

**Elizabeth Rosborg**  
**Chair, Citizens Advisory Committee**

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**Plan2040**  
**Citizens Advisory Committee (CAC)**  
Meeting Notes  
June 19, 2019 - 5:00 PM  
Chesapeake Conference Room, 2<sup>nd</sup> Floor  
2664 Riva Road, Annapolis, MD

**CAC members present:** Elizabeth Rosborg (Chair), Cate Bower, John Clark, Thomas Fahs, Bill Dodd, Joel Greenwall, Melanie Harwig-Davis, Patricia Huecker, Matthew Korbelak, Elizabeth Leight, Patricia Lynch, Charles Mannion, Gary Mauler, Caren Karabani, William Moulden, Ellen Moyer, Kristin Pauly, Latoya Staten, Sofia Wahlla

**Office of Planning and Zoning (OPZ) Staff present:** Philip R. Hager, Planning and Zoning Officer; Cindy Carrier, Acting Deputy Planning and Zoning Officer; Patrick Hughes, Long Range Planner, Alison Ames, Secretary II.

**Attendees:** Jerry Pesterfield, Alexis Dorsey, John Korin, Marilee Tortorelli

**Presenters:**

Mr. Ramond Robinson, Transportation Officer, Office of Transportation  
Ms. Martha Arzu McIntosh, Planner, Office of Transportation  
Ms. Jane Cox, Planning Administrator, Cultural Resources Section, Office of Planning and Zoning  
Mr. Greg Stewart, Senior Manager of Planning, Anne Arundel County Public Schools

**Transportation**

*Mr. Ramond Robinson, Transportation Officer, Office of Transportation*

Mr. Robinson discussed the Transportation Functional Master Plan and how it relates to the General Development Plan. The Transportation Master Plan is called **Move! Anne Arundel** and it focuses on how to **“Move”** Anne Arundel by way of infrastructure. He shared slides to orient everyone around what Move! Anne Arundel is, work done so far and how it will align with the General Development Plan. Mr. Robinson shared the vision statements from both Move! Anne Arundel and the 2009 General Development Plan, noting their similarity.

Move! Anne Arundel is a Transportation Master Plan that was recommended by the 2009 GDP and includes five plans or studies that were approved between 2012 and 2017:

- Bicycle & Pedestrian Master Plan
- Transit Development Plan

- Corridor Growth Management Plan
- Major Intersections & Important Facilities
- Complete Streets Policy

The Transportation Functional Master Plan will be used in the General Development Plan..

How is Anne Arundel County's Transportation System defined?

- Traditional Network (Corridors)
- Bicycle Network
- Pedestrian Network
- Transit Network

Mr. Robinson shared the Plan's broad goals and objectives, and noted performance measures that would be used to measure progress toward each objective. He stated that traffic congestion is moving to the interior of the County; that mobility options are limited, disconnected and have room for improvement; and that population and employment growth are out of sync with transportation capacity.

Mr. Robinson noted that the Plan recommendations are scored based on minimizing environmental impacts, safety, relationships to planned goals and outcomes and other factors. For projects on State roadways, the County must demonstrate financial commitment to help move a project up on the State Highway Authority's priority list. The Plan also offers recommendations by Council District. Key Future Planning Considerations for Plan2040 include:

- Land Use/Transportation Transition Areas – The GDP should not get ahead of the road network's ability to support further density; consider Transit Oriented Development and Flood Prone Areas.
- Safety – Adopt a Vision Zero Plan and develop multi-agency buy-in; Design Manual and Complete Streets.
- Circulation and Access Management – strong development review tools are needed, sidewalk and road connectivity requirements should be strengthened and enforced.
- Inter-County Coordination
- Capital Coordination
- Community Investment Coordination
- MWCOG – Anne Arundel needs a seat at the table
- Data Collection and Analysis Capacities – a routine traffic count process should be established
- Small Area Plans – new planning efforts present the best opportunity to move the needle on some metrics.

Move! Anne Arundel is expected to be adopted by the end of 2019.

*Questions from CAC members:*

- Is it defined somewhere what is good and in fair condition? Yes, there are Technical Memorandums that are part of the TFMP which have definitions. The performance measures are consistent with the State's performance measures.
- Knowing the performance measures, what does that affect? Does this transportation model have ability to put the brakes on development in an area? The output of the model shows

the system performance which should be considered when developing the Land Use Plan. There is a delicate balance between land use and transportation.

- Are there situations where there is no solution? I-97 for example, how would you theoretically improve that? Move! Anne Arundel establishes a framework and that framework has a tool kit. There are situations that are physically impossible to improve but the Plan looks at what *can* we do to improve and suggest alternatives to mitigate congestion such as transit options. The Plan concentrates on the entire system instead of isolated areas. An improvement to one area of the system can improve other areas of the system.
- What is the time table for Move! Anne Arundel? The first draft currently out for public comment until June 30<sup>th</sup>, hoping for adoption by this fall. There is also the State plan being developed which is called Maximize 2046.
- Will the TFMP be finalized prior to Plan2040? Yes
- So we have no ability to affect this Plan other than if we get our comments to you before the public comment period ends on June 30, 2019?*Clarification* by Cindy Carrier: The transportation element is a required element within the General Development Plan. Any additional goals, policies, recommendations will be presented in Plan2040 and the TFMP would be amended later to be consistent with Plan2040.

There is also a State transportation plan, Maximize 2046, linked here:

[http://www.mdot.maryland.gov/newMDOT/Planning/Maryland\\_Transportation\\_Plan/Index.html](http://www.mdot.maryland.gov/newMDOT/Planning/Maryland_Transportation_Plan/Index.html)

### **Presentation on Cultural resources and Historic Preservation**

*Ms. Jane Cox, Planning Administrator, Cultural Resources Section, Office of Planning and Zoning*

Ms. Cox noted that the Cultural Resources section is essentially a Historic Preservation Program where the planning emphasis is archeological sites, historic buildings, scenic historic roads and historic cemeteries of the County. The Cultural Resources section is primarily focused on development review, but also focus on other cooperative programs public education. In addition, Cultural Resources coordinates with other County agencies; manages an archeological lab and curation facility in London Town, a curation facility in Glen Burnie; and administers and provides technical guidance for the historic tax credit program.

The primary tool enabling preservation is under Article 17 of the County Code. Key criteria in the assessment and evaluation of historic buildings, sites and structures are Historic Integrity, Structural Integrity and Ability to Convey Significance. The Planning and Zoning Officer retains the final say on whether preservation is feasible. Demolition is not allowed if they meet these criteria. Significant Archaeological Sites are protected in place, or must be “mitigated” (data recovery) if they cannot be preserved.

Anne Arundel County is one of only six counties in the State where protection of historic cemeteries occurs. If there is a historic cemetery on a property in Anne Arundel County, it has to be contained, cannot be moved and is protected with a buffer. There is a Scenic and Historic Roads program that became regulatory in 2005 to protect the scenic qualities of certain significant roads across the County.

A question that the Cultural Resources often receives is how does a property owner know if their property is historic? The County list is online at [www.aacounty.org/departments/planning-and-](http://www.aacounty.org/departments/planning-and-)

[zoning/cultural-resources/historic-properties/historicPropertiesSearch.html](http://zoning/cultural-resources/historic-properties/historicPropertiesSearch.html). The staff also uses Geocortex (available to the public in the Map Room, 4<sup>th</sup> floor of 2664 Riva Road). MEDUSA is another resource at the State level (<https://mht.maryland.gov/secure/medusa/>).

Ms. Cox concluded with thoughts on goals and policies for Plan2040, focusing on two areas:

- Planning and regulatory tools, including a Historic Preservation Master Plan, looking into becoming a State-certified Local Government program, exploring overlay zones for historic areas, continued coordination with other County agencies, and incentives for more private investment in preservation.
- Public outreach tools, including volunteer programs, improved marketing of preservation efforts and programs for greater public awareness.

*Questions from the CAC:*

- Development project assessment is given to the Planning and Zoning Officer to be reviewed: Can he or she reject assessment? If rejected is there an appeal? Yes, it can be appealed.
- If it is determined that a site is not archeologically valuable, is the County's final decision transparent? Yes, the Cultural Resource Division comments are part of the site evaluation memo.
- Regarding the historic tax credit, is the term limited to 15 years? The tax credit can be spread over 5 years. It is 25% of what was spent up to a \$50,000 cap. An easement in perpetuity is placed on the resource.
- What has been the office discussion of only a 5-year credit? This program has only been in place for three years and three applications have been processed. OPZ is trying to get the word out about the program and get more feedback.
- When properties transfer, is it a requirement to have historic sites be communicated to the buyer? No not for historic sites, but staff works with the real estate community; it is up to real estate community to use the tools available to them.
- Is it part of your program to get money for historic sites to make them museums? That function is under Recreation and Parks for publically owned land. OPZ is called into assist and investigate. The staff provides assistance to about forty non-profits.
- Is there a cooperative agreement with City of Annapolis on archeology? There is no formal cooperative agreement, but there is informal communication and OPZ assists the City, particularly with archaeological issues.
- What are the criteria to convey the significance? Does that mean it can be open to the public or signage made available? Signage is the most typical way. Privately owned properties cannot be forced to be open to the public. If it is a State grant, they may require being open one to two days a year. Historic significance is conveyed if it has a sense of place and feel of community. If somebody from the past came forward, would they recognize the place? Is there a story that can be told about the place, deeper than the visual?
- Once they can seal archeological site, – is that taken off registry list? No – it is not. It stays on the registry and the Code allows for a permanent preservation easement added to site plan. There is a document that says this area of land is protected, that you cannot dig etc., and it is marked off.

**Presentation on Public School Facilities:**

*Mr. Greg Stewart, Senior Manager of Planning, Anne Arundel County Public Schools*

Mr. Stewart noted that the Educational Master Plan (EFMP) is being presented to the Board of Education tonight (6.19.19). They will formally adopt the Plan and it will be forwarded to the State Department of Planning for approval. It can be downloaded from the Anne Arundel County Schools website.

The EFMP shows that there were 73,000 students in the school system ten years ago and 83,000 students in 2018. Mr. Stewart shared maps of the total number of seats available at schools throughout the County for 2005, 2010, and 2015, noting an increase of every five years. School use is reevaluated to maximize capacity, such as splitting large spaces to create classrooms. The County has not invested in large sites in many years, and is behind in acquiring school sites. With development concentrated in the west part of the County, the Board of Ed has been working to acquire more land in this area. There is collaboration with Recreation and Parks to co-locate facilities. Two sites were secured recently, for an Old Mill West High School and an elementary School to help relieve Southgate.

A new MGT study, about to be released, shows Student Yield Rates (students per household) and identifies 32 elementary schools, 6 middle schools and 2 high schools that will need capacity solutions over the next 10 years (including new schools or additions to existing schools). Re-districting is also a consideration but is a hot topic and an emotional one. When this happens, it affects people short and long term.

*Questions from the CAC:*

What was the average household size when they did the MGT study? What does it yield? It depends on economics, demographics, etc. In some areas, like Annapolis, more students go to private schools. Estimates and yield factors are granular with the data they are drilling into, and they refine it constantly. This information is public.

The chart shows that 32 schools are needed, do you know where? Yes; the study will be available online.

In terms of how much land you need to build a school, does it vary due to demographics? In the EFMP, 20 acres is estimated for elementary schools, 40 acres for middle schools and 60 acres for high schools. Acreage also has to add in forest conservation etc., so may need to buy extra acreage due to this.

Is there a re-assessment of that? There are neighborhood schools being on smaller lots. The Board of Ed has tried to build on just 8 acres for a school and partners with Recreation and Parks to co-locate facilities.

The City of Annapolis has basically an urban school system with a lot of County properties. How do you cooperate with the City Recreation and Parks as opposed to other agencies that are County-based but not in the City that are essential to the programming? There are on-going conversations and memorandums of understanding. There is an MOU regarding Germantown Elementary (public school, but City Recreation and Parks runs the recreation facilities).

Are there investigations into not-so-active retail properties for school sites? Yes. An example is Marley Station Mall which should have been purchased when it was for sale. Typically it is expensive to buy commercial property. School property could be zoned anything since it is not subject to the Zoning Code. The Board of Education does not buy land anymore; rather the County buys the land and transfers the deed.

Cindy Carrier reviewed scope of where Plan2040 is headed next. Tonight concludes all the formal presentations on background reports. There is no meeting on July 3<sup>rd</sup>. The next meeting will be on July 17<sup>th</sup>. The agenda for that meeting will be to formulate a Vision for Plan2040 based on the feedback from the Listening Sessions and Visioning meetings. It is important that everyone is in attendance. If there are additional questions related to the background reports, filter them through Ms. Carrier and she will get the answers back to the group to ensure everyone has the same information. The answers to outstanding questions that have been asked thus far will be emailed to the CAC.

Ms. Carrier welcomed and introduced Mr. Bill Dodd who is replacing Mr. Jamie Fraser as the MBIA representative. Bill Dodd lives in Odenton and is a registered landscape architect with extensive background in master planning and developing communities all over the world. He is currently working for KOCH homes. Ms. Carrier also introduced Alison Ames, her new Secretary in the Long Range Planning Section. Ms. Ames will be taking the meeting notes for the CAC meetings.

The meeting was officially adjourned 6:48pm. The next meeting is July 17, 2019.

\*\*After close of meeting and recordings were stopped, the meeting reopened to approve the previous meeting notes. A motion was made and seconded to approve the meeting notes from April, 24 2019. The meeting notes were unanimously approved.