

Date: 16 January 2018

Subject: Testimony on CB1-2018 APFO

My name is Stu Kohn and I am the President of the Howard County Citizens Association, HCCA. The address is PO Box 89, Ellicott City, MD.

It is a very unfortunate circumstance that we are back here for a repeat performance. As I stated when we were last here in July we are very concerned that there are not any Quality of Life measurements incorporated in APFO. Yes – the “P” in APFO should also stand for “Protective” for the “Public.” We cannot and should not continue to do business as usual. To this end it is time we take the necessary measurements to include categories relating to Quality of Life issues such as Fire, Police, EMS, and the Hospital. We should do much more to reach the vision of PlanHoward2030, especially Chapter 8, Public Facilities and Services.” The General Plan and APFO should be married as much as possible. When last testifying I gave you startling statistics relating to the police and the hospital which affects us all. These are very relevant to warrant protection from overdevelopment. If only we had had one more positive vote then we could be proud of the product. We were very surprised that our Councilpersons, Terrasa and Ball not only talked the talked, but walked the walked regarding trying to incorporate Quality of Life measurements. Thank you both for at least trying by introducing Amendment 1 to Amendment 23. It was a major step in the right direction. Yes – it could have been improved if time permitted. Will someone other than Councilpersons Ball and Terrasa have the fortitude to do something daring by providing something positive to your constituents? However, reality says from past experience that this is probably a dead issue. Will someone surprise us?

When one sees quotes in the newspapers from Councilmen Ball and Weinstein stating, “They’d like to see the Bill passed without any further changes” one wonders why we are even here in the first place. When you see Councilman Fox’s statement, “he might press for reasonable modifications – so the legislation can provide the afforded protections that we do need without shutting down all development” one has to ask what the problem is. The question is what has precedence – the Economy or Our Quality of Life? I see that the development community is concerned that the Bill penalizes Affordable Housing. Please explain to the non-development community why this is so? A case in point is the revision of the General Plan to add 950 units to provide Howard Hughes the opportunity to include Affordable Housing. One has to wonder why and especially to date not one Affordable Housing unit is in Downtown Columbia under the original 5500 allocated units. So is this nothing but a ploy on the Developer’s part. Quite simply when schools are declared “closed” a developer should not be able to buy his way out nor should after any period of time to be exempt if schools are declared “closed.”

I’ll repeat what we stated in July. Let’s do something worthwhile to once and for all ensure that APFO stands for not just “Adequate” but an “Awesome” Public / Protective Facilities

Ordinance! How about once and for all making the appropriate revisions to APFO where it would be a major part of your legacy and your constituents would appreciate it?

Martin Luther King Jr. stated, "The time is always right to do what is right." It is not too late.

Thank You.

Stu Kohn
HCCA, President

Calvin Ball Date: November 6, 2017

Amendment No. 1 (This amendment proposes that DPZ ensure that there is adequate Police, Fire and Health serves prior to plan approval.)

On page 1, in line 8, strike “and”. In the same line, strike the period and insert “, police, fire, and health.”.

On page 1, in line 12, strike “and”. In the same line, after “waste” insert “, police, fire, and health.”.

On page 1, in line 18, strike “and”. In the same line, after “waste” insert “, police, fire, and health.”.

On page 2, in line 9, strike the quotation mark and the period.

On page 2, in line 10, insert the following:

“(d). Police, fire, and Health. The Department of Planning and Zoning may not approve a subdivision plan until adequacy checks are done by appropriate county agencies for police, fire, and health pursuant to applicable General Plan policies and implementing actions.”