

**CAPE SAINT CLAIRE IMPROVEMENT
ASSOCIATION, INC.**

**2008/2009 GENERAL DEVELOPMENT PLAN
(GDP) UPDATE**

BY

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BROADNECK COUNCIL OF COMMUNITIES (BCC)

JAN 13, 2009

HISTORY OF GDP'S IN ANNE ARUNDEL COUNTY

1968

1978

1986

1997

2008 (IN PROCESS)

**--EACH GDP SHOULD BUILD AND IMPROVE ON THE
PREVIOUS EFFORT--**

WHAT IS A GDP?

- **SIMPLY STATED THE GENERAL DEVELOPMENT PLAN PRESENTS WHERE THE COUNTY HAS BEEN... WHERE IT IS PRESENTLY... WHERE IT WANTS TO GO... AND HOW TO GET THERE!**

WHAT ARE THE REQUIRED ELEMENTS OF THE GDP?

- **LAND USE**
- **TRANSPORTATION**
- **COMMUNITY FACILITIES** (SCHOOLS/POLICE/FIRE,ETC)
- **SENSITIVE AREAS/ENVIRONMENTAL**
- **WATER RESOURCES** (WATER SUPPLY,SEWER,SEPTIC,ETC)
- **ANNEXATION PLAN**
- **IMPLEMENTATION PLAN**

WHO IS CREATING THIS GDP?

- **COUNTY EXECUTIVE—** Planning and Zoning Staff
- **MOST OTHER COUNTY DEPARTMENTS**
- **PLANNING ADVISORY BOARD (PAB)**
- **SPECIAL ADVISORY COMMITTEE (SAC)**
- **COMMUNITY ASSOCIATIONS**
- **RESIDENTS –YOU**
- **COUNTY COUNCIL**

WHO USES A GDP?

- COUNTY COUNCIL
- COUNTY EXECUTIVE
- DEPARTMENT DIRECTORS
- BOARDS AND COMMISSIONS
- PRIVATE SECTOR / DEVELOPERS
- COMMUNITY ASSOCIATIONS
- COURTS
- STATE GOVERNMENT / GRANTS
- FEDERAL GOVERNMENT / GRANTS
- HOMEOWNERS, BUSINESS, INSTITUTIONS
- CITIZENS

BACKGROUND REPORTS PRESENTED TO SAC

1. FISCAL IMPACTS (OUTLINE)
2. DEMOGRAPHICS
3. AGRICULTURAL RESOURCES
4. CULTURAL RESOURCES
5. ECONOMIC DEVELOPMENT
6. PUBLIC SAFETY
7. HOUSING
8. NATURAL RESOURCES
9. SEA RISE
10. PUBLIC UTILITIES
11. TRANSPORTATION
12. WATER RESOURCES
13. LAND USE

**Anne
Arundel
County
*Office of
Planning
and Zoning***

General Development Plan

2008 Update

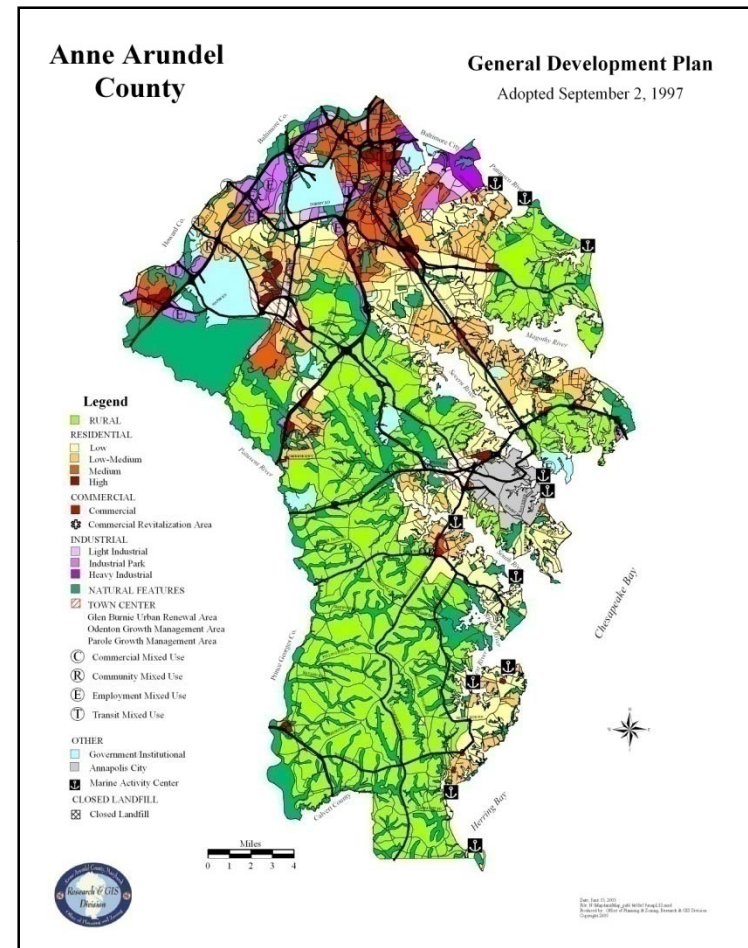
June 2008

2008 GDP UPDATE CHAPTERS

1. INTRODUCTION
2. OVERVIEW OF COUNTY
3. BALANCED GROWTH AND SUSTAINABILITY
4. COMMUNITY PRESERVATION AND ENHANCEMENT
5. ENVIRONMENTAL STEWARDSHIP
6. QUALITY PUBLIC SERVICES
7. LAND USE PLAN
8. PRIORITY PRESERVATION AREAS
9. TRANSPORTATION PLAN
10. WATER RESOURCES PLAN
11. CONCURRENCY MANAGEMENT PLAN
12. IMPLEMENTATION

What is the General Development Plan?

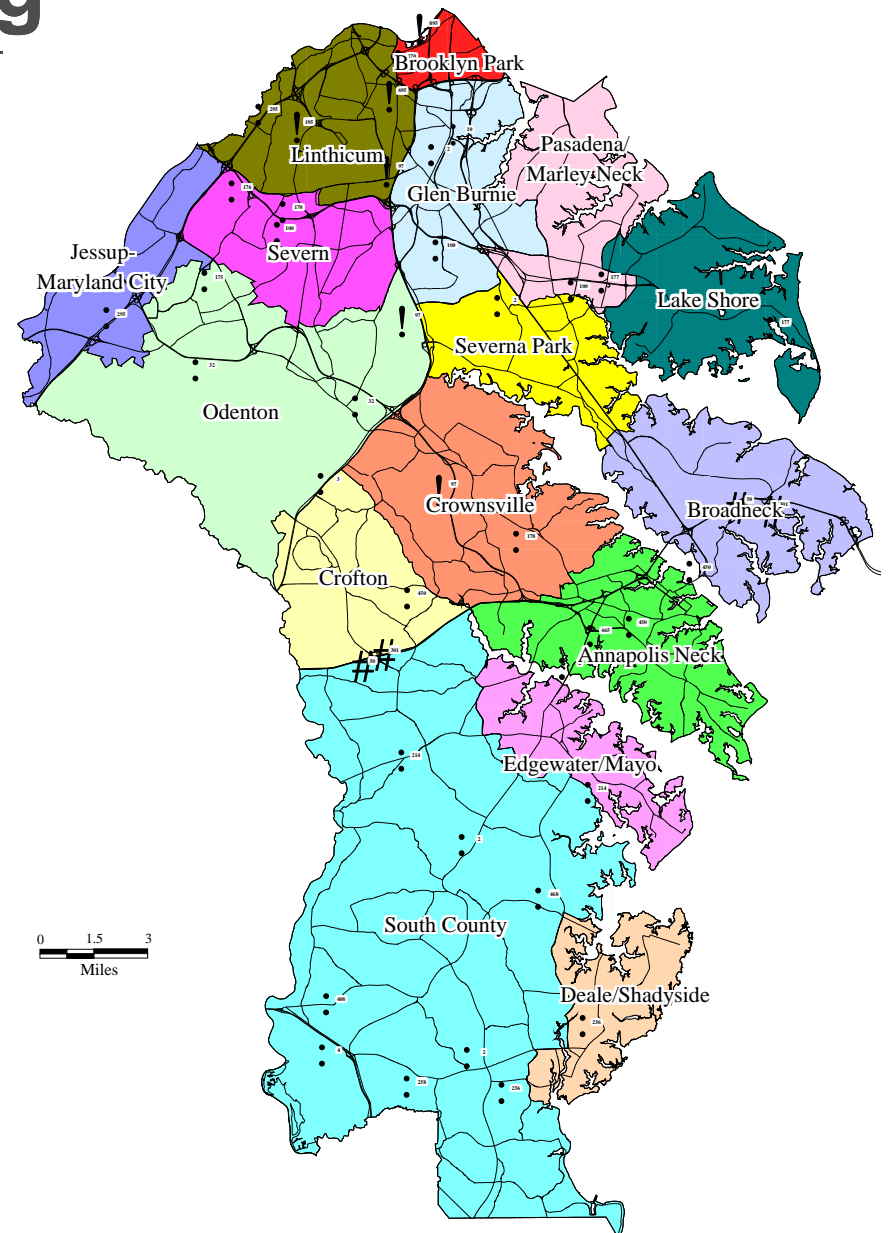
- ⊕ The GDP is a comprehensive land use plan prepared in compliance with State requirements and guidelines.
- ⊕ It establishes policies and recommendations to guide land use decisions over a 20 year planning horizon.
- ⊕ It is used by the County in making decisions about growth and development, land preservation, resource protection, and the provision of infrastructure and services.



Key Land Use Planning

Initiatives Since 1997

- ⊕ Developed a Priority Funding Area consistent with State “Smart Growth” Areas Act of 1997
- ⊕ Designation of a Rural Legacy Area (1998)
- ⊕ Adoption of 16 Small Area Plans and associated comprehensive zoning (2000-2005)
- ⊕ Adoption of Mixed Use Zoning legislation and creation of four Mixed Use Zoning categories (2001)
- ⊕ Creation of a Commercial Revitalization Program and designation of 16 targeted areas

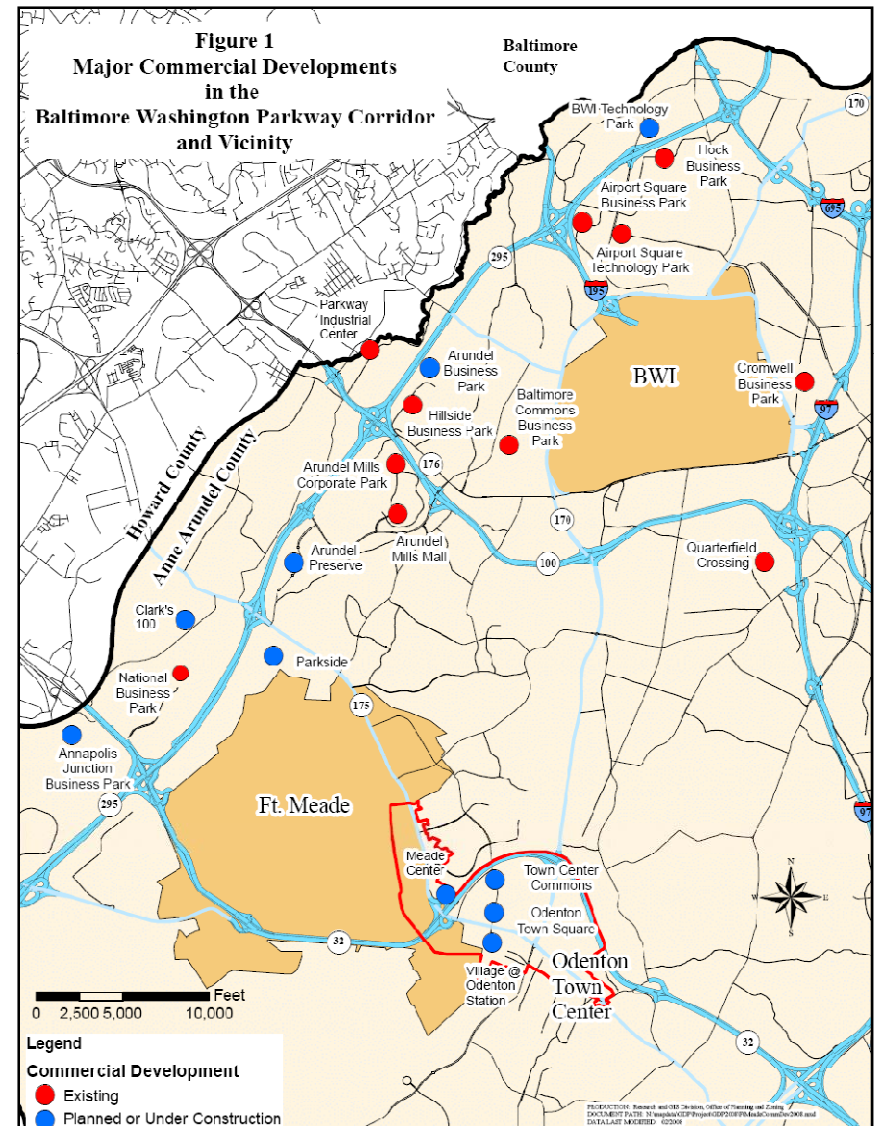


2008 PROPOSED LAND USE CHANGES

- 44 CHANGES ORIGINALLY PROPOSED
- 4 IN BROADNECK
- 10 TO BE PROPOSED IN FORUM PLAN
- 6 MIXED USE
- 4 OWNED BY PUBLIC ENTITIES

Targeted Growth Areas

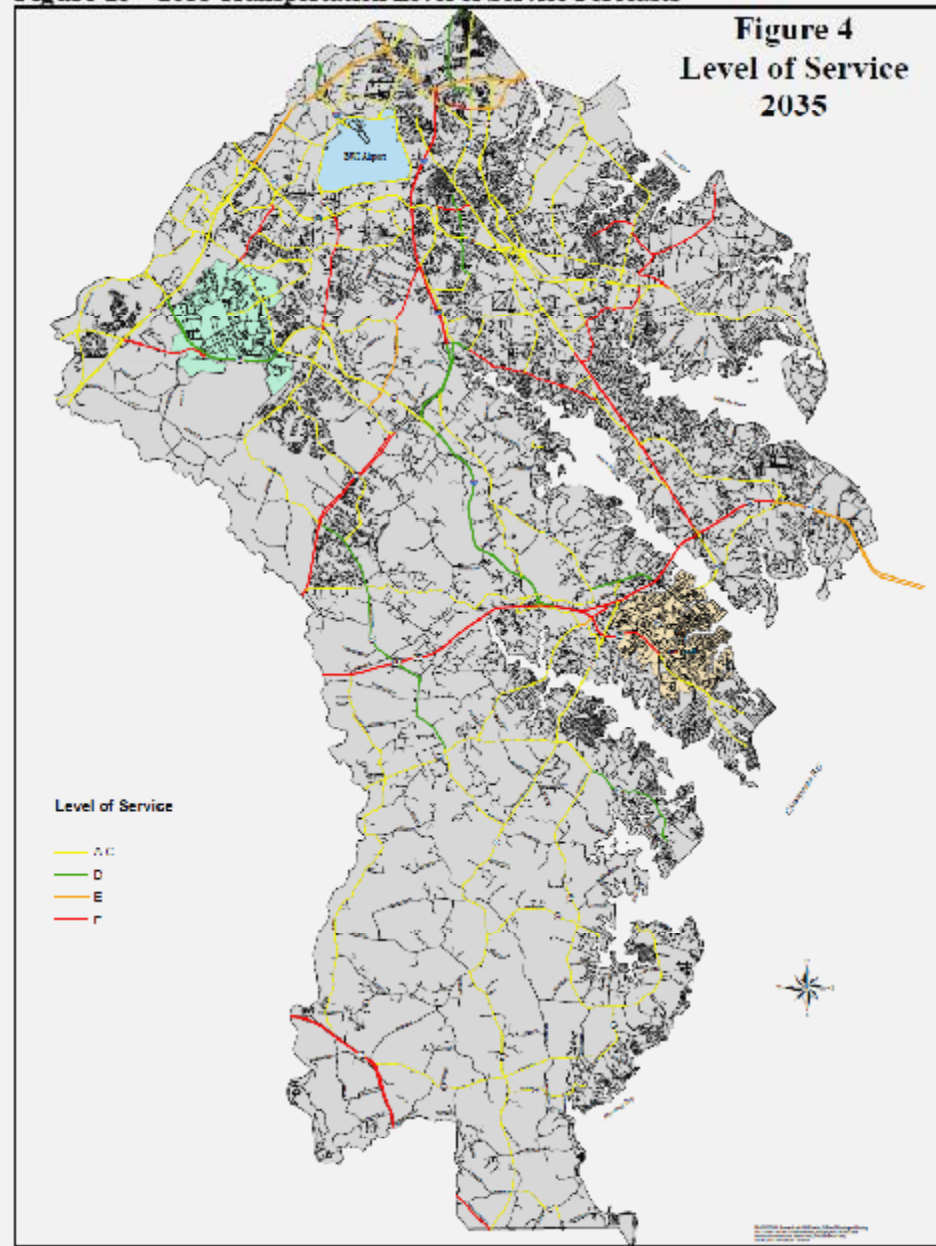
- ⊕ Odenton Town Center
- ⊕ BWI Airport Vicinity
- ⊕ Fort Meade Vicinity and BW Parkway Corridor
- ⊕ Parole Town Center
- ⊕ Commercial Revitalization Districts



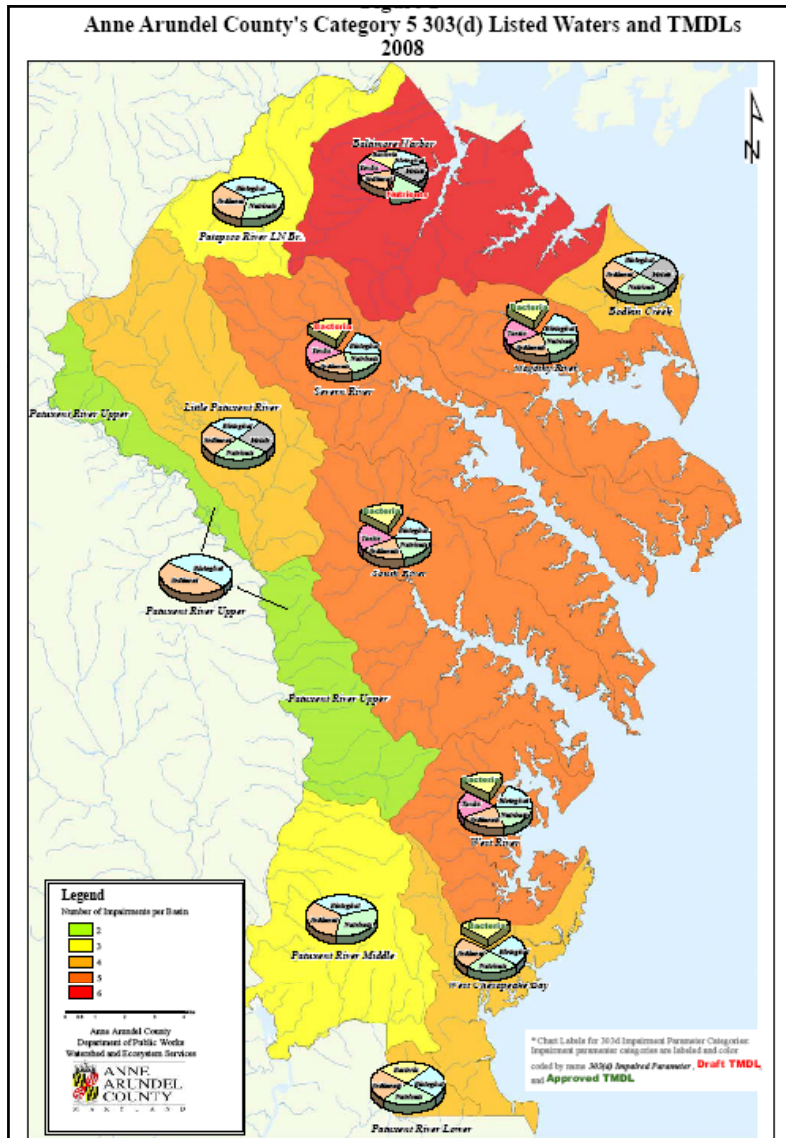
**TRANSPORTATION IMPROVEMENTS
CONGESTED MAJOR ARTERIALS
LEVELS OF SERVICE 2035**

- ROADWAYS
- BRIDGES AND SAFETY
- PUBLIC TRANSPORTATION
- INTERCHANGES
- INTERMODAL TRANSFER CENTERS
- PARK 'N RIDE
- PEDESTRAIN AND BIKE TRAILS

Figure 29 – 2035 Transportation Level of Service Forecasts



Watershed Impairment and TMDLs



- ⊕ **6 Impairment Parameter Categories:**
nutrients,
sediments, toxics,
bacteria, metals,
biological
- ⊕ **2 to 6 impairments per watershed basin**

WHAT'S A TMDL?

TOTAL MAXIMUM DAILY LOAD (TMDL's)

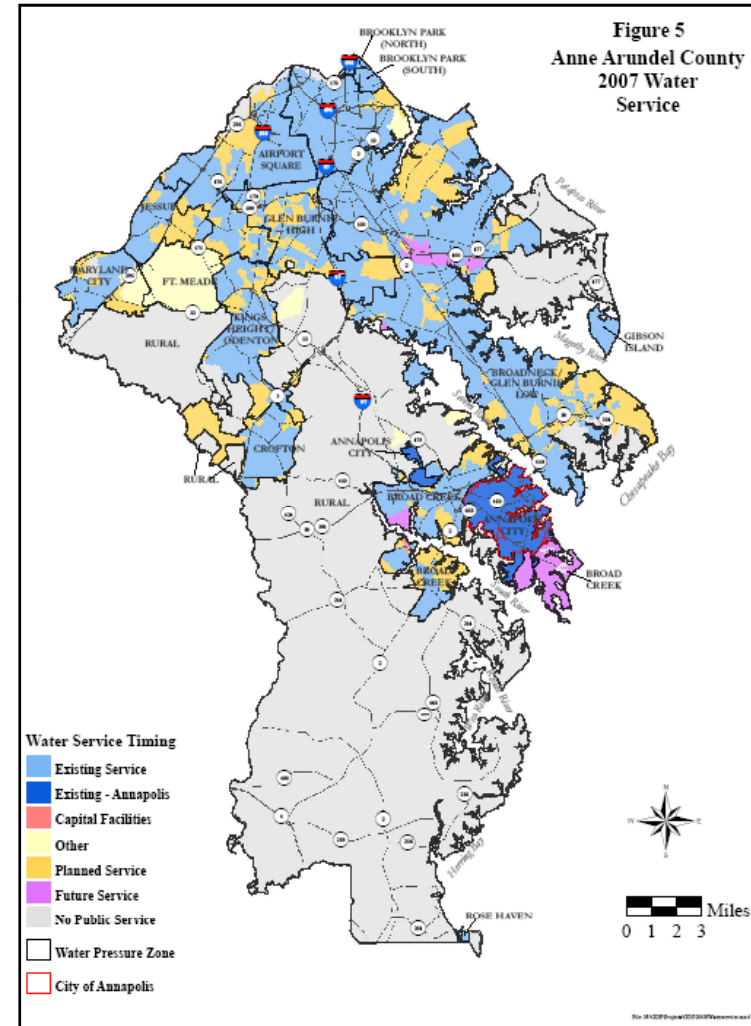
THE MAXIMUM AMOUNT OF A POLLUTANT THAT A
WATERBODY CAN ABSORB

AND

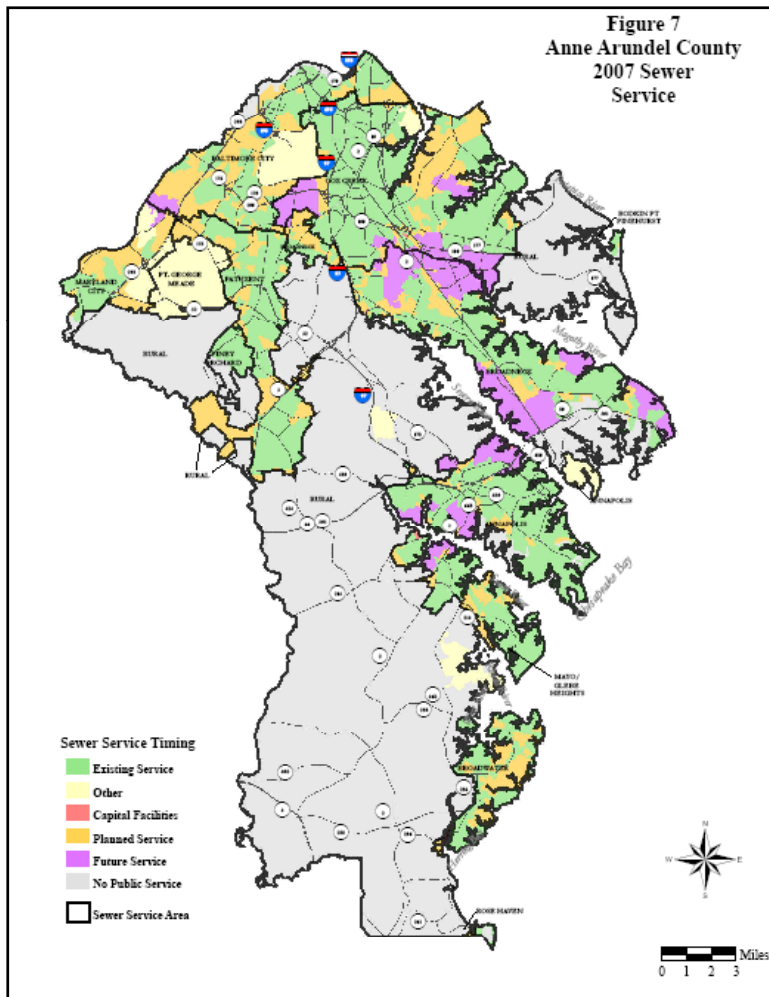
STILL MEET WATER QUALITY STANDARDS

Water Supply

- ⊕ Twelve interconnected water pressure zones provide public water service to the County.
- ⊕ Water supply system contains 17 well fields with 53 water supply wells.
- ⊕ Groundwater supply estimates are adequate to meet future demand projections for public water supply.
- ⊕ Rural service area relies on individual private wells.
- ⊕ Water levels in all 4 confined aquifers supplying the County have been declining over several decades due to population growth.
- ⊕ MD Geological Survey is conducting a comprehensive groundwater allocation study for the entire Coastal Plain



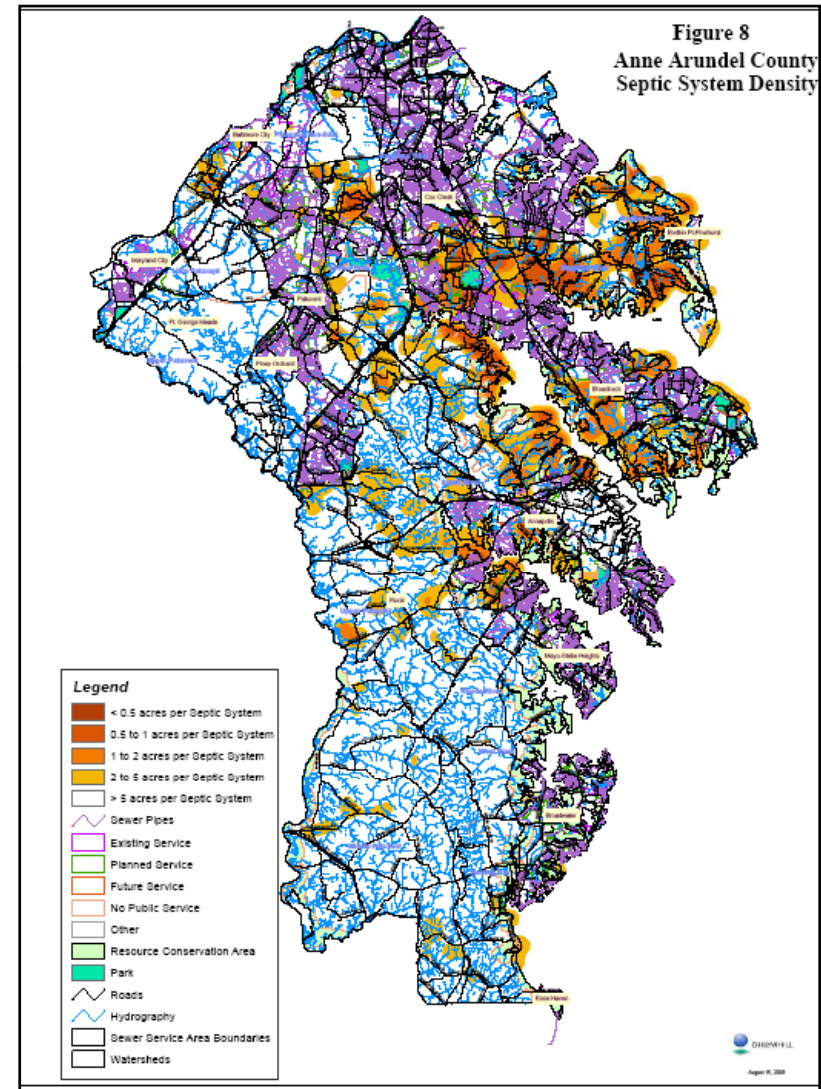
Wastewater Treatment



- ⊕ Public sewer service is provided in 11 sewer service areas.
- ⊕ 50% of land area is in Rural (no public service) category
- ⊕ County plans to upgrade all 7 major WRFs to provide Enhanced Nutrient Removal (ENR).
- ⊕ ENR nutrient caps may limit capacity at some WRFs to less than projected build-out flows.
- ⊕ New TMDL requirements will also result in more stringent permit limits and potential facility upgrades

Septic Systems

- ⊕ Approximately 40,000 individual septic systems (OSDS) in the County.
- ⊕ Over half are located in the No Public Service sewer category.
- ⊕ Septic system density is greatest in 3 watersheds:
 - Magothy River
 - Severn River
 - South River
- ⊕ Nitrogen loads from septic systems are a significant pollutant contribution in these watersheds.



NEXT STEPS

- JAN 20,2009—GDP AVAILABLE ON COUNTY WEB SITE
- GDP PUBLIC FORUMS
 1. **ANNAPOLIS HIGH SCHOOL, JAN 26, 2009**
 2. OLD MILL HS, JAN 28, 2009
 3. SOUTHERN HS, FEB 3, 2009
 4. MEAD HS, FEB 5, 2009
- FEB 9, SAC MAKES ITS RECOMMENDATION TO THE PAB
- FEB 16, PUBLIC COMMENT PERIOD CLOSSES
- STAFF REVISES GDP
- PAB MAKES ITS RECOMMENDATION TO COUNCIL
- MARCH-APRIL COUNCIL DELIBERATION AND ADOPTION

WHAT ARE THE TOP 10 (BROADNECK) GDP ISSUES?

(DRAFT)

- **DEVELOPMENT NORTH AND SOUTH RT. 50**
- **ROUTE 50 TRAFFIC AND TRANSPORTATION**
- **STRUCTURAL SAFETY, MAINTENANCE AND OPERATIONS OF OUR THREE BRIDGES (BAY BRIDGE, SEVERN AND NAVAL ACADEMY BRIDGES)**
- **ENVIRONMENTAL REMEDIATION (MAGOTHY RIVER, SEVERN RIVER, CHESAPEKE BAY)**
- **STORM WATER MANAGEMENT/SEPTIC SYSTEM CONTROLS**
- **IMPLEMENTING RELEVANT PUBLIC TRANSPORTATION SERVICES**

TOP 10 BROADNECK GDP ISSUES

CONTINUED

- **MAINTAIN INTEGRITY OF SMALL AREA PLAN (LAND USE AND ZONING)**
- **INSURE APPROPRIATE REDEVELOPMENT DAVID TAYLOR FACILITY**
- **INCORPORATE AREA EVACUATION PLAN**
- **WE NEED YOUR INPUT – GO TO THE GDP FORUM ON JAN 26, 2009—ANNAPOLIS HS**

WHAT IS MISSING FROM THE GDP? (to date)

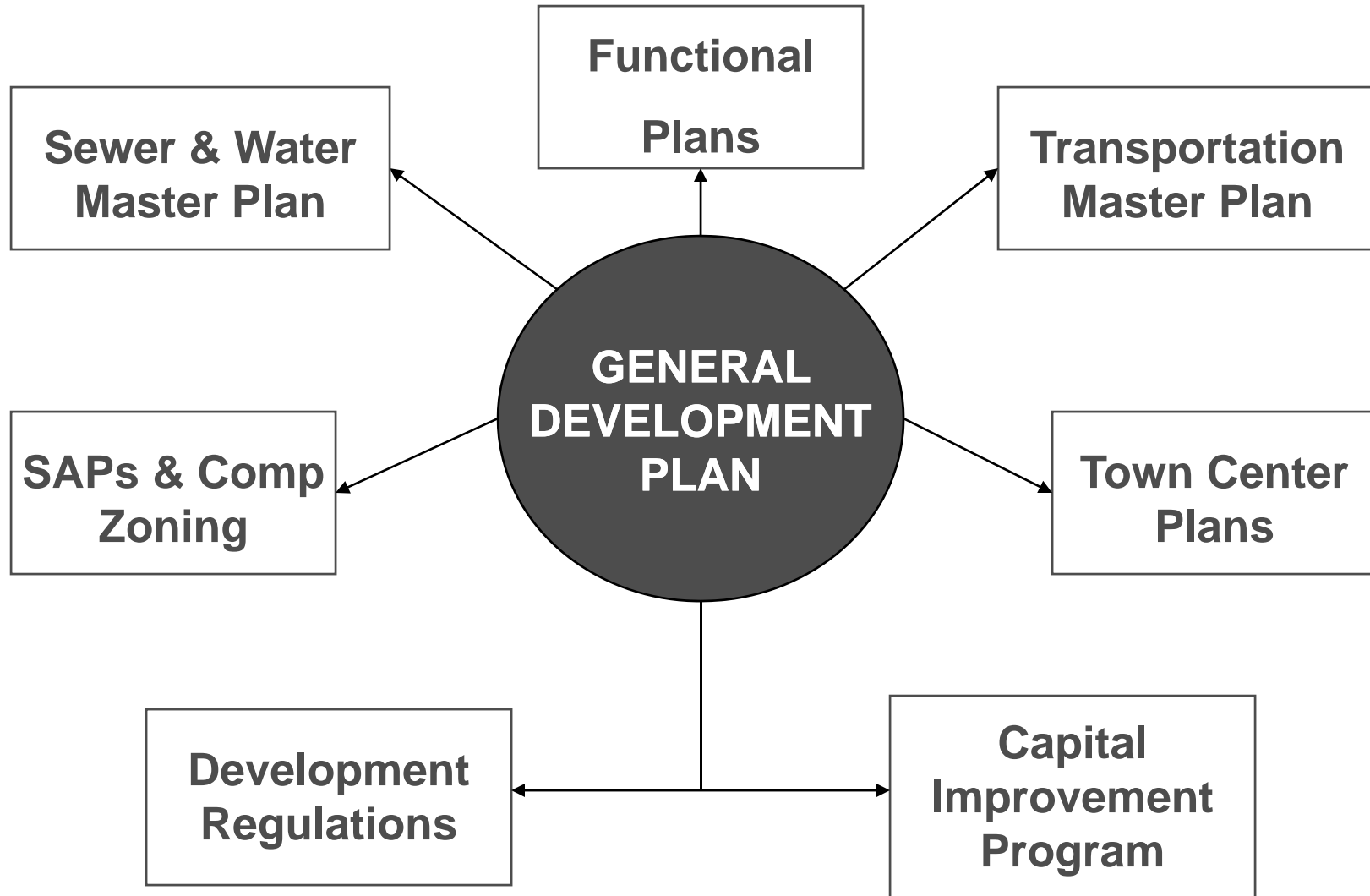
- **IMPACTS OF MAJOR DEVELOPMENTS (DAVID TAYLOR, CROWNSVILLE HOSPITAL, BWI,ETC)**
- **ANALYSIS OF DENSITY**
- **COUNTYWIDE TRANSIT SKETCH PLAN (*NOT ONE SIZE FITS ALL*)**
- **EVACUATION PLAN**
- **COMPREHENSIVE BRAC ANALYSIS**
- **PUBLIC UTILITIES – BG&E**

HOW DOES THIS IMPACT YOU?

**“EVERY 10 YEARS THE CITIZENS HAVE AN OPPORTUNITY TO
TELL THE COUNTY
HOW THEY WANT THE COUNTY TO TREAT
GROWTH AND DEVELOPMENT OVER THE NEXT 10 TO 20
YEARS”**

--LEAGUE OF WOMEN VOTERS PARTICIPANT, SUNDAY JANUARY 11, 2009, WOODS CHURCH--

General Development Plan Implementation



WE NEED YOUR INPUT!

THANKS FOR LISTENING