

COOPERATIVE FORECASTING GROUP

10:00 A.M.

Wednesday, October 15, 2008

Baltimore Metropolitan Council
2700 Lighthouse Point East, Suite 310
Conference Room A

ATTENDANCE

Richard Campbell – Anne Arundel County Department of Planning	410-222-7255
Mark Goldstein – Maryland Department of Planning	410-767-4454
Scott Graf – Carroll County Department of Planning	410-386-2145
Seema Iyer – Baltimore City Department of Planning	410-396-7272
Jeff Mayhew – Baltimore County Department of Planning	410-887-3521
Dan Rooney – Harford County Department of Planning	410-638-3103
Margaret Ziegler – Anne Arundel County Department of Planning	410-222-7744

Kevin Racine – Citizen	410-939-2838
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BMC Staff Members

Charles Baber – Baltimore Metropolitan Council	410-732-1056
Victor Bonaparte – Baltimore Metropolitan Council	410-732-0500x1036
Jamie Bridges – Baltimore Metropolitan Council	410-732-1053
Dunbar Brooks – Baltimore Metropolitan Council	410-732-9574
Nancy Jones – Baltimore Metropolitan Council	410-732-0500x1025
Mary Logan – Baltimore Metropolitan Council	410-732-9570

The Chairperson, Dan Rooney, called the meeting to order at 10:15 A.M.

APPROVAL OF THE SEPTEMBER 25, 2008 MINUTES: Mark Goldstein asked for clarification on the fourth bullet on page three under the Report on Property Foreclosures in Maryland. It was agreed to revise the sentence in question to read as follows. *“Median home sales prices declined significantly in the Baltimore region since January 2001. However, they are currently 3.5% below the 2001 level and moving upward.”*

Dan Rooney moved for the approval of the minutes of the September 25th meeting with the noted revision. The motion was seconded by Richard Campbell. The minutes were approved.

PRESENTATION ON ULI/BMC “GROWING COOLER” REGIONAL PLANNING FRAMEWORK WORKSHOPS: Dunbar Brooks briefed CFG members on the Urban Land Institute/Baltimore Metropolitan Council workshops held earlier in the month. This follow-up to last year’s “Reality Check” was an outgrowth of an offer ULI made to work directly with BMC

elected officials on exercises that demonstrate the impacts of existing land use patterns on sustainability. Jud Malone of ULI presented the proposal to the BMC management committee. It was reviewed and approved but “handed off” to the Planning Directors and their staffs, considered the most appropriate audience for land use issues. The subsequent workshops, grouped into four teams, used database driven software to generate regional land use scenarios that graphically display how planned capital investments direct growth and impact the carbon footprint. Additionally, this planning tool allowed participants to score the efficiency of land use goals. Teams discovered that while jurisdictions use different language for land use categories, actual land use around jurisdictional boundaries shared more in common than many land use patterns within jurisdictions.

The next step in the process, as recommended by ULI, is to overlay population and employment data into the ULI database. A discussion of methods for inserting TAZ data into the ULI software followed. However, Dunbar Brooks said that before moving forward, ULI staff working with Larry Klimovitz will analyze the data outputs. Their findings would be presented to the Planning Directors who would then review the analysis and decide the next steps.

BRIEFINGS ON MAJOR LOCAL JURISDICTION DEVELOPMENT PROJECTS: CFG members representing Baltimore County and City presented overviews of major development projects in their jurisdictions.

Reporting for Baltimore County, Jeff Mayhew said that a considerable degree of development is underway in Towson. Phase I of the Quarters, a 500-unit condominium complex across from the Towson Mall, is moving forward but sales are not strong. Expansion of the Towson Town Mall and streetscape improvements to Dulaney Valley Road are moving forward rather quickly and targeted for completion before the start of the holiday season. The foundation for the Palisades, a 17-story, 250 unit apartment building, with parking and street level retail is under construction. However, the Towson Manor, a 160-unit complex of condominiums, townhouses and single family homes near Towson University and an office/retail project near the Palisades have seen little or no progress. He said that plans for Towson Circle III (a multi-plex movie, office and retail uses east of the Towson traffic circle) are moving toward final design approval. Jeff noted that the county expedited its review process through the Planned Unit Development (PUD) process, an option from the standard development review process. PUDs are less intrusive and move forward quickly. As a result, the PUD has become the process of choice. He briefly outlined two large PUDs that were recently approved. One, in Reisterstown near I-795 and Route 30, will add 100,000 square feet of office and commercial space. The other, the vacant Bendix Industrial site at Taylor Avenue, is targeted for retail use. In addition to development projects, the County has approved significant land use revisions. On the west side, just north of Johnnycake Road, two large rural tracts have been rezoned for apartments (50 acres) and commercial (60 acres) use. Additionally, some low density residential zones were converted to rural zones due to water and sewer issues. On the north side of the county, near the Hickey School/Cromwell Park, low density residential was converted to rural zoning. The site includes about 60 acres around the Hickey School and all of Cromwell Park. On the east side of the county, marinas on Millers Island, West Shores and Galloway Creek (Bowleys Quarters) were converted from commercial to less intense residential uses.

Reporting for Baltimore City, Seema Iyer said that the City is engaged in a massive effort (TransForm Baltimore) to review and update its entire zoning code. The last such comprehensive Baltimore City rezoning effort was completed in 1971. Currently, Baltimore joins the list of major U.S. cities, Philadelphia, Washington D.C., Pittsburg and Miami, where zoning

updates are completed or in process. The City is using Lighthouse software to allow citizens and stakeholders to review and comment directly into the zoning regulations, facilitating comprehensive citizen review. TransForm Baltimore is a two-year process. During the coming six months listening sessions organized around specific zoning topics are scheduled for interested citizens and business owners. More detailed information about TransForm Baltimore is available at www.TransFormBaltimore.net.

The Red Line Transit Study is another major City project. The study examines alternative transportation investments in the 14-mile corridor that links the Social Security Complex in western Baltimore County to the Hopkins Bayview Medical Center in east Baltimore City. The Corridor Study/Draft Environmental Impact Statement identifies alternative transit modes and alignments together with their environmental impacts, costs and benefits. The study is currently under review by various interested parties, citizens and stakeholders. FTA will select a "Locally Preferred Alternative" for which MTA will initiate preliminary engineering and preparation of the Final EIS. More detailed information about the Red Line Community Compact and the Red Line Corridor Study is available at www.BaltimoreRedLine.Com.

The local architectural firm Ayers Saint Gross and Philadelphia-based landscape designers, the Olin Partnership were selected by the City in April 2007 to prepare a redesign of Pratt Street. The redesign is seen necessary to continue to attract and retain businesses and provide pedestrian friendly amenities on the City's main east/west waterfront artery. Major improvements planned include the elimination of the current Pratt Street/Light Street traffic merge, demolition of the McKeldin fountain, expansion of McKeldin Park, and the replacement of the existing grass berms located between the street and sidewalk. Significant retail square footage will be created by "bumping out" the lower level of existing building facades into space created through the elimination of curb side berms. More detailed information about the Pratt Street redesign is available at www.godowntownbaltimore.com/publications/Prattstreetweb.pdf.

UPDATE ON 2010 CENSUS PREPARATIONS: Dunbar Brooks updated committee members on the U. S. Census Participant Statistical Areas Program. Several weeks ago, census staff mailed two software disks and a user's booklet to each CFG member. The first disk is the MAF/TIGER Pre-release Partnership Software (MTPS). It is the primary tool for the review and update of census tracts, block groups, designated places and county divisions. The other is a data disk with sample data for King County, Washington. This tutorial disk allows participants to become familiar with the MAF/TIGER software. Dunbar gave a "how-to" demonstration on installing and using the software. He said that the tutorial takes about an hour to master. He is currently working with representatives from the Census Bureau to schedule a hands-on training session for CFG members and staff. The bureau anticipates conducting this session in November following the final release of the MTPS, which contains actual local data.

STATUS REPORT ON ROUND 7-B SOCIO-ECONOMIC FORECASTS: Dunbar Brooks noted that small area changes to the 7-A forecast planned by Anne Arundel County, Baltimore County and Baltimore City are not significant. Dan Rooney said that new housing permits in Harford County have slowed substantially. As a result, the county is projecting new housing development to go down to 1200 to 1300 units a year in the 2010 – 2015 time frame, down about 500 units from previous years. He said that it is unlikely that the county will surpass 600 units this year. Mark Goldstein said that in response to the severe housing downturn, the Maryland Department of Planning will revise the early years (2005-2015) of its forecast. The out

years (2020 -2035) will more than likely conform to the CFG 7-B forecast. MDP plans to complete the population and household revisions by the end of November.

OTHER BUSINESS

As a follow-up to a request from Richard Campbell, Dunbar agreed to contact Massoud Ahmadi of DHCD and request the zip codes of the homes included the foreclosure data reported at the September CFG meeting.

Having no further business, the meeting adjourned at 12:00 P.M.

Next CFG Meeting – December 17, 2008