Planning for a More Sustainable Future



Kimberly Brandt 1000 Friends of Maryland

1000 Friends of Maryland

90% of all new development by 2035 occurs in areas targeted for growth and redevelopment





1000 Friends of Maryland

Public and private investment in areas targeted for development is high quality, well-planned and meets the needs of the ENTIRE community





1000 Friends of Maryland

Rural land lost to development by 2050 is greatly minimized, from the projected loss of over 400,000 acres to fewer than 100,000 acres





AMP Creeks Council
Audubon Maryland-DC
Chapman Forest Foundation
Chesapeake Bay Foundation
Clean Water Action
Coalition for Smarter Growth
Conservancy for Charles County
MD Bass Nation
MD Conservation Council
MD League of Conservation Voters
MD Native Plant Society

MD Ornithological Society
Mason Springs Conservancy
Mattawoman Watershed Society
Nanjemoy-Potomac Environmental
Coalition
Potomac River Association
Potomac Riverkeeper Network
Sierra Club – Maryland Chapter
Sierra Club – Southern Maryland Group





Southern Maryland Audubon Society

St. Mary's River Watershed Association

South Hampton HOA





SMARTER

















Cross County Connector

New highway in the Mattawoman watershed

Designed to open up forested land for sprawl

residential development

 Deemed "contrary to the public interest" by the ACOE

- Required state and federal permits denied in 2011-12
- Finally removed from the county budget in 2015



2006 Comprehensive Plan

- Development District larger than D.C.
- Large lot residential almost everywhere else
- Process to update begins in 2011



Planning vs. Reacting

Planting the seed for your desired future instead of

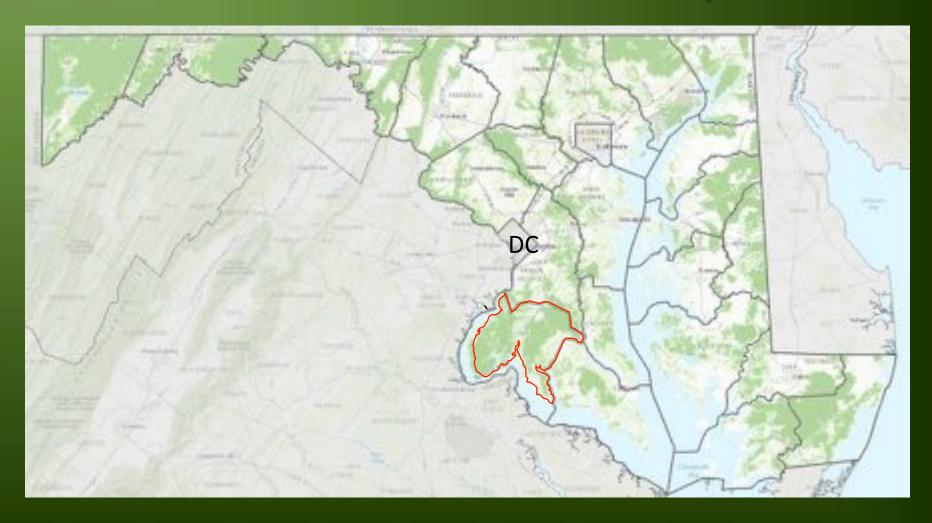
Reacting to someone else's desired future





The Comp Plan Campaign





- 153,000 residents in 2013
- 26,000 residents added from 2000-2010, a
 21% increase

Lower housing costs than other jurisdictions

in the DC area

 60% of workers commute out of the county



- Highest property tax
 rate of any MD county
- Longest average
 commute time in MD
- The most portable classrooms, per capita, in the state



2nd in MD for Targeted Ecological Areas: "most ecologically important lands and waters on a statewide basis."



American Lotus
Nelumbo lutea



Extensive Forest Interior Habitat



17,000 acres
Important Bird Area



A tri-state hot-spot for birds







The 2016 Charles County Comprehensive Plan

Development District

Reduced from 52,220 acres to 22,189 acres – a 57.5% decrease – so its boundaries now match those of the Priority Funding Areas.





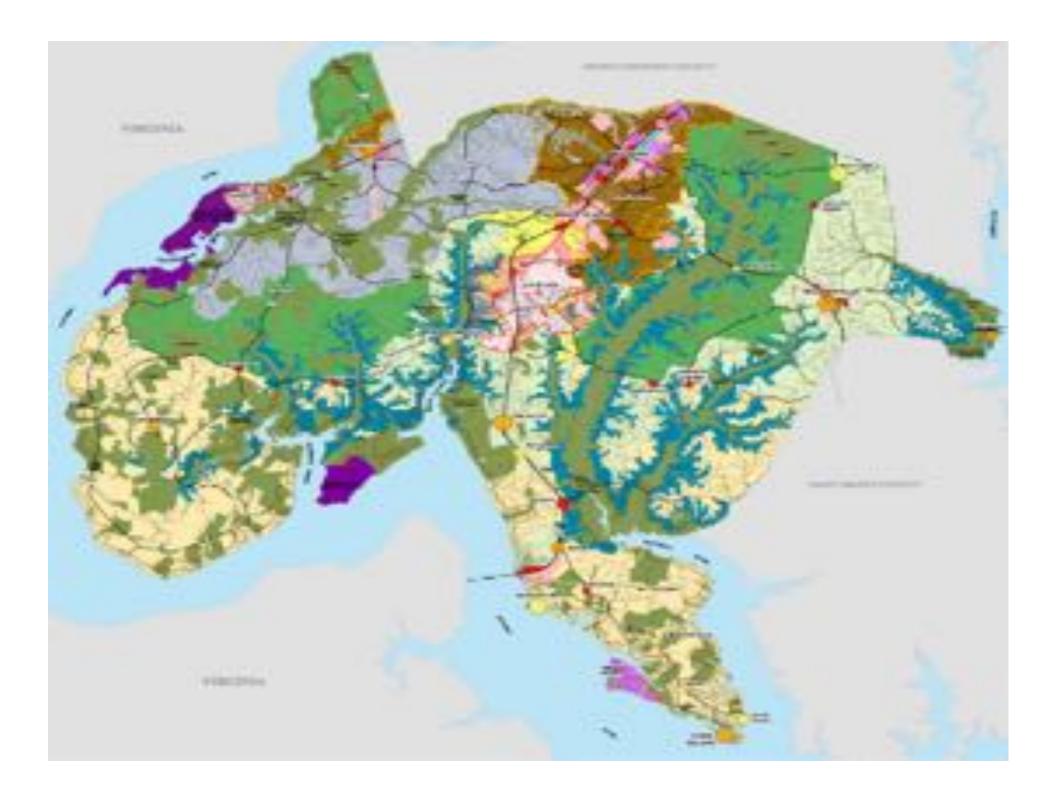
2006 plan

2016 plan

Watershed Conservation District Protects

- the headwaters of the Port Tobacco River
- the Mattawoman stream valley
- much of the Mattawoman watershed
 by limiting development to one unit per 20
 acres the most protective in the county.





Priority Preservation Area

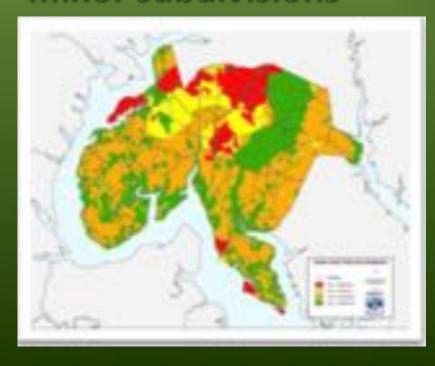
Expanded to include forestland in the western county – 51,996 acres to 134,168 acres





Rural Development Controls

88,000 acres of GreenPrint Targeted Ecological Areas originally slated for low-density development on septic systems now limited to minor subdivisions





- Calls for a Nanjemoy/Mattawoman Rural Legacy area to help landowners obtain conservation easements.
- Prevents the expenditure of an estimated \$2
 billion on new road construction and future
 maintenance by the public and private sectors.
- Converts the Cross County Connector into a hiker-biker trail.



- 1. Cultivating a steering committee of leaders who meet every other week to
 - share information
 - strategize
 - coordinate efforts
- 2. Using social media, events and direct mail to inform and engage residents



The Citizens Have Finally Been Heard!

On July 12th, Commissioners Peter Murphy, Ken Robinson and Amanda Stewart displayed, visionary leadership in adopting a new Comprehensive Plan that will curb sprawl development and protect Charles County's treasured natural areas. The Comprehensive Plan will guide the county for all least the next ten yours and is a HUGE step forward.

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SMARTER GROWTH ALLIANCE FOR CHARLES COUNTY

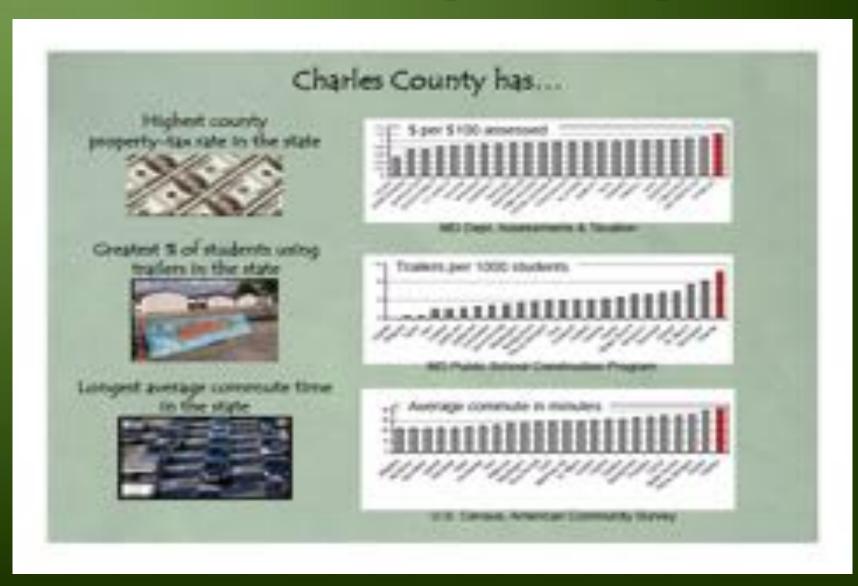
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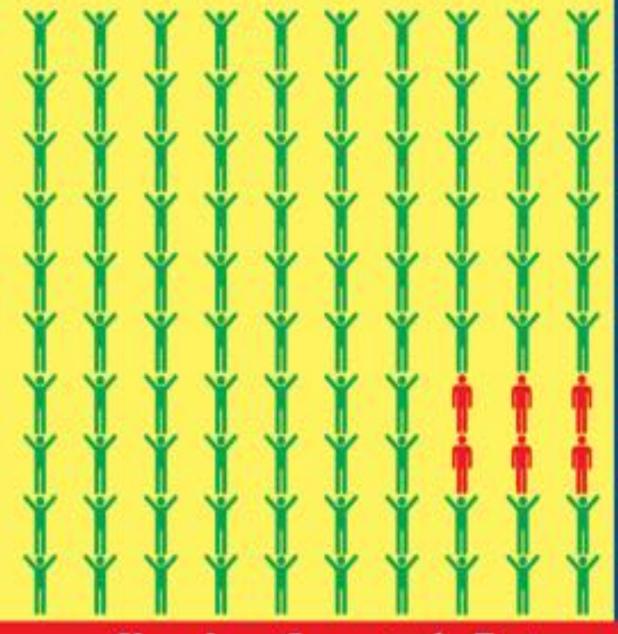
OUR YISKN

OUR MEMBERSHIP

NEWS & OTHER STUFF

Bottom Rung Meetings





94% of you want natural areas and farmland protected from development—

BUT a small, powerful development lobby is pushing for a very different future.

Charles County's Future Is At Risk!





This Is The Future That Charles County Commissioners Rucci, Davis and Collins Are Planning For You!



c(3) voter-ed



Here's what we have now.

The rare American Lotus—the only colony on Maryland's western shore.

World class bass fishing which brings in tens of millions of dollars in tourism each year.





Some of the Chesapeake's last forests to harbor rare fish and migratory songbirds.

In fact, the Maryland Department of Natural Resources has called Mattawoman Creek "the best, most productive tributary to the Bay."

Come see this beautiful gem for yourself!

Here's the kind of development the current Charles County Commissioners want.



A development district for the county that is larger than Washington, DC.



An unneeded multi-million dollar highway while Waldorf lacks public transportation and children attend school in trailers.



Worse yet, the Cross County Connector-Extension highway will cost every Charles County family over \$1,000 in taxes and will use up sorely needed funds for other county services for years to come.

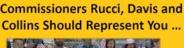
More about the Cross County Connector Extension.

The proposed Cross County Connector-Extension is a new, four-lane, 6.5 mile highway that would cut through highly forested and lightly populated regions of the Mattawoman Watershed. As the map shows, it would go between US 301 and Bryans Road, a one stop-light town. Funded only by Charles County, and with a \$70 million dollar price tag, as announced in the Baltimore Sun, this would be a very costly project both economically and environmentally.

c(4) endorsements











But Instead, They Represent the Development Lobby!

The Balanced Growth Initiative

- Protect Landowners Rights
- Protect Local Jobs
- Stop Higher Taxes
- Stop Land Devaluation
- Prevent Congestion, Crime, and Segregation in Waldorf
- Move Forward with Cross County Connector
- Promote "Balanced" Growth

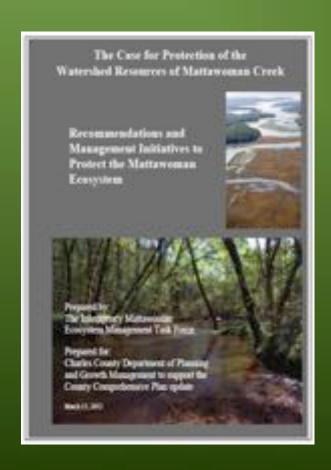
Our leaders need to

- Stop Special Interests
- Stop Gridlock in Waldorf
- Listen to Voters
- Listen to Charles County's Citizens





3. Promoting resource agency expertise.



Interagency Task Force Report: "Given impervious cover presently at the tipping point, the rate of forest loss, and the decline in health of the fish community in the estuary, the current update may well represent the <u>last opportunity</u> to establish permanent protection of the Mattawoman's resources and ecological functions."

4. Educating decision makers by arranging presentations by experts and hosting outings.





5. Building strong relationships with elected and appointed officials who support smart growth.

- 6. Being visible at everything:
- Planning Commission meetings
- Town Hall meetings
- Public hearings
- County fair



7. Changing Maryland planning law to improve accountability.



