

Sayers, Margery

From: Cory Pollitt <cory_pol@yahoo.com>
Sent: Saturday, July 24, 2021 10:11 AM
To: CouncilMail
Subject: Support for legislation
Attachments: CB57-2021.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

As we feel the effects of climate change, it's more important than ever to keep green space. We need to decrease development and save green space. Please support

https://apps.howardcountymd.gov/olis/LegislationDetail.aspx?LegislationID=12814&fbclid=IwAR0sw_n3eQP_SdwKq_pAi5y9wq7z2Mv55U1Z0vtSePEp09UIDJJjAGC-g3s

<https://apps.howardcountymd.gov/olis/GetFile.aspx?id=29914>

I also live in that area. It's too crowded already. We cannot make it even busier. The schools are overcrowded.

~cory

Sayers, Margery

From: Susan Garber <buzysusan23@yahoo.com>
Sent: Friday, July 23, 2021 3:37 PM
To: CouncilMail
Subject: Washington Post article on tree inequity and urban heat islands CB56 and 57
Attachments: A cool idea for low-income urban areas hard hit by warming climate_ More trees - The Washington Post.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I have attached the article I referenced in my testimony on Wednesday evening. I felt certain you would want to read it in its entirety. "Tree equity" is a genuine health issue and something Howard County should be addressing, including in the development of the next General Plan. It is not enough to try to "fix" the issue with replanting of small young trees. Special prioritization must be given to the **preservation of remaining trees** (perhaps by setting aside *hands-off areas*) in existing urbanized areas designated for growth and density increases. Alternately, identified **'tree deserts'** should be excluded from consideration for additional growth/density increases so that citizen to mature tree ratio is not dropped further.

Additionally, replacement of street trees needs greater emphasis and funding to cool the sidewalks in the desired 'walkable communities'. I recall during budget work sessions that DPW has a very large backlog of requests for street tree replacement that can only be diminished with the allocation of resources in future budget years.

Thank you for consideration of these thoughts as you deliberate on CB56 & 57. I strongly urge your support of both bills without amendment.

Regards,

Susan Garber
North Laurel/Savage

A cool idea for low-income urban areas hard hit by warming climate: More trees

By Alex Brown

July 12, 2021 at 7:00 a.m. EDT



30

SEATTLE — As the Pacific Northwest sweltered through a recent record-breaking heat wave, many residents here in America's least air-conditioned city sought relief under the shade of cedars and maples in city parks. But in some areas of Seattle, that shelter was hard to come by.

“If you look at aerial photographs, north Seattle looks like a forest,” said Washington state Rep. Bill Ramos, a suburban Democrat who sponsored a bill the legislature recently passed to help cities improve their tree canopy.

“On the south side, you see nothing but rooftops and asphalt and not a green thing anywhere. It’s strictly a matter of socioeconomics and race.”

That disparity is not unique to Seattle. American Forests, a Washington, D.C.-based conservation nonprofit group, released a nationwide analysis last month showing that low-income neighborhoods and communities of color have significantly less tree canopy. Those areas also are more likely to suffer from the urban heat island effect caused by a lack of shade and an abundance of heat-absorbing asphalt. Heat islands can be as much as 10 degrees hotter than surrounding neighborhoods.

“We found that the wealthiest neighborhoods have 65 percent more tree canopy cover than the highest poverty neighborhoods,” said Ian Leahy, the group’s vice president of urban forestry. “As cities are beginning to heat up due to climate change, people are realizing that trees are critical infrastructure. I’ve never seen as much momentum toward urban forestry across the board.”

In many cities and states, policymakers and advocates say they’re aiming to correct decades of inequities in urban tree canopy.

They acknowledge how racist policies such as redlining have had a stark effect on the presence of urban green space, and that trees are important for public health. Some leaders have even pledged to use American Forests’ “Tree Equity Score” to target their tree plantings in the neighborhoods that need it most.

“People weren’t thinking about trees as these resources that provide a lot of benefits,” said Kevin Sayers, urban forestry coordinator with the Michigan Department of Natural Resources. “They thought of them as niceties, and trees followed money. There’s now a recognition that trees were not equitably distributed and maintained.”

Sayers works to help cities and nonprofit groups manage and improve urban forests. Michigan’s 10-year Forest Action Plan, which was drafted last year, calls for a neighborhood-by-neighborhood tree canopy analysis with the goal of

plan, which was granted last year, calls for a neighborhood-by-neighborhood tree canopy analysis, with the goal of reaching equity. Sayers said he will work to incorporate the new tree equity data into that plan.

In many places, efforts to increase urban tree canopy are still in their early stages. Officials are conducting surveys, setting goals and making plans — while acknowledging the real work is still ahead. They say it will take time to build trust in underserved communities, scale up planting programs and change local laws to protect existing trees. But longtime foresters say political buy-in for such efforts has never been higher.

'Nature's air conditioners'

Trees provide important public health benefits, starting with the cooling shade they provide.

A study published last year in the journal *Environmental Epidemiology* found that heat causes thousands of excess deaths in the United States each year, far above official estimates. City and state leaders expect climate change to worsen the threat.

“Trees are nature’s air conditioners, and we’re starting to talk about them as a real adaptation investment,” said Shaun O’Rourke, a managing director at the Rhode Island Infrastructure Bank who also serves as the state’s chief resilience officer.

The state has worked with 20 municipalities in its program to fund climate resilience projects, and all of them have sought more resources for urban tree planting, O’Rourke said. Meanwhile, the Rhode Island Department of Health has incorporated tree canopy data into its health equity indicators, putting it alongside categories such as health-care access and food insecurity.

“The data shows that Latinos and African Americans have a higher likelihood of dying after five days of extreme heat, and that’s an injustice,” said Cindy Montañez, chief executive of Tree People, a nonprofit organization that works on planting and education projects near Los Angeles. “Planting trees is not about carbon reduction, it’s about saving lives.”

Los Angeles has appointed its first city forest officer to coordinate the city’s urban forestry efforts across departments. Rachel Malarich, who took the job in 2019, has been tasked with increasing tree canopy in underserved neighborhoods by 50 percent by 2028.

“Nineteen percent of all the tree canopy cover in Los Angeles exists where 1 percent of our population lives, concentrated in these affluent areas,” Malarich said. “The conversation has changed, and there are more public officials recognizing that tree canopy is not a beautification measure, but a central piece of our infrastructure.”

Trees also help to filter pollution from the air and absorb storm-water runoff. Studies also have shown that the presence of trees can have positive effects on mental health and cognitive function.

Earlier this year, the Phoenix City Council voted to partner with American Forests to create an equitable tree canopy across all of its neighborhoods by 2030. The city has identified the busiest walking corridors where shade could prove most beneficial, and it’s planning to plant 1,800 trees along nine miles of “cool corridors” each year.

In Boston, researcher and advocate Neenah Estrella-Luna is serving as a consultant to help draft the city’s first urban forest plan. Her team is working with city officials and community leaders to develop a pathway to tree equity in 20

years.

“The folks most marginalized — people of color, immigrants and low-income people — have the least access to anything green,” she said. “This is clearly an issue of environmental justice.”

Legislative efforts

Some state lawmakers have been active on the issue, as well. Ramos introduced a bill this year that will require Washington’s Department of Natural Resources to conduct a statewide assessment of urban tree canopy to find where it’s lacking. The measure, which was adopted by large, bipartisan majorities and signed into law, will also allow the agency to provide technical assistance to local governments for forest management. Half the money must go to underserved communities.

“We know trees create better health,” Ramos said. “How can we say that some people should have trees and other people shouldn’t?”

In California, State Assembly member Luz Rivas, a Democrat from the San Fernando Valley, has sponsored a bill that would create a funding program to help communities adapt to extreme heat. Projects could include urban forestry and green spaces. The bill passed overwhelmingly in the Assembly and is under committee review in the state Senate.

Taking root

State and local leaders acknowledge that reaching tree equity won’t be easy or simple. Many urbanized areas lack suitable places to plant, especially spots that can accommodate the large trees that provide the biggest benefits. Also, most urban trees grow on private land, meaning cities cannot rely only on parks and streets to reach their goals.

In many neighborhoods, cities have done a poor job of maintaining existing trees, which can damage houses and cars if unhealthy trees are left to fall. That has made some residents skeptical about new plantings.

“Tree planting is always a very visible thing, but nobody likes to give due recognition to tree maintenance,” Sayers said.

Even in cities with strong tree planting programs, leaders have found they are still losing canopy cover each year as urban sprawl and development uproots existing trees to make way for housing. Forestry experts say cities need strong tree protection ordinances to have a chance of reaching their goals.

Foresters say their programs are often understaffed, and they are some of the first to face cuts during difficult economic times. Keshia Braunskill, urban forestry coordinator with the Delaware Forest Service, said tree equity programs need to have a stronger workforce and a consistent presence in the areas they’re trying to reach.

“We need more of us, and more of us that look like the communities we serve,” she said. “We have to formulate relationships. We can’t just walk in, plant a tree and walk away.”

— Stateline

Stateline is an initiative of the Pew Charitable Trusts.

Sayers, Margery

From: Elizabeth Fixsen <efixsen@yahoo.com>
Sent: Friday, July 23, 2021 3:17 PM
To: CouncilMail
Subject: supporting CB 56 and CB 57

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council --

I am writing this message in support of these two bills, to ensure strong protection and preservation of trees and forests in Howard County. Please see this excerpt from "The Human Health and Social Benefits of Urban Forests" (https://www.cdec.ny.gov/docs/lands_forests_pdf/ucfdovetail2016rpt.pdf)

Urban forests can provide economic, environmental, and social benefits. Economic benefits such as lower heating and cooling costs and higher property values are fairly well recognized. From an environmental perspective, urban forests tend to enhance regional biodiversity, mitigate stormwater management demands, and improve air quality. Urban forests can also increase carbon sequestration and reduce the urban heat island effect.

Howard County does need more housing -- AFFORDABLE housing. But forests should not be sacrificed for the sake of tract developments of single-family homes. Instead, we need to make more judicious use of existing land for multi-story housing for lower-income residents. If we keep cutting down more and more trees, the county will not be liveable for anyone.

Liz Fixsen
8394 Commercial Street
Savage, MD 20763



HCCA

Howard County Citizens Association

Since 1961...

The Voice Of The People of Howard County

Testimony in Support of CB57-2021

Susan Garber North Laurel speaking for HCCA, the People's Voice, and the Savage Community Association

No law, any law, is effective unless there is a means and a will to enforce it. Enforcement is necessary to provide a deterrent to offenders. Importantly, penalties necessary to serve as a true deterrent should be consistent with the severity of the offense.

The persons for whom I speak and many others grasp these concepts. You need to convince us that all of you do also. Council Chair Walsh clearly does, as demonstrated by her introduction of CB 57-2021.

This bill provides a better, stronger deterrent to the removal of mature trees by clarifying and enhancing the array of penalties available to Planning and Zoning. Most importantly, the DPZ will be empowered to revoke any approved forest conservation plan and suspend processing of any other plans submitted by a property owner who willfully or repeatedly violates forest conservation law.

Additionally, monetary penalties will be calculated per inch of (unlawfully removed) tree circumference and per day that any violations continue unabated. This combination can make it unprofitable to try to get away with something. Only in this manner can those developers unwilling to play by the rules be stopped.

To truly make a difference YOU must pass CB 57 and insist that the DPZ apply it regularly and equitably. This will let the word go out that there will be NO more overlooking or forgiveness of questionable "oooops." It will reinforce that no trees should be cut down before final plans are approved.

In my opening statement I commented that penalties should be consistent with the severity of an offense. In other words the consequence of stealing a loaf of bread should be different than the consequence of committing manslaughter or murder. An analogy may help illustrate that the consequences set out in CB57 are justifiable, as it relates to willfully breaking the Forest Conservation laws, whether a first or repeat offense.

Is the offense more analogous to stealing a loaf of bread because one is hungry? NO. If developers were starving as a result of Howard County's laws they wouldn't be clamoring to build here.

Is the offense more analogous to manslaughter or murder? YES. **The trees have been killed.** Planting new ones won't replace the ones removed for a long time. Some are simply

irreplaceable. The human race has lost a source of life-sustaining oxygen. Wildlife has lost its habitat. And residents downhill, as we have seen repeatedly in Ellicott City, have to live in a constant state of fear that their luck may run out the next time an event traceable to climate change occurs: they may lose their own life, the life of their family or friends, their home, their business.....their tolerance for those who allowed this to happen, who looked the other way, who prioritized a need for more housing for new residents over protection of existing ones, who literally are willing to **flush** them down the valleys on the water generated from bald acres and impervious pavement of development permitted above.

The consequences of not strengthening our forest conservation laws as in CB56 and enforcing them as in CB57 disproportionately negatively affects our low income neighborhoods and communities of color according to an article in the Washington Post just yesterday. Those areas are more likely to suffer from the urban heat island effect caused by a lack of shade and an abundance of heat absorbing asphalt, With significantly less tree canopy temperatures are up to 10 degrees hotter than surrounding neighborhoods.

We have the opportunity with legislation such as this to reverse the effects of racist policies such as redlining and declining urban green space, which are important for public health. Trees are nature's air conditioners. It's important that we provide equal access throughout our county to the large trees which can **actually help save lives, not just look beautiful.**

Certainly both laws create some challenges for some development. It may require more creative placement and design for buildings and may prevent a development from being maximally profitable However, forest conservation is an important environmental goal that is **strongly supported by the vast majority of our citizens.**

As elected officials charged with creating our laws and providing enforcement mechanisms for those laws YOU have an obligation to do the right thing by your constituents, to support CB 57 as we're requesting. You'll sleep better for it and so will we.

Thank you.

Sayers, Margery

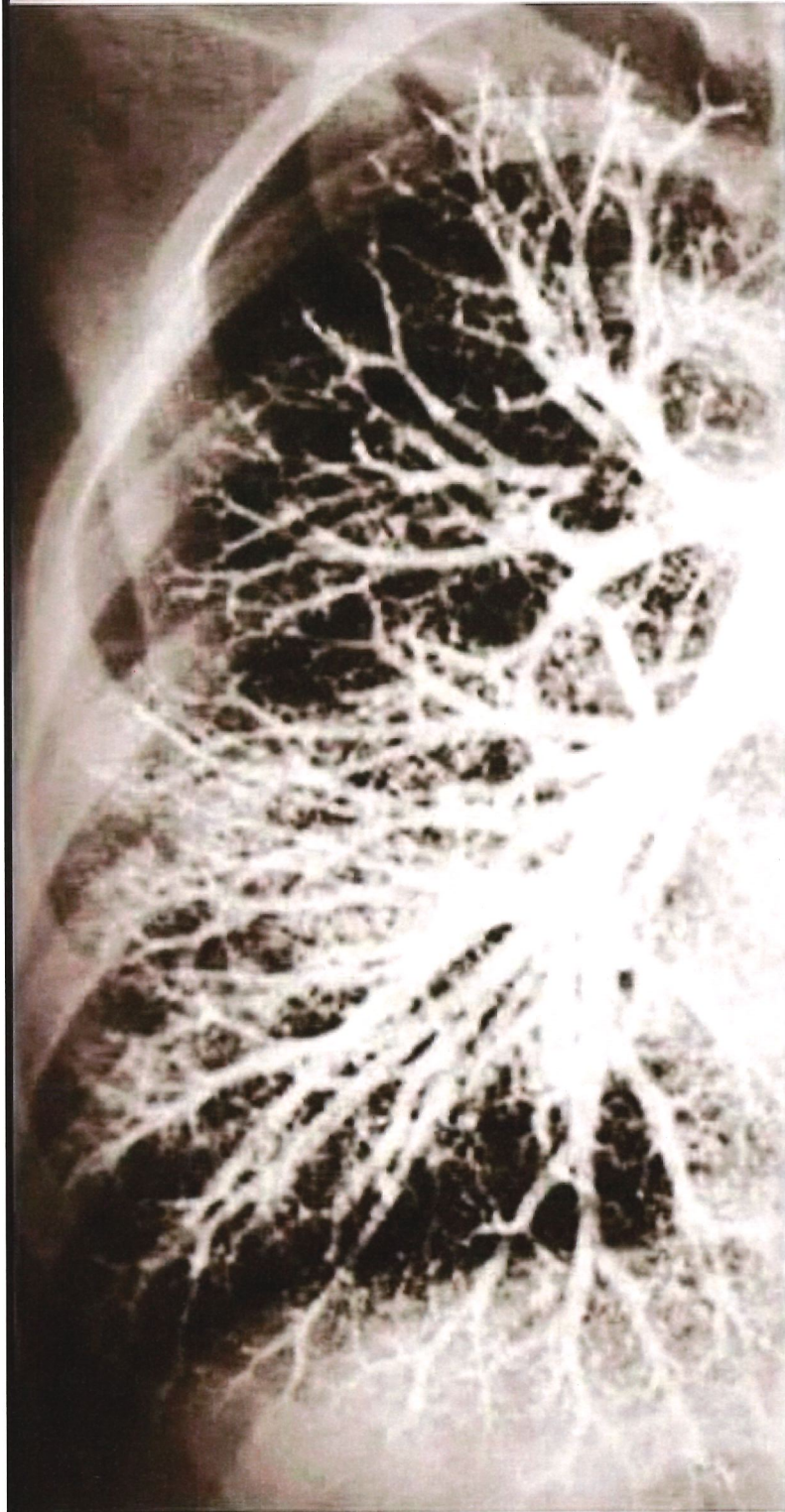
From: Susan Garber <buzysusan23@yahoo.com>
Sent: Friday, July 23, 2021 3:05 PM
To: CouncilMail
Subject: Personal thoughts to share in support of CB 56 and CB 57-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Trees provide life sustaining oxygen. Unless one is willing to cart around an oxygen tank or forego breathing until saplings can grow to the size of a mature tree, we should prioritize preserving trees over developer profit and the convenience of clear cutting.

This is a lung.

This is a tree



We breathe in what trees breathe out, and they breathe
what we breathe out. We are nature.

Most sincerely,
Susan Garber
North Laurel/Savage

Sayers, Margery

From: Ed Lilley <ecrfpres@aol.com>
Sent: Friday, July 23, 2021 8:07 AM
To: CouncilMail
Subject: CB 56 & CB 57

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please vote yes for Forest Protection Bills CB 56 & CB 57!

Thank You!

Ed Lilley

Sayers, Margery

From: S VanWey <svanwey444@gmail.com>
Sent: Thursday, July 22, 2021 2:13 PM
To: CouncilMail
Subject: Support for CB-57

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

We support CB-57 as it holds developers financially accountable for clear cutting land in developments. Developers know that clear cutting land takes away all trees, grasses, and herbs. Clear cutting takes away oxygen and health, causes run off, flooding, loss of habitat, and a natural, easy way to disperse carbon from our atmosphere.

Developers need to be held financially accountable because their promises not to clear cut in the past have been broken. It is now time to hold them financially accountable.

Please vote for this bill to help your lives, the lives of all Howard County citizens; and indeed, the lives of all citizens in the world. Your favorable vote will help prevent global warming and protect crops, species, and health.

Suzanne and Ralph VanWey

Sayers, Margery

From: Brian England <beengland@comcast.net>
Sent: Thursday, July 22, 2021 8:31 PM
To: CouncilMail
Subject: CB56 and CB57
Attachments: Clear cut development in Columbia .pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please support these bills! It's time to emulate what James Rouse showed us, working with the land and caring for the environment! Columbia is an example of development that works with the contours of the land and saves trees!

The county should stop allowing "clear cutting" and "flattening" of the land!

We should be improving on the Columbia example not "DESTROYING IT"

Brian England 410 952 6856

11915 Gold Needle Way

Columbia Md 21044

Sent from my iPad

Clear cut development in Columbia

In the past development in Columbia was done taking into account the effect on the environment. Trees were saved where possible and the contours of the land embraced. Now since the lack of consistent oversight developers have been allowed to “clear cut the land” and “flatten the land”.

Here’s a current example. The Hitman property on Red Branch Road.

Original development July 2018



Current development July 2021



Sayers, Margery

From: caralyn wichers <caralyn27@gmail.com>
Sent: Thursday, July 22, 2021 8:29 PM
To: CouncilMail
Subject: Legislation

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please support the forest protection bills. And please do more to protect the land within a 5 mile radius of Historic Ellicott City. I still can't believe flooding prevention initiatives haven't commenced. We have lost too many permeable surfaces and the forests that help stop the erosion and flooding.

Caralyn Wichers

Sent from my iPhone

Sayers, Margery

From: William Beck <william.a.beck@gmail.com>
Sent: Thursday, July 22, 2021 5:42 PM
To: CouncilMail
Subject: Support for forest bills CB56 and CB57

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I am writing to urge your support for CB56 and CB57, which will strengthen forest preservation in Howard County. We need to protect our existing forests to the largest extent possible. These trees take decades to grow and cannot be "replaced" by planting saplings someplace else. They play a major role in reducing storm runoff, filtering water, absorbing CO₂, supporting a wide range of wildlife, and also making Howard County a good place to live.

William Beck
17719 Foxmoor Drive
Woodbine, MD 21797

Sayers, Margery

From: Mary Zagar Brown <mzbrown@me.com>
Sent: Thursday, July 22, 2021 5:28 PM
To: CouncilMail
Subject: Supporting CB56 and 57

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to support bills CB56 and 57 to protect our forests. Native trees are critical to preventing flooding, keeping our waterways clean, protecting local eco systems, and slowing climate change. I hope the council will support these bills and protect our rapidly disappearing forests.

-Mary Brown, Ellicott City resident

Sayers, Margery

From: Nicole (Bosch) Tsang <nrbosch@yahoo.com>
Sent: Thursday, July 22, 2021 5:13 PM
To: CouncilMail
Subject: Support for forest protection bills

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I would like to express my support for CB 56 and CB 57. With CO2 in the atmosphere at a record high we can see the devastating effects of climate change occurring with no end in sight across our country and the world. We must protect forests to help mitigate the worst effect of climate change, far worse than what we have seen. I fully support these two forest bills and hope you will pass both bills.

Thank you for your time.
Nicole Tsang

Sayers, Margery

From: Jung, Deb
Sent: Wednesday, July 21, 2021 9:38 PM
To: Sayers, Margery
Subject: FW: In support of CB56 & CB57

Deb Jung

Councilmember District 4
3430 Court House Drive
Ellicott City, MD 21043
410-313-2001

Sign up for my newsletter [here](#).



From: Ted Cochran <tedcochran55409@gmail.com>
Sent: Wednesday, July 21, 2021 4:20 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>
Subject: In support of CB56 & CB57

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Greetings,

I am strongly in support of CB56 and CB57, bills which would add much-needed protection to Howard County's forests. I grew up in Howard County and now live in Columbia. Even now, 50 years after its founding, the original trees of Columbia are easily identified compared to those planted during the development. Trees take more than five decades to replace, and we need to do much more to preserve the ones we have.

It is easier to pack houses into a lot if it is clear cut; as a result we continue to see woods and forests clear cut for developments (as for example on Grace Drive, see the picture below, in which a forest backing onto the Patuxent Environmental Area was obliterated) with little regard for working with or around specimen trees, as would be done by a steward of the earth's resources.



I am especially concerned that the loss of trees in historic districts changes the character of the area, in addition to increasing the need for stormwater management expenses.

Current remediation efforts are drastically insufficient; a 100-foot specimen tree requires between 100 and 1000 ten-foot trees to compensate for its loss (not two), depending on the shape and structure of the species of tree that is lost. Clearly it is impossible to fully remediate the loss of a 100-foot tree on a quarter acre lot!

On a personal note, the house I grew up in is blessed with the second largest American Holly tree (*Ilex opaca*) in Howard county (see below) which because of the shape of the trunk could be lost to developers under current regulations without review or recourse should the property ever be sold.



Our forests are under significant stress as it is, with the loss of elms and ashes due to insects and disease. Strong regulations are necessary; penalties need to be increased. The fact that no developer has been fined in the past two years for violations of forest conservation plans illustrates this point perfectly.

The county needs to encourage developers to be better, and these two bills are a first step in that direction.

--tc
Ted Cochran
5178 Downwest Ride
Columbia, MD

Sayers, Margery

From: DaleNSchumacher <dalenschumacher@aol.com>
Sent: Wednesday, July 21, 2021 2:32 PM
To: CouncilMail
Subject: Testimony CB 56-2021 and CB 57-2021 Deforestation Case Report and Summary
Attachments: W12739c Testimony CB 56 and 57.docx

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Persons,

Immediately following is the Summary and **Deforestation Case Report** extracted from my full testimony. The complete testimony is attached.

I reside at 6581 Belmont Woods Road in Elkridge. I strongly supportive of CB 56-2021 and CB 57-2021. For context I was a member of the Planning Board in the 1990s.

SUMMARY: The development process is increasingly complex requiring developers, attorneys, and land use planners. The health care process is increasingly complex requiring hospitals, clinicians, and planners. Both directly impact residents' quality of life. Both need to meet standards and demonstrate continuous improvement. The development process needs to conform to the highest professional standards.

DEFORESTATION CASE REPORT - Regarding a neighborhood property. When being developed a County representative came out and tagged every specimen tree on the 14+ acres that was to be spared. But the builder cleared the entire property. Because of storm water run-off issues right after clearing started (probably exacerbated by the tree removal), the County was queried. They said it was likely cheaper for the developer to pay the fines associated with tree removal than work around them. And the larger trees likely were sold off to a local mill, which can also offset the fines. Like every development, a small number of little trees were planted to compensate for those removed, it will be years for them to reach maturity.

Bottom Line!!!

CB 56-2021 and CB 57 2021 propose reasonable, transparent, and achievable standards. The Council has legal, environmental and climate change responsibilities to pass this legislation. Please do not delay.

Thank you. The complete testimony is attached.

Dale

Dale N. Schumacher, MD
410 984 0789

1 CB 56-2021 and CB 57-2021 7-21-21

2 My name is Dale Schumacher, MD

3 I reside at 6581 Belmont Woods Road in Elkridge. I am strongly supportive of CB 56-2021 and CB 57-
4 2021. For context I was a member of the Planning Board in the 1990s.

5 **SUMMARY AND CASE REPORT: The development process is increasingly complex requiring**
6 **developers, attorneys, and land use planners. The health care process is increasingly complex**
7 **requiring hospitals, clinicians, and planners. Both directly impact residents' quality of life. Both need**
8 **to meet standards and demonstrate continuous improvement. The development process needs to**
9 **conform to the highest standards.**

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11 **County representative came out and tagged every specimen tree on the 14+ acres that was to be**
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14 **likely cheaper for the developer to pay the fines associated with tree removal than work around**
15 **them. And the larger trees likely were sold off to a local mill, which can also offset the fines. Like**
16 **every developer, a small number of little trees were planted to compensate for those removed, it will**
17 **be years for them to reach maturity.**

18 **CB 56-2021 and CB 57 2021 propose reasonable, transparent, and achievable standards. The Council**
19 **has legal, environmental and climate change responsibilities to pass this legislation. Please do not**
20 **delay.**

21 **Observations and Commentary: There are three reasons to pass these bills.**

- 22 1. Then - the less complex 1990s and the complex 2020s
- 23 2. Transparency, Professionalism and Peer Review
- 24 3. The Howard County Development gestalt - high expectations of quality housing.

25

26 • **Then the 1990s and Now**

- 27 ○ Then - In the 1990s the development process was less complex. Best and highest use was the
- 28 mantra. County build out was projected to be 200,000 residents and the expectation was that
- 29 as many as 3,000 residences would be in downtown fulfilling the James Rouse vision. Land was
- 30 plentiful – in 1989 permits for over 5,000 housing units were issued. The Adequate Public
- 31 Facilities Ordinance (APFO) established. Less complex times and less demands on the
- 32 development process.

- 33 ⊖ Now - in 2021 development and land use is far more complex. The County is participating in a
 34 complex deliberative process to assure quality housing and preservation of environmental
 35 resources: 1) **Age Friendly Howard County** - an AARP initiative. 2) The Howard **Hughes**
 36 **Corporation County agreement** to locate 900 units in down-town Columbia. 3) The **Housing**
 37 **Opportunities Master Plan** (HOMP), a recently released 43-page plan. HOMP recommends
 38 2,000 housing units per year for the next decade. The HOMP is environmentally silent and does
 39 not mention or consider: “park,” “forest” or “trees”. But, the HOMP has high expectations that
 40 its adoption will improve the quality of life and quality of housing.
- 41 ⊖ The word quality appears 24 times in the document., [https://live-hoco-](https://live-hoco-d9.pantheonsite.io/sites/default/files/2021-05/Howard%20County%20Housing%20Opportunities%20Master%20Plan%20Full%20FINAL.pdf)
 42 [d9.pantheonsite.io/sites/default/files/2021-](https://live-hoco-d9.pantheonsite.io/sites/default/files/2021-05/Howard%20County%20Housing%20Opportunities%20Master%20Plan%20Full%20FINAL.pdf)
 43 [05/Howard%20County Housing%20Opportunities%20Master%20Plan Full FINAL.pdf](https://live-hoco-d9.pantheonsite.io/sites/default/files/2021-05/Howard%20County%20Housing%20Opportunities%20Master%20Plan%20Full%20FINAL.pdf) 4)
 44 **Howard County by Design** <https://www.hocobydesign.com/> - the 10-year strategic general
 45 plan that substantially impacts land use and will bring together housing and environmental
 46 policies.
- 47 • Transparency and Peer Review
 - 48 ○ County Executive Calvin Ball is definitive, “Transparency is a cornerstone of good government
 49 and a priority of my administration. We are making it easier than ever for residents to learn
 50 about our land development regulations and access all of our Alternative Compliance
 51 information. In response to ongoing concerns about the granting of waivers, we will also file
 52 legislation to make development requirements stricter and our environmental protections
 53 stronger (emphasis added). The future of development in Howard County will be smarter, more
 54 transparent, and more environmentally conscious. Calvin Ball October 4, 2019”
 55 [https://www.howardcountymd.gov/planning-zoning/county-executive-calvin-ball-plans-](https://www.howardcountymd.gov/planning-zoning/county-executive-calvin-ball-plans-strengthen-development-regulations-launches)
 56 [strengthen-development-regulations-launches](https://www.howardcountymd.gov/planning-zoning/county-executive-calvin-ball-plans-strengthen-development-regulations-launches)
 - 57 ○ The 2020s development process is complex and strongly impacts resident quality of life. Given
 58 this complexity it is fair to compare the development/developer process with other professions
 59 that impact our quality of life. For example, the medical and legal professions have extensive
 60 peer review, external oversight, transparency and look backs guided by this peer review process.
 61 In my profession of medicine there are entry criteria - years of training and licensing and peer
 62 review. Our records of prior performance are used to grant hospital privileges and observation
 63 can even continue for surgeons during selected procedures. Importantly in medicine there are

64 both look backs and ongoing monitoring. I strongly support the five year look back as proposed
65 in CB 56-2021.

66 • County Development Gestalt

67 ○ Housing Opportunity Master Plan and Priorities

68 - [https://live-hoco-d9.pantheonsite.io/sites/default/files/2021-](https://live-hoco-d9.pantheonsite.io/sites/default/files/2021-05/Howard%20County_Housing%20Opportunities%20Master%20Plan_Full_FINAL.pdf)

69 [05/Howard%20County_Housing%20Opportunities%20Master%20Plan_Full_FINAL.pdf](https://live-hoco-d9.pantheonsite.io/sites/default/files/2021-05/Howard%20County_Housing%20Opportunities%20Master%20Plan_Full_FINAL.pdf) . The

70 **Housing Opportunities Master Plan**, as noted above, does not mention parks, forest, trees, and

71 monitoring. Nor does the plan provide priorities for trees and forest in the east. When

72 developing higher densities and particularly in low-income residences it is important to preserve

73 specimen trees to create shaded settings for play areas and heat relief as we see an increase in

74 global warming. Quality of life and quality of housing are interlinked. High demands and

75 expectations of adherence to rigorous forest standards as proposed in both CB 56-2021 and CB

76 57-2021 are reasonable. The development community has the expertise to meet these

77 standards.

78

79 • Conclusion

80 The planning and development process is complex. The citizens of Howard County have

81 expectations that the development process will be increasingly precise and meet the reasonable

82 standards and lookback proposed in CB 57 and CB 26.

Sayers, Margery

From: Burnet Chalmers <burnetchalmers@outlook.com>
Sent: Wednesday, July 21, 2021 1:42 PM
To: CouncilMail
Subject: Please Support CB 56 & CB 57

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Please support CB 56 & CV 57.

Respectfully,
Burnet Chalmers
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