Gateway Master Plan. Gateway encompasses 1100+ acres located at Routes I-95 and MD-175 and imagines cutting edge businesses collocated with mixed-use residential, with up to 8,400 housing units over 30 years. HCCA very much wants to support the reimagining of Gateway to be a hub of activity for the county and its residents. HCCA identified several concerns with the Gateway Master Plan proposed legislation. We'd like to highlight some concerns tonight and ask you to delay a vote on this legislation.

Gateway will be the next planned area, and its impact will be substantial just given the numbers; 1,100+ acres (twice the size of Maple Lawn), its location at the major routes of I-95 and MD-175 and adjacent to the Snowden River corridor and the 8,400 housing units. To succeed, infrastructure must keep pace with development and standards must not be compromised. Details on how the infrastructure will be implemented, and the timing is lacking. Examples:

- Given the power challenges of the entire State of MD, how will power needs be addressed?
- What is the stormwater management plan for the entire area, given the dozens of property owners? Who will be responsible for the development, oversight and monitoring?
- As new buildings are built in Gateway, how are things being collectively managed so that each individual part cannot overwhelm the whole?

We need there to be more details and specifics, so we can be confident the County is going to use the Gateway Master Plan to well, **plan ahead of time**, and cover infrastructure needs, as phases progress regarding schools, healthcare & medical services, police, fire, traffic and storm water management. Will there be triggers for development pauses if measurements are not met? We need accountability.

Additionally, any plan for Gateway must come with a clearly articulated governance. This is an area where I want to share more, because we have seen challenges in other Columbia areas. In an effort to provide clear governance in Downtown Columbia, the county entered into a Memorandum of Understanding (MOU) with Howard Research and Development (HRD), a subsidiary of HHC, that specifically called for HRD to "make a good faith effort" to work with the county and the Columbia Association to modernize the covenant structure.

Unfortunately, HRD's enforcement of covenants and design guidelines has failed, and they have ignored this MOU. Current challenges include:

1. They don't return phone calls and emails go unanswered.
2. They don't have a fully staffed "architectural committee".
3. Simple sign changes can take up to 2 years (Decanter Fine Wine, Hickory Ridge example)
4. They have not responded to the owner of Exxon station on Steven's Forest Road when DPZ code enforcement employee requested proof that they could remove trees, that were part of the Site Development Plan.
5. They have become embroiled in a legal dispute with another downtown property owner.


You can see there are challenges! There are 20 different property owners in downtown Columbia and there are a similar number in Gateway. Any plan for Gateway must also come with a clearly articulated governance. Gateway must follow covenant guidelines and past agreements so that the redevelopment process is fair for ALL property owners.

In summary, we are hoping the Gateway project will become a gateway to success. However, at this time we have reservations regarding the proposed Bill until such time there is a guarantee our existing infrastructure will in no way deteriorate because of poor strategic planning and lack of proper governance. Now that there is legislation, residents need more time for study and debate. The Gateway Master Plan Committee has done public outreach; now it's time for the County Council to do the same.


Respectfully submitted,

Kristy Mumma speaking for HCCA