

Report on the Interstate Summit

The Mason-Dixon Dilemma

Assessing the Impacts of Regional Growth Patterns
In the Chesapeake Watershed Region
May 26, 2005



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CONTENTS

Contents	p. 3
Sponsor Page	p. 5
Executive Summary	p. 7
Resource Lands Assessment Maps	p. 19
Proceedings	p. 23
Agenda	p. 45
Resource Lands Assessment	p. 49
Invited Participants	p. 53
Evaluations	p. 59



The Mason-Dixon Dilemma

Assessing the Impacts of Regional Growth Patterns in the Chesapeake Watershed

An **Interstate Summit** organized by the **South Central Assembly for Effective Governance** and the **Chesapeake Bay Program Office** with major support from the **Alliance for the Chesapeake Bay**. Additional support provided by **Adams County Planning Commission**, the **Capital Region Resource Conservation & Development Council**, and the **Penn State University School of Public Affairs**

Thursday, May 26, 2005, 9:00-4:00.

Adams County Agriculture and Natural Resource Center, 670 Old Harrisburg Pike, Gettysburg PA 17325

Special thanks goes to the participating county planning offices.



BALTIMORE COUNTY
MARYLAND

The South Central Assembly for Effective Governance is a nonprofit that works to improve the quality of life in eight counties in South Central Pennsylvania including Adams, Cumberland, Dauphin, Franklin, Lebanon, Lancaster, Perry, and York. For more information on the partners see www.southcentralassembly.org.

The Chesapeake Bay Program is a unique regional partnership that has been directing and conducting the restoration of the Chesapeake Bay since the signing of the historic Chesapeake Bay Agreement of 1983. The Bay Program partners include the states of Maryland, Pennsylvania and Virginia; the District of Columbia; the Chesapeake Bay Commission; and the U.S. Environmental Protection Agency, representing the federal government. The partnership recently welcomed Delaware, New York and West Virginia as “headwater partners” to better coordinate efforts in all parts of the watershed. For more information, please visit the Bay Program’s website at <http://www.chesapeakebay.net>

To learn more about The Alliance for the Chesapeake, visit www.acb-online.org.

Additional thanks goes to these sponsors.



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The Mason-Dixon Dilemma

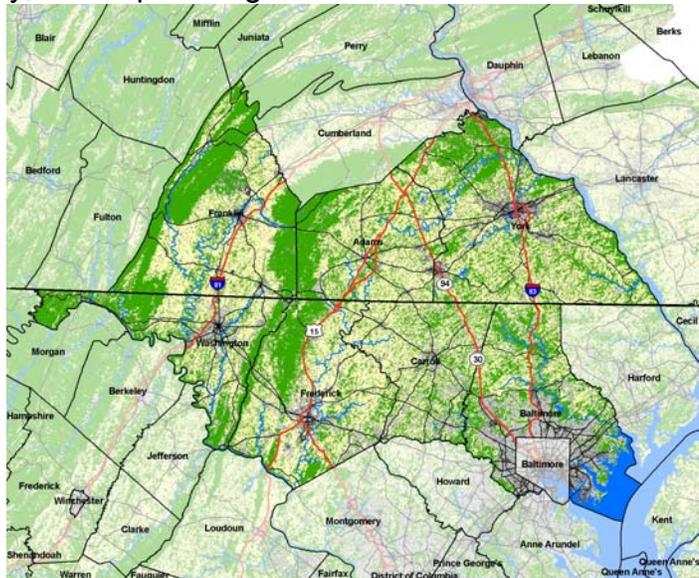
Assessing the Impacts of Regional Growth Patterns In the Chesapeake Watershed Region May 26, 2005

EXECUTIVE SUMMARY

Daniel J. Marcucci, PhD

On May 26th, 2005, representatives from seven counties straddling the central Maryland-Pennsylvania border met in Gettysburg to discuss the impacts of metropolitan growth on landscapes that historically had contained towns, rural agriculture, and forests. The South Central Assembly for Effective Governance in Middletown, Pennsylvania and the Chesapeake Bay Program Office headquartered in Annapolis, Maryland organized this summit. It was made possible with support from the Alliance for the Chesapeake Bay, Adams County, the Capital Region Resource Conservation and Development Council, the

School of Public Administration at Penn State University Harrisburg, as well as the planning departments of the participating counties. Those counties were Washington, Frederick, Carroll, and Baltimore, in Maryland, as well as Franklin, Adams, and York in Pennsylvania. This daylong event was called: ***The Mason-Dixon Dilemma: Assessing the Impacts of Regional Growth Patterns in the Chesapeake Watershed Region.***



The culmination of the summit led to a clear assertion that the issues facing the central Mason-Dixon counties are strong. Primary among these issues are the ongoing and increasing development pressure from metropolitan growth out of Baltimore, Maryland and Washington, D.C.; the rapidly escalating cost of housing; the geographical disconnect between places of residence and places of employment; and the resulting negative impacts on natural resources and eventually the Chesapeake Bay.

Several important observations about these issues came directly from the discussions of the day. Despite the fact that Maryland and Pennsylvania have very different systems of local government, the problems faced by the assembled counties are more similar than dissimilar. Because housing is often in one county and

employment in another, commuting habits and development patterns are regional issues. Individual citizens are largely unaware of the metropolitan dynamic they are in and often have rather myopic views of policy and land use decisions.

The gathered summit was not a deliberative body: we did not attempt to make consensus statements about what needs to be done by whom. Nonetheless, there were several compelling recommendations that came from the preponderance of discourse. From the planning directors' roundtable, the small group discussions, and the summary reflections, there were ideas that consistently resurfaced. The most important goals for the region are improved *education*, *communication*, and *policy* with respect to metropolitan growth and resource protection. Four general action areas emerged. They are:

- **develop and deploy educational assets;**
- **keep the interstate dialogue going;**
- **share successful, alternative, and new tools;**
- **and encourage good investments.**

Within these four areas, there are fourteen specific items that we can do together. They are listed on pages 15 and 16.

Call to Order

This volume contains a record of the Proceedings as closely as they could be captured. We did not use recording devices to capture the conversations verbatim but rather had notetakers recording the themes of the presentations and conversations. Along with the Proceedings are a copy of the agenda and a list of invitees. This Executive Summary analyzes the major themes and recommendations from the summit.

The day was motivated by a confluence of issues surrounding metropolitan growth, natural resources, and planning. The invitees were asked to bring their expertise and willingness to share with their regional neighbors for one day. No commitment beyond that was required for participation. This day was directed towards shared landscapes and shared issues and explored possible planning strategies for cooperative or local implementation.

The purpose of the summit was to bring leaders together from these seven counties and from Maryland and Pennsylvania. There are many different methods of planning and governance across this region. The agenda focused on a regional perspective of the development pressures from metropolitan growth and the impacts on resource lands and the Chesapeake Bay.

The design of the summit was to create an open conversation space for rapid exchange of information. There was a finite number of hours to meet. Many of the people attending had never met their neighbors before, much less shared professional experiences with them.

Because of this, the lecture portion of the day was kept intentionally short. Dr. Daniel Marcucci and Mr. Peter Claggett reviewed the central themes of the day. These presentations are covered in detail in the Proceedings. The essential message was that Baltimore and Washington behave as the nuclei of a single functional region that can be called the **Upper Bay Metropolis**. This functional region is reaching ever further into the hinterlands, affecting land use and prices far into the central Mason-Dixon region. The planners in these counties have a challenge dealing with the impacts of this growth. There is also the added burden that this region is at the heart of the Chesapeake Watershed. The mandate and obligation to protect and improve the Bay poses an extra burden for citizens and planners. The Resource Lands Assessment is a computer model developed by the Chesapeake Bay Program Office that shows the pattern of development combined with various natural resources including natural areas, agriculture, water, and forests. The Resource Lands Assessment was especially valuable for the discussion at the summit because it showed conditions on both sides of the state boundary. See pages 24-28 for more detailed report.

Conversation with our Planning Directors

After a break, the county planning directors took ten minutes each, interspersed with table conversation, to describe the conditions and plans that are found in their respective counties. Unfortunately, the director from Frederick County was unable to attend at the last minute. Ten minutes permitted the planning directors to cover summary observations. Nonetheless, important issues were raised and discussed. The most critical observation was that all the counties share similar problems despite the fact that they have different histories, governmental structures, and development patterns. Among these issues is increasing pressure for very large developments on farmland. Prices are exceeding the ability of young farmers or conservation groups to compete in the marketplace. Connected with this are rapidly growing housing prices. Several counties specifically mentioned that municipal services are being strained, from sewer and water, to schools and libraries. The ability to impose moratoria varies from county to county.

One of the most important aspects of this growing metropolitan region is the increasing disconnect between where people work and where they live. This affects communities in many ways large and small. For example, volunteerism and charitable giving are often divorced from the community. Since many of these disconnects occur across the state lines, more insidious problems occur such as health insurance that does not transport well. More details from each county report are listed in the Proceedings section.

Neighborhood Discussions Breakouts

After lunch the attendees broke out into five "neighborly discussions groups." Each group was led by a guide who also recorded the discussion points on flip charts.

A complete transcript of the flip charts by group is included in the Proceedings. Analysis of the breakout recommendations yields significant insight into the Mason-Dixon dilemma as well as indicates steps towards solutions.

One overarching question motivated the discussion: **What actions could improve the successful accommodation of metropolitan growth and resource land conservation, while enabling the restoration of the Chesapeake Bay and its local streams?** Four steering questions led the groups through to consider that question.

What are the most important things that need to be done?

Three recurring needs emerged from the answers to this question: education, communication, and policy.

Education

By far the strongest need expressed was for more education about issues, policies, and remedies. All five groups mentioned this.

Specifically, education needs to be directed towards the public, developers, and municipal officials. This implies that more resources and capacity needs to be developed regionally that can deliver this education effectively. The public needs to be informed on a host of issues not the least of which are land use policies and natural resource protection (especially water resources). Developers need education on the merits of development for conservation, smart growth, and neo-traditional town development. Municipal officials need to understand the agendas of the public and developers as well as the regional context their municipalities exist in. Furthermore, educational opportunities for regional officials should include alternative planning and zoning models as well as cooperative agreements with neighboring municipalities.



Besides audiences and topics for education, there was also discussion about mechanisms. These different audiences will have some overlap in effective education programs, but at times they will also require different modes and media. State funding for municipal workshops was an expressed need in order to facilitate outreach to that audience. This is especially important in Pennsylvania, where the body of municipal officials is large. Another specific method that was recommended was a series of educational field trips. This would have the benefit of showcasing successful examples of smart growth and smart development and have the added advantage of building greater awareness and relationships across the region.

Communication

Several groups mentioned communication as an important need distinct from education. It was felt that not enough communication occurred across the state line and not even always within a state. Specifically, it was noted that there is a misconception that problems are fundamentally different; and counties face unique situations. The testimony indicated that many times this is not true. Benefits could be obtained by increased communication alone. The general belief was that increased cooperation would be beneficial also. This must also start with communication. Consortia and a follow-up summit are events that should be considered. The value that those hold for the counties, states, and region is improved realization of long-term goals that are inevitably set in a metropolitan context.

Policy

A third consistent theme about what needs to be done centered on policy issues. The policies in question would require a level of conversation and analysis that might go deeper than education and communication, but nonetheless would be predicated by them. Many of the policies in question were locally significant but also had an inter-county impact. Specific policy issues cited were: consistency between water plans and master plans, Pennsylvania's administration of land use controls in relation to county plans and state plans, investment levels in preservation programs, regulations to be updated to the reality of development pressures and conservation needs, greater sophistication needed with respect to tax policies and their impacts, and zoning ordinances that hinder or help smart growth and smart conservation.

In addition, one group cited regional transportation as a need, which effectively is a policy, education, and communication issue because there is no forum where regional transportation is discussed for this exurban zone of the Upper Bay Metropolis.

Similarly, one group mentioned that although there are 72 streams in the Catoclin Mountains, there is not a comprehensive study of the water resources in this landscape. Similarly there is no study of the water resources on the Pennsylvania side of this landscape—South Mountain. Policies promoting and funding comprehensive water studies for this shared mountain landscape are needed.

If education, communication, and policy were perceived as the most important things needing to be improved, then it was worthwhile to consider what the prospects are for these as goals. Specifically, through the second steering question, we discussed the obstacles that confront the region. Many of the observations related to the three needs that dominated the first question, others spoke to additional issues.

What is the most challenging dynamic that hinders all that?

The challenges occur in five areas: the body politic, state of practice, governmental structures, physical constraints, and metropolitan context.

Body politic

The body politic is of course not monolithic, but public awareness and perception about conditions in our region are critically important as is the willingness to do something. The body politic ultimately controls politics and policy and is a potential key to a solution. The observations made intimate the complexity that will occur in devising educational strategies for the general public around the topics of metropolitan growth and resource land conservation. The challenge in working with the body politic is that it is unpredictable and difficult to change. Specific observations follow.

- Many citizens hold strong views on unencumbered property rights thereby being suspicious of zoning and expecting compensation for any restriction of use.
- Many individuals have a “what’s in it for me?” or a “not in my back yard!” belief.
- Detractors exist for many types of potential development including high-density development, affordable housing, and unaffordable housing. There is not even consensus over what signifies sprawl.
- The public in general does not understand the complexity of the metropolitan growth and resource conservation, and lacks a long-range vision. There is no single clear-cut objective or goal.
- Eventually the body politic translates into representative government and partisan politics. Politics at any given time can be a confounding dynamic.

State of practice

The largest number of observations was made about the state of practice. This includes all the practices related to land development and conservation. Although the state of practice can be seen as an entrenched dynamic, it can also be seen as one that does not necessarily require massive resources to change.

Planners, designers and developers are all challenged to consider the impacts of their practice models. Designers and developers are challenged to look at the marketplace in more creative ways. They need to consider the merits of infill development and higher density housing. Planners are challenged to do more proactive rather than reactive planning. This would presumably require additional resources, which were perceived as insufficient. Also, they should look increasingly to joint planning between jurisdictions. As professionals, it falls to the planners to realize the benefits of regional communication and act on it. Individual practices should also be examined with respect to their actual impacts, especially, tax incentives, zoning, restrictions of impervious surface, obstacles to revitalizing town centers, capital budget planning, and use or lack of environmental performance standards.

It was recognized that Maryland and Pennsylvania have such different planning structures that there is an inherent difficulty in their working together, but a major issue such as transportation or water may require this. Another important catalyst may be future standards on TMDLs (total maximum daily loads) that restrict development and encourage integration of watershed and land use policy.

Governmental structures

As noted, Pennsylvania and Maryland having two different governmental structures is a complicating dynamic. Not only are the actual controls of land use located at different levels of government, but also the traditional roles of government differ between the states. While Maryland has a strong county government system, Pennsylvania has a strong local municipality government system. Logically, the effectiveness of these two systems in dealing with different issues varies. Increasing education within these varying structures is a challenge.

Increasing communication between them is another challenge. Identifying the proper parties for intergovernmental cooperation is a challenge in itself. Other challenges to intergovernmental cooperation are the existence of parochial interests and concerns, the perception of losing autonomy and control, and the suspicion of sharing resources for the “greater good.”

Governmental structures are not likely to change, but it is necessary to understand them in order to affect education, communication, and policy development. These can promote good metropolitan growth and resource land conservation.

Physical constraints

Physical conditions do not directly inhibit improving education, communication, and policy, but they were noted encumbrances to the overall goal. The existing built environment is the one that we are forced to work with. Some structures cannot easily be changed, such as stormwater structures and other infrastructure. The housing mix and density was viewed as problematic. Neighborhood isolation and the creation of vehicular-access only schools increase traffic and land consumption.

Metropolitan context

Overall, the discussions allowed that the metropolitan context was a major dynamic that was inadequately understood in addressing the local issues. It was noted that we are a region of relative prosperity which enables development to go forward at an accelerated pace. Furthermore, the perception is that this is a particularly mobile population. Still, the structure of the metropolis has created distinct landscapes that are used for housing and schooling and others that are used more intensively for employment and production. The consequence for the region is the houses and the jobs are not necessarily together. Ultimately, the observation was made that we are not looking at all the obstacles to solving the problem. The issue of accommodating metropolitan growth and resource land conservation, while enabling restoration of the Chesapeake Bay and its local streams is larger than just planning or preservation decisions.

What are the points of progress?

Turning the conversation to a more constructive note, the groups easily identified examples of progress in the region in answering the third steering question. All five groups named this interstate summit produced by the South Central Assembly for Effective Governance and the Chesapeake Bay Program Office as progress to a shared solution. In order to acknowledge all the examples of progress mentioned, they are organized as summary lists.

Education

- Growing awareness of the problems
- Resource Lands Assessment from the Chesapeake Bay Program
- Local official interest in planning initiatives
- Better tools to visualize problem
- Chesapeake Bay Alliance--this summit
- Recognition that Maryland and Pennsylvania are connected by issues of mutual concern
- Linkages being made from quality of life and health to planning
- Awareness of need for walkable communities
- Realization that impervious surfaces and other development activities have high cost to environment
- Data becoming available to educate public on importance of issues
- Awareness of equity issues
- In MD, new legislation for renaissance areas from mandatory week-long charette (form-based codes will result)

Communication

- Today's meeting
- Increased Dialogue

Policy

- Chesapeake rural residential watershed protection initiative funded by CBP
- Multi-municipal planning and the participating municipalities
- PA Department of Community and Economic Development funds for multi-municipal planning
- PA watershed plans and the state water plan
- MD reservoir protection signed agreements by all jurisdictions
- MD countywide zoning to encourage growth and preservation and aggressive development of a green belt
- In MD, the use of "green print money"
- Total Maximum Daily Load standards
- Updated plans/land use ordinances
- Agricultural preservation investment and the acres already preserved

- Putting more in place to address provision of facilities
- Increased environmental protection
- Wellhead protection zones
- Marsh Creek easements
- Water budget sampling flow monitoring
- Focused watershed improvement and aquatic environment along Codorus Creek in York with help by Army Corps—requiring multi-jurisdictional approach

Other

- Decreased pollution to bay
- More private conservancies nationwide
- Volunteerism
- Good examples of development can be found

What can we do together?

As the answer to the first steering question was strongly consistent across the discussion groups, not surprisingly the responses to the ultimate question were quite consistent. Collectively, the suggestions were: develop and deploy educational assets; keep the interstate dialogue going; share successful, alternative, and new tools; and encourage good investments. Fourteen specific suggestions were made in the Neighborly Discussions breakouts.

Develop and deploy educational assets

1. Promote and market education of the region's issues.
2. Hold additional public forums to reach various audiences. This includes identifying stakeholders. Having training tools that both assist local governments and reach across state lines.
3. Seek funding to expand our knowledge of the Mason-Dixon dilemma. Include additional topics such as transportation, water quality, economic development, real estate prices, etc.

Share successful, alternative, and new tools

4. Schedule regional field trips. The region holds many examples of good projects that promote growth and environmental protection. Collectively, we could develop a catalogue of such successful projects and organize field trips to see them. This not only would be valuable for doing case studies, but also would promote regional relationships. Some examples mentioned were Catoctin Land Trust, Prettyboy Watershed Alliance, Lancaster-York Heritage Region, and Journey Through Hallowed Ground. Many others exist.
5. Have formalized interstate planning initiatives.
6. Develop a model plan for a county in Maryland and another model plan for a multi-municipal group in Pennsylvania including implementing ordinances.

Keep the interstate dialogue going

7. Expand the dialogue. Strong statements were made with respect to keeping the interstate dialogue going and indeed expanding it. Other stakeholder groups should be included such as housing advocates, developers, and economic developers. Also, additional counties and states should be included.
8. Bring leaders together.
9. Develop a system of information sharing, including what is happening and what development proposals have been made.
10. Engage the Mason-Dixon Task Force. This group exists between counties in Delaware, Maryland, and Pennsylvania. See if this group is in a position to coordinate more cooperative efforts.
11. Coordinate plans. Where possible, have planning officials work towards implementations that are consistent administratively and geographically so that there is not a soft target for detrimental development.

Encourage good investments

12. Look to non-governmental organizations such as The Nature Conservancy, Natural Lands Trust, Trust for Public Land, and others to help in this region. Thus far their presence has been limited. They might assist with technical support, bond approval, land acquisition, or other initiatives.
13. Lobby for capital projects (state and other) to promote preferred development activity and enable conservation plans.
14. Deploy impact fees where appropriate.

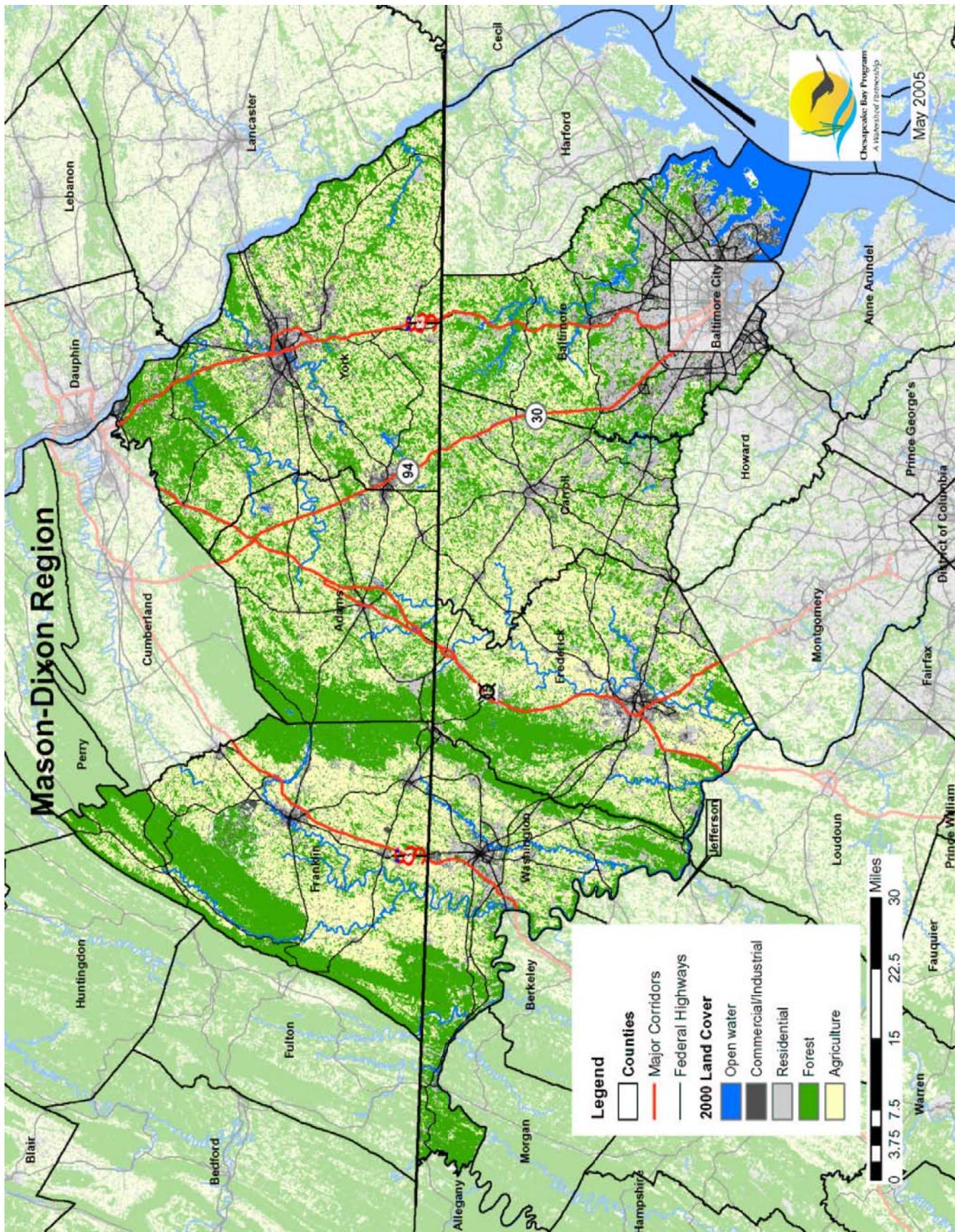
Gallery Walk and Conclusion

Following the neighborly discussions, the participants enjoyed a “gallery walk” where each of the groups posted its flip charts for review. There was lively conversation as people informally shared their observations. We reconvened for closing thoughts.

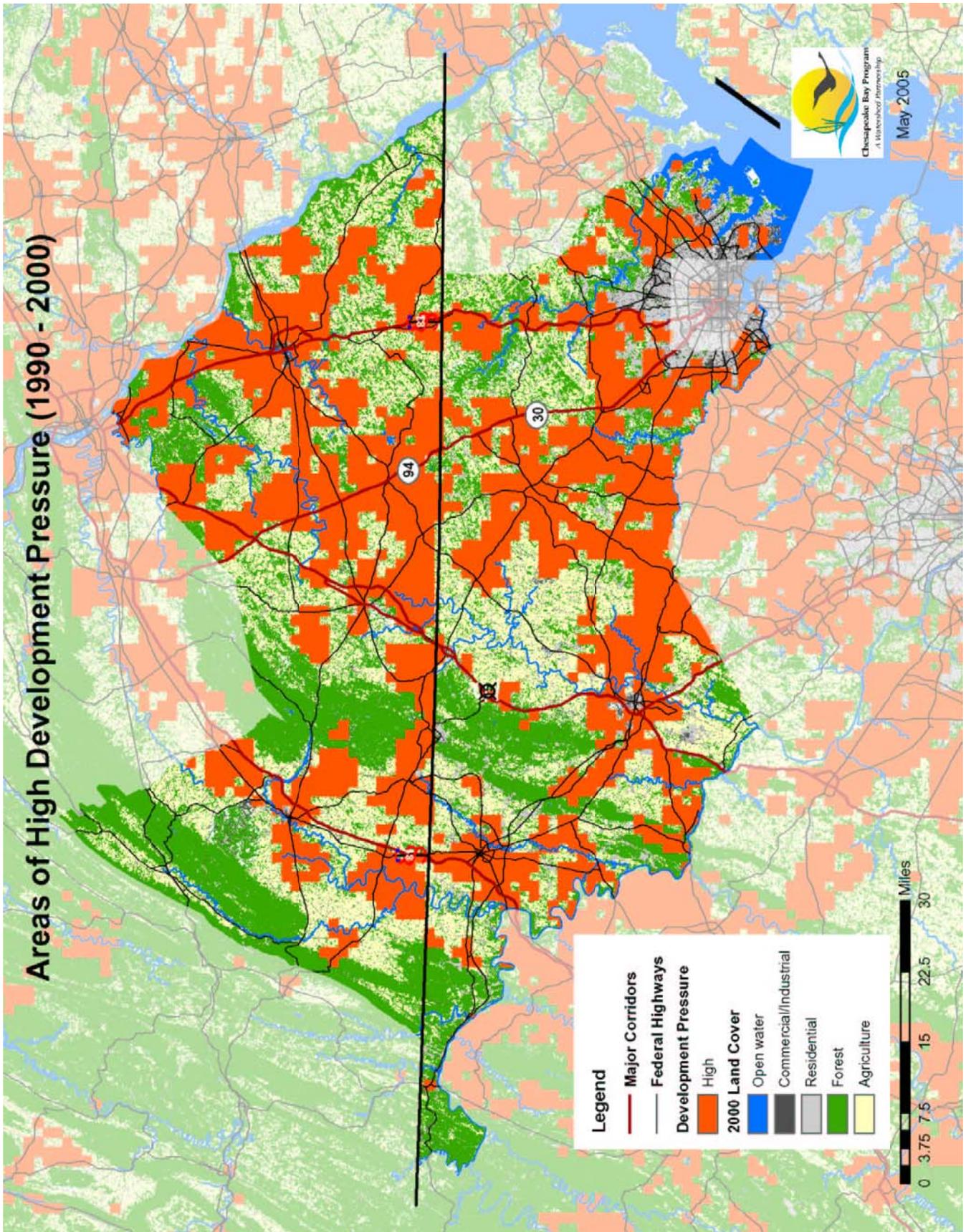
There were many observations, which are noted in detail in the Proceedings on pages 41-42. One major observation made reiterated the “enormous need for education of the issues within government leadership and the general population.” Another observed that what we are seeing is not totally new but it is hitting a greater geography. On the other hand it was observed that economic globalization is an entirely new factor on the landscape. There is a strong need to set priorities on goals which are most achievable and effective.

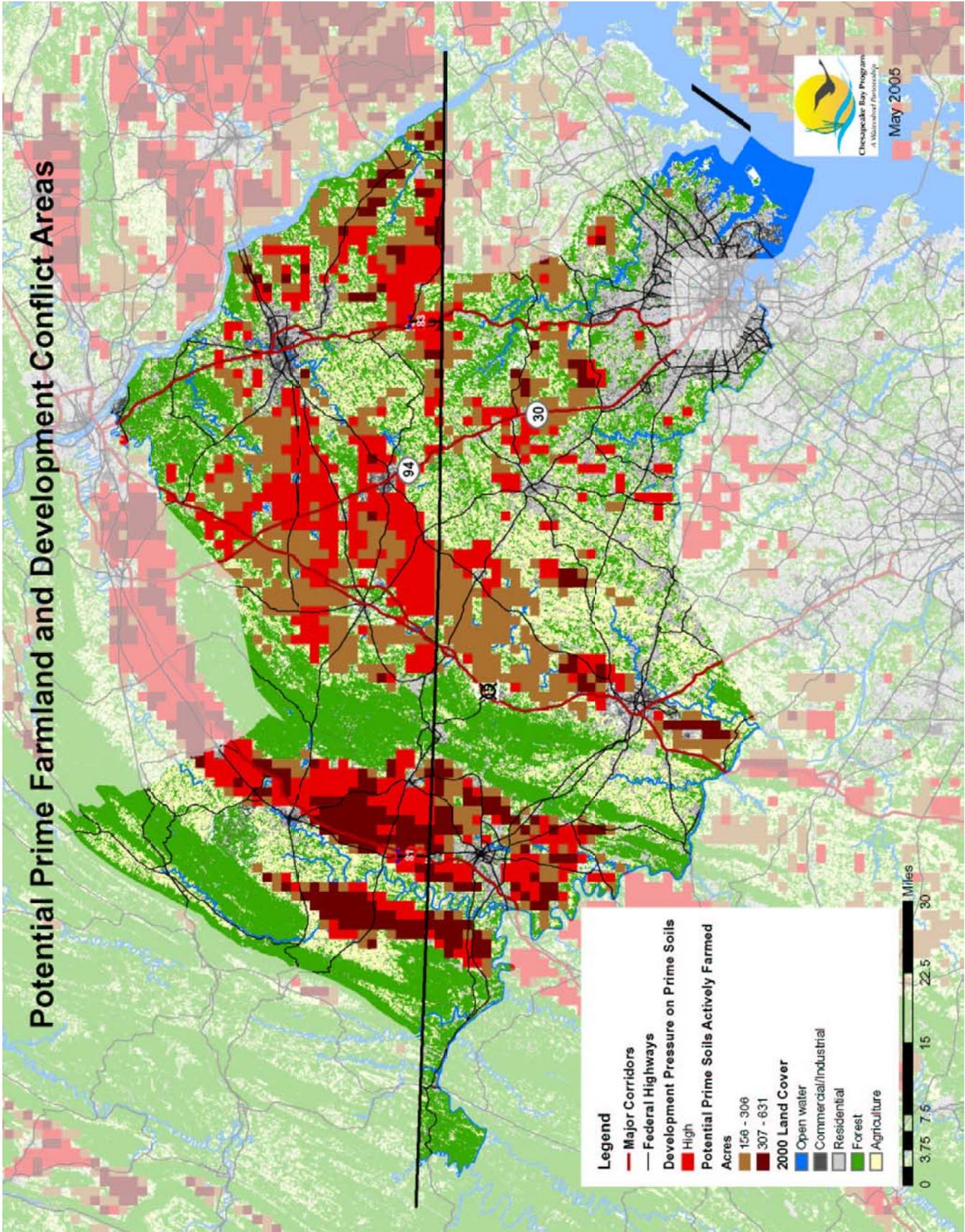


Ultimately, the question was—who is in a position to move the ball forward? Despite the general consensus from the interstate summit that the metropolitan planning issues and the watershed protection issues were significant and immediate in the central Mason-Dixon counties, the simple truth is there is no single entity that is in a position to champion a solution to the dilemma. It currently remains in the hands of individuals and groups from both sides reaching across the border to collaborate further.

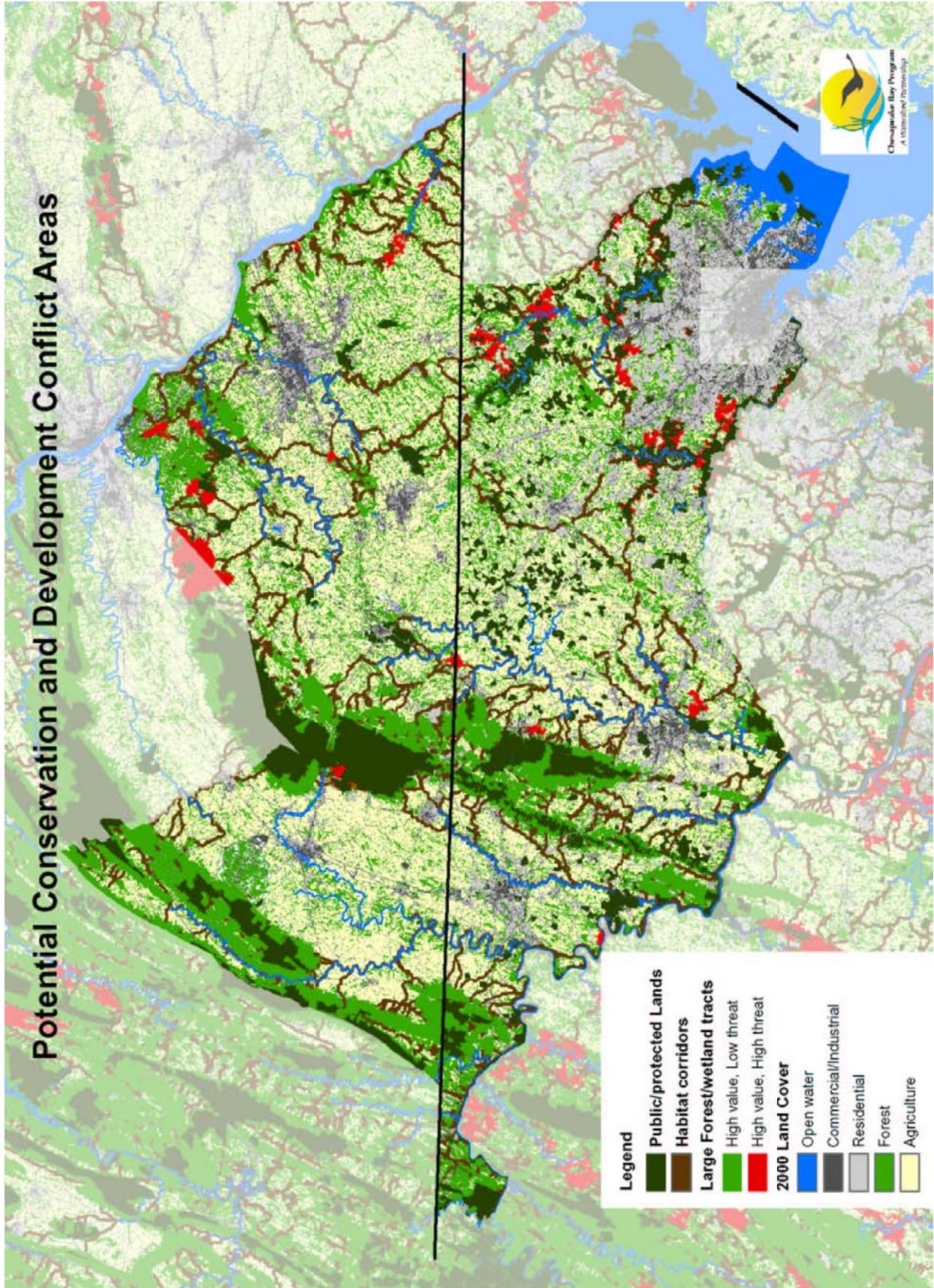


Areas of High Development Pressure (1990 - 2000)





Potential Conservation and Development Conflict Areas



The Mason-Dixon Dilemma

Assessing the Impacts of Regional Growth Patterns In the Chesapeake Watershed Region May 26, 2005

PROCEEDINGS

Welcome

Welcome message (excerpted) from *Hon. R. Glenn Snyder, Adams County Commissioner*:

Thank you for coming today to share concerns for Chesapeake Watershed region of northern Maryland and Southern Pennsylvania. Under discussion today are issues relating to development, which is “eating up” farmland and the rural landscape in both states. Here in historic Gettysburg, we are hosting another historic event –the meeting of people from both Maryland and Pennsylvania, with their very different models of government, to embrace this opportunity to share thoughts and concerns. Rarely –if ever-- do we get to interact with each other across state borders. It is our hope that we will leave today unified in purpose and ready to enact positive change.

Welcome message (excerpted) from *Craig Zumbrun, Executive Director, South Central Assembly for Effective Governance*:

Having grown up in little town on the Mason-Dixon line with an active 2,000-person community, I can see first hand the changes in this area–increasing development, the growing “suburban” population and the loss of traditional farming. Also, we can see first hand the impact these changes have had on our local waterways.

I want particularly to say thank you to the planning directors who enabled this day to be possible and to make a special thank you to Dr. Dan Marcucci of the South Central Assembly for Effective Governance for having the idea for this meeting and for organizing it so that you could be with us today. Also, I want to say thank you to Matt Leonard, our intern, who played a large role in coordination.

I want to extend special thanks to our collaborators on this project, the staff from the Chesapeake Bay Program Office.

I also want to express my gratitude to the Alliance for the Chesapeake Bay, for making today possible. Their direct support made this event possible.

Welcome message (excerpted) from *Pat Devlin, Alliance for the Chesapeake Bay*:

The Alliance for the Chesapeake Bay is a nonprofit group with offices in Harrisburg, Washington, DC, and Baltimore, with its mission being to restore the Bay through partnerships with other like-minded organizations. Key initiatives of our organization include “Partnership for the Bay” round-tables (site planning sessions to review local codes so that development can occur with an eye to preserving and protecting the Chesapeake Bay watershed). We are happy to be part of this interstate summit. Thank you for attending today’s session.

STORIES FROM THE LAND

Daniel Marcucci, PhD, South Central Assembly for Effective Governance

Good morning. Thank you for coming to Gettysburg on this beautiful day to share the stories of our common landscapes in the central Mason-Dixon region. The nonprofit I work for, The South Central Assembly for Effective Governance, works with eight Pennsylvania counties, four of which are along the Mason-Dixon line and three of which are west of the Susquehanna. There are enormous growth pressures being felt in the eight counties that the Assembly covers, but especially among the three Pennsylvania counties represented at the meeting today. Our goal today is to bring people together to discuss issues common to us despite our state boundaries. Specifically, we are looking at the “neighborhood” that includes, Franklin, Adams, and York Counties in Pennsylvania and Washington, Frederick, Carroll, and Baltimore Counties in Maryland.

The causes and effects of these metropolitan growth pressures are seen in both Pennsylvania and Maryland. The people invited to attend today are all experts on the issues under discussion and so you could say that the point of the day is to meet a lot of people, make lots of connections, discover your common issues, and investigate ways in which you can address your own challenges with an understanding of each other – and perhaps even in partnership with each other.

All of us gathered today are neighbors. This region, the central Mason-Dixon region, is defined for convenience, but it does not hold exclusive rights to the issues. Counties in West Virginia and Virginia, for example, have many of these same issues. We are collected today precisely because we are immediate neighbors that share a role in a larger story that I will call the Upper Bay Metropolis. We are also gathered here today, because although we share many of the same issues and common boundaries, the chance division of our political boundaries has resulted in too little communication within our region.

If I may put my geographer’s hat on for a minute, I would like to explain our situation the way I would explain it to my undergraduate students at York College of Pennsylvania. Baltimore and Washington are the nuclei of a single functional region.

Traditionally, functional regions have a nucleated core that controls the resources in a wide hinterland zone. In the past those resources were agricultural products and forest products, but in today's economy those resources are human. The resources that move in this region are not traditional commodities like corn and milk; they are people, who travel to and from different locations for work, residence and recreation. Washington and Baltimore together create one of the most diversified, economically robust conurbations in North America. An aerial photo shows that the lands immediately northwest of the Chesapeake Bay have truly become an Upper Bay Metropolis. Not surprisingly in a growing metropolis, land development and growth pressures are being felt ever further out from the core. This expands the domain of the hinterland while putting pressure on land use and costs. This in turn impacts transportation and natural resources including water.

In preparation for today's meeting, I drove the landscapes of the areas we'll be discussing, visiting all seven counties. I was really struck by several things. One was how beautiful the countryside is with its towns and farms and woods. Another was how open it seemed – to look at it, it hardly seemed "metropolitan." Yet a close read of the landscape gave clues to the forces at work.



While driving around I collected the local newspapers. Although anecdotal, reading the real estate sections can be very informative. Homes in upper Baltimore County are starting at \$740,000; in Carroll County \$770,000. Even in Frederick County new homes are competitively priced at the "mid \$400s." One advertisement in the Baltimore paper tempted homebuyers to "drive across the MD/PA line and save \$100,000 dollars on a townhome." This story is repeated down the line. Across the counties, there are developers' signs sprouting in the

fields with arrows pointing outwards. When you actually hit the state line, the new development signs vying for attention multiply.

These impacts are not lost on the counties. In the Gettysburg area, the paper shows an affordable housing summit in Adams County in June. The county planners are looking at transportation issues for Adams County. The front page of the Carroll County Times reports that a new comprehensive planning process will be initiated this summer. What is happening is news to the folks that live across the Mason-Dixon region. Land prices, housing prices, transportation –these are all pressing issues.

We are neighbors in the Upper Bay Metropolis, with all the opportunities and problems that presents. But we are also citizens in another larger region, namely, the Chesapeake Watershed. Overlapping regions are simultaneously defined by a common attribute or problem. One of the greatest issues facing this region is contamination of the Chesapeake. In fact, it's a problem of proportions so great that it has taken position

in national discussions. This month's issue of *National Geographic* is running a feature entitled "Why Can't We Save the Bay?" Sadly, the Bay already receives poor marks and thus far the growth of the largest metropolis in its watershed has done nothing to help. We have the extra burden to use the new investment that is coming in a way that helps to conserve and protect our resource lands and ultimately the Bay itself. It is a very good article: I encourage each of you to read it.

In closing, I want to remind us that this *is* a beautiful region –these seven counties that we are discussing today. It is *not* all paved over; we have reason to work and strive. There is much here to protect. Faced with the local and regional and even global pressures impacting our landscapes we are taking one day to meet together as neighbors. The guiding question that we will ask our planning directors after break and you as well is: "Do we have the right intellectual framework for dealing with the situation we are faced with?" After lunch, we sit outside in that beautiful pavilion that Adams County has provided and explore the question: "What actions could improve the successful accommodation of metropolitan growth and resource land conservation, while enabling restoration of the Chesapeake Bay and its local streams?"

USING THE *RESOURCE LANDS ASSESSMENT* FROM THE CHESAPEAKE BAY PROGRAM TO VIEW THE MASON-DIXON REGION

Speaker: Peter Claggett, Geographer, US Geological Survey

"Resource Lands Assessment of the Chesapeake Bay Watershed"

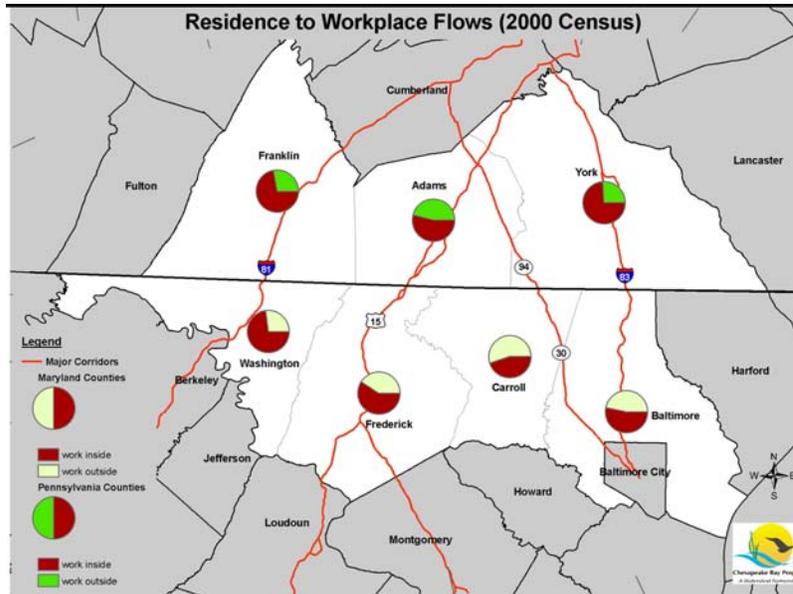
The Chesapeake Bay watershed is the fastest growing coastal watershed in the United States. The population of the watershed increases by ~8% (over 1 million persons) every decade. The pace of urban development in the watershed is even greater. During the 1990's, impervious surfaces consisting of such things as roads, rooftops, and parking lots increased by 41%. This disproportionately high rate of urban growth compared to population is due to a variety of factors including smaller family sizes, larger home sizes, and the proliferation of "big box" commercial developments (e.g., Wal-Mart, Home Depot, Best Buy, etc.).

Urban growth is not distributed evenly throughout the 64,000 square-mile Bay watershed. Most of the growth surrounds existing urban centers such as Harrisburg, Baltimore, Washington, D.C., Richmond, and Norfolk. Rising land and home prices and taxes have encouraged workers in these areas to search for homes in outlying rural areas. At the same time, natural amenities and a variety of quality-of-life factors have attracted homebuyers to exurban and rural areas.

The Mason-Dixon region is a beautiful landscape, composed of rolling hills, farms, forests, and historic towns. The region is also within commuting distance to the greater Baltimore and Washington, D.C. metro areas thanks to a variety of major state and federal roads (e.g., I-81, US 15, MD 30, PA 94, I-83) linking Pennsylvania counties

along the Mason-Dixon Line with adjacent Maryland counties. On the Pennsylvania side of the Mason-Dixon Line, residential growth is occurring at a record pace due to lower home prices, land values, and taxes. Many of these homeowners work in Maryland, West Virginia, and Northern Virginia. An examination of commuting patterns reported in the 2000 decennial census shows that over 33,000 workers travel south across the Mason-Dixon Line from Franklin, Adams, and York counties in Pennsylvania to their jobs while only 7,000 workers from Washington, Frederick, Carroll, and Baltimore counties in Maryland commuted to the north across the Mason-Dixon Line.

These commuting patterns serve to inextricably link Maryland and Pennsylvania counties along the Mason-Dixon Line. Several of these counties are also connected by water. The Conococheague and Antietam rivers begin in Franklin County and flow south through Washington County before entering the Potomac River. The Monocacy River begins in Adams County and flows through Frederick and Carroll counties prior to entering the Potomac River. Thus, as Maryland counties strive to manage urban sprawl and protect valued farmlands their actions are indirectly facilitating development in the headwaters of their watersheds. Headwater regions play a critical role in protecting and maintaining downstream water quality.



In recognition that natural resources occur on the landscape irrespective of political boundaries and that high-valued forests and wetlands must be protected in order to achieve long-term restoration of the Bay, the Chesapeake Bay Program Partners have conducted a Resource Lands Assessment (RLA) to inventory and value forests, farms, and wetlands throughout the Bay watershed.

The Assessment consists of six landscape models within a Geographic Information System. The models include:

- 1) Ecological network model –identifying large contiguous tracts of forests and wetlands that serve as valuable habitat for a variety of species and potential pathways or “corridors” that could be protected or restored to build a connected network of large forest/wetland tracts;

- 2) Water quality model – identifying forest and wetland areas that if converted to non-natural uses would result in the degradation of water quality in nearby waterways;
- 3) Forest Economics model – identifying forests valued for forest products;
- 4) Cultural Assets model – identifying high concentrations of known historic and archaeological sites;
- 5) Prime Farmland model – identifying areas with high concentrations of farming on potentially prime soils;
- 6) Vulnerability model – identifying areas most likely to be developed over the coming decade based on the proximity of places to areas that exhibited a significant increase in either impervious surfaces or housing between 1990 and 2000.

Full size maps are in the Agenda Section on pages 19-20.

These models can be used in combination to inventory land protection and restoration opportunities within a region. For example, farmlands or forestlands at risk from development pressure can be identified by overlaying results from the Prime Farmland, Ecological Network, and Vulnerability models. Riparian forest restoration opportunities can be inventoried by overlaying the Ecological Network and Water Quality models.

The Maryland Department of Natural Resources (DNR) developed one of the predecessors to the Resource Lands Assessment which they call Maryland's Green Infrastructure (<http://www.dnr.state.md.us/greenways/gi/overview/overview.html>). These data should be used in Maryland in lieu of the RLA Ecological Network Model. The Maryland DNR has also developed a Strategic Forest Lands Assessment (<http://www.dnr.state.md.us/forests/planning/sfla/>) which was incorporated into the RLA Economic Model. Several years ago, the American Farmland Trust and Chesapeake Bay Foundation spearheaded the development of a Strategic Farmland Protection Plan in Maryland (<http://www.planning.org/thecommissioner/19952003/winter00-1.htm>) which should be consulted in conjunction with the RLA Prime Farmland model.

While it is advisable to use these Maryland models for Maryland specific applications, the RLA provides consistent data for both Maryland and Pennsylvania and therefore it provides a regional context and a common framework for interstate dialogues on resource protection and restoration issues. More information about the RLA models can be found at: <http://www.chesapeakebay.net/maps.htm>. An interactive web-based map viewer is available to explore the RLA models at: <http://maps2.chesapeakebay.net/website/rla/viewer.htm>. The RLA spatial data and methodologies are available for download at: <ftp://ftp.chesapeakebay.net/gis/rla/>

A MORNING CONVERSATION WITH OUR PLANNING DIRECTORS

Featuring: Mike Thompson, Director, Washington County Planning Department; Phil Tarquino, Director, Franklin County Planning; Richard Schmoyer, Director, Adams County Planning Commission; Steven Horn, Carroll County Planning Department; Pat Keller III, Director, Baltimore County Planning Department; and Felicia Dell, Director, York County Planning Commission. Facilitator, Judy Sorum Brown.

(Eric Soter, Acting Director, Frederick County Planning Department, was unable to attend due to urgent business.)



The following are excerpted comments from the panel discussion that was held. The format was for two planning directors to present followed by table discussions. We proceeded in pairs from west to east.

Mike Thompson, AICP, Washington County

Over the past three years, our county has experienced more growth than it did in the prior 30. Great efforts are being made lately to slow growth and this is a great challenge, because the growth *is* coming. The issue is that a majority of people don't want to recognize growth when it is starting to advance, then they want to suddenly stop it as soon as it becomes "too much." In 2002, we developed our comprehensive plan. We placed a moratorium on development in rural areas, which is still in place three years later. That moratorium is now going to court. It may not be in place much longer. Discussions about 'equity' are prevalent now. Communication is a big challenge; and terminology misunderstandings add to it. Also, there is a lot of denial from our residents that they have responsibility for the watershed.

We see an influx of people into Washington County. Water, sewer, and school infrastructure are harder to manage than ever. We have growth areas set in accordance with our comprehensive plans –but they don't have enough allocation for sewer services. Land preservation issues are challenging. Commissioners are trying to accomplish more agricultural preservation. We see a lot of interest and many applications for easements for agricultural preservation despite a rising value of land. We have a large Amish population, which doesn't participate in agricultural preservation. In the past we have believed their lands to be secure from development but increasingly we hear rumors that community may move to new regions, leaving lands vulnerable to development.

Property values are increasing dramatically. Farms are being sold for residential development. We have one example of \$130k per acre being offered by developers for farmland. So how can county compete with those kinds of buying options? Developers are willing to pay that money for land that we are simultaneously trying to channel into protection programs. We cannot compete with those kinds of prices. Affordable housing is disappearing.

Phil Tarquino, AICP, Franklin County

Our county is home to 135,000 people. Interstate 81 runs through it. Most traffic in the county runs north-south along this highway. Historically, our growth rate was stable up until about two or three years ago. Now, development pressures are strong.

I would like to make a note to the Marylanders attending today -- Pennsylvania authority is split along county, municipality, school district, and water and sewer authority lines. Land use, planning, and taxing authority is not unified, as it is in Maryland. This makes controlling the problems especially difficult.

Traditionally, local developers have driven development in Franklin County. Our area has a strong agricultural background of orchards and dairy farming. Now we are seeing out-of-area developers coming to Franklin County and offering ten to fifteen times higher prices than farmers would have ever expected. Agricultural preservation programs are no longer attractive because the government cannot match the money offered by the developers.

Franklin County tried funding block grants funds and worked for grants to improve infrastructure --all designed to improve existing communities. Meanwhile rural townships are faced with 500 and 700 unit developments. Water systems are under moratorium; battles are occurring within the school districts. In the recent primary elections, all the incumbents for municipal office lost, in my opinion, because of growth and taxing issues associated with influx of new population.

But we must remember, with growth come advantages too, such as increasing economic opportunities. I estimate that challenges ahead are likely to last for ten to twenty years. Only now are they starting educational programs for local officials and the public about growth issues. Roads are congested and there is not enough money to improve them. There are not enough schools. We find that the three C's -- communicate, collaborate and cooperate --are our best hope for dealing with these difficulties.



Table discussions ensued.

Steven Horn, AICP, Carroll County

Our population is about 170,000 with an annual growth rate of about 2-3%. Our County operates through eight municipal governments. Significant environmental protections were put in place last spring; we had been lagging in that area. Rapidly increasing land values have been a driving force in economic development plans as well as land protection. A ten percent increase in land prices per month is not uncommon to us any more. We are trying to address an affordability problem in housing. The local workforce, especially municipal-level workers cannot afford to live in Carroll County any more –this includes teachers, police, government workers and so forth.

Regarding land preservation, Carroll County had the silver anniversary of its land preservation programs. It has purchased over 40,000 acres for preservation, which is admirable, but the goal is 100,000 acres. We are expecting to hit 50,000 acres in permanent preservation next year, but I expect the second 50,000 acres will be much more difficult to accomplish than the first 50,000. Our strategy to acquire that land for preservation is expensive. We have adopted a budget, built with bonds, to purchase development rights for permanent easement. It is increasingly difficult to make this program competitive with other options available to land owners. We recently approved a bond measure that allows for nine million dollars for land protection. We have developed an innovative program available to offer bridge financing to farms in exchange for the land to be turned over for preservation. In fact, our land preservation program has become a model to other governments in the US and around the world.

The county is trying to grow its economic base. People are willing to drive hours to work in suburban DC and then live in a more rural and more affordable areas –often even as far as Pennsylvania. We would like to create employment opportunities so that people don't have to drive so far, that they could work in Carroll County. But we have far to go. Carroll's industrial base is 23rd out of 26 counties in Maryland. Therefore the burden to pay for services is disproportionately on the shoulders of residents, not shared by business.

A new planning model, to replace the model built in the '60's, needs to be developed. We are looking to institute some watershed planning. We need to incorporate young people into the process. The school curriculum does include discussions of smart growth but they would like to augment those programs and discussions.

Richard Schmoyer, AICP, Adams County

We share many issues with the other counties who have already spoken, but Adams County is also unique because we have two national parks, which create a greenbelt in the county and affect growth patterns.

Adams is unique. It is the third or fourth fastest growing county in Pennsylvania. In the 1990's, of the 67 counties of PA, only Adams County's boroughs grew at a faster rate than the growth in the county. Consequently, it was able to maintain much of its rural landscape. Carroll Valley Borough, created in the '60's, is the highest income borough and was the fastest growing borough.

Statistically, Adams County is more like more like a blue-mountain county with low wages for in-county jobs. Out of 67 counties in PA, Adams ranks 13th in household income, but wages earned by people who work in Adams, place it at 57th (up from 61st). Incomes are high in Adams County because of a high number of retirees: pensions are not taxed in PA. Also, people are commuting to areas outside Adams County for employment and earning higher wages. But people who live *and* work in Adams have sub-par incomes.

In the 90's, the pattern of growth was in and around boroughs. But the new proposals –mega developments with 1000 housing units—are outside the boroughs and the county planners only have an advisory role to play in discussions with township managers.

I would like to ask, is “urban sprawl” really the right word for what we're seeing? Perhaps rather it's a dispersion of jobs and people, not sprawl from city centers. Note that even services that have traditionally been located in urban centers –since 9/11— have been moving out to more distant communities. Baby-boomers, now facing retirement, will be free of geographical ties dictating where they will live in retirement. Will they favor country living? Gen-X and Gen-Y will be coming to the table in the next 5 to 10 years and will they want to institute change? I recommend a book titled, *Cities without Cities* by Thomas Sieverts.

Further Table discussions ensued.

Pat Keller, AICP, Baltimore County

Baltimore County's population is 770,000; we cover 600 sq miles. We are a suburban county that is an outgrowth of Baltimore City.

In the mid 1970s, planners saw that 1-acre per house development would lead to land loss through what we now call sprawl, so legislation was passed. This is the third decade under these plans. Today in Baltimore County, about 90% of the population lives on a third of the land area. Our mantra is "We have to look beyond zoning." Preserved land value has also grown in value very well.

There is no doubt that some people are moving to Pennsylvania. Increasingly, we see connections between us and York County. One interesting example of this is that the Baltimore County library system sees that a significant and growing percentage of library cardholders have Pennsylvania addresses.

The vexing issues for Baltimore County include redevelopment. Hunt Valley Mall is being "de-malled" to look like a "main street." Another problem in redevelopment and increasing utilization is how to take those vast expanses of parking lots and convert them to better use? But we see in-fill development can bring out activists because people don't want to see certain developments "in my back yard."

Creating new types of development patterns is the greatest opportunity. These kinds of changes though require political will and education and information of the general population.

Felicia Dell, AICP, York County

We're located directly above Baltimore in Pennsylvania. We are 1100 sq miles in size with a population of 400,000 split among 72 municipalities as well as sixteen school districts and numerous water and sewer authorities. Many studies show a decline in boroughs, including brain drain and so forth. But southern York County does not follow all those trends.

Ten percent of York County workforce commutes to Maryland. York County is seeing a migration of new residents from Lancaster and Harrisburg, but the primary influx is from Baltimore County. While new development is pushing into the county from the north, east and west, it is not of the magnitude seen at the southern end of the county.

Most of what has been said by the other counties' planning directors holds true for York County. So I would like to highlight some of the lesser noticed issues caused by these migrations. Because of this and the proximity, much shopping by done by Yorkers occurs in Baltimore County and Baltimore. Access to healthcare is an issue for our population. Because healthcare is provided by Maryland employers it does not always include providers with coverage in PA. Also, there is a major change in local communities as seen in a lack of volunteers especially those serving ambulance

associations and firehouses. In Pennsylvania there is a long tradition of volunteer fire companies in rural areas and the new suburban residents are not part of this tradition or community. In addition, local charitable giving from new residents is not keeping up with demands by the growing community. One thing that can be said for these emerging communities is that initiatives for farmland preservation initiatives are supported.

Full group discussion ensued.

Neighborhood Discussions – Planning in the Metropolis and the Watershed

There were five breakout sessions facilitated by five volunteer “guides.”



They are listed in alphabetically order.

Carin Bisland, US EPA (Chesapeake Bay Program)
Sherrie Clayton, Franklin County
Brenda Dinne, Carroll County
Pam Shellenberger, York County
Craig Zumbrun, South Central Assembly

Each group was organized so that there was a mix of individuals from Maryland and Pennsylvania.

The following is a literal record (with minor edits) from the five Neighborhood Discussion sessions. This is presented as a record for the participants. For analysis of these discussions refer to the Executive Summary analysis.

Group 1

What actions could improve the successful accommodation of metropolitan growth and resource land conservation, while enabling restoration of the Chesapeake Bay and its local streams?

- Focus growth in areas where infrastructure exists or is planned
- Encourage conservation/preservation growth areas
- Put tools in place to implement
- Create economic development that balances jobs and residential growth

What are the most important things that need to be done?

- Education
 - Public
 - Developers
 - Municipal leaders
- Update land use ordinances
- State funding for municipal workshops on ordinance review and tools
- Showcase (field trips) to nearby examples of cluster/open space development and economics related there to
- Provision of affordable housing

What is the most challenging dynamic that hinders all that?

- Property rights issues
- Opposition to high density development
 - Design issues
- Infrastructure capacity
- Storm water management
- Pace of development
- Reactive vs. proactive planning
- Insufficient funding

Where are the points of progress?

- Increased Dialogue
- Multi-municipal Planning
- Updated plans/land use ordinances
- Good examples of development
- Decreased pollution to bay
- More private conservancies nationwide
- Awareness of the problems

What can we do together?

- Share techniques/tool boxes
- Develop system of info sharing
 - E.g., what is happening, development proposals
- Continue cross-state dialogue
- Promote/market education
- Raise private money for land protection
- More formalized cross-state planning initiatives
- More dialogue with economic development representatives
- Existing structure for dialogue- Quad state economic group
- Interstate approach/commission

Group 2

What are the most important things that need to be done?

- Identify what is important to the region as well as to localities.
- Education on planning realities. (To change the ideas of elected officials-populous needs to be educated.
- Need to communicate with the developers/educate
- Regulations need to be improved and implemented appropriately

What is the most challenging dynamic that hinders all that?

- Changing the “old school” development models
- Revitalization of existing town centers
- Mobile society-continual migration
- Existing problems that can't be corrected, e.g., existing SWM [stormwater management] structures etc.
- Lack of communication, lack of education
- Compensation to landowners related to zoning/preservation.

Where are the points of progress?

- Today's meeting
- Local official interest in planning initiatives
- This summit
- Alliance for the Chesapeake Bay
- Volunteerism
- Recognition that 2 states are connected by issues of mutual concern
- Better tools to visualize problem
 - Resource lands assessment
- PA DCED [Department of Community and Economic Development] funds for multi-municipal planning
- The municipalities that have signed these agreements
- PA watershed plans/state water plan
- MD reservoir protection signed agreements by all jurisdictions
- TMDL's [total maximum daily levels]

What can we do together?

- Get more elected officials together or get the message out to them in forum like this
- Financial incentives, state/federal
 - To fund education
 - To encourage regional multi-state/county planning
 - Easements and other breaks (tax breaks)

- When making major decisions, communicate with affected jurisdictions
- Distribute existing toolbox on easements more broadly over state lines
- Model plan for counties in MD and model for PA counties (multi-municipal) and implementing ordinances

Group 3

What are the most important things that need to be done?

- Communication/Intergovernmental cooperation inter/intra state
 - Disabuse misconceptions that problems are different
- Educate the public
 - Present info to public from appropriate forum
 - Better understand what is proposed
 - What's in it for me?
 - Deal with "close the gate" syndrome
- Defining the problem
- Will we know it when we see it?

What is the most challenging dynamic that hinders all that?

- Intergovernmental cooperation
 - Giving up some control for "greater good"
 - Parochial interests
 - Losing autonomy
- Region of relative prosperity
- Not looking at all obstacles
 - Larger issue than planning/preservation
- What's in it for me?
- Not a single clear-cut objective/goal
 - "What is harmful sprawl?"
- Two different government structures in MD and PA
- PA has more voluntary systems/elected officials
 - [Solhs] = orientation
 - Regionalization
- Momentum of developer is high

Where are the points of progress?

- Today's meeting
- Linkages being made between quality of life and health to planning
- Awareness of need for walkable communities
- Realization that impervious surfaces and other activities have high cost to environment
- Data becoming available to educate public on importance of issues

What can we do together?

- Traveling educational seminar from county to county for elected officials and public that espouses benefits of multi-municipal planning, regional forum, interstate
- Tools to implement joint plan
- Money for preservation
- Developer cooperation and money
- State capital projects focused where development wanted
- More incentives to go along with requirements
- Tools linking growth and provision of public facilities
- Education of stakeholders

Group 4

What are the most important things that need to be done?

- Look to future rather than the past
- Regional transportation (i.e. rails)
- Define what is under who's control
- 72 streams from Catoctins but no study
- Tri-annual county water plans need to be consistent with master plans
- Politics

What is the most challenging dynamic that hinders all that?

- Tax incentives causing unintended effects
- Lack of join planning between jurisdictions
- Separatist regulations
 - Design, zoning, etc.
- Lack of appropriate jobs for resident work force
- Vacant outlying development occurs before infill
- Lack of higher density housing
- Neighborhood connections
- Lack of housing options
- NIMBY (not-in-my-back-yard)
- Lack of long-range vision
- Awareness of only own interests
- Lack quality in construction and design
- Different bottom line than developers
- Implementing recommendations an issue
- MD and PA planning are so different it may take water or transportation crisis to cause a change

Where are the points of progress?

- Ag preservation investment and the acres already preserved
- Awareness of equity issues
- Putting more in place to address provision of facilities
- Environmental protection increased
- Wellhead protection zones
- Marsh Creek easements or buffers
- Water budget sampling flow monitoring

What can we do together?

- Coordinate planning cycles
- Require developer to redevelop blighted areas when developing new areas
- Bring leaders together
- Share resources to train and educate across state lines
- Use same language from one jurisdiction to the next
- Implement similar tools and requirements so no area of least resistance where development will go
- Share projections and resource implications and scenarios / share with officials / bring jurisdictions together more often to address inter-jurisdictional issues
- Make data available in easy to understand visual and text forms
- Mason-Dixon task force with MD/PA/DEL

Group 5

What actions could improve the successful accommodation of metropolitan growth and resource land conservation, while enabling restoration of the Chesapeake Bay and its local streams?

- Water quantity and quality

What are the most important things that need to be done?

- Preservation and conservation: Carroll county investing \$9 million in ag land preservation in comparison to about \$3 million in York
- Tax policy and assessment of impacts. More sophistication needed
- PA needs to have aggressive incentives for infill-more than simple tax breaks
- Traditional neighborhood or conservation by design
- Educate and sell on “density model”

- In PA, DEP [Department of Environmental Protection] and other federal and state funders must support local/county plans and growth management strategies

What is the most challenging dynamic that hinders all that?

- Must adequately plan for development with density housing mix with budgets for water, sewer, roads, schools
- TMDL [total maximum daily levels] future standard upgrades may restrict development (integrate water shed and land use policy)
- May signal planning for forest and other more environmental based planning (away from only ed/cd planning –more attention to impervious surface -mitigation of impacts –federal requirements work together to meet TMDL's

Where are the points of progress?

- MD can manage growth and preservation more easily because zoning on county wide basis
- In MD new legislation for renaissance areas (form-based codes will result) from mandatory week-long charette
- Chesapeake rural residential watershed protection initiative funded by CBP (EPA) (Sierra Club) –example results wider riparian buffer
- MD aggressive development of green belt –“green print money”- contacting 3000 acres-owners pay (15 year write off) annualized - monitoring fee
- Focused watershed improvement and aquatic environment along Codorus Creek in York with help by Army Corps- requires multi jurisdictional concerted approach

What can we do together?

- Look to Natural Lands Trust, The Nature Conservancy, Trust for Public Land, and other national organizations more – example Prettyboy Watershed Alliance



OPEN-FORUM DISCUSSION SESSION/CONCLUSIONS FROM PARTICIPANTS:

At the end of the day, the participants regrouped having had the opportunity to do a Gallery Walk review of the flipcharts from the Neighborhood Discussions. The following summary observations were offered by various individuals.

- No totally new issues were revealed. Issues seen for years are now out in rural Pennsylvania. For example, job growth has not kept in step with residential territory resulting in longer and longer commuting times. Longer commuting times, combined with growing discontent in rural areas with growth may eventually put the brakes on development.
- Many people are earning their paychecks in DC or from DC-focused businesses but they are living far away.
- Retirees move into a region, but they bring no jobs with them.
- These are new patterns of life we're seeing.
- There is a bubble (demographically) that is pushing the development and it is being driven by retirees. Numbers shrink after the baby-boomer generation passes.
- **There is an enormous need for education of the issues with government leaders and the general population.**
- These discussions are the easy part. Planners can easily agree. Now, how do we get the politicians and the real decision-makers to push forward policy change? Also, how do we engage people who don't think about these issues –or who take up an *opposing* stance on these issues?
- There is a need to identify issues that will be compelling to politicians. For example, water availability and quality issues are starting to press on politicians –this may be a point of leverage for the change that is hoped for by this group.

- Funding the ideas discussed here is a preeminent challenge. Need to get voters –stakeholders—to understand that they need to invest to protect the resources that they value.
- There is a need to prioritize most critical resources, since we won't be able to do everything.
- The Mason-Dixon Task Force, founded about 40 years ago, is probably the only official organization straddling issues between Maryland and Pennsylvania. It primarily focuses on water issues. Might it be expanded to consider land issues? The group response was: yes, it expanded its functions to look at planning too. It serves Maryland, Pennsylvania and Delaware.
- Could a “traveling road show” work? Take a road show to different counties, then to regions – addressing both elected officials as well as the public.
- Can we appeal to local sense of family “intactness” as a means to assist efforts in rural preservation?
- If agriculture were profitable, we wouldn't have the issue of farms being sold to developers.
- What about agriculture in the context of discussion about the Chesapeake Bay? Does sprawl produce fewer pollutants than agriculture? This is a thorny issue that needs to be faced.
- We need to make sure we allocate the costs of growth correctly. Place incentives and disincentives in the right places to manage the situation.
- **Who is in a position to move the ball forward? Do we have the institutional structures to do so?**

Closing Remarks

Final thoughts from Daniel Marcucci:

It's has not been our goal to make people think alike. It was our goal to have people think out in the open. In response to that last question, the plain truth is there is not an existing structure that will automatically assume responsibility for the recommendations that we heard today. It falls on each of us to take these lessons back to our respective organizations. The South Central Assembly has a mission to work with eight counties in Pennsylvania. I believe we have seen today that it is in the interest of several of those counties to collaborate with their neighbors to the south. If you think that the South Central Assembly for Effective Government might be able to help you with information or resources, please ask us. We would be willing to collaborate further.

Closing Comments from Craig Zumbrun:

There appears to be a crisis looming in water quality and availability and hopefully we can enact change before we reach a tipping point. Perhaps we can carry many of these issues over to our annual summit, especially if attendees here would be willing to contribute to that planning. There has been compelling demonstration today that the issues addressed need further work.



The Mason-Dixon Dilemma

Assessing the Impacts of Regional Growth Patterns in the Chesapeake Watershed

Thursday, May 26, 2005, 9:00-4:00.

Agenda

- 8:30 - 9:00 Registration and Refreshments
9:00 - 9:10 Welcome
 Mr. Craig Zumbrun, Executive Director, South Central Assembly for Effective Governance
 Hon. R. Glenn Snyder, Commissioner, Adams County
 Ms Pat Devlin, Alliance for the Chesapeake Bay
9:10 - 9:30 Stories from the Land
 Dr. Daniel Marcucci, Regional Planner, South Central Assembly for Effective Governance
9:30 - 10:15 Using the *Resource Lands Assessment* from the Chesapeake Bay Program to view the Mason-Dixon Region
 Mr. Peter Claggett, Geographer, U.S. Geological Survey
10:15 - 10:30 Coffee Break
10:30 - 12:30 A Morning Conversation with our Planning Directors

12:30 - 1:15 Lunch (provided)

1:15 - 2:30 Neighborly Discussions – Planning in the Metropolis and the Watershed
2:30 - 3:00 Gallery Walk with Refreshments
3:00 - 3:30 All-Summit Facilitated Discussion: What might be done moving forward?
3:30 - 4:00 Closing Remarks



The Mason-Dixon Dilemma

Assessing the Impacts of Regional Growth Patterns in the Chesapeake Watershed

A Morning Conversation with our Planning Directors
10:30 – 12:30

Welcome to a morning conversation with our planning directors. Our goal here is to have a lively, sustained conversation discussion about the growth issues facing us as individual counties and collectively. We know we are all experiencing growth pressures and we all know the landscape and ultimately the Chesapeake Bay are threatened. Yet, the question remains: how can we manage the impacts of growth? Starting in the west, we will hear from the planning directors, taking time every few counties to refresh our coffee and have some table conversation amongst ourselves before proceeding down the Mason-Dixon line. Our main question for the morning is:

What is the intellectual reference we need to establish to plan for metropolitan growth, either individually or cooperatively?

Which leads to the questions:

What can you tell us about your experience from your county that will help us define that reference?

What are the particularly vexing issues you confront?

How is your county preparing for continued metropolitan growth?

What would help your county plan for metropolitan growth?

How might collaboration help your county?

Washington County Planning Department

Michael (Mike) Thompson
Director

Franklin County Planning

Phil Tarquino
Director

Frederick County Planning Department

Eric Soter
Acting Director

Adams County Planning Commission

Richard Schmoyer
Director

Carroll County Planning Department

Steven C. Horn
Director

Baltimore County Planning Department

Arnold F. 'Pat' Keller III
Director

York County Planning Commission

Felicia Dell
Director

Facilitator

Judy Sorum Brown

Judy Sorum Brown is an educator, speaker, and writer whose interests are in leadership, change, renewal, and sustainability. She teaches Leadership for the Public Good at the School of Public Policy at the University of Maryland and is the Education Director of the National Center for Smart Growth Research and Education. A Michigan native, she comes from an Agricultural background and has a life-long interest in vital communities and healthy eco-systems.



The Mason-Dixon Dilemma

Assessing the Impacts of Regional Growth Patterns in the Chesapeake Watershed

A Neighborly Discussion, 1:15 – 2:30

And

A Gallery Walk, 2:30 – 3:00

Part of your work is the quality of your thinking in your small group; but a big part of the value you bring is what you see in the patterns as you review the work of other groups; so grab your beverage at 2:30, and wander around taking in the work of the other groups so we can talk about patterns when we all get back together here at 3:00.

PLEASE EXPLORE THESE QUESTIONS IN YOUR GROUP DISCUSSION: POST YOUR RESPONSES ON THE FLIPCHART AND TAPE THEM UP IN THE BIG ROOM AT 2:30.

Organizing Question: **What actions could improve the successful accommodation of metropolitan growth and resource land conservation, while enabling restoration of the Chesapeake Bay and its local streams?**

What are the most important things that need to be done?

What is the most challenging dynamic that hinders all that?

Where are the points of progress?

What might we do together?



Identifying Important Landscapes in the Chesapeake Bay Watershed

The Resource Lands Assessment - A Tool for Regional Conservation Planning

Background/Objective

The Resource Lands Assessment (RLA) is a project aimed at addressing the Chesapeake 2000 Commitment to identify those forests, farms and wetlands in the Bay watershed that have the highest value for habitat, water quality, economy and culture; and to evaluate those lands based on their vulnerability to development. The RLA uses GIS models to assess the landscape within the watershed, and demonstrate the utility of these models for land preservation planning at multiple spatial scales.



Study Area

The Resource Lands Assessment was conducted for land area within the Chesapeake Bay Watershed, within the states of New York, Pennsylvania, Maryland, Delaware, West Virginia, Virginia and the District of Columbia. Due to data limitations the Forest Economics Assessment was limited to Maryland, Pennsylvania, and Virginia. The Ecological Network Assessment excluded New York.

Approach

The Chesapeake Bay Program created a Resource Lands Assessment Task force in 2000. The Task force utilized a Technical Work Team to develop analytical approaches for assessing the forests, farms and wetlands within the Chesapeake Bay Watershed. Geographic Information Systems (GIS) were used to manipulate and combine data from a variety of sources based on decision rules developed and reviewed by partner organizations within the Chesapeake Bay Program (CBP). The resulting assessment models can be utilized individually or in combination. The composite data sets can be reclassified and applied at different geographic scales based on the needs of the user.

Methods

Each of the six assessment models uses a series of GIS data layers that were selected to represent ecological, cultural or socioeconomic phenomena. Data layers were selected based on their importance in assigning “value” to the landscape, and were weighted using input from resource experts within and outside of the Chesapeake Bay Program. Each assessment model carried different assumptions for appropriate data, the use of weights, and the limitations regarding display and interpretation of the composite results. Additional information on the methods employed for each assessment model is available on request from the Chesapeake Bay Program.

Intended Uses

The Resource Lands Assessment provides a regional multi-state look at the most important remaining resource lands in the Chesapeake Bay Watershed. The initial purpose was to respond to the Chesapeake 2000 Commitment to “complete an assessment of the Bay’s resource lands including forests and farms, emphasizing their role in the protection of water quality and critical habitats, as well as cultural and economic viability.” Other applications have since emerged; such as providing guidance to state and local government in land protection strategy development, serving as an information resource for the land trust community, suggesting conservation focus areas within and to complement watershed restoration plans, and identifying areas important to maintain for resource-based industry. Perhaps its most important use however, is to encourage strategic conservation planning at multiple scales throughout the Chesapeake Bay watershed.

Data

The RLA methodology utilized a wide variety of existing data from federal and state-specific sources. Example data sets included:

- Land Cover
- Hydrography
- Wetlands
- Roads, Railroads and Power lines
- Protected Lands
- Rare Species Locations (Except PA)
- Watershed Boundaries
- Acid Mine Drainage
- Ecoregions
- Vegetation
- Potential Habitat Distribution
- Soils
- Elevation, Aspect and Slope
- Forest Fragmentation Metrics
- Hydrogeomorphic Regions
- Drinking Water Supplies
- Precipitation
- Human Population (Census)
- Property Ownership
- Historic Timber Harvests
- Resource-Based Economic Data
- Public and Private Land Designations
- Mill Locations
- National Historic Landmarks
- National Register Historic Districts and Sites
- State Inventories of Historic Sites
- Archaeological Sites
- Floodplains
- Imperviousness
- Water Quality

Ecological Network Model



The Ecological Network Assessment aims to identify the most important remaining habitats in the Virginia, Maryland, Pennsylvania, West Virginia, Delaware, and D.C. portions of the Bay Watershed. The assessment applies a “hubs and corridors” approach, which is based on principles of landscape ecology and conservation biology, that suggest that size and connectivity are critical factors of high integrity habitat.

Water Quality Protection Model

The Water Quality model aims to identify forests and wetlands important in protecting water quality and sustaining watershed integrity. This “watershed value” is based on physical and biological functions that store precipitation, retain and assimilate nutrients, moderate runoff, protect soils and maintain important critical landscape functions such as those of riparian buffers.



Forest Economic Model

The identification of economically important forest lands focuses on the potential for future economic benefits associated with timber management activities. This considers not only the potential economic gain from forest harvest operations, but also the long-term economic sustainability of forest management and the local importance of the timber and wood products industry.

Prime Farmland Model

Assessing the extent of farming on prime soils in the Bay watershed is a useful measure for determining the lands of highest importance for agricultural productivity and sustainability. Areas of intense agricultural activity on prime soils can be overlaid with maps of development pressure to

prioritize agricultural preservation activities.

Cultural



Assessment Model

Growth and development not only threaten lands of high value for water quality and habitat, but also cultural lands that directly connect many citizens in the Bay watershed to the land. Important in preserving heritage and traditional values, cultural lands often define a sense of place. The objective of the cultural assessment is to identify lands that provide historic and archaeological assets and further inform preservation efforts.

Vulnerability Model

The vulnerability layer evaluates the relative potential risk of future land conversion to urban uses. Vulnerability is defined as a function of suitability for development and proximity to growth “hot spots.” The vulnerability layer is useful as a stand-alone layer to evaluate development trends, but can also be combined with the other RLA layers to prioritize land conservation efforts.



For More Information

Maps are available on our website:

<http://www.chesapeakebay.net/maps.htm> -- to view maps for all six assessments.
<http://maps2.chesapeakebay.net/website/rla/viewer.htm> -- to map interactively.

Acknowledgements

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The Mason-Dixon Dilemma

Assessing the Impacts of Regional Growth Patterns In the Chesapeake Watershed Region May 26, 2005

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The Mason-Dixon Dilemma

Assessing the Impacts of Regional Growth Patterns in the Chesapeake Watershed

May 26, 2005

Evaluation Sheet

26 Forms returned

Responses to selected questions are reported verbatim

Would you recommend this event to another person? 25 Yes. 0 No.

What other groups or people do you think would benefit from this event?

- The invitees were appropriate, just need to get them to attend
- Elected officials and developers
- Land preservation organizations, elected official (county level especially)
- More NGO's
- Elected PA township supervisors, developers
- Local officials
- Session for local elected officials
- Elected officials
- Developers, Ag representatives
- Transportation professionals
- All elected officials in the region
- More elected officials, legislators
- Elected officials, economic development corp., large employers whose employees live here
- More decision makers at the county and state level
- Maryland environmental trust
- Elected officials; municipal county and state, activist group representatives
- Elected officials

- There should be a similar workshop with local and county decision makers and developers. If the landscape becomes undesirable eventually no one will want to live there
- Elected official and planning commissions
- Elected officials, developers, citizens
- Elected officials

Would you be interested in a follow-up event on this issue? 25 Yes. 1 No.

The “No” response came with the following comment:

- Not with this number of people, maybe jurisdiction or planning directors can start getting together

What could be done to improve this event?

- More of a focus on creating innovative ideas for problem solving across state boundaries (has this been done anywhere else in the country?)
- Divide folks from their groups at the outset, there was hesitancy to part from the people you know and/or came with
- Need a conclusion to the day instead of open ended discussion
- More focused on action
- Perhaps have some sub-groups to explore a specific limited issue and report back to the entire group
- More background on CB problems for certain audience members, Good growth vs. Bad growth, not crazy about small group discussion
- Would be nice to outline framework for action
- Assign tables to get the mix you wanted up front
- Have groups bring information to share in form of sample regulations, etc.
- Continuing these events is good but takes money. Therefore, the first priority is to identify a funding source. Subsequent events could usefully concentrate on specific issues, preferably the least contentious ones. We should build trust and create confidence then communicate to the public and to key elected officials
- Have a greater diversity of interests represented
- Broader group of stakeholders