



ALLIANCE  
FOR LIVABLE COMMUNITIES

## Plan2040 growth projections must reflect citizen desires

**A special message for  
Alliance organizations and  
guests...**



### **AA County Regions should have tools for managing local growth and enhancing quality of life**

**Prior to beginning work on the new General Development Plan sixteen visioning sessions were held throughout the county** and were complemented by an online survey. Following these, an online Follow-up Survey was commissioned to provide more detail about the desires of every county locality. With few exceptions, this outreach data showed strong citizen objections to the recent rate of development and growth in the county. Although the geographic distribution of residential development has not been uniform, average annual rate of growth of housing units and population in the county in recent years was 0.7%.

**ALC urged the previous administration to set aside funds for support of a consultant study of land use.** To assist in its drafting of Plan2040, the county commissioned a [Land Use Market Report](#) from the consulting firm RKG Associates. The report stated that about 28,000 new housing units will be needed in the county by 2035, corresponding to an average annual growth rate of 0.8%. This growth rate, which is slightly higher than that experienced in recent years, will obviously be unacceptable to many citizens. The RKG projections were based on data from Woods and Poole, Inc. and the GIS mapping firm, ESRI, so that the RKG projections should be interpreted as estimated market demand. The projections illustrate the conflicts between current citizen wishes and market forces that are likely to occur in the future.

**The RKG report also highlights the wide variation in projected housing demand in the various County Regions.** It treated the county as a collection of 10 submarkets, which closely approximate the proposed GDP Regional Planning Areas. Page 8-3 of the report breaks down the projected housing demand for the 10 submarkets and shows annual growth rates for these ranging from 0.1% to 2.0%. This suggests that the various Regional Planning Areas may experience widely differing market demand for housing and need to implement differing growth management concepts to achieve the goals of existing residents. Growth planning requires determining how much and what kind of growth is acceptable and where that growth should occur. It is a complex local problem that should be left to the Regional Planning process.

**Acknowledging widely varying local environments**, Plan2040 should incorporate language designed to encourage Regional Plans to specify quantities and types of development suitable for their region. The County should also have well-defined policies and procedures for implementing the Regional Planning recommendations. A future issue of this newsletter will provide examples of communities that have had long-term success in local growth management with provisions made for redevelopment, affordable housing, and similar needs.

**In summary, ALC recommends that Plan2040 require Regional Plans to specify regional growth targets, recommend growth management policies, and ensure existence of mechanisms for local citizen input.**

**Implementation of regional growth recommendations will need to be carried out by the county administrative and legislative branches, and recommended techniques for growth management must also be included in Plan2040.**

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## CAC meetings

Citizen Advisory Committee meetings are held the first and third Wednesdays of the month at 5 pm. Open to the public, but no public comment. Video recordings are posted. Go to [this page](#) for email links to CAC representatives.

### **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.*

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## Anne Arundel Alliance for Livable Communities



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