

# Visioning Anne Arundel

## A continuing discussion for Plan2040



### Summary of Participant Input and Comment

Severn Small Area

Severn Library

May 7, 2019

Total attendees: 23

### Activity 1: SAP/GDP Recommendation Dot Exercise

#### Land Use, Development and Zoning:

Severn SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received			
		1	2	3	Total Votes Received
Change 8 Burns Crossing Road to Residential Low Density land use	Not implemented. The property was retained in the Residential Low-Medium Density Land Use with approval of Bill 42-02 however the parcel was rezoned from R5 to R2 during the Severn Small Area Comprehensive Rezoning process with approval of Bill 73-02. The property remains a single-family home.	1	1	3	5

# Visioning Anne Arundel

## A continuing discussion for Plan2040



Severn SAP Recommendation	2019 Status and Explanation	Rank Order			Total Votes Received
		1	2	3	
Strengthen the Adequacy of Facilities Ordinance and its enforcement to ensure that additional school capacity is brought on-line as the residential growth occurs in Severn and as students arrive for school. Increase, collect and apply Impact Fees sufficient enough to ensure that school capacity does not lag behind residential growth in this designated growth area. Begin contingency planning and site acquisition for a future high school and middle school(s) central to the designated growth area.	Partially implemented. The Adequate Public Facilities (APF) regulations have been amended a few times over the past decade, most recently in 2018. This amendment altered how the School Utilization Chart is prepared and when schools will be designated as Closed to new enrollment. In addition, the Development Impact Fee rate structure was adjusted in 2009-2011 to increase these fees. The County will continue to assess the APF Ordinance and make adjustments as needed to improve implementation. The Board of Education conducts ongoing strategic planning to address school capacity constraints through new construction, expansions, and re-districting.	6	1	1	8
Design for the establishment of a coffee shop, deli, or bistro, with some outdoor seating, in each of several key locations along pedestrian/bicycle pathways adjacent to commercial areas, such as Quarterfield Center, the Severn Village, and Arundel Mills.	Not implemented. Quarterfield Center: The Quarterfield Crossing has largely developed into big box stores or franchises. There are sidewalks for pedestrians, but the few restaurants in the area do not support outdoor seating. Severn Village: Development consists of two gas stations, a McDonalds, a CVS, and a small strip mall. There are not substantial pedestrian or bicycle pathways in this area and outdoor seating is not provided. Arundel Mills: Arundel Mills has largely developed into big box stores or franchises. There are sidewalks for pedestrians, but most restaurants in the area do not support outdoor seating.	1	3	2	6

# Visioning Anne Arundel

## A continuing discussion for Plan2040



### Community Facilities:

Severn SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received		
		1	2	Total Votes Received
Maintain all public school facilities in Severn to current Anne Arundel County Public School specifications for health, safety and delivery of the instructional program. Initially, renovate/modernize Harman, Quarterfield and Van Bokkelen Elementary Schools, MacArthur Middle School and Meade High School.	Partially implemented. Anne Arundel County Public schools has implemented a program of continuous improvements to County school facilities as identified in the 2006 and updated 2016 Strategic Facilities Utilization Master Plan. Renovations to Meade High occurred in 2008 and 2016; a replacement of Frank Hebron-Harman Elementary opened in 2007; a replacement of Pershing Hill Elementary opened in 2011; Seven Oaks Elementary opened in 2007; and Van Bokkelen was renovated in 2006 and 2009. A feasibility study for Quarterfield Elementary is in the current FY2018-FY2023 Capital Budget and Program.	1	2	3
Acquiring an appropriate location for a Severn Senior Center should be a priority of the County Government. Due to the rapidly growing senior population in the Severn Small Area, and the reality that the proposed Community Service Center concept would not meet all of the needs of senior citizens, the need for a center geared specifically for seniors is imperative.	Partially implemented. The Department of Aging and Disabilities plans to pilot and open new Senior Activity Sites including one in the Severn Area.	3	3	6

# Visioning Anne Arundel

## A continuing discussion for Plan2040



### Natural Resources and Agricultural Preservation:

Severn SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received				Total Votes Received
		1	2	3	4	
Investigate the creation of a new woodland preservation program geared to smaller parcels and with less restrictive qualifying requirements than the existing program.	Not implemented. The existing program requirements are adequate.	2	2	0	0	4
Update the County's database and GIS coverage of wetlands and concurrently pursue methods to conserve high quality wetlands, as possible, through such means as conservation easements.	Partially implemented. Wetlands of Special State Concern, NWI wetlands, and County wetlands are included in the County's available GIS layers. Preservation of high quality wetlands is taken into consideration during the design of the Department of Public Work's Watershed Protection and Restoration Program restoration projects. Preservation of wetlands is considered during the review of private development projects.	2	0	2	0	4
Support the creation of a new program which will mesh with the State's Rural Legacy Program and Agriculture Preservation Program but can be geared to smaller parcels, with less restrictive qualifying requirements.	Not implemented. The existing program requirements are adequate.	1	2	1	0	4
Create a 100-foot (50 foot each side) wooded buffer from the Pennsylvania Railroad Line.	Not Implemented. The Department of Recreation and Parks has not reviewed its corridor or buffers, nor has this rail line, now Amtrak, been the subject of a rails-to- or rail-with-trail project.	0	0	1	3	4

# Visioning Anne Arundel

## A continuing discussion for Plan2040



### Transportation:

Severn SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received							Total Votes Received
		1	2	3	4	5	6	7	
Encourage the SHA to build an exit ramp off of MD 100 into any development at the intersection of I-97 and Quarterfield Road.	Not implemented. Budget limitations require Countywide prioritization and constrain how quickly improvements and/or studies are conducted. State road projects require that local governments provide a letter to the Maryland Department of Transportation (MDOT) listing the jurisdiction's priorities to include in the State's Consolidated Transportation Program.	0	0	2	0	1	1	0	4
Work with the State Highway Administration to establish state road standards for scenic and historic roads.	Not implemented.	0	0	0	1	2	0	0	3
Four way stop signs are needed at the intersection of Clark Station Road and Bums Crossing Road.	Not implemented.	0	0	0	2	0	0	0	2
MD 174 westbound at MD 170 - the sign for MD 170 is not visible. Also, the excess signs obscure the road signs. The median should be removed and the left turn lane extended to provide safer access to McDonald's and Kelly's. (This is a short term solution. The Plan proposes a Severn Village Plan for this area and those recommendations should be implemented over time. The Severn Village Plan is addressed in the Economic Development, Land Use and Zoning and Community Design chapters of this Plan).	Partially implemented. The MD 170 sign is visible and excess signs have been removed. The median on MD 174 in the vicinity of MD 170 currently exists. A left-hand turn lane does not exist from MD 174 to McDonald's.	0	3	1	0	0	0	0	4
MD 175, between the BW Parkway and Reece Road, needs to be widened to four lanes with shoulders, sidewalks and bike lanes.	Partially implemented. Sections of MD 175 have been or are in the process of being widened to 4 to 6 lanes.	1	0	0	0	0	0	2	3

# Visioning Anne Arundel

## A continuing discussion for Plan2040



Severn SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received							Total Votes Received
		1	2	3	4	5	6	7	
Widen the bridge over the train tracks on MD 174.	Not implemented. MD 174 is a State Road. Budget limitations require Countywide prioritization and constrain how quickly improvements and / or studies are conducted. State road projects require that local governments provide a letter to the Maryland Department of Transportation (MDOT) listing the jurisdiction's priorities to include in the State's Consolidated Transportation Program.	0	0	0	0	1	3	0	4
Widen MD 170 from MD 32 to MD 100 and include sidewalk and safety improvements. Special attention is needed at the intersections of MD 170 with Evergreen Avenue and Florida Avenue.	Partially implemented. CIP Project H575500 was introduced to contribute to a Maryland Department of Transportation project to improve MD 170 between MD 100 and MD 174. Otherwise development activity and / or another capital project will need to improve other sections of MD 170. Budget limitations require Countywide prioritization and constrain how quickly improvements and / or studies are conducted. State road projects require that local governments provide a letter to the Maryland Department of Transportation (MDOT) listing the jurisdiction's priorities to include in the State's Consolidated Transportation Program.	4	1	0	0	0	0	0	5

# Visioning Anne Arundel

## A continuing discussion for Plan2040



**Other:**

Severn SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received			
		1	2	Total Votes Received	
These Park & Ride locations should be equipped with restrooms and bicycle racks and linked to the pedestrian bicycle routes outlined in Goal #2 and illustrated in Map 13. In this way, they will serve a third purpose of providing MTA connectivity to non-motorized residents of Severn and a fourth purpose of providing recreational access to Severn trails on weekends and holidays, when Park & Ride lots would normally be empty.	Not implemented. There are no park and ride locations in the Severn Small Area.	4	1	5	
Add a school zone speed limit sign with flashing yellow light at the intersection of MD 170 and Evergreen Road, in front of Ridgeway Elementary School and in front of Severn Elementary School on Reece Road.	Not implemented. However, there are yellow school zone signs on either side of Severn and Ridgeway elementary schools; the speed limit within the Severn Elementary School zone is 35 mph; the speed limit within the Ridgeway Elementary School Zone is 30 mph.	1	4	5	

**2009 GDP:**

2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received						Total Votes Received
		1	2	3	4	5	6	
<b>Land Use and Zoning</b>								
Conduct a study of former landfill sites to confirm their current status, and to assess their current and future suitability for development. Develop a Closed Landfills Map.	No progress to date	3	1					4

# Visioning Anne Arundel

## A continuing discussion for Plan2040



2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received						Total Votes Received
		1	2	3	4	5	6	
Amend the development and permit applications review procedures for properties located on or adjacent to former landfill sites, and require applications to be sent to MDE, Health Department and DPW for review and comments.	No progress to date.	2	1					3
<b>Community Revitalization</b>								
Establish criteria to be used in defining a neighborhood as unique, distinct or historic for purposes of establishing a Neighborhood Conservation District program.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	1	2			1		4
Based on established criteria, identify neighborhoods or communities that qualify as a Neighborhood Conservation district.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.			1				1



# Visioning Anne Arundel

## A continuing discussion for Plan2040



2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received						Total Votes Received
		1	2	3	4	5	6	
Establish a community outreach process to be used in developing Neighborhood Conservation criteria, standards, and districts.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.		1					1
Establish objectives and design standards applicable to designated Neighborhood Conservation Districts.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.			2				2
Develop legislation to create Neighborhood Conservation overlay districts and associated design standards and/or guidelines.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.				2			2
Create a Housing Trust Fund with a dedicated funding source to provide financing to improve, preserve and increase the workforce housing stock.	No progress to date.	3	2	1			1	7

# Visioning Anne Arundel

## A continuing discussion for Plan2040



Natural Resources									
Evaluate the possibility of requiring a fee to be paid and placed in a natural resource restoration fund, when approving modifications in sensitive areas.	No progress to date. Fees for modification applications, along with most other development application and permitting fees, are placed into the County's general operating budget. However, Forest Conservation fee-in-lieu and Open Space fee-in-lieu funds can be used for land acquisition and preservation purposes.	1	2						3
Inventory and map potential areas for future mineral extractions.	No progress to date.			3					3
Consider the use of tax credits to encourage soft tidal edge erosion control techniques such as marsh planting.	No progress to date.	3	1						4
Transportation									
2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received						Total Votes Received	
		1	2	3	4	5	6		
Prepare a comprehensive study of Park and Ride lots to assess supply, demand, and improvements needed.	No progress to date. Funding has been allocated through BMC and will require coordination with MTA and BMC. The Office of Transportation's Rideshare Coordinator will be conducting regular surveys of Park and Ride lots utilization to identify areas of need and future demand.	1	2	1	1				5
Conduct feasibility study for the extension of light rail to other areas of the County.	No progress. This was discussed during the past two updates to the Transit Development Plan, but public support for Light Rail extension has been lacking. Planning efforts have focused on other aspects of transit planning including bus transit and ridesharing.	1	3	1					5

# Visioning Anne Arundel

## A continuing discussion for Plan2040



Study the feasibility of adding stations on the commuter rail line.	No progress to date. This idea has been discussed by the County and MTA and may be studied in the future. The current priority is to make improvements at existing stations.	2	1					3
Revise the Impact Fee Program to allow a portion of transportation impact fees to be dedicated for expansion or improvements to public transit	No progress to date. Currently development impact fees must be used for capital improvements that will expand the capacity of the public facility. Expansion of the capacity of a road includes extensions, widening, intersection improvements, upgrading signalization, improving pavement conditions, and all other road and intersection capacity enhancements.	2			3			5

### Activity 2: Vision Exercise (written responses)

#### What is special about your community?

- The people. While we have a unique transitional community throughout history from Ft. Meade residents we are fortunate to have the influence of many who choose to stay in the area after military service and the many generators of families who continue to build their family *illegible* in Severn and Anne Arundel County from a born and raised Severn/Odenton resident.
- Good property size for starter homes and low/middle class families | Some families who have stayed generations
- We are the last farm | The last open space in North County
- Still Meadows community | Community is a very small & unique-
- The diversity
- Small town feel (or used to)
- There is no land for continual residential development | I like the feel of small community
- Diverse population | Diverse housing stock | Centrally located
- Trees | Individual style homes | Friendly neighbors | Supportive fire & policy departments

#### What has changed in the last 15 years?

- The amount of development. While it has been increasing greatly over the last several decades, housing development has skyrocketed past a threshold that we have been able to maintain and support. The development of Hanover is great but access off of 175 and Reece Rd as far as public transportation and infrastructure need an overhaul. As well as affordable housing. While we need housing to rise to support our economy the limited lower income and first time homebuyer affordable market is shrinking and unattainable
- The housing prices were unstable during the recession like many places, but some communities have yet to fully recover. What was area considered affordable in Severn (Still Meadows, Spring Meadows)

# Visioning Anne Arundel

## A continuing discussion for Plan2040



have not fully recovered. The community as a whole had delinquency issues and high renter volumes since the only people who could afford to purchase and repair were investors. Now rent is high but housing prices are low and unattainable due to FHA qualifications not being met in some communities

- Traffic increase | Noise & light pollution | Overrun with wildlife whose habitats have been destroyed by development
- Within the last 15 years the area has changed for the worse | Most of the homes has become rental properties with very few owners being concern
- Arundel Mills Mall & casino (changed traffic, visitation, safety, perception, etc.)
- I want my green space back
- I live on Clark Station Rd. There has been multiple housing development on Clark Station and Burns Crossing Rd with increased traffic on those roads along with Rt. 170
- Increased housing density | decrease green space | increased traffic | lack of neighbor identity
- More development | Traffic and traffic lights | Increased airport noise

### What needs improvement?

- Equity (financial and otherwise) | Infrastructure | Transportation | Schools need more [illegible] and resources | Access to resources
- Beautification | county actually coming to our communities (Still Meadows, Spring Meadows)
- Stop the development | Fix the infrastructure to support what we have before you build anything else
- Beautification | Cleanliness | Not having so many people hanging outside with very or little purpose | We need the county to visit the area and assist more with activities for the children by building a community center
- Walking trails | safe, engaging community space | Severn library needs replacement/renovation | We need a community/recreation center next to Van Bokkelen Elem.
- Transportation & infrastructure | Balance of affordable housing & other housing
- Sidewalks and parks for children to play and children to walk to or ride their bikes in
- Increase number of families bring more children | there should be more sidewalks | standards for streets
- Continue to expand hike & bike trails | Manage development better | Manage airport noise better

### What should your community look like in 20 years?

- More affordable housing /Housing Equity | Better public transportation
- More housing equity
- Peaceful & quiet | More open space
- I would expect the community be more diversified | More ownership and very little very little rental units | I realized that with ownerships the homes & community fair(fare) better
- Walkable | Safe | Welcoming
- Take away congestion (entirely too much traffic & development) | Improve infrastructure, BRAC & LIVE have impacted these 2 things immensely

# Visioning Anne Arundel

## *A continuing discussion for Plan2040*



- A community that can meet the activity needs of all ages: youth, adults, and seniors
- More walkable | Balance of old “preserved development” with new | fewer parking
- Similar to now while maintaining infrastructure & making improvements above

### **Other Comments:**

- Another issue Transportation – we need public transportation period! Small bus/transportation currently exist | Need sidewalks on Jacob Rd towards Reece Rd – no sidewalks currently
- We need community centers, parks, libraries, & other public spaces

### **Activity 3: Community Boundary Review**

- Should be influenced by legislative district, councilmanic district, census, school feeder
- What was original boundary lines determined or influenced by? Population? Square feet?
- Should boundary lines for the district be comparable? Comparable in size? Population?

### **Open Comment Session**

#### **What is special about your community?**

- To have a rural life and a farm property
- Trees and parks
- No urban sprawl (which is no longer the case)
- Born and raised here
- Proximity to the major cities (access to the highways), and other transportation options
- Airport is sometimes quieter
- Access to medical facilities

#### **What has changed in the last 15 years?**

- Urban sprawl
- Airport – expansion, flight routes, traffic to and from (sometimes quieter than it used to be)
- Casino (rather than at the racetrack – Laurel)
- Medical facilities have been added
- Traffic has increased
- Crime has steadily increased in adjacent areas to the Severn community
- Highways – Rt 100

# Visioning Anne Arundel

## A continuing discussion for Plan2040

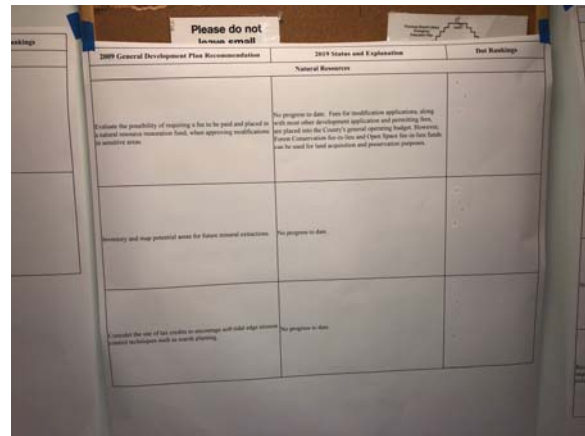


### What needs improvement?

- See basic infrastructure improved to current demands before additional development is built
- Access to public transportation, especially for residents who have limited resources (bus system is not enough – too long to get to destination, reliability)
- Community centers – help provide sense of community
- Continue to develop hiker/biker trails through Severn area
- Park and rides and the “last mile” at the destination
- Bring the Peach Orchard back, the farms
- MD 170 from MD 100 thru MD 174 is backed up often during afternoon rush hour. Consider widening. More roads to parallel MD 170.
- Sidewalks on Reece Road, MD 175 to get to public transportation
- Increase green space and parks, rather than adding to impervious surface. Connect people to the outdoors, neighborhood parks.



Citizens review the Community Boundary map and complete surveys



Dot ranking exercise for unimplemented recommendations from the General Development Plan