

Southern Maryland – Implications and Implementation Discussions Summary

Below are summaries representing the full spectrum of recorded responses to the identified questions, which were asked to Reality Check exercise participants (at each exercise table) on June 15, 2006. Note that these are discussion notes and not an endorsement by the Reality Check *Plus* effort, any of its organizing entities, or any of its participants of any particular initiative or implementation concept. These notes are intended to encourage an ongoing discussion regarding how the Southern Maryland region can address its growth concerns.

(1) How does this group feel about the amount of growth projected for the region?

- Legos on map do not represent the growth projections
- Jobs and housing projections might be low
- Too much growth projected
- Too much growth coming
- Shockingly high number although Charles seems underestimated
- Jobs number is inflated – 30-40% of the jobs will not be in the region
- The growth is coming eventually and it is essential to plan and prepare for it
- Projection exceeds carrying capacity and infrastructure supply
- More jobs needed to respond to influx of new population
- Not ready currently to accommodate this level of choice
- Making informed choice important – balance between economic development and quality of life

(2) Regardless of what policies state or local governments adopt, it is inevitable that some additional growth will occur in this region.

- a. What policies do you think state and local governments should adopt in order to accommodate the additional growth yet maintain the region's quality of life?*
- b. What are the implementation tools required to achieve this envisioned growth pattern and maintain or improve quality of life?*

(3) Based on your knowledge of the region, what infrastructure improvements would be required to achieve this envisioned growth pattern?

[Due to overlapping themes and concepts, the responses to these questions have been combined in the table below and are presented in no particular order.]

General
Adequate public facilities need to be addressed
Manage growth by infrastructure; put infrastructure where you want growth to occur; infrastructure to support new town centers
Regional infrastructure planning, including roads, water, sewer
Request developers to help with infrastructure and environmental problems
Create and improve upon existing infrastructure (i.e. fiber optics, roads, schools, sewers, public safety); adhere to county capital improvement programs (CIP)

Proactive rather than reactive infrastructure improvements
Education
Revise State policies to support a more realistic methodology for school funding
Institutionalized orientation for public officials to address continuity issues
Continue discussing growth issues at upcoming events
Environment- or Resource-Related
Create policies that focus growth away from rural and natural resource areas
Develop “green” policy
Clarification of environmental laws; enforce existing environmental laws/regulations at the State and local level
Increase coordination on protection of water resources
Require developers to help with infrastructure improvements and environmental mitigation
Acquisition of natural areas by government agencies for preservation
Zoning and Planning
Adequate zoning to allow for proper types of growth; create zoning that is conducive to growth in growth areas and preservation in preservation areas
Concentrate development in town centers; create zoning incentives to encourage growth to town centers and growth areas; support high density development; change height limitations to allow concentrated growth
Encourage mixed-use development; adopt more mixed-use zoning to accommodate growth
Inclusionary zoning is needed to encourage mixed-income development
Using Ag zoning for protection; downzoning, easements, TDR programs to redirect growth and control density in areas of rural preservation
Cluster development zoning to restrict large lot subdivisions
Need for buffers for waterways and wetlands
Condemnation of right of ways
Revise zoning to match comprehensive plans
Promotion of the Development Rights and Responsibilities Act
Streamline the approval process in areas where development is desired
Transit or Transportation
Provide public transportation (possibly light rail or MARC to DC)
Expansion of road infrastructure (e.g., need a corridor to DC); State must fund widening of 2-lane roads to 4-lane roads (particularly Rts. 4 & 5), and add bypasses around small towns
Consider additional span between Calvert and St. Mary’s; tunnel, ferry or water-taxis to connect Calvert Cliffs area to Eastern Shore; additional bridge over Potomac
Park and rides to encourage carpooling
Bridge and overpass improvements
Economic Development
Tax credits to attract business; promote and attract service jobs and education training; more jobs in Southern Maryland to reduce commute to Baltimore and DC
Incentivize aggressive economic development to grow own workforce (local high-tech education)
Encourage employers to adopt work from home strategies
Encourage public-private partnerships

Regional and Inter-governmental Cooperation
Need to develop a sense of common good: cooperation and coordination between counties, State, municipalities, NGOs, military installations, and citizens is required.
Stronger coordination of State and local policy; true partnership between local government and State that allows the local government the flexibility to best achieve quality of life
Coordinate municipal and county policies on growth issues; increase coordination on protection of water resources
Education on a regional level of general public to promote regional buy-in for regional leadership; Tri-County Council for Southern Maryland needs more visibility
Form a regional Park and Planning Commission; regional infrastructure planning, including roads, water, sewer; develop inter-county transportation plan
Increased communication between jurisdictions and various agencies; between State and local governments
Goals and Other Incentives
Setting goals for impervious surfaces to preserve aquatic resources
Build green/green practices, reduce waste
Incentives to develop where the infrastructure currently exists; tax incentives (for commercial and mixed-use development)
Funding
Requires adequate State funding of infrastructure and schools
Positive revenue structure is necessary to support infrastructure
Water and Sewer
Provide adequate available water capacity – extend water/sewer to high density development, and expand capacity
Need state help to get water and sewer
Need to do something about the limited supply of groundwater: planning for shortages, managing supply, educating the public on conservation measures, and using grey water
Float oysters off shore to improve water quality
Technology
Improve technology infrastructure (broadband capacity improvements to encourage tele-commuting)
Place fiber optic cables with newly installed infrastructure
Technology is insufficient to reduce nitrogen runoff into the Bay
Invest in biofuel and other future technology potentials for better local economy
Other
Community amenities – parks, public water access (including launching facilities for boats)
Improve and increase police/fire protection and other public safety forces
Stronger state programs for workforce housing