

**Plan2040 – General Development Plan
Citizens Advisory Committee
December 19, 2018 – 4:30pm
Chesapeake Conference Room, 2nd Floor
2664 Riva Road, Annapolis, MD
Meeting Notes**

Members Present: Leo Wilson (Chair), Anthony Brent, Christy D’Addario, James Fraser, Jim Krapf, Amy Leahy, Michael Linynsky, Patricia Lynch, Caren McPhatter, Douglas Nichols, David Povlitz, Elizabeth Rosborg, Allan Straughan

Public: Jon Korin, James Kitchin, Mike Lofton, Janet Holbrook, Matt Pipkin, Lisa Arrasmith

Office of Planning and Zoning Staff: Cindy Carrier, Lynn Miller, Mark Wildonger, Don Zeigler

Convene

Mr. Leo Wilson, Chair

The meeting was called to order at 4:35pm.

Approval of Meeting Notes

Mr. Leo Wilson, Chair

The November 7, 2018 meeting notes were approved as circulated.

Review of Economic Development, Community Development, and Commercial Revitalization Background Report

Ms. Lynn Miller, Assistant Planning and Zoning Officer, Office of Planning and Zoning

Ms. Erin Karpewicz, Policy and Development Coordinator, Arundel Community Development Services, Inc.

Mr. Wes Macquilliam, Business Development Associate, Anne Arundel Economic Development Corporation

Community Revitalization

Commercial Revitalization Areas, Sustainable Communities, and the Baltimore Regional Neighborhood Initiative are three programs the County uses to facilitate revitalization and promote reinvestment in some of the County’s older communities and commercial corridors.

The goals of the Commercial Revitalization Area program are to improve blighted and underutilized areas, improve aesthetics, increase property values, and stimulate private investment. The nine overlay districts are located along older commercial highway corridors in Glen Burnie, Brooklyn Park, Pasadena, Odenton, and Laurel.

The overlays offer both development and financial flexibility and incentives for revitalization. Of the development incentives, there is an expanded list of permitted uses, particularly in C4 zones; flexibility in meeting bulk regulations and parking requirements for smaller lots; and reduced

Adequate Public Facilities (APF) requirements for Adequate Road Facilities. Financial incentives offered are commercial revitalization property tax credits, opportunity for the Arundel Community Reinvestment (ACR) Fund, and qualifying improvements may include full site redevelopment, new facades, landscaping and signage, lighting, parking areas and others. The Commercial Revitalization Tax Credit Program allows taxpayers who revitalize their properties to receive a property tax credit for up to five years, equal to the incremental increase in their real property tax assessment for improvements of at least \$100,000. Updating the tax credit amount has been studied, but the State's Assessment and Taxation Department requires that properties must show a significant change in the property value in order for them to be reassessed. To date, there have been 14 properties that have received a property tax credit and approximately 40 properties have used the ACR Fund. Businesses revitalized include professional offices, retail stores, restaurants, auto stores, self-storage facilities, and shopping centers. Specific examples include a house rehabilitated into a professional office and the rehabilitation of the Honeybee Diner.

Challenges to commercial redevelopment include the ability to redevelop small lots due to constraints, site layout, and buildable area; assembling multiple properties, which can be time consuming and expensive; older commercial corridors located on State highways which require coordination for road and streetscape improvements; and economic or demographic indicators in some areas can create a negative image or public perception. The definition of a small lot can vary depending on the use, but can generally be defined as lots up to half an acre.

The Sustainable Communities Act of 2010 is intended to promote reinvestment and revitalization in existing communities. Designated Sustainable Communities require approval by the State's Smart Growth Cabinet. Similar to Priority Funding Areas, the Sustainable Communities designation allows the State to better target resources to prioritized areas. The program does not guarantee funding, but contributes to the strength of grant applications and processes. The program allows funding and resources be focused on areas where significant investments, like infrastructure, services, and development have been made in the past, but have since seen some level of decline and disinvestment. The program also facilitates efforts to leverage resources. Development projects within Sustainable Communities are not exempt from APF.

The County has three Sustainable Communities – Brooklyn Park, Glen Burnie, and Odenton-Severn. Goals for Brooklyn Park include continued revitalization along the Ritchie Highway commercial corridor, rehabilitating older residential properties, and expanding workforce training opportunities. Goals for Glen Burnie include focusing business attraction and retention efforts in the Town Center and gateways, maintaining a supply of quality workforce housing, and developing strategies to revitalize the Cromwell Shopping Center and Marley Station Mall. Goals for the Odenton-Severn area include the build out of the Town Center to provide a mix of uses, redeveloping the MARC Station surface lot, revitalizing the MD 175 corridor west of MD 32, and rehabilitating residential units in Severn communities.

The Baltimore Regional Neighborhood Initiative's (BRNI) goals are to focus strategic investments toward revitalization, expand the tax base, and improve quality of life. This State funding program was established in 2014 and promotes interjurisdictional cooperation between

the City of Baltimore and neighboring jurisdictions and targets communities that have seen physical, economic, and/or social decline.

One specific program that has been developed through the BRNI has been the Greater Baybrook Alliance. The Alliance is a nonprofit community development organization that includes non-profit, governmental, private sector, and community members. Its geographical scope includes the communities of Brooklyn Park, Brooklyn, and Curtis Bay. To date, the Alliance has developed a vision and action plan, rehabilitated several buildings, initiated the rodent abatement Plan program, and they are currently working on a marketing study.

Future considerations to strengthen the community revitalization programs include stronger development incentives to facilitate redevelopment, targeted efforts on key opportunity sites such as the Cromwell Shopping Center, use of public-private partnerships and innovative strategies for revitalization, and opportunities for adaptive reuse.

Community Development and Affordable Housing

The Arundel Community Development Services, Inc. (ACDS) is a nonprofit corporation dedicated to providing affordable housing and community development services in the County. ACDS recently completed their Consolidated Plan which outlines the housing and community development needs of Anne Arundel County and sets five-year goals, strategies, and funding priorities to meet those needs. The Consolidated Plans also identifies priority revitalization communities, of which many are located in the north and western areas of the County. The document helps guide Anne Arundel County's housing and community development expenditures for the next five years.

The organization helps build capacity on the ground. For example, ACDS has been a stakeholder in the aforementioned Greater Baybrook Alliance. They have worked with community members to seed projects, provide technical assistance, develop strategies to secure grant funding, and assist in capital improvements.

ACDS has ongoing programs to acquire and rehabilitate dilapidated homes which will then be sold or rented as well as programs to renovate owner-occupied homes. To date they have rehabilitated over 100 homes in Brooklyn Park. The goal of these programs is to maintain the housing stock. The program helps keep families in the community, allow the elderly to age in place, and help the disabled live safely in their home. ACDS also offers a variety of programs such as assist individuals to get low or no interest financing; homeownership financial counseling; foreclosure prevention, financial literacy and empowerment classes, a mortgage assistance program, and a property repair program.

The County has between 900 and 1,000 affordable units through the Housing Commission. There are over 12,000 households on the waiting list for affordable housing. Developers can seek low-interest loans from ACDS and can use these to leverage additional funding from the State. ACDS also acts as an advocate for individuals in low-income housing. For example, they participate on the resident advisory board for Meade Village.

ACDS is the lead organization in a coalition to end homelessness in the County. They have received \$2.7 million in funding from the federal government for programs to prevent eviction and provide emergency assistance. They provide supportive housing which allows homeless individuals transition to home life with the assistance of a case manager. Sarah's House is an emergency shelter staffed with counselors.

The Consolidated Plan identifies several strategies – continued targeted investment in three revitalization areas and explore needs in other areas, provide financial investments and land use incentives to foster the creation of new affordable units for low income households, the preservation of existing affordable units, programs to support sustainable homeownership and financial self-sufficiency, and identify permanent supportive housing for homeless and persons with special needs.

Anne Arundel Economic Development Corporation

The Anne Arundel Economic Development Corporation (AAEDC) is a 501(c)(3) and was spun out of County Government and privatized in 1993. It currently has 18 employees staffed in the following departments - administration, finance, business development, agriculture, and marketing/research.

AAEDC has several programs for small businesses that provide loans ranging from \$25,000 to \$500,000. The Arundel Business Loan Fund (ABL) can assist county small business with financing of up to \$300,000. The Arundel Community Reinvestment (ACR) Fund is designed to spur economic activity, investment and improvement in the County's nine Commercial Revitalization Districts. The ACR offers loans up to \$100,000, up to 90% of total projects, to be repaid over three to seven years at zero percent interest. Eligible improvements include renovation and upgrades to building exteriors and site improvements, including landscaping. The program also includes \$1,500 or 15 hours of free architectural services. The VOLT (Video Lottery Terminal) Fund allows small, minority, and women-owned businesses to qualify for a loan of between \$25,000 to \$500,000 for expenses such as business and commercial real estate acquisition and expansion, lease-hold improvements, equipment, and working capital. The Next Stage Tech Fund provides funding for defense contractors.

Several examples of businesses that took advantage of the loan programs shown illustrate building rehabilitations, including the redevelopment of Magothy Gateway which at the time was eligible for funding.

AAEDC also operates a Small Business Development Center (SBDC) which provides no-cost consulting services to entrepreneurs who are looking to start or grow their businesses. Services include business plan development, marketing assistance, management of business, and finding funding/loan packaging. AAEDC can also provide a list of available properties based on a company's criteria. Information available includes property type, square footage, location, and demographics. Businesses can then be connected to real estate professionals. AAEDC can also act as an ombudsman through the permitting and occupancy process. They work closely with the Office of Planning and Zoning to help facilitate the site development plan process for new construction projects

The AAEDC Workforce Training Grant is a matching grant program that provides assistance for on-the-job training, classroom/offsite training, purchasing training software, and train-the-trainer scenarios. AAEDC can reimburse companies between 50% and 60% for trainings completed at Anne Arundel Community College or other certified vendors. The Runway to Success program, sponsored by Southwest Airlines, helps County small businesses that want to take advantage of business development opportunities outside of Maryland. The Runway to Success Program awards a qualified business two Southwest Airlines one-way travel awards to any Southwest Airlines destination for exhibiting opportunities and sales and marketing meetings and employee training classes and conferences.

The Opportunity Zones Program is a ten-year program that offers a tax incentive to encourage investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into low-income or under-served urban and rural communities nationwide. The Opportunity Zones in the County are in Odenton and Brooklyn Park.

AAEDC provides reports on economic indicators, new and expanding businesses, and a monthly report summary report of economic development activity in the County. The Market Research staff can also prepare customized demographics, market comparisons, and customized business lists. AAEDC can also provide a case by case analysis to assess the economic impact and return on investment of the various programs offered.

AAEDC works closely with the State Department of Commerce on several programs. Businesses that create a minimum number of new full-time positions may be entitled to state income tax credits of \$3,000-\$5,000 per job through the Job Creation Tax Credit. The More Jobs for Marylanders Program provides manufacturers tax incentives tied to job creation, and encourages additional investment in new equipment through accelerated and bonus depreciation, ExportMD provides up to \$5,000 in reimbursement for expenses associated with an international marketing project, the Partnership for Workforce Quality (PWQ) provides matching training grants and support services targeted to improve the competitive position of small and mid-sized companies, the Maryland Industrial Development Financing Authority (MIDFA) is a loan guarantee to increase access to capital, and the Maryland Economic Development Assistance Authority Fund (MEDAAF) provides a forgivable loan if employment and capital investment benchmarks are met.

Several recent success stories include the attraction of Paragon BioServices, a contract development and manufacturing organization with proven expertise in gene therapy and next-generation vaccines, recently made a \$45 million capital investment to expand into a 150,000 square foot facility in the County and will create 200 new jobs. The average salary is approximately \$80,000. BestBuy has made a \$15 million capital investment to move into a 500,400 square foot distribution facility in the County which will create 200 new jobs. Amazon, K. Hovnanian Homes, D. R. Horton, Hi-Tech Color, Inc., and TierPoint have also made investments to relocate their main offices to the County. AAEDC is not seeking out data centers since job creation after construction is low. Data centers may not be seeking out the County due to energy and land costs.

Review of Community Services Background Report – Library Facilities

Mr. Skip Auld, Chief Executive Officer, Anne Arundel County Public Libraries

Anne Arundel County Public Libraries (AACPL), while still providing books on shelves, understands the programs and services libraries provide are changing. AACPL has identified strategies that respond to these changes in a series of recent planning documents. AACPL is also developing strategies on how to deal with a shortage of funding and resources. AACPL receives about \$45 per capita in funding, compared to other counties that receive up to \$80 per capita.

Three years ago, AACPL began planning for the new Annapolis Library which will be a modern facility with meeting rooms, collaboration and maker spaces, and Discovery Docks. The library is anticipated to be completed in June 2020. AACPL has expanded library services into the Annapolis Mall with the Discoveries branch. The Severn Library is also undergoing a \$1.3 million renovation to upgrade the facility to one that has more modern needs and services. The Library Master Plan identified the highest priority is to replace the Glen Burnie Library and to provide an additional facility in close proximity due to the high usage and population served. The Master Plan also recognizes the need for AACPL to be opportunistic in identifying future locations. AACPL is focusing less on finding large sites and building their own libraries and more on being in the communities where its users are located. For example, AACPL is studying the feasibility and impact of mobile libraries or reaching out to the public to have job seminars in the community, rather than at the library.

Strategy 2022 outlines the values, vision, purpose, and goals for AACPL over the next four years. It will enable library planning and resource allocation so that the needs of the County are met through effective and efficient library services. This plan is intended to drive community partnerships, identify innovative programming, and provide a path for people to change their lives for the better through the library system. The plan identifies the need for additional funding for more outreach and programs to serve the public. Responding to digital trends, AACPL's website offers a variety of programs and services including digital books, streaming movies, online tutoring, virtual reality, and STEM activities. The AACPL acknowledges there is always a need for more programs and services in northern communities like Brooklyn Park and will work with stakeholders to identify those needs and how to improve the facilities, like adequate signage, and programs in those areas.

Review of Transportation Background Report

Mr. Ramond Robinson, Transportation Officer, Office of Transportation

Ms. Martha Arzu-McIntosh, Planner, Office of Transportation

The Office of Transportation is currently working on Move Anne Arundel! the title and brand of the County's Transportation Functional Master Plan (TFMP). The TFMP, which will be folded into the General Development Plan, draws upon recommendations from the Bicycle and Pedestrian Plan (2013), the Transit Development Plan (2018), the Corridor Growth Management Plan (2012), the Major Intersections and Important Facilities Plan (2016), and the Complete Streets Policy.

The vision of the TFMP is to provide a safe, efficient, equitable and sustainable multi-modal mobility that provides residents, travelers and visitors with connectivity and choice. The TFMP

will comprehensively identify, analyze, and understand the relationship between land use patterns and the mobility and accessibility constraints and opportunities within the County. The TFMP is studying the traditional roadway, bicycle and pedestrian, and transit network and facilities. Goals of the TFMP are to create a safe, secure and resilient transportation system, a high standard multi-modal transportation system that improves choices and connections for all, projects are completed that ensure environmental protection and sensitivity, and projects are fiscally responsible investments and operations. The Transportation Master Plan should result in a balanced program of mobility investments that is integrated with land use and demographic patterns, performance oriented, reflective of community values, and fiscally constrained.

The Transportation Master Plan is organized into four parts. Part 1 establishes a Vision Statement, goals and performance measures for an efficient and equitable transportation system that serves diverse needs. Part 2 includes an overview of the County transportation systems and the current and future demands on the system. The transportation demand model uses 2012 data, but is validated against present conditions to ensure projections are accurate and comparable. Part 3 identifies growing and changing travel patterns, fiscal constraints and the challenges to implementation. Part 4 defines priorities and refining projects for five modal elements: county corridors and community cores, regional corridors and commutes, walkability, the bicycle network, and transit. The TFMP recognizes that walkability and the bicycle networks are important elements, especially in economically challenged areas, but also as a means for commuters and recreational corridors. The challenge in providing bicycle and pedestrian facilities, in some cases, is the ability to retrofit the auto-centric corridor. Transit is critically important; however the network must be safe, comfortable, reliable, accessible, and frequent for individuals to use the service.

Regarding the project schedule, to date the consultant has consolidated findings/issues from prior studies; established the vision, goals, objectives and performance measures; developed project prioritization and establish revenue projections; and developed a constrained long range plan. The consultant is currently reviewing and responding to comments from the Project Management Team, Transportation Commission and other stakeholders. The Office of Transportation will hold a series of workshops for the County Administration and County Council to review the draft TFMP in early 2019. Public meetings will also be held in each Council District. The TFMP is anticipated to be completed and codified by summer 2019.

The County has been involved in the Chesapeake Bay Crossing Study, but as the project is currently in the NEPA study phase, it is too early for the County to take a position.

The Committee agreed there is an evolving trend in these background reports to provide services and infrastructure to the economically challenged areas of the County. They also emphasized the need to better sync development and transportation strategies. The recently approved Bill 78-18 requires that all transportation modes, such as walking and biking, and networks are considered during the development review process.

Next Steps

Mr. Leo Wilson, Chair

That January 2nd 2019 meeting has been canceled. The next meeting date is January 16th.

The meeting adjourned at 6:44pm.