



ALLIANCE
FOR LIVABLE COMMUNITIES

Plan2040 must plan for the People Here Now

**The new GDP should emphasize
planning that addresses the needs
and desires of current residents**



From a satellite view or the zoomed-out map, Plan2040 has a lot of the features valued by urban planners. It aims to follow the principles of Smart Growth as interpreted to mean growth management that concentrates new development in high-density population centers that are served by efficient transportation systems, and it promotes redevelopment of urban areas that have seen better days.

Plan2040 is intended to be a long-range planning guide that promotes the well-being and quality of life of the People Here Now. As we zoom in from the satellite view, though, to the level at which the People Here Now become visible and can be heard, it becomes clear that sometimes Plan2040 serves their needs and sometimes it does not. These people have spoken out many times, in visioning sessions, surveys, through their CAC representatives, and in comments on earlier versions of the Plan. But Plan2040 still seems to emphasize accommodating some people somewhere who may wish to come here in the future. Many are assumed to be coming, and we must find a place to put them.

In some locales these People of the Future will be welcome and add to the quality of life for all. Areas that need redevelopment or revitalization often fall into this category. But in areas where there are already complaints of excessive development, crowding, pollution and traffic, the influx of a large number of future residents will not be welcomed. Sections of Route 2 and Route 3, areas near Ft Meade, and the peninsulas are examples. By neglecting these complaints, Plan2040 prescribes a diminished quality of life for some of the people here now and, in its current draft, provides no means to improve it. For these people, growth brings many problems and minimal benefit. They rightfully ask, "Why are we doing this?"

If Plan2040 and the legislation it stimulates provided a means for local control of the pace and type of development, the needs of all of the County localities could be much better served. Regulation of pace and type of development is currently accomplished through use of zoning, adequate public facilities ordinances, moratoria, and similar processes. Our neighbor, Calvert County, moderated development pace and type for several years using down zoning and transfer of development rights. Several out-of-

state jurisdictions have for many years used regulation of building permits to control pace and type. This latter approach is particularly interesting since it easily allows different constraints to be applied at different locations.

Plan2040 will be followed by Regional Area Plans, and these provide attractive opportunities for local control of development if they are empowered to do so. Recommendation of annual building permit caps would be a means to do so, but other approaches also exist. To assure that it represents all of the People Here Now Plan2040 should include goals and policies that would provide for establishment of a Workgroup charged to identify an optimum approach for empowering the Regional Area Plans with the ability to control the rate and type of development in their Area. The Workgroup should have representation from the Legal, Administrative, and Planning departments and evaluate known best practices throughout the country. Solutions exist, and, in the end, the Workgroup should identify one.

Please visit the [Plan2040 webpage](#) for access to Plan2040 information.

Schedule for Plan2040

The schedule for Plan2040 is:

- Jan 6, Close of the written comment period by PAB
- Jan 6, 7, 6 pm, Oral testimony accepted by PAB (Register by 5 pm Jan 4)
- February 2021, Final draft delivered to County Council
- March - May 2021, First Council public hearing

ALC members and guests are encouraged to carefully review and comment upon each draft as it is released.

About the Alliance

The Anne Arundel Alliance for Livable Communities is a non-partisan coalition of 25 local and state organizations advocating for sustainable growth and environmental protections to safeguard and enhance residents' quality of life.

Anne Arundel Alliance for Livable Communities



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