

Dear members of Crofton First,

On April 13th, the Crofton First Board of Directors sent out the following questionnaire to all the candidates seeking to serve Gambrills and Crofton on either the county or state level. The candidates were given a month to respond to the questions. All our questions focused around our mission on promoting responsible growth along the Route 3 corridor. Here is how they answered:

1. What is your vision of “Sustainable Growth”?

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – Sustainable growth is when development meets the needs and approval of residents first; when developers have to ensure that the new development is environmentally friendly; when development does not happen in areas with overcrowded schools and traffic issues unless the developers also build in new schools and traffic relief, if the residents agree with this new development also. Finally, true sustainable growth will take place in the form of sustainable communities, with shared gardens and no internal roads.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – Sustainable Growth is having sufficient infrastructure (roads, schools, water, sewer, etc.) in place to handle new residential and commercial projects.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – Sustainable growth requires revisiting existing zoning laws to expand some of our protection programs such as our reforestation program, and to consider multi-use spaces and revitalization programs. Sustainable growth means public input which often results in creative solutions which might not have been considered had the public not been involved. Sustainable growth means considering the future impact of decisions on the community, environment, traffic, schools, and overall quality of life. It means ensuring that the development which is approved is complete in its design with elements of renewable energy, public transportation, green space, bike and walking paths, adequate facilities to sustain the growth in community, impact studies on traffic patterns, environmental concerns, and shared space options.

Most importantly, it means reasonable taxes and fees that will adequately seed the future needs created by growth, rather than incentivizing developers with huge tax breaks on the backs of the impacted communities.

Tracie Hovermale (MD Delegate, District 33) – We need to ask what is best for the community, whether the development is compatible with the character of the community, and whether the existing infrastructure can support the proposed development. Growth needs to be planned, measured and allow for open space and passive recreational areas and minimize negative environmental impact. Growth must align with the community's visions and long-range plans and must be economically sustainable relative to infrastructure and services. At the State level we need to support policies that improve the quality of Marylander's lives such as supporting reliable and efficient public transportation, preserving forests, supporting policies that improve air and water quality and promoting the transition from fossil fuel to clean renewable energy.

Pam Luby (MD Delegate, District 33) – Meeting current development needs without compromising our quality of life and our environment now and in the future.

Steve Schuh (County Executive) – Sustainable growth is an approach to land management that balances elements of smart growth and preservation. Smart growth directs development to parts of the County that have adequate school, road and public utilities infrastructure. Preservation means limiting or preventing development altogether in areas that are classified as rural and open space. Anne Arundel County is currently experiencing the downstream effects of zoning decisions made decades ago that are inconsistent with this balance. I am eager to oversee the next General Development Planning Process in a manner that balances these two priorities so as to achieve sustainable, measured growth of Anne Arundel County while preserving are rural lands and open spaces.

Steuart Pittman (County Executive) – Our current county administration was elected with a promise that spurring growth would create the revenue we need to pay for schools and government services while also financing tax and fee cuts. It didn't work. The growth we have witnessed is fiscally and environmentally irresponsible. We should only encourage development that is community-supported, environmentally responsible, and revenue-neutral or better for taxpayers.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – Sustainable Growth is the balance between meeting our community needs while still protecting the natural environment around us. Achieving sustainable growth requires adequate input from all the stakeholders, especially the residents who will bear the results of any development project.

James Kitchin (County Council, District 7) – Growth that doesn't destroy the quality of life of the residents that are already living there. This type of growth is planned in a way that prevents it from outpacing the infrastructure of the community (roads, schools, public safety) and is designed to have as minimal an environmental impact as possible. It should be done in a way that allows for open/green spaces for residents to enjoy. Finally, there is a fiscal component to sustainable growth. Sustainable growth should not need to be subsidized but should pay for itself and even be a net gain to county budget - this is not currently the case.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – Sustainable growth is growth supported by necessary infrastructure and rooted in the improvement of the quality of life of existing residents. In other words, new growth should not come at the expense of existing property owners.

2. *What role do you think development should take on Route 3? Should there be more development on Route 3?*

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – The only appropriate role for development on Route 3 is to relieve current problems. More development should only occur on Route 3 if the existing traffic issues are remedied in a way that residents approve of, and if that development does not adversely affect the environment or the already overcrowded schools.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – There should be no more development on Route 3.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – Route 3 is already problematic due to the growth not only in communities along route 3 but also with the development of the median which has resulted in rapid deforestation, overcrowding of traffic and stormwater runoff pollution. We need to think creatively about how to manage the existing growth and about utilizing and protecting remaining green space.

Tracie Hovermale (MD Delegate, District 33) – It is clear that the traffic on Route 3 is close to capacity, if not already there. As the County has continued to approve development along Rt. 3, the County Administration and County Council has not adequately prioritized Rt. 3 when advising the MD State Highway Administration of the priority projects in the County. We need to support the businesses and residents that are currently along Route 3 and fix traffic capacity and safety issues before further development is considered. The small area plans that were developed in the past should be adhered to as closely as possible and local area-specific planning should be incorporated into the upcoming General Development Plan.

Pam Luby (MD Delegate, District 33) – There should be no more development on Rte. 3.

Steve Schuh (County Executive) – Development on Route 3 has outpaced the school and transportation infrastructure in the area. This overdevelopment reflects zoning and other land use decisions made many years ago that are now coming into fruition. There is no better example of this than The Enclave project at the entrance to Crofton, the roots of which date back to 1988. To address these infrastructure shortcomings, our Administration initiated the development of the new Crofton High School and has been forcefully advocating with the State for improvements along Route 3 to ease traffic congestion.

Steuart Pittman (County Executive) – Route 3 is classic sprawl. Attempting to combine a commercial district with a highway in a growing community has never worked, and it should not have been tried on Route 3. Our 2019 General Development Plan should end this experiment, and if I am county executive it will.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – We should limit growth on the Route 3 Corridor. There has been NO funding or support from current delegates to fix Route 3 traffic. Also, the County Executive has not been pushing enough to get Route 3 fixed. We should be looking at bus transportation, sidewalks, and walkable communities.

James Kitchin (County Council, District 7) – Route 3 is already overdeveloped and there is too much strain on the public infrastructure. We need to stop encouraging new development on the Route 3 Corridor and instead start focusing on upgrading the infrastructure and protecting what green/open spaces we have left. Here's how I think we can do that:

The first thing we must do is strengthen our adequate public facility laws and close the loopholes that currently exist so that building permits are not granted alongside a road and/or intersections that are already failing in terms of traffic.

Second, the next County Council is going to approve the new General Development Plan and oversee the Comprehensive Rezoning process. We need use these opportunities to aggressively defend the open and green spaces that Crofton/Gambrills still has.

These things will keep the traffic situation from getting worse. But it's already bad. To improve the situation, we need to work with the state government to bring in the needed investments to our traffic infrastructure. The state is responsible for the Routes 3 (and 424 & 450) but the county keeps allowing all this new building. So why would the state want to make investments in our infrastructure when they know that we'll just build ourselves into another hole? We must fix how we do development, and then we'll be able to attract new state resources.

A similar logic applies to the overcrowding of our schools.

I can't say that there will never be new development along Route 3. Unless we purchase all the privately-owned lots that have not been built on yet we don't have the authority to just end it. But our focus should be on preventing any new building until the infrastructure catches up to current needs. And then we should only allow development to proceed if it is sustainable (see question #1).

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – As a civil engineer, Route 3 is at or beyond traffic capacity at several intersections.

Additional development has the potential to push traffic to a failing rate. For example, the traffic study on the Enclave shows the intersection at Crawford and Rt. 3 to be an F with additional development. At a minimum, modifications to Rte. 3 must occur before any additional development.

3. If you are running for a county office, would you support a highway overlay district for Route 3?

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – N/A

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – I am running for the House of Delegates (District 33) which is a state office, but a highway overlay district should be considered to try and improve the visual and traffic quality along the Route 3 corridor.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – N/A - running for State Delegate

Tracie Hovermale (MD Delegate, District 33) – N/A - running for State Delegate

Pam Luby (MD Delegate, District 33) – N/A - running for State Delegate

Steve Schuh (County Executive) – Overlays can be helpful planning tools, particularly in areas where there are major intersections of County, State and Federal roads. The Interstate 97 intersections with Route 50 and Route 3 are an important example. Through the overlay, we are working closely with the State to advocate for major improvements to I-97 to eliminate congestion at that choke point.

Steuart Pittman (County Executive) – Yes. The zoning overlay will allow us to address the Route 3 problems.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – Yes, it should be included in the next GDP.

James Kitchin (County Council, District 7) – Yes. But I think this needs to be coupled with better adequate public facilities laws everywhere. An unintended consequence of just doing the highway overlay district on its own is that it could encourage development along our side roads - which also can't handle it. We need to focus on fixing the Route 3 Corridor, and an overlay district would help with that, but we also need to fix the problems we have in general. I don't want to fix the problem here by just pushing development elsewhere - I want to fix how we do it everywhere. But again, I am in support of overlay districts along key transit corridors.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – Highway overlay districts are a valuable tool if properties within the zone are treated equally and the criteria for the zone are straightforward. As with many zoning decisions, the devil is in the details. I support the idea in general.

4. ***Do you feel the Enclave at Crofton development has been fairly presented to the public? What changes would you make?***

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – Absolutely not. I believe that the first public meeting was waived in violation of the first amendment rights of the residents, and that the developers knowingly used outdated school statistics to justify the development.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – No, too many decisions were made without public input and failed to take into account traffic and other issues.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – The Enclave is a prime example of a failure of government transparency and putting the needs of private interest above public. Though we know that private property can be sold and developed within the scope of the zoning laws, which, based on the Enclave have been made clear they are flawed, public hearings result in new ideas brought to the table, and creative land use which can benefit both the owner and the community.

Tracie Hovermale (MD Delegate, District 33) – Modifications that allow a developer to proceed without notification to the community should be prohibited. All government actions including the zoning and development approval process must be transparent. We need to hold all government officials accountable to the highest level of ethics; we shouldn't allow government official's decisions to be influenced by campaign contributions and personal business interests.

Pam Luby (MD Delegate, District 33) – No. There was lack of transparency and community involvement early in the project. Policies should be put in place both with the government and the developer to give citizens easily accessible, transparent information about proposed developments affecting their communities.

Steve Schuh (County Executive) – The Enclave project in Crofton is a very unfortunate development for the people of Crofton. The project will degrade the entryway to the community and furthermore, the project suffers from unmanageable ingress and egress and other issues. I do not believe the problems with this project relate to the manner in which it has been presented to the public. The fundamental problem is that the zoning was changed from open space to commercial in 1988. Once that unfortunate land-use decision was made (with the consent of the community's representatives), it was only a matter of time before a major development would take place. Having grown up in Crofton, I find this a very sad situation.

Steuart Pittman (County Executive) – No. Hogan Development thought that contributing heavily to the Committee to Elect Steve Schuh was a better investment than community engagement early in the process. The county waived the earlier community meeting requirement because the staff at Planning and Zoning was responsive to the nineteen developers and their agents who served on the Schuh P&Z Transition Committee.

I will oversee drafting of a 2019 General Development Plan that not only limits and directs land use, but also recommends legislation requiring community meetings before applications are filed for major development projects. Once passed, that legislation will prevent costly battles between communities and developers that benefit nobody but lawyers.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – It is absurd that a public meeting was not held for this project. We need to revisit the whole project, especially the concerns about traffic and safety.

James Kitchin (County Council, District 7) – No not at all.

First, it should never be legal to waive a public meeting. That should not be an option for a modification. Ever.

Second, we should require that at public meetings the developer (and any subsidiaries) must disclose which county officials they have donated to in the current cycle & the amount of those donations.

Third, we should expand that radius in which homeowner must be notified of proposed projects (the council is currently considering legislation to expand this from the current 175 ft. requirement to 300 ft.).

In general, the system should be structured to encourage public participation instead of treating it simply like a box that must be checked.

[Jonathan Boniface \(County Council, District 7\)](#) – NO RESPONSE RECEIVED

[Jessica Haire \(County Council, District 7\)](#) – My primary concern with the Enclave development is safety. The current proposed traffic patterns are not safely sustainable. Additionally, the proposed modifications to encroach on the floodplain, encroach on the buffer, and remove specimen trees are not reasonable for this property. I have vocalized my concerns to the County Executive's Office and publicly, and I am actively working to get the Project design revised.

5. ***What is your opinion on using overlapping conditional uses for the same plot of land? Should this application be allowed under county code?***

[Edward Reilly \(State Senator, District 33\)](#) - NO ANSWERS RECEIVED

[Eve Hurwitz \(State Senator, District 33\)](#) – Overlapping conditional uses can be useful for high population density areas, such as apartment buildings with businesses that serve the residents on the first level.

[Tom Angelis \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Stacie MacDonald \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Michael Malone \(MD Delegate, District 33\)](#) – I am against overlapping conditional uses for the same plot of land. They should not be allowed in the county code.

[Tony McConkey \(MD Delegate, District 33\)](#) – NO ANSWERS RECEIVED

[Connor McCoy \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Sid Saab \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Jerry Walker \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Heather Bagnall \(MD Delegate, District 33\)](#) – I think the Enclave has put on clear display why this code needs a revisit, not because it shouldn't be allowed but because it should be more clearly defined. There are instances when overlapping conditional uses are perfectly reasonable but because the code is vague in its definition it is easily abused to overuse the same land space.

Tracie Hovermale (MD Delegate, District 33) – Overlapping uses for a site should be evaluated as to whether it's in the best interest of the community, in-line with the character of the community, whether the infrastructure exists to support the use and whether it is economically sustainable. The review and approval process must be transparent and involve the community in its early stages.

Pam Luby (MD Delegate, District 33) – There are circumstances in which a conditional use permits may be beneficial. However, too often they are not suitable and cause negative impacts on nearby properties and therefore need to be more sensibly granted.

Steve Schuh (County Executive) – Our Administration does not support overlapping conditional uses. In prior years, the Office of Planning and Zoning has granted such overlaps. The Enclave project is an example, and is an unfortunate outcome, of such practices. Our Administration no longer allows overlapping conditional uses. Unfortunately, overlapping conditional uses have already been granted for the Enclave project, and such an approval cannot be withdrawn under the law. However, we are currently reviewing all aspects of the Enclave project, including ingress and egress, setbacks to Route 3, flood plains, specimen trees and other aspects to reconfigure the project to be more acceptable to the community.

Steuart Pittman (County Executive) – Hundreds of small businesses and farms in the county engage in multiple uses on the same land. As long as they meet the conditions for each in the zoning code they are in good legal standing. I would oppose efforts to shut these businesses down, but be open to amendments preventing overlapping uses that negatively impact communities.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – No, I will be looking at legislation to address this very issue.

James Kitchin (County Council, District 7) – I think this is illegal. As I said in my testimony before the County Council, this is a gross interpretation of the Code and sets a very scary precedent for what could be done. The Code shouldn't need to be changed, I believe that this practice violates it as currently written - but sometimes policy must be written to the lowest common denominator. Since the Office of P&Z has endorsed an interpretation that allows overlapping conditional uses we should change the Code to expressly outlaw it.

I do want to note that this is in regard to conditional uses for residential dwellings on commercially zoned lots. There are some instances in which two commercial conditional

uses on a commercial lot might make sense. We'd have to be careful how we word any amendment to the code.

[Jonathan Boniface \(County Council, District 7\)](#) – NO RESPONSE RECEIVED

[Jessica Haire \(County Council, District 7\)](#) – With reasonable restrictions, overlapping conditional uses can make sense.

6. *What is the relationship that you see between development and the quality of life for the residents of a community? Do you see a link between over-development and increased incidents of vehicular fatalities and crime?*

[Edward Reilly \(State Senator, District 33\)](#) - NO ANSWERS RECEIVED

[Eve Hurwitz \(State Senator, District 33\)](#) – It does not seem that the quality of life for residents is improving with recent development. Quite the opposite. Traffic is a top concern among residents, schools are overcrowded, and since Waugh Chapel was developed, there have been four vehicular fatalities in the area.

[Tom Angelis \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Stacie MacDonald \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Michael Malone \(MD Delegate, District 33\)](#) – Appropriate development with proper infrastructure can enhance the quality of life for residents. However, over-development has many negatives including an increase in traffic fatalities.

[Tony McConkey \(MD Delegate, District 33\)](#) – NO ANSWERS RECEIVED

[Connor McCoy \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Sid Saab \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Jerry Walker \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Heather Bagnall \(MD Delegate, District 33\)](#) – I think there is a clear link between decreased quality of life and increased vehicular fatalities. Clearly the more cars on the road, the more likely accidents will happen. Accidents are also more violent and egregious as drivers become more frustrated and aggressive. There is also a correlation between beautiful spaces and calm drivers. The frustration of heavy traffic and ugly scenery compounds the frustration of sitting in traffic making drivers more likely to be aggressive, cut off other drivers, run lights, and speed through crosswalks.

Tracie Hovermale (MD Delegate, District 33) – Development that is planned, sustainable and in-line with the vision of the community can improve the quality of life for the residents of the community. Haphazard, unplanned development can negatively impact quality of life. Roadways with traffic volume in excess of the design capacity can create safety issues for the community and need to be addressed promptly.

Pam Luby (MD Delegate, District 33) – Overdevelopment is a quality of life issue that results in overcrowded schools, increased taxes, environmental degradation, increased traffic and more. It is difficult to answer what the exact correlation is between overdevelopment and fatal car accidents and increased crime without more data

Steve Schuh (County Executive) – Development has a major effect on quality of life, both good and bad. On the positive side, development provides us homes in which to live, places in which to work, and places to go for entertainment and recreation. On the negative side, development that outstrips transportation, school and public safety infrastructure is harmful to quality of life. I have not seen any data that establishes an explicit, quantifiable link between development and incidence of vehicular fatalities and crime. However, it would seem obvious that this would be the case. The more development, the more people, and therefore the more traffic accidents and crime.

Steuart Pittman (County Executive) – Development comes in many forms, and quality of life is a term with many meanings. As county executive I will not pretend to be the authority on every project. Each of our county's 16 Small Area Plans is a vision of how residents wanted their communities to develop over a twenty-year period. I will use those plans as a starting point to engage community groups in the ongoing process of judging what kinds of development positively impact quality of life.

I personally love nature and being outdoors, so preservation of open space does more for my quality of life than any kind of development. I will encourage others to consider that perspective, but I recognize that the amenities of modern life are appreciated by most people and are created by developers.

Yes, I see a link between over-development, or more accurately poorly-planned development, and vehicular fatalities and crime. There are town centers built around smart growth principles with few cars and little crime. Unfortunately, most of our county is not built that way.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – We have a double edge sword in Anne Arundel County. Fort Meade has created some great economic opportunities, but also challenges. We need to do a better job of smart growth and including the community in our decisions.

James Kitchin (County Council, District 7) – Yes, I believe that there is a positive correlation between overdevelopment and both traffic fatalities and crime. When our transportation infrastructure is inadequate accidents are more likely to happen. The staffing of our public safety departments has not kept pace with the increase in new residents, and this creates more opportunities for crime. However, I want to be very clear that I don't think crime increases because of the type of person that overdevelopment brings in. I am a proponent of affordable housing and I believe that we need to become less residentially segregated as county. This issue is with the number of people (not the type) compared to what our public institutions are designed to handle.

Other ways that overdevelopment lowers the quality of life is in the overcrowding of the community's schools and a depletion of environmental resources.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – Development can improve or degrade the quality of life for the residents of a community. I do see a link between over-development and increased vehicular fatalities, particularly when the increased development does not adequately allow for the increased vehicular and pedestrian traffic. As discussed above, "smart growth" requires that development be rooted in improving the quality of life for residents. That is the approach I will take as an elected official.

- 7. *Should developers pay the full cost of impact fees? Should the necessary infrastructure be fully financed and in the process of construction before a development is allowed to move forward?***

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – Yes, developers should be held accountable for the impact they have on the environment and the community. The infrastructure must be financed and in process; if not, it can create a situation like Waugh Chapel, where residents were promised pedestrian bridges over Route 3. They were also promised a solution to excess traffic, which occurred in the form of Michigan lefts.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – Developers should pay the cost of impact fees and the necessary infrastructure in parallel to the completion of the project.

[Tony McConkey \(MD Delegate, District 33\)](#) – NO ANSWERS RECEIVED

[Connor McCoy \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Sid Saab \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Jerry Walker \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Heather Bagnall \(MD Delegate, District 33\)](#) – I cannot say that developers should pay the full cost as I would need to know more about those specific fees however developers should bear some great responsibility for those costs and the infrastructure should be fully financed and in place not only for the immediate needs but for the future likely needs which would result from development. If we don't budget for the needs of the future impact, we are asking future generations to foot the bill for our sins. For instance, the fact that we have approved development in districts whose schools were at or above 95% capacity reveals a complete disregard for the future impact of that development. It does not take a prognosticator to anticipate that within two years, schools at 95% capacity will be at full, any more than it takes one to know that overcrowded roads and deforested land will have an impact on storm water runoff and traffic or that reductions on the costs of sewer and water installation will result in additional development in the areas of installation, and it is disingenuous as representatives to act as those these are unforeseen consequences or to disregard the need for or result of impact studies which affirm these consequences.

[Tracie Hovermale \(MD Delegate, District 33\)](#) – The impact fees assessed should be such that they cover the cost of mitigating the impact of the development and the collected fees should be used as they were intended and in the area in which they were collected.

[Pam Luby \(MD Delegate, District 33\)](#) – Yes. Developers should pay the full cost of impact fees and to the extent feasible, the necessary infrastructure be fully financed in advance. Our current structure that sets fees at 80% of the actual cost of the new development creates a windfall for the developer and encourages rapid growth

[Steve Schuh \(County Executive\)](#) – The extent to which a specific developer should pay for the cost of the impact of a given development is a subject of debate throughout the Country. Some jurisdictions believe that all impact should be on the shoulders of the developer. Other jurisdictions believe that the community generally benefits from development in the form of places for their children to live, places to work, and places to dine and shop. Anne Arundel County has typically taken a middle ground that puts the bulk of the cost of new development on the developer but places a share on the community in general. I believe the County has taking a reasonable approach to the

matter over the years, but our Administration intends to reevaluate our impact fee structure. I am open to changing the system.

Steuart Pittman (County Executive) – Yes. One of my first official acts will be to review development projects that have taken place in our county and measure the expenses and revenues that they generated over time. We will adjust impact fees and other fees to ensure that any future development benefits taxpayers.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – Yes, we will hopefully be revisiting this topic soon. We need to make sure that infrastructure is included in every project.

James Kitchin (County Council, District 7) – Yes, and yes. With impact fees only being at about 80% of their full costs we, the taxpaying public, are subsidizing the development that we don't want. This isn't an efficient way to do business as it encourages over-production. If we are financially incentivizing over-development, then why are we surprised when that is what we get? Not only should fees be raised to 100% of costs, but we need to institute an environmental impact fee (currently they are only for roads, public safety, and schools).

We need to get rid of the "payment in lieu of upgrades." The upgrades should be built (or started) before the building on the development can start. Otherwise we are just running a Ponzi scheme.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – Yes.

8. *Do you believe more residential development should occur in an area where schools are already at or exceeding capacity? At what percentage of capacity should a school district be "closed?"*

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – I do not believe residential development should occur where schools are already at or exceeding capacity. I support the recent law that closes a school district at 95%, but I would not sundown it at 2020, as currently written.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – No, development should be closed when schools are between 90 and 95 percent of capacity.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – No I do not. I am not averse to redistricting, but redistricting should be used to sustain the schools we already have which are under capacity and are as a result suffering from a lack of resources, not to allow additional development in areas of heavy urban sprawl. I do not believe new development should be approved in any residence which is already at 90% or above because these approvals are often 1-3 years in advance of breaking ground and as stated above, it is not difficult to anticipate that within that 1-3-year window, schools will grow to full capacity if they are already within 10%. If we hold the cap at 90% we also allow for children especially in the elementary schools to matriculate into the next school which should keep us from maxing out capacity even as our communities grow.

Tracie Hovermale (MD Delegate, District 33) – Residential development should be paused in areas where the schools are at or exceed capacity. School board capacity planning needs to better account for changes in existing neighborhoods also. Due to time-lags between development approval and residential occupancy, it seems that a 95% capacity limit may be too high. I would be interested in additional data to evaluate what a more effective limit may be.

Pam Luby (MD Delegate, District 33) – Development should not outpace school capacity. School capacity is a moving target between development and enrollment so determining when a school has hit 95% capacity (current rule) can be imprecise. The County should look for improved ways to calculate projected school capacity.

Steve Schuh (County Executive) – No, I do not believe more residential development should occur in areas where schools are at or exceed capacity. In fact, my Administration supported recent legislation to reduce the adequate public facility law for schools to 95% of State rated capacity.

Stuart Pittman (County Executive) – School overcrowding is the greatest threat to our communities. When schools decline in quality, communities decline.

I support the new 95% capacity limit, but was outraged to learn that the Schuh administration failed to submit the required Development Impact on Schools report every

year in office until this election year. Every good executive knows that "what gets measured gets done." We need to maintain good data and we need to use every tool available to stop development where schools lack capacity.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – No, we just voted to limit the adequate facilities to 95%. I believe this is a reasonable number because it is lower than most counties in MD.

James Kitchin (County Council, District 7) – No, it should not. School capacity is very important. The threshold was just lowered to 95%, which is a good start. The appropriate threshold should vary based on the feeder system and the local demographic data. For example, in Crofton the original wave of homeowners from the 60s are starting to downsize, move to retirement homes, or (sadly) die. Those houses are then bought by young families with children and we can see a large increase in school-aged children without ever building a new house. Our threshold might need to be lower than 95%. This might not be true for other feeder systems that have a younger population base. I think I would be fine with 95% being the minimum threshold and then setting more stringent thresholds per feeder system based on demographic projections. Also, the adequate public facility law in-regards to schools needs to be strengthened to consider the actual # of seats available in each school. If a school is at 94.9% capacity, we should not allow a development that will add 15% capacity to the school and put it at 109.9%.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – No. Development should not occur when schools are at or exceeding capacity. Currently a district is closed when it reaches 95%.

9. *What policies would you promote in order to encourage and sustain small, locally owned businesses?*

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – I would set up financial mentorship programs between larger and more established corporations and small, local businesses. These programs would incentivize larger corps to give low or no-interest loans using a number of options for how the loan is handled on their books. It would also provide access to a wealth of knowledge of experience for the small business owners.

Promote the use of micro loans for entrepreneurs and recommend the reduction of fees that can be charged to small business. Also, I believe in encouraging mentoring programs between corporations.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – Lower taxes and removal of unnecessary regulations.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – At the state level, I think the most important policies are to ensure that small businesses have the resources to sustain a healthy, loyal work force, such as health care, child care credits, and tax credits for ride share and renewable energy programs. Additionally, I would support tax breaks for small businesses which utilize and/or revitalize existing spaces.

Tracie Hovermale (MD Delegate, District 33) – Licensing requirements should be reviewed to determine whether they are necessary or whether they could be eliminated without increased risk. We should consider tax incentives to attract desired small businesses and service business that are good for the community and local job market in lieu of providing excessive tax incentives to attract large businesses such as Amazon and Casino conference centers. We should look to cities like Pittsburgh that came back economically by attracting high tech and health services which will provide good paying jobs into the future.

Pam Luby (MD Delegate, District 33) – Simplify regulations for starting a new business so the process is easier and more local. Adjust zoning codes to reduce business costs by allowing multi-use and creative use of spaces other the typical stand-alone or strip mall storefront. Mix goods with services such as a library or social security office next to shops and restaurants.

Help facilitate walkable business districts with sidewalks, improved family friendly landscaping with public benches.

Create community mentorship programs for new businesses. Have the local government encourage citizens to shop local.

Provide easier access to small business loans and/or grants.

Steve Schuh (County Executive) – Our Administration is pursuing a range of strategies to encourage and sustain small business. Most small, local businesses are reported on the owner's personal tax returns. We have enacted the largest income tax cut in County history, which has been a major benefit to small business. Small businesses are also often heavily burdened by property taxes. We have cut property tax rates for three years in a row thanks to our property tax revenue cap, which I support wholeheartedly. Finally, small businesses are highly dependent on County government for health, building and other permits. We have worked diligently to streamline the processes for issuing such permits.

Steuart Pittman (County Executive) – Anne Arundel County is notorious as a pay-to-play jurisdiction where permits and licenses are a huge obstacle to small business operators. Large operations that contribute to campaigns and have teams of attorneys who know the system have few complaints. Passing the campaign finance reforms that other jurisdictions have used, creating 21st century efficiencies in Planning and Zoning and Inspections and Permits, and then establishing a new culture within the departments will tell small business people that we are a partner once again.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – I have passed several pieces of legislation to support small business including the brewery, distillery, and winery bills. I have also voted on economic packages

James Kitchin (County Council, District 7) – For starters, we need to stop giving corporate welfare to large corporations. Besides raiding the county budget, this also gives those companies an unfair advantage vis-a-vis the small, locally-owned ones.

I would not be opposed to spending through the tax system - giving some tax credits for small business owners that aren't available to large ones. The way our tax-cap is structured this would just shift some of the tax burden from small businesses to the larger corporations. I am completely okay with that.

Honestly, this is an area that I am less-well versed on and would need to rely on the opinions of the small business community to assess what their needs are and what would work. While I don't know this policy area as well as others, I do believe I've developed a skill set that will allow me to comprehend the advice I receive, analyze it, and come up with good policy solutions.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

[Jessica Haire \(County Council, District 7\)](#) – Property tax cuts. The County is running a surplus right now. Small business would benefit tremendously with a property tax cut that could be reinvested in their businesses.

10. What is your opinion of TIFs? Do you feel that they are necessary for economic growth or do they just shift the tax burden of financing a project away from those who are developing it?

[Edward Reilly \(State Senator, District 33\)](#) - NO ANSWERS RECEIVED

[Eve Hurwitz \(State Senator, District 33\)](#) – TIF money is mainly a way of attracting developers and giving them financial relief. I believe that the current state of the district does not require more development. Rather, we need to focus on our residents and alleviating their concerns. There is a time and place to use TIF, but only if it does not adversely affect the community.

[Tom Angelis \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Stacie MacDonald \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Michael Malone \(MD Delegate, District 33\)](#) – TIFs can help economic growth but should be limited in prevent an inappropriate shift of tax burden.

[Tony McConkey \(MD Delegate, District 33\)](#) – NO ANSWERS RECEIVED

[Connor McCoy \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Sid Saab \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Jerry Walker \(MD Delegate, District 33\)](#) – NO RESPONSE RECEIVED

[Heather Bagnall \(MD Delegate, District 33\)](#) – Again, TIFs are an important part of revitalization projects but unfortunately the standards and oversight are not in place to avoid abuse.

[Tracie Hovermale \(MD Delegate, District 33\)](#) – TIFs can be a useful means of encouraging desired development and redevelopment. Problems occur when they are used to incentivize development that is not necessarily desirable or in the best interest of the community.

[Pam Luby \(MD Delegate, District 33\)](#) – Tax incremented financing is a tool that can be very advantageous in areas where revitalization and job creation are needed and costs to do so are prohibitive without it. However, the overall expected benefits of Tiff's should not exceed the public's cost which has been seen in other jurisdictions across the country.

Steve Schuh (County Executive) – I believe the question reflects somewhat of a misunderstanding about TIFFs. They are not intended to promote economic growth per se or to shift the tax burden from one party to another. The purpose of a TIFF is to achieve a public good that could not otherwise be achieved by a private development on its own. For example, for several decades, successive County administrations have tried to develop a venue large enough to hold high school graduations in the County. At current costs of construction, such a facility would cost between \$60 and \$80 million. Our Administration partnered with Maryland Live to double the size of their intended conference center to achieve a full-blown convention facility large enough to host high school graduations. This expanded facility and participation cost the County approximately \$17 million, enabling us to achieve our goals at far less cost than direct construction.

Steuart Pittman (County Executive) – TIFFs, and Payment in Lieu of Taxes (PILOTs), are an incentive to get private investment to high-risk areas where there is a public need. Using them to promote projects like the Live! Casino Hotel Conference Center to the tune of \$36 million, as our county did in 2017, should never happen. Our county is very attractive to developers. We should be negotiating for public benefit, not contributing taxpayer dollars as incentives.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – TIFFs can be good or bad. It depends on how they are used. Since Anne Arundel has a lower taxing structure, some projects may need funds to support them. It all depends on the project.

James Kitchin (County Council, District 7) – In general I am against TIFFs for for-profit companies. If the economic projections are not good enough for a company to make the initial capital investments, then they shouldn't move forward with the project. I don't believe that the public needs to take on debt to help encourage these projects. TIFFs don't really shift the tax burden - it's more of an issue of who is paying for the initial capital outlays. PILOTs are more about shifting the tax burden and I don't think using those to aid for-profit companies is good policy either.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – While not necessary for economic growth, TIFFs can be an effective tool to revitalize areas or provide projects to the public. As a District 7 representative, I do not foresee any TIFF possibilities in this area.

11. Have you ever worked with advocacy or community action groups before? What legal rights do you feel that they should have in voicing concerns for the community?

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – Yes, I have worked with many groups and organizations, most recently with the Working Matters coalition, MomsRising, American Legion and VFW to effect legislation and gather testimony. I believe that groups representing a community should have a seat at the table when leaders and corporations are making decisions that affect members of that community.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – I have represented a community action group on a reduced fee basis. They should have a say in community concerns.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – I have worked with advocacy groups for education and arts integration and funding but not for community development.

Tracie Hovermale (MD Delegate, District 33) – I organized and headed a community action group to advocate for zoning changes to require community input and impact studies prior to the development of a large facility that was in conflict with the intent of the existing zoning laws. Citizens have a right and should exercise that right to voice their concerns, attend public meetings and meet with their elected officials to voice their concerns. Citizens must use the power of their vote to hold officials accountable that do not act in the best interest of their constituents.

Pam Luby (MD Delegate, District 33) – I've worked for many advocacy groups but not specifically one centered around development. However, on behalf of several neighbors, I successfully appealed an unlawful variance with the Office of Administrative Hearings in Anne Arundel County. The variance failed to protect the history and character of the Bay Ridge Community, undermined the policies of the critical area commission, and granted special tax privileges to certain home owners on that street.

I serve on the Board for the Maryland Legislative Agenda for Women and have been a strong advocate for women and family issues.

Steve Schuh (County Executive) – I have served on numerous advocacy and community boards, including the United Way, American Red Cross, my community association and several schools. Such organizations have an important role to play in voicing community concerns. As a State Delegate, I supported legislation to increase the legal standing of such groups.

Steuart Pittman (County Executive) – Yes. I worked as a community organizer for nine years, first in Chicago, then in Des Moines, and later overseeing civic organizations in 26 cities. I have also served locally on the boards of Farm Bureau and Soil Conservation District. Were it not for the community activism in this county, and the coordinated efforts of our Growth Action Network, I would not have chosen to run for county executive. By empowering local community groups, I believe we can take this county back.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – I am the former President of Four Seasons Community Association. I have been fighting against landfills, overdevelopment, and sprawl for years. I have always supported standing for communities in legal appeals.

James Kitchin (County Council, District 7) – I have worked with larger groups on different advocacy initiatives, but advocating against the Enclave is the first time I've really worked alongside an action group representing a specific geographical community. I believe that community action groups should have legal standing to represent their members, that live in the affected community, in legal matters before the administrative hearing officer, the board of appeals, or any other relevant entity.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – I work as a Court Appointed Special Advocate for children in foster care and am a commissioner on the Anne Arundel County Commission for Women. In both of these roles I advocate for community improvements. Every citizen is protected by the First Amendment.

12. What policies or programs would you promote or change to give residents more rights in determining how development is implemented in their community?

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – Too often development starts without any notice to residents. We must have open, non-waiverable public meetings about plans for development, and transparency around those plans. I will work to ensure that there is accountability between the corporations performing work, the government entities involved, and the residents affected, so that communities can be confident that they will have the infrastructure and investment needed for their continued growth.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – Residents should receive more notice at more stages of development.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – N/A

Tracie Hovermale (MD Delegate, District 33) – Transparency at every step of the process is crucial. In addition to notifying community civic associations direct notification of people directly impacted is necessary. Community meetings should be required to give residents an opportunity to voice their opinion. Planning and zoning should consider the communities comments and input when making decisions on proposals.

Pam Luby (MD Delegate, District 33) – Create policies the promote early, easily attainable and transparent access to information about proposed development.

Steve Schuh (County Executive) – Our Administration has already initiated the General Development Planning Process in a manner intended to maximize community engagement. Our Land Use Officer has conducted listening sessions in every Council district. We are also forming a citizen commission to participate in the GDP process. We will be conducting town halls throughout the County to encourage citizen engagement, and we accept communications by email regarding land use issues. We now have

legislation before the County Council to expand the notification requirement for specific developments to neighboring residents.

Steuart Pittman (County Executive) – See #4 above on the topic of community meetings earlier in development process, and #6 on Small Area Plans. We will also create an expanded county stat office that provides an open data portal whereby communities can monitor development activity, traffic, crime, and many other measure of community health. And finally, we will address concerns about legal standing by community groups and citizens when appealing zoning decisions.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – PUBLIC MEETINGS AND APPEALS. I am strong proponent of supporting transparency. I also think that the recent legislation that I supported to inform residents of development is a huge win for the community.

James Kitchin (County Council, District 7) – Besides strengthening adequate public facility laws to make sure that the quality of life of the local residents is being appropriately taken into account, I believe that we need to outlaw allowing a modification to waive a public meeting, to increase the geographical area that we give public notice about new projects, and to increase the standing of citizens to appeal development decisions to that of the typical legal definition.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – In my opinion, the most effective vehicle for input of the community is the small area plan, which I believe should be incorporated into the GDP. In that regard, voting in councilmembers with relevant zoning and land use experience will help facilitate a GDP that is consistent with a community's desire.

13. What do you feel the county or state government could do to better manage growth and mitigate its impact on communities?

Edward Reilly (State Senator, District 33) - NO ANSWERS RECEIVED

Eve Hurwitz (State Senator, District 33) – Growth in our communities involves all levels of government, and the state must help ensure that development is balanced with the infrastructure growth. I believe that the state government can help hold the local and federal governments accountable for their part in impacting our communities, as well as developers and corporations for their part in the impact. We must ensure that the voices

of our communities are heard, and when they approve growth, that they receive the value they are promised.

Tom Angelis (MD Delegate, District 33) – NO RESPONSE RECEIVED

Stacie MacDonald (MD Delegate, District 33) – NO RESPONSE RECEIVED

Michael Malone (MD Delegate, District 33) – The county should better require infrastructure before growth.

Tony McConkey (MD Delegate, District 33) – NO ANSWERS RECEIVED

Connor McCoy (MD Delegate, District 33) – NO RESPONSE RECEIVED

Sid Saab (MD Delegate, District 33) – NO RESPONSE RECEIVED

Jerry Walker (MD Delegate, District 33) – NO RESPONSE RECEIVED

Heather Bagnall (MD Delegate, District 33) – One of the most impactful things we can do is communicate across districts and up and down ballot. Currently the County Council does not have the power to adequately control growth and the state is responsible for the fall out which results from this growth but doesn't have much control in the permitting process. There is a lot of finger pointing and very little accountability. We need to ensure transparency of the process, and as representatives of our district take an active role in meetings and impact studies so that we are holding ourselves accountable up and down the ballot. We have to work to ensure the permit and drafting process is a fair and transparent one, and we have to hold developers accountable for the associated costs of the community impact, and to ensure there are resources in place to mitigate and address the impact on traffic, environment, and education. Finally, we have to work not just for "sustainable" but complete development in the planning and approval, to ensure there are bike paths, sidewalks, public transportation, and public resources such as community centers, schools, and accessible housing and budgeting for our public servants such as police, firefighters, and teachers, all resources impacted by growth.

Tracie Hovermale (MD Delegate, District 33) – Smart growth policies should be decided and implemented at the State level given the interrelationships between the county and state and among the counties. Environmental policies must cut across county borders to be effective – water quality and air quality doesn't change because you reach a border so we must employ collaborative policies and decision making. The same is true regarding transportation options and roadways.

Pam Luby (MD Delegate, District 33) – The State should use it's available funding to encourage smart growth and discourage overdevelopment in the counties

Steve Schuh (County Executive) – I do not believe the County has done a particularly good job over the decades in managing its lands. Land use designations and zoning decisions made in prior General Development Plans (GDP) and comprehensive rezoning processes have encouraged overdevelopment in various parts of the County, including high-density development that is changing neighborhoods for the worse. I believe our County is at a crossroads. Currently, 51% of the County is in rural or open space zoning classifications, and 49% of the County is in developable or developed zoning categories. Our Administration is eager to oversee the next GDP by employing smart growth strategies, preserving our rural lands, not allow the 51% line to be breached, avoiding up zoning (particularly high density upzoning), and generally avoiding the mistakes of the past.

Steuart Pittman (County Executive) – The county must adopt a fiscally and environmentally responsible general development plan with a focus on open space and outdoor recreation. Comprehensive Rezoning must reflect the GDP, and rezonings must only be done by a supermajority of the county council. We must also enforce both the Critical Area Law and Forest Conservation Act. We should move toward no net loss of forests.

Torrey Snow (County Council, District 4) – NO RESPONSE RECEIVED

Andrew Pruski (County Council, District 4) – Follow smart growth and small area plans. I have had some strong concerns with the way the current administration handles growth. We need to have a larger conversation that involves all stakeholders.

James Kitchin (County Council, District 7) – Besides the policies I've already discussed above (adequate public facilities, zoning overlays, increasing impact fees, ending corporate welfare, etc.) I believe that there are two main things that can still be done. First and foremost is campaign finance reform. If we allow the current system to continue developers will continue to buy politicians and political favors. They will be able to find loopholes and unique "interpretations" that allow them to get around our laws. We need to incentivize our public officials to listen to citizens instead of developers by passing campaign finance reform. Second, we need to strengthen the Forrester Conservation Act at the local level to protect our mature forests and waterways from the forces of overdevelopment.

Jonathan Boniface (County Council, District 7) – NO RESPONSE RECEIVED

Jessica Haire (County Council, District 7) – Again, adherence to the GDP and incorporated small area plans would go a long way to managing growth and mitigating negative impacts on communities. I would be happy to discuss any additional strategies residents may have in this regard!