
Plan2040
Citizens Advisory Committee (CAC)
Meeting Notes
July 17, 2019 - 5:00 PM
Chesapeake Conference Room, 2nd Floor
2664 Riva Road, Annapolis, MD

CAC members present: Elizabeth Rosborg (Chair), Cate Bower, Anthony Brent, John Clark, Thomas Fahs, Joel Greenwall, Melanie Harwig-Davis, Caren Karabani, Amy Leahy, Elizabeth Leight, Patricia Lynch, Charles Mannion, Gary Mauler, Tim Martin, Ellen Moyer, Kristin Pauly, Allan Straughan

Office of Planning and Zoning (OPZ) and County Staff present: Philip R. Hager, Planning and Zoning Officer; Cindy Carrier, Acting Deputy Planning and Zoning Officer; Patrick Hughes, Long Range Planner; Mark Wildonger, Long Range Planner; Don Zeigler, Long Range Planner; Lynn Miller, Assistant Planning and Zoning Officer, Martha Arzu-McIntosh, Planner (Office of Transportation)

Attendees: Bob Agee, Marie DelBianco, Joseph Devlin, Steve Miller, Jerry Pesterfield

Introduction and Approval of Meeting Notes:

Ms. Rosborg, Chair

The meeting was called to order at 5:00 p.m. Ms. Rosborg reminded the CAC and the audience that the meeting is being broadcasted live on YouTube and will be available online after the meeting as well. She noted the County Executive will be making remarks at 5:30 p.m. Ms. Bower motioned to adopt the June 19th meeting notes. The motion was seconded by Mr. Clark.

Ms. Rosborg shared that several community associations have requested more information and contact information from the CAC members. She explained that rather than provide personal contact information, she will create personalized email addresses for all the members. The preliminary thought is the email address would have a prefix of “CAC” followed by the area or at-large position they hold at “gmail.com”, for example [CACSevernaPark@gmail.com]. The password will be provided to members privately.

Instructions for Visioning Exercise and Questions:

Mr. Hughes, OPZ

Mr. Hughes explained that a vision captures what citizens most value about the County and what they want it to become; helps understand the forces of change to achieve a better future; is used as a metric for determining which goals, objectives and strategies will best get the County to where it wants to be; and is used in the annual check of how well the stated goals, objectives and strategies are achieving where the County wants to be.

A vision statement is common feature of comprehensive plans. They help set a foundation and set direction. Early agreement on a vision statement by the CAC will form the basis in subsequent phases, such as developing goals, objectives, and policies. Vision statements are future-oriented, use positive language, and are bold, aspiration, and realistic. Vision statements are not a mission statement, which better describes the role of an organization. One way to think about a vision statement for the General Development Plan is to consider how we want the County to look in the future.

Vision statements from previous County plans and other citizen groups had been provided to CAC prior to the meeting in order to get them thinking about a vision statement for Plan2040. In addition, summaries from the 17 recent visioning meetings were provided to help inform their ideas. Lastly, a slide identifying Maryland's 12 Planning Visions was shown to help the CAC organize their thoughts around main topic areas.

Mr. Hughes highlighted several issues that arose during the previous listening and visioning meetings. These included:

- Preserving assets that contribute to quality of life, particularly natural resources/water, but also forests, rural areas/farming;
- Protecting the character of existing communities;
- Creating authentic communities where the community can gather, there is a sense of place; and there is a reduction in sprawl;
- Coordinating land use, infrastructure planning, and economic needs; and ensuring the planning process and development process is consistent, transparent, and engages citizens in their communities;
- There are quality roads, transit connections, including improved service to more rural areas, and a bicycle and pedestrian network;
- A strong desire to maintain and strengthen the quality of schools and school capacity;
- An appreciation for the proximity to numerous quality of life assets, such as the Chesapeake Bay, waterfronts, natural areas, good health care services, Baltimore/DC urban areas and highway links to these areas, historic areas, libraries; though a desire for park facilities, community centers, and water access;
- A need for a strong economy and job opportunities which is critical to making this a desirable place to live;
- A desire for a low crime rate, especially in Annapolis and North County and support for fire/EMS and rapid response times; and
- A desire to have a variety of housing to serve different life stages and income levels, and housing that is appropriate to the character of the surrounding community

Word clouds were created that identified the most used word for questions asked during a recent survey. "Community", "Water", and "Area" were the most common words used in responses for

“What is special about your community”. “Community”, “Development”, “Like”, and “Traffic” were key phrases used for the question “What should your community look like in 20 years?”

The exercise for the evening was to split into groups to answer the prompt and question “You moved away from the County for twenty years and returned in 2040, pleased to discover that Anne Arundel had become “The Best Place.” How do you imagine the County in 2040? The CAC was divided into four groups and asked to develop three-word phrases to answer this question. County staff will help facilitate the discussion. After the discussion the CAC would reconvene and share their ideas. County staff will then analyze the responses and distill them into a concise vision statement which will then be shared with the CAC to discuss at the subsequent meeting. The four groups were:

- Group 1: Mr. Clark, Ms. Ysla Leight, Mr. Martin, Mr. Straughan,
- Group 2: Ms. Hartwig-Davis, Ms. Karabani, Mr. Mauler, Ms. Moyer
- Group 3: Ms. Bower, Mr. Greenwell, Ms. Lynch, Ms. Pauly
- Group 4: Mr. Brent, Mr. Fahs, Ms. Leahy, Mr. Mannion

Remarks by County Executive Steuart Pittman:

Mr. Pittman shared that the community visioning sessions were a success and there is a subsequent survey that will delve deeper into some the issues that arose. He apologized for not discussing with the CAC the workforce housing legislation that was recently introduced and adopted. Despite meeting with affordable housing groups, he acknowledged the bill was related to land use and should have met with the CAC. He discussed the density bonus, which would allow an R22 density in an R5 district, with stakeholders. He noted this incentive is to encourage workforce housing of which the County lacks however notes the concerns from the communities. Much of the housing in the County is too expensive for the workforce forcing people to live outside the County which adds to the traffic problems in the County.

He explained that there were previous workforce housing incentives, but they were not successful due to financial constraints, and as a result previous County Councils removed the density bonus provision. This bill may need to be tweaked in the future to have the desired impact. Possible changes may be to the density incentive, locations, and whether the use is by right, conditional use, or as a special exception.

He shared that the administration is working on two more bills related to housing and moderately-priced dwelling units (MPDU) and will share those and any other land use bills with the CAC at the appropriate time. For example, on bill may address when a developer builds housing, a certain percentage of the units need to be below a certain price range, or the developer may pay into a housing fund to subsidize housing elsewhere. He also mentioned the recent Fair Housing bill is not about density, but about fairness; as well as an Adequate Public Facilities (APF) task force to look at closing the six-year school closure loophole and ensuring roads are adequate for development.

In regards to the County Council passing land use legislation prior to the adoption of the GDP, Mr. Pittman stated that the GDP is making recommendations based on existing laws – existing laws that should be changed. His thought is that if the current regulations are inadequate, then they should be changed sooner than later so the GDP is reacting to the proper regulation. This is also helpful for the subsequent comprehensive rezoning process so that property owners are aware of the direction the County is headed.

He explained he has been researching methods, such as form-based codes, to implement smart growth strategies in the County in order to protect open spaces and improve and protect communities.

Mr. Pitmann announced that Mr. Steve Kaii-Ziegler, the new Planning and Zoning Officer will begin on July 31st and will attend the CAC meeting. On August 1st, there will be a town hall meeting at the Severna Park High School to introduce him to the public.

- Will this long-range plan be transformational with teeth?
 - o Yes, basic principles will preserve what is great about his County. Transportation is a key component and not a single home should be built that degrades the transportation system. There should be more transit-oriented development (TOD) focused around train stations. The Cromwell Station is a prime example is where TOD may thrive.
- What role will the CAC play in the comprehensive rezoning process?
 - o Unlike the 2009 GDP, there will be a land use change application process that the CAC will review. The CAC will review and make recommendations to the Office of Planning and Zoning. This will make it more difficult for a landowner to get their zoning approved if it is contrary to the land use that is approved or discussed during CAC meetings and adopted in the GDP.
- What liability does the CAC have in these land use decisions?
 - o The County Council has the ultimate authority and assumes the liability. The CAC's role will end with the adoption of the GDP, but there may be a committee formed to help with the implementation. This will provide the best way for community groups to have a voice in ongoing land use decisions.
- Was modeling/simulations or a cost-benefit analysis conducted to justify the bonus density and incentives outlined in the workforce housing bill?
 - o Arundel Community Development Services conducted an assessment of housing affordability.

Small Group Break-out – Visioning Exercise:

Members broke out to conference rooms to discuss ideas for a vision statement.

Report out to CAC

Group 1

- Strong community character.
- First floor commercial and residential on top.
- Greater mobility options, like being able to walk and bike, depending on right-of-way available.
- Automated busing and shuttle systems, rather than individual cars.
- Need for public water and sewer to reduce nitrogen in waters to improve water quality.
- Establish campuses and invite businesses like Google.
- Continue stormwater restoration projects to keep improving water quality.
- New developments will include a community school and add-ons like a health facility or grocery store.

Group 2

- Noted they had similar items to Group 1.

- Economic equality throughout the county. All communities will have similar amenities, such as bicycle and pedestrian paths, and shady areas to sit down and talk.
- There will be a shared economy and shared services.
- Citizens will be engaged in the community to make sure recommendations from plans are being implemented correctly. A transparent government will communicate effectively to the public in a timely fashion and there will be citizen input in development practices.
- Development will be quiet, safe, unified, respond to local needs, retain cultural features, and support neighbors.
- Self-driving vehicles will be utilized and there will be training readiness sites when technology supplants other jobs.

Group 3

- The County will be well-planned, well-managed, and has preserved its assets.
- Decisions should be thought through rather than reactionary.
- Rebalance development and infrastructure.
- Accessible and transparent government - all citizens get to understand and influence government.
- Strengthen forest conservation and critical areas and all land use laws are enforced consistently and equitably.
- Viable farms.
- Diverse and inclusive population.
- Clean and renewable energy dominate the supply source.
- Adapted strategies to mitigate impacts of sea level rise and flooding.
- Effective stormwater controls have been implemented and enforced.
- Quality and access to healthcare facilities.
- Transportation allows for mobility and accessibility. The County has control over traffic impact studies.
- Coordination and communication between the County and Annapolis about transportation and land use issues.
- Housing is available to all income ranges.
- Improve forest and water quality.
- Utilize state of the art technology to support all aspects of life.
- The waters are swimmable.
- Community character has been retained.

Group 4

- Development is focused and there is a mix of uses.
- Revitalization has occurred instead of developing new ground.
- Communities were involved in the development process and worked with developers to plan those areas.
- Communities are linked with mass transit, walking paths, and biking paths.
- There are public waterfront communities.
- Technology was used to enable a greater use.
- A balanced plan was followed that focused on all elements, such as community planning and inclusiveness community character.
- The County is a crown jewel because of smart planning.

Ms. Rosborg thanked the CAC for their hard work. County staff will take this information and draft a vision statement and send it back out to the CAC for additional thoughts and agreement at the next meeting on July 31st. She requested the CAC also think about what the new planning area boundaries may be using combinations of communities and in addition, what might make sense for combining planning areas into regions for the purpose of future regional planning processes. Staff will bring large maps for marking up and defining the community boundaries at the next meeting. The CAC was reminded that the GDP defines the vision and framework for the County in accordance with the State's land use article and any sub-County plans adopted subsequently to the GDP must be consistent with the GDP.

Ms. Rosborg recognized and thanked Mr. Hager for his tremendous support personally and professionally. She acknowledged he was always willing to listen and has been responsive to community needs. Ms. Bower motioned to adjourn, and Mr. Straughan seconded the motion. The meeting was adjourned at 7:14 p.m.