

## Summary of Participant Input and Comment

Lake Shore Small Area  
Chesapeake High School  
June 4, 2019

Total attendees: 10

### Activity 1: SAP/GDP Recommendation Dot Exercise

#### Land Use and Zoning:

Lake Shore SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received			Total Votes Received
		1	2	N/A	
Change Map 18, Parcel 17 (Lots 93-100, 107-116), 2074, 2076, 2080, 2088 Kurtz Avenue from Natural Features to Low Density Residential	Partially implemented. Lots 90-100 were changed to Commercial Land Use and Lots 101-114 were changed to Low Density Residential Land Use with approval of 16-04, Amendment #2. Zoning on the site is C3 and R2, and the sites are used for retail commercial uses.	0	3	1; <i>It is not clear why these changes are being requested so I can't vote</i>	4
Change Map 17, Part of Parcels 138, 233, 431; 4110, 4304, 4306 Mountain Road from Commercial, Rural Agricultural, Natural Features to Commercial, Low Density Residential	Partially implemented. Parcel 138 was changed to Commercial and Low Density Residential Land Use. Zoning is consistent with the land use at C2 and R2 respectively. Parcels 233 and 431 are entirely Commercial and use and zoned C2. The sites are developed with retail commercial, office and single-family detached uses.	3	0		3

**Transportation:**

Lake Shore SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received		Total Votes Received
		1	2	
Provide a better connection(s) between Fort Smallwood Road and Mountain Road. Evaluate Hog Neck Road for possible improvements (widening, third lane, fourth lane etc.) and/or an alternative connector between Fort Smallwood Road and Mountain Road. Improvements should be provided as soon as possible.	Partially implemented. MD 607 (Hog Neck Road) and a connector were evaluated and partially designed under Capital Project H443100. A capital project will need to be initiated to fund the design, rights of way acquisition, and construction or can be required during the development process as applicable.	3	2	5
Add a pedestrian-bicycle route between Mountain Road and Fort Smallwood Road through Compass Pointe. This would provide a more direct route between north and south Lake Shore compared to a route following Mountain Road, Magothy Bridge Road, and Fort Smallwood Road. The recommended route is along the future alignment of Old Nike Missile Road (see Figure 1). If the road is not built an off-road pedestrian-bicycle route should still be built using existing Board of Education land.	Not implemented. This has not been studied and will require staff resources and / or funding.	2	2	4

**Natural Resources and Resource Conservation:**

Lake Shore SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received						Total Votes Received
		1	2	3	4	5	6	
Eliminate the restriction in the Agricultural Preservation Program (regarding setbacks from water and sewer districts) for agricultural land outside those districts.	Not implemented. Anne Arundel County does not set the requirements of the Maryland Agricultural Land Preservation Program. The Maryland Agricultural Land Preservation Foundation (MALPF) sets the eligibility criteria and purchases the easements on agricultural land. One of the criteria continues to be that the location of the land is outside of the public sewer and water service area.	0	0	1	1	1	0	3
Evaluate all remaining undeveloped waterfront property and develop recommendations for future public purchase to preserve valuable assets.	Not implemented.	2	0	0	0	1	1	4
The County will form an Environmental Commission for the Lake Shore and Pasadena/Marley Neck Small Areas. The commission will be charged with monitoring the overall environmental health and issues of the area and proposing solutions to the County Executive and County Council.	Not implemented.	2	2	0	0	0	0	4
Addition of the Gibson Island golf course [to the Greenway Network]: This is a private recreation area that merits recognition for its contribution to Lake Shore's overall greenways, recreation, and open space network.	Not implemented. The 2002 Greenways Master Plan nor the preliminary draft 2018 Green Infrastructure Master Plan include the Gibson Island Golf Course in the Greenways Network. The golf course does not meet the definition for a stand-alone hub or corridor nor does it connect to an existing hub or corridor.	0	0	0	1	0	2	3
Addition of Illness Bog [to the Greenway Network] with a 100-foot buffer, plus a new connection across Fort Smallwood Road west to the Honolulu Hub.	Not implemented. A connection was unable to be made due to existing development.	0	0	1	1	1	0	3

Inclusion of a corridor through the Fairwood Community to connect the Compass Pointe Hub to the Looper Hub [to the Greenway Network].	Not implemented. A publicly owned right of way or willing seller would need to be identified to carry out this recommendation. Currently, no funding for in-house staff or consultant services has been allocated to this purpose.	0	2	1	0	0	0	0	3
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**Community Facilities:**

Lake Shore SAP Recommendation	2019 Status and Explanation	Rank Order Votes Received									Total Votes Received
		1	2	3	4	5	6	7	8	N/A	
Develop a community center, which has space for community groups, meetings, recreation areas, space for college courses, and space for a community stage and auditorium.	Not implemented. For fiscal responsibility to its residents, the County policy is to utilize school facilities for after school community activities and recreation needs.	0	0	0	0	0	2	2	1	<i>has a survey been done to see if this is even needed?</i>	5
Develop an indoor recreation center, possibly in conjunction with the community center, that has space for basketball, racket ball, gymnastic, etc.	Partially implemented. The 2017 Land Preservation Parks and Recreation Plan recommends an indoor basketball and volleyball facility to serve the north and east planning areas including Lake Shore. Property searches continue to determine a suitable site. A centrally located indoor tennis facility is being designed as a public-private partnership to serve the entire County.	0	0	1	0	0	2	2	1		6
Provide a new freestanding library to replace the temporary one in Long Point Mall.	Not implemented. The Mountain Road library continues to serve its relatively small service population.	0	3	0	0	0	0	0	0	<i>I like the Mtn. Rd. library fine as is</i>	3
Develop an equine center with outdoor show ring and riding trails.	Not implemented. An equine center at Lake Shore will require a private partner similar to Andy Smith Center and Andover center.	0	0	0	0	0	0	1	3		4

Consider the addition of a new fire station on Fort Smallwood Road east of Hog Neck Road.	Not implemented. There are currently no plans for an additional fire station in this location.	0	1	1	2	0	0	0	0		4
The County shall establish an outdoor environmental education center in the Lake Shore area.	Not implemented. Outdoor environmental education centers are typically sited in large natural resource areas such as Jug Bay. No specific site in Lake Shore has been identified.	1	0	2	1	0	0	0	0		4
Extend the off-road trail along Woods Road from Lake Shore Athletic Complex entrance to Mountain Road. This would provide pedestrian/bicycle access to the complex from the east.	Not implemented. Funding is needed to study the potential for off road trails in the Lake Shore Area. The lack of abandoned rail lines limits the potential without significant private property acquisition. The 2017 Land Preservation, Park and Recreation Plan recommends that the County seek funding for a study to evaluate the potential for off road trails in the Lake Shore Area.	5	1	0	0	0	0	0	0		6
Removal of the Compass Pointe golf course [from the Greenway Network]. This area would remain as a recreation area, but not as a greenway.	Not implemented. The preliminary draft 2018 Green Infrastructure Master Plan expands the definition from natural ecological areas of at least 250 acres and at least 200 feet in width to also include adjacent recreational, scenic, historic and cultural areas as part of the network. As such, the Plan incorporates the golf course because its connection serves a recreational purpose and has environmental benefit.	0	0	0	0	3	0	0	1	<i>Just do it, makes sense – Why does it need to be ranked?</i>	4

**2009 GDP:**

2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received							Total Votes Received	
		1	2	3	4	5	6	N/A		
<b>Land Use and Zoning</b>										
Conduct a study of former landfill sites to confirm their current status, and to assess their current and future suitability for development. Develop a Closed Landfills Map.	No progress to date	3	2							5
Amend the development and permit applications review procedures for properties located on or adjacent to former landfill sites, and require applications to be sent to MDE, Health Department and DPW for review and comments.	No progress to date.	2	3							5
<b>Community Revitalization</b>										
Establish criteria to be used in defining a neighborhood as unique, distinct or historic for purposes of establishing a Neighborhood Conservation District program.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	5	0	0	0	0	0			5

2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received							Total Votes Received
		1	2	3	4	5	6	N/A	
Based on established criteria, identify neighborhoods or communities that qualify as a Neighborhood Conservation district.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	0	3	1	0	0	0		4
Establish a community outreach process to be used in developing Neighborhood Conservation criteria, standards, and districts.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	0	0	0	3	0	0		3

2009 GDP Recommendation	2019 Status and Explanation	Rank Order Votes Received							Total Votes Received
		1	2	3	4	5	6	N/A	
Establish objectives and design standards applicable to designated Neighborhood Conservation Districts.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	0	1	3	0	0	0		4
Develop legislation to create Neighborhood Conservation overlay districts and associated design standards and/or guidelines.	On hold. Planning and Zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of this project combined with staff reductions, this effort was put on hold. Significant community outreach will be required to initiate, develop and implement this type of program which would ultimately require legislation to establish overlay zones. The priority needs to be examined further during the 2019 GDP update.	0	0	0	1	4	0		5
Create a Housing Trust Fund with a dedicated funding source to provide financing to improve, preserve and increase the workforce housing stock.	No progress to date.	0	0	0	0	0	4		4



Natural Resources									
Evaluate the possibility of requiring a fee to be paid and placed in a natural resource restoration fund, when approving modifications in sensitive areas.	No progress to date. Fees for modification applications, along with most other development application and permitting fees, are placed into the County's general operating budget. However, Forest Conservation fee-in-lieu and Open Space fee-in-lieu funds can be used for land acquisition and preservation purposes.	0	5	0					5
Inventory and map potential areas for future mineral extractions.	No progress to date.	0	0	4					4
Consider the use of tax credits to encourage soft tidal edge erosion control techniques such as marsh planting.	No progress to date.	5	0	0					5
Transportation									
Prepare a comprehensive study of Park and Ride lots to assess supply, demand, and improvements needed.	No progress to date. Funding has been allocated through BMC and will require coordination with MTA and BMC. The Office of Transportation's Rideshare Coordinator will be conducting regular surveys of Park and Ride lots utilization to identify areas of need and future demand.	2	1	2	0				5
Conduct feasibility study for the extension of light rail to other areas of the County.	No progress. This was discussed during the past two updates to the Transit Development Plan, but public support for Light Rail extension has been lacking. Planning efforts have focused on other aspects of transit planning including bus transit and ridesharing.	1	2	1	1				5

Study the feasibility of adding stations on the commuter rail line.	No progress to date. This idea has been discussed by the County and MTA and may be studied in the future. The current priority is to make improvements at existing stations.	0	1	2	1				4
Revise the Impact Fee Program to allow a portion of transportation impact fees to be dedicated for expansion or improvements to public transit	No progress to date. Currently development impact fees must be used for capital improvements that will expand the capacity of the public facility. Expansion of the capacity of a road includes extensions, widening, intersection improvements, upgrading signalization, improving pavement conditions, and all other road and intersection capacity enhancements.	2	1	0	2				5

**Activity 2: Vision Exercise (written responses)**

**What is special about your community?**

- We know our neighbors, we all get along well and respect each other’s values, opinions, and property | Close proximity to the public library and Downs Park | Longest dead end state road in the US
- Love the conservation areas! Keeps it green and lush and I enjoy that the community isn’t over-built
- Has a good balance of communities & natural areas to take advantage of Bay & River | Good quality of life
- Water proximity; access | Views and space | Large expanses of woods and free space | Heavy emphasis on small employers and multi-disciplinary trades people | Need to grow and develop that and enhance to allow them to grow and prosper and learn and use new technologies
- Quite Small – 14 homes R1

**What has changed in the last 15 years?**

- Traffic, cars/trucks don’t adhere to the speed limit | Our cars were broken into recently – we have not had problems with crime in the past
- Development! My community (Tanyard Springs) did not exist. We are now a little over 1400 homes
- There has been an increase in traffic down the Mountain Rd Peninsula, but the variable lane at rush hour helps
- Housing growth | More pressure on roads and schools | Complex challenges to utilities; water quality in rivers and Chesapeake | More traffic in Lake Shore area | Stretching rules on zoning towards multi use and more businesses it seems

## What needs improvement?

- Consistent application of code requirements to development across the county | Gang activity | Crime production
- Parking! The builder has left us with a significant amount of parking issues by doing the bare minimum. Our community is a good example as to why the bare minimum does not cut it
- Traffic is still an issue – even on weekends
- School systems in Pasadena-Lake Shore area | To enhance ratings and advance vocational options and promotion, to get graduate opportunities in small business, logistics, airport services and needs of substantial employers in the area
- Our road could be repaired; there are several cracked areas | Add sidewalks to Mountain Road so population can walk to Lakeshore Plaza to shop, exercise at Pasadena Ctr etc. | For Bicyclists – add curb as in many cities that protect biking lane from accidental encroachment by cars

## What should your community look like in 20 years?

- Not much difference | Perhaps trees have matured, less traffic, more bike & pedestrian friendly pathways to get around by walking or biking safely | Perhaps access to more renewable energy sources | More local organic farms
- Due to parking issues fostering hostility between neighbors and lowered housing prices due to homeowners feeling uncomfortably cramped and evacuating, I fear that our community is going to be unhappy and disjointed
- (Mountain Road Peninsula) It should keep a similar balance between development & natural area | Residential should be dominant vs Commercial
- Should be more people and children friendly, Eco-conscious | Dramatic improvements in regulation | Testing improvement of septic systems, wireless communication, 11-13 grade vocational opportunities | Comprehensive Community Health Master Plan with Behavioral Health issue identification and improvements look at our county ranking on/in Robert Wood Johnson Studies

## Other Comments:

- Concern #1 re: Corporation purchasing single family home in a Community with R-1 low density zoning, with the purpose of creating and “Assisted living facility” on that premise. This would result in several negatives: 1) Change in Community Character – a negative result 2) Damage possible to waterways because of Septic Systems not city sewer facilities 3) Increase of medical wastes into waterways – decrease of S.A.V. & aquatic life 4) Diminished house values for homeowners remaining 5) Rural area has slower access to emergency medical assistance | Concern #2: Misuse of property on Mountain Rd near Himmels Nursery. Tiny blue building fronts the property. There is a junkyard there – derelict cars & 2-3 18wheelers tractor trailers on a given day. 2-3 large boats are parked there as well. I have been told the use is “out of compliance” and that the owner will probably request a modification

## Activity 3: Community Boundary Review

*[no written comments although vocal comments with attendees were that they feel like the Lake Shore Small Area is part of the Pasadena community]*

## **Open Comment Session**

### **Why did you choose to live in the Lake Shore area?**

- Grew up here, lived here whole life and went to school here.
- Bought a home when married 45 years ago. Knew what we wanted in terms of environmental issues. Served as teacher in local schools. Love my neighbors and where we live.
- Transferred to the area; it's a wonderful area and there are expectations related to the residential nature of the area. It's important to consider how many residents are on an acre of property.
- Came with husband and stayed.

### **What is special about your community?**

- Close to public library and Downs Park.
- What's unique here is that this is a community of single-family dwellings.
- The area has the longest dead end state road in the nation (Mountain Rd); the high point is where the old fire station used to be.

### **What has changed in the last 5-15 years?**

- Traffic; people don't adhere to the speed limit.

### **What needs improvement?**

- Minimum requirements for roads in the neighborhoods. In Tanyard Springs, roads are just wide enough to drive on, but the County has minimal parking requirements, which leaves not enough parking for residents. Need to change parking requirements for other future developments.
- Would like to see an increase in the amount of native plants put on the roadsides. On Route 100 they did an excellent job, but this is not the case everywhere. Would be very positive environmentally.
- Growth needs to be appropriate to the area, not multi-family or multi-person located on single-family properties. Need to preserve original intentions/vision for growth, not to inappropriately restrain growth, but the practical reality is there need to be restraints.
- If the density of the population follows consistent application of the Code, then traffic will be commensurate with that Land Use. This will help mitigate traffic issues.
- We need to think about where we make investments across the entire County to best handle traffic.
- Gang activity and public safety: we have to continue to be diligent about this. We have had recent car break-ins in our driveways; nobody is immune to this.

### **What should your community look like in 20 years?**

- Much the same as it does now.
- Not much different. Perhaps trees will have matured (we lost a lot of trees during Hurricane Sandy)
- More bike/pedestrian friendly pathways, both natural surface and roadways, for a safe network. It's not safe to walk/bike on Mountain Road.
- If we could afford to put in curbing as in Europe, which separates bikers from traffic, this would make biking much safer.
- Sidewalks
- Aging populations want to walk, but it's impossible to walk on Mountain Road. Would like sidewalks to be better connected from residential to shopping areas so we aren't taking our lives in our hands when we walk.
- Access to renewable energy.  
Statewide program to evaluate community health, linking planning and social determinants. These need to be considered in planning.

2009 General Development Plan Recommendations	2017 Status and Explanation	Dot Rankings
Establish criteria to be used in siting a neighborhood or village district in future, the progress of establishing a Neighborhood Conservation District program.	In full. Planning and zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of the project combined with staff reductions the effort was put on hold. Significant community outreach will be required to initiate, develop and implement the type of program which would ultimately require legislation to establish nearby areas. The priority needs to be examined further during the 2017 GDFP update.	
Revisit established criteria, identify neighborhoods or corridors that qualify as a Neighborhood Conservation District.	In full. Planning and zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of the project combined with staff reductions the effort was put on hold. Significant community outreach will be required to initiate, develop and implement the type of program which would ultimately require legislation to establish nearby areas. The priority needs to be examined further during the 2017 GDFP update.	
Establish a community outreach process to be used in developing Neighborhood Conservation criteria, standards, and districts.	In full. Planning and zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of the project combined with staff reductions the effort was put on hold. Significant community outreach will be required to initiate, develop and implement the type of program which would ultimately require legislation to establish nearby areas. The priority needs to be examined further during the 2017 GDFP update.	
Establish objectives and design standards applicable to designated Neighborhood Conservation Districts.	In full. Planning and zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of the project combined with staff reductions the effort was put on hold. Significant community outreach will be required to initiate, develop and implement the type of program which would ultimately require legislation to establish nearby areas. The priority needs to be examined further during the 2017 GDFP update.	
Provide legislation to create Neighborhood Conservation overlay districts and associated design standards within guidelines.	In full. Planning and zoning reviewed case studies of Neighborhood Conservation Districts in other local jurisdictions as well as sample ordinances. Due to the scale of the project combined with staff reductions the effort was put on hold. Significant community outreach will be required to initiate, develop and implement the type of program which would ultimately require legislation to establish nearby areas. The priority needs to be examined further during the 2017 GDFP update.	
Create a Housing Trust Fund with a dedicated funding source to provide housing to improve, preserve and increase the workforce housing stock.	Not started.	

*Dot ranking exercise for unimplemented recommendations from the General Development Plan*



*Citizens discuss their ideas at the Lake Shore Visioning Meeting.*