



M A R Y L A N D

Office of Planning and Zoning

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Plan2040 Implementation Advisory Committee

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DPW - Millersville Utilities Operations Center

Building A, Training Room

445 Maxwell Frye Rd

February 29, 2024

6:00 PM

Committee members present: Amy Crone, Agriculture Commission; Edward Gosselin, Arundel Community Development Services; Jon Korin, Bicycle Advisory Commission; Robert Silkworth, Board of Education; Sally Hornor, Citizen's Environmental Commission; Melanie-Hartwig Davis, Planning Advisory Board; Rudy Brown, Recreation Advisory Board; Jared Littmann, Resilience Authority; Zoe Johnson, US Navy; Casey Ortiz, City of Annapolis; Matthew Shaffer, Fort Meade, Elena Goldsborough, Fort Meade

County Staff and Presenters: Janssen Evelyn, Deputy Chief Administrative Officer; Asha Smith, Director, Office of Equity and Human Rights; Erica Jackson, Deputy Director of Recreation and Parks; Samuel Snead, Transportation Officer, Matt Fleming, Director, Resilience Authority; Kyle Ruef, Director of Facilities for Anne Arundel County Public Schools, Jenny Dempsey, Planning and Zoning Officer; Christina Pompa, Deputy Planning & Zoning Officer; Cindy Carrier, Planning Administrator; Michael Stringer, Senior Planner; Christine Duvall, Senior Planner; Felicia Hutchinson, Senior Planner

Public Attendees: Bill Heiser, Ethan Brower, Hailey Klebe, Brandon Kaline, Gloria Asuquo

Welcome and Overview

Janssen Evelyn, Deputy Chief Administrative Officer, welcomed the Plan2040 Implementation Advisory Committee (IAC) on behalf of County Executive Stuart Pittman and explained that the committee is charged with monitoring the progress of Plan2040, the County's current General Development Plan (GDP). Since its adoption 3 years ago, the County has started work on over 70% of the strategies. He noted the need to balance development with protection of the natural environment, lifting up historically underserved communities, and sustaining the County's cultural heritage and agricultural resources. The goal of the IAC meeting is to provide guidance to the County Executive, County Council, and County staff regarding priorities for implementation of the GDP's goals.

Status of Plan2040 Implementation

Michael Stringer, Senior Planner, reviewed the agenda and provided progress updates on Plan20240 made by County staff on implementing the Plan's strategies. The four main chapters

of Plan2040 are the natural environment, the built environment, healthy communities, and healthy economy. The committee convenes to update IAC members on the progress of implementation of the strategies and to determine priority areas.

At the last IAC meeting, committee members determined that the following issues should be prioritized: school capacity, affordable housing, transportation, parks and recreation in underserved areas, and resilient infrastructure. In this current meeting, progress on those priority items will be reviewed and the IAC will be asked to update priorities for next year.

Panel Presentations

Jenny Dempsey, the County's Planning and Zoning Officer, gave an overview of major land use planning initiatives related to implementation of Plan2040. She outlined the region planning process and status of region plans: Regions 2, 4 and 7, are in the process of being introduced to the County Council for adoption; Regions 1, 3, and 9 are actively in the planning process with staff and the appointed Stakeholder Advisory Committees working to develop draft strategies to share with the public for review and comment. Public outreach for Regions, 5, 6, and 8, will start in April. The County also adopted updated Town Center Master Plans for Parole and Odenton which will increase housing units in compact, complete communities. One of the top priorities identified by the IAC in their last meeting was reform of the Adequate Public Facilities (APF) requirements for schools. Legislation was passed unanimously by the County Council in 2023 that reformed school APF requirements. Other priorities for the County administration this year include County Code reforms to support inclusionary housing, mixed-use development and redevelopment, and missing middle housing.

Kyle Ruef, from Anne Arundel County Public Schools, provided updates on the County's comprehensive redistricting process. Schools redistricting will help balance the enrollment across schools and create districts for new schools that will open in the fall of 2024. The redistricting process will address the entire County in two phases. Phase 1 addresses North County and creates districts for the new Severn Run High School and Two Rivers Elementary School. The Phase 1 redistricting plan was adopted by the Board of Education on November 15, 2023. It will bring all of the public schools in that area below 100% of State Rated Capacity and will go into effect for the 2024-2025 school year. The Phase 2 redistricting process focusing on Annapolis, Arundel, Broadneck, Crofton, Severna Park, South River, and Southern feeder districts will begin in February 2025.

Erin Karpewicz, from the Arundel Community Development Services (ACDS), provided an overview of programs and policies to address the need for affordable housing in the County. In the last few years, the County has adopted several bills to increase the supply of affordable housing. The Housing Trust Fund was created through transfer and real estate tax funds, and the ACDS has used these funds to create, preserve and renovate affordable housing units. Nonprofit agencies are also able to take advantage of reduced impact, water and sewer fees for affordable housing developers. Some of their results in Fiscal Year 2024 include closing on 5 major developments serving households of 60% area median income (AMI), the creation of 424 new units and the preservation of 1,122 units, all of which will help to address the existing shortage of over 12,000 units in the County.

Sam Snead, director of the County's Office of Transportation, described improvements that have been implemented to the County's public transit system. He also reviewed the recommendations of the Draft Transit Development Plan. One of the key recommendations of the draft plan is to

expand coverage of on-demand, call and ride microtransit zones. These services are currently provided in North County around Brooklyn Park and in South County. New zones are proposed to cover the entire County to improve service in underserved areas. The County has built over 290 bus stop signs and launched a real-time bus tracking app. Ridership has increased from 100,000 riders to approximately 500,000 users.

In 2023, the County Council adopted Walk and Roll, the update of the Pedestrian and Bicycle Master Plan. The planning process included extensive public engagement that generated over a 1,000 comments. The Office is also working with the Department of Public Works (DPW), Police, and Health Departments to pinpoint hotspots of road-related deaths and injuries, and to find comprehensive solutions to meeting its Vision Zero goals

Erika Jackson, from the Department of Parks and Recreation (DPR), gave an overview of the department's role, which includes managing capital construction, open space, summer camps, and green infrastructure. The County's goals for parks and recreation are outlined in the 2022 Land Preservation, Parks and Recreation (LPPRP) Plans. These include preserving additional open space, an increased focus on accessibility improvements in parks, and improved recreation opportunities in underserved communities. DRP is focused on increasing water access, including for non-vessel related activities. DPW works with the AACPS to create small parks at schools using leftover lands. To increase accessibility, they analyzed amenities to identify and reduce deficiencies and train staff in accessibility standards. DRP also tries to break down language barriers by using translators at their events and providing outreach materials in several languages, including Spanish and Korean. Engagement efforts include public meetings, online surveys, workshops, and stakeholder advisory groups, in order to create a more collaborative development process.

Matt Fleming, from the Resilience Authority, provided an overview of the Authority, and the County's climate resilience efforts. The Resilience Authority uses grant and tax funds to provide effective, efficient ways to meet climate mitigation goals. This includes accelerating resilient design, acquiring federal and state funding, and seeking regional partners. Currently, a board and policies are in place, and the Authority is partnering with County departments to identify grant programs and develop grant strategies to achieve climate goals set forth in the comprehensive plan. They looked at over 400 funding programs and were successful in bringing in \$23 million in grant funding for the first year, and have applied for additional funding worth \$52 million to carry out their projects. In year two, the Authority will focus on project implementation, creating project pipelines, and the Resilient and Ready Anne Arundel project portfolio.

Questions from the IAC

Jared Lipman asked Erin Kaperwicz whether adequate public facilities standards (APF) standards would be relaxed to permit increased densities. She responded that she was specifically mentioning workforce housing standards which permit a slight relaxing of density standards, and that only units that met affordability requirements would be eligible for the waiver. She also mentioned that affordable housing developments cause less impact on public facilities than single-family dwellings. For additional information, Michael Stringer recommended the [School Adequate Public Facilities Workgroup Final Report](#).

Robert Silkworth asked how workforce and affordable housing program information was being disseminated to employees who would potentially benefit from them, and if there are many affordable housing developers or people interested in developing affordable housing. Ms.

Kaperwicz responded that affordable housing development tends to be a niche aspect of development, as it requires skill in accessing and leveraging state and federal dollars. While there are many active for profit and nonprofit developers, there is only a small amount of developable land available, and development can be prohibitively expensive in the County due to the price of construction and land. To increase the number of developments and developers, there needs to be increased lands which can be facilitated by land use changes. Increased subsidies for home buyers like first-time homebuyer assistance will also help alleviate the housing problem.

Casey Ortiz asked whether a fixed-route could be extended to the Navy-Marine Corps Memorial Stadium or Park Place. Sam Snead responded that the County's fixed-routes can transfer to the Westfield Mall in Annapolis at which point the City's transit takes over, and that the County provides \$350,000 in subsidies to the City to operate routes that extend into the County. While fixed-routes can potentially be extended, it is dependent on public demand.

Jon Korin spoke about the distinction between monitoring activities versus outcomes, as activities are only effective if they produce an outcome. He noted it is important to focus on outcomes in the implementation of Plan 2040. For instance, there needs to be a transportation mode shift single occupancy vehicles to transit, biking, and walking, but that there also needs to be integrated solutions in conjunction with land use and other changes, and infrastructure to support alternative transportation options.

Melanie-Hartwig Davis asked about shuttle service between the new Edgewater Recreation Center and Mayo Park and whether renovations to single-family affordable units increase energy efficiency. Ms. Kaperwicz responded that both owner-occupied and rental units are rehabilitated with energy efficiency in mind. This includes weatherization and applying energy efficiency standards to older housing stock.

Priorities Discussion

Michael Stringer asked the committee members to write their top ideas and priorities on sticky notes and attach them on relevant flip charts in 6 areas: Recreation and Parks, Climate, Transportation, School Capacity, Affordable Housing, and Other.

The top priorities for affordable housing included:

- Increase affordable housing opportunities
- Communicate affordable housing opportunities
- Ensure affordable housing amenities
- Think about household costs
- Elevate affordable housing
- Renovate barracks at Fort Meade to create single-soldier housing units on the base (there are new barracks under construction and some older ones being renovated)
- Designing affordable housing units for resilience and multiple uses

The top priorities for transportation included:

- Extending the light rail
- Providing more transportation choices across the whole district
- Score transportation design to ensure they are smarter, greener and more equitable
- Efficient trail connections
- Engage with the region and other counties cross regionally
- Bus rapid transit

- Connections to Fort Meade to decrease traffic through transit and walk paths

The top priorities for school capacity included:

- Complete Phase 2 of redistricting
- Don't let school capacity stop development
- Increase school quality through partnership programs with Fort Meade

The top priorities for climate included:

- Resilient infrastructure
- Expanding reach and integration
- Hazard mitigation planning and evacuation response
- Preservation of agriculture
- Food supply resiliency
- Solar siting
- Community gardens
- Local food production
- Evacuation response planning

The top priorities for parks and recreation included:

- Keep pushing conservation
- Increase collaborative use of parks
- Licensed child care at park facilities
- Increasing diversity of parks, number of parks in high population areas, and transportation to parks in North County
- Working with schools
- Adding pre-ks
- Reducing center waitlists and addressing capacity use and limitations
- Providing regional parks in the Glen Burnie area

Other miscellaneous priorities included:

- Annual measures of progress
- Housing and transportation
- Natural environment
- Crime and safety
- Living and working near viable transit
- Water quality and habitat preservation
- Storm infrastructure and stormwater management planning

Closing and Next Steps

OPZ will draft a letter that synthesizes the draft recommendations based on what was heard, and send out these letters for committee members' approval.

Note: These meeting notes should not be considered as verbatim, but do encapsulate comments made by the Committee, Office of Planning and Zoning staff, and persons who offered comments.