



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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Cade Center for Fine Arts, Room 219

October 22, 2022

9:00 AM

Committee members present: Amy Crone, Agriculture Commission; Joanna Bache Tobin, Board of Education; Chad Jones, Fort Meade; Matt Shaffer, Fort Meade; Jerry Pesterfield, Our wAAter; Gus Kurtz, Planning Advisory Board; Rudy Brown, Recreation Advisory Board; Arjan van Andel, Transportation Commission

County Staff present: Steve Kaii-Ziegler, Planning and Zoning Officer, Office of Planning and Zoning (OPZ); Cindy Carrier, Long Range Planning Administrator, OPZ; Michael Stringer, Long Range Planner, OPZ; Lorenzo Mastino, Long Range Planner, OPZ; Jessica Levy, Long Range Planner, OPZ; Chris Phipps, Director, Department of Public Works; Sam Snead, Director, Office of Transportation; Erica Jackson Matthews, Deputy Director, Department of Recreation and Parks; Lori Rhodes, Deputy Chief Administrative Officer for Land Use, County Executive's Office; Asha Smith, Equal Opportunity and Human Relations Officer, County Executive's Office

Guests: Erin Karpewicz, Chief Executive Officer, Arundel Community Development Services; Casey Ortiz, Comprehensive Planner, City of Annapolis; Pam Brown, Executive Director, Partnership for Children Youth and Families

Welcome and Overview

County Executive Stuart Pittman welcomed the Plan2040 Implementation Advisory Committee and explained that the committee is charged with monitoring the progress of Plan2040, ensuring transparency and accountability, and providing guidance to the County Executive, County Council, and County staff regarding implementation of the General Development Plan.

Status of Plan2040 Implementation

Michael Stringer provided an overview of the meeting's structure and informed the IAC that today's discussions will inform budget development. The IAC was briefed on the status of implementing the various strategies from Plan2040, including key indicators for the natural environment, built environment, healthy communities, and healthy economy. Much of the information covered can be found in the 2021 Plan2040 Annual Progress Report that documents Plan2040 progress through December 2021. This report is available online at

aacounty.org/plan2040.

Small Group Discussion

The IAC was divided into three groups to discuss priority challenges and opportunities throughout the County. Each representative wrote down their top priorities and placed them on a flip chart to group related priorities and discuss. The top priorities included:

- Increasing traffic as we transition to office environment
- Mass transportation going east/west
- School transportation
- Decrease traffic congestion
- Connect food access and agriculture to decrease food insecurity
- Increase diversity on commissions
- Quality of life opportunity throughout County
- More open space in West County
- Develop housing beyond West County and Annapolis
- School congestion
- School redistricting for equitable distribution
- Adapting and mitigating the effects of climate change through funding and policy
- Sustainability
- Tree canopy and play areas in place where all social determinants are missing
- Preserving green space
- Electric vehicles
- Car focused infrastructure
- Little space and infrastructure for alternative modes of transportation like bike & pedestrian
- Bay bridge third span
- Pavement in areas where people have to walk
- Transportation for low income areas where people have to travel for work
- Siloed/dispersed transportation approach
- School redistricting
- Public school challenges of having qualified teachers
- Permanent supportive housing for aging/disabled/illness
- Equitable distribution of resources
- Various housing types
- Affordable housing
- Redevelopment of existing buildings/land use/communities
- Inventory existing housing to be used for child care/pre-k
- Infrastructure to enable transportation to open school seats - ex. Mountain Road, Chesapeake High
- Managing traffic in high development areas (preemptively)
- Integrating public/commuter transportation that allows for multi-generational access to County resources
- Equity
- More trees, natural habitat on school grounds
- Septic conversions to County services and tank replacements
- Parks and land acquisition
- Facilities
- Healthy built environment, affordable housing for all students
- Increasing affordable housing while disaggregating poverty
- Increase affordable housing
- More economic partnerships with schools/County employers to build workforce certification as students graduate high school
- Personnel
- Incorporate technology ships: EV charging, online deliveries, drone deliveries, robotics
- School capacity vs redistricting. Utilization of school assets
- Water access
- Increasing access to parks with quality resources while ensuring safety in those spaces
- Providing opportunities for different communities to interact and engage

After discussion among the groups, a representative from each group summarized their table's ideas.

Group 1 discussion:

- Transportation: decreasing traffic congestion, increasing east to west transit options, and addressing the school bus driver shortage
- Schools: redistricting to better utilize open seats
- Equity: increasing food access and decreasing food insecurity, increasing parks and open spaces in West County, and implementing strategies to make quality of life more equitable throughout the County.

Group 2 discussion:

- Climate change and sustainability: increasing tree canopy, preserving green space, and providing more electric vehicle infrastructure.
- Transportation: increasing walkability, providing transit for low income families that cannot afford to live in the communities they work in, and promoting multimodal transportation options.
- Built Environment: increasing diversity of housing types, developing housing that is affordable to low and middle income families, and redeveloping existing buildings to better meet the needs of the community
- Schools: redistricting and providing high quality teachers in all schools

Group 3 discussion:

- Transportation: connecting students with neighboring open schools seats, coordinating transportation to connect people with resources throughout the County, decreasing traffic congestion
- Parks and open space: planting more trees, preserving natural spaces, converting septic systems to public sewer, and increasing access to parks and bodies of water
- Housing: providing housing that is affordable for residents at all stages of life
- Schools: connecting students with employers and aiding them in workforce certifications, redistricting schools to better utilize school resources across the County

Panel Discussion

Chris Phipps presented the priorities for the Department of Public Works (DPW). This includes restoring County waterways by reducing nutrient runoff and expanding the stormwater best management practices eligible for tax incentives. DPW also has programs to support property owners in septic system upgrades and conversions to upgrade small, privately owned and underperforming wastewater treatment plants in mobile home parks in South County. Another DPW goal is retrofitting existing infrastructure to meet climate change challenges. Finally, DPW is working to expand the life of the Millersville landfill and plan for waste management in the future when the facility is eventually closed.

Sam Snead presented the priorities for the Office of Transportation (OOT). The Transportation Functional Master Plan, Move Anne Arundel, sets forth a number of goals including making communities walkable, creating a low-stress bicycle network, and improving regional corridors to make commutes more reliable. OOT is in the process of preparing a Transit Development Plan and is working to hire additional bus drivers and acquire new buses to expand bus services. The

Pedestrian and Bicycle Master Plan, Move Anne Arundel is currently being updated and is expected to be presented to Council in the winter of 2023.

Erica Jackson Matthews presented the priorities for the Department of Recreation and Parks (DRP). DRP recently completed an update to the Land Preservation Parks and Recreation Plan (LPPRP). Community surveys conducted as part of the LPPRP showed that County residents' highest priorities for parks and recreation improvements are: natural areas and outdoor recreation, water sports and recreation, community spaces, and park activities. The LPPRP proximity and equity analysis shows that there are insufficient park amenities in more developed and lower income communities, including Brooklyn Park, Severn, and Parole. To meet needs for more natural areas and recreation areas, DRP hired a land broker to proactively identify and acquire land in priority areas. Land acquisitions will prioritize land purchases in high equity needs areas. DRP is also looking at new ways to provide parks and recreation facilities in more highly developed areas, such as reviewing big box stores for opportunities to convert them into recreation facilities, and transforming developed sites into parks. DRP continues to invest in land conservation and water access, and they have a stand alone Americans with Disabilities Act program to improve access to and use of park infrastructure.

Erin Karpewicz presented the priorities for Arundel Community Development Services (ACDS). ACDS is a nonprofit organization that partners with the County to administer and develop programs and initiatives to create housing and community development opportunities for residents with low and moderate incomes. In the County, there is a deficit of about 9,000 housing units for households making 50 percent of Area Median Income (AMI). Nearly half of all renters are cost burdened in the County, and housing units at an affordable cost to low and moderate income renters often have major structural deficiencies. Some potential solutions to increase the supply of housing include increased funding of subsidies and reduction of local development fees for affordable housing. Further recommended strategies include changes in land use policies, including the schools adequate public facilities ordinance, to provide for more middle priced housing and to incentivize income restricted units.

Steve Kaii-Ziegler presented on the need to reform the County Zoning Code and Adequate Public Facilities (APF) ordinance for schools. The zoning code currently includes provisions that limit diverse types of housing development from occurring, which leads to limited housing options throughout the County. One way to address this is to reform the Zoning Code to allow a variety of housing types to be developed in the same neighborhood, such as a duplex next to a single family house. An APF Workgroup has been working to understand the impact of County APF regulations on housing and school capacity. Review of data on school enrollment, building permits, and housing sales show that sales of existing homes exceed building permits by five or six times and contribute much more to student enrollment than new construction. A chart of the vacant seats in the school system shows an average of over 11,000 vacant seats annually for the last 20 years, and the lack of redistricting means large areas of the County will continue to be closed to housing development, including affordable housing.

Following the presentations was a brief question and answer session. Asha Smith asked Mr. Snead about the use of contractors for County transit. Mr. Snead responded that the County's pay rates are comparable to direct hires. Many transportation groups are facing challenges with hiring Commercial Driver's License (CDL) drivers. OOT has hired route supervisors to manage on time reports for efficiency and step in if there is a driver vacancy on a route.

Pam Brown asked Mr. Phipps about the process of transitioning properties from well water to public water. Mr. Phipps responded that the beneficiary bears the cost of the conversion. The process for sewer conversion was recently updated, but both processes still require 51% community buy in.

Ms. Brown commended the County departments for engaging with her staff and low-income communities to make plans, programs, and projects more equitable and serve the most vulnerable families.

Joanna Bache Tobin commented on the need to redistrict to more equitably distribute students throughout the school system. She also mentioned that lower income communities need more resources to support students.

Mr. Kurtz commented that many of the priorities discussed by the panelists have been known for some time and that many solutions to address these challenges are already in adopted plans. He encouraged the County to continue implementing policies to support the priorities.

Closing and Next Steps

The Office of Planning and Zoning staff will develop a priority letter to share with the IAC, Planning Advisory Board, and County Executive to track County priorities and progress. It is anticipated that the IAC will meet again in the Spring to continue conversations on fulfilling Plan2040.

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.