

**Comments on 2008 General Development Plan Public Review Draft
Public Forum – North County High School
February 11, 2009**

Environmental Stewardship

General

- Consider requiring stream buffer widths based on stream order.
- Require stream buffers to be expanded based on highly erodible soils on slopes equal to 15% or greater.
- Clarify environmental overlay zone implications.
- Education needed for support to increase stormwater management impervious surface reduction/management requirements to 50% for redevelopment. [in response to discussion question on handout]
- Propose that Sullivan Cove be designated as a Wetland of Special State Concern. [Note that this would require coordination/interaction with MDE nontidal wetlands group to accomplish as designation of WSSC is something that is done through COMAR.]
- Use restoration of the Bay as a revitalization tool to improve the local economy significantly. [Participant felt that improving water quality/habitat of Bay ecosystem would increase tourism.]
- Need TMDL implementation plan for the Severn River.
- The watershed management tool should be codified into County code such that its use is required for assessing development projects.
- The stormwater utility fee should be introduced as legislation.

Green Building

- Clarify components of a green building program for the County.
- Incentivize green building and LEED construction.
- Use more solar power energy on County buildings to save energy and money while serving as an example and to take the lead on the green building concept.
- Greater incorporation of green infrastructure, sustainable design, and green development is needed to advance the County's efforts in environmental preservation and conservation.

Development Review and Regulations

- We should investigate/implement a means to encourage redevelopment that would be required to reduce or provide SWM for existing impervious surfaces, up to 50% treatment. Most often such onerous requirements for redevelopment send developers to a green fields site which is much easier and less costly to development. To support the principals of smart growth and to encourage redevelopment, we must also find a way to disincentivize green field development.
- Use the Greenways Master Plan to identify opportunities for forest conservation easements or dedications in the development review process (e.g., coordinate master plan recommendations with development review procedures).
- Incorporate stormwater management retrofitting into community design projects.

Balanced Growth

General

- The County needs to ensure that the Land Use Plan does not create or encourage development that will outpace existing and/or planned transportation infrastructure.
- The area of North Odenton commonly referred to as ‘Boomtown’ should be considered a candidate for an Urban Design Study by the County.
- The intersection of Annapolis Road / MD 175 and Telegraph Road / MD 170 needs improvement in order to handle the anticipated growth in the area.

Housing

- Affordable housing options should be spread throughout the entire County, not concentrated in specific nodes.
- The full range of housing needs (subsidized housing, affordable housing, workforce housing and market rate housing) should be addressed.
- County Staff should use the zoning variance and/or development modification processes as negotiating tools to increase the amount of affordable housing units with respect to pending development projects.

Community Preservation

Commercial Revitalization

- Commercial development should be reigned in or better-managed.
- Brooklyn Park Arts district is a good idea.

Neighborhood Conservation

- Overlay districts are a great idea; very interested in actual implementation of the program.
- Interest in an overlay for Severna Park; concerns that commercial development and new infill is destroying tree canopy.
- A model to establish an overlay district to assist interested communities should be prepared through legislation and include requirements; the community could then develop specific guidelines and apply to the County Council to adopt.

General Comments

- There should be a method for enforcement/ compliance with, and applicability of the standards and suggestions outlined in the GDP.

Quality Public Services

Recreation and Parks

- The B&A trail should be expanded into a County wide network.
- Pedestrian bridge should be proposed across Ritchie Highway to connect WB&A trail with proposed trails on College Parkway.
- County should develop Crownsville Hospital site into a park.
- Kinder Farms Park should be used as a model for the development of Crownsville site and for Naval Dairy Farm; the proposed park sites should have passive, active (not just baseball fields), agricultural, nature, and interactive areas.

- The Dairy Farm should be planned in a way so that it could be used by people of all age groups and backgrounds.
- The Northern County should have a skate park.

Library Services

- The residents are satisfied with the library services in the County.
- County libraries should expand its hours of operation and should also be open on weekends including Sundays.
- Annapolis library should be expanded in its current location.

Senior Services

- County residents are satisfied with the services offered to the senior citizens.
- Paratransit dispatch procedures should be improved; also, timing should be reliable and should stick to a schedule; and services should be expanded to assist other groups in need of transportation.
- County swim centers should charge a reduced fee from senior citizens.

Public Safety

- Anne Arundel County should make sure that there is no compromise with the safety of Broadneck residents from responding to calls from Queen Anne County residents and the added financial burden is equitable.

Public Utilities

- Evaluate the cost-benefit trade-off for septic system upgrades.
- Mandating sewer system upgrades could place a significant burden on the public, however mitigation cannot be pushed off or the County will be stuck with the bill when TMDL regulations are enforced. County needs to find a funding source to support implementation of Septic Strategic Plan recommendations.
- Propose public sewer in those areas of the County where onsite sewage disposal systems are failing.

Other Issues

- County should focus more on implementation strategies for different policies and goals established by General Development Plan.
- All major County projects should have a definite time line and the progress should be assessed periodically.