

MINUTES

**Baltimore County Planning Board Meeting,
April 18, 2013**

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Minutes
April 18, 2013

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Edward J. Gilliss, Chair, called the meeting of the Baltimore County Planning Board to order at 4:03 p.m. The following members were:

Present

Mr. Edward Gilliss
Mr. Paul Miller
Mr. Eric Lamb
Mr. Gerard Wit
Ms. Nancy Hafford
Mr. Wayne C. McGinnis
Mr. Randy Thompson
Mr. Scott Holupka
Mr. John Polek
Mr. Mark Schlossberg
Mr. Howard Perlow
Mr. N. Scott Phillips

Absent

Mr. Scott Jenkins
Mr. Jeffrey Gordon
Mr. Rainier C. Harvey, Sr.

County staff in attendance included Jeff Mayhew, Lynn Lanham, Curtis Murray, Janice Graves, and Kathy Schlabach from the Department of Planning.

Review of today's Agenda

There were no changes to the Tentative Agenda as published, which is filed as Appendix A.

Minutes of the March 7, 2013 Meeting

Mr. Schlossberg moved to accept the Minutes of the March 7, 2012 meeting as circulated. Mr. Polek seconded the Motion, which unanimously passed at 4:05 p.m. Absent were Messrs. Harvey, Sr., Jenkins, and Gordon.

A copy of the approved Minutes is filed as Appendix B.

Special Presentations to the Board

Pulaski Highway Redevelopment Project

Mr. Gilliss invited Ms. MacMillan from the Department of Planning to present to the Board, the Pulaski Highway Redevelopment Project. Ms. MacMillan advised the Board that Baltimore County has begun to rethink Pulaski Highway and develop a future employment district in Middle River. Baltimore County Department of Planning is currently working on a planning study to investigate the potential for long-term future redevelopment in an approximately 900-acre area called the Pulaski Highway Redevelopment Area. Ms. MacMillan expressed that the opportunities in this corridor are endless and the major contributing factor is great regional access from major highways and collector roads. Ms. MacMillan indicated there are several parcels of land that are for sale that are under valued and carry great potential for redevelopment. There are many local assets in that major corporations have chosen this area to be

their “home base” and headquarter corporate offices on Pulaski Highway. Ms. MacMillan said that other major companies and real estate developers have interest in the area and new investment has already begun.

Ms. MacMillan highlighted the following goals for the project:

Reposition the district; Attract more good jobs; Enhance real estate values and tax base; Create a model of more sustainable growth; and Create a new attractive community.

Ms. MacMillan indicated that the aforementioned goals could be achieved through the following development strategies:

Phase redevelopment over 20-25 years; Appeal to market trends and create walkable mixed-use; “Capture” value to create needed infrastructure; Coordinate planning and redevelopment to create certainty for investors and the community; and Improve the district’s image to create a distinct identity.

The project is designed to follow a phased progression. Planning-Phases I and II, which have been completed, identified a final location, developed a broad concept, tested transportation feasibility and started to engagement community and landowners.

Phase III is designed to create and adopt a framework plan. Ms. MacMillan indicated the progress since the completion of Phase II is a partnership with MDOT and SHA, and a grant from FHWA. TND Planning Group, led by Stu Sirota, has been hired as the lead consultant. Public design workshops are to begin in May 2013.

Ms. MacMillan invited all those interested to attend the Design Workshops to be held at Rosedale Baptist Church, 9202 Philadelphia Road Baltimore, MD 21237 on Saturday, May 4, 2013, 10:00 a.m.-12:00 p.m.; Monday, May 13, 2013, 7:00 p.m.-9:00 p.m.; Thursday, May 16, 2013, 7:00 p.m.-9:00 p.m.; and Saturday, May 18, 2013, 10:00 a.m.-12:00 p.m.

A Copy of the Pulaski Highway Redevelopment Project PowerPoint is filed as Appendix C.

Smart Growth and Economic Success

Ms. MacMillan introduced Mr. Lee Sobel, who currently works as a real estate development and finance analyst at the U.S. Environmental Protection Agency’s Office of Sustainable Communities, following a career in the private sector as a commercial real estate investor and mortgage broker in Florida. Ms. MacMillan also introduced Mr. Christopher Coes, the Managing Director for LOCUS, a national network of real estate developers and investors who advocate for sustainable, walkable development in towns, cities, and suburbs.

Mr. Coes gave a presentation on the benefits of walkable urbanism.

As part of Mr. Coes’ presentation, he pointed out that LOCUS is the only organization working directly on behalf of developers and investors of walkable urban, transit-oriented and smart growth development. There are many organizations that partner with LOCUS as part of a steering committee. Companies highlighted were: USAA, Bedrock, DMB Pacific Ventures, HRI Properties, Jonathan Roase Companies, Forest City, McCormack Baron Salazar, Crosswinds Communities and many other major corporations interested in walkable development.

Mr. Coes’ presentation covered the benefits of building walkable communities. The presentation highlighted six major types of “walk ups” (walkable, urban places); Traditional Downtown, Downtown Adjacent, Urban Commercial, Suburban Town Center, Strip Commercial Redevelopment, and Green Field.

Additionally, Mr. Coes reported that a region's most important source of competitive advantage is its workforce. In the past, employers attracted workers, but now, according to a study by the organization CEOs for Cities, it's the available labor force that attracts firms, particularly in the knowledge based economy. The vast majority of college educated young people chose where to live based on factors other than employment opportunities. Creating attractive, mixed use communities attracts talented workforce. That alone provides a increased competitive advantage to businesses and corporations.

Mr. Sobel defined Smart Growth as growth that benefits the economy, the community, the environment, and public health. Smart Growth provides consumers with new choices for housing, working, shopping, playing, and getting around. Lastly, Smart Growth follows well established principles, design techniques, goals, and outcomes. However, Smart Growth is not a one size fits all approach. Each project conforms to the local character whether in an urban, suburban, or rural setting.

Mr. Sobel's presentation focused on the relationship of Smart Growth and economic development. The central factors of Smart Growth and economic development are competitiveness and efficiency. Furthermore, the focus was on the fact that there is a desperate need to link economic investment, real estate development, and public infrastructure with the changes in the characteristics of a strong economy and a high quality of life.

Mr. Sobel explained that the concept and development practice of Smart Growth is also a response to dynamic changes in demographics. Studies have shown that younger, college educated workers are highly sought by companies, and prefer to live in dense neighborhoods. At the other end of the spectrum are 'baby boomers' and their ever-changing needs, which heavily impact the real estate market. Many will look to "age in place" or "age in community."

Mr. Sobel gave many references to statistical studies that show the inherent benefits of Smart Growth and how Smart Growth is a benefit to three major groups which captures the great majority.

Developers benefit from infrastructure cost savings, price premiums, revitalized places and the response to demographic trends and market preferences.

Government and Tax Payers benefit from more efficient & productive revenue generation from development, lower infrastructure and service costs, and lower housing and transportation costs.

Economic Development benefits from links to new economic principles, greater productivity/ job creation, and facilities reinvestment.

A copy of Smart Growth and Economic Success PowerPoint Presentation(s) are filed as APPENDIX D.

Other Business

Report from the April 11, 2013 Landmarks Preservation Commission Meeting

Mr. Gilliss referred the Board members to the written report contained in the notebooks.

A copy of the report is filed as Appendix E.

Legislation of interest to the Planning Board

Mr. Murray advised the Board that there were six County Council legislative actions that may be of interest to the Board. Mr. Murray gave a brief explanation of the following Resolution and Bills:

- Res. 11-13 – Loch Raven Commercial Revitalization District
- Bill 11-13 – C.T. District of Towson
- Bill 12-13 – Panhandle Lots

- Bill 13-13 – Design Review Areas
- Bill 20-13 – Stormwater Remediation Fee
- Bill 21-13 – B.L. Zone Theaters

A copy of the legislation presented is filed as Appendix F.

Adjournment of the Board Meeting

Mr. Polek moved to adjourn the Board meeting. Mr. Thompson seconded the Motion, which passed unanimously at 5:26 p.m. Absent were Messrs. Harvey, Sr., Jenkins, and Gordon

Cjm

APPROVED 5/2/2013-CJM