

Draft Master Plan 2030

Public Comments

Received via online feedback surveys or emails directed to the Baltimore County, Department of Planning Director or the Baltimore County Planning Board.

April 3 through May 18, 2023

DRAFT Master Plan 2030 - Public Comments

This table shows all public comments collected by the Planning Department and shared with the Baltimore County Planning Board during the public review phase for Master Plan 2030 from April 3 to May 18, 2023.

Date: June 7, 2023

Storymap	Name	Comment
Overview	Adam Rosenblatt (Venable LLC)	1. The online format is difficult to navigate. All external hyperlinks should be removed, and the Plan should be put in a PDF. 2. The Plan acknowledges the County has limited land available for development yet it calls reducing the frequency of the CZMP to every 10 years and revamping the PUD Process. The CZMP timing and PUD process should not be amended.3. Calls for redevelopment only in certain areas and states that there should be “little, if any, new development” inside the URDL. Any reference to limitations on new development should be removed, and redevelopment should be encouraged.4. Established Neighborhood def. is inconsistent with the uses in those areas. Revise the description to clarify that development under zoning is allowed.5. Add language to clarify that the Place Types Map is aspirational and may not be used to limit/restrict uses and/or development consistent with zoning and other applicable regulations despite what the Map indicates.Lot of problems with this
General	Adam Rosenblatt (Venable LLC)	Former Baltimore County Government employee, opposed the Plan and stated there had not been sufficient public input for the Plan. He suggested that the Board delay its vote on the Plan, and that the Department of Planning make revisions.
General	Al Fischer	Where is the environment Planing to correct the decades of using Roland Run to Lake Roland as an open sewer for development from Timonium Rd into the city?
		The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County’s environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).
		Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.
Vision Framework	Alex Martin	The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now. In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry. Please recognize the Equine Legacy Area now.
Overview	Alice Chalmers	Thank you for recognized the equine legacy area in the master plan. As noted in the study, the equine industry has an extremely significant impact on the economic viability of Baltimore county. It is also instrumental in preserving the landscape and tourism, as well as the attractiveness of Baltimore County as a place of residence for the labor force. We need to act on this inclusion in the next 1 to 3 years not five years as the study provides a comprehensive analysis and enough data to support that decision . Ther ris no reason to wait. Thank you for acting quickly and including this is part of the master plan.

Storymap	Name	Comment
Overview	Allison Carlson	<p>Baltimore County needs a plan for public schools and BCPS and Baltimore County government need to stop passing the buck for blame onto each other. The private school culture and developer loopholes have caused extreme damage to the public school system. We are decades behind in school infrastructure and our schools are an embarrassment compared to other counties and states. People are moving out of the county or out of BCPS because they want their children attending schools that aren't crumbling, lead pipe filled, and constantly over capacity. This is an emergency that need to be prioritized for the future of the county. There needs to be extreme limitations to development, including none allowed within any school boundary that is >100% capacity, and all developer fee loopholes need to be eliminated immediately. It is unacceptable to allow development just because a neighboring school has capacity (also 100-115 is not capacity); constant school boundary changes are not the answer.</p>
Overview	Andrew Stine	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls for reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be "little, if any, new development" inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be "encouraged."</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
General	Angela Baldwin	<p>I don't know if this is the right platform, but I want to reiterate my opinion of a stem cell building on Greens Lane. I am not in support of wasting money to build this site, for it to be deemed out of date and too small upon it's completion. We have cars speeding down the road, and heavy school traffic at the end of the road. Also, the street is not big enough to support the extra traffic. It's almost impossible to exit my driveway (8715 greens lane)now, I can imagine how hard it will be if the center is built directly across the street!</p> <p>I do not want to see another liquor store, halfway house, assisted living, or gas station in Randallstown. The area needs a grocery store and beautification.</p>
Overview	Ann Greenbaum	<p>Consolidate and simplify</p> <p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p>
Vision Framework	Ann Whitman Hurd	<p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>

Storymap	Name	Comment
Vision Framework	Annie Darrow	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Vision Framework	Anonymous Eastern Balto Co. Resident	<p>Vision framework for "Healthy Community" should include plan to hold developers accountable for building bike paths along not only minor but also major thoroughways and residential/commercial areas. This is not a transportation issue, it is a health issue! Increasing availability of safe bike paths will result in corresponding decrease in car usage, increase overall health of residents utilizing it and promote healthier, more cost effective means of exercise and transport option. Our communities are completely devoid of biking options at this time.</p> <p>Another issue is access to recreational facilities for regular citizens not engaged in pay to play sports. Recreational programs are seeing major monopoly over use and access to facilities, by p2p sport "club" teams, which are for profit organizations utilizing taxpayer funded facilities. They are being treated with priority and this needs to be heavily re-evaluated, otherwise this plan is a bust (for some of the goals.)</p>
Overview	Anthony J. Micriotti Jr.	<p>This plan seems, to me, like it will cost a lot of money maybe more than the County has currently. I don't know about the rest of you, but I am retired and the property tax amount I pay is extremely high. First you all should lower our property taxes then think about using the available money--not extra money--be used to do what you can. Otherwise you economically hurt the citizens who have lived in and grown up in Baltimore County all their lives. Just because something sounds good and looks "fluffy" doesn't mean you have to jam it down our throats and make our taxes go up aspirational.</p> <p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p>
Overview	Arsh Mirmiran	<p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be "little, if any, new development" inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be "encouraged."</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>

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Vision Framework	Arthur Sonnenfeld	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Overview	Arthur Sonnenfeld	<p>Thank you for including the Equine Legacy Area in Master Plan 2030. I would like to ask that it is considered as soon as possible and to offer support for its prioritization. There are meaningful benefits to preserving land as pasture or hayfields compared to crop farming, especially with respect to reducing erosion and its effects on water quality and silt buildup in the Chesapeake Bay. Maryland horse farms, which can only be sustained by the preservation of a thriving equine industry, help mitigate runoff and erosion as few other uses of agricultural land in the Chesapeake Bay watershed entail preserving the land as grasslands. Other benefits of such a large, contiguous area of preserved and undisturbed land include a unique contribution to wildlife habitat and the continued viability of an equine industry that employs a large number of people and offers unique cultural attractions in the form of steeplechase racing in close proximity to the Baltimore metropolitan area. Thank you!</p>
General	<p>Baltimore County Agricultural Land Preservation Advisory Board -</p> <p>Stephen P. Myer, Chair Richard Bernstein Holly Gilmore Brenda Strohmer Scott Welsh</p>	<p>At their regular meeting on April 12, 2023, the Baltimore County Agricultural Land Preservation Advisory Board unanimously expressed their support for increasing the current county land preservation goal.</p> <p>The initial goal of protecting at least 80,000 acres was established at a time when preservation programs were just beginning, and Baltimore County could not have anticipated the desire of residents to donate easements on their property or the amount of state MALPF or Rural Legacy money that would be awarded to the county. Nor had the state done the planning necessary to identify priority agricultural areas. Today we realize that 80,000 acres is well within reach, but that it is insufficient to maintain the viable agricultural economy that is the backbone of Baltimore County.</p> <p>The State of Maryland has recommended that the goal be increased to at least 80% of the priority agricultural preservation areas. We were pleased to see that this goal is proposed for incorporation in Master Plan 2030 and urge you to include the increased goal in the final adopted Master Plan.</p> <p>Thank you for your efforts to support the County's agricultural industry and to preserve the farms, forests and streams that are so important to countys residents</p>

Storymap	Name	Comment
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General	Baltimore County Green Alliance - Pat Keller, President Ray Heil, Vice President Ann Jones, Secretary Don Callihan Larry Fogelson Marsha McLaughlin Carol Newill Karen Wynn	Comment too long for sheet. See file at end of document named "18Email.pdf"
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Vision Framework	Baltimore County Land Trust Alliance Robert Deford	<p>I am writing to voice the unanimous support of Baltimore County Land Trusts to the proposal in the Master Plan to increase the land preservation goal to at least 80% of the priority agricultural preservation area.</p> <p>Baltimore County has long been a leader in land preservation. Our farms, parks, forests, and playgrounds provide fresh food, clean water, and outdoor recreation. State, national, and international leaders are calling for the protection of 40% of our land by 2040 to reduce the impacts of climate change and species extinction.</p> <p>Among the benefits of preserved land are open spaces for recreation and quality of life; fresh, local foods; clean drinking water and protection of the county reservoirs; reduced costs of government services; protection for sensitive species; corridors for wildlife and protection of forestland.</p> <p>The Baltimore County Agricultural Priority Preservation Area (APPA) encompassing 141,480 acres of the counties best agricultural and forestry resources. The recommended state goal for preservation of this area, is to preserve 80% of the area or 113,184 acres. We strongly support this goal and look forward to working with you in the future to be sure that the APPA is preserved for future generations.</p>
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Vision Framework	Barbie Horneffer	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
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Vision Framework	Barry Daly	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
General	Beth George	<p>Good Evening, I am writing to express my opinion for the Master Plan that has been shared. I do not support the proposal for the Lutherville/Timonium/Cockeysville area. As a resident of the Lutherville area since the 1960's, I have seen many changes in the development of the corridor between Padonia Rd and the Beltway. Many of them have benefited my community (Orchard Hills). However the proposed changes in the Master Plan that has recently been shared are untenable for my community.</p>
Vision Framework	Bill Stewart	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>

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As I have said before your draft 2030 Master Plan is impressive. I however offer these constructive comments: Housing Goal 2- ADUs should not be used as a means to increase density. New Goal: Create incentives to promote better balance in the distribution of subsidized housing throughout the County. Climate Resiliency and Energy add: Goal 4 Action 13 - Explore and implement the first County sponsored Solar Farm.

Please do not include the Lafarge site in the same category as Trade Point Atlantic. David has said publicly that he will revoke the PUD and has 3 or 4 co-sponsors. The boundaries you identify to the Middle River Small Area Plan includes the Lafarge Quarry and it should be considered for best uses in that study and Plan. That effort should not be preempted in its options. Leave it as a clean slate to be guided by proper study, analysis and planning. There is obviously major Community opposition. There are many outstanding concerns raised by various County Departments and no shortage of environmental issues. Plus there is no urgency since the quarry is still in reclamation and will be for some time. It is, as you know, RC8 and adjoins the URDL, I don't believe 3 million Square Feet of Warehouse and associated truck traffic was ever envisioned to be in the transition area between Urban and Rural. I could go on but, all I am asking is give the planning process and small area plan a chance to identify the right thing to do.

A couple other thoughts: I think the Master Plan should encourage Design Guidelines Countywide, tailer to area needs. I believe more attention should be given to our "Power Supply", the electric grid is being taxed, fossil fuel is being phased out, alternative energy sources are needed, solar power is becoming more efficient, more governments are entering the renewable energy production business, Governor is pushing electric Cars and some believe our grid cannot handle it, ... the Master Plan should encourage our County to get into Solar Power generation.

Finally, all zoning regulation changes should be run through the Planning Department and Planning Board before being considered by the County Council, that includes PUDs, overlays, and anything that effects land use. The Master Plan is an appropriate place to raise this issue and the Council will have to explain why they do not make best use of the County's Planning resources. The County council would certainly retain the final decision-making power, but they would be forced to understand the implication and ramifications of their actions. The County Executive should give you the needed resources.

Thanks for taking the time to consider these suggestions.

I am currently out of town and may have difficulty making a connection to give testimony to the Planning Board tomorrow. In the event that I cannot access the internet, it would be appreciated if you would let the Board know about the EMRCC's concerns regarding classifying the Lafarge Quarry property as "Special Use" in the same category as Trade Point Atlantic and also classifying a 200+ acres section (previously offer as a donation to the County as part of a PUD) as "Existing Neighborhood ". Consistent with the spirit and intent of the new Master Plan, the future uses of this reclaimed property should analyzed and studied as part of the Middle River "Small Area Plan" . Its future should not be prematurely predetermined.

Thanked Director Lafferty and the staff of the Planning Department for recognizing various recommendations from the EMRCC. He expressed one area of concern which was the Place Designations of Special Use, specifically that Tradepoint Atlantic and LaFarge Quarry were being placed in the same category, which he stated were very different sites.

General Bob Bendler

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General Bob Bendler-
Essex/Middle River Council (EMRCC)

Storymap	Name	Comment
Overview	Bob Schultz	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p> <p>Thank you!</p>
General	Bruce Oxley	Comment too long for sheet. See file at end of document named "27Email.pdf"
Overview	Bruce R Oxley	<ol style="list-style-type: none"> 1. The online format is difficult to navigate. All external hyperlinks should be removed, and the Plan should be put in a PDF. 2. The Plan acknowledges the County has limited land available for development yet it calls reducing the frequency of the CZMP to every 10 years and revamping the PUD Process. The CZMP timing and PUD process should not be amended. 3. Calls for redevelopment only in certain areas and states that there should be “little, if any, new development” inside the URDL. Any reference to limitations on new development should be removed, and redevelopment should be encouraged. 4. Established Neighborhood def. is inconsistent with the uses in those areas. Revise the description to clarify that development under zoning is allowed. 5. Add language to clarify that the Place Types Map is aspirational and may not be used to limit/restrict uses and/or development consistent with zoning and other applicable regulations despite what the Place Types Maps indicates
General	Caren Hoffberger Stevenson Ridge-Halcyon The Valleys Planning Council Pikesville Greenspring - PGCC	<p>On behalf of our community association - Stevenson Ridge-Halcyon and as members of The Valleys Planning Council and Pikesville Greenspring - PGCC - Please include this one further comment - It has long been established in the County that Stevenson Road, especially, as it winds north into the Greenspring Valley is a scenic route, road, byway. We would greatly appreciate signs being erected along the roadway officially indicating it's status. Thank you!</p>
Growth Framework	Carolyn Wettengel	Simply put, stop trying to create/ facilitate more growth in Baltimore County. Creating additional housing and public transportation to the Lutherville/Timonium neighborhoods has been detrimental in the past; it has created over crowding in schools, doctors/ hospitals, and spawned crimson activity in this area. Infrastructure is overtaxed, Police Department is understaffed. My family has resided here for 63 years.

Storymap	Name	Comment
Vision Framework	Carrie Montague	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
General	Carroll Mox	<p>To Whom It May Concern:</p> <p>I have a concern about the southwest portion of Baltimore County and whether a future need is being addressed. My issue of concern is:</p> <p>Baltimore County Police Department Precinct 1 Wilkens Police Department 901 Walker Avenue Catonsville, MD 21228</p> <p>The existing police facility was built in 1962. This building is now 61 years old and very outdated. The community covered by Precinct 1 would like to make sure that the Master Plan includes either a new police station location/building or the extensive renovation of the existing site. A well-designed, upgraded, and modernized police facility would enable police personnel to perform their duties efficiently, effectively, and securely.</p> <p>Please consider adding this to the Master Plan and bringing it to fruition.</p>
General	Cecily Bedwell	<p>Comment too long for sheet. See file at end of document named "29Email.pdf"</p>
Growth Framework	Celso Guitian	<p>While I totally understand and support your goals to focus development within the urban growth area, and in established but low density commercial nodes or corridors, I feel that you are missing out on some of the biggest concentrations of current housing, activity, and employment by excluding Towson University and UMBC. While Towson University is near enough to downtown Towson to be partially covered by the node and supporting community designation you have totally missed including UMBC. It is shown as an established neighborhood, (as you define it single-family suburban homes that will not change). Instead it is a vibrant pedestrian oriented community of up to 16,000 people, 4,000 that live on the campus. Its housing and building density and shared parking facilities are a model of what you want to achieve elsewhere. I am not writing to you as a representative of UMBC, but as a citizen reviewer, who happens to work on the campus. Consider a new designation or change UMBC to Node.</p>

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Vision Framework	Chandler Denison	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Overview	Charlotte Bader	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be "little, if any, new development" inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be "encouraged."</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p> <p>The two-week window to review hundreds and hundreds of pages and provide comments is too short.</p>
Overview	Chris Mudd	<p>The online format is inappropriate, particularly with links to third-party websites. All words in this document - including linked pages - will be given meaning. It is inappropriate to include third-party material (that is subject to change without County input) as part of the master plan.</p> <p>Adjusting the CZMP to 10 years and revamping the PUD Process eliminates important tools necessary to effect the redevelopment called for in the plan. The census demonstrated that the County is losing population, which is not good. Growth must be a focus of this plan, and having anti-growth sentiments in this plan will frustrate the County's ability to maintain a steady economy. The plan properly calls for incentivizing redevelopment in certain areas, but it cannot also in other places eliminate the tools to execute on it.</p> <p>More comments to come once I can make it through the voluminous plan.</p>
General	Chris Mudd (Venable LLC)	<p>Opposed the Plan and wanted to remind the Board that the Master Plan was utilized under the law and encouraged that language should be precise throughout the Plan. He stated that redevelopment should be encouraged through prioritization and/or incentives. He suggested that clear language be added and repeated throughout the Plan that growth and development could occur anywhere inside the URDL. He also recommended language be added to the Plan to confirm the Place Types Maps as aspirational and not to be used to limit or restrict uses or development.</p>

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Vision Framework	Christopher Bennett	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Growth Framework	Christopher D. Mudd	<p>My remaining comments for this evening: The Place Types Map, together with its very detailed and defined Place Types, will cause the exact same issues that the Transect Maps caused. There must be carefully crafted language to prevent the Map from being improperly used as a weapon against good development projects.</p> <p>We heard tonight that the "Established Neighborhood" Place Type, which appears to represent a SIGNIFICANT PORTION of the land within the URDL is "intended to remain in their current uses" in accordance with this map. Notably, this Place Type exists along SEVERAL established commercial corridors within the County, including properties that are visibly rundown, vacant, and in desperate need of redevelopment/repurposing, but this Place Type would, seemingly, prevent that. That type of intent and language typifies our concerns about this Plan and the drastic impacts it can have on future growth within this County.</p>
General	Chuck Conner (Venable LLC)	<p>Opposed the Plan and stated that the Storymap format that had been presented was unworkable in a PDF form. He suggested all external hyperlinks and third party material should be removed from the Plan and the final Plan be in a PDF format.</p>
Overview	Conor Gilliagn	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be "little, if any, new development" inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be "encouraged."</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
General	Eric Hadaway DAFT MCCUNE WALKER, INC.	<p>Comment too long for sheet. See file at end of document named "01Email.pdf"</p>

Storymap	Name	Comment
General	Daniel Paschall East Coast Greenway Alliance	<p>Hello, Please see my comments below on the Master Plan 2030:</p> <p>On behalf of the East Coast Greenway Alliance, thank you for including the Green Network goals related to coordinating across county agencies to connect residents via trails to open space as part of a larger green network. In addition to the stated goals and actions, I recommend adding language to the plan that also makes it a goal of the plan to connect residents via trails to and between population centers with jobs, shopping, and amenities, so that people can use the trails for transportation as well as recreation. Additionally, could the Master Plan 2030 please include a map of the green network in the county, with details added to how the network complements the Baltimore Metropolitan Council UPWP's Vision for an Integrated Regional Bicycle Network, and their efforts to create an (see map on page 14 of the BMC White Paper on Active Transportation, also attached). Finally, could you please include in the plan a goal and action to continue to plan and develop the East Coast Greenway through Baltimore County with traffic-separated biking and walking facilities? The goal is for the East Coast Greenway to be developed into a fully continuous, off-road path that would connect across the county and region, on its way from Maine to Florida.</p> <p>Thank you for your consideration of these comments and recommendations.</p>
General	Daniel Rosen	Comment too long for sheet. See file at end of document named "25Email.pdf"
General	Dave Conrad	<p>I had an opportunity to read through the first draft of the 2030 Master Plan last night and was extremely impressed. Kudos to you and your team for what I am sure was an incredible amount of work. I very much appreciate the planning departments efforts to incorporate the community feedback on land use policy, transportation, land preservation and greenspace among other things. I love the idea of the Master Plan as more of a living document, and the recommendation to align some of the county processes (water/sewer, CZMP, etc.) in a more structured way. Please keep the BQIA in mind when the planning staff begin to work on the small area plans around our community. Overall I thought the initial Master Plan draft lays the framework for some really smart planning for the next 10 years.</p>
Overview	David Altfeld	<ol style="list-style-type: none"> 1. The online format is difficult to navigate. All external hyperlinks should be removed, and the Plan should be put in a PDF. 2. The Plan acknowledges the County has limited land available for development yet it calls reducing the frequency of the CZMP to every 10 years and revamping the PUD Process. The CZMP timing and PUD process should NOT be amended. 3. Calls for redevelopment only in certain areas and states that there should be "little, if any, new development" inside the URDL. Any reference to limitations on new development should be removed, and redevelopment should be encouraged. 4. Established Neighborhood def. is inconsistent with the uses in those areas. Revise the description to clarify that development under zoning is allowed. 5. Add language to clarify that the Place Types Map is aspirational and may not be used to limit/restrict uses and/or development consistent with zoning and other applicable regulations despite what the Place Types Maps indicates.
General	David Conrad, Jim Hock – BQIA President	Comment too long for sheet. See file at end of document named "26Email.pdf"
General	David Karceski (Venable LLC)	Opposed the Plan and stated he was concerned about proposed updated to the CZMP and PUD processes. He urged the CZMP cycle be left to every 4 years and the PUD process be left intact.

Storymap	Name	Comment
Overview	David Murphy	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
General	David Murphy (Elm Street Development)	Spoke in opposition to the Master Plan 2030. He asked that the Planning Board recommend revisions to the Master Plan that would acknowledge land use constraints of the County, provide solutions, and address redevelopment challenges.
General	David Thaler	<p>I am very concerned about some elements of the proposed Master Plan. It reminds me of generals who are preparing to fight the last war, instead of the next. I also believe it is founded on a false premise.</p> <p>In Wednesday’s Sun, the County Executive speaking about the Master Plan said that the County “is growing rapidly.” It is not. Based on data from Zonda (the former Metrostudy) in 2022 there were a total of 335 new housing permits issued in Baltimore County, 294 single-family and townhouse permits and 41 multi-family.</p> <p>Prince George’s County, only slightly larger than Baltimore County, issued a total of 5,928 permits in 2022, compared with Baltimore County’s 335! The ten-year average for permits issued for Baltimore County is 1,241 and in 2015 there were 49 active for-sale communities in the County. Now there are but 19.</p> <p>The County has a population of about 850,000 and this means there is approximately one new housing permit for every 2,500 people. This is way too low and will seriously affect the health of the County if not quickly reversed. If you don’t add to the housing supply, the County’s workers and young people will leave having been priced out.</p> <p>The Urban Rural Demarcation Line (URDL) was set up to protect rural areas but also to provide for development inside the URDL. Also, Accessory Dwelling Units (ADUs) are mentioned in the proposed Master Plan, but I don’t think are given enough emphasis. ADUs, a concept that is sweeping the country, are granny-flats and in-law apartments and are often called “Gentle Density.” These are a way to increase density without over-burdening existing infrastructure.</p> <p>I encourage the Planning Board to propose ADU legislation, permitting ADUs in the County.</p> <p>I want to mention another serious problem, and that is the depressed state of Baltimore County’s office parks. Most companies are now allowing some form of hybrid work and office occupancies have now stabilized at roughly 50% of the pre Covid-19 levels. This is especially acute on the west side in the Security area where much office development was driven by Social Security and Medicare. The federal government has not brought its employees back to work and is not likely to anytime soon, nor are they requiring its vendors to be within a certain distance of Medicare or Social Security. This has left the west side office parks ghost towns.</p> <p>I urge the Planning Board to put positive elements in the Master Plan to encourage the redevelopment of office parks as mixed-use.</p> <p>Given the numerous and material technical deficiencies in the draft Plan that were raised at the public hearing, I urge the Planning Board to remand the Plan back to staff for further work before voting.</p>
General	David Thaler (D.S. Thaler & Associates)	Concerned about some elements of the proposed Master Plan 2030. He disagreed that the County was growing rapidly and suggested that the Plan be revised to encourage more development inside the URDL.

Storymap	Name	Comment
Overview	Dawn Seestedt	<p>In response to the Healthy Community Goals, I would like to add recommendations for the following:</p> <p>Goal 1, Action 2: Develop best practices for subst abuse programs & immediate Rx upon request, improve access to meds for treatment</p> <p>G1A6: Increase resources for AIP & caregiver support. More options in senior housing and ADUs. Require Universal Design in all new residential& commercial builds</p> <p>G1A3: Eliminate ins. clauses separating mental/physical health and limiting MH benefits, increase number&POC in pool of MH providers</p> <p>G1A5: wrap-around services&housing for new&chronically unhoused</p> <p>G1A10: Provide MA to all eligible regardless of immigration status</p> <p>G2A3: Allow & include wheelchair users in bike lanes, more protected bike lanes. Educate public in "rules of the road" for bike, bus, turning lanes. Redesign community hubs with a cycling/pedestrian network</p> <p>G3A3: County services hubs in west&east county, on public transit lines, drop-in daycare for moms applying for services, better phone access</p>
Overview	Dawn Seestedt	<p>Continued recommendations:</p> <p>Goal 4, Action 1: Also collect data on who is left out/not using parks and reasons why, increase # of older adults in parks</p> <p>G4A2: Prioritize equity for parks in underserved communities, incl adequate funding to improve to an equal standard</p> <p>G4A3: 15 min walk needs to be safe/accessible & connected btwn parks & neighborhoods, more crosswalks & sidewalks, safe/well maintained</p> <p>G4A4: Improve community engagement in planning process, alerts on multiple platforms & different times/days/languages, written communication boards at each park w/ info, & link to central online site for info. Eliminate the disparity btwn Rec Council websites</p> <p>G4A5: More programming for older adults other than senior centers, focus on intergenerational programs, in mult. languages (Spanish), more amenities for seniors - trails, benches, community/sensory/memory gardens, urban orchards, nature based.</p> <p>Bathrooms need to be available, open, and accessible. Provide more public transport to parks</p>
General	Deb Patterson	<p>Please pass along my hope that the current neighborhood plans, such as the Pikesville Revitalization Plan approved by the County Council in late 2021, are rolled into the 2030 Master Plan. While they may be updated in the next 7-10 years, significant thought and work has gone into these plans and I believe that they should serve as a basis and framework for planning and expenditures moving forward.</p>

Storymap	Name	Comment
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I am a resident of Baltimore County and I believe strongly that this plan will only work if there is an emphasis on connecting the different forms of transit in our county 1) each other, and 2) to the urban centers. The original transit planning was bizarre and dysfunctional for riders. Each form of transit works separately from the others, working mostly from county to city, making them next to useless for riders attempting to travel from one area of Baltimore County to another area of Baltimore County. Everything travels to the downtown Baltimore City first. Additionally, the light rail stops were built in the middle of pedestrian deserts, making them unusable for actual pedestrians. There needs to be a fast, direct, free, and frequent LOOP service from each light rail station to the closest urban center, reaching important employment centers, schools, and senior centers.

General

Debbie Rosenberg

An example is the Towson Loop, a great new circulator! But its routes were designed thoughtlessly - for college students who already are able to walk distances to a stop. It wasn't thought out with the key populations who would use a free circulator route - the residents who don't drive and cannot walk long distances through an environment designed for cars: seniors and pre-driving teens. It doesn't connect to the light rail in Lutherville, the Bykota Senior Center, or the Towson YMCA. All of which are facilities that feature in residents' daily life transit needs, specifically the needs of residents who would mostly USE the LOOP, because they are too old or too young to drive, or because they are using the transit system to commute to employment.

If transit is only designed for middle-class college students and major employment centers, it is designed to fail. I highly recommend Baltimore County transit designers travel to Portland, Oregon to learn how they designed their transit system. Portland is a city very much like Baltimore, a spread-out, suburban city with regional areas. But their system is amazing - It is used by all segments of the population, and connects all of the disparate neighborhoods into one fast, frequent, and well-connected city. A resident can travel anywhere in the city quickly and efficiently.

THAT is what Baltimore County transit should look like.

Growth Framework

Deborah Anderson

I live off of Main Street in Reisterstown also called "Historic Reisterstown".... However,.....it doesn't look historic..... the county has allowed numerous signage to be placed all over the Main Street area....including very large signs zoning is often disregarded unless a resident complains.....and even with complaints and hearings the county administrators favor developers and business over the taxpaying residents. I hope this new plan improves this area.....and monitors the officials in these departments.

General

Deborah Anderson

i hope this plan improves the Main Street area in “Historic Reisterstown” the amount of signage that the county has allowed should not be seen in an historic area. This area could be very charming and should represent the counties respect for an historic area....

Storymap	Name	Comment
Vision Framework	Deborah Rosenberg	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Vision Framework	Don Kirson	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Vision Framework	Doug Carroll	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>

Storymap	Name	Comment
Vision Framework	Douglas W. Hamilton, Jr.	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Overview	Edward Dorsch	<p>In all honesty, I do not believe in any government institution, politician or plan. The people are told what the politicians believe they want to hear, and then nothing worthwhile is done. The school system is a mess; county roads are a mess; crime is on the increase; corruption is rampant and backroom payoffs are the norm.</p> <p>NONE of that is for the citizen's benefit and I do not expect it to change in my lifetime.</p> <p>Therefore, why should I comment on any "plan". Everything has already been decided.</p>
Overview	Edwin Lehnert	<p>Provide clear and concise definitions for equity and sustainability in context of this framework. Too often these terms are loosely used without clear definition and precise intention. Equity is often an exclusionary and regressive action despite the claim otherwise. Mandating and forcing equitable outcomes is neither beneficial to society nor individuals. It's called Socialism/Communism throughout history. Is this what Baltimore County is promoting?</p> <p>Refrain from promoting electric vehicles in lieu of alternative fuels. The electric vehicle is not net zero when a responsible analysis is conducted to expose the harmful environmental practices in place to mine the minerals for the batteries, the energy required to generate the electricity, the safety issues in accidents and battery explosions, and the general unreliability with immense recycling issues.</p>
Overview	Eliza Gould	<p>Please recognize the Equine Legacy Area now.</p> <p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p>
Vision Framework	Eliza Gould	<p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>

Storymap	Name	Comment
Vision Framework	Elizabeth Blue	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Vision Framework	Elizabeth G Wilmerding	<p>Thank you for your work on the Master Plan. I applaud the inclusion of the Equine Legacy Area in the document. I urge the Master Plan to recognize the critical link between preserved/undeveloped land and the equine industry. Celebrating and promoting the equine industry is a huge win for Baltimore County, as doing so promotes this unique and historic form of tourism; protects jobs in the equine industry; encourages city dwellers to come to the county for horse-related recreation; and supports critical environmental goals in the face of climate change. Open fields absorb carbon and are a natural hedge against global warming, meaning the ELA also supports goals in the "Harmony With Nature" section of the Master Plan, as well as the "Resilient Economy" section.</p> <p>In closing, I would encourage the County to adopt the ELA concept immediately, to begin reaping the many benefits now, including the environmental benefits. Thank you!</p>
Vision Framework	Elizabeth P Blue	<p>Please recognize the proposed ECQUINE LEGACY AREA NOW! Thank you for your consideration</p>
Overview	Emily Pate	<p>Difficult to see all tables/maps on online version. Can the tables/maps (called ArcGIS StoryMaps) be removed and all mapping be directed to the MapApp (instead of within the plan)? The plan notes that graphics are for illustrative purposes only to convey a general approach of character rather than obligation to specific outcome. Remove graphics and direct users to MapApp to avoid confusion.</p> <p>Remove hyperlinks that are not associated with Baltimore County and the Master Plan</p> <p>Allow easy printing of plan (not easy right now with "StoryMaps" as noted above)</p> <p>This note within the plan, "Additionally, all plans which were adopted as amendments to Master Plan 2020 (PDF), are included in Master Plan 2030 and are incorporated to the extent they are not in conflict with the Growth Framework." All plans that were adopted as amendments to the 2020 Mater Plan should be reviewed to confirm if they conflict with the Growth Framework of the 2030 plan.</p>
Overview	Emily Pate	<p>Established Neighborhood – predominantly detached single family homes built post WWII that will remain as such for foreseeable future. Many areas in this "established neighborhood" of the 2030 master plan are zoned and utilized for commercial use. Confirm how the County will follow the Master Plan when the zoning use and Master Plan use do not align.</p>

Storymap	Name	Comment
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		The Department of Planning notes that the 2030 master plan should be shifted from a static document to a living and dynamic document that is updated regularly. Confirm how compliance will be regulated if this document is evolving at any time.
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Overview	Emily Pate	The plan notes that the living document will also adapt to current conditions – enabling the master plan to remain relevant and reduce the effort of updating every 10 years. Per the BCZR Section 522.1, the office of Planning and zoning has the responsibility to prepare a master plan every 10 years. Confirm how this living document will comply with BCZR Section 522.1. Will a new master plan still be put out every 10 years?
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General	Eric Rockel - Greater Timonium Community Council	Comment too long for sheet. See file at end of document named "16Email.pdf"
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General	Eric Rockel - Greater Timonium Community Council	Spoke in opposition to the Plan and urged the Board to read his full letter for all comments. He had concerns about the retrofit areas of the Plan in relation to the light rail line in Lutherville.
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		I'm concerned over how under the Resilient Economy segment of Master Plan 2030 there isn't an emphasis in favor of businesses with a smaller footprint. The impact of things like big box stores, drive throughs, car dealerships, and other low-density businesses on local communities is disproportionately negative compared to their benefits.
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Vision Framework	Eyob Worku	Physically smaller businesses tend to provide more tax revenue per square foot compared to larger ones, they lend themselves more easily to locally owned small businesses, they're friendlier to pedestrians and transit riders, they require less supporting infrastructure from the county, and they tend to visually fit the urban fabric more easily.
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		Most importantly the closure of a business with a small footprint causes far less damage to the community than the devastation left behind businesses with large footprints. They're far more difficult to repurpose or demolish, blighting places for years with their presence. They should be discouraged.
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		The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).
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		Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.
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Vision Framework	Gail Riepe	The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.
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		In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.
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		Please recognize the Equine Legacy Area now.
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Storymap	Name	Comment
General	Gaylord Brooks Realty Company	<p>My name is Steve Smith and I represent Gaylord Brooks Realty Company, a Maryland Building Industry Association Member,</p> <p>I am writing to voice my discontent with the poorly constructed and dangerously under-evaluated Master Plan 2030. As you heard at the May 18th hearing, this plan fails to address the chronic housing shortage endemic to Baltimore County and has not been adequately vetted by industry professionals. Growth and development are essential to creating the diverse and equitable society that we all want to live in. I ask that you recommend that this master plan be amended with input from industry members and experts to make a plan that is in line with the county values and addresses the growing need for housing across the county.</p> <p>Let's make a Master Plan that works for everybody.</p>
Vision Framework	Gaylord Clark	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Overview	George Helfrich	<p>I feel that the development zoning in District 4 along dogwood road should be opened up a bit more for a transition between the heavy townhouse projects and the neighboring properties. Some light commercial zoning along the road would allow convenience and neighborhood shops for the adjoining properties.</p>
General	Gloria Kelly	<p>Nottingham Fitch Avenue Area - This area has been ignored for years and is nowhere on the master plan. The county continues to try and commercialize this 179 year old neighborhood</p>
Vision Framework	Graham Becker	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>

Storymap	Name	Comment
Overview	Greg Cantori	Escalating housing costs, rent and mortgages, maintenance, and fees make the county increasingly unaffordable for everyone. Maryland is 120,000 units short of meeting our housing demand (Up from 85,000 just three years ago as per the Board of Realtors) Like having too few musical chairs, many of us will be left standing. Rent, Mortgage, property tax, and home expense pressures are felt particularly by older and younger residents who want to remain and work in our county.
Growth Framework	Greg Cantori	I have been banging the ADU drum for years. Simple recommendation. Look at your neighbor AA County. Bill 6-23 as a model. Restricting ADUs to family only is both racist and classist. And you know that. Make them legal and promote them.
Growth Framework	GREGORY MOORE	As for land growth, I know in 1970 the development suggested rate was 4-6 units per 10 acre parcel of land in the western area of the county. Developers came in and asked if this was law and the county stated that is was suggested not law. So the developers proposed a development of 10-12 units per 10 acres and we fought against that because it would create over crowding and held them to 6 units no more 8 maximum. Well, from 1990-2007 the Randallstown area became inundated with single and multi family living units that are so close you can stand between two units and touch each one. So in this master plan the 1300 unit sited may need to be lessened to allow for gradual growth and not accelerated over population the county. Also the Retro- fit seems to heavily favor the Randallstown area, why is that? It is my opinion that it should if be more disbursed throughout the county and not favoring one area more than other parts. I await your response, concerned citizen of Bal., CO.
WRE	Gus Rodriguez	It is my opinion and suggestion that the URDL be moved from the boundary of I-83 at shawan road and moved all the way to Falls Road where shawan road turns into Tufton Road. The ag center, oregon ridge park, shawan downs, and hayfields, as well as the surrounding residences would benefit greatly from this adjustment. Oregon Ridge Park already is a great park, but can only become even greater with public utilities.
General	Gustavus Mcleod, John Einhaus, Dave Conrad	Comment too long for sheet. See file at end of document named "08Email.pdf"
Overview	Henry Cook	Overall, this Draft Master Plan does a good job describing the sort of equitable and sustainable development that the County should pursue. I applaud the efforts of the Planning Department and all contributors. I have some specific comments that I'll place in the correct sections: Document: Master Plan Overview, How the Plan is Used (OV.4) Section: Metrics (PDF) Comment: For Healthy Community, Goal 2 (Inclusive Public Safety), please add a metric related to Goal 2, Action 3 (“Adopt a Vision Zero strategy to provide safer streets for all users...”). My recommendation is to add the metric “Decrease the number of vulnerable road users injured or killed each year in Baltimore County.”
Growth Framework	Henry Cook	Document: Growth Framework, Residential Development Capacity (GF.2) Section: How does this impact life in Baltimore County? Comment: The following text is inaccurate: “Suburbanization is a natural evolution of a land-use pattern—separating residential and commercial zones, and using personal automobiles to bridge long distances with personal trips. The suburbanization of Baltimore County began in the mid-20th Century when there was plenty of open space available for roads, parking lots and single-family homes; it is inevitable that development would spread to such an extent.” Nothing about suburban development patterns is natural or pre-ordained. Policies at the county, state and federal levels have subsidized suburban sprawl for decades to the detriment of our country’s cities. Denying our own responsibility for the current state, especially racial and class-based factors that drove suburban development, will not help us move forward in a more equitable and sustainable fashion.

Storymap	Name	Comment
Growth Framework	Henry Cook	Document: Growth Framework, Residential Development Capacity (GF.2) Section: How will Baltimore County address these issues? Comment: The challenges identified with the existing suburban development pattern within the URDL are correct and I agree with the proposed response of retrofitting our communities.
		Document: Growth Framework, A New Approach to Growth (GF.3) Section: Retrofitting Comment: I am strongly in favor of a focus on retrofitting our communities to be denser, more sustainable, more walkable, more bikable and more equitable. I endorse this section as written.
Growth Framework	Henry Cook	Document: Growth Framework, A New Approach to Growth (GF.3) Section: Masterplan 2030 Retrofit Criteria and Weighting (PDF) Criteria Title: "Areas with High Number of Pedestrian Involved Crashes" Comment: 1. Please change this to criteria to "Areas with High Number of Vulnerable Road User Involved Crashes" and use the Vulnerable Road User category defined by Maryland Code, Transportation Section 21-901.3. The Vulnerable Road User category is broader and encompasses more of the potential road uses that result in higher rates of injury or death when involved in a motor vehicle crash. 2. Please increase the weighting on this criteria to 5 as this is a matter of life and death for County residents.
Growth Framework	Henry Cook	Document: Growth Framework, Methodology (GF.4) Section: Place Types Mapping Methodology Comment: Through-out this process it appears that the mapping is performed using "as the crow flies" distances. This ignores the overwhelmingly disconnected nature of Baltimore County's road network, especially in high suburban areas. This methodology could be positive or negative. On the positive side this could be seen as an acknowledgement that dead-end neighborhood streets encourage car dependence and we must build alternative paths for bikes and pedestrians. On the negative side this could result in the inefficient application of funds if the County is not dedicated to resolving right-of-way issues with connecting cul de sac neighborhoods by paths and allocates investment to "connected" neighborhoods that in reality are not.
Vision Framework	Henry Cook	Document: Vision Framework, Livable Built Environment (VF.2) Section: Goal 3 (Transportation) Comment: I applaud the Planning Department on placing implementation of the Bicycle and Pedestrian Master Plan as Action 1 in support of this goal and well as assigning it as a Short-Term action.
		Document: Vision Framework, Livable Built Environment (VF.2) Section: Goal 4 (Infrastructure) Comment: I applaud the Planning Department for including renewable energy production within the infrastructure goals. I would propose that this goal be expanded to include evaluation of retrofitting existing publicly-owned facilities for renewable energy production and, as the technology matures towards the latter part of this decade, energy storage/load balancing.
Vision Framework	Henry Cook	Document: Vision Framework, Harmony with Nature (VF.3) Section: Goal 4 (Climate Resiliency and Energy Efficiency) Comment: I agree that implementing the County's Greenhouse Gas Climate Action Plan should be a priority, but the plan itself is unambitious and not sufficient. For example, under the moderate scenario the plan assumes that only 20% of Baltimore County's passenger vehicles will be electrified by 2050. Given that there will be NO internal combustion engine passenger vehicles for sale in Maryland after 2035, this seems ridiculously conservative. This goal should be revised to "Implement the County's Greenhouse Gas Climate Action Plan *to exceed the Aggressive Scenario for all goals* by 2030."

Storymap	Name	Comment
Vision Framework	Henry Cook	<p>Document: Vision Framework, Harmony with Nature (VF.3) Section: Goal 4 (Climate Resiliency and Energy Efficiency) Comment: This goal contains no actions relating to the reduction of the household burning of fossil fuels (such as natural gas) for heating, hot water heating, cooking and other uses. I recommend that addition of a goal to evaluate how the County can incentivize the reduction or elimination of fossil fuel use in residential development or redevelopment.</p>
Vision Framework	Henry Cook	<p>Document: Vision Framework, Resilient Economy (VF.4) Section: Goal 1 (Commercial/Industrial Development and Reinvestment) Comment: I recommend that Baltimore County study and modernize its approach to metered parking. Baltimore County should consider and pilot the use of "Parking Benefit Districts" to deploy metered parking in certain Urban or Regional Commercial Nodes. More information on Parking Benefit Districts can be found from the US DOT at https://www.fhwa.dot.gov/ipd/pdfs/value_capture/strategies_in_practice/us_parking_benefit_districts.pdf or from the Parking Reform Network at https://parkingreform.org/playbook/pbd/ . Most importantly, metered parking should be priced to ensure that 1-2 spots on each block are always available, allowing easy access to businesses in the area.</p>
Vision Framework	Henry Cook	<p>Document: Vision Framework, Resilient Economy (VF.4) Section: Goal 1 (Commercial/Industrial Development and Reinvestment) Comment: Action 9 relates to Historic commercial tax credit program. I would like to see the scope of this re-examination be broadened to include an evaluation of the efficacy of the program and if reducing the County's taxable properties is an appropriate policy. Generally, the County's Master Plan should seek to create places that are vibrant and attractive enough that we do not have to forgo tax income to induce redevelopment. Business owners will always cry poverty when a tax credit program exists; instead of abandoning future tax revenue we should spend the equivalent on improving the place to attract that investment from private entities. These improvements will benefit the entire community, not simply one developer.</p>
Vision Framework	Henry Cook	<p>Document: Vision Framework, Resilient Economy (VF.4) Section: Goal 3 (Tourism), Action 1 Comment: As a Baltimore County resident, I find the County to be a very pleasant place to live, but I can not say we are a tourist destination. This is fine! Part of using our resources wisely is to understand our strengths/weaknesses and not waste money on "me too" programs. The Baltimore County Strategic Tourism Report is based on two assumptions: 1) every jurisdiction is well-served by a Destination Marketing Organization (DMO) and 2) Baltimore County could significantly increase tourism if we simply spent more money on our DMO. This seems like motivated reasoning by the consultancies who authored the report, they have a clear financial interest in ensuring every local jurisdiction amply funds a DMO. Instead, we should focus our resources on making great places for residents. We may well find that if we build wonderful places for ourselves, visitors will be attracted to these places as well.</p>
Vision Framework	Henry Cook	<p>Document: Vision Framework, Inclusive Planning (VF.6) Section: Goal 2 (Community Engagement) Comment: Please consider adding into these actions the expansion of community notification beyond traditional community associations. Community associations often do not include rental households, do not exist in all neighborhoods and have a tendency to skew older and thus not represent all residents. Consider performing outreach via Baltimore County Public Schools, which have established and frequent communication methods that reach a targeted geographic area.</p>
Vision Framework	Henry Cook	<p>Document: Vision Framework, Healthy Community (VF.7) Section: Goal 2 (Inclusive Public Safety) Comment: Thank you for including Vision Zero as an action for public safety. Please track injuries and deaths of Vulnerable Road Users as a metric to measure the success of this goal. Crash data should be pulled from the state website: https://zerodeathsmd.gov/resources/crashdata/</p>

Storymap	Name	Comment
Vision Framework	Henry Cook	<p>Document: Vision Framework, Healthy Community (VF.7) Section: Goal 3 (Quality Public Service for All) Comment: Thank you for including free, full-day, Pre-K for all children AND on noting an initial focus on disadvantaged households.</p> <p>Document: Vision Framework, Healthy Community (VF.7) Section: Goal 4 (Recreational Opportunities and Access) Comment: Action 3 to ensure residents live within a 15-minute walk of green/open space is generally a good action; however, I am concerned that it will be evaluated by measuring distance on a map. Given the unsafe, car-dependent roads of our County, even being 100 feet from a park does not mean you are within 15 minutes of SAFE walking distance. Please revise this action to read “Ensure county residents who live inside the URDL live within a 15-minute walk *on well-maintained pedestrian infrastructure* of a park or public open space.”</p>
Overview	Henry Cook	<p>Document: Overall Comment: One trend not mentioned in this document is the likely need to redevelop many plots of land currently used as gas stations, car sales lots or car repair businesses. Electric vehicles will upend the economics of vehicle-oriented businesses. Most car dealerships make an inordinate amount of their revenue from on-going maintenance. However, fully electric cars require vastly less maintenance than internal combustion engine (ICE) vehicles. I have owned a battery electric vehicle (BEV) since 2019 and have taken it in for service 5 total times over 45,000 miles. That’s all types of service; mostly just been rotating tires. For gas stations, while public charging is a reality for electric vehicles, the fact that this can be delivered in any retail parking lot will drive most gas stations out of business over the coming decade. We will see dramatically fewer car service businesses in the 2030s than we have today, we must start planning for this today.</p>
Vision Framework	Henry Jenkins	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County’s environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
General	India Artis	<p>My concern: Lawn care of parks, open spaces and county properties- I suggest a crew go before the lawn cutters in order to pick up trash. It is our experience in Villa Nova (recent years) that the lawn care people ride over the trash and soda cans chopping them up in pieces thus making a mess.</p>
General	India Artis	<p>Hello...Regarding the master plan, I would like to see an investigation or reevaluation if the type of concrete and asphalt used in county projects. It appears that what is used is not high quality as I often witness cracks within the first year of installation. I go to my former elementary school which is nearly 100 years old and the concrete is still in tact.</p>
General	India Artis	<p>Regarding the master plan, I would like to see an investigation or reevaluation if the type of concrete and asphalt used in county projects. It appears that what is used is not high quality as I often witness cracks within the first year of installation.</p> <p>I go to my former elementary school which is nearly 100 years old and the concrete is still in tact.</p>

Storymap	Name	Comment
General	Isaac Ambruso - Maryland Building Industry Association	Representing the Maryland Building Industry Association (MBIA), spoke in opposition to the draft Master Plan. He mentioned that MBIA had submitted a letter with more detailed comments and urged the Board to review. He suggested a work group with industry and community experts be established in order to improve the Plan, recommend changes, and better meet County goals.
General	Isaac Ambruso, Michael Greenspun - Maryland Building Industry Association	Comment too long for sheet. See file at end of document named "12Email.pdf"
Overview	Jack Greenberg	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls for reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
Overview	Jacolyn Blunt	I do not think you provide any where near the facts needed for a person to comment on the Plan by using the other three story.I have been involved previously where meetings were held with interested with interested citizens who were given facts and then made their feelings known. I am not opposed to the plan: I have no idea what the plan is! We need to see the plan as written now or be given much more detailed info on the plan. I own several previous Master Plans for our County and I know how detailed they are!
Growth Framework	James Edward Thompson	<p>The unknown "American Rescue Plan Act' criteria and heavier weighing on "Majority Minority tracts" overwhelms any other demographic factors which should have been used (ie income, education, etc) for an unbiased evaluation.</p> <p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p>
Overview	James Malico	<p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
Growth Framework	James Pizzurro	As a homeowner living in the Towson Green development of the Towson Manor Village neighborhood whose property has been identified as a 'highest score' retrofitting area, I fully support the ambitious vision for Towson set forth in this document. Living in Towson is great, but it could be so much better with more infrastructure for pedestrians, bikes, and transit. I moved here in February of last year as a vocal advocate for more transit-oriented, mixed-use development and housing of all shapes and sizes, so I'm excited to see these plans come to fruition over the next decade. Let's go!

Storymap	Name	Comment
General	Jason Vettori (Smith & Guilda & Schmidt)	Stated he appreciated all the hard work that went into the draft Plan and that there were a lot of great aspects, but that there was a lot he disagreed with. He mentioned that the Master Plan 2030 failed to include State mandated requirements and needed to be re-written, revised, or amended to include the elements and visions.
Vision Framework	Jeffrey Budnitz	Connect the Jones Falls Trail to the NCR trail via Lake Roland and Meadowood Regional Park.
WRE	Jeffrey Budnitz	Greater focus on the implementation flood mitigation technologies in existing communities that are experiencing more frequent and intense flooding events. Economic resources for retrofitting legacy grandfathered commercial sites that do not have storm water management of any form on site to allow for storm water to be retained on site.
Overview	Jennifer Leonard	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
Growth Framework	Jessica Campbell	I agree that the Belair Road, Overlea is identified as a Neighborhood Node. There should be efforts made for pedestrian connectivity and improvements to existing infrastructure. I frequently walk Belair road and the separation of pedestrian travel from vehicular traffic is scary. Based on the maps shown in the Master Plan, there looks to be a significant opportunity to connect a lot of these neighborhood nodes. I'm very excited to see where this takes our community!
Vision Framework	Joe Reister	I am concerned about the proliferation of high density housing in current commercially zoned spaces in and around single family home neighborhood. I do not agree with the push to change to mixed use zoning. I understand the goals, but we bought our home over 25 years ago based on the character of the neighborhood and feel beside the roads and schools being at capacity. It will change the nature of our community. I lived in Cockeysville and high density housing means more people, trash, noise, traffic, and increased crime which is why we moved.
Vision Framework	John Beckley	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>

Storymap	Name	Comment
Vision Framework	Jon Merryman	I support the concept of transit hubs, however, dealing with trash and graffiti needs to be elevated as a primary concern. Right now, getting some entity to place a trash can where people litter, keeping the can empty, and picking up trash that didn't make it into a receptacle - these are problems that have been very difficult to resolve, because no one wants to claim responsibility for the problem. (Riders can't take food or drink on the bus, for example, so they're looking for somewhere to unload their trash just before they step on. If there's no receptacle or it's routinely full or overflowing, it brings the whole neighborhood down and encourages other types of anti-social behavior).
WRE	Jon Merryman	I routinely walk through retention pond areas to remove trash that has accumulated there. When government allows building on wetlands in exchange for other wetlands to be created, the new wetlands must be better cared for. Every highway ramp in the county has become an ashtray and trashcan for impatient motorists sitting at a light. Storm drain openings need to be retrofit at these point source locations with better screening that does not allow trash to enter. Retention ponds are not landfills, but without regular cleanups, that's what they are becoming. If we cannot take care of the manmade wetlands we've created throughout the county, then we need to stop allowing builders to build on the natural wetlands mother nature has provided us.
Vision Framework	Jon Merryman	We cannot depend on the for-profit sectors to create the infrastructure we need to allow charging of electric vehicles where people frequent. Right now, my grocery store trip has TWO charging stations and hundreds of spaces where people cannot charge a vehicle. Movie theaters, libraries, schools, shopping centers, and other places where people routinely spend at least an hour out of their vehicle are the places that should get this infrastructure as a top priority. Not gas stations. Not the post office. And all these massive parking lots need to have solar panels installed above. Keep our cars cool, keep the asphalt cool, keep snow removal to a minimum, and create energy to run our communities and charge our vehicles.
General	Joseph Fuggi	I DO NOT support the proposals for the Lutherville/Timonium/Cockeysville area in the plan.
General	Joshua Sharon (Morris, Ritchie and Associates)	Comment too long for sheet. See file at end of document named "10Email.pdf"
Growth Framework	Joshua Sines	Strongly oppose adding LaFarge into a special unit like TPA. Our councilman has indicated to our community the PUD will not go through. Please put this into the small area community plan so the community can participate in the future of this property which is currently zoned RC8. Could not agree more with forming a task force to review the entire PUD law.
Growth Framework	Julianne Simpson	As UMBC's Director of Planning I was disappointed that UMBC was missing from the plan. UMBC is largest employer in immediate region and community resource for Catonsville and Arbutus. I see that other universities were occasionally referenced but none of the universities are labeled on the property type map. I think it would be helpful to label all universities on the maps. There are retrofitting/redevelopment opportunities at the edges of UMBC's campus (e.g. Wilkens Avenue) to improve connections to the adjacent communities. My impression was that if one was in the property type 'established neighborhood' that there are no needs for improvement. This may not have been the intent. UMBC's Campus Planning team includes two architects and one engineer with master planning expertise who will be commencing an update of the UMBC Facilities Master Plan this fall 2023. As such, we welcome a direct conversation on how to integrate and complement our planning efforts.

Storymap	Name	Comment
		<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p>
Vision Framework	Justin Batoff	<p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Overview	Karen Ann Wrzesien	<p>The layout of the plan is well thought out and easy to follow. My concern is that at the current projected rate of growth that the county has the resources to maintain a strong infrastructure. Currently many area roads need a refresh. As we continue to grow it is vital to ensure that roads, bridges and other components of the county are strong. Also with increased growth comes increased traffic and reduction of open space. Continued feedback and interaction with local community groups and residents will be important to have a successful & sustainable plan into the future.</p>
Overview	Kathleen Pontone	<p>I appreciate all your efforts. The Equine Legacy issue should be mentioned in the environmental section of the Plan as it can have a huge impact on climate change, as well as the preservation of forest, streams and productive farmland. Also if the County staff feels that it needs to restudy the work of the nationally known planning Firm Unknown Studio, there should be a short time frame attached to complete that work and implement protections for this vital economic, social and environmental driver.</p>
Growth Framework	Kathleen Pontone	<p>I am disappointed to see that the Equine Legacy Area was not adopted now, as equine pursuits and the equine industry have been a differentiator for Baltimore County nationally for more than a century. A study by a nationally recognized planning group has been in the County's hands for months. What are we waiting for? Please recognize this important driver for growth now.</p>
General	Kathleen Pontone	<p>Comment too long for sheet. See file at end of document named "11Email.pdf"</p>
Growth Framework	Kathleen Skullney	<p>The GPCA has never found that conflict with the Master Plan has always prevented harmful development. Please use Article 32, Title 2 sec 203</p>
General	Kathleen Skullney - Greater Patapsco Community Association	<p>Stated that the Association supported a 10-year CZMP cycle, and supported and endorsed the three themes and six guiding principles in the Plan. She urged the Board to look at Article 32, Title 2, Section 203 of the County Code and to include in the vision framework or growth framework the specific requirements. She noted in particular the six guiding principles should become requirements that must be satisfied in all of the processes covered by the Master Plan, and that 2024 CZMP petitions should state how they would satisfy all the principles.</p>

Storymap	Name	Comment
General	Kathleen Skullney Greater Patapsco Community Association	<p>GPCA represents a rural and environmentally protected area of 19 sq miles from the URDL west and south of Randallstown to the Patapsco River, and north to Marriottsville Rd, with 1600 households. We are now part of the Patapsco Heritage Greenway and recognized by the Maryland Historical Trust.</p> <p>We have an Adopted Community Plan and have actively participated in Master Plan processes since 2000.</p> <p>The new concept form of the 2030 Master Plan makes it a bit difficult to comment with any specificity. The one specific provision we actively support and urge the Board to incorporate is the 10 year CZMP cycle instead of the resource draining 4 year current cycle. But we wholeheartedly support and endorse the 3 themes and 6 guiding principles set forth as the framework for the Plan.</p> <p>The 2030 Master Plan is repeatedly presented as an aspiration. Yet absent is the profound challenge of how aspiration becomes reality – especially if the Master Plan is inherently an evolving concept. One of the most important avenues is assuring consistency and compatibility with the Master Plan as part of the legal and procedural processes used by the County for all the activities supposedly covered by the Master Plan – especially development and redevelopment.</p> <p>Therefore, we are urging the Board to look at Baltimore County Code, Article 32, Title 2, Section 203 and include in the Vision Framework or Growth Framework the 6 guiding principles as specific development and redevelopment requirements. They should be set forth specifically in revised PAI policy manuals which the Board will be reviewing shortly, as requirements in the Zoning Code, as requirements for any change in the URDL, and most immediately, as requirements for all 2024 CZMP petitions.</p> <p>The Board’s exercise of the Section 203 authority is essential to making the 2030 Master Plan a reality – and there are only 7 years in which to do it.</p>
Growth Framework	Katie Kimball	<p>Not interest in growing the residential capacity of Baltimore County. Schools and roads are already overpopulated and are straining. We do not want Baltimore County to become an urban overpopulated City.</p>
Overview	Katrina Titus	<p>We do not need higher density in areas that are already suffering with overcrowding in schools and traffic that is horrible to begin with. And don’t say public transit will save us—it will only increase crime.</p>
Vision Framework	Kimberly Shorter	<p>The Vision Framework Story Map notes in Goal 2, Action 3 that the County endeavors to "acquire land for parks, greenway corridors, open space, [etc.]" Could this goal be amended to put emphasis on acquiring neglected privately-owned land for such use? In my neighborhood, there are two large land areas that are privately owned by absentee owners. The community members have had to clean these open spaces because the owners are not being held accountable. Many of us would welcome an opportunity to partner with the County to convert, use and maintain these land areas as green spaces for environmental preservation and neighborhood recreation.</p>
Vision Framework	Klaus Philipsen	<p>Good visions goals and suggested actions in this segment. However, in each case (Housing, Transportation, PUDS etc.) it would be more convincing if they would be preceded by a brief analysis where the County has progressed to in the past (especially the last Masterplan) and derive the actions more specifically to the findings. (somehow a status report was done for Middle River)</p> <p>Example PUD: The tool is abused because of the basic zoning doesn't work in many cases. There is too much power in the hand of a single Council person. Thus the overhaul of the tool would be guided by those two findings.</p> <p>Housing: Problem is we don't have enough, especially not the right types in the right places. We don't fulfill the consent decree. So what actions flow from this? How many new units where?</p> <p>Example transit: There isn't enough MTA transit in the County. Uses around existing rail transit stops are not transit supportive. Congestion is high. Thus goals would specifically address those issues</p>

Storymap	Name	Comment
Overview	Klaus Philipsen	<p>I want to commend Planning to creating an innovative masterplan that embraces many good goals, principles and action items. It also embraces the objective of measurable metrics so outcomes can be gauged over time. I also like the places designations and definitions overall, especially since they are data based.</p> <p>Overall the the plan falls short on tying past or current shortfalls with the goals for the future or evaluating the existing masterplan as a base to start from. Overall the new plan is still open ended, there are no quantified targets, nor quantified measures of progress. How many housing units are we short, how many should be built per year, where, and how much does each specific goal/action contribute towards the goal?What are the intermediate targets to meet CO2 reduction goals? How will they be met. How does County Stat help with this? Those questions could be asked for transportation, open space, refuse reduction and almost anything else.</p>
WRE	klaus Philipsen	<p>First off, it isn't clear why water gets to have its own masterplan element while housing, transportation and education are somewhat incongruously jammed into the Vision Framework".</p> <p>The water element doesn't speak about two important things related to water:</p> <ol style="list-style-type: none"> 1. The groundwater aquifers, their protection and recharge. In some parts of the County aquifers are were shallow and easily impacted by land use practices "above". The goals needs to be protection and long-term balance of inflow and outflow. This is especially a concern outside the water service area where we have well and septic. 2. People access to water. Water is magic and public access to it is too limited by private property on shorelines. This is a quality of life concern and ultimately a health concern. In the long run a public access zone along tidal waters should be the goal allowing the public access to waterways bevond current limited access points.
General	Klaus Philipsen	<p>As you may recall, "removed name" had invited me to present to his LaFarge Workgroup last year. In that context I am aware that "removed name" has been communicating with you about the land designations for the LaFarge area in the Masterplan 2030.</p> <p>I want to commend "removed name" for thinking ahead now after it is likely that the PUD will get revoked. The Masterplan is key for the long term future of the site. As I mentioned to you before, the Masterplan includes the right principles and goals. Let's apply them here!</p> <p>The Masterplan land categories should not encourage another use proposal that is not non compatible with RC8 zoning. The Masterplan designations should reflect current reality that the mining area is zoned RC8, subject to an as of yet incomplete reclamation plan and isolated from other communities. Thus, as Bob Bendler requested, the current suggested designations must be corrected.</p> <p>I support "removed name" notion that the entire former mining land should be protected. To hold the owner whole in some way and avoid this being considered a taking, we should think creatively where development is appropriate and possibly transfer whatever development rights there currently may be. Surely it would be better to grow Greenleigh into a real community than starting another scattering of disconnected stuff out on LaFarge land.</p> <p>If we want to lower the transportation component of CO2 emissions we need to realize those 15 minute walk communities which the Masterplan is setting as a goal and at the same time preserve open spaces that can act as CO2 sinks and habitat preservation corridors. It is by this standard that the future of those 400 acres should be measured, NOT by current school crowding or other temporary APFO deficits. We need to take a 50-100 year horizon for this Masterplan and especially for this once-in-a- lifetime opportunity of rethinking the LaFarge mine, even if technically the Masterplan is only for 10 years. The wrong decisions last so much longer!</p>
Overview	KLAUS Philipsen	<p>This comment is only regarding the transportation goals as stated in the Plan overview:</p> <p>The goals are limited to actions the County can take individually but this is a place where the goal of regional collaboration (stated elsewhere) comes to bear and the transportation goals could be expanded to how the County acts as an MPO member in the larger regional context where expansion of rail and bus transit is on the agenda. A strong stand for regional and state transit funding as well as participation in a regional transit authority should be added.</p>

Storymap	Name	Comment
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The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.

The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.

Overview Kristian Lee Thompson

The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”

Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.

Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.

Good day,
 I would like to applaud Baltimore County executive leadership and the County council for their work with local communities. In Turner Station that meant new and existing housing, infrastructure (including traffic calming), Fleming Senior Center upgrades, Fleming Park, Chestnut Park, continued improvement to our Sollers Point Multipurpose Center and the athletic fields, police reform, community cleanups, and much more. I have never been left on hold when calling to address a problem. That speaks volumes!

General Larry Bannerman

As a former resident of Baltimore County I am now writing from Harford County, but my heart will always be with Turner Station.

Relative to the flooding mentioned in this Master Plan (The United States Army Corps of Engineers did this as well for future storms influenced by climate change in 2050 and 2080 for Turner Station only), I encourage you to adopt the recommendation by the Army Corps of Engineers.

Those recommendations, recently shared with our community, included a pumping station in the vicinity of the Sollers Point Multipurpose Center, and rain catch basins to be located between Chestnut St., Pine St, and Oak St.

These efforts will save homes and protect infrastructure well into the future.

Vision Framework Laura Krasilovsky

Have you ever read the book Wump World? It was written in 1981 and it is scary how well this book has predicted the story of humans polluting our Earth. Everywhere I look new homes and buildings are being constructed. What will be left in 40 more years at this rate? I urge you to keep our environment and our future generations in mind throughout this process. Will your grandchildren thank you for what you have helped preserve or will they wish you did more to protect the Earth?

Storymap	Name	Comment
General	Laura Mullen	<p>My concern is the lack of current support for the recreation leagues and their spaces. Baltimore County, successful by any standards, is so far behind with recreational facilities, recreational labor/volunteers, and monies spent on each citizen as compared to outlying counties and states.</p> <p>As a 62 year old resident I find it amazing that the fastest growing sport, pickleball, is still causing tension within the parks and Rec system and county government.</p> <p>When one takes into account the number of citizens playing PB versus tennis, it's not a far fetched idea that all tennis courts should be overlaid with pickleball lines. Additionally, lights need to be addressed for the year round play, and at this point, dedicated PB courts need to be added.</p> <p>This is a 21st century new sport that will not be going away any time soon. It provides socialization, exercise, and therapy for so many citizens.</p> <p>Thank you for the opportunity to comment on this</p>
Vision Framework	Laurie Hooper	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Overview	Lavern Harris	<p>My major concern falls under Housing, Goal 4, Action 5. In updating regulations and policies related to aging water and sewer infrastructure that involves the use of CIPP (Cured-in-Place-Pipe), the lining that is used in the pipes is not safe for workers, residents and the water (ways) due to the chemicals used to make the lining. What regulations and policies will Balto County put in place to protect the workers, resident and water from contamination because of (CIPP) which is the cheapest method to fix old piping but at the cost of workers and residents health and lives. Several individuals have died across the country due to exposure. If being used, one has to ensure it's done correctly and monitored closely.</p>
Overview	Lawrence Hooper	<p>I live in northern Baltimore County and urge the County to immediately adopt the Equine Legacy Area (ELA) program proposed by the VPC as part of the Master Plan. We need the ELA to help protect what makes our County such a special place to live. Please don't wait 3 - 5 years to adopt the ELA - we need it now and for you to make it immediately effective.</p> <p>Thank you!</p>

Storymap	Name	Comment
Vision Framework	Lewis Scharff	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Vision Framework	Linda Dorsey-Walker, MBA	<p>Replace or improve Randallstown Community / Aquatic Center:</p> <ol style="list-style-type: none"> 1) Add kitchen including a stove, oven, refrigerator, freezer, sinks, cabinets, and washer/dryer at location of current activity room. 2) Repurpose 48' by 24' Computer Lab that has been locked for 8 months into 2 meetings rooms of 24' by 24' separated by a retractable wall that could be opened to provide more meeting space and flexibility. 3) Install 4 Promethium overhead projectors networked to multipurpose room and retractable screens to gym and each meeting room for training and overflow for multipurpose room. Use cabinetry from Lab for new kitchen. 6) Replace overly sensitive annoying alarm system that was installed as part of the building complex when it was constructed. Alarm is owned by County not YMCA. 7) Enlarge changing area in aquatic center, especially women's locker room, to provide more space and afford privacy. Add building extension to right side of facility to enlarge the locker rooms next to an exterior wall.
General	Linover Improvement Association	<p>Comment too long for sheet. See file at end of document named "13Email.pdf"</p>
Growth Framework	Lynda Eisenberg	<p>I am so excited for this new plan. It is refreshing to see the County be proactive in design and retrofitting areas. I also really appreciate the change to the CZMP from every 4 years to every 10 and to better coincide with the master plan. The 4 year process became a zoning grab and very political and did not serve the citizens of the county, This will allow for more predictability in the land use and development process.</p>
Vision Framework	Mandy Mahoney	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>

Storymap	Name	Comment
Vision Framework	marsha mclaughlin	Good information about a broad array of environmental concerns. Suggest relocating these ahead of the Growth Framework, which is going to freak out a lot of people that are concerned about what change will bring to their neighborhoods. We all care about the Chesapeake Bay, Climate Change, farmland preservation, clean water, air, and healthy habitat for our families and other creatures. No allowing development to sprawl outside the URDL makes sense to most people, however, they need to be reassured that redevelopment near their homes and jobs is going to be an IMPROVEMENT, not an adverse impact on traffic, schools, other infrastructure, crime, families, property values, and lifestyles.
Growth Framework	marsha mclaughlin	The Growth Framework flags many revitalization targets, and their surrounding neighborhoods, which is scary to many people. If you read past the Growth Framework to the Vision Framework, it conveys the range of issues that the Master Plan addresses, which reassures readers that the Master Plan is also concerned about the environment, economy, equity, neighborhood facilities & infrastructure. However, many people will not read that far and will be afraid of nearby revitalization bringing crowding, traffic, affordable housing, & greater social diversity. You might consider switching the order of these sections, putting the Vision Framework ahead of the Growth Framework. If not, maybe add language to the Growth Framework to stress the importance of community engagement during the revitalization process for a particular area. Will CZMP set revitalization priorities or continue to rely on PUDs for a site specific proposal? Community engagement process is going to be important.
WRE	marsha mclaughlin	Similar to my comments on the Vision Framework, there's a lot of good information in this section, but I'm afraid that most people will never read this far. Ideally, I think it would precede the Growth Framework, which worry many people that are uncomfortable about what changes in their neighborhoods may result from nearby revitalization/redevelopment. The Water Resources Element is reassuring that the County is focused on continuing, long term programs to to improve the environment across the County that benefit everyone. This helps put targeted revitalization a bit in perspective.
General	Marsha McLaughlin	Comment too long for sheet. See file at end of document named "14Email.pdf"
		<p>The Master Plan includes many strong points, particularly goals to:</p> <ul style="list-style-type: none"> • Focus future growth inside the URDL, to protect agricultural and rural watershed properties. • Direct growth to retrofit/redevelop older commercial corridors & industrial areas for mixed-use that includes open space and better pedestrian, bike, and transit connections. • Address important environmental issues like water quality, the Chesapeake Bay and climate change, however, these issues are left to the last section, which most readers will never get to. <p>Unfortunately, the Master Plan doesn't explain implementation strategies or set short, mid and longer term retrofit priorities. These are critical to Master Plan success and public understanding of what "retrofit" might mean for their neighborhoods.</p> <p>I want to use my remaining time to raise a major caution that could disrupt Master Plan adoption. My neighborhood is in the midst of a huge controversy over a proposal to redevelop an old, unsuccessful property next to the Lutherville light rail station into a mixed-use, transit-oriented development. Signs shouting "No Apartments! No Compromise! have created great friction and divided the community. Public education is needed regarding the merits of targeting older, unsuccessful projects to be retrofitted to accommodate future residential, office, and/or retail growth. People care about their neighborhoods and change can feel very threatening. The Master Plan needs to articulate retrofit implementation strategies and priorities. If the public isn't educated, are fearful, and won't accept redevelopment, the County's growth strategy is in jeopardy.</p> <p>Finally, Maryland requires counties to report annually on some aspects of Master Plan implementation, primarily related to the amount and location of different types of development. Annual monitoring reports should also include updates on key implementation priorities and be shared publicly so people understand the importance of various Master Plan initiatives to Baltimore County's future.</p>
General	Marsha McLaughlin	

Storymap	Name	Comment
General	Marsha McLaughlin	Commended the Planning Department and staff for the huge effort in creating the draft. She stated the Plan included many things she was grateful for: protecting the URDL, protecting agricultural resources and natural watershed properties, and directing growth to retrofit and redevelopment. She noted that citizens understood when retrofit would likely be targeted in their neighborhoods and wanted to use her time to urge caution, as this could disrupt the Plan adoption and implementation.
Overview	marsha s mclaughlin	The MP Overview does a good job of outlining the Master Plan scope. This is important, however, most people are busy and want to quickly assess how their hopes and/or fears are addressed and will jump ahead to a specific subsection. It might help to make the Overview more succinct so everyone will read it. It might also be possible to limit people's option to skip ahead, so they get a balanced perspective.
Overview	marsha s mclaughlin	Good overview, though a lot to absorb. The Implementation Dashboard is a good idea and will be helpful to people interesting in tracking progress. However, it would be helpful to have more information about implementation priorities. It's not possible to tackle everything outlined in the Master Plan at the same time. Can short, mid and longer term priorities be identified?
Vision Framework	Martha Lessner	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
General	Marty Azola	<p>1. Include the old Towson Walkability Plan in your 2030 plan. Not much of it was ever implemented, especially the modifications to Bosley Ave. - the 6 lane raceway thru the heart of Towson from nowhere to nowhere. Need to calm traffic and facilitate West Towson pedestrian access into the CBD. Eliminate the high speed ramp onto Towsontown Blvd.</p> <p>2. Institute some sort of architectural controls in Towson. The new buildings are awful looking. The historic character of Towson has vanished. Could be "anywhere USA).</p> <p>3. York Road what can I say.....likely the most gastly assembly of bad buildings, signage and congestion in America. Not quite sure how to improve it, but don't let it creep further north.</p>
General	Mary Louise Foster	Please recognize the Equine Legacy Area now. It is important that it be adopted soon and not wait years.

Storymap	Name	Comment
Vision Framework	Mary Louise Foster	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Vision Framework	Mary Molinaro	<p>Overall a great job done with the Vision. I have a couple action items that concern me.</p> <ol style="list-style-type: none"> 1. I like the idea of not having to spend the time reviewing CZMP every four years and yet am concerned about how many zoning variances will be sent to a hearing because 10 years is too long to wait to change zoning on a property. Maybe split the difference and consider every 6 years. It would still be helpful to the Planning Department to have that extra two year delay. 2. I have long thought that the PUD has been used as a way to bypass zoning changes needed on a property, owner doesn't want to wait for a CZMP process as an example. I have been told that Planned Unit Development involves a place where people can live work, shop and play. Delight Quarry is a perfect example that had all of those elements and now is simply a "housing development" and not a PUD as I described above.
Overview	Mary Vincent	<p>Provide quality mixed-income housing to meet needs of a diverse population and strengthen neighborhoods.</p> <p>Utopia does not exist. Will a person with a high income want to live next door to someone who can't take care of their property? This is not sound financial thinking. Housing can have all the quality you want but if people don't have the same standards it will not work. Does a person who makes \$100,000 have that much in common with some who earns \$25,000 and is on assistance? I think not. How a person decides to spend their money and their culture play a huge part in this scenario. Are weekly hair, nails, and tattoos the best use of resources? Will the people who value those things ever live comfortably? This is not a racial statement but a comment on the common sense of the lower echelon. Social engineering does not work. If the person next door to me doesn't have the same standards, I will move as many others have before me. Mixed-income doesn't strengthen neighborhoods</p>

Storymap	Name	Comment
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General	Matt Bishop	<p>I have read through the draft of the Master Plan 2030 and overall I am quite impressed. It is evident that a lot of hard work went into its preparation. I am a professional Landscape Architect and Land Planner with 22 years of experience consulting for private land developers. 17 of those years focusing my practice in Baltimore County. The Baltimore County Master Plan is an important document that helps guide smart development within our communities and therefore deserves careful consideration by all stakeholders. This having been said I have a few comments and concerns which I would like to share.</p> <ul style="list-style-type: none"> • There is a recommendation to rework the PUD process. This is a broad statement which I am not sure should be made within a Master Plan. I can agree that changes are appropriate for all of the Counties development tools including the BCZR, BCC, CMDP, PAI Policy Manual, Zoning Policy Manual, DPR Policy Manual, DPW Policy Manual, DPW Design Manual, and Landscape Manual but I do not believe the Master Plan should be the avenue to effect these changes. • I am supportive of the Core Retrofit concept but I am concerned that there is no mention of how the existing underlying zoning can accommodate the redevelopment/retrofits. Will there be modifications to the BCZR? Additionally if the PUD becomes more limited as implied in the Master Plan there will be even fewer methods to accommodate quality redevelopment/retrofits in these areas. • Is limiting the CZMP to be every 10 years a good idea? That is a long time to live with a zoning decision. If limiting the CZMP to every ten years than there should be a better mechanism put in place for out of cycle rezoning. • Why is the community only getting 2-weeks to review and provide comments. This is a large document with extensive information and potentially major impacts to development patterns within the County. The final document needs to be carefully read, discussed, and understood before comments and opinions can be effectively made. • Community opposition to development in Baltimore County continues to grow. While the Master Plan has always been meant to be a general planning tool, opposition attorneys often use very specific words and phrases to oppose well planned/designed projects. The language within the draft of the Master Plan 2030 needs to be more heavily scrutinized to minimize unintended consequences.
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General	Matt Taylor (St. John Properties)	Comment too long for sheet. See file at end of document named "17Email.pdf"
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Growth Framework	Matthew Morris	<p>Empower urban residents to practice sustainable agriculture (gardens instead of lawns, backyard chickens). This could also support County Water Resources initiatives through sponsoring biodiversity, reducing lawn treatment runoff, preserving local indigenous plants, and additional carbon capture opportunities at the individual level.</p> <p>Urban Nodes along the NE695 corridor need more mass transportation options between them to stimulate commerce and employment between Established Neighborhoods.</p> <p>Otherwise, beautiful study, thought, and presentation. As a data analyst, I love the procedural radius approach to nodes as a data-driven approach to planning. I also love that we are making a serious attempt at making the County more walkable and livable.</p>
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WRE	Matthew Morris	<p>I would like to see more consideration into land reclamation to restore natural barriers to climate change and pollution (barrier islands, wetlands, etc).</p> <p>This could take the form of large-scale engineering projects such as man-made marshes, or sponsoring alternative waterway management techniques such as GreenWave.org, providing a new agricultural output for the County.</p> <p>Good work!</p>
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Storymap	Name	Comment
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How can the County acknowledge that there is limited land available and need more density, while at the same time making in next to impossible to process development projects? This is NOT a development friendly posture.

The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.

Overview

Matthew Sichel

The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”

Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.

Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.

General

MDOT MTA Office of Planning and Programming - Fred S. Lippert, PLA

The MDOT MTA Office of Planning and Programming has reviewed the Baltimore County Master Plan 2030 Story Map posted at <https://masterplan2030-bc-gis.hub.arcgis.com/pages/plandocument> and offers the following comments:

Comments on VF.2 – Goal 3 Transportation (Develop a multi-modal transportation system that reduces automobile dependency, strengthens connectivity and improves accessibility between places and functions to support economic growth and community safety.)

Action 2 – We support reducing parking minimums ½ mile from transit and in areas for redevelopment and suggest greater specificity. How much reduction? Is it uniform or location sensitive?

Action 4 – We hold monthly coordination meetings with DPWT that discuss the Loop. We suggest greater specificity: what expansions are being looked at? Are there plans for new routes or greater frequency?

Action 5 – If the County develops a TOD plan, please include MDOT MTA in that process to ensure that it aligns with MTA’s TOD plans and processes?

Action 6 – The complete streets approach can not only guide development projects, revitalization efforts or redevelopment, but also it can be used to prioritize transit in street design which would expand its use by making it more comfortable and accessible for people who don’t have access or choose not to use private vehicles. We recommend explicitly making this connection between complete streets and its relation to transit.

Action 8 – Are there specific “opportunities to expand transit” envisioned by this document separate from the TDP recommendations endorsed in VF.5? If so we suggest detailing what those are.

Comments on VF.5 – Goal 2 Transit Network (Collaborate with the region to create a wellconnected transit network and to protect human health and the environment).

Action 1 – Please provide as detailed planned land use information from the new Master Plan as you can for the East-West and North-South corridors. These will be useful in informing the upcoming alternative analysis phases of those projects.

Action 4 – MTA will continue to work with Baltimore County to identify future transit corridors and projects. Please specify that these should be consistent with the Regional Transit Plan.

Action 5 – We support coordination on these items between Baltimore County and Baltimore City and request that MTA be included in City/County discussions about transit.

Storymap	Name	Comment
Vision Framework	Meriwether Morris	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
General	Michael Greenspun	<p>Comment too long for sheet. See file at end of document named "04Email.pdf"</p> <p>Stated there were elements of the Master Plan he agreed with and some he had concerns about. His main concern was that the Master Plan needed to clearly state the discussed frameworks were concepts and that the Plan should provide guidance for the implementation of those concepts. He mentioned that the Master Plan 2030 should acknowledge lack of housing in general, the shortage of affordable housing, and the reasonably priced market rate.</p>
General	Michael Greenspun (Developer)	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
General	Michael Scepaniak	<p>Comment too long for sheet. See file at end of document named "05Email.pdf"</p>
General	Michael Scepaniak	<p>Comment too long for sheet. See file at end of document named "06Email.pdf"</p>
General	Michael Scepaniak	<p>Thanked the Planning Department for the efforts put into the creation of the Master Plan 2030. He stated he agreed for many of the ideas presented in the Plan. He believed that the retrofit concept needed to be bolstered with widespread allowances for gentle and gradual by-right densification throughout the URDL and establishing commercial businesses and storefronts throughout residential neighborhoods. He suggested language be added to Master Plan that a Comprehensive Zoning Code revision process occur every ten years to confirm the Code was up to date and transparent for all.</p>

Storymap	Name	Comment
Vision Framework	Michele Naish	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
General	Mike Bowers	<p>Im a resident of the southwestern district, specifically of the arbutus area and I'd like to share some public comment with you all.</p> <p>Pertaining to section GF.5 Defining the area around halethorpe MARC station to include areas of halethorpe and arbutus. I expect a greater return on the County's investment if the mainstreet of central Arbutus was included when deciding densification proposals. Notably catonsville has a designation as a neighborhood node but arbutus, a similarly sized commercial main street corridor, does not. Designating arbutus a neighborhood node in the analysis would resolve the considerations to follow. The area now splits mainstreet arbutus between the Established Neighborhood and Connected Neighborhood feature classes, and instead the area would be best served when connecting the regions major centers of gravity into the contiguous "connected neighborhood" feature class. The local area's centers of gravity are: UMBC, Mainstreet Arbutus, and the Halethorpe MARC station. Managing these areas together will provide a contiguous densification management that reflects the resident's on ground lived experiences. In short, make all of these areas "connected neighborhoods" or "neighborhood nodes" as much as the model will allow and ensure future zoning management and development dollars reflects that designation.</p> <p>Pertaining to VF.2 Goal 3 action 2. I think we should take far bolder approaches regarding parking minimums, including but not limited to the complete abolishing of any parking minimum policy. We just don't need parking minimums.</p> <p>Outside of the predefined subsections above I would like to express my wholehearted support to the general push towards densification, walk ability, micro mobility to include cycling, and a progressive reinvestment of public transit services. Quite frankly I for myself and my family want more non-automobile attention in state DOT decision making, and for our county to do it's moral duty to provide a straight forward ground work to aid in the alleviation of the housing affordability crisis in our community.</p> <p>Whatever this new revitalization is called within the planning world that is moving us away from the development patterns of the 1940's to the 2000's and back to sensible human scaled and humanity centered design philosophies, i am wholly in favor of it.</p> <p>Also bring back the trollies.</p> <p>With the utmost support and love to you and your work,</p>
General	Mike McCann	<p>Comment too long for sheet. See file at end of document named "09Email.pdf"</p>

Storymap	Name	Comment
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General	Nathan Barbo, FACHE MedStar Franklin Square Medical Center	Comment too long for sheet. See file at end of document named "02Email.pdf"
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Vision Framework	Ned Halle	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
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Vision Framework	Ned Worthington IV	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
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Storymap	Name	Comment
General	Ned Worthington, Co-Chair, Grand National Steeplechase	<p>Thank you for the opportunity to comment on Baltimore County's ('County') Master Plan 2030 ('Plan'). First, I would be neglecting my constituent duty if I did not mention that the time frame to submit comments for the Plan is far too short. The Master Plan effort was 2+ years in the making, and the draft Plan itself involves hundreds of pages of content. To allow residents and community organizations only two weeks to review and comment - particularly over major holidays in Easter / Passover and during the County budgeting process - is extremely shortsighted. In fact, it suggests to many constituents that the involved governmental entities do not care about soliciting public feedback at all. After significant delays on the part of the County planners in releasing the plan, the least that they could do is allow sufficient time to review it. Shame on whoever decided to limit the public comment period to two weeks.</p> <p>Second, and more importantly, The Valleys Planning Council ('VPC') undertook a study with a professional consultant, Unknown Studios, that illustrates the importance of the multidisciplinary equine industry to Baltimore County's environment, economy and workforce, and culture. VPC requested that the County recognize an Equine Legacy Area to help protect the many tangible and intangible benefits provided by the equine industry, in particular, the large contiguous tracts of land necessary to continue these economic, environmental, and cultural benefits through 2030 and beyond. The Plan's Vision Framework / Resilient Economy / Priority 3 (Tourism) / Action 3 says the feasibility of the proposed Equine Legacy Area (ELA) and its benefits to the tourism industry should be studied, with a target date of 3-5 years. This is a shortsighted vision, partly due to the fact that we cannot wait 3-5 years (5-7 years in County time) to recognize something so important. The equine industry is not merely tourism, like a farm-to-table restaurant or brewery. It is a unique, existing economy with an equal number of jobs to the rest of the State's agricultural base combined (+20,000 in the State) and a +60% contribution to the State's agricultural GDP. Read VPC's ELA study and let the numbers do the talking. Protecting thousands of jobs that rely on horses here in the County, promoting the unique cultural events and activities that attract local, regional, and even national and international visitors, and conserving land that both mitigates climate change through carbon capture and helps filter regional drinking water cannot wait 3-5 years.</p> <p>Baltimore County must act to protect the equine industry and its related benefits now by enacting the Equine Legacy Area in the Master Plan 2030. VPC has already provided the study, and the facts therein show an unquestionable value in this vibrant, rural economy and ecology. Anything short of adoption is inadequate and irresponsible.</p>
General	NeighborSpace of Baltimore County	Comment too long for sheet. See file at end of document named "19Email.pdf"
Overview	Neville E Jacobs	<p>We would like to emphasize the importance of Community Action Plans, and be sure they are included in Master Plan 2030. PGCC's Plan (Greenspring - East Pikesville Community Action Plan) was developed in 2000, and updated in 2010, and approved each time by the County Council.</p> <p>Having observed the benefits we have obtained from our document, I would propose that the Master Plan include a recommendation that all Communities develop their own plans, which would help Planning prepare for Master Plan 2040.</p> <p>A significant current undertaking for the community is the Pikesville Revitalization Action Plan (PRAP) that was developed by Bill Skibinski of the Planning Office and approved by the County Council in December 2021. Though this centers on the Reisterstown Road corridor, we believe it will have a significant impact on PGCC and other communities, and propose that Resolution 138-21 be posted in its entirety in the Master Plan.</p>
General	Noureen Badwi (Venable LLC)	Opposed the Plan and discussed her concerns with the data and methodology application in the Place Types Map. She requested the opportunity to discuss her concerns in greater detail with members of the Planning Board and staff from the Department of Planning.

Storymap	Name	Comment
Vision Framework	Oliver M. Johnson	The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).
		Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.
		The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.
		In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.
		Please recognize the Equine Legacy Area now.
General	Pamela K. Shaw	It is inappropriate for you to set the guidelines of what people can talk about and then let a person on the Policy Manual Workgroup talk about local topics that are not a part of the Masterplan.
General	Pamela Shaw	Comment too long for sheet. See file at end of document named "20Email.pdf"
General	Pat Beneckson	I do not support the master plan for Cockeysville/Lutherville. I have lived in Lutherville for 35 years and have seen many changes, none of which has been good!
General	Pat Keller- Perry Hall Home Improvement Assoc	Commended Director Lafferty, Deputy Director Mantay, staff from the Department of Planning, and the Planning Board for a very creative and innovative Master Plan. He suggested that the Plan be Master Plan 2033, so the next Master Plan could be done in 2033, when the County would be able to use the County Census data to their advantage.
		The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.
		The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.
Overview	Patricia A. Malone	The Plan states there should be "little, if any, new development" inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be "encouraged."
		Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.
		Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.
Growth Framework	Patricia Hill	I would like to see all liquor stores moved out of residential areas and away from school zones. They should be regulated and mandated to open from 12pm to 8pm and closed on Sundays. Preservation of natural parks and preserves. Create walking paths that don't encroach on nature. Create separate animal parks for dog walking and enforce dog leashes and picking up after dog. Enforce penalties to violators that throw trash out of automobiles and from pedestrians walking. Enforce penalties to noise violations and car racing in residential areas. Add more healthy food options in residential neighborhoods. Stop adding public storage businesses.
General	Patsy Malone (Venable LLC)	Opposed the Plan and stated that she was concerned about the draft Plan, explaining that it seemed anti-development. She expressed concern about LaFarge Quarry being called out as a "Place Type Special Use" and stated she knew this was because of the Essex-Middle River Civic Council's opposition to the site being developed.

Storymap	Name	Comment
General	Paula James	Please stop wasting our time and money on woke policy. By the grace of God I will be able to remove myself from this County and State for that matter as it continues on the path of destruction.
Overview	Peg Reed	can't comment on something I can't see
Vision Framework	Pete Colhoun	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Vision Framework	Peter Fenwick	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Vision Framework	Renee Hamidi	The URDL must be inviolate. "Death by a thousand cuts" is a phrase that often comes up when people talk about the URDL. It's not just a Baltimore County construct that can be moved when convenient. It's part of the County's regulatory framework. I've heard the County Executive say many times that the URDL won't change. I believe him but he won't be County Executive forever. It must be made clear that the URDL will withstand any and all attacks.
WRE	Renee Hamidi	Please consider mentioning in the Master Plan the 2005 consent decree that requires the County to address its sewer issues. A shocking number of residents are unaware of it and the ongoing issues with the sewer systems.

Storymap	Name	Comment
Overview	Rick Hoehn	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
General	Robb Aumiller	<ul style="list-style-type: none"> • Overall, I’m very concerned that the Plan specifically identifies the lack of developable land and the need for affordable and missing middle housing, yet the Plan offers very few recommendations/goals for how to create supply for this type of housing. In fact, the Plan only creates roadblocks to this housing by recommending less frequent rezoning opportunities and recommending overhauling the PUD (I don’t believe making recommendations on the develop process is even in the purview of Planning and the Master Plan). • The StoryMap format is very difficult to follow. There are too many hyperlinks to other reports that are incorporated, its difficult to reference, and its in a format that can be changed at any moment (we are reviewing a 10 year plan, not a living documents that can be changed at any time). The Plan needs to be in PDF format, without hyperlinks and with detailed maps. Without these changes, it cannot be properly reviewed and enforced and it should not move forward. • The Plan specifically calls for “very little new development inside the URDL” in the water resources section. The URDL was created to direct new development within its borders yet this sentence makes it seems that new development is permitted almost nowhere in the County. This will limit new housing, accelerate housing unaffordability, and create economic headwinds. The Plan should instead provide a vision to address these issues, especially in light of our County’s declining population and offer solutions to help our county grow. • The Plan assumes “retrofitting” older areas will result in growth however this growth is much more expensive and complex than new development. Plus, it typically takes decades to occur since property uses must change. Furthermore, the retrofit areas don’t consider development restrictions such as zoning, school capacity, failing intersections, and other available infrastructure. Taking these into account, the retrofitting areas may likely not be eligible for growth. Other solutions need to be considered. • Development Nodes are predominately located inside the beltway which does not seem equitable considering these communities are already the most burdened. Nodes should be located throughout the URDL areas. • The plan took over two years to draft and contained limited public input. Allowing only two weeks for public review and rushing the plan to the Planning Board in May is overly aggressive and doesn’t allow time for the plan to consider public comments. For a Plan that stresses transparency, this timeline is the opposite. • The Plan recommends prioritizing Small Area Community Plans, however these plans overwhelmingly restrict new housing and instead call for more county resources such as parks, schools, community centers, etc. The Plan should provide leadership on where growth should be prioritized and not fully acquiesce to Not In My Back Yard (NIMBY) local planning. • A major theme of the Plan is Vibrant Communities and “ensuring that all residents have access to high-quality, accessible and affordable housing” however there are very few visions or recommendations offered for how to obtain these goals. I would like to see more dedicated to housing affordability.
Growth Framework	Robb Aumiller	<p>Stated that the Master Plan acknowledged that the County was quickly becoming fully built out inside the URDL, which had led to skyrocketing housing costs and a decline in County population as growth was pushed to surrounding areas. He proposed future growth come from retrofitting or redevelopment and the Plan should be revised to incentivize retrofit. He urged the Planning Board to consider the letter sent by MBIA.</p>

Storymap	Name	Comment
Growth Framework	Robert Galla	Like to see redevelop underused office parks, warehouses and shopping centers in Towson to Hunt Valley corridor into mixed use mid rise developments offering amenity filled work/live/shop/play communities. Nodes seem to do this. The Lutherville Node could be better defined to fit into existing community. I grew up in this area and would be nice to return. Presently live in Parkton in an area targeted for ag preservation. Suggest reclassifying my neighborhood and many others as existing rural residential within ag preservation.
Growth Framework	Robin Campbell	I could find no mention of integrating school capacity planning here. The APFO ordinance must be updated and developer fees to support infrastructure growth must be increased. Public schools are in crisis because of chronic neglect. Once again in this document the are overlooked.
Vision Framework	Robin Holmes	Residential growth seems to be happening at an expected/reasonable rate, however, commercial space is too high. The fact that hundreds of commercial space buildings are being built and are sitting empty for years very clearly spells out that there needs to be a moratorium on any new development of that kind of space - White Marsh Blvd on the middle River area end and the large complex being adapted across from Martin State airport come to mind as those that should not have been/be being built. The fact that residents can drive around the county today and see new commercial spaces being built clearly shows that permitting is not being handled well. Additionally, plan recommendations need to have more oversight - despite recommendations within the Essex Sustainable Community Plan specifically stating that this area should not have any new auto-related businesses put in, a new carwash was just approved by zoning-again, it does not seem that code processes are being properly handled
General	Ronald O. Schaftel (The Southern Land Co)	Comment too long for sheet. See file at end of document named "21Email.pdf"
Overview	Ronald Schaftel	<ol style="list-style-type: none"> 1. The online format is not user friendly and the Plan should be put in a PDF. 2. The Plan states the County has limited land available for development and recommends the CZMP occur every 10 years and rewriting the PUD Process. The CZMP and PUD process should not be touched. 3. Anti development language calling for redevelopment only in certain areas and statements like "little, if any, new development" inside the URDL should be removed. 4. Established Neighborhood definition is inconsistent with the uses in those areas. Development under zoning is allowed and should not be discouraged. 5. Language needs to be added to clarify that the Place Types Map is aspirational and may not be used to limit/restrict uses and/or development consistent with zoning and other applicable regulations despite what the Place Types Maps indicates.
General	Russ Powell (Atapco Properties, Inc.)	Comment too long for sheet. See file at end of document named "22Email.pdf"
Overview	Sandi Rubin	In regards to the 2030 plan I would love to see ways we can clean up our environment in an effort to reduce emissions and pollution. The grossly overused gas leaf blowers in our communities effect the climate, our wildlife and noise pollution for everyone. We have at least one commercial landscaping company per day in our community from April to November. Please ban these gas leaf blowers. There are quieter and cleaner options.
Overview	Smith ave Southwest Visions Foundation	Do you need to limit/ prohibit truck weights that travel on Smith Avenue. The houses shake, when a semi rolls down the street.
General	John Jay Dillow Carolyn Anthon Paula W. Wolf	Comment too long for sheet. See file at end of document named "15Email.pdf"

Storymap	Name	Comment
Overview	Stacey McArthur	<p>The online format is very difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
Overview	Steve Iampieri	<p>As a business owner, I am perplexed that the county sold our only public parking lot. Apparently, this took place in the late 1990’s early 2000’s and it is having a negative impact on our community businesses.</p> <p>Lots of businesses are struggling because Catonsville has no public parking lot. It seems very hypocritical to suggest we grow without the necessary parking required to encourage more business growth.</p> <p>Lots of retail businesses keep closing due to foot traffic and lack of public parking. Please help our community solve this ongoing issue.</p>
General	Steve Whalen (Developer)	<p>Stated that he appreciated the aspirational aspect of the Master Plan but that he did have a few areas of concern. He mentioned that UMBC and Spring Grove Hospital area were not properly addressed in the Plan. He urged these areas be recognized in the document because they were fundamentally important to Southwest Baltimore County.</p> <p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p>
Overview	Steven Sibel	<p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>

Storymap	Name	Comment
Vision Framework	Stiles Colwill	<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p> <p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
General	Susan Keeney	<p>Let's see how do you help Baltimore County? First second last and foremost.. STOP 🚫 tearing down all the trees. There can't be allowed by these builders to stuff their pockets. There are animals who have no place to go but in people's yard. The roads being hit and killed. People's cars being damaged and the drivers being Injured. If this doesn't stop we will only be seeing wildlife in zoos not out in nature and forests. Please stop destroying these animals habitats. They have no where to go.</p>
Vision Framework	Sybil Hebb	I support the preservation of open lands for parks and equestrian activity
Overview	Tangiela M. Bentley	Make sure this Master Plan includes all of Baltimore County, which means Turner Station.
Growth Framework	Tangiela M. Bentley	Make sure this Master Plan includes all of Baltimore County, which means Turner Station.
Vision Framework	Tangiela M. Bentley	Make sure this Master Plan includes all of Baltimore County, which means Turner Station.
WRE	Tangiela M. Bentley	Make sure this Master Plan includes all of Baltimore County, which means Turner Station.
Overview	Tasha and Marion Vanzie	<p>Thank you for considering our family's feedback on the Master Plan 2030. We greatly appreciate the inclusive process. We were very pleased to see that many, if not all, of our priorities were included in the Vision Framework which are: Goal 1: Actions 6-8 (Land Use Development), Goal 2 Actions 2-3 (Equitable mixed-income Housing), and most importantly all of Goal 5 (Community Facilities) and the vision for a Resilient Economy (in particular Workforce Development goals). We feel heard and called to action as an ally to all of you who were elected and hired to ensure our interests are implemented. As owners of a tech startup who have also concurrently led a youth-serving organization that deploys an interdisciplinary and intergenerational model that readies our next-gen for careers and entrepreneurship, we want to see Baltimore County become a model center of innovation. The "removed name" are ready to offer civic, volunteer and business partnership support for the Master Plan 2030.</p>
Overview	Tenaea Thomas	<p>Please work on Commercial Revitalization for District 4 and District 2. District 4 currently does not have a decent grocery store and most residents have to travel to Owings Mills for decent shopping. Please work on this. I know that District 4 has high crime but please think about hard working residents who live there.</p>
General	Teresa Stoll	<p>I am 65 years old. I have lived in Timonium my entire life. I am a registered Democrat. I do NOT support apartment housing in the Ridgely/York Road area, nor the proposed additional transportation models suggested for the York Road corridor in the Lutherville area. We do NOT need more people, subways, or buses. A few great restaurants and/or stores would be fine.</p>

Storymap	Name	Comment
Overview	Topher Smith	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
Overview	W Richard Ferguson	<p>I commend the planners who introduced this Master Plan for its concise framework and thoughtful process.</p>
Overview	W.Dennis Gilligan	<p>The online format is difficult to navigate. Hyperlinks should be removed and the Plan put in PDF form.</p> <p>The Plan acknowledges the County has limited land available and needs more density, yet it calls reducing the frequency of CZMP to 10 years and revamping the PUD Process. The CZMP and PUD processes should not be amended.</p> <p>The Plan states there should be “little, if any, new development” inside the URDL and only redevelopment. Any reference to limitations on new development should be removed, and redevelopment should, instead, be “encouraged.”</p> <p>Definitions of Place Types are inconsistent with uses/development in those areas. Revise the definitions and clarify that development under zoning is still allowed.</p> <p>Clarify that the Place Types Map will not be used to restrict uses/development consistent with zoning and other applicable regulations.</p>
General	Wally Lippincott	<p>Extend Comment Period - I am writing to add my voice to those requesting more time for citizens to review the Master Plan. I also think that there should be public meetings in advance of the Planning Board meetings. This Administration has made a real effort at transparency and public involvement, the allotted time to review such an important document is not consistent with those efforts.</p> <p>There are many very good things in the Plan and it is beautifully done, however, there are things missing and most significantly the Plan Vision appears to be a radical departure from prior Plans. I saw a social media message that I am sure you also saw that pits those inside URDL vs outside the URDL. I saw this coming with the way the plan described inside vs outside URDL in the proposed plan. I suspect that the comment online was also addressing the designation of "Existing Neighborhoods" vs "Connected". I think this should have been shown in the abstract with the objective to incorporate on a site by site basis through community plans. But I am getting ahead of myself. This email is to ask for more time for comments and public meetings.</p> <p>Please consider giving citizens more time to review and consider holding some type of public meetings to go over the new plan particularly the Vision component.</p>

Storymap	Name	Comment
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Growth Framework	Wally Lippincott	<p>Suggest that names of the framework areas be changed and that an additional "zone" be created. Many of the locations shown within "Connected Areas" include established communities, however, by not being labeled as such it would appear that they are not considered so by the County.</p> <p>The extent of the proposed "Connected Areas" is unrealistic even for a 10 year plan and will likely lead to scattered and ineffective investment instead of prioritizing a few places. Furthermore, despite the graphic in the Plan that shows the progression of actions, there is no guarantee that the infrastructure issues will be addressed prior to a CZMP issue that proposes higher density zoning.</p> <p>The "Connected Areas" are too expansive. Consider adding a "Transitional" Area with policies between CA and "Established communities".</p> <p>Again, drop the "Established Communities" term it is really loaded and those areas need to also absorb additional housing through infill, ADU's and other techniques.</p>
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Growth Framework	Wally Lippincott	<p>Second comment on this Section. Was cut off before. When I first saw the beginning of this section with its draconian description of the URDL I anticipated it would create a backlash which it has. I do not know if this is intentional or not. Specifically, to say that the URDL sets up an intensely urban area vs a rural pastoral landscape is ridiculous. Most of the area inside the URDL is suburban and not intensely urban and there are large swaths of suburban areas (rural residential) outside the URDL. Yes, later the rural area is more fully described but it is too late and the damage has been done as the Plan is indicating that more growth will occur in the expansive "Connected" areas while "Established" areas like the rural areas will be spared. I think this is very divisive.</p> <p>And even later when the Rural areas are more fully described, I did not see an emphasis on Drinking Water Reservoir protection, Chesapeake Bay Protection, etc. The cost of sprawl is mentioned but in the abstract. Need to detail explicit challenges of providing water and sewer and the cost of sprawl to everyone's taxes.</p> <p>Specifics: URDL and zoning do not "preserve" land resources they "protect" County is primarily suburban not urban right? Data?</p> <p>No "pristine" land in Baltimore County.</p> <p>"Missing Middle" seemed to be dropped in without sufficient context. How does it fit into affordable and existing housing stock. Predictions of available units and time frame seem pretty raw. Should be more data on this and more discussion.</p> <p>Lacks any details on one of the most important issue - the economy. What jobs are in BC? What are the trends? What employers are here and are they growing or shrinking? Isn't pop growth less than predicted, home values not increasing as much as adjacent jurisdictions and revenues were either down or predicted to go down. This is very important context when the Plan is suggesting major redevelopment and infrastructure improvements.</p> <p>It would be nice to turn York Road or Liberty Road into Rockville Pikes but we do not have the economy to generate such quality development. The best we can do is to focus on urbanizing nodes such as Towson, Hunt Valley, Owing's Mills, Security, etc. to extent infrastructure permits and to make qualitative improvements elsewhere (safer sidewalks, better schools, more open space, etc). As indicated in an earlier comment the "Connected" areas are too inclusive. Focus on areas where can put resources. Call the other areas "Transitional" or some such term and once again change the "Established" term.</p>
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Storymap	Name	Comment
		<p>Vision Framework</p> <p>One more thing on Growth Framework. The URDL is defined by a number of State statutory elements such as the Growth Tiers, Ag Preservation Funding Certification, Rural Legacy Funding, Water Resources Element, Sensitive Area, etc. None of these were mentioned.</p> <p>VF2 G1A5 – Right on but need to indicate somewhere in Plan that County will increase the DP staff to keep up with getting SAPs done in a timely manner.</p> <p>VF2 G1A8 – Permit zoning changes as part of the SAPs.</p> <p>VF2 G1A10 – Streamlining is not the issue. The issue is real community involvement short of appealing plans. Have County conduct CIM not developers and have citizen comments get listed with County comments for developers to respond to.</p> <p>VF2 G3A7- Add a commitment that County will convert its vehicles including trucks to EV by x date.</p> <p>VF2 G4A3- Add County will put solar panels on suitable buildings and parking lots by x date.</p> <p>VF2 G4 add A7 – This does not go far enough or is not explicit enough. Inventory all substandard sidewalks and include in the CIP plans to bring up to standards.</p> <p>VF3 Intro- Baltimore County is mostly suburban and will remain so for longer than the life of this Plan stop calling it urban. Call it urban/suburban if you must. Baltimore County does not own these lands- rephrase. The last line should be the Plan calls for for “protecting and restoring natural systems” ones does not “enhance” natural systems.</p> <p>VF3G1A1 “prioritize protection of agricultural lands” add forests and natural lands.</p> <p>VF3G1A2 “Increase” efforts to”implement” programs to protect land, reservoirs, Ches. Bay and other water bodies.</p> <p>VF3G1A5 RED FLAG- what is this statement it looks like an opening to reduce protection of sensitive lands. Instead consider wording “Continue to protect and retain zoning of sensitive environmental lands including farmland, etc.</p> <p>VF3G1A6 Communities to maintain trees is expensive. Consider use of FCA funds for community grants to plant and maintain trees on community open space.</p> <p>VF3G1A11. APPA should be in caps.</p> <p>VF3G1 Add an item. The tree resources along County and State ROW’s are in poor health and poorly maintained. Propose an action item to address this.</p> <p>VF3G2A1 Not “improve coordination” I do not think there is any. Instead, say Pursue and create incentives to provide access where appropriate on sensitive lands including new agricultural and rural legacy easements.</p> <p>VF7G1A3- Too weak. How about Activity take advantage of State funds and programs and supplement with County funds to partner with In the explanation of the areas outside the URDL no mention was made to its function in protecting the three reservoirs that are located there that provide water for the Metropolitan Metro District that serves 1.8 million people. Why was this not included in the description of the resources outside the URDL?</p>
Vision Framework	wally lippincott	
Growth Framework	Wally Lippincott	
General	Wally Lippincott	Comment too long for sheet. See file at end of document named "23Email.pdf"

Storymap	Name	Comment
		<p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p>
Vision Framework	Wayne Armacost	<p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Growth Framework	Wayne C. McGinnis	<p>Developers have misused the current process by being allowed to transfer open space in a development to a location that is not necessarily available to the future residents of the development. The area is then allowed to have a greater density with no benefits to the future residents.</p> <p>The Valleys Planning Council undertook a study in 2021 that shows how important the equine industry is to Baltimore County's environment, workforce, and culture, and requested the County recognize an Equine Legacy Area (ELA).</p> <p>Resilient Economy/Tourism/Action 3 says the feasibility of the proposed ELA and its benefits to the tourism industry should be studied in 3-5 years.</p>
Vision Framework	Will Cook	<p>The equine industry is more than tourism. Large contiguous tracts of land required by equine activities benefit wildlife and biodiversity. Protecting the thousands of jobs that support equine activities; promoting unique events and activities that attract local, regional, and national visitors; and conserving land that mitigates climate change cannot wait. The County should act now.</p> <p>In 1970, Maryland had about 4,000 dairy farms. Today there are about 300. Without immediate support, the equine industry will go the way of the dairy industry.</p> <p>Please recognize the Equine Legacy Area now.</p>
Overview	William Cook	<p>We need the Equine Legacy Area recognized NOW. The supporting research has already been done to support it and shared with the County. Please recognize this area now to ensure that Maryland's horse industry and the rural lands that make it possible continue to thrive.</p>
Vision Framework	William G Stewart	<p>Thank you for including the Equine Legacy Area in the Plan. However, ELA adoption should not wait for another study. ELA should be adopted now.</p>
General	Winnie Carpenter	<p>Comment too long for sheet. See file at end of document named "24Email.pdf"</p>

Storymap	Name	Comment
Vision Framework	Winnie Carpenter	<p>VF.1: "Aspirational Planning Document" & "Used to inform decisions". Is the document mandatory or just a guide? If a community is offered "transparency", does their input then have weight in decision-making?</p> <p>"Elements (OV.3): 1. Equity - Being inclusive of our decision making" -- This is unclear to me. Does "Inclusive" mean of the community?</p> <p>VF.2, Goal 1, Action 2: PUD? Needs to be stronger. "Transparent" to community? The community needs transparency and partnership in the process. Assure that project is not exempt from the full development process and that the application includes the projected impact on the surrounding community. Currently, posting small signs on the property for the CIM is not sufficient, especially when along a roadway with no available parking. Written notices are also not always sent to adjacent property owners. Not everyone has internet -- a CIM should be within a mile or two from the property, not 9.6 miles away, which has been done in the past.</p> <p>VF.2 Goal 1, Action 5: Basic Services Maps?</p> <p>VF.2, Goal 1, Action 6: Consider adding ...with community input.</p> <p>VF.2, Goal 1, Action 7: Consider adding ...with community input. (Similar to your meetings about Reimagining Security Mall.)</p> <p>VF.2, Goal 1, Action 8: Great idea! (I have yet to meet a community member who even knows what a CZMP is.)</p> <p>VF.2, Goal 1, Action 10: When speaking with the community, departments appear to be "siloed" with decisions. Could that be clarified somehow? Also, a note about jurisdictional cooperation, ie, Baltimore County roads telling community that a County road congestion cannot be considered because it intersects with a State road, or traffic congestion cannot be considered for a proposed project because an impacting traffic signal is in another county - less than 100' away.</p> <p>VF.2, Goal 2: These are all great.</p> <p>VF.2, Goal 3, Action 2: Safety -- Provide sidewalk before establishing a 1/2 mile distance to mass transit. Insure that project parking will not encroach into neighborhoods, especially in areas with no access to mass transit.</p> <p>VF.2, Goal 3, Action 3: Provide bike lanes and sidewalks first. (I have read that Howard County is not doing this for their students.)</p> <p>VF.2, Goal 3, Action 5: Please don't forget those who live "on" the County line.</p> <p>VF.2, Goal 3, Action 7: Take into consideration that charging stations may not be usable in flood zones.</p> <p>VF.2, Goal 4: Consider incorporating Baltimore County Hazard Mitigation Plan Update, 2021, to address development in tidal and riverine flood areas.</p> <p>VF.2, Goal 5: Consider incorporating Baltimore County Climate Action Plan, Resilience Assessments for the General County Government Assets, 2021.</p> <p>VF.2, Goal 6, Action 4: Glad to see this.</p> <p>VF.2, Goal 6, Action 5: Realizing that it is important to reuse historic properties, it is counter in preserving the neighborhood/community Good Morning,</p>
General	Winnie Carpenter	<p>I know a long weekend is coming up, but I am wondering about something. How does the Basic Services Maps and CZMP final approvals "connect" to the Master Plan? I am fairly new to these processes but I am noticing recommendations/voting by County staff and the Planning Board which are then changed by the County Council. Does the Master Plan need to be considered before final voting? Is any part of the Master Plan "mandatory"?</p> <p>These processes are complicated and confusing to the public. If they could be acknowledged in the Master Plan that may be helpful. Maybe?</p>

Draft Master Plan 2030 Public Comments

Received via email that were too long to show in the sheet above.

Sensitive and confidential information has been redacted.

April 3 through May 18, 2023

01 Email

Jennifer Meacham

From: Master Plan
Sent: Thursday, May 18, 2023 8:25 AM
To: Jennifer Meacham
Subject: FW: Draft 2030 Master Plan Comments

From: Eric C. Hadaway <EHadaway@dmw.com>
Sent: Wednesday, May 17, 2023 11:06 AM
To: Master Plan <masterplan@baltimorecountymd.gov>
Cc: Kristy M. Bischoff <KBischoff@dmw.com>; Michael D. Martin <DMartin@dmw.com>; Lisa Gobrecht <LGobrecht@dmw.com>; Eric J. Chodnicki <echodnicki@dmw.com>; Mark Willard <mwillard@dmw.com>; Jacob Dortch <jdortch@dmw.com>; Amanda Russo <ARusso@dmw.com>
Subject: Draft 2030 Master Plan Comments

CAUTION: This message from EHadaway@dmw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Morning,

We have reviewed the draft 2030 Master Plan and are writing to provide comments and questions.

We agree with the comments submitted by the Maryland Building Industry Association (MBIA) and ask that you also consider the following:

We understand that the Plan is intended to be a living document, subject to changes over the next 10 years. If this is to be the case, who would be the arbiters of these changes, what would the process be for proposing a change, and how long might it take to make such a change? Would this entail a public notice or process other than what appears to be intended as an on-line/internet-based process?

Are the previously established Growth Tier Maps still relevant? Have they been considered and where do they fit into the 2030 Plan? Which would take precedence if these maps were found to be in conflict with the proposed "Place Type Map"?

Is Map 5 "Proposed Land Use Baltimore County" in the 2020 Master Plan no longer relevant?

What is the intention of the "Place Type Map" in the 2030 Plan, and how might this map affect actual development approval and implementation? Development opponents have frequently cited literal interpretation of these maps as the basis for project opposition (i.e.: "It's not mapped that way, therefore the project shouldn't be allowed.") even when a proposed use makes good sense when site context, economic impact, and other key factors are considered.

We understand that the ¼ mile and ½ mile radii used to identify "Rings" around Nodes for Development are idealistic regarding walkability, access and ease of transportation to and from, but what about the impact of existing infrastructure corridors, topographic features and other naturally occurring barriers surrounding or within a node? We note that many of these radii appear to dissect individual properties and that they do not

follow property lines – have you considered the fallout that may result when maps are literally interpreted by project opponents and proposed land uses may not be consistent with the various overlays?

The Plan recommends reordering “...sequencing of decision making to follow a hierarchical order.” beginning with the Master Plan. Which decisions? Is the intent that development plan reviews would first have to prove consistency with the Master Plan before they would even be considered for Phase 1 and 2 reviews? Who would make that decision?

Why are there only two “Special” Place Types and what does it require for a property to be considered for a “Special” Place Type? What is the intent of including these in the Master Plan (especially when the Tradeport uses have already been preordained and the recent Lafarge, Council, constituent issues seem to have the fate of the quarry at a stalemate)?

Thank you,

Eric Hadaway



ERIC C. HADAWAY
VICE PRESIDENT - DIRECTOR OF ENVIRONMENTAL SERVICES

DAFT MCCUNE WALKER, INC.

501 Fairmount Avenue
Suite 300
Towson, MD 21286

office: 410 296 3333 | fax: 410 296 4705 | mobile: 443 690 6565

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[1fnK7T1N6j8eX1SUbJMTeWUI3luTJpNrbZPjdJ17IP7sBCGeD6XY84DWmNJEexylb2UojwEHBiFN8qnUF](http://secure-web.cisco.com/1oD8swdA42VGOQFMc-1fnK7T1N6j8eX1SUbJMTeWUI3luTJpNrbZPjdJ17IP7sBCGeD6XY84DWmNJEexylb2UojwEHBiFN8qnUF)
[EHa_xZpTu7mHFs5HnlTp_AQ1eGdg4UBeM4W8EfYcTXjnuZs4UTljpZwncU3R8chJm91vVaMVMpqbv5U](http://secure-web.cisco.com/1oD8swdA42VGOQFMc-EHa_xZpTu7mHFs5HnlTp_AQ1eGdg4UBeM4W8EfYcTXjnuZs4UTljpZwncU3R8chJm91vVaMVMpqbv5U)



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02 Email

Jennifer Meacham

From: Master Plan
Sent: Thursday, May 18, 2023 8:27 AM
To: Jennifer Meacham
Subject: FW: Master Plan 2030 comment submission

From: Barbo, Nathan <Nathan.Barbo@medstar.net>
Sent: Wednesday, May 17, 2023 5:07 PM
To: Master Plan <masterplan@baltimorecountymd.gov>
Subject: Master Plan 2030 comment submission

CAUTION: This message from prvs=2501ff4979=nathan.barbo@medstar.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello,

Thank you for the opportunity to review the Baltimore County Master Plan 2030 and provide feedback. As a major employer and significant stakeholder in the county's healthcare infrastructure, MedStar Franklin Square Medical Center appreciates the collaboration with our county partners.

In review of the Master Plan 2030, below are a few key aspects we'd like to mention and extend our support:

- Healthy Community- thank you for this area of focus, which we clearly offer strong support, especially:
 - Mental Health awareness & well being
 - Access to healthy foods
 - *Highlighted by our upcoming launch of the Food Rx program, made possible through Baltimore County ARPA funding*
 - Equitable healthcare and workforce diversity
- Core Retrofit algorithm
 - Thank you for including "within a half-mile of a hospital" as one of your criteria, as sustainable staffing is one of our challenges
- Transit Oriented Development- as many of our associates rely on bus transportation, we appreciate the county's focus on this aspect
- Walkable streets & Pedestrian safety
 - Our hospital campus in Rosedale is surrounded by county roads, which has presented an increasingly concerning trend for pedestrian safety, due to aggressive drivers. We have already been in contact with county representatives to conduct a traffic study and collaborate on solutions to ensure safer driving habits are implemented to keep our hospital staff, patients and visitors safe
- Infrastructure & Capital- as a critical location and receiving entity during emergencies/disasters, we strongly advocate for continual investment in our county's roads, water pipes & other infrastructure

Thank you for the opportunity to submit feedback and I'd be happy to discuss further at any time.

Nathan

Nathan Barbo, FACHE

Sr. Vice President, Operations
MedStar Franklin Square Medical Center

Office: 443-777-6419

Cell: 443-717-3930

Nathan.Barbo@medstar.net

MedStar Health is a not-for-profit, integrated healthcare delivery system, the largest in Maryland and the Washington, D.C., region. Nationally recognized for clinical quality in heart, orthopedics, cancer and GI.

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04 Email

Jennifer Meacham

From: Master Plan
Sent: Thursday, May 18, 2023 8:27 AM
To: Jennifer Meacham
Subject: FW: Master Plan 2030 comments

From: msgreenspun@comcast.net <msgreenspun@comcast.net>
Sent: Wednesday, May 17, 2023 11:55 AM
To: Master Plan <masterplan@baltimorecountymd.gov>
Cc: msgreenspun@comcast.net
Subject: Master Plan 2030 comments

CAUTION: This message from msgreenspun@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

The Master Plan 2030 is an ambitious plan that has elements I support and issues that concern me. The plan clearly realizes that Baltimore County is nearly out of developable land inside the URDL. It states that “If [the current] building rate continues with no change to zoning, the urban areas will reach full build-out in 20.7 years, or 8.4 years at the moderate build-out rate.” I wish more attention was paid to this fact in the Master Plan, as without new available housing, there will be no way for future residents to move to Baltimore County and the recent decline in population will only accelerate, leading to stagnation and economic downturn. The solution of a change in zoning is implied in the report’s own language, and I would like for that to be more fully endorsed, promoted and fleshed out in the Master Plan 2030.

The solution that the plan does endorse is redevelopment or “retrofitting.” I agree with many of the concepts of the Neighborhood Place Types and the emphasis on Nodes and Connected Neighborhoods and the concomitant commitment to increasing density of the development in those areas. It is reminiscent of the Growth Area concepts in prior County Master Plans and is vitally important to provide the additional housing that our County desperately needs both now AND in the near-term future. My worry is that Established Neighborhoods will be perceived by community activists as off-limits to ANY development and redevelopment and the Plan needs to EMPHATICALLY STATE that low and medium density residential development will be allowed there.

My overarching problem with the Master Plan 2030 is the effect that this plan will immediately have upon development once the Plan is adopted by the County Council. While it is clearly stated that “the Baltimore County Master Plan 2030 is an aspirational planning document that charts a course for the County throughout the next decade and beyond,” both the development regulations and recent Administrative Law Judge rulings require that development must adhere to the current iteration of the Master Plan. That represents a serious problem for development in the County for the following reasons:

1. The Master Plan 2030 is a series of ESRI, ArcGIS StoryMaps with external links and references subject to change and the entire Plan has been updating throughout the recent review process. All of this leads to the question of what exactly constitutes the Master Plan 2030 upon passage?
2. Master Plan 2030 wants to “create a ‘living’ document that will evolve throughout the years. As new studies are completed, new sections, proposals and documents will be added and linked to the main page.” Also, “in creating Master Plan 2030, it was the Department of Planning’s intention to shift the master plan significantly from a static document completed at a point in time, to a living and dynamic document that is updated regularly.”

But the Plan also states “after Master Plan 2030 is adopted any changes to the Plan must be made legislatively by County Council.” So, will these regular updates require continual County Council review and passage, or will this happen covertly? How can development that must adhere to a Master Plan going to constantly adjust to regular updates? Will there be grandfathering? For how long? It should be obvious that requiring adherence to a moving target is not a tenable policy.

3. The Master Plan 2030 makes it clear that the Plan itself is just Step 1 in a multi-year project, which includes in hierarchical order: Master Plan, Small Area Plans, Comprehensive Zoning Map Process (CZMP), Capital Improvement Plan (CIP) and Water and Sewer Plan Amendments.” The Small Area Plans determine the preferred density and zoning for neighborhoods and the CZMP then legally adjusts the zoning to reflect the priorities determined in the Master Plan and Small Area Plans. Until that happens, the Master Plan simply cannot be binding. Otherwise, per the Growth Framework, who will determine what constitutes low, medium or high density usage until the CZMP puts a number on it? In GF.5, the Plan even states “the Place Types map will provide *general* direction for County land use decisions, and may be amended as needed through Community Plans or Small Area Plans.” (Emphasis added)
4. The Vision Framework situation is even more dire. Per the Master Plan 2030, “the Vision Framework establishes the goals for the future long-range development of a sustainable Baltimore County.” It is a giant wish list, full of good and noble intentions, but most definitely not a binding prescription for development. Otherwise, no subdivision will ever be in compliance with Master Plan 2030 and therefore receive ALJ approval. For instance, how would a project sufficiently “utilize nature-based solutions (NBS) as a vehicle for delivering green, resilient and inclusive development (GRID) to reduce the negative effects of climate change,” (Goal 1, Action 4) or how would “new development or redevelopment ... provide publicly accessible shared-use pathways and ... increase the acreage and quality of open space and forested, or tree-shaded open space“ (Goal 2, Action 7) without exact guidance and vastly more specification? The contents of the Vision Framework constitute a starting point for new laws, not an ending point for binding development.

The solution to this problem is that the Master Plan 2030 must clearly state it lays the framework, develops concepts and provides guidance for the implementation of those concepts, but until zoning and development regulations are legally adjusted as a result, the Master Plan 2030 **MUST NOT BE A BINDING DOCUMENT UPON DEVELOPMENT.**

Lastly, the Master Plan 2030 should acknowledge what many other jurisdictions have finally come to realize, which is that the lack of housing in general, and specifically the shortage of affordable housing and reasonably priced market rate housing, are primarily due to decades of restrictive government housing policy that placated local residents in the short term but decimated the housing supply balance in the long term. No Master Plan can truly claim to be “an aspirational planning document that charts a course for the County throughout the next decade and beyond” without acknowledging the supply problems and proposing to address those issues. The Master Plan 2030 does state that “the need for “Missing Middle” housing, such as apartments, duplexes and rowhouses, for young professionals, young families and seniors alike must be addressed,” but little is actually done to address it. More radical concepts being considered across the country to confront housing shortages, such as allowing missing middle housing in all single family zoning areas, are not even acknowledged in the Master Plan 2030.

In conclusion, there are many good ideas in the Master Plan 2030 Growth Framework for guiding future development in the County and increasing density in certain Place Types, and some good ideas in the Vision Framework for producing future policies, but nothing in the Master Plan 2030 should be binding upon development until they have found their way into development regulations or new zoning designations for specific parcels. Additionally, the Master Plan 2030 should address the 900 lb. gorilla in the room, which is the County is running out of land for development and has a large shortage of housing, and therefore needs to focus more attention on aggressively increasing housing production. Instead, it seems fixated on how to spread it out differently. The planners of 40 years ago knew better, as the Master Plan 1990 stated “considerations of equity suggest that projected population should be accommodated.”

Thank you,

Michael Greenspun
443-375-0324 Cell
msgreenspun@comcast.net Email

05 Email

Jennifer Meacham

From: Master Plan
Sent: Thursday, May 18, 2023 8:26 AM
To: Jennifer Meacham
Subject: FW: Draft Master Plan 2030

From: Michael Scepaniak <mike@milestoneinc.com>
Sent: Wednesday, May 17, 2023 11:31 AM
To: Master Plan <masterplan@baltimorecountymd.gov>
Subject: Re: Draft Master Plan 2030

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Amy,

If possible, I have some other, more specific comments, I'd like to add.

- The goal/action to "Increase bike and pedestrian connectivity between the County's public parklands, recreational facilities and lands protected under other land preservation and regulatory programs..." should be expanded to increase that connectivity between those areas **and the residential areas where people live**. This may be implied or assumed, but I think it would help to spell it out.
- The goal/action to "encourage mixed-use development along commercial corridors" should be expanded to also encourage it in residential areas. It's not enough to simply allow people to live where they currently work and shop, but to also work and shop where they currently live. The vision, as currently presented in the draft plan, will simply yield more Lutherville Station proposals and nothing else. That's not good enough. We need a variety of mixing in all areas of the URDL.
- The goal/action to "Create a program to help build and sustain small businesses in navigating county permitting processes" should include relaxing building codes for fledgling businesses on a **temporary basis** as they struggle to prove themselves viable. Some sort of provisional, less onerous seal of approval should be made available.
- The goal/action to "Create opportunities for Trade School Programs to promote on-demand education needs to increase the number of skilled workers" should make fostering an ecosystem of small-scale, incremental, entrepreneurial developers a top aim. We need a "swarm" of savvy, well-rounded tradespeople who have an appetite for taking on small, infill developments (that large developers won't find appealing).
- The goal/action to "Support regional coordination to create a network to combat the existence of food deserts in all jurisdictions" should go beyond relying on supermarket chains whose business models depend on automobile-centric land use and large catchment areas. This can be enabled through denser, walkable development patterns.
- The goal/action to "Compile and publish minutes and, when applicable, written products for all public meetings on the County website" should be expanded to also post video recordings of all meetings, in a prompt, durable, professional, and consistent manner.
- The goals/actions to "reduce the number of individuals becoming homeless" and "Increase resources for senior citizens to age in place comfortably by improving existing ADA accommodations" should be facilitated by allowing for the development of a wide variety of affordable (lowercase, meaning not

subsidized) "missing middle" housing in all communities. Aging in place does not need to mean "in the same home", but rather in the same neighborhood. That can only happen when all neighborhoods are required to allow for a mix of home sizes, styles, densities, and price points. Affordability can also be enhanced by not requiring all dwelling units to be bundled with enough land/space for one or more automobiles.

- The mention of making a "fair distribution of benefits and costs" (in terms of equity) seems to be a bit at odds with the plan's intent to focus development and housing in lagging commercial corridors, with Existing Neighborhood place types remaining untouched. Lower-income residents shouldn't be shunted into areas slated for "revival". Rather, they should be given the opportunity to also move into new, affordable housing built in currently-strong areas.

I don't know if I agree with the goal/action to "Extend the frequency of the Comprehensive Zoning Map Process (CZMP), preferably from every four years to every ten years to align with the County's Master Plan process, reduce staff time dedicated to the process and enable a shift of department resources into other planning activities". It seems to me that the frequency of the CZMP should actually be increased, not decreased. The CZMP simply changes the zoning classification assigned to individual parcels.

In contrast to the CZMP, what I think should be scheduled and completed every ten years is a Comprehensive Zoning **Code Revision** Process (CZCRP). The Baltimore County zoning code, like the zoning codes for most U.S. municipalities, is overly-complex and onerous to understand. It should be completely revised and rewritten, preferably such that it's current length (725 pages) and size (6.1 MB) is halved. We should follow Buffalo's lead here, which completed a similar process several years ago. [1] Along the way, they switched to a form-based code (and away from a use-based code). By most accounts (including a population increase for the first time in 70 years), the overall has been a resounding success. Baltimore County should follow this lead, and then commit to comprehensive zoning code revisions every subsequent ten years.

I also find it interesting (and concerning) that the draft plan makes no mention of school capacity planning, especially since that is a major concern which is brought up in response to all/many proposals for new residential development. I assume that this has been intentionally deferred to the Board of Education, but making absolutely no mention of it in the draft plan - that needs to be rectified.

Thank you very much for the opportunity to comment. I apologize for cutting it so close to the wire.

Mike....

[1] - https://buffalonews.com/news/local/buffalos-zoning-code-steps-into-the-21st-century/article_a8b81e45-f6f3-526e-99fe-dde988ef9c78.html

<https://michaelscepaniak.com>

My latest post - [Strong Towns Baltimore](#)

On Tue, May 16, 2023, at 7:57 AM, Master Plan wrote:

Good morning!

Thank you very much for your feedback on Master Plan 2030. We will incorporate this into the feedback we provide to the Baltimore County Planning Board.

Amy

From: Michael Scepaniak <mike@milestoneinc.com>
Sent: Monday, May 15, 2023 9:08 PM
To: Master Plan <masterplan@baltimorecountymd.gov>
Subject: Draft Master Plan 2030

CAUTION: This message from mike@milestoneinc.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Baltimore County Planning Board,

My name is Michael Scepaniak and I live in Cockeysville. I have reviewed the [Baltimore County draft Master Plan 2030](#) and would like to take the opportunity to provide my comments. I am co-president of the local advocacy group [Strong Towns Baltimore](#), but these comments are only on behalf of myself.

I find the draft plan to be well written and presented. It is very informative and educational and well-explained. The effort put into it shows. I very much appreciate the time dedicated to it by the motivated members of my local government.

I welcome the promise of an implementation page in the plan that "will include implementation strategies and tracking of success". I don't get the sense that looking back to past master plans to determine how execution followed-through on plan is done.

I find the call to reorder the sequencing of decision making regarding major land use processes (to follow a hierarchical order) to be very welcome and logical. I'd like to see this line of thinking extended such that the master plan comes to actually be established as a "controlling document", wherein county council members and the county executive are obliged to abide by it. As things currently stand, my council member is free to ignore the master plan because he doesn't want, as he put it, "the planning department telling me what to do".

I very much agree with many of the ideals presented. Adding "missing middle" housing types, making the built environment less hostile to pedestrians, adding more ADUs, expanding transit services, encouraging mixed-use and mixed-income development, modifying parking minimums, updating road standards, allowing for infill development, improving bike and pedestrian connectivity, eliminating food deserts, and adopting a county-level Vision Zero strategy are, to me, on-point and speak to what I want to see included.

However, I find the focus on suburban retrofitting and limiting it to the Node and Connected Neighborhood place types to be concerning. If executed as presented, the county would end up being dotted with isolated, pseudo-urban islands and strips. Given that the Nodes are focused on large parcels of land with single-entity ownership, the result of any retrofitting won't be incremental in nature or the result of many hands. As such, they will not grow and evolve over time (as today's successful and thriving urban areas did). As such, I have a hard time understanding how what is hoped will result will yield the ideals presented elsewhere in the plan.

These envisioned islands and strips will be too small, numerous, and spread out to efficiently connect via transit. And they will not be large or dense enough to be self-contained. Given that they will be planned and built on grand scales by large developers who will require deep financing, what we'll get are conventional, automobile-centric developments studded with big boxes and wasteful parking lots or garages.

Even if these retrofits turn out to be successful (finance-wise and demand-wise), the plan readily concedes that the large swaths of Existing Neighborhood place types "will remain as such for the foreseeable future". With all of those communities remaining frozen in amber (low density and automobile-centric), the county, as whole, will not be able to really evolve in any sort of paradigm-shifting way. And I find that frustrating.

While I find the ideals presented in the plan very attractive, I don't understand how focusing on isolated retrofit areas will get us there, at least not to a true and pervasive degree. The retrofit concept needs to be bolstered with widespread allowances for a) gentle and gradual by-right densification throughout the URDL and b) establishing commercial businesses and storefronts throughout residential neighborhoods (whether Connected or Existing). That's the path that will get us true affordable (lower-case) "missing middle" housing and a willingness to move beyond wasteful and expensive automobile-dependency.

It's possible that I am misunderstanding how the retrofit concept could serve to hamper widespread adoption of the ideals that the plan's authors appear as if they want to see manifest in Baltimore County. If so, I suggest modifying the document to resolve any possible misperception.

In summary, while I very much favor the end-state vision presented in the draft master plan, I have concerns about the execution strategy based on focused retrofitting.

Thank you very much for the opportunity to comment.

Mike.....

<https://michaelscepaniak.com>

My latest post - [Strong Towns Baltimore](#)



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06 Email

Jennifer Meacham

From: Master Plan
Sent: Tuesday, May 16, 2023 7:57 AM
To: Jennifer Meacham
Subject: FW: Draft Master Plan 2030

From: Michael Scepaniak <mike@milestoneinc.com>
Sent: Monday, May 15, 2023 9:08 PM
To: Master Plan <masterplan@baltimorecountymd.gov>
Subject: Draft Master Plan 2030

CAUTION: This message from mike@milestoneinc.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Baltimore County Planning Board,

My name is Michael Scepaniak and I live in Cockeysville. I have reviewed the [Baltimore County draft Master Plan 2030](#) and would like to take the opportunity to provide my comments. I am co-president of the local advocacy group [Strong Towns Baltimore](#), but these comments are only on behalf of myself.

I find the draft plan to be well written and presented. It is very informative and educational and well-explained. The effort put into it shows. I very much appreciate the time dedicated to it by the motivated members of my local government.

I welcome the promise of an implementation page in the plan that "will include implementation strategies and tracking of success". I don't get the sense that looking back to past master plans to determine how execution followed-through on plan is done.

I find the call to reorder the sequencing of decision making regarding major land use processes (to follow a hierarchical order) to be very welcome and logical. I'd like to see this line of thinking extended such that the master plan comes to actually be established as a "controlling document", wherein county council members and the county executive are obliged to abide by it. As things currently stand, my council member is free to ignore the master plan because he doesn't want, as he put it, "the planning department telling me what to do".

I very much agree with many of the ideals presented. Adding "missing middle" housing types, making the built environment less hostile to pedestrians, adding more ADUs, expanding transit services, encouraging mixed-use and mixed-income development, modifying parking minimums, updating road standards, allowing for infill development, improving bike and pedestrian connectivity, eliminating food deserts, and adopting a county-level Vision Zero strategy are, to me, on-point and speak to what I want to see included.

However, I find the focus on suburban retrofitting and limiting it to the Node and Connected Neighborhood place types to be concerning. If executed as presented, the county would end up being dotted with isolated, pseudo-urban islands and strips. Given that the Nodes are focused on large parcels of land with single-entity ownership, the result of any retrofitting won't be incremental in nature or the result of many hands. As such, they will not grow and evolve over time (as today's successful and thriving urban areas did). As such, I

have a hard time understanding how what is hoped will result will yield the ideals presented elsewhere in the plan.

These envisioned islands and strips will be too small, numerous, and spread out to efficiently connect via transit. And they will not be large or dense enough to be self-contained. Given that they will be planned and built on grand scales by large developers who will require deep financing, what we'll get are conventional, automobile-centric developments studded with big boxes and wasteful parking lots or garages.

Even if these retrofits turn out to be successful (finance-wise and demand-wise), the plan readily concedes that the large swaths of Existing Neighborhood place types "will remain as such for the foreseeable future". With all of those communities remaining frozen in amber (low density and automobile-centric), the county, as whole, will not be able to really evolve in any sort of paradigm-shifting way. And I find that frustrating.

While I find the ideals presented in the plan very attractive, I don't understand how focusing on isolated retrofit areas will get us there, at least not to a true and pervasive degree. The retrofit concept needs to be bolstered with widespread allowances for a) gentle and gradual by-right densification throughout the URDL and b) establishing commercial businesses and storefronts throughout residential neighborhoods (whether Connected or Existing). That's the path that will get us true affordable (lower-case) "missing middle" housing and a willingness to move beyond wasteful and expensive automobile-dependency.

It's possible that I am misunderstanding how the retrofit concept could serve to hamper widespread adoption of the ideals that the plan's authors appear as if they want to see manifest in Baltimore County. If so, I suggest modifying the document to resolve any possible misperception.

In summary, while I very much favor the end-state vision presented in the draft master plan, I have concerns about the execution strategy based on focused retrofitting.

Thank you very much for the opportunity to comment.

Mike.....

<https://michaelscepaniak.com>

My latest post - [Strong Towns Baltimore](#)

08 Email

Director Lafferty,

For the past several months I have been working to advocate for continued support of the Glenn L. Martin Aviation Museum, located here in Middle River, at both the local county and state levels. The museum continues to make great strides in its ongoing mission to not only honor the past sacrifices and achievements of the men and women of our community, but also to educate and pass on the unique history of Glenn L. Martin Company, and its role in our nation's history to the next generation. With the future goals of the museum in mind, I have read through the current draft of the Master Plan 2030 and have a few suggestions we believe would be greatly beneficial to the museum over the next 10 years.

First, I would like to thank you and your staff for all of the work you have put into the master plan process so far. We are also appreciative of the opportunity to provide comments prior to the final draft of the plan. For your reference, I have attached a document that provides a more in-depth overview of the Glenn L. Martin Maryland Aviation Museum as an organization, as well as a detailed outline of the newly proposed "E building" and how we intend to utilize the space to provide even better opportunities to the community.

After reading through the initial draft of the MP2030 the museum would like to make the following recommendations.

- Expand the current Eastern Blvd., Martin State Airport Mobility Node to include the Aviation Station (Former Martin Plant #2) and small surrounding properties located at 2800-3000 Eastern Blvd.
- Consider adding a special place type designation to a defined area within the Eastern Blvd. Martin State Airport Mobility Node to allow for investment in tourism, historic preservation, and economic growth by the museum over the next 10 years.
- Consider adding language to the current definition of the Eastern Blvd. mobility node "options" that includes museums, historic locations, or culturally significant areas of the community.
- Allow for the possible creation of a new Commercial Revitalization District (CRD) within the Eastern Blvd., Martin State Airport Mobility Node.

Our thought process behind the suggestions above are as follows:

1. The suggestion of expanding the existing node to include the aviation station/former plant #2 property stems from fact that previously the Glenn L. Martin Museum was offered space on the property to house/display several of the aircraft within its collection. The museum was also offered a permanent home for the museum as part of the redevelopment of the property. These offers were made by the previous owners of the property (Blue Ocean) and were never finalized. The current owners (Reich Bros.) have made no such offers to the museum; however the redevelopment of the property is still in early stages and the owners have asked for input from the community as to potential uses for the site. Should the possibility arise in the future for the

museum to occupy space on the property, the inclusion of Aviation Station within the core retrofit area will allow the museum to more easily advocate for capital funding over the next 10 years.

2. The suggestion of adding a special place type, and offering more specific language when describing the options within the mobility node, are both attempts to provide a more direct path for the museum to grow, and advocate for funding over the next 10 years. The suggestions above are simply our ideas on how this could be accomplished, however we are open to ideas if you envision better ways to accomplish this goal.
3. We have begun advocating to our local Councilman the idea of creating a separate CRD as a way to revitalizing the area surrounding the former Lockheed Facility. I am not sure whether any changes need to be made to the language of the MP2030 to facilitate this, but we just wanted to be proactive during the comment period to ensure that the application of a future CRD would not conflict with any existing framework of the MP2030 draft.

Why should the planning department support our recommendations?

As part of the extensive MP2030 process, the planning department collected over 4,000 comments from Baltimore County residents. Those comments were then incorporated into the goals and actions identified within the vision framework of the Master Plan. While the museum carries broad support from our local residents, the current Master Plan also reflects strong community support throughout all of Baltimore County for additional investment in cultural and historic preservation, tourism, development of the waterfront, and economic redevelopment. We feel that many of the existing goals and actions in the current Vision Framework directly support investment in the Glenn L. Martin Maryland Aviation Museum over the next ten years. Some of the actions speak to the property that houses the museum, while others speak to the mission and purpose of the museum. Listed below are the specific actions already within the Master Plan document that we feel would apply both directly and indirectly to the Glenn L. Martin Maryland Aviation Museum.

- Livable Built Environment - Goal 6 Historic Preservation
 - Action 2: Develop an archaeological review process to ensure the identification, protection, and management of significant historic and non-renewable archaeological resources, including cemeteries. *(The rich history of Glenn L. Martin should be considered as a significant non-renewable resource)*
 - Action 3: Create conservation areas to maintain the identity and character of older residential neighborhoods and allow compatible and context-sensitive infill development. *(The Glenn L. Martin Company is woven into the fabric and character of our community in a way that is unique to Baltimore County. To this day it defines our identity as a community that shaped the history of our country)*
 - Action 5: Encourage adaptive use and rehabilitation of historic properties to preserve neighborhood and community identities. *(The former Lockheed/Glenn L. Martin property is currently for sale. The Aviation Station property is currently being redeveloped and*

includes a building that is part of the Maryland Historic Trust. Both properties have historic significance and should be explored for adaptive use and rehabilitation.)

- Resilient Economy - Goal 1 Commercial/Industrial Development and Reinvestment
 - Action 5: Create a strategic plan focused on the redevelopment of declining or vacant commercial properties and shopping center/malls with priority areas for redevelopment, design guidelines, best practices and financial assistance. *(Both the recently vacated Lockheed Property and the Aviation Station property meet the description above)*
 - Action 8: Review the current Commercial Revitalization District designation process and program to better ensure CRDs meet modern needs. This should include a review of the CRD requirements for designation and boundaries, the effectiveness of the programs and impacts on land use policies and potential new incentives to better align with *Master Plan 2030* Growth Framework Place Type Nodes. *(We feel that the Museum and surrounding community could benefit from the application of a CRD to include the museum property.)*
- Resilient Economy – Goal 3 Tourism
 - Action 1: Implement the recommendations in the Baltimore County Strategic Tourism Report (2019) to improve and increase tourism attractors and hospitality support products. 1a. Finalize developing a Destination Marketing and Business Plan to ensure that Baltimore County Tourism’s website, overarching messaging and goals are developed soundly. *(The expansion of the Glenn. L. Martin Maryland Aviation Museum is specifically cited in the 2019 report page 10 executive summary heritage and cultural section)*
 - Action 4: Support tourism initiatives that promote the County’s heritage and cultural areas and sites so that they are equitably accessible in all areas of the county and to residents of all abilities. *(The feedback collected during the Resilient Economy comment period showed that residents across all of Baltimore County support these initiatives, not just our local communities. The Museum offers an opportunity to provide equitable access to all county residents)*
 - Action 5: Promote and expand the County’s waterfront resources, including its businesses and recreational opportunities. *(The museum’s proximity to the waterfront, and the Glenn L. Martin Company’s history of building seaplanes is heavily rooted in the surrounding communities. We believe investments in the museum would also be an investment in the Baltimore County Waterfront.)*
 - Action 6: Increase the number of Arts and Cultural Districts to create sub-area identities in the County to attract visitors. *(The museum could easily be used to create a sub-area as defined above)*
 - Action 7: Develop a multi-agency historic and cultural tourism program to promote historic sites, museums and areas of historic significance. *(Such a program would mesh perfectly with the museum organization and it’s mission.)*

In closing, The Museum exists for the benefit of our community, and to ensure that we keep alive the triumphs and sacrifices of the men and women that worked there. To honor the numerous “firsts” and

accomplishments that took place since the first day the doors opened in 1929. Through WWII, Korea, the cold war, and space flight -- GLM workers, were at the forefront of an industry that changed the world. At its peak 53,000 workers were employed during WWII. Many families in a very wide area had parents, and grandparents, that worked at The Glenn L. Martin Company. At one time Glenn L. Martin was the largest aviation manufacturing plant in the world. Now we have a chance, a unique opportunity to invest in a lasting and significant legacy. A legacy that not only offers us something today, or tomorrow, but allows us to honor the memory of a community that gave the nation the last full measure.

With the above in mind, I would respectfully ask that you consider our recommended changes to the Master Plan 2030. Should you have any questions, please feel free to reach out to us directly.

Regards,

Gustavus Mcleod

Executive Director Glenn L. Martin Maryland Aviation Museum

gustavusmcleod@yahoo.com

John Einhaus

Deputy Director Glenn L. Martin Maryland Aviation Museum

jeinhaus@mdairmuseum.org

Dave Conrad

conradsruthvilla@gmail.com

09 Email

Homebuilder Support Emails

Nancy Hafford

From: Mike J. McCann <mike.mccann@fcc-eng.com>
Sent: Thursday, May 25, 2023 6:59 PM
To: info@towsonchamber.com
Subject: MASTER PLAN 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chair Hafford,

My name is Mike McCann and I represent Fisher, Collins and Carter, Inc., a Maryland Building Industry Association Member,

I am writing to voice my discontent with the poorly constructed and dangerously under-evaluated Master Plan 2030. As you heard at the May 18th hearing, this plan fails to address the chronic housing shortage endemic to Baltimore County and has not been adequately vetted by industry professionals. Growth and development are essential to creating the diverse and equitable society that we all want to live in. I ask that you recommend that this master plan be amended with input from industry members and experts to make a plan that is in line with the county values and addresses the growing need for housing across the county.

Let's make a master plan that works for everybody.

Sincerely,

Mike McCann

-mike
Sent from my iPad

Nancy Hafford

From: Matthew Sichel <Matthew.Sichel@kci.com>
Sent: Thursday, May 25, 2023 1:24 PM
To: info@towsonchamber.com
Subject: Draft Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chairwoman Hafford,

My name is Matthew Sichel and I am a Licensed Professional Engineer at KCI Technologies in Sparks, MD. I have over 23 years of experience in site engineering and development. I am writing to express my concerns about the Master Plan 2030 (“the Plan”). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

1. The current StoryMap online format of the Master Plan is amorphous and includes thousands of pages of hidden documents and hyperlinks, including to third-party websites. This format has made it virtually impossible to pick up on all of the nuances of the Plan and to understand the ways in which the Plan can impact the future growth and development of Baltimore County for the next ten years. **The Planning Board should require the Planning Department to remove any hidden materials or hyperlinks to the document and then publish the Master Plan as a PDF. Then, before the Planning Board moves forward with consideration of that plan, the PDF version as proposed should be posted online for additional time to allow for both the public and the Planning Board to fully digest the Plan as proposed. Only then will the Planning Board be able to make an informed decision on any necessary edits and eventually to vote with confidence.**
2. The Plan calls for growth over the next ten years to be by redevelopment concentrated within certain areas – called Core Retrofit Areas – as identified on a “Place Types Map.” Development should not be limited to these Core Retrofit Areas or be controlled by the Place Types Map. The URDL has a clear purpose, and development/redevelopment should be encouraged anywhere within URDL. In order to avoid a situation where stagnation occurs within large swaths of area inside the URDL, **the Plan should be amended to explicitly state that the Place Types Map may not be used to limit or restrict uses and/or development consistent with zoning and other applicable regulations. Additionally, the definitions of certain “Place Types” depicted on the map should be revised to be consistent with development patterns and more flexible.**
3. While calling for redevelopment, the Master Plan also seeks to eliminate the very processes that make redevelopment possible in Baltimore County, the CZMP and the PUD Process. **The Planning Board should remove any recommendations that call for altering the PUD process and reducing the CZMP process from every 4 years to every 10 years.**

Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it could chill development across the County and cause substantial economic and social harm to our communities.

Thank you for your consideration.

Sincerely,

-Matt

Rev. Matthew S. Sichel, P.E.

Senior Project Engineer

Associate

Land Development Practice

KCI Technologies, Inc.

936 Ridgebrook Road

Sparks, MD 21152

(410)316-7894

Nancy Hafford

From: Michael Coughlin <MCoughlin@mragta.com>
Sent: Thursday, May 25, 2023 12:38 PM
To: info@towsonchamber.com
Subject: Baltimore County Draft Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chairwoman Hafford,

My name is Michael Coughlin, and I am a civil engineer and principal / owner at Morris & Ritchie Associates, Inc. (MRA). I have over 20 years of experience in civil engineering and private sector land development. I am writing to express my concerns about the Master Plan 2030 (“the Plan”). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

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Thank you for your consideration.

Sincerely,

Michael G. Coughlin

Michael G. Coughlin, PE, LEED AP | Principal



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Nancy Hafford

From: Stacey McArthur <smcarthur@dsthaler.com>
Sent: Thursday, May 25, 2023 12:27 PM
To: info@towsonchamber.com
Subject: 2030 Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chairwoman Hafford,

My name is Stacey McArthur, and I am a Landscape Architect at D.S. Thaler & Assoc., LLC. I have over 36 years of experience in Landscape Architecture/Planning. I am writing to express my concerns about the Master Plan 2030 (“the Plan”). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

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Thank you for your consideration.

Sincerely,
Stacey McArthur

*Stacey A. McArthur, RLA
Chief, Department of Landscape Architecture*

DSThaler
& ASSOC., LLC

7115 Ambassador Road, PO Box 47428, Baltimore MD 21244-7428
Main: 410-944-3647 x-117 | Fax: 410-944-3684 | www.dsthaler.com

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D.S. Thaler & Associates, Inc.

Nancy Hafford

From: Emily Pate <EPate@sjpi.com>
Sent: Thursday, May 25, 2023 12:06 PM
To: info@towsonchamber.com
Subject: Baltimore County Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chairwoman Hafford,

My name is Emily Pate, and I am a Development Manager at St. John Properties. I have over 7 years of experience in land design, entitlements, and development. I am writing to express my concerns about the Master Plan 2030 (“the Plan”). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

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Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it could chill development across the County and cause substantial economic and social harm to our communities.

Thank you for your consideration.

Sincerely,

Emily Pate

Emily Pate, P.E.

Development Manager



2018 NAIOP Developer of the Year

2560 Lord Baltimore Drive | Baltimore, Maryland 21244

410-369-1275 (direct) | 301-875-9971 (mobile)

epate@sjpi.com | sjpi.com

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Nancy Hafford

From: Tom Pilon <tpilon@SJPI.COM>
Sent: Thursday, May 25, 2023 11:46 AM
To: 'info@towsonchamber.com'
Subject: Baltimore County Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chairwoman Hafford,

My name is Tom Pilon, and I am the Executive Vice President of Development at St. John Properties. I have over 30 years of experience in land design, entitlements, and development. I am writing to express my concerns about the Master Plan 2030 ("the Plan"). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

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Thank you for your consideration.

Sincerely,

Tom

Thomas J. Pilon

Executive Vice President, Development



2560 Lord Baltimore Drive | Baltimore, Maryland 21244
410-369-1215 (direct) | 410-404-5515 (mobile)
TPilon@sjpi.com | sjpi.com



Thomas J. Pilon

Executive Vice President, Development



2018 NAIOP Developer of the Year

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410-369-1215 (direct) | 410-404-5515 (mobile)
tpilon@sjpi.com | sjpi.com

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Nancy Hafford

From: Conor Gilligan <cgilligan@craftsmendevlopers.com>
Sent: Wednesday, May 24, 2023 8:24 PM
To: info@towsonchamber.com
Subject: Draft Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chairwoman Hafford,

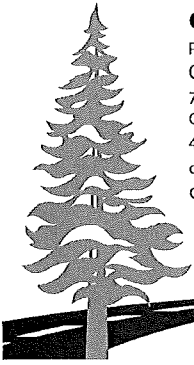
My name is Conor Gilligan, and I am a land developer and President of the Craftsmen Companies. I have over 20 years of experience in land development and home building field. I am writing to express my concerns about the Master Plan 2030 ("the Plan"). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

1. The current StoryMap online format of the Master Plan is amorphous and includes thousands of pages of hidden documents and hyperlinks, including to third-party websites. This format has made it virtually impossible to pick up on all of the nuances of the Plan and to understand the ways in which the Plan can impact the future growth and development of Baltimore County for the next ten years. **The Planning Board should require the Planning Department to remove any hidden materials or hyperlinks to the document and then publish the Master Plan as a PDF. Then, before the Planning Board moves forward with consideration of that plan, the PDF version as proposed should be posted online for additional time to allow for both the public and the Planning Board to fully digest the Plan as proposed. Only then will the Planning Board be able to make an informed decision on any necessary edits and eventually to vote with confidence.**
2. The Plan calls for growth over the next ten years to be by redevelopment concentrated within certain areas – called Core Retrofit Areas – as identified on a "Place Types Map." Development should not be limited to these Core Retrofit Areas or be controlled by the Place Types Map. The URDL has a clear purpose, and development/redevelopment should be encouraged anywhere within URDL. In order to avoid a situation where stagnation occurs within large swaths of area inside the URDL, **the Plan should be amended to explicitly state that the Place Types Map may not be used to limit or restrict uses and/or development consistent with zoning and other applicable regulations. Additionally, the definitions of certain "Place Types" depicted on the map should be revised to be consistent with development patterns and more flexible.**
3. While calling for redevelopment, the Master Plan also seeks to eliminate the very processes that make redevelopment possible in Baltimore County, the CZMP and the PUD Process. **The Planning Board should remove any recommendations that call for altering the PUD process and reducing the CZMP process from every 4 years to every 10 years.**

Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it could chill development across the County and cause substantial economic and social harm to our communities.

Thank you for your consideration.

Sincerely,
Conor Gilligan



CONOR O. GILLIGAN

President
Craftsmen Companies
7524 WB&A Road • Suite 101
Glen Burnie, Maryland 21061
410.766.6565 ex2704 -main
cgilligan@crdland.com
crdland.com



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Nancy Hafford

From: David Murphy <dmurphy@elmstreetdev.com>
Sent: Wednesday, May 24, 2023 7:46 PM
To: info@towsonchamber.com
Cc: David Murphy
Subject: Draft Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chairwoman Hafford,

My name is David Murphy. I am a Vice President/Partner at Elm Street Development, with 20 years of experience in residential land development, and a Maryland Building Industry Association Member. I am writing to express my concerns about the Master Plan 2030. As you heard at the May 18th hearing, this plan fails to address the chronic housing shortage endemic to Baltimore County and has not been adequately vetted by industry professionals. Growth and development are essential to creating the diverse and equitable society that we all want to live in.

While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and make the requested changes to the Plan:

The current StoryMap online format of the Master Plan is amorphous and includes thousands of pages of hidden documents and hyperlinks, including to third-party websites. This format has made it virtually impossible to pick up on all of the nuances of the Plan and to understand the ways in which the Plan can impact the future growth and development of Baltimore County for the next ten years. The Planning Board should require the Planning Department to remove any hidden materials or hyperlinks to the document and then publish the Master Plan as a PDF. Then, before the Planning Board moves forward with consideration of that plan, the PDF version as proposed should be posted online for additional time to allow for both the public and the Planning Board to fully digest the Plan as proposed. Only then will the Planning Board be able to make an informed decision on any necessary edits and eventually to vote with confidence.

The Plan calls for growth over the next ten years to be by redevelopment concentrated within certain areas – called Core Retrofit Areas – as identified on a “Place Types Map.” Development should not be limited to these Core Retrofit Areas or be controlled by the Place Types Map. The URDL has a clear purpose, and development/redevelopment should be encouraged anywhere within URDL. In order to avoid a situation where stagnation occurs within large swaths of area inside the URDL, the Plan should be amended to explicitly state that the Place Types Map may not be used to limit or restrict uses and/or development consistent with zoning and other applicable regulations. Additionally, the definitions of certain “Place Types” depicted on the map should be revised to be consistent with development patterns and more flexible.

While calling for redevelopment, the Master Plan also seeks to eliminate the very processes that make redevelopment possible in Baltimore County, the CZMP and the PUD Process. The Planning Board should remove any recommendations that call for altering the PUD process and reducing the CZMP process from every 4 years to every 10 years.

Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it could chill development across the County and cause substantial economic and social harm to our communities. I ask that you recommend that this master plan be amended with input from industry members and experts to make a plan that is in line with the county values and addresses the growing need for housing across the county.

Let’s make a master plan that works for everybody

Sincerely,
David Murphy

Nancy Hafford

From: Robb Aumiller <robb@adams-aumiller.com>
Sent: Wednesday, May 24, 2023 4:06 PM
To: info@towsonchamber.com
Subject: Master Plan Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chairwoman Hafford,

My name is Robb Aumiller and I am a Baltimore County resident and real estate professional. I testified at the May 18th Planning Board meeting regarding the Master Plan and below are the comments I sent to the Department of Planning back in April.

I am very concerned about the current draft of the 2023 Master Plan. Our county is almost fully built-out yet the master plan assumes our future growth can all be directed into a few small retrofitting areas. However, the master plan never even studied these areas to see if they can accommodate growth...it suggest that be done AFTER the plan is passed. These retrofitting areas will be unable or unwilling to accept growth because they are limited by school overcrowding, failing traffic intersections, water/sewer deficiencies, lack of sellers willing to redevelop their land and community opposition. As a developer, I can tell you that redevelopment is twice as difficult, complex and expensive as greenfield development. We need to study these retrofitting areas very closely before we stake the next 10 years of our county's future on them.

From a legal standpoint, adherence to the master plan has become a requirement of development by county code, state law and case law. The draft master plan contains too many requirements on future growth such as mixed-use, transit-oriented, nature based solutions, LEED certification, new overlay districts, age and disability friendly policies, bicycle plan, safe-route to schools, complete streets, micro-mobility services, green infrastructure, low impact development practices, etc.. While these idealistic development requirements are noble aspirational, they should not be required. No development can comply with all of them and NIMBY opponents use them to argue that development is not in compliance with the master plan. They prevent good development and should be clearly aspirational in the master plan. Otherwise, developers, businesses, residents and organizations will instead move to surrounding counties if they cannot grow here. Let zoning dictate where growth can occur.

I urge you to recommend that the master plan be revised prior to moving onto the County Council. We have to live with this plan for 10 years so its not unreasonable to ask for more time to get it right. I suggest the Department of Planning work closely with the development community (MBIA, NAIOP, land use attorneys, developers, civil engineers, etc.) to address many of the plan's shortcomings. A revised plan should be put forward that is more business friendly and allows our county to continue to grow (albeit very slowly). Main focuses should be affordable and missing middle housing, incentivizing retrofitting, opportunities for business development, and strong county infrastructure.

Thank you for your consideration.

Robb Aumiller



Robb Aumiller
6247 Falls Road, Building H
Baltimore, Maryland 21209

Cell: 443.823.9774
www.adams-aumiller.com

From: Robb Aumiller
Sent: Monday, April 10, 2023 4:26 PM
To: 'masterplan@baltimorecountymd.gov' <masterplan@baltimorecountymd.gov>
Subject: Master Plan Feedback

I have reviewed the draft 2030 Master Plan and want to offer my feedback:

- Overall, I'm very concerned that the Plan specifically identifies the lack of developable land and the need for affordable and missing middle housing, yet the Plan offers very few recommendations/goals for how to create supply for this type of housing. In fact, the Plan only creates roadblocks to this housing by recommending less frequent rezoning opportunities and recommending overhauling the PUD (I don't believe making recommendations on the develop process is even in the purview of Planning and the Master Plan).
- The StoryMap format is very difficult to follow. There are too many hyperlinks to other reports that are incorporated, its difficult to reference, and its in a format that can be changed at any moment (we are reviewing a 10 year plan, not a living documents that can be changed at any time). The Plan needs to be in PDF format, without hyperlinks and with detailed maps. Without these changes, it cannot be properly reviewed and enforced and it should not move forward.
- The Plan specifically calls for "very little new development inside the URDL" in the water resources section. The URDL was created to direct new development within its borders yet this sentence makes it seems that new development is permitted almost nowhere in the County. This will limit new housing, accelerate housing unaffordability, and create economic headwinds. The Plan should instead provide a vision to address these issues, especially in light of our County's declining population and offer solutions to help our county grow.
- The Plan assumes "retrofitting" older areas will result in growth however this growth is much more expensive and complex than new development. Plus, it typically takes decades to occur since property uses must change. Furthermore, the retrofit areas don't consider development restrictions such as zoning, school capacity, failing intersections, and other available infrastructure. Taking these into account, the retrofitting areas may likely not be eligible for growth. Other solutions need to be considered.
- Development Nodes are predominately located inside the beltway which does not seem equitable considering these communities are already the most burdened. Nodes should be located throughout the URDL areas.
- The plan took over two years to draft and contained limited public input. Allowing only two weeks for public review and rushing the plan to the Planning Board in May is overly aggressive and doesn't allow time for the plan to consider public comments. For a Plan that stresses transparency, this timeline is the opposite.
- The Plan recommends prioritizing Small Area Community Plans, however these plans overwhelmingly restrict new housing and instead call for more county resources such as parks, schools, community centers, etc. The Plan should provide leadership on where growth should be prioritized and not fully acquiesce to Not In My Back Yard (NIMBY) local planning.
- A major theme of the Plan is Vibrant Communities and "ensuring that all residents have access to high-quality, accessible and affordable housing" however there are very few visions or recommendations offered for how to obtain these goals. I would like to see more dedicated to housing affordability.

Thank you taking my thoughts into consideration. I strongly believe the Plan has a long way to go before its ready for the Planning Board to review it. I am happy to talk further about my thoughts if you'd like to reach out.

Additionally, I think it is appropriate to publish a redline version of the Plan prior to its submission to Planning Board so the public can see how its comments were incorporated.

Sincerely,

Robb Aumiller
7 Trelawny Ct
Lutherville, MD 21093
443-823-9774

Nancy Hafford

From: Kim LiPira <kliPira@martinaia.com>
Sent: Wednesday, May 24, 2023 2:32 PM
To: Nancy Hafford
Subject: RE: [EXTERNAL] RE: Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Nancy,

Thank you for responding. Very much appreciated.

Kim



Kim LiPira

Director of Business Development & Marketing

Klipira@MartinAIA.com

The Martin Architectural Group, P.C

Cell 410-218-0950

Office (215) 665-1080

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From: Nancy Hafford <info@towsonchamber.com>

Sent: Wednesday, May 24, 2023 2:28 PM

To: Kim LiPira <kliPira@martinaia.com>

Subject: [EXTERNAL] RE: Master Plan 2030

Thanks Kim, I'll share it with the rest of the board

Nancy Hafford

Executive Director

Towson Chamber of Commerce, Inc.

44 W. Chesapeake Ave.

Towson, MD 21204

410-825-1144

www.towsonchamber.com

www.towsonfestival.com

www.towsonparade.com

[May Newsletter](#)

From: Kim LiPira [<mailto:kliPira@martinaia.com>]

Sent: Wednesday, May 24, 2023 2:00 PM

To: info@towsonchamber.com

Subject: Master Plan 2030

Dear Chair Hafford,

My name is Kim LiPira and I represent Kim LiPira A Maryland Building Industry Association Member,

I am writing to voice my discontent with the poorly constructed and dangerously under-evaluated Master Plan 2030. As you heard at the May 18th hearing, this plan fails to address the chronic housing shortage endemic to Baltimore County and has not been adequately vetted by industry professionals. Growth and development are essential to creating the diverse and equitable society that we all want to live in. I ask that you recommend that this master plan be amended with input from industry members and experts to make a plan that is in line with the county values and addresses the growing need for housing across the county.

Let's make a master plan that works for everybody.

Sincerely,

Kim LiPira



Kim LiPira

Director of Business Development & Marketing

Klipira@MartinAIA.com

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Nancy Hafford

From: Kim LiPira <kliPira@martinaia.com>
Sent: Wednesday, May 24, 2023 2:00 PM
To: info@towsonchamber.com
Subject: Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chair Hafford,

My name is Kim LiPira and I represent Kim LiPira A Maryland Building Industry Association Member,

I am writing to voice my discontent with the poorly constructed and dangerously under-evaluated Master Plan 2030. As you heard at the May 18th hearing, this plan fails to address the chronic housing shortage endemic to Baltimore County and has not been adequately vetted by industry professionals. Growth and development are essential to creating the diverse and equitable society that we all want to live in. I ask that you recommend that this master plan be amended with input from industry members and experts to make a plan that is in line with the county values and addresses the growing need for housing across the county.

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Sincerely,

Kim LiPira



Kim LiPira
Director of Business Development & Marketing
Klipira@MartinAIA.com

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Office (215) 665-1080

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Nancy Hafford

From: Steve Smith <ssmith@gaylordbrooks.com>
Sent: Wednesday, May 24, 2023 2:00 PM
To: info@towsonchamber.com
Cc: masterplan@baltimorecountymd.gov; planning@baltimorecountymd.gov;
JohnnyO@baltimorecountymd.gov
Subject: Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chair Hafford,

My name is Steve Smith and I represent Gaylord Brooks Realty Company, a Maryland Building Industry Association Member,

I am writing to voice my discontent with the poorly constructed and dangerously under-evaluated Master Plan 2030. As you heard at the May 18th hearing, this plan fails to address the chronic housing shortage endemic to Baltimore County and has not been adequately vetted by industry professionals. Growth and development are essential to creating the diverse and equitable society that we all want to live in. I ask that you recommend that this master plan be amended with input from industry members and experts to make a plan that is in line with the county values and addresses the growing need for housing across the county.

Let's make a Master Plan that works for everybody.

Sincerely,

Steve Smith

Nancy Hafford

From: David Thaler <dsthaler@dsthaler.com>
Sent: Wednesday, May 24, 2023 1:44 PM
To: info@towsonchamber.com
Subject: Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nancy:

I am writing about Master Plan 2030

Not to put too fine a point on it, I believe it would be an embarrassment for Baltimore County if adopted in it's current form

It is profoundly technically deficient and simply not ready to be voted upon

I would suggest that the Planning Board remand it to staff for further work.

Let me know if I can help.

All best

dave

David S. Thaler, PE, LS, DFE, D.WRE, EWRI, FRGS, F.ASCE, F.NSPE
President, D.S. Thaler and Associates, Inc
Managing Member, D. S. Thaler and Assoc., LLC.
Board Certified Diplomate in Forensic Engineering
Board Certified Diplomate in Water Resources Engineering

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David S Thaler

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(o) 410-944-3647 (fax) 410-944-3684
dsthaler@dsthaler.com
Website: <http://www.dsthaler.com>

Nancy Hafford

From: Eric Swanson <eric@americanbusinessinvesting.com> on behalf of Eric Swanson <eric@dbrgmaryland.com>
Sent: Wednesday, May 24, 2023 12:03 PM
To: Info
Subject: redesign of Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chair Hafford,

My name is Eric Swanson and I am the owner of Design Build Remodeling Group of MD, LLC. I am a proud member of the Maryland Building Industry Association.

I am writing to voice my discontent with the poorly constructed and dangerously under-evaluated Master Plan 2030. As you heard at the May 18th hearing, this plan fails to address the chronic housing shortage endemic to Baltimore County and has not been adequately vetted by industry professionals. Growth and development are essential to creating a well functioning society, one that we all want to live in.

I ask that you recommend that this master plan be amended with input from industry members and experts to make a plan that is in line with the county values and addresses the growing need for housing across the county.

Let's make a master plan that works for everybody.

Sincerely,

Eric Swanson, principal

This message, including any attachments, is privileged and contains confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient or have received this message in error, please notify us immediately by reply email and permanently delete the original transmission from us, including any attachments, without making a copy.

Nancy Hafford

From: Bishop, Matt <Matt.Bishop@kimley-horn.com>
Sent: Wednesday, May 24, 2023 12:00 PM
To: info@towsonchamber.com
Subject: Master Plan 2030

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chair Hafford,

My name is Matthew Bishop and I represent Kimley-Horn A Maryland Building Industry Association Member,

I am writing to voice my discontent with the poorly constructed and dangerously under-evaluated Master Plan 2030. As you heard at the May 18th hearing, this plan fails to address the chronic housing shortage endemic to Baltimore County and has not been adequately vetted by industry professionals. Growth and development are essential to creating the diverse and equitable society that we all want to live in. I ask that you recommend that this master plan be amended with input from industry members and experts to make a plan that is in line with the county values and addresses the growing need for housing across the county.

Let's make a master plan that works for everybody.

Sincerely,

Matt Bishop, PLA, LEED AP

Kimley-Horn | 215 Washington Ave., Suite 500, Towson, MD 21204
Direct: 443 792 9995 | Mobile: 443 632 7546 | www.kimley-horn.com
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10 Email

From: Joshua Sharon [<mailto:JSharon@mragta.com>]
Sent: Tuesday, May 30, 2023 12:59 PM
To: info@towsonchamber.com
Subject: Draft Master Plan 2030

Dear Chairwoman Hafford,

My name is Joshua Sharon and I am a professional engineer and owner at Morris & Ritchie Associates, inc. I have over 17 years of experience in land development field with expertise in civil engineering, land planning, and application of the Zoning Regulations and County Code. I am writing to express my concerns about the Master Plan 2030 (“the Plan”). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

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Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it could chill development across the County and cause substantial economic and social harm to our communities.

Thank you for your consideration.

Joshua Sharon, PE, LSIT, LEED AP | Principal



MORRIS & RITCHIE ASSOCIATES, INC.

1220-B East Joppa Road, Suite 400K, Towson, MD 21286

Tel: 410-821-1690x842|Cell: 443-857-7589|<http://secure->

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[h2TH3yIB8Tzh/http%3A%2F%2Fwww.mragta.com](http://secure-web.cisco.com/1Syad7TS832_Jd53AVokNk5_JXbMNUY45bejRK0K15CF7B9izgw_0xIFJ8xs9w1aV7CGUz)

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11 Email



KATHLEEN PONTONE
410.385.3757
kpontone@milesstockbridge.com

May 15, 2023

Baltimore County Planning Board
Department of Planning
Jefferson Building, Suite 101
105 West Chesapeake Avenue
Towson, MD 21204
planning@baltimorecountymd.gov

Mr. John A. Olszewski, Jr.
400 Washington Avenue
Mezzanine Level
Towson, MD 21204
johnnyo@baltimorecountymd.gov

Re: Equine Legacy Area in Baltimore County

Dear Planning Board and Mr. Olszewski:

With respect to the Master Plan draft you are considering, I wanted to submit a more detailed comment in support of the establishment of an Equine Legacy area in Baltimore County sooner rather than later. The reason is later will be too late.

Development officers now tell us that in order to sell a product or establish a brand, you need to have a “differentiator” something that sets your offering apart from others and makes your offering a “go to” for a segment you are trying to reach or retain. We have a diverse tradition already established in Baltimore County that is second to none, but our government does not formally recognize its existence.

To remedy this, several organizations and individuals banded together and hired a nationally known land planning firm, Unknown Studio, to study this issue in a comprehensive review of equine related activity in Baltimore County and how it impacts the ecology, and economic life of the County as well as the enrichment opportunities to its citizens, especially kids. What started as a small effort in just the Valleys Planning Council area, now includes all of the land in Baltimore County vital to this endeavor. A copy of the study is attached for your review.

Wellington and Ocala in Florida are fighting over which area should be the new mecca for horsemen and women in Florida, while Aiken, Georgia and several other locations in southern

Baltimore County Planning Board
Mr. John A. Olszewski, Jr.
May 15, 2023
Page 2



states have joined in the fight to gain prominence. Lexington, Kentucky has done a good job of making its equine heritage a part of its identity while relying on just one discipline-flat track thoroughbred racing.

However, the Equine Industry here in Baltimore County has multiple disciplines which The Equine Legacy study estimates pumps 69 million dollars into the County economy. However like the study, much of the equine industry is largely privately funded and asks little or nothing from the County in terms of support. This study documents the important environmental, economic and cultural contributions of this industry in its many forms already practiced in the County and suggests how it can be a vital driver of business, ecological health and pleasure for the County's citizens and part of a larger regional effort with the City and the State.

We appreciate that this issue has been slated for further study in the draft plan. As a personal matter, because the ideas expressed here are my own and not of any other entity, I certainly understand the County's wish to do its own study of each issue in land planning. However, given the time it has taken to produce a Master Plan for 2030, I fear we cannot afford to take more time to study this issue. That was the reason we wanted to provide a professional work product by a nationally recognized planning firm for the County to adopt. We hope that an opportunity to review this study will encourage the County to recognize the Equine Legacy in this Master Plan. Of course, more study is always welcome, but at this important juncture, we may not have the luxury of further delay.

The Equine Industry already has a developed infrastructure for getting the public out to enjoy horses as either riders or spectators. The success of the recent steeplechase session, proves that point without absorbing of County tax money. We are certain that County recognition of the Legacy Area will get the word out and insure the continuation of this important asset. It will also establish Baltimore County as a leader in recognizing its natural assets from a planning perspective in a joint public private partnership.

Please agree to avoid further delay and recognize the Equine Legacy Area in the 2030 Master Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Pontone', with a long, sweeping underline.

Kathleen Pontone

Enclosure

12 Email

May 17, 2023

Baltimore County Planning Board
Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Re: MBIA Letter of Opposition to the Proposed Master Plan 2030

Dear Chair Hafford and Members of the Baltimore County Planning Board:

The Maryland Building Industry Association (MBIA), representing 100,000 employees of the building industry across the State of Maryland, writes in **Opposition** to the current draft of the **Master Plan 2030**. As the largest building and development trade association in Maryland and Baltimore County, we feel it is incumbent on us express our concerns of how this proposed plan is hostile toward development, will exasperate the county's chronic housing shortage, and will hamper economic growth and opportunity.

MBIA has an overall concern with the plan's lack of solutions to address the existing housing shortages in the county and to allow for future economic growth. While the plan appropriately identifies many needs within the county, the details of the plan only establish more barriers to development. This adversity towards development and growth has recently led to a decline in the county's population which is likely to continue without proper planning initiatives. Below is a list of some of the specific concerns of our association:

- The plan states that it does not change zoning, but the plan itself acts as another layer of restrictive zoning. Often the recommended "place types" in the plan differs greatly from the existing zoning which further restricts development. One example is the commercial corridor of Reisterstown Road just north of the Beltway which is designated as an "established neighborhood" which calls for low to medium density with predominately single-family housing, yet the current zoning for these areas is largely business and high-density zoning. By designating this area an "established neighborhood" it inappropriately restricts redevelopment of this commercial priority funding area.
- The Established Neighborhood place type is defined as "neighborhoods consisting of low or moderate density, predominantly single-family homes built post World War II that will remain as such for the foreseeable future". This place type should not be assigned to any parcel with zoning of DR 5.5 or greater. As currently defined it contradicts many of the Housing Goals and action plans in the Vision Framework section by discouraging redevelopment. This place type only serves to maintain the status quo and restrict growth, redevelopment and inclusivity across a large swath of the county.
- The plan acknowledges that "land inside the URDL is nearly depleted" (Growth Framework section) and recommends that growth be directed to core retrofitting areas, however, the plan also recommends changes to the CZMP and PUD processes which are the two most important redevelopment/retrofitting tools available. We fear the recommended changes could make use of the CZMP and PUD more difficult and thus make redevelopment more difficult within any core

retrofitting area. The plan should instead focus on specific strategies to encourage retrofitting as it's largely the only form of growth the county has available.

- The plan recommends prioritizing small area plans (Growth Framework section), however, these plans are notoriously negative toward development and growth and highly subject to hyperlocal activist community veto. We need county level leadership to direct growth strategy for our county and not capitulate to local NIMBY attitudes which are blatantly un-equitable and non-inclusive.
- The plan has a goal to “ensure adequate land and appropriate zoning exist to support employment needs” (Vision Framework section) but most recommendations in the plan limit the available land and zoning available for employment needs. The plan should offer leadership on how to achieve this goal and make specific recommendations of how to ensure available land and zoning exist. If this is not attainable, employment needs will go unmet and future business growth will be stunted.
- A main Element of the plan is Vibrant Communities and “ensuring that all residents have access to high-quality, accessible and affordable housing”, however, the details of the plan severely limit new development, and direct retrofitting to older, denser, lower income areas (Core Retrofitting Areas). This will severely impact the county’s ability to meet its 2016 Voluntary Compliance Agreement (VCA) with HUD to create 1,000 affordable housing units in moderate to high income locations by 2027.
- The plan states that “within the URDL the Master Plan 2030 Growth Framework calls for redevelopment and very little new development” (Water Resources Element section). This is a major acknowledgement that the county is built-out within the URDL. More focus should be given to how this will affect our county’s growth going forward and what needs should be prioritized for the few remaining land parcels available such as meeting the stated need for “missing middle housing such as apartments, duplexes and rowhomes for young professionals, young families and seniors” (Growth Framework section).
- We fear that the identified core retrofitting areas, once studied in detail, will not be suitable to accommodate significant growth and will be limited by such factors as failing intersections, overcrowded schools, water/sewer deficiencies, conflicts with small area plans, etc. Additionally, retrofitting will be further limited as it is more complex, expensive, and contentious than new development. These factors will likely reduce the growth feasible in the core retrofitting areas, which are the few areas of the county available for growth according to the plan. This could have long-term negative results for the county’s economic future.
- Given the difficult nature of retrofitting, we propose the plan make recommendations to support and incentivize retrofitting within the identified core retrofitting areas. Recommendations could include upzoning, easier use of the PUD, and additional waivers and variances when in conformance with the master plan. These incentives are necessary because retrofitting is inherently more difficult to meet requirements for open space, stormwater management, school capacity, etc. Without more support for retrofitting, it is almost impossible in all but the highest income areas.
- While the plan incorporated feedback from individual citizens, more weight should be given to the opinions of experts such as county planners, developers, housing advocates, the Planning Board, and environmental professionals who are regularly engaged in planning and development in Baltimore County. Capitulating to the opinions of an outspoken minority of anti-growth individuals in the name of transparency and equity doesn’t best serve the majority of citizens who support a plan that favors economic growth and opportunity. Equity also suggests that projected population should be accommodated.

- Language in the plan should be revised to encourage or incentivize retrofitting within the core retrofitting areas while making clear that development outside of these areas is not prohibited or in conflict with the master plan.

Additionally, our association has concerns with the way this plan was created and is being reviewed and adopted including:

- The plan format has transformed into a “living and dynamic document that is updated regularly”. Will all updates to the plan be open to comment and formally adopted by the County Council? Development cannot conform to a plan that is a moving target that can change without warning. A written plan with transparent updates is imperative.
- The Story Plan format is difficult to review, cite and comprehend as it exists in website format and contains dozens of hyperlinks to third-party documents which are not part of the plan. Also, as a website, the plan is vulnerable to hacks, changes, and manipulation throughout its ten-year life. A written plan is necessary for approval and compliance.
- The two week review timeline for the public was much too short for a document of this volume and importance and should be extended. Many of our members submitted comments with nothing more than an acknowledgement of receipt. It is not known if the Planning Department took any of these comments into consideration. A longer review process with more transparency is required.
- Since publishing the document originally, there have been pages of continual revisions and updates to the plan. This has made review and commenting very difficult. The review process needs to be extended so all interested parties can thoroughly digest the ongoing revisions and comment on them. All revisions should also be shown in redline format instead of listing them on a separate page.
- The Visions Framework lays out an extremely ambitious aspirational list for future development in the county, much of which may not come to fruition for a long time, if ever. For this reason, the Master Plan 2030 development standards should be for generalized guidance and not mandatory to development unless specifically passed into law under separate County Council legislation.

Overall, our association is concerned that this plan does not address the future needs of our county and prioritizes no growth and green growth over development and economic growth. For the next 10 years, this plan will exasperate an already dire housing shortfall and affordability problem and will drive businesses and residents out of our county. We need our county leadership to offer real solutions to address our housing needs, to grow our economy and to reverse our declining population. The proposed plan instead capitulates to the desires of a minority of vocal naysayers who want no growth, and it contradicts its stated goals of equity and vibrant communities for the majority.

We propose the plan be rewritten to acknowledge the land use constraints of our county, to offer real solutions to meet our housing shortages, and to recommend strategies that will better incentivize redevelopment of our struggling communities and lead to economic growth and opportunity for all citizens. A revision of this magnitude will take time and leadership and cannot be derailed by the selfish desires of a few individual residents who have an outsized voice against growth.

For these reasons, MBIA requests the Planning Board recommend serious revisions to the plan to address the above comments and recommend the County Council not vote on the plan until such revisions are completed and given a thorough comment period. MBIA is always open to discussing our comments and

answering any questions you have regarding this letter. Please do not hesitate to contact Isaac Ambruso at iambruso@marylandbuilders.org or (202) 815-4445.

Best regards,

Isaac Ambruzzo

Isaac Ambruso
Director of Legislative and Regulatory Affairs
Maryland Building Industry Association

Michael Greenspun

Michael Greenspun
President, Baltimore County Chapter
Maryland Building Industry Association

13 Email

Getting the Linover Improvement Association to respond to the MasterPlan of 2030 has proven to be quite a challenge. We have provided input over the years, have taken part in many CZMP processes, and our area of Belair Road and Overlea/Baltimore County feel quite ignored. The general feeling is why should we provide feedback on a MasterPlan when our own community plan has been ignored for years and we do not see change.

With that being said, we have been able to put together a list of things we like and would like to see for the 2030 MasterPlan.

- Actively advertise that there are resources for businesses. As a commercial revitalization zone, it is embarrassing that only three businesses in our node used an architect on call and only ONE applied for a grant. Baltimore County should be proud to have these resources and should be actively partnering with business associations and community groups to ensure that businesses (especially in designated zones) have access to these resources.
- In the event a commercial revitalization zone does not have a business association, the county should have assistance to help community groups start a business section so they can all continue to grow and prosper together.
- Help bridge the younger generation and seniors together by providing opportunities for working together. This can include through community centers and through partnerships with community associations that can work in the community.
- ADA accessibility cannot be a goal for just county buildings and parks. Community sidewalks and streets (whether county-owned or state-owned) MUST be accessible for ALL. How can seniors age in their home communities if the sidewalk in front of their home isn't accessible? That is a major oversight of the Master Plan vision.
- Park ADA accessibility cannot just be for sidewalks - children and families need ADA accessible equipment and playgrounds. A family should not have to drive from Catonsville to Perry Hall for an ADA accessible playground - there should be truly accessible playgrounds in all communities.
- "Reduce the number of food deserts" should be "ELIMINATE food deserts.
- Make all communities aware of the Baltimore County Bicycle and Pedestrian Master Plan. This was the first we have seen this.
- Fund the Northeast Trail that would connect Perry Hall to Hazelwood.
- The county MUST be willing to partner with the state about a Complete Streets Approach. Belair Road is highlighted as a high area on the place type map but is frequently mentioned as complicated due to being a state road. A Complete Street

approach is what Belair Road needs but the county has to be active in working on this even though it's a state road.

- Community centers that are (re)developed should be done so with community associations also in mind. As community associations fight to maintain membership and stay active, it would be a great help to have places for them to go and meet, hold events, etc.
- Community stabilization should have a special focus on communities close to Baltimore City. We see more opportunities given to Towson and Owings Mills; we need to be stabilized as do other areas close to the city/county line.
- Parkville and Overlea should also be included in the waterways portion of the MasterPlan 2030. Stemmers Run goes through these communities and there are multiple erosion issues that include where the stream backs to homes. While you cannot fit a boat up this portion, it only adds equity to include this area where the stream is.
- Rules to the CZMP process must be reviewed. With Rule 8 in play, a community cannot have a say in zoning that could impact many of the things we are discussing here - our streets, our schools, police and fire, etc. Rule 8 must be removed.
- Police and fire for the Overlea-Fullerton area needs improvement. With overdevelopment in White Marsh, the resources are strained. There cannot be a local and regional crime approach if the first responders are strained to the max.

Other comments from the board include:

- accessibility improvements - sidewalks
- Belair rd. improvements - traffic is heavy, accidents are frequent. Not safe for pedestrians.
- I don't know how to word this but some sort of incentives to bring new, unique businesses to the neighborhood. Diablo Doughnuts was a great addition to the community; we need more business like that (i.e. not automotive, convenience stores, etc.)
- improved recreation facilities - walking track for example

14 Email

BALTIMORE COUNTY MASTER PLAN COMMENTS

Marsha McLaughlin

May 14, 2023

Overview:

The Master Plan articulates many good policies and actions, for which the Planning Dept. should be commended. Key points:

data-driven targeting of older commercial areas to accommodate future growth via retrofit, rather than moving the URDL;

the need for additional rural land preservation and addressing many environmental concerns; actually using the Masterplan to guide future community plans, Comprehensive Zoning, PUDs, and development regulations, as well as infrastructure planning and budgeting.

However, there is limited analysis of past trends and issues. Most goals are open ended, aren't defined in a measurable way, and some issues are missing or not sufficiently described. Master Plan policies and actions should help evaluate the viability of future development proposals, as well as guide the goals/programs/budgets of many County agencies.

Specific Comments and Concerns:

1. Master Plan drafting was delayed by Covid and staffing constraints. It's understandable the County is eager to move forward with completion of the Master Plan, however, the public needs to be aware and have input on the proposed major policy shift towards retrofit of older areas.
2. This concern is compounded by the lack of specific implementation actions/priorities.
3. The Plan identifies important issues related to the CZMP and the sequence of planning, zoning, capital budgeting and relation to infrastructure plans (water and sewer, transportation, schools, the LPPRP) and other government functions that impact development. These relationships have been weak in the past and need to be much clearer and stronger.
4. The Plan stresses protection of rural land outside the URDL, and that there's limited undeveloped land inside the URDL to accommodate future growth. This supports a reasonable methodology that identifies numerous "retrofit worthy" areas throughout the County, with a range of possible uses for each tier. It would help if the Master Plan made a stronger pitch as to why redevelopment around older commercial areas is beneficial to *everyone*, not just developers. Also that retrofitting cannot take place in all identified areas at once. Priorities need to be set.
5. It would also help to move discussion of environmental concerns earlier in the argument - currently environmental issues are discussed under "Water Resources" at the end of the Master Plan, which many people will never get to ... and which makes these issues seem less important. Everyone wants a healthy Bay, streams, habitat, & air quality ...and worries about sewer capacity, storm events and climate change. These priorities help justify properly designed redevelopment inside the URDL.
6. Once it's clearer why redevelopment inside the URDL is our best option, it would help to articulate some priority areas and the timeframe for revitalization. Redevelopment must be the right mix of uses, well designed, and address all the infrastructure issues. The County can't do a good job managing this randomly all over. Maybe target a few priority pilot areas, linked to community plan updates or at least an engagement process like Security Square Mall (or maybe based on public support during the Master Plan review process???)

7. Concern: Change/redevelopment/mixed-use/affordable housing are SCARY to many communities and with the Comprehensive Zoning update due to start in September, there's no time to engage people in updating old community plans. People that aren't following the Master Plan may "wake up" and rally against retrofit, particularly if they live within or near one of the target areas.
8. No growth projections or priority setting methodology. The plan should provide some guidance, based on the items listed below. Absent priorities or guidelines, the plan could justify just about any retrofit... anywhere... at any time. That isn't a plan. Key factors to clarify:
 - Growth projections: how much space is needed for population growth, as well as economic and job development projections based on a range of growth scenarios?
 - Targeted growth locations: how much land is needed based on growth projections? where is retrofit most needed? most viable?
 - Environmental concerns/Green infrastructure: sensitive areas to protect; climate resiliency, opportunities for open space?
 - Equity issues: which areas have a history of public and private disinvestment, proximity to polluting facilities?
 - Infrastructure capacity: How do growth projections impact water & sewer, roads/traffic, schools, as well as recreation and other County services? What about infrastructure maintenance/improvements needed to serve "retrofitted" growth areas? Is there a need for APFO, impact fees or other funding mechanisms to support new growth via retrofitting?
9. The implementation plan is proposed to be created after Master Plan adoption. How will this be devised if Master Plan 2030 doesn't define any critical implementation policies/priorities to guide community retrofit and infrastructure capital programs?
10. The implementation plan should provide information about the process, staffing, and timeframe for retrofit assessments. To determine retrofit priorities, ideally, old community plans would be updated and community members engaged in discussions about retrofit goals/concerns. However, since the next Comprehensive Zoning is scheduled to start in September 2023, with Council action in Spring of 2024, there's little time for community plan updates.
11. Redevelopment must be the right mix of uses, well designed, and address infrastructure issues. The Plan should at least identify a few priority projects, linked to either community plan updates or an engagement process.
12. The State requires annual reporting on certain Smart Growth components. It would help if the Master Plan set short, mid and long term goals/priorities and would report progress annually to the Council and on the Planning website. Transparency and honest assessments of what is working or needs tweaking can help reassure people.
13. Maryland law sets State mandates for Comprehensive plans including 12 Visions, a list of plan elements, identification of priority funding areas, and growth tiers. How does the plan fulfill these requirements? Could a chart that documents compliance be included at the end of the Master Plan or in an appendix?

Thank you for your time and consideration. Updating the Master Plan is a lot of work, but critically important.

Marsha McLaughlin
Lutherville

15 Email



April 18, 2023

Baltimore County Planning Board
Department of Planning, Jefferson Building
105 W. Chesapeake Avenue, Suite 101
Towson, Maryland 21204

Re: Baltimore County Master Plan 2030

Honorable Members of the Planning Board:

Thank you for your diligent efforts in creating the 2030 Master Plan. We recognize the level of commitment required to incorporate the best practices, community comments, and zoning concerns – among other issues – that have now been translated into an action plan for the next 10+ years.

Furthermore, we appreciate the commitment to equity and inclusivity that is displayed in the plan documents. This is a reflection of the County's intent to move in the direction of a welcoming environment for all of our residents. Likewise we appreciate the importance placed on environmental sustainability in land use decisions.

Southwest Visions Foundation (SWVF) has a focus on the Arbutus Sustainable Community District as designated by the state's Department of Housing and Community Development. Presently we are also requesting an expansion of the district to encompass Lansdowne, Riverview and Baltimore Highlands. Viewing the Master Plan through the Sustainable Community lens did raise some concerns for SWVF. Below SWVF has outlined those items:

- 1) There is no mention of the Sustainable Community District in the Plan. As we reviewed the "Nodes" we found many communities listed but not the greater Arbutus area. While we are in a "Mobility" section – indicating our multi-modal connectivity via interstates, rail and other modalities – we do not understand why this area is not included in Established Communities. Our housing fits the criteria; the Southwest certainly has established business districts (East Drive in Arbutus, Hammonds Ferry and Hollins Ferry Roads in Lansdowne, Annapolis Rd. in Baltimore Highlands). The Southwest has diverse communities including a variety of age groups, racial and ethnic representation, shopping and a major institution within a .5 mile radius among other standards listed. Several Anchor Institutions are



located in and around the Southwest, such as UMBC, CCBC, Kaiser Permanente, and St Agnes just to name a few.

- 2) Among Transit Oriented Development locations, Baltimore County may also want to look more closely at the Arbutus, Relay, Lansdowne and Baltimore Highlands areas. Greater Arbutus has two MARC locations, one in Relay on the Camden line and the other on Southwestern Boulevard on the Penn line. A light rail station is sited in Baltimore Highlands. MTA services are in various spots in the southwest and several park and ride lots are situated on Rolling Rd. and Hammonds Ferry Rd. UMBC Transit has also become a fixture in the Southwest and has continued to grow its services to the region.
- 3) We would request your consideration for a modification to the "Small Area Map". We think there is an argument to be made for the inclusion of Catonsville in the Southwest sector. With zip code 21228 to the North, 21227 in the South and UMBC in the center, there is the opportunity to have one of the most impact economic and community development efforts in the entire State, not just the County. Here are a few elements to consider for planning this area in its entirety:
 - a. Both CCBC Catonsville and UMBC draw from a significant number of graduates of the area's common high schools. Area residents may attend magnet programs at any high school regardless of geo boundaries.
 - b. Commonality of efforts to improve the "main streets" Frederick Rd., East Dr., Hammonds Ferry and Annapolis Rds.
 - c. Long-term impact of UMBC expanding into the Spring Grove footprint. The campus will straddle both communities to an even greater extent. As well as, UMBC and bwtech@UMBC's potential growth into the community.
 - d. Similarities in age of housing, need for "missing middle" and affordable housing, adaptive reuse of deteriorated commercial properties, need for emphasis on infrastructure, transportation issues and orientation.
 - e. Leans in to equity in terms of demographics. The region has become home to many of the international students from UMBC, as well as diverse communities who are served by the many refugee organizations in the Baltimore region.



- f. Need to create opportunities for "district" (1st Council) services to address healthcare, social services such as food insecurity, housing counseling, family supports. Catonsville and Arbutus are more alike with these needed services.
- 4) With respect to the cycle of the Comprehensive Zoning Map Process, SWVF would ask that the Planning Board consider putting this on a five year schedule. SWVF believes that ten years is too long between comprehensive reviews. A five year timeline would allow for zoning changes to be considered through the lens of the progress on Master Plan goals as well as in keeping with the Small Area Map plans.

In conclusion, SWVF knows that every community is passionate about their attributes and desirous of obtaining attention to their needs. We think that the southwest sector has much to offer, in many ways but has been overlooked and under resourced for too long. Minor changes to the Master Plan could go a long way in addressing the future of the Southwest.

Sincerely,

JJD (electronic signature)

John Jay Dillow
President

A handwritten signature in blue ink that reads "Carolyn J. Anthon".

Carolyn Anthon
Vice President

A handwritten signature in blue ink that reads "Paula W. Wolf".

Paula W. Wolf
Secretary

16 Email



The Greater Timonium Community Council

9b West Ridgely Road, Box 276, Timonium Maryland 21093
[http:// www. gtccinc.org](http://www.gtccinc.org)

May 3, 2023

Dear Chair Hafford and Planning Board Members:

I am writing to express my feelings about the Draft Master Plan 2030. Before I offer comments about the Plan, I would be remiss if I did not remark about the very short, initial public comment period that ran from April 3 until April 14, 2023. To ask the public to read and prepare a critique of this very lengthy document in just twelve days was ridiculous. Especially in light of the fact that the original timeline for the Plan had it to be released to the public in the Fall or Winter of 2022, not in the Spring of 2023 as actually happened. So, the initial public comment period was curtailed due to factors beyond the public's control. That does not seem to be a realistic process.

Kudos to the Planning Department for trying a new format for the Plan. In some respects that new format worked for the benefit of the readers, such as with better, more interactive graphics and the ability to include more supportive information, but in other instances the new format fell short. For example, the presentation was not paginated, making it more difficult to return to a specific section easily or to cite a page number in offering commentary. Another item that gave me concern in the Plan was the statement that one of the intentions of the Plan is to "simplify the land use designations and many of the related strategies to provide a clear and concise path forward." Will this attempt to simplify things result in a lack of specificity in the Plan that renders it malleable to any sort of development proposal that the county officials want to promote, rather than having a set of objective standards to judge such proposals?

The authors of the Plan painted the suburban existence as a gloomy, almost dystopian, way of life with remarks such as "After several decades [of development] , however, automobile dependence, traffic, strip malls, miles of paved and otherwise impervious surfaces, lack of physical and social connections- are negative outcomes typical of the suburban experience, and all too familiar to county residents in the 21st Century."

I thoroughly reject that notion and the caricature of suburban development. Can the suburban experience be improved upon? Certainly. But any observer needs to be aware of the historical forces that shaped the experiences over many decades in the 20th Century. For example, the Plan authors castigate the miles of paved roads, but those authors seem unaware that in the 1920s & 1930s there was a whole political movement where our elected leaders ran on platforms of improving what had been dirt and gravel turnpikes and county roads. Those leaders trumpeted

paved roads as state and local budgets spent an outsized amount to make improvements. Or in the period after the Second World War, federal government policies provided mortgage benefits to veterans returning from the war, and those veterans chose not to return to an urban living environment but to choose the suburbs, which offered an alluring alternative of cheaper homes that qualified for the GI benefits.

Not all contemporary sources view the suburbs in a negative way as portrayed in the Plan. In the average circumstance, housing is more affordable in the suburbs than in urban areas. On a national basis in 2017, the median home price in a city was \$431,000; whereas the median price in the suburbs was \$230,000.¹ The buyer will get a larger home in the suburbs with a yard that provides recreational, garden and entertainment possibilities. Public schools are generally better in the suburbs and graduation rates are higher than in the urban environs. Contrary to the Plan's sentiments, several sources I researched opined that the suburbs offer close-knit neighborhoods with less isolation.² In the Lutherville-Timonium area, for example, communities have Spring and Fall festival days, social interactions thru rec. leagues and PTAs, and other celebrations under the auspices of community associations, to name just a few events. This notion that the suburbs are a place of social isolation is just plain biased and offered to promote an agenda. The 2020 Census also tells us that on a national basis the suburbs are becoming more racially diverse.³

One can even make the case that the suburbs are more environmentally friendly than the dense living conditions of urban environments. Density increases the worsening of local air quality and there is a companion problem of "heat islands", where temperatures are higher than in neighboring less dense areas. Also, the Covid pandemic has increased the prospects for teleworking by the labor force, which has resulted in less commuter traffic and less congestion on our roads. As a result of this teleworking, there is increased demand for distant, "exurban" development.⁴

A more impartial assessment of suburbia is that it has both positive and negative outcomes that are a result of historical forces, sociological forces, political involvement and economic trends.

My specific remarks about the Plan will be limited to observations about the Lutherville/Timonium/Cockeysville area (LTC), where I have lived, been involved with community affairs and owned property for more than fifty years. Many of the land use designations in the Plan are overly generalized and do not accurately describe the variety of activities that take place in the area. For example, the largest single land mass area in this LTC is designated as a "Connected Neighborhood," which the Plan describes as having a primary land use of medium and high-density residential use. While I will concede that residential use is the major type, that "Connected Neighborhood" designation ignores all of the commercial uses along York Road, institutional uses such as the State Fairgrounds, College Manor nursing home

¹ Source; sfgate.com.

² Sources: sfgate.com; texaslending.com

³ Source: "Today's suburbs are symbolic of America's rising diversity", William H Frey, Brookings Institute

⁴ Source: "The Environmental Case for Suburbia." Judge Glock, The Breakthrough Institute

and the Kaiser Permanente medical facility and certain light industrial uses along parts of Greenspring Drive and Deerco Road.

Like past efforts from the Department of Planning, this Plan seeks to encourage use of the light rail system, but this document does not acknowledge the realities of 2023 travel patterns. The use of transit is down on both a longer term and short-term historical basis. Even against the backdrop of climate change discussions, there is no talk of eliminating the automobile, only switching over to electric vehicles. In 1960, for example, 12% of Americans took transit to get to work, but by 2020 that number had shrunk to 5%.⁵ The trends of telework may decrease that 2020 number even more. That trend is also reflected in local Central Light Rail ridership numbers. Looking at total monthly figures for the Central Light Rail during November 2016, monthly ridership stood at 676,745 patrons. By November 2022 that figure had fallen to 253, 571 patrons.⁶ If you traveled past the Park and Ride lots at Lutherville or the Timonium Fairgrounds, adjacent to the Central Light Rail, you would see at least fifty percent fewer commuter cars in 2023 than in 2013! Also, if demand for transit was so robust, why did the State and County allow about half of the Timonium Fairgrounds Park and Ride to be sold off to Kaiser Permanente?

I would argue that crafting a master plan strategy around transit and the Central Light Rail system will never see the successes anticipated by this Plan. If you need to get to Perry Hall or Catonsville, transit is not a viable option at this time, or any time in the next ten years.

When the Mass Transit Administration proposed to extend a light rail line north of I-695 along York Road and Ridgely Road, over three hundred attendees at a Greater Timonium Community Council (GTCC) meeting in November 2022 reacted negatively towards that prospect. No more than twenty attendees were in favor. As a follow-up to that meeting, GTCC circulated an online petition in opposition to the extension of light rail and the prospects of a transit-oriented development (TOD) project at the end of Ridgely Road that proposed 450 apartment units. The online petition and a companion pen and paper petition resulted in approximately 3,500 signatures against the light rail extension and TOD.

Let's turn attention to the three "Core Retrofit Areas," also called "Nodes" that are proposed for the Lutherville/Timonium area. These areas are described in the Plan as "the most strategic areas for retrofit efforts," and land uses in these nodes may include "high density residential, auxiliary and infill, civic and institutional, office and commercial as primary uses, as well as medium density residential as a secondary use."

The southern most of these nodes is centered around West Ridgely Road, and it extends to near York Road in an easterly direction, into the historic part of Lutherville to the south, into the residential subdivision of Country Club Park to the west, and to near Business Park Drive to the north. The configuration of this node does not make sense for several reasons. First, the southern and western parts of this node are residential areas zoned either DR 5.5 (Country Club Park) or DR 2 & DR 3.5 (historic Lutherville). To suggest that these areas should be retrofitted into anything other than their current uses is ridiculous. South of Ridgely Road, a major portion of this node encompasses part of the Lutherville National Register Historic District. There are

⁵ Ibid.

⁶ MDOT

protections against using any federal funds that would alter the character of this historic district, and even properties that are not within this redevelopment node could surely institute a lawsuit for damages to the district caused by any incompatible development within the node area. There is a smaller County-designated historic district, as well, and properties on Kurtz Avenue are within this redevelopment node and the County historic district. As to the Country Club Park area, this is a long-established area of single-family homes that demonstrate pride of ownership and not a neglected, area in need of redevelopment. Most of its residents, of which I am one, have rejected the notion that more high density, multifamily housing is needed for the area. We already have apartment complexes at Seminary Roundtop and Cardiff at Charles, and to build more will strain the infrastructure, overcrowd the local schools and bring increased traffic congestion.

A second flaw with the configuration of this southern node in the Lutherville Timonium area is that recognition is not given to the impacts that the Roland Run (stream) will have on possible redevelopment and even the desire for this node to be “walkable,” as called for in the Plan. There is no roadway connection from the Country Club Park subdivision on the west side of this node and the area east of the Central Light Rail. That is in part caused by the fact that Roland Run carries a wide flood plain thru this area, which places environmental constraints on the building of any roadway, bridge or even a public path to traverse the Run. In addition to the flood plain, there are forest buffer regulations that would require variances for a distance beyond the flood plain, further constraining any redevelopment. The Plan ignores these environmental realities, suggesting instead that this natural resource should be part of the retrofit area. This environmental feature, the Roland Run and its associated flood plain, should not be part of this retrofit area (node). To do otherwise makes a mockery of other sections of the Plan that trumpet the County’s environmental awareness and desire to be sustainable.

In conclusion regarding the southern-most of these nodes, don’t mistake my remarks as being against all redevelopment in this area. There are properties that need to be improved. Yet any large-scale multi-family housing in this area would overtax the infrastructure, schools and road network. To give just one example, Ridgely Middle School is already at 120% of its state rated capacity. To think that multi-family housing on a large scale would be welcomed by existing residents is delusional!

The second, or middle, node in the Lutherville/Timonium area is termed a “Mobility Node,” but I was unable to find any explanation in the Plan as to why it was given that moniker. The node extends to just south of Timonium Road on the north, to just above Business Park Drive at the southern-most edge. The node’s eastern boundary is essentially the Central Light Rail corridor, and the western boundary extends west of I-83 and into the Holly Ridge residential subdivision. Just as in the case of the southern node, the boundaries of this middle node make no sense. Why would this node extend beyond, to the west, of I-83? Residents in this Holly Ridge subdivision do not have any walkable connection to the rest of the node that is east of I-83. Now those residents could walk to Timonium Road and continue walking east to reach the remainder of this node, but there are off- ramps from I-83, and the overpass of I-83 at Timonium Road that would greatly discourage walkability. So why include the area west of I-83 in the node?

Another element of this node that makes no sense is that the majority of the land area east of I-83 is occupied by very functional office buildings, warehouse space and/or institutional properties that are not in need of redevelopment. There are some properties on the east side of Greenspring Drive that one could argue do not perform up to the location's highest and best use, but those properties are in the minority of the total area in this node. These properties on the east side of Greenspring Drive include a warehouse for a plumbing supply company, automotive repair shops and other uses. All of the properties are well-kept and serve valuable niches in the overall economy. It seems evident to me that this node takes a scatter shot approach. Yet the reality is that the redevelopment efforts in this node should be enacted using a scalpel, not a scatter shot gun.

The third and final node that I will comment on is situated north of the mobility node, centered more or less along Greenspring Drive between Timonium and Padonia Roads. This node has a curious shape in that it ends at Landstreet Road, and in effect this node is shaped like three-quarters of a circle, with the northeast quarter of the circle left out. There is no clear explanation for this odd shape in the Plan, but I assume it is thusly configured because the Goodwin Run (stream) runs through the missing one-quarter of the circle. One could not redevelop an environmentally sensitive area like a stream, its floodplain and associated buffers. However, if my assumption is correct, I have to ask why the same environmental sensitivity was not afforded to the Roland Run, which traverses through the southern node that I discussed previously?

This northern node seems to be even more contrived than the other two nodes. At least twenty percent of the land area in this node is part of the Mays Chapel community, which is cut off from the rest of the node by I-83. It is physically disconnected from the rest of the node by I-83, and short of building a tunnel under I-83, there is no way to connect Mays Chapel to the rest of this node. The plan states in a general sense that residential communities included in a node would provide a walkable connection to the areas that would be redeveloped, but that would never happen in this instance. Of the remaining areas in this node, a large portion is part of the State Fairgrounds. Now the Fairgrounds leadership has entertained many offers of land swaps over the last thirty years by developers who want to redevelop this site, but thus far the adjacent residential community is very appreciative that the Fairgrounds leadership has chosen to stay in Timonium and not agree to locate out of the area. But this Plan assumes that its authors know better than the leadership of the Fairgrounds, and that redevelopment should be encouraged. I think not.

Another important land use in this node is the recently completed Kaiser Permanente medical center on Greenspring Drive, just north of the Central Light Rail stop at Timonium. This is not a site worthy of redevelopment. The medical center was just completed within the last year. It's presence just underscores that this node is a contrived, artificial area that has no legitimacy as an area in need of redevelopment.

I want to close these comments by offering a site that should be considered for redevelopment in the Lutherville/Timonium/Cockeysville area. Beaver Dam Road, near Church Lane, would be a better place to institute the development that the Department of Planning is advocating. When the Central Light Rail was first constructed, its' planners said that one day

they wanted to construct a station stop in the vicinity of Texas Station Court. More recently, that future station stop was reinforced when the Regional Transit Plan for Central Maryland again stated that building the station was a priority in Baltimore County⁷ The commission that authored this plan included a member of the Olszewski administration. Within close proximity of this proposed station are an office building, a hotel and two big box stores. Additionally, just to the north of the existing development is a large, undeveloped parcel owned by Artemis Properties, the development arm of the Angelos family. That property could support additional commercial development, as well as multi-family housing, and the property has close connections to an interstate and Beaver Dam Road, in addition to the Central Light Rail connection. In my estimation, this location is the best area in Lutherville/Timonium for the type of development that the Planning Department is advocating, not the three contrived nodes offered in the Master Plan.

Sincerely,

Eric Rockel
Vice President
Greater Timonium Community
Council

⁷ "Connecting Our Future," Regional Transit Plan for Central Maryland, October 2020, p.52

17 Email

From: Matt Taylor [<mailto:MTaylor@sjpi.com>]
Sent: Friday, May 26, 2023 12:29 PM
To: info@towsonchamber.com
Subject: Baltimore County Master Plan 2030

Dear Chairwoman Hafford,

My name is Matt Taylor, and I am a Development Manager at St. John Properties. I have over 9 years of experience in land design, entitlements, and development. I am writing to express my concerns about the Master Plan 2030 (“the Plan”). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

1. The current StoryMap online format of the Master Plan is amorphous and includes thousands of pages of hidden documents and hyperlinks, including to third-party websites. This format has made it virtually impossible to pick up on all of the nuances of the Plan and to understand the ways in which the Plan can impact the future growth and development of Baltimore County for the next ten years. **The Planning Board should require the Planning Department to remove any hidden materials or hyperlinks to the document and then publish the Master Plan as a PDF. Then, before the Planning Board moves forward with consideration of that plan, the PDF version as proposed should be posted online for additional time to allow for both the public and the Planning Board to fully digest the Plan as proposed. Only then will the Planning Board be able to make an informed decision on any necessary edits and eventually to vote with confidence.**
2. The Plan calls for growth over the next ten years to be by redevelopment concentrated within certain areas – called Core Retrofit Areas – as identified on a “Place Types Map.” Development should not be limited to these Core Retrofit Areas or be controlled by the Place Types Map. The URDL has a clear purpose, and development/redevelopment should be encouraged anywhere within URDL. In order to avoid a situation where stagnation occurs within large swaths of area inside the URDL, **the Plan should be amended to explicitly state that the Place Types Map may not be used to limit or restrict uses and/or development consistent with zoning and other applicable regulations. Additionally, the definitions of certain “Place Types” depicted on the map should be revised to be consistent with development patterns and more flexible.**
3. While calling for redevelopment, the Master Plan also seeks to eliminate the very processes that make redevelopment possible in Baltimore County, the CZMP and the PUD Process. **The Planning Board should remove any recommendations that call for altering the PUD process and reducing the CZMP process from every 4 years to every 10 years.**

Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it could chill development across the County and cause substantial economic and social harm to our communities.

Thank you for your consideration.

Sincerely,
Matt

Matthew A. Taylor
Development Manager



2018 NAIOP Developer of the Year

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18 Email



Baltimore County Master Plan 2030 Response

Nancy Hafford, Chair
Baltimore County Planning Board
Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

May 17, 2023

Dear Chairman Hafford;

Please accept this letter and comments as provided by the Baltimore County Green Alliance (BCGA) Steering Committee and Master Plan Work Group.

The BCGA's mission is to – Support collaboration in conserving, protecting, and restoring the land, air, and waters in Baltimore County through advocacy, communication, education, and volunteer action. Please visit our web site at <https://www.baltimorecountygreenalliance.org>

Specific Comments and Concerns:

1. The Plan identifies important issues related to the CZMP and the sequence of planning, zoning, capital budgeting and relation to infrastructure plans (water and sewer, transportation, schools, the open space and recreation) and other government functions that are impacted by development. Currently, these relationships are weak and the Master Plan needs to be clear and specific on how to strengthen them including a more effective Adequate Public Facilities program.
2. The plan stresses protection of rural land outside the URDL, and that there's limited undeveloped land inside the URDL to accommodate future growth. The Plan supports a reasonable methodology that identifies numerous "retrofit worthy" areas throughout the County, with a range of possible uses for each tier. It would help if the Master Plan made a stronger pitch as to why redevelopment around older commercial areas is beneficial to

everyone, not just developers. Since retrofitting cannot take place in identified areas all at once, it should set priorities or at least present a methodology for setting priorities.

3. We believe it would be better to move discussion of environmental concerns earlier in the Plan - currently all the water/environmental resources are discussed under "Water Resources" at the end of the Master Plan, which most people will never get to and which makes these issues seem less important. Everyone wants a healthy Bay, streams, habitat, & air quality. Issues related to sewer capacity, storm events, flooding, and climate change are becoming urgent. These priorities support focusing properly designed redevelopment inside the URDL.
4. While it's clear why redevelopment inside the URDL is our best option, it would also help to articulate some priority areas for revitalization and the timing for moving in this direction. Redevelopment must be the right mix of uses, well designed, and address all the infrastructure issues. It would be more realistic, effective and manageable to target a few priority pilot projects ... linked to community plan updates or community engagement processes, such as was done for Security Square Mall.
5. BCGA expresses caution in the following area: redevelopment/mixed-use/affordable housing/change is SCARY to many. With the Comprehensive Zoning update due to start in September, there's no time to engage people in updating old community plans. People that aren't following the Master Plan may "wake up" and rally against retrofit, particularly if they fall within or near one of the core areas.
6. The Plan does not include growth projections, land use map, capacity analyses, or a priority setting methodology. The plan would be greatly strengthened by providing some guidance, based on the items listed below. Absent priorities or guidelines, the plan could be used to justify almost anything, anywhere, at any time. Critical factors include:
 - Growth projections: how much space is needed for population growth, as well as economic and job development projections based on a range of growth scenarios?
 - Targeted growth locations: how much land is needed based on growth projections? where is retrofit most needed? most viable?
 - Environmental concerns/Green infrastructure: sensitive areas to protect; climate resiliency; opportunities for open space?
 - Equity issues: which areas have a history of public and private disinvestment or proximity to polluting facilities and businesses?
 - Infrastructure capacity: How do growth projections impact water & sewer, roads/traffic, schools, as well as recreation and other County services? What about infrastructure maintenance/improvements needed to serve "retrofitted" growth areas? Is there a need for APFO regulations, impact fees or other funding mechanisms to support new growth via retrofitting?

7. As previously noted, the Plan does not address implementation...yet. An implementation plan is proposed to be created after Master Plan adoption. How will this be devised if Master Plan 2030 doesn't define any critical implementation policies to guide community retrofit and infrastructure/capital program implementation?
8. To determine retrofit implementation priorities, ideally, old community plans would be updated and community members engaged in discussions about retrofit goals/concerns. The implementation plan should provide information about the process, staffing, and timeframe for retrofit assessments.
9. Since the next Comprehensive Zoning is scheduled to start in September 2023, with Council action in Spring of 2024, there's little time for determining retrofit priorities or community plan updates. Communities and the County will be left with no basis for either supporting or denying proposed zoning changes.
10. The State requires annual reporting on certain Smart Growth components. It would help if the Master Plan set short, mid and long term goals/priorities and would report progress annually to the Council and on the website. Transparency and honest assessments of what is working or needs tweaking can help reassure anxious citizens.
11. Maryland law sets State mandates for Comprehensive plans including 12 Visions, a list of plan elements, identification of priority funding areas, and growth tiers. How does the plan fulfill these requirements? A table provided at the end of the Plan would clarify this.
12. The Plan provides Place Types and Node Types for areas that are suitable for development, redevelopment or preservation. The Place types and nodes are a great however, without specific Area Plans in place the County and communities will not be able to respond to CZMP, and APFO requests. Some type of interim proposed land-use should be provided.

The BCGA Steering Committee appreciates the opportunity to provide comments on the Baltimore County Master Plan 2030. It includes much good work, but needs to clarify the implementation strategy.

Sincerely,

Pat Keller, President
Ray Heil, Vice President
Ann Jones, Secretary
Don Callihan
Larry Fogelson
Marsha McLaughlin
Carol Newill
Karen Wynn

19 Email

May 15, 2023

Ms. Nancy Hafford, Chair
Baltimore County Planning Board
Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County Proposed Master Plan 2030

Dear Chairwoman Hafford,

On behalf of NeighborSpace of Baltimore County, please accept our comments regarding Baltimore County Master Plan 2030. The Adequate Public Facilities provisions in Baltimore County Code, Section 32-6-108 (f) (3) designated NeighborSpace to receive 20 percent of Open Space waiver fees from developers who do not provide on-site public open space. NeighborSpace's mission, our job, is to use these funds to work with communities to acquire, protect, and develop smaller accessible parcels for nearby residents, filling a niche that the Department of Recreation and Parks has found difficult to provide.

NeighborSpace's Mission: "We work to enhance the livability of communities inside Baltimore County's Urban-Rural Demarcation Line by protecting and improving land for small parks, gardens, trails and natural areas."

We commend Baltimore County and in particular the Department of Planning for proposing many goals and actions within VF 3, 4 and 7 that directly and indirectly relate to the purposes for which NeighborSpace was created and to which we contribute. We could do far more to address these community quality-of-life goals and actions if provided with more adequate resources. There are two statutory mechanisms to address these goals and actions.

RECOMMENDATIONS

1. NeighborSpace is the only officially designated organization created by the county to implement VF 2, 3, 6 and 7. **We recommend that NeighborSpace be specifically referenced and identified in the plan as such, including a recommendation for continued support to better fulfill that mandate.**
2. Open space set-aside requirements for new or retrofitted development are already in law. **We recommend that the Master Plan state that these requirements be fully and strictly implemented via on site fulfillment or preferably fee in lieu.**

We encourage the Planning Board to support the Master Plan goals listed in the attachment. We appreciate the funding support provided by the county in this year's budget and hope that it will continue in the years ahead. We look forward to working with the Departments of Planning, Recreation and Parks, and others to prepare the

BOARD OF DIRECTORS: John R. Alexander, Aaron Barnett, Carolyn Cecil (Secretary), Larry Fogelson, Nancy Goldring, John Herron (Treasurer), Arnold "Pat" Keller, Jack Leonard, Kathy Reiner Martin, Marsha McLaughlin (Vice President), Klaus Philipson (President), Eric Rockel (Emeritus)

EXECUTIVE DIRECTOR: Phyllis Joris, E: phyllis@neighborspacebaltimorecounty.org, P: 443-850-2756

implementation section of the Master Plan. This section will be critical in assuring that the goals in this Plan will be met, and we hope to see this section completed by the end of year.

NeighborSpace is proud of its achievements since its inception and would welcome an opportunity to present a brief overview of our past and ongoing work to the Planning Board at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Klaus Philipsen". The signature is fluid and cursive, with the first name "Klaus" being more prominent than the last name "Philipsen".

Klaus Philipsen, Board President

Attachment: Master Plan Goals and Actions relevant to NS mission

Attachment: Master Plan 2030 Goals most relevant to the mission and purpose of NeighborSpace. The key goals most supportive of our activities are bolded.

VF.2—[Livable Built Environment](#)

Goal 1: *Elevate the quality of the built environment to ensure an equitable, sustainable and prosperous place for all people with communities that thrive and cultivate their unique identities.*

Goal 4: *Align capital investments with adopted growth strategies to limit negative impact of growth and ensure benefits are distributed equitably.*

Goal 5: *(Re)develop community facilities for education, recreation and safety, while advancing equity, environmental priorities, and adaptation to future growth patterns.*

VF.3—[Harmony with Nature](#)

Goal 1: *Protect the functionality of Baltimore County’s agricultural lands, forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.*

Goal 2: *Adequately protect and increase public access to greenspaces by linking parks, schools, institutions, neighborhoods, business/retail areas, natural areas, open spaces, water access and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities.*

VF.6—[Inclusive Planning](#)

Goal 2: *Create new standards for equitable community engagement in order to build strong, sustainable relationships and partnerships with all residents of Baltimore County.*

Goal 3: *Increase the capacity of community organizations and groups throughout the County to encourage collaborative decision-making using an approach that is grounded in principles of inclusion and respects different types of experience and knowledge.*

VF.7—[Healthy Community](#)

Goal 1: *Attain full health and well-being for all ages and communities by eliminating health disparities and promoting healthy development and behaviors.*

Goal 3: *Provide quality public services for citizens of all ages in all communities.*

Goal 4: *Provide and promote safe, equitable and inclusive access to quality parks, green space, recreation facilities and programs.*

20 Email

Jennifer Meacham

From: Master Plan
Sent: Monday, April 17, 2023 8:31 AM
To: Jennifer Meacham
Subject: FW: Masterplan Review and Comments

From: Pamela Shaw <pkshaw222@gmail.com>
Sent: Sunday, April 16, 2023 9:14 PM
To: Master Plan <masterplan@baltimorecountymd.gov>
Subject: Masterplan Review and Comments

CAUTION: This message from pkshaw222@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

masterplan@baltimorecountymd.gov

by email

April 16, 2023

Overall Comments

- 1) It is very sad and actually disturbing that this document was released with so little time to review it. Not only is the document itself extremely long the links and other documents included by reference could be an entire college semester of reading.
- 2) This MasterPlan should be readable and understandable by the average community leader. It should not have so many duplications and contradictions. It is as if many people wrote sections without sufficient cross review by others writing about the same topics.
- 3) As I often find, the StoryMap is not very mobile-friendly or mobile optimized.
- 4) The “interactive” maps are wider than the text column and you cannot zoom in to see any specific area. The place names on the maps are incorrectly located, as an example Hampton is not in Cockeysville.
- 5) The tables are illegible on both mobile and desktop devices. In order to “read” them you must download the documents.
- 6) Abbreviations should not be used unless that actual name is listed in the same section as the abbreviation is being used. One should not have to look on the internet to figure out what is being discussed. There are a number of abbreviations which don’t appear anywhere in the entire document. There are subjects which are also not discussed such as **micro-mobility, or Low Impact Development (LID)**.
- 7) There are a number of documents referenced for which there are not linked. The important aspects of these documents are not discussed. For example:
Baltimore County Transit Development Plan and the County’s Fair Housing Action Plan.

8) There are also some concepts which are not explained. For example *minimum floor-to-area ratios*.

9) There are a number of noun-verb mismatches, ie. Single nouns with plural verbs and the reverse. There are also some physically hyphenated words, which are actually not hyphenated at the actual syllabus level. There are also some “edits” which have resulted in some meaningless sentences. (...adverse effects of land development and climate change **and by prioritize** stream restoration projects which provide...)

10) The organization of the document in a Goal/Action format has resulted in duplications thoughtout making it difficult to clearly identify which sections Goal or Action is being referenced.

11) There is not continuity in the document of references and wording on the same subject duplicated in difference sections of the StoryMap. For example:

Goal 1, Action 9: Explore requiring LEED certification or Green Building Code standards **in excess** of LEED silver for commercial and residential construction.

vs

Goal 5, Action 3: Ensure future County construction or major renovation designed to meet **at least** LEED Silver standards.

And

Goal 2, Action 5: Provide clear definitions of vacant and **abandoned** properties and establish a strategy for revitalization.

vs

Goal 1, Action 5: Create a strategic plan focused on the redevelopment of **declining** or vacant commercial properties and shopping center/malls with priority areas for redevelopment, design guidelines, best practices and financial assistance.

URDL

“Baltimore County benefits when leaders make visionary and strategic decisions, such as creating and continually enforcing the URDL, beginning in 1967.”

Baltimore County benefits when leaders **reevaluate** strategic decisions such as the URDL implemented over 50 years ago. The URDL also “controls” public water and sewer. There are a number of areas, noting the area of Fall and Seminary where there is significant existing and proposed housing development which do not have access to public water and sewer. These are isolated properties surrounded by educational facilities, golf courses and recreational facilities.

Vibrant Communities

This sections speaks to the 15 Minute City concept refers to areas where the surrounding population and dwelling units are within certain walking and biking distances to the **core** and will support the primary functions therein.

Having a Core presumes that certain infrastructure already exists in the surrounding community like sidewalks, road shoulders, and walkways. Unfortunately, many communities do not. Some do not even have curbs or paved streets.

Methodology

It is not explained how the point system was developed and how they are weighed.

It seems to me that a community near the light rail or subway which has busses coming to it to deliver riders gets points twice for the same infrastructure. This is true even if no one is riding the busses, the light rail or the subway.

Transportation Access

- Along a Major Arterial Corridor—3 points
- High # of Pedestrian-Involved Accidents—3 points
- High Transit Ridership—3 points
- Within a Quarter-Mile of a Rail Stop—5 points
- Within a Quarter-Mile of a Bus Stop—5 points

The method seems to layer and relayer for the same circumstances even if those features are used, unused or bring no value to the location.

This is true for Neighborhood Assets as well.

Neighborhood Asset

- Within a Half-Mile of a School—1 point
- Within a Quarter-Mile of a Rec and Parks Space—1 point
- Within a Half-Mile of a Community Center—1 point
- Within a Half-Mile of a Library—1 point
- Within a Half-Mile of Senior Center—1 point

So if the school has fields for recess and Recreation and Parks it gets counted twice. If the Library, Community Center and Rec and Parks space are in the same location they are getting counted three times.

Core retrofits are not the CORE of the existing community, nor should they be. A core retrofit area at the edge of a commercial and manufacturing zone is not a Community CORE.

Cores, Nodes and Hubs are words used interchangeably and do not match the labels on the maps.

Node Types Within Place Type—Node, Baltimore County has identified [Four Node Types](#)—Urban Node, Regional Commercial Node, Neighborhood Node and Mobility Node. Each has its own characteristics and levels of intervention needed for compact, walkable, vibrant redevelopment.

A core of any kind should not be a point dividing residential and commercial corridors. A commercial core should be separated and evaluated apart from a residential core. A transit core (hub) should be evaluated for its current ability to deliver workers to their jobs and its ability to deliver residents to and from commerce.

Transit

Serious consideration should be given not just to improving the “LOOP” but also ways to deliver the last mile coverage to home and businesses.

There is an inherent conflict in the County's stated goals to allow residents to age in place and the desire to reduce automobile use. While the more youthful myself included walked, biked to various businesses or jobs, as people age that becomes more difficult. Remember that we are all living longer and that even if I order from Amazon a big truck will be bringing it to me.

The goals below have no supporting information about the bolded words.

Goal 1, Action 3: Create **overlay districts** with **implementation tools** and **incentives** to encourage walkable, mixed-use development in and near transit stations by utilizing a [Smart Growth](#) framework

Goal 3, Action 2: Modify parking minimums for the following scenarios: areas in need of redevelopment; development proposed to be located around a half-mile of transit stops; and urban areas where **shared parking** is encouraged.

Goal 3, Action 8: Support opportunities for expanding transit services and **micro-mobility** services to better connect communities and regional jurisdictions.

Goal 3, Action 9: Conduct research for the development of **Connected** and Automated Vehicles (CAV) policies related to street design and parking to prepare for autonomous vehicles.

Goal 4, Action 2: Evaluate existing and new regulatory incentives to integrate **Low Impact Development (LID)** practices into all new (re)development.

Water

"Therefore, urban redevelopment will either contribute to, or have no impact on the County's progress toward meeting total maximum daily load (TMDL) goals for impaired receiving waters. Redevelopment will not increase threats to healthy receiving waters."

You do not address what the impact will be to the already UNHEALTHY receiving waters, for example Roland Run.

Capacity Building

Goal 3, Action 4: As part of the small area plan and planning process, determine goals and strategies to improve the effectiveness of existing community organizations and assist with the formation of new ones in underrepresented communities.

Goal 3, Action 6: Consider hiring an Equity and Inclusion Planner to administer community organization and leadership development programs, oversee new equity planning efforts, conduct regular equity reviews of development review procedures and implement the equity goals interwoven throughout Master Plan 2030.

Goal 3, Action 7: Establish the process for building the capacity and competence of neighborhood organizations to increase self-sufficiency.

-

As a community leader I take exception to some of the items listed in this section which appear to be efforts to create and control community or homeowners associations. I do not believe this is the county's place or within their authority.

Do you want to provide education, communication and transparency, OK, but we're not interested in the County creating, controlling or directing Community/ Home Owner's Associations.

Pamela K. Shaw

222 Division Ave

Lutherville, Md 21093

21 Email

From: Ron Schaftel [<mailto:RSchafte1@southernlandcompany.com>]

Sent: Tuesday, May 30, 2023 12:25 PM

To: info@towsonchamber.com

Subject: Master Plan 2030

Importance: High

Hello Chairwoman Hafford;

I am a the co-owner of The Southern Land Company. My company has been successfully developing real estate in Baltimore County for over 35 years. We are very proud of all of our residential and commercial projects which have not only improved the quality of life but also added substantially to Baltimore County's Tax Base.

I am writing to express my concerns about the Master Plan 2030 ("the Plan"). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

1. The current Story Map online format of the Master Plan is amorphous and includes thousands of pages of hidden documents and hyperlinks, including to third-party websites. This format has made it virtually impossible to pick up on all of the nuances of the Plan and to understand the ways in which the Plan can impact the future growth and development of Baltimore County for the next ten years. **The Planning Board should require the Planning Department to remove any hidden materials or hyperlinks to the document and then publish the Master Plan as a PDF. Then, before the Planning Board moves forward with consideration of that plan, the PDF version as proposed should be posted online for additional time to allow for both the public and the Planning Board to fully digest the Plan as proposed. Only then will the Planning Board be able to make an informed decision on any necessary edits and eventually to vote with confidence.**
2. The Plan calls for growth over the next ten years to be by redevelopment concentrated within certain areas – called Core Retrofit Areas – as identified on a "Place Types Map." Development should not be limited to these Core Retrofit Areas or be controlled by the Place Types Map. The URDL has a clear purpose, and development/redevelopment should be encouraged anywhere within URDL. In order to avoid a situation where stagnation occurs within large swaths of area inside the URDL, **the Plan should be amended to explicitly state that the Place Types Map may not be used to limit or restrict uses and/or development consistent with zoning and other applicable regulations. Additionally, the definitions of certain "Place Types" depicted on the map should be revised to be consistent with development patterns and more flexible.**
3. While calling for redevelopment, the Master Plan also seeks to eliminate the very processes that make redevelopment possible in Baltimore County, the CZMP and the PUD Process. **The Planning Board should remove any recommendations that call for altering the PUD process and reducing the CZMP process from every 4 years to every 10 years.**

Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it would severely hinder development across the County and cause substantial economic and social harm to our communities.

Thank you for your support!

Sincerely,

Ronald O. Schaftel
The Southern Land Company, Inc.
1258 Henry Street
Baltimore, Maryland 21230
(O) 410-347-4800 X 104
(C) 410-978-8660

http://secure-web.cisco.com/1pKPAGYbbnukrCzQbQKDZSTyNWbddV1Y9KvbhrNeQSMUAK0Hy4god_DR-9A07E1ZH-8EpZiqhImgsIj5ELnclIZsF11u7iA7gYd3xS-21Kj0eXHCfYikXtPicB6odkGDBEFtKO8gj6bUoBibY_-89PIY7YnChOWyB_YMPQVILDrL0pHognA8ENw8B9HNOWsXx94m-1oZ744ZmEwBUZbd0k3yqC-pjFB8hCOoRyVQDnMyH-ykncRi-HTLIWwAqyF71uKX5V1Is5JGFy046njChS2SvOXX1rh9Mb2aj7r-zvYBhHIE64Vl1sNzHI5qxXO8t8mjgyOR7Q4hWipNbk4-b75ZF2doMQ6Ozc_jzZHOvAXauG4_DgT6V1OkOzse3-Q7mwGtjin-jTas6A6uVEolCk7XD6X7hwWLdjhWro9UG-6ZrPgl2sou3uUHqIkXDsi/http%3A%2F%2Fwww.southernlandcompany.com



22 Email

From: Powell, Russel V. [<mailto:rpowell@ATAPCO.COM>]
Sent: Tuesday, May 30, 2023 1:55 PM
To: info@towsonchamber.com
Subject: Master Plan 2030

Dear Chairwoman Hafford,

My name is Russ Powell, and I am a Senior Vice President at Atapco Properties, Inc. I have over 29 years of experience in Acquisitions and Development. I am writing to express my concerns about the Master Plan 2030 (“the Plan”). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and make the requested changes to the Plan:

1. The current StoryMap online format of the Master Plan is amorphous and includes thousands of pages of hidden documents and hyperlinks, including to third-party websites. This format has made it virtually impossible to pick up on all of the nuances of the Plan and to understand the ways in which the Plan can impact the future growth and development of Baltimore County for the next ten years. The Planning Board should require the Planning Department to remove any hidden materials or hyperlinks to the document and then publish the Master Plan as a PDF. Then, before the Planning Board moves forward with consideration of that plan, the PDF version as proposed should be posted online for additional time to allow for both the public and the Planning Board to fully digest the Plan as proposed. Only then will the Planning Board be able to make an informed decision on any necessary edits and eventually to vote with confidence.
2. The Plan calls for growth over the next ten years to be by redevelopment concentrated within certain areas – called Core Retrofit Areas – as identified on a “Place Types Map.” Development should not be limited to these Core Retrofit Areas or be controlled by the Place Types Map. The URDL has a clear purpose, and development/redevelopment should be encouraged anywhere within URDL. In order to avoid a situation where stagnation occurs within large swaths of area inside the URDL, the Plan should be amended to explicitly state that the Place Types Map may not be used to limit or restrict uses and/or development consistent with zoning and other applicable regulations. Additionally, the definitions of certain “Place Types” depicted on the map should be revised to be consistent with development patterns and more flexible.
3. While calling for redevelopment, the Master Plan also seeks to eliminate the very processes that make redevelopment possible in Baltimore County, the CZMP and the PUD Process. The Planning Board should remove any recommendations that call for altering the PUD process and reducing the CZMP process from every 4 years to every 10 years.

Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it could chill development across the County and cause substantial economic and social harm to our communities.

Thank you for your consideration.

Sincerely,
Russ Powell

Russel Powell
Senior Vice President

Atapco Properties, Inc.

1 South Street, Suite 2800
Baltimore, Maryland 21202
Office: (410).347.7174
Cell: (410).916.0123

E: Rpowell@atapco.com

http://secure-web.cisco.com/1WTisrtPPHDGaOBm7SRnCW8Dj_ek9MJJaUwTMai-txhNGwcmwMKCz5C1hohDutYYb4Ec2ggRMIA3EQLPujWke5YgjbmKcAIGmdiBhvroc54AhI0Om7K-srsjdxypwz2DiqSbon2mKTq2sloo_7n-4WzwAh_sD0mNxFgmOJAdwEROdixUtbobhW1Nucznteybk5AdGvH-J4O1suJPT8A-E2EXhNeJtWn1Xa1Im14zP-vmLNdqITnBMCv8D7jnbpBStdB2kaRgtEpReNMMFTb_CtDTblvzjDXedxgORHdDRtGyfmvjH2dKfeUEtx7Qrb rDNyi-K1wyGZj6YexjJ0Hr4tTOnxAoOTwaGy2sfLhpFF5NW6_xzfi8t-tYHe-YsfFLUg6I9LI-lp7dk317cpKyKcdDBiC3V9BhVHhKst0dBTb2RaPKSoti0xq82w-bBULKwE/http%3A%2F%2Fwww.atapcoproperties.com



23 Email

May 27, 2023

Mr. Peter Arrey
Baltimore County Planning Board
Department of Planning
Jefferson Building
105 W. Chesapeake Ave, Suite 101
Towson, MD 21204

Dear Mr. Arrey,

I am writing to you with my comments and suggestions on improving the proposed 2030 Baltimore County Master Plan. I am resident of the 6th County Council District. I recently retired from 30 years with County. I am a **Certified Professional Planner**. I served as President and Board member of the Gaywood Community Association and remain active in community endeavors. I volunteer with Neighborspace and with First Fruits. I have made comments directly to the Planning Office and most recently the Planning Board Public Meeting.

I compliment the Director Steve Lafferty and Deputy Director Amy Mantay and staff on the **fresh and thoughtful** proposed Master Plan. The Vision Framework contains many **critical elements** to making the County a better place to live and work.

To dive right in, my **primary concern with the Growth Framework** is the **distinction of the Connected and Established Neighborhoods** and the policies that distinguish these. I think the Plan has created a false distinction and instead these two Areas should be combined with the single name of “Established” applied to both (many of the areas within the proposed “Connected Neighborhoods” are to my mind quite “established neighborhoods). **In both “types” there should be continued growth that reflects the circumstances of that area.** In both cases, **in addition to infill development** there should be an emphasis on the provision of infrastructure to repair or update that of the community – ie retrofit. This is the role of the County and the CIP.

The plan implies to me that the focus on growth over the next 10 years will be in the “Connected Areas”. Perhaps I am not reading this correctly, but if I am then it is my opinion that it should instead be the Nodes. **The Plan does not go into it but one of the most significant challenges that is driving so much is the lack of the growth in jobs and new industry in the County. This should be the focus of the Growth that is directed to the Nodes. The Urban, Regional, Commercial, etc Nodes are where we should focus efforts at more jobs and more housing and make these attractive exciting places to be.**

Outside of the Nodes, there should continue to be infill but with better design, more community involvement, and incentives for the communities to buy into the increased densities.. The proposed plan suggests eliminating the other areas of the County designated as “Existing Neighborhoods” (an objectionable term as I contend many of the areas designated as “Connected Areas” are existing neighborhoods) and the rural area for more growth. **Instead these are the very areas where many smart growth practices that are prescribed in the plan should be proposed.**

As an example, of an opportunity lost in an “Established Community” is the Villas development adjacent to my neighborhood. The approved plan is for 35 or so single family luxury houses on 11 acres on a property surrounded on two sides by townhouses. This is a huge waste of land and a big missed opportunity for “middle housing” and this would not be corrected by the proposed plan.

Also, for the Rural Areas the plan should propose ADU that are not limited to family members in Rural Residential Areas.

Lastly, I have a few “one off” comments.

1. Why is the critical importance of the protection of the Reservoirs of Metropolitan Drinking Water system not included in the justification of the URDL. Protection of surface waters has been a construct of the URDL since the outset in the late 1970’s. The Metropolitan Drinking Water system serves 1.8 million people and its protection through zoning and land preservation saves the system millions of dollars if not billions in water treatment (see NYC).
2. Drop Lafarge from the Special Areas list. This is the second Master Plan that has inserted Lafarge into the Plan for political reasons while the best planning for that area has not yet been determined. Leave it out and let the adjacent communities, landowner and county work on a coming up with the best plan for important 400 plus acre site in Eastern Baltimore County.
3. The Development Process does not lack for transparency. This is a false lead. The Development process lacks the ability for citizens to be truly engaged in the process. The process was created in the 1990’s to give transparency to the CRG process but is in need of reform and this time to provide for “real citizen input and engagement.”
4. The Vision Framework refers to the “a study” of rural businesses. A study was conducted with widespread stakeholder involvement. It was approved by the Planning Board. The Plan should say implement.

Thank you very much for consideration of my comments. If you wish to contact me for me, I can be reached at 443-416-8192.

Regards,
Wally Lippincott, Jr.

cc. County Councilman Ertel
Steve Lafferty, DOP Director
Amy Mantay, DOP Deputy Director.
Taylor Bensley, PB Coordinator

24 Email

Jennifer Meacham

From: Master Plan
Sent: Thursday, April 20, 2023 9:52 AM
To: Jennifer Meacham
Subject: FW: Baltimore County Master Plan 2030 Public Review and Comment

From: Winnie Carpenter <winnie.carpenter@hotmail.com>
Sent: Thursday, April 20, 2023 8:17 AM
To: Master Plan <masterplan@baltimorecountymd.gov>
Subject: Re: Baltimore County Master Plan 2030 Public Review and Comment

CAUTION: This message from winnie.carpenter@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Amy,
Correction for item 3 — the last “CZMP” not “CIM” was 9.6 miles away.
Thanks.
Winnie

On Apr 14, 2023, at 3:57 PM, Winnie Carpenter <winnie.carpenter@hotmail.com> wrote:

Amy,
Thanks.
Winnie

2030 Master Plan Comments ---

Thank you for producing this document and reaching out to the community for input. Please see my following comments:

VF.1: "Aspirational Planning Document" & "Used to inform decisions". Is the document mandatory or just a guide? If a community is offered "transparency", does their input then have weight in decision-making?

"Elements (OV.3): 1. Equity - Being inclusive of our decision making" -- This is unclear to me. Does "Inclusive" mean of the community?

VF.2, Goal 1, Action 2: PUD? Needs to be stronger. "Transparent" to community? The community needs transparency **and** partnership in the process. Assure that project is not exempt from the full development process and that the application includes the projected impact on the surrounding community. Currently, posting small signs on the property for the CIM is not sufficient, especially when along a roadway with no available parking. Written notices are also not always sent to adjacent property owners. Not everyone has internet -- a CIM should be within a mile or two from the property, not 9.6 miles away, which has been done in the past.

VF.2 Goal 1, Action 5: *Basic Services Maps?*

VF.2, Goal 1, Action 6: Consider adding ...with community input.

VF.2, Goal 1, Action 7: Consider adding ...with community input. (Similar to your meetings about Reimagining Security Mall.)

VF.2, Goal 1, Action 8: Great idea! (I have yet to meet a community member who even knows what a CZMP is.)

VF.2, Goal 1, Action 10: When speaking with the community, departments appear to be "siloed" with decisions. Could that be clarified somehow? Also, a note about jurisdictional cooperation, ie, Baltimore County roads telling community that a County road congestion cannot be considered because it intersects with a State road, or traffic congestion cannot be considered for a proposed project because an impacting traffic signal is in another county - less than 100' away.

VF.2, Goal 2: These are all great.

VF.2, Goal 3, Action 2: Safety -- Provide sidewalk before establishing a 1/2 mile distance to mass transit. Insure that project parking will not encroach into neighborhoods, especially in areas with no access to mass transit.

VF.2, Goal 3, Action 3: Provide bike lanes and sidewalks *first*. (I have read that Howard County is not doing this for their students.)

VF.2, Goal 3, Action 5: Please don't forget those who live "on" the County line.

VF.2, Goal 3, Action 7: Take into consideration that charging stations may not be usable in flood zones.

VF.2, Goal 4: Consider incorporating Baltimore County Hazard Mitigation Plan Update, 2021, to address development in tidal and riverine flood areas.

VF.2, Goal 5: Consider incorporating Baltimore County Climate Action Plan, Resilience Assessments for the General County Government Assets, 2021.

VF.2, Goal 6, Action 4: Glad to see this.

VF.2, Goal 6, Action 5: Realizing that it is important to reuse historic properties, it is counter in preserving the neighborhood/community identity by taking ie, a 190,000 sq foot building that housed 30 workers for over 60 years and converting it into an apartment complex, with retail and restaurant, and hundreds of cars impacting traffic congestion and safety. Suggest wording be changed to "...while preserving..."

Livable Built Environment chart -- Where is "Community"?

VF.3 Again, this sounds good, but are these mandated or simply "guides" that do not need to be followed?

The community was unaware of the Forest Buffer Waiver application AND subsequent approval by Baltimore County EPS for redevelopment on the Wilkins-Rogers Property. When were we informed? We were not. Any appeal was due 30 days from the date that the county letter was signed by the developer, but the county website was not up-to-date and showing "pending". There was no protection for this property, which is treed and is adjacent to the Patapsco River.

VF.3, Goal 2, Action 1: Add "..protecting *neighborhoods and...*"

VF.3, Goal 2, Action 6: The flip of this is a developer is required to only pay \$40,000 for fees for 177,642 sf of *destroyed* Open Space. How do we protect green space when the County allows this?

VF.3, Goal 3, Action 1: This needs to be done along the Patapsco River.

VF.3, Goal 3, Action 10: The Patapsco River needs this in Ellicott City. However, it will take *jurisdictional cooperation* with Howard County, ie Howard County is planning to build the Extended North Tunnel with an outfall across the river from Oella Avenue in Baltimore County. This will be the first time in history that tributary stormwater from Howard County will empty into the Patapsco UPRIVER from the Patapsco River Bridge. (The flow is publicized as "One swimming pool of water every second".) There is currently no plan to protect property on the Baltimore County side of the river.

Harmony with Nature chart -- Where is "Community"?

VF.4, Goal 1, Action 5: Add ..."and also enhance the neighborhood."

VF.4, Goal 1, Action 6: Add ..."keeping in harmony with the neighborhood."

VF.4, Goal 1, Action 9: This has been a useful program.

VF.4, Goal 2: -- All really great ideas.

VF.4, Goal 3: Consider "hop-on, hop-off" trolley from a covered parking lot (not in floodplain), ie Catonsville to Ellicott City.

VF.4, Goal 4: Consider adding "accessible".

VF.6: "Language barriers"?

VF.6, Goal 2, Action 6: It is difficult for a community to *request* something when they don't know it exists, ie, the Oella HOA was on no distribution list for the Executive's Office, the Councilman's Office, Planning Office or identified on the County Community website. Once this oversight was noticed it took over a month's effort to be included. If a County representative becomes aware of an omission, hopefully they would share with others to keep a community updated, without the community having to make a "request".

VF.6, Goal 2, Action 9: *Small Area Community Plans* may be very beneficial for communities. This would connect us with just our neighbors without being overwhelmed with county-wide, or even council-wide issues.

VF.6, Goal 3, Action 2: Consider "old fashion" flyers in libraries, food markets, etc. Not everyone is on social media or can find information on the County website.

VF.7, Goal 1, Action 6: Include accessible walkways to food markets, etc.

VF.7, Goal 2, Action 2: Starting with pregnant mothers. (There is a program through UMBC to provide home visits to moms.)

VF.7, Goal 2, Action 3: Due to the County Council removing a property from the Basic Services Map: Transportation, an Administrative Law Judge could not consider traffic congestion in a high density strip of Fredrick Road in 2022. This is dangerous for a community. A crosswalk was a condition by the ALJ, but State Highways will not approve that until it can be deemed "safe".

VF.7, Goal 2, Action 6: Kudos to the Fire Department for requiring an evacuation bridge for a redevelopment project in a flood plain.

VF.7, Goal 3: Consider including a partnership between school-aged students and community colleges or senior centers.

Thank you.

Winnie
Oella

On Apr 14, 2023, at 2:39 PM, Master Plan <masterplan@baltimorecountymd.gov> wrote:

Winnie,

Good afternoon! Can you put your comments in the body of your email? The program you used for comments (in the attachment) isn't something we can open and we cannot access your comments.

Amy

From: Winnie Carpenter <winnie.carpenter@hotmail.com>
Sent: Friday, April 14, 2023 12:52 PM
To: Master Plan <masterplan@baltimorecountymd.gov>
Subject: Re: Baltimore County Master Plan 2030 Public Review and Comment

CAUTION: This message from winnie.carpenter@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi,
I have over the capacity words for comments. Please accept my input attached.
Thank you,
Winnie Carpenter

On Apr 14, 2023, at 9:13 AM, Master Plan
<masterplan@baltimorecountymd.gov> wrote:

Dear Baltimore County Resident or Stakeholder:

The opportunity to provide online feedback on the draft [Master Plan 2030](#) closes today, **Friday, April 14th**. You may submit feedback through an [online comment form](#).

After the opportunity for public comment closes on Friday, April 14th, you may still submit comments to the Baltimore County Planning Board by **noon on Wednesday, May 17th**, one of two ways:

- By mail:
Attn: Baltimore County Planning Board, Department of Planning, Jefferson Building
105 W. Chesapeake Avenue, Suite 101
Towson, Maryland 21204
- By email: masterplan@baltimorecountymd.gov

Public input will be considered and incorporated into a final plan, which is expected to be presented to the Baltimore County Planning Board in May 2023 before being submitted to the County Council for its consideration and anticipated final adoption in the summer of 2023.

For more information about Baltimore County Master Plan 2030, including the tentative dates that Master Plan 2030 will be presented to the Baltimore County Planning Board, please visit baltimorecountymd.gov/masterplan2030.

Amy Trexler Mantay
Deputy Director & Master Plan Coordinator
Baltimore County Department of Planning
Jefferson Building
105 West Chesapeake Avenue, Suite 101
Towson, Maryland 21204

E : atmantay@baltimorecountymd.gov
T : 410.887.3480

Baltimore County **MASTER PLAN 2030**

Master Plan 2030 provides the vision and strategies for growth over the next 10 years into a modern, 21st century county.

Follow the link below to stay informed and find out how you can bring your ideas to the table about growth, development and conservation.

baltimorecountymd.gov/masterplan2030



[Get your COVID-19 vaccine today.](#)

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www.baltimorecountymd.gov

25 Email

Daniel Rosen
321 Greenlow Road
Catonsville, MD 21228

I wanted to review Baltimore County Draft Master Plan 2030 primarily because I live inside the URDL. As an aging, urbanized area, Baltimore County's future depends on intelligent redevelopment, but it is not doing as good a job of it as Howard, Montgomery, and Prince George's Counties are. All of its commercial corridors, to use a planning term of art, are a total crapscape.

Much of the first page of this review is a summary to keep myself on track. Longer quotations from the plan appear in smaller font and indented lines in this review.

Section 1: Overview

The plan has three interwoven themes...

1. Equity
2. Sustainability
3. Vibrant Communities

...and six guiding principles (identified in *Sustaining Places: Best Practices for Comprehensive Plans* published by the APA):

1. Livable Built Environment
2. Harmony with Nature
3. Resilient Economy
4. Responsible Regionalism
5. Inclusive Planning
6. Healthy Community

Master Plan 2030 is organized into four sections:

1. **Overview** —provides a guide to all three sections, including background on the process and engagement.
2. **Growth Framework** —outlines the plan for growth in the county over the next ten years, highlighting Place Types that set aspirational direction for future development and redevelopment.
3. **Vision Framework** —includes goals and actions that were identified during the engagement process.
4. **Implementation**—will be created after the master plan is adopted by the Baltimore County.
NOTE: This is troubling. The success of the plan depends on implementation, so including the implementation is essential. A less transparent process later invites all sorts of mischief from developers.

Section 2: Growth Framework

The plan refers to 70,000 acres preserved by easement: 27% of land outside the URDL. I recommend that the county also add publicly owned land to the acreage and percentage totals.

Baltimore County is running out of land inside the URDL.

In December of 2021, new capacity numbers were calculated for the urban areas based on current land use, zoning and growth tiers.

The most recent model results shows that the number of potential units could range from 10,890 units with the "moderate" build-out scenario to 26,956 units assuming the "full zone" build-out. Most lots do not build out to their fullest density, but rather to a moderate density. These figures also do not include redevelopment potential.

The current residential building rate is 1,300 residential permits per year for urban areas of the County. If this building rate continues with no change to zoning, the urban areas will reach full build-out in 20.7 years, or 8.4 years at the moderate build-out rate.

Do these figures include much needed green space inside the URDL? If not, how many acres of green space might result? Perhaps the projection/goals in the recently adopted Land Preservation Parks and Recreation Plan can provide the data.

This paragraph contains much to disagree with:

Suburbanization is a natural evolution of a land-use pattern—separating residential and commercial zones, and using personal automobiles to bridge long distances with personal trips. The suburbanization of Baltimore County began in the mid-20th Century when there was plenty of open space available for roads, parking lots and single-family homes; it is inevitable that development would spread to such an extent.

The development patterns in Baltimore County are anything *but* “natural” and “inevitable.” To its credit, the plan does acknowledge the “negative outcomes typical of the suburban experience, and all-too-familiar to County residents in the 21st Century.”

Text on “retrofitting” and reference to the book *Retrofitting Suburbia* are good. The Retrofit Criteria and Weighting criteria are a good way to consistently designate retrofit areas. The explanation of mapping methodology that served as the building blocks for the core retrofit areas are also good.

It’s good to see that the commercial corridors that I criticized at the beginning of this review are, for the most part, core retrofit areas.

The plan indicates that “The *Core Retrofit Areas* and the principles underpinning the 15 Minute City concept combine to create the new **Master Plan 2030 Place Types Map**.” This is reassuring.

“The *Master Plan 2030 Place Types Map* will replace both the *Master Plan 2020 Land Management Area Map* and the *Master Plan 2020 Proposed Land Use Map* (also called the *Transect Map*).” The plan needs to say more about this change. What was the impetus to make it? What are benefits and drawbacks to making this change?

Below, for reference, are summaries of the Place Types.

Place Type	Characteristics
Node Four Node Types —Urban Node, Regional Commercial Node, Neighborhood Node, Mobility Node	“A 1/8 mile buffer is created around the <i>Core Retrofit Areas</i> and a ¼ mile buffer is created around existing transit stops and heavily-trafficked bus stops. The buffers represent the distances that may be reached within a short walk from the <i>Core Retrofit Areas</i> .”
Connected Neighborhood	“Applying the 15 Minute City concept, quarter-mile circles are placed at strategic points, based on the perceived "center" of the <i>Core Retrofit Areas</i> . 3/4-mile concentric circles are placed around the ¼ mile circles. Finally, 1 mile concentric circles are placed around the ¼ mile and 3/4 mile circles. These buffer zones form the basis for the Place Type—Connected Neighborhoodwhich are mapped to correspond with census block group boundaries and geographic features...

	...and based on the premise that these areas could support some higher intensity uses and new development, due to their proximity to the Place Type—Nodes.”
Established Neighborhood	“Everything else inside the URDL.”
Rural Places (outside the URDL) Agricultural Priority Preservation, Resource Preservation, Rural Residential, and Village (changed from Rural Commercial Center).	<p>“The new Rural Place Types located outside of the URDL, are based on the <i>Land Management Areas</i> from <i>Master Plan 2020</i>. Anything beyond the URDL is categorized the same as its 2020 designation and mapped to current 200-scale data standards using roads, hydrology and parcels to define the boundaries.</p> <p>The new classifications [at left] are approximately the same....</p> <p>Some areas were re-classified based on ownership (public vs private, e.g. State/County park land), current use (residential vs agricultural) and some new Villages were added where rural commercial uses currently exist.”</p>

The close-up maps of each place type are helpful. The Agricultural Priority Preservation areas appear to be unchanged from what they are now, but the plan should say if they are or not.

“Related to land use, the Place Types Map will not be used to restrict uses or development consistent with zoning and other applicable regulations.” It seems to me that the plan needs to emphasize that the zoning will be changed to rigorously implement the place types.

I have concerns about the Rural Residential Place type: How many acres does it contain? What is the build out potential there? How many acres are unpreserved and undeveloped? The adjacency of the Rural Residential Place type to Agriculture Priority Preservation Areas and/or the URDL gives them the potential for suburban sprawl that undermines both the URDL and Agriculture Priority Preservation Areas. The sooner the county limits the greenfield-development mindset, the sooner it can dedicate itself to the necessary business of redevelopment.

The charrette-based redevelopment envisioned for Security Square Mall is excellent. (The conversion of Owings Mills Mall to (mostly) big box offerings was not reassuring.) The other before-and-after concept illustrations are also good.

The land use processes are reasonable. Changing the CZMP from every four years to every ten years is devoutly to be wished; adoption by the county council would be a secular miracle. (This section of the plan includes a quotation from the Baltimore County Efficiency report, conducted by Public Works, LLC, which states that frequent re-zoning cycles mean that the zoning maps and the County Master Plan may not align. The short cycle also may result in spot zoning, in which a specific parcel within a larger zoned area is rezoned, usually at odds with the Master Plan and current zoning restrictions.) This quote from Pete Gutwald, Director of Baltimore County Dept. of Permits, Approvals and Inspections, is reassuring: “The current CZMP process does not coincide with an effort to develop the comprehensive land use plan for the future of Baltimore County.”

The recommendations in section GF.6 are good:

- Realign Major Land Use Processes
- Prioritize Small Area Community Plans
- Modify Comprehensive Zoning Map Process (CZMP)

The plan calls for an update of the *Comprehensive Manual of Development Standards*, which is a good idea. It looks like Division III of the Manual was adopted on March 24, 2023.

Vision Framework Section

VF.2: Livable Built Environment: I was happy to see this recommended change to parking standards, which I assume would reduce them: **Goal 3, Action 2: *Modify parking minimums for the following scenarios: areas in need of redevelopment; development proposed to be located around a half-mile of transit stops; and urban areas where shared parking is encouraged.*** It would be better for parking standards to be reconsidered everywhere, even for removing spaces that already exist at malls and shopping centers and encouraging their replacement with greenery.

The goals, actions, and metrics for the Livable Built Environment are good. Given my skepticism about development in the county, however, I'm interested in learning if any other reviewers found a poison pill or time bomb in the details.

VF.3: The Harmony With Nature goals and actions are good.

VF.4: Resilient Economy: I especially appreciated this—**Goal 1, Action 2: *Utilize land use policies and the Capital Improvement Program to encourage mixed-use development along commercial corridors to improve underused spaces***—and hope to see the transformation of Route 40 in Catonsville before I die of old age. The other goals and actions are good, too.

VF.5: Responsible Regionalism—Given the differences between Baltimore City, Baltimore County, and neighboring counties, it's encouraging to see the promotion of regionalism. Perhaps more could be said about **Goal 4, Action 1: *Participate in setting regional strategic policies on land conservation and preservation***—links can be made with the preservation programs in Carroll and Harford Counties near the PA line, and also with the programs in the PA counties that boarder these three MD counties.

VF.6: Inclusive Planning—Small Area Plans are a good idea, as long as they are implemented. So is the Community Planning Institute, though the description of the CPI does not say how members will be recruited, how often they will meet, what they will learn, their route to involvement in planning and development, etc. What it should not be is a masquerade through which developers and land use attorneys can pass themselves off as regular folk.

Reimagining Security Square: This is another transformation I hope to see before I die of old age. Among its many other benefits, the redevelopment of Security Square would demonstrate the benefits of removing parking and adding greenery.

V.7: Healthy Community: It's good to see a plan that ventures further into these issues. The last page of this section (and the plan) refers to the 2017 Land Preservation, Parks, and Recreation Plan. The 2022 plan should be about ready for posting.

26 Email

Directory Lafferty,

On behalf of the Bowleys Quarters Improvement Association we would like to thank you and your staff for all your hard work on the 2030 Master Plan, and the opportunity to provide comments and feedback.

After reading through the initial draft of the MP2030 the BQIA would like to make the following recommendations.

- Expand the current Eastern Blvd., Martin State Airport Mobility Node to include the following:
 - The Aviation Station (Former Martin Plant #2) property and small surrounding properties located at 2800-3000 Eastern Blvd.
 - Eastern Blvd. from 3000 – 3500 block
 - Carroll Island Shopping Center - 162 Carroll Island Road
 - 100 block of Carroll Island Road
 - Businesses and properties along both sides of the 100 block of Carroll Island Road

Our thought process behind the suggestions above are as follows:

1. The ongoing redevelopment of aviation station should warrant its inclusion in the core retrofit area. It is a large site and will have a significant impact on the surrounding community over the next 10 years.
2. There has been much discussion of the possibility of the Walmart at Carroll Island Shopping Center moving to the Aviation Station property. The east side of Aviation Station is slated for some type of big box retail development. The shopping center has been on the decline for several years and should Walmart exit, the community would lose the only large retail anchor for the site. We would like to see the shopping center, along with a small number of surrounding businesses, included in the core retrofit area so that we can begin to proactively address what is essentially the gateway to our waterfront community.
3. The inclusion of the additional sections of roadway both Eastern Blvd. and Carroll Island Rd. we feel make sense for the core retrofit area. The BQIA, in cooperation with DPWT, is currently at the beginning stages of a comprehensive transportation study for portions of Eastern Blvd., Carroll Island Rd., and Bowleys Quarters Rd. The defined target area of the study includes roadways that are either already included in the Martin Sate Airport Mobility Node or connect to it directly via the roadways mentioned above. The transportation study is designed to allow the community to address current traffic safety concerns as well as prepare for the possibility of additional transportation needs created by several large nearby development projects. (Lafarge Property, CP Crane, Aviation Station, and others)

Why should the planning department support our recommendations?

As part of the extensive MP2030 process, the planning department collected over 4,000 comments from Baltimore County residents. Those comments were then incorporated into the goals and actions identified within the vision framework of the Master Plan. We feel that many of the existing goals and

actions in the current Vision Framework directly support focused investment in the areas defined in our recommendations. We believe the expansion of the current core retrofit boundary is an important first step to ensuring our community remains a vibrant place to work and live over the next ten years. Listed below are the specific actions already within the Master Plan document that we feel would apply both directly and indirectly to our requests.

- Livable Built Environment - Goal 6 Historic Preservation
 - Action 5: Encourage adaptive use and rehabilitation of historic properties to preserve neighborhood and community identities. *(The Aviation Station property is currently being redeveloped and includes a building that is part of the Maryland Historic Trust. The property has historic significance and should be explored for adaptive use and rehabilitation. This would seem like a good candidate for inclusion in the core retrofit area)*
- Resilient Economy - Goal 1 Commercial/Industrial Development and Reinvestment
 - Action 5: Create a strategic plan focused on the redevelopment of declining or vacant commercial properties and shopping center/malls with priority areas for redevelopment, design guidelines, best practices, and financial assistance. *(Both the Aviation Station property and the Carroll Island Shopping Center meet the description above)*
 - Action 8: Review the current Commercial Revitalization District designation process and program to better ensure CRDs meet modern needs. This should include a review of the CRD requirements for designation and boundaries, the effectiveness of the programs and impacts on land use policies and potential new incentives to better align with *Master Plan 2030* Growth Framework Place Type Nodes. *(We feel that Aviation Station, Carroll Island Shopping Center, and the surrounding business community could benefit from the application of a CRD to encourage revitalization.)*

Additionally, much of the framework laid out in the Master Plan 2030 on transportation and roadway improvements would be in line with the recommendations we have suggested above. In closing, we ask that you thoughtfully consider our recommendations to selectively expand the current Martin State Airport Mobility Node to include the identified roadways and properties. Please let us know if you have any questions.

Regards,

Dave Conrad

Bowleys Quarters Improvement Association

27 Email

From: Oxley, Bruce [<mailto:boxley@ATAPCO.COM>]
Sent: Tuesday, May 30, 2023 1:50 PM
To: info@towsonchamber.com
Cc: Oxley, Bruce
Subject: Emailing Comments - Re: Master Plan 2030

Dear Chairwoman Hafford,

My name is Bruce Oxley, and I am a Director of Development at Atapco Properties, Inc. I have over 34 years of experience in civil engineering and residential land development. I am writing to express my concerns about the Master Plan 2030 (“the Plan”). While we are generally concerned about the anti-development tone of the Master Plan, there are a handful of particularly problematic items that we think should be addressed by the Planning Board, before the plan is sent to the County Council for review. While there are easily dozens of changes that could be made to the Plan to improve it, I want to draw your attention to those changes that I feel are of primary importance. Specifically, I recommend that the Planning Board recognize the following issues and **make the requested changes to the Plan:**

1. The current StoryMap online format of the Master Plan is amorphous and includes thousands of pages of hidden documents and hyperlinks, including to third-party websites. This format has made it virtually impossible to pick up on all the nuances of the Plan and to understand the ways in which the Plan can impact the future growth and development of Baltimore County for the next ten years. **The Planning Board should require the Planning Department to remove any hidden materials or hyperlinks to the document and then publish the Master Plan as a PDF. Then, before the Planning Board moves forward with consideration of that plan, the PDF version as proposed should be posted online for additional time to allow for both the public and the Planning Board to fully digest the Plan as proposed. Only then will the Planning Board be able to make an informed decision on any necessary edits and eventually to vote with confidence.**
2. The Plan calls for growth over the next ten years to be by redevelopment concentrated within certain areas – called Core Retrofit Areas – as identified on a “Place Types Map.” Development should not be limited to these Core Retrofit Areas or be controlled by the Place Types Map. The URDL has a clear purpose, and development/redevelopment should be encouraged anywhere within URDL. In order to avoid a situation where stagnation occurs within large swaths of area inside the URDL, **the Plan should be amended to explicitly state that the Place Types Map may not be used to limit or restrict uses and/or development consistent with zoning and other applicable regulations. Additionally, the definitions of certain “Place Types” depicted on the map should be revised to be consistent with development patterns and more flexible.**
3. While calling for redevelopment, the Master Plan also seeks to eliminate the very processes that make redevelopment possible in Baltimore County, the CZMP and the PUD Process. **The Planning Board should remove any recommendations that call for altering the PUD process and reducing the CZMP process from every 4 years to every 10 years.**

Given the importance of the Master Plan and the accountability the Planning Board has to the public, I hope you will consider these changes. If the Plan were to pass as is, it could chill development across the County and cause substantial economic and social harm to our communities.

Thank you for your consideration.

Sincerely,
Bruce R. Oxley

Bruce R. Oxley

Atapco Properties, Inc.

Director of Development

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29 Email

Jennifer Meacham

From: Steve Lafferty
Sent: Thursday, May 18, 2023 7:58 AM
To: Amy Trexler Mantay; Jennifer Meacham
Subject: FW: MP 2030 - Cecily Bedwell Comments

From: Cecily Bedwell <cbedwell@designcollective.com>
Sent: Wednesday, May 17, 2023 9:19 PM
To: Master Plan <masterplan@baltimorecountymd.gov>
Cc: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; Steve Lafferty <slafferty@baltimorecountymd.gov>
Subject: MP 2030 - Cecily Bedwell Comments

CAUTION: This message from cbedwell@designcollective.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good evening.

As a Certified Planner, LEED Accredited Professional, and current chair of the Baltimore County Design Review Panel, I am sending my comments for the MP 2030 effort per the current document.

First, this 10-year update is a substantial endeavor and it is clear that the county approached the effort in a unique, progressive, and fair-minded way. My comments are intended to be helpful, for the betterment of the plan, and lend a perspective from a practitioner's standpoint, working with both public and private sector clients locally and nationally.

1. The document states, "...it was the Department of Planning's intention to shift the master plan significantly from a static document completed at a point in time, to a living and dynamic document that is updated regularly." While the reasons for updating and some of the benefits are noted, it is unclear what the criteria and process is for the document to be updated, outside of the 10-year period. The 10-year update is meant to be rigorous, informed, and collaborative; and while arduous and involved, it is also a comprehensive process involving the community, multiple inputs/lenses, and opportunity for feedback. The concern is that updates may not be founded (based on relevant criteria) and may erode the foundation of the plan without merit and in small, potentially unintended, corrosive steps. Please clarify the criteria, process, and opportunity for feedback on updates.
2. Further, on the same living document quote above, please confirm how compliance will be regulated if this document is evolving at any time. Will applicants and/or the county need to download a point-in-time version of the plan (at first submission?), on which to measure compliance? How will the document be recorded and referred to in cases (appeals, litigation, etc.)?
3. Building off the comment above, it is not easy to comprehensively download (or print a full pdf of) the Plan, for point-in-time recordation, for navigation, or for term/phrase searches. Please clarify how this can be accomplished more readily.
4. The Plan acknowledges the County has limited land available within the URDL and may be built out with residential in 8-20 years if zoning is not changed. It should be plainly and strongly stated that areas within the URDL, including previously-developed / under-developed and potentially greenfield (new development) areas will need to be densified to accommodate sustaining growth. And, logic would indicate that a stronger stance

should be taken: low density building types and falling short of parcels' full development potential are detrimental to land preservation and should be discouraged. If not included, give examples in simple math: e.g., one 400 du mid-rise Multi-Family Building may fit on 4 acres (at 100 du/ac) while the same number of units on individual, half-acre Single-Family Detached lots (at .5 du/ac) consumes 200 acres. This means the noted "moderate" scenario of 10,890 units could only use 109 acres at a mid-rise density or, in contrast, a staggering 5,445 acres at a low, single-family density.

5. Under Where should Retrofitting occur?, some of the point allocations are understandable but others (or the Context statements) are confusing. For example, if in the previous section it is acknowledged that zoning needs to change within the URDL, why is Allowable Zoning given the highest point allocation, of 5 points? Under Transportation Access, High # of Pedestrian-Involved Accidents is assigned 3 points and under Context it states, "These layers show areas of high mobility options and uses." – it is unclear how these items correlate and why an area would be framed as having "high mobility options" where pedestrians are being killed.
6. Further, under the same section, Where should Retrofitting occur?, while straight data can be less impeachable, it is also less nuanced and it should be plainly stated (if not already), that this is a high-level, not nuanced analysis, to give a broad suggestion of where retrofit may be more supportable, but that further, site-specific analysis is warranted.
7. Under Place Types, Established Neighborhood are defined as "predominantly detached single family homes built post WWII that will remain as such for foreseeable future." However, many areas in "Established neighborhoods" as shown in MP 2030 are zoned and utilized for commercial use. Confirm how the County will follow the Master Plan when the zoning (and built) use and Master Plan use do not align.

Thank you for your consideration of the comments above. I am happy to discuss further if needed/helpful.

Best,
Cecily

CECILY BEDWELL, AICP, LEED-AP BD+C
Principal | Certified Planner
she/her/hers

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** As of December 19, 2022 please note our new Baltimore address at 100 East Pratt Street, 18th Floor.

Submit comments to the Planning Board by Wednesday May 17 by email:
masterplan@baltimorecountymd.gov

<https://storymaps.arcgis.com/collections/6333191e30854d94b5d07e1c159d9242?item=1>