

**Maryland Sustainable Growth Commission Meeting**  
September 22, 2014/1:00 to 4:00 P.M.

**Charles County – Greater Waldorf Jaycees Community Center**  
**3090 Crain Highway , Waldorf, MD 20601**

**Meeting Summary**

***Members:*** Jon Laria, Derick Berlage, Greg Bowen, Boyd Campbell, Diane Chasse, Cherly Cort, David Costello, Howard Freedlander, Robert Goldman, Rich Hall, Don Halligan (represented by Marty Baker), Frank Hertsch, Matt Holloway, Charlotte Lawson-Davis, David Lever, Robb Merritt, Dru Schmidt-Perkins (represented by Kimberly Brandt), Clarence Snuggs, Steven Wall, Bruce Williams and Duane Yoder

***Elected Officials:*** County Commissioner President Candice Quinn Kelly

***Attendees:*** Steven Ball, Bonnie Bick, Landis Faulcon, Jason Groth, David Jenkins, Les Knapp, Crystal Lemieux, Matt Power and Ron Weiss

***MDP Staff:*** Valerie Berton, Chuck Boyd, Amanda Conn, Arabia Davis, Rich Josephson, Jenny King and Mike Paone

**Welcome and Opening Remarks**

Chairman Jon Laria thanked everyone for coming and welcomed them to the meeting in Charles County. He thanked the Charles County Planning Department for organizing the bus tour before the meeting. Mr. Laria stated that he was very impressed by the planning and redevelopment efforts occurring in the Waldorf Area. The County's vision to transform the Old Washington Road corridor of downtown Waldorf into a vibrant, transit-oriented, mixed-use walkable urban center is exciting. Incorporating the proposed Southern Maryland Transit Corridor as a vital aspect of the counties' long range planning is consistent with one of the Commissions' recommendations identified in the *Reinvest Maryland* report.

Mr. Laria welcomed and introduced (3) three new members to the Commission:

- Mr. Boyd Campbell, Washington Area Metro Representative
- Mr. Howard Freedlander, Eastern Shore Representative
- Mr. Robert Goldman, Housing Representative

Mr. Laria then introduced County Commissioner President Candice Quinn Kelly.

County Commissioner President Kelly welcomed the Sustainable Growth Commission to Charles County. Ms. Kelly spoke about the county's goals to promote smart growth in the County and its commitment to create a place that provides opportunities for all its residents to live and work in

the area, and at the same time promote sustainable development. Ms. Kelly and the Commission briefly discussed the recent School Facilities Conditions Assessment Study for Charles County, which identified needed public school infrastructure improvements. David Lever noted that the Interagency Committee on School Construction supports Charles County's efforts to address needed renovations to existing schools.

***Overview of Charles County and Town of Waldorf***

Mr. Steven Ball, Executive Director of the Charles County Planning Department provided the following facts about the Charles County:

- Charles County is 20 + miles from Washington DC
- The current population is 150,000 and growing
- It's land area is 294,000 acres, ranked 9<sup>th</sup> of the 24 county
- Household Income is one the highest in the state - with the median household income of \$91,801, while the median housing costs is \$286,000

Mr. Ball spoke about the county's historic and scenic resources and extensive farmland and preservation program. More specifically, Mr. Ball stated that the Board of Public Works recently allocated \$1.2 million towards purchasing an additional 177-acre property, part of a larger block of more than 1,544 acres, permanently protected farmland and forestland in the Zekiah Rural Legacy Area. He then briefed the Commission on some recent planning efforts:

- The Benedict Waterfront Village Revitalization Plan, a community-based vision for the future of Benedict that includes improved water access and amenities, infill and redevelopment opportunities, and planned sewer service improvements.
- The Hughesville Revitalization Plan, which was developed to help influence the right types of land use and development in the area, is designed to accommodate anticipated growth, village core revitalization, economic development and physical enhancement while preserving the village center character of Hughesville.
- The Phase One Development Plan for Downtown Waldorf, 26 acres, will be the beginning transformation of the entire Waldorf Urban Redevelopment Corridor. Mr. Ball reiterated that while they did not have a fixed timetable to implement this plan; they do have a very workable strategy to achieve their vision. The county would like to begin to partner with the State to move this project beyond the strategy stage.

Mr. Ball noted that the County Commissioners adopted a revised Septics Bill Growth Tier Map in April 2014. He thanked Mr. Greg Bowen and Mr. Richard Hall for participating on the Tier Map/Comprehensive Plan Workgroup. This workgroup was created to address concerns regarding the Septic Bill Tier Map requirements and potential conflicts with the proposed Comprehensive Plan land use designations. With the Growth Tier Map adopted, the process for completing the Comprehensive Plan update can now move forward. These recent planning issues have reminded County officials how important the public input process is in having local plans that reflect community consensus and enhance the quality of life for all residents.

### **Sustainable Growth Challenge Student Competition:**

Ms. Sandi Olek provided an update on the Sustainable Growth Challenge Student Competition. She stated that so far nine classes are registered for the Fall Challenge. The anticipated participants are students that attend Morgan State University, University of Maryland College Park, Baltimore County Community College, Johns Hopkins University, and Towson University.

A submission deadline will be established; jury panelists will be recruited (please consider serving on the panel) and an appropriate date and location for the student presentations will be determined.

### **2015 Sustainable Growth Awards Update**

Mr. Greg Bowen provided an update on the 2015 Sustainable Growth Awards and Forum. Mr. Bowen reported that the Forum/Award Selection Committee has not identified the event date until availability of the keynote speaker can be confirmed. The Commission had identified former Pennsylvania Governor Ed Rendell as the preferred keynote speaker for this event. With theme of the Forum focusing on “infrastructure,” the Committee felt that the Governor Rendell would provide a very thoughtful insight to the infrastructure and smart growth discussion.

Given the General Assembly session beginning on January 14<sup>th</sup>, the inauguration being scheduled on January 21<sup>st</sup>, and the dates for the New Partners for Smart Growth Conference set for January 29<sup>th</sup> and 31<sup>st</sup>, the Committee agreed to prioritize the potential dates for the ceremony as follows:

1st choice: Jan. 27 or 28

2<sup>nd</sup> choice: Feb 3 or 4

3<sup>rd</sup> choice: Feb. 10 or 11

Mr. Bowen also reported that the Committee received a number of good nominations for the Sustainable Growth Awards and plans to meet in the near future to discuss and rank them.

### **Presentation on StateStat and Smart Growth**

Matt Power, Director of the StateStat, provided an overview of StateStat, which is one of Governor O’Malley’s performance measurement and management tools. Modeled after the CitiStat program in Baltimore City, StateStat utilizes existing staff and “off-the-shelf” software with the purpose of increasing accountability, transparency and efficiency. StateStat’s implementation started in 2007 tracking the Maryland Division of Corrections’ operations and the monitoring of water quality and program activities to clean up the Chesapeake Bay.

Mr. Power explained the StateStat process, noting that State agencies submit customized data templates each month; the StateStat team analyzes the data, conducts site visits, and meets with agency staff, and the StateStat team then prepares Executive Briefing Memos for the StateStat Panel. The StateStat Panel consists of the Governor/Lt. Governor, Chief/Deputy Chief of Staff, StateStat Director, Legal, Budget, IT, and Minority Affairs. The StateStat process includes StateStat meetings with the StateStat team presenting their analysis to the StateStat Panel and State agency leaders answering questions on the progress of various issues. As follow-up to the StateStat meeting, the StateStat team prepare detailed memos that summarizes the meeting’s discussion and subsequent actions for each agency to address. All meeting materials, including the summary, charts and raw data used for the meeting, are posted online.

Mr. Power then highlighted a few of the state efforts tracked by StateStat.

- Open Data Portal. Maryland is the #1 in the nation for our commitment to Open Data. The state portal contains 540+ datasets and provides portal hosting for municipalities.
- The progress on Governor O'Malley's 16 Goals is tracked through StateStat.
- Smart Maps are used as part of StateStat to engage the public.
- The effectiveness of StateStat can be illustrated by examining how the DNA Sampling Backlog issue was addressed. In Jan 2007, the Maryland State Police Forensic Sciences Division had over 24,000 unprocessed DNA samples. From January to December 2007, the State Police reported weekly on its progress. By December 2007, the backlog of DNA samples was cleared. In January 2014, over 114,000 DNA samples are in the DNA database, which has resulted in 587 arrests and 350 convictions since 2007.
- StateStat has worked closely with the BayStat efforts. BayStat provides the public information on the Bay's current health, causes of the problem, solutions and funding.
- Using data, StateStat has improved State Highway Administration's access permitting. In 2011 – 7 in 10 access permits were issued on time, but by 2014 – 9 in 10 access permits are issued on time.

### **Briefing on the Sustainable Growth and Conservation Indicators**

Joe Tassone from MDP presented the Commission an update on the Concentrating Growth Workgroup's effort to develop Smart Growth Indicators. He explained the purpose of these indicators is to assess smart growth status and progress toward achieving various objectives. Once developed, the indicators are intended to apply statewide as smart growth metrics at the region and individual jurisdiction level. Mr. Tassone reported that the Workgroup is evaluating a suite of objectives & indicators related to smart growth. The challenge has been identifying data sources that are complete on a statewide basis and at a scale that regional, county and municipal differences can be discerned. Additionally, the indicators need to be measurable over a reasonable period of time so the impact of smart growth policies can be evaluated.

Mr. Tassone reported that a suite of 16 objectives in five categories have been developed:

- Development (3 objectives)
- Agricultural and Environmental Resources (3 objectives)
- Socio-Economic Equity (2 objectives)
- Transportation - Land Use (1 objective)
- Economic Development (7 objectives)

For each objective, one or more indicators have been developed to measure progress.

The Commission members provided Mr. Tassone several suggestions on the proposed objectives and the effectiveness of the composite indicators. Derick Berlage recommended that the Commission members be surveyed to get their opinions on the proposed objectives and indicators. Mr. Tassone agreed to prepare a survey and send it out to the Commission members.

### **Reinvest Maryland Initiative**

Mr. Laria reported on the completion of the *Reinvest Maryland: Accelerating Infill, Redevelopment and Community Revitalization* report, which incorporated the recommendations from the Growth Commission's July meeting. Instead of the "Infill, Redevelopment, and Revitalization (IRR)" tag, the final report attempts to brand "Reinvest Maryland" as the smart, sustainable growth message the Commission is trying to convey. Several members indicated their strong support for the final product. Howard Freedlander made the motion to affirm the Commission's support of the final *Reinvest Maryland* report and several Commission members seconded the motion. The Commission voted unanimously to affirm the final report.

### **Update on the Neighborhood Stabilization & Homeownership Workgroup**

Clarence Snuggs, Acting Secretary of DHCD, provided a brief update on the Neighborhood Stabilization and Homeownership Workgroup. A series of focus group meetings are scheduled in October with lenders, realtors, housing counselors and local government partners to get their input on impact of the financial crisis on historically owner-occupied neighborhoods and identify recommendations to preserve the stability of and promote homeownership in these neighborhoods. The National Center for Smart Growth is also conducting research on this issue for the Workgroup. The Workgroup's recommendations to the General Assembly will occur in January 2015.

### **Workgroup Updates**

Mr. Laria noted that Workgroup Reports were included in today's agenda packet and encouraged Commission members to review and get back to the Workgroups any questions or concerns that you may have.

### **Public Comments**

None

Chairman Laria adjourned the meeting at 3:55 p.m.

---

Next Commission Meeting - November 24, 2014 at the Queen Anne's Department of Planning and Zoning