



Statement of the Advocates for Herring Bay
Regarding Bill 54-19, an ordinance concerning Zoning—Workforce Housing
July 1, 2019

Recommending that Bill 54-19 be amended to preclude increased density in the Critical Area and areas vulnerable to sea level rise

Bill 54-19 as introduced would allow higher density in certain portions of the Critical Area and in areas vulnerable to flooding (see Attachment 1). This policy could impair shoreline ecosystems and reduce their resiliency in the face of rising sea levels. For example, Bill 54-19 would authorize a 62 percent increase in impervious surfaces on some parcels in the R-5 neighborhood of Rosehaven, which could exacerbate the loss of vegetative cover that reduces runoff and mitigates the impact of storm surges (see maps below). Locating workforce housing on land prone to flooding also may not be in the financial interests of eligible families.

We urge the County Council to postpone action on Bill 54-19 until provisions are enacted to preclude increased density in the Critical Area and on other environmentally sensitive lands.

Thank you for considering our views.

Kathleen Gramp
President, AHB

Cc: County Executive Stuart Pittman
Kate Charbonneau, Executive Director, Critical Area Commission

Maps illustrating zoning and vulnerability to storm surge in the southern portion of the Herring Bay watershed. Source: Anne Arundel County GIS Zoning Map and 2008 Background Report on Sea Level Rise, page 9.



Attachment 1: Illustrative map of Critical Area and Certain Zoning Categories

Note: Bill 54-19 would limit site eligibility to areas served by public water, sewer, and collector or arterial roads.

