

comprehensive plan

CITY OF MARYLAND HEIGHTS



SECTION 7.3 - GOALS & STRATEGIES

MARYLAND PARK LAKE DISTRICT



WHAT HAS CHANGED?

When embarking on any planning document the first question to ask is obvious—why? Why did the community revisit the recommendations that were contained within the 2002/2006 plans? The simple answer is that while communities prepare long range plans typically dealing with 20 year timeframes, these plans realistically are relevant for only periods around three to five years based on changing conditions. The specific reasons were addressed in the previous chapters (namely changes in infrastructure and the market), but these reasons are really changes in the basic plan premises that we must rely on when embarking in a planning process.

PREMISES

Premises are defined as “...statements that are assumed to be true and from which a conclusion can be drawn”. A planning process is predicated upon premises regarding stated conditions and directions that are generally decided and fixed in outcome. The varying outcomes of a planning process are constructed on the bedrock of these premises. However, when these premises change then a community needs to evaluate the plan and its recommendations for trueness. This is the position that the City is now in.

When the City’s 1987 Comprehensive Plan was written, the status of the proposed 500-year levee for Howard Bend was uncertain. Consequently, two growth scenarios were examined for Howard Bend. The first scenario assumed that no protective levee would be constructed. The second scenario assumed construction of the 500-year levee, and that a substantial amount of vacant land would become available for development. In addition to construction of the 500-year levee, it also assumed construction of a full interchange at the intersection of the Maryland Heights/Earth City Expressway and Page Avenue.

In 2001, the Howard Bend Levee District commenced construction of the 500 year levee. This action prompted the City to undertake the planning effort that created the 2002 amendment to the Comprehensive Plan for this area. Funded through the assessment of property owners, the levee construction was independent of the municipal capital improvement plan. However, it was an infrastructure improvement that had major implications on the future land use in the planning area. While the 1987 Comprehensive Plan assessed the proposed levee as a potential growth strategy, it needed to be re-examined in relation to current development trends.

Several infrastructure premises from the 2002 plan have been completed and have had impact upon development premises, they are:

- Levee completion and certification in April of 2006; and
- Completed construction and opening of Missouri Route 364 (Buzz Westfall Memorial Highway) and Veterans Memorial Bridge; and
- The completion of Missouri Route 141.

Additional transportation system improvements are planned for the area, however they cannot at this point be considered premises as they are largely a reaction to

PLAN PREMISES

Quality of development in this area will affect the regional image of Maryland Heights.

Quality begets quality – if the standard of development is set high from the beginning and maintained at this high level throughout the development process, then additional high quality development will be attracted to the area.

Quality and character beget value – if the Howard Bend area develops a reputation as a first class venue for development creating a sense of place and character then value will be created.

Quality and character create value through all planning and development stages. Subsequently development proposals that create quality and character will add value to individual parcels, and consequently the community as a whole.

This plan and its recommendations and guidelines are intended to make the attainment of high quality development predictable (by setting an expected standard in advance); practical and economically feasible (by permitting flexibility in achieving quality design), and marketable (by recognizing accepted development types).

The public sector must lead by example. The design of improvements in the public realm must be viewed both from the standpoint of functionality as well as aesthetically.

Open space and hospitality uses establish the theme and image of the Maryland Park Lake District. This image should be encouraged, preserved and enhanced.

Systems theory is the “*modus operandi*” of the Maryland Park Lake District and this plan. All things are connected and present influences on other elements; nothing should be considered in isolation.



future land development in the planning area. The design and construction of a regional stormwater conveyance system to manage internal flooding is the other major element of regional infrastructure being planned for the Maryland Park Lake District. These components are critical underlying premises that will influence future land use and development decisions.

PLANNING AND IMPLEMENTATION

Within a multi-level/multi-jurisdictional environment, the City will facilitate development. To accomplish this the City will need to adopt and implement a comprehensive plan for the Maryland Park Lake District that creates a vision for future development, and establishes guidance for the regulatory framework and implementation of that vision.

FLOOD PROTECTION

The Howard Bend Levee District has financed, constructed and will maintain the Missouri River Levee protecting the Maryland Park Lake District from Missouri River 500-year flood events.

STORMWATER MANAGEMENT

While the Howard Bend Levee District is responsible for the finance, design, construction, and maintenance of the regional stormwater conveyance and storage system located within the planning area, the City's role is to ensure that the multi-functional intent of the system is carried through the development process. This partnership of interests remains as a core value throughout the planning and development process.

Siting and rights-of-way of conveyance channels and storage area decisions as part of the regional stormwater management plan will be established by the Howard Bend Levee District and will be designed to manage upland flow for 100-year joint frequency storm event and to serve the multi-functional purpose of creating open space and site amenities. Some land currently in private ownership may be identified for preservation as stormwater conveyance or storage areas; the location of these areas and addressing private property issues is the responsibility of the levee district. Without this regional approach to stormwater management, a substantial amount of property will continue to be constrained for development by an internal flood event.

The conceptual approach to stormwater management (including design parameters) is included in the resource inventory section of this plan. The management plan was developed and submitted to the City by the Howard Bend Levee District. This plan employs a regional approach and utilizes Best Management Practices (BMP's) to develop a multi-functional system of stormwater management. Developers will be responsible for on-site drainage and conveyance to the regional stormwater system.

DEFINITIONS

The dictionary definition of a goal is "the end toward which effort or ambition is directed; aim; purpose." In the planning process, a goal specifies a direction of intended movement, not a location.

Objectives and strategies are operational terms. They are the physical representations of goal concepts, and as such they should be derived from the goals established in the planning process.

IMPLEMENTATION TOOLS

In conjunction with the goals and strategies, a series of implementation tools and techniques were also adopted. They were re-examined and expanded as part of the 2006/2007 planning effort.

"Business and other human endeavors are bound by invisible fabrics of interrelated actions, which often take years to fully play out their effects on each other. Since we are part of that lacework ourselves, it's doubly hard to see the whole pattern of change. Instead, we tend to focus on snapshots of isolated parts of the system, and wonder why our deepest problems never seem to get solved."

Peter Senge, *The Fifth Discipline*



TRANSPORTATION

Quality development will require both an efficient and effective transportation system. The City has made a sizeable investment in the public transportation system within the planning area. For the area to develop in a coordinated and integrated manner, the transportation system must function holistically. That is, all components of the system should be evaluated on their effect on the system as a whole; certain types of land uses have a greater impact upon the system and consequently, will require varying levels of improvements to the system as a requirement of the regulatory process. The transportation system however, should not only be oriented solely to the automobile, but should accommodate and integrate pedestrian and bikeways and transit (bus and light rail) in both development and design.

PUBLIC UTILITIES

It is in the public interest to assure that adequate public facilities are available at the time that development comes on line. No significant development will be possible in the planning area without adequate provision for wastewater treatment and water supply. The Missouri River treatment plant operated by the Metropolitan St. Louis Sewer District (MSD) is currently at capacity. MSD is in the planning stage for plant expansion to accommodate the increased flows generated by new development. The design and construction of the plant expansion is in their capital improvement budget for fiscal year 2007. It should be noted that this treatment plant serves not only the City of Maryland Heights, but also portions of adjoining municipalities (Chesterfield, Bridgeton, etc.). Future development approval will be contingent on the availability of sanitary sewer.

The Howard Bend Levee District (HBLD) is financing the design and construction of the sanitary sewer pumping station and mains in the Expressway Planning District.

Potable water is available to support future development of the planning area. The provision of water and sewer mains and local service lines will be the responsibility of the developers to fund and construct, pursuant to applicable public standards.

DEVELOPMENT QUALITY

The development in Howard Bend will occur in a manner that creates character and adds value. This will be achieved through applying good design principles to site layout, access, landscaping, architecture, on-site stormwater management, connection to the regional stormwater management system, building scale, massing and orientation and the design and layout of parking. To implement the City's Strategic Plan, as well as the vision of the Comprehensive Plan, development, regardless of the specific land use, must have architectural quality, be integral with both infrastructure and open space, and relate to adjoining land uses.

SUSTAINABLE SOLUTIONS

Development in the Maryland Park Lake District will be evaluated based on its sustainability. It will be required to meet the social, environmental and economic needs of today without reducing the ability of future generations to have their needs met. Put simply, sustainability is the belief that every decision should be made considering the full long-term implications of the choice. This requires acting in a way that simultaneously benefits the social, environmental, and economic well-being of City residents, property owners and that of the development community. Thinking sustainable is an integrated process; many strategies that improve the City's sustainability are interwoven throughout the plan.

There are many ways to improve the sustainability and performance of development. Building energy efficient buildings, creating walkable communities, protecting natural resources and encouraging healthy lifestyles are all ways in which the sustainability of our lifestyles is extended. It is the responsibility of development to adhere to these ideals and it is the role of the city government to take the long-view of these issues and encourage development that furthers it.



DEVELOPMENT GOALS

1. ENCOURAGE A SUSTAINABLE DEVELOPMENT PATTERN THAT ACCOMMODATES AND BALANCES BOTH ECONOMIC GROWTH AND COMMUNITY CHARACTER.
2. REQUIRE DEVELOPMENT TO DESIGN AND BUILD IN CONSIDERATION OF LOCATIONAL AND INFRASTRUCTURE OPPORTUNITIES.
3. PLAN FOR A MIXTURE OF USES AND EXPERIENCES FOCUSED ON HOSPITALITY AND ENTERTAINMENT THAT DRAW BOTH LOCAL RESIDENTS AND REGIONAL VISITORS BY CREATING A PLACE OF DESTINATION.
4. ENHANCE, REINFORCE AND CONNECT TO LOCAL AND REGIONAL OPEN SPACE AND RECREATION FACILITIES.
5. CREATE DEVELOPMENT PATTERNS THAT RESULT IN EFFICIENT CONNECTION TO THE REGIONAL STORMWATER AND TRANSPORTATION SYSTEMS.
6. CREATE DEVELOPMENT PATTERNS THAT UTILIZE THE STORMWATER MANAGEMENT SYSTEM AS A VISUAL, ENVIRONMENTAL AND FUNCTIONAL AMENITY.
7. PROVIDE OPPORTUNITIES FOR EXISTING BUSINESSES TO EXPAND AND GROW WITHIN THE PLANNING AREA.
8. CREATE A DEVELOPMENT PATTERN THAT EFFICIENTLY AND EFFECTIVELY UTILIZES THE TRANSPORTATION SYSTEM AS AN INTEGRATED MULTI-MODAL COMPONENT.

DEVELOPMENT VISION

THE MARYLAND PARK LAKE DISTRICT WILL DEVELOP IN A SUSTAINABLE, COORDINATED AND INTEGRATED MANNER WHILE BALANCING THE INTERESTS OF THE RESIDENTS, LAND OWNERS AND BUSINESSES.

IMPLEMENTATION TOOLS

- Amended zoning and subdivision regulations refining the Planned District process and establishing improved design standards related to site planning and building construction, as well as public facilities.
- Amend zoning and subdivision regulations to require open space set-asides with new development, along with criteria for open space.
- Intergovernmental agreements with St. Louis County Parks and Metropolitan Sewer District to encourage collaboration and multiple use of facilities.
- Creation of a Open Space and Trail opportunity map for the Maryland Park Lake District.
- Intergovernmental agreement between the City, Metropolitan Sewer District and the Howard Bend Levee District for the evaluation of stormwater management systems.
- Require that all development proposals are consistent with the provisions contained within this plan.



DEVELOPMENT STRATEGIES

- Develop design standards that are predicable and reasonable.
- Establish standards for public infrastructure and facilities including roads, pedestrian connections, and streetscapes that are designed to promote both aesthetic and functional quality.
- Prepare and maintain a Future Land Use Map to guide and evaluate land use decisions in the Maryland Park Lake District.
- Enter into an intergovernmental agreement with the Howard Bend Levee District and MSD to ensure regional stormwater system connections are properly designed, reviewed, managed and constructed.
- Work with property owners, developers, the St. Louis County Department of Parks and Recreation, Great Rivers Greenway District, and the Howard Bend Levee District to identify appropriate park, trail and open space connection opportunities.
- Educate the public about the provisions and intent of this plan.
- Evaluate the scale and intensity of development in context of its effect on future development patterns and the image of the City .

“Sustainable development is a strategy by which communities seek economic development approaches that also benefit the local environment and quality of life. It has become an important guide to many communities that have discovered that traditional approaches to planning and development are creating, rather than solving, problems. Where traditional approaches can lead to congestion, sprawl, pollution and resource over-consumption, sustainable development offers real, lasting solutions that will strengthen our future.

Sustainable development provides a framework under which communities can use resources efficiently, create efficient infrastructures, protect and enhance quality of life, and create new businesses to strengthen their economies. It can help us create healthy communities that can sustain our generation, as well as those that follow ours.”

- Smart Communities Network



STORMWATER MANAGEMENT GOALS

1. CONSTRUCT A REGIONAL STORMWATER CONVEYANCE SYSTEM TO MANAGE UPLAND RUNOFF FROM A 100-YEAR JOINT FREQUENCY EVENT.
2. THE STORMWATER MANAGEMENT SYSTEM SHOULD BE BASED ON SOUND ENGINEERING PRACTICE AND ENVIRONMENTALLY SOUND PRACTICES AND POLICIES INCORPORATING BEST MANAGEMENT PRACTICES TO THE MAXIMUM EXTENT POSSIBLE.
3. CREATE VALUE AND CHARACTER FOR THE CITY, PROPERTY OWNERS, AND THE DEVELOPMENT COMMUNITY THROUGH INNOVATIVE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM.
4. IMPACTED WETLANDS WILL BE IDENTIFIED AND APPROPRIATELY MITIGATED WITHIN THE REGIONAL STORMWATER MANAGEMENT SYSTEM.

VISION STATEMENT

THE MARYLAND PARK LAKE DISTRICT WILL UTILIZE STORMWATER MANAGEMENT SYSTEMS THAT ARE REGIONAL IN BOTH APPROACH AND APPLICABILITY, ARE MULTI-FUNCTIONAL IN DESIGN, AND SERVE THE PURPOSES OF STORMWATER MANAGEMENT, OPEN SPACE CREATION AND SITE AND REGIONAL AMENITIES.

IMPLEMENTATION TOOLS

- Develop and adopt guidelines for stormwater management.
- Require development proposals to include a comprehensive stormwater management plan.
- Require new developments to include appropriate Best Management Practices (BMP's).
- Create and enter into an Intergovernmental Agreement between the City, Howard Bend Levee District and Metropolitan Sewer District establishing the process for stormwater management evaluation.



STORMWATER MANAGEMENT STRATEGIES

- Collaborate with the Metropolitan Sewer District and the Howard Bend Levee District to regulate development to ensure that adequate storm water detention is provided on site.
- Participate in the permitting process for stormwater management facilities to encourage the use of these improvements for multi-functional community purposes beyond that of just stormwater management.
- Support the development of a network of open spaces that utilize the functional stormwater conveyance system.
- Support the Howard Bend Levee District in the creation, design and use of secondary storm water related channels as water features and amenities for development.
- Collaborate with Howard Bend Levee District and Metropolitan Sewer District to regulate development to ensure that adequate storm water management is provided on site.
- Use Best Management Practices that represent sound engineering practice to the maximum extent practical.
- Develop concepts illustrating how stormwater management can be developed as ancillary uses (trails, parks, habitat) that are "layered" on to the systems primary function of stormwater management.
- Use stormwater management concepts that optimize the value and add character to development proposals.
- Develop concepts that incorporate proposals for regional trails proposed by the Great Rivers Greenway.
- Support proposals that facilitate the enhancement of the Page Avenue mitigation area.
- Develop stormwater facilities that support a diverse aquatic and riparian habitat.
- Emphasize development proposals that include biotechnical, "soft" engineering solutions as a better alternative to traditional stormwater management approaches .
- Encourage facilities that support ecologically based methods for invasive species control.
- Require development to utilize site development practices that maintain and protect the natural resources of the site and region.



OPEN SPACE AND PARKS GOALS

1. THE MARYLAND PARK LAKE DISTRICT WILL INCLUDE A SYSTEM OF CONNECTED LINEAR OPEN SPACES THAT CONNECT PRIVATE DEVELOPMENT TO NEW AND EXISTING OPEN SPACE AND RECREATION FACILITIES.
2. DEVELOPMENT WITHIN HOWARD BEND WILL INCLUDE PUBLIC SPACES AND INTEGRATED OPEN SPACE.
3. PUBLIC SPACES WITHIN PLANNED DISTRICTS WILL BE INTERCONNECTED THROUGH A SERIES OF PEDESTRIAN AND BICYCLE LINKAGES TO THE MAXIMUM EXTENT POSSIBLE.
4. PEDESTRIAN AND BICYCLE FACILITIES WILL BE LINKED TO THE KATY TRAIL THROUGH CREVE COEUR PARK, ROUTE 364 (PAGE AVENUE), PLANNED DEVELOPMENTS AND THE HOWARD BEND LEVEE SYSTEM.
5. THE MARYLAND PARK LAKE DISTRICT WILL CONTINUE TO SERVE AS A REGIONAL DRAW FOR HOSPITALITY RELATED RECREATIONAL LAND USES, INCLUDING RECREATION, SPORTS, AND GAMING.
6. THE AREAS OUTSIDE OF THE 500-YEAR HOWARD BEND LEVEE WILL BE UTILIZED FOR PASSIVE RECREATIONAL OPPORTUNITIES.

OPEN SPACE AND PARKS STRATEGIES

- Develop a Howard Bend Open Space, Pedestrian, and Bicycle Plan as part of the Comprehensive Plan for a network of open spaces, and pedestrian and bicycle interconnection system.
- Prepare a “Pedestrian Catchability Plan” as development occurs focusing on five minute walk times (1/4 mile radius) from development centers.
- Require that development includes interconnected functional open space.
- Establish open space and landscaping requirements for future development within the Maryland Park Lake District.
- Incorporate open space within and along the public rights-of-ways to create parkways adding value and character.
- Collaborate with Great Rivers Greenway, St. Louis County Parks and the Howard Bend Levee District to develop and promote the implementation of open space and regional trails within the planning area.
- Continue to promote recreational activities and facilities in conjunction with the Maryland Heights Convention and Visitors Bureau.

VISION STATEMENT

THE MARYLAND PARK LAKE DISTRICT WILL MAINTAIN ITS STRONG IDENTITY AS A PLACE OF DESTINATION FOR OPEN SPACE AND RECREATIONAL OPPORTUNITIES BY INCLUDING INTEGRATED, CONNECTED REGIONAL AND LOCAL PARKS AND OPEN SPACE INTO FUTURE DEVELOPMENT AND INFRASTRUCTURE.

IMPLEMENTATION TOOLS

- Creation of a pedestrian and bicycle facilities standards for new construction.
- Creation of landscaping requirements for streets within planned developments.
- Develop design standards and guidelines for trails, walkways and bikeways.
- Require development to include integrated and connected open space elements.
- Require infrastructure, both private and public, to include elements of open space.
- Require minimum thresholds for functional open space within development proposals.



PUBLIC UTILITY GOALS

1. THE MARYLAND PARK LAKE DISTRICT WILL BE PROVIDED ADEQUATE DISPOSITION OF WASTEWATER AND BY-PRODUCTS WHILE BALANCING THE NEEDS OF GROWTH, ENVIRONMENT AND PUBLIC HEALTH, SAFETY AND WELFARE TO SERVE THE DEVELOPMENT OF THE AREA.
2. THE MARYLAND PARK LAKE DISTRICT WILL BE PROVIDED WITH ADEQUATE POTABLE WATER WHILE BALANCING THE NEEDS OF GROWTH, ENVIRONMENT AND PUBLIC HEALTH, SAFETY AND WELFARE TO SERVE THE DEVELOPMENT OF THE AREA.
3. THE MARYLAND PARK LAKE DISTRICT WILL BE PROVIDED WITH ADEQUATE ELECTRICAL UTILITIES WHILE BALANCING THE NEEDS OF GROWTH, ENVIRONMENT AND PUBLIC HEALTH, SAFETY AND WELFARE TO SERVE THE DEVELOPMENT OF THE AREA.
4. THE MARYLAND PARK LAKE DISTRICT WILL BE SERVED BY THE TELECOMMUNICATION AND DATA CARRIERS WHILE BALANCING THE NEEDS OF GROWTH, ENVIRONMENT AND PUBLIC HEALTH, SAFETY AND WELFARE TO SERVE THE DEVELOPMENT OF THE AREA.
5. BOTH SANITARY SEWER AND POTABLE WATER WILL MEET ALL APPLICABLE GOVERNMENT STANDARDS FOR SERVICE, INCLUDING FIRE PROTECTION REQUIREMENTS.
6. PROVISIONS FOR THE LAYOUT AND DELIVERY OF UTILITIES MUST CONSIDER THE POTENTIAL IMPACTS ON THE LAYOUT, VALUE AND CHARACTER OF ADJACENT FUTURE DEVELOPMENT OPPORTUNITIES.
7. DEVELOPMENTS SHOULD PROMOTE THE CONSERVATION AND RE-USE OF POTABLE WATER TO THE MAXIMUM EXTENT PRACTICABLE.

VISION STATEMENT

THE MARYLAND PARK LAKE DISTRICT WILL DEVELOP IN A MANNER THAT ORDERLY AND EFFICIENTLY PUBLIC UTILITIES THROUGHOUT THE PLANNING AREA.

IMPLEMENTATION TOOLS

- Adopt zoning or subdivision regulation amendments that require adequate public facilities prior to or concurrent with development.
- Require development to address the area of public services to the development.
- Development must coordinate with all applicable public utilities regarding the siting, location and extension of said utilities and provide reasonable accommodations.

**PUBLIC UTILITY STRATEGIES**

- Coordinate with MSD and the Howard Bend Levee District in the evaluation of providing sanitary sewer service to proposed development in both an effective and efficient manner.
- Coordinate with MSD in efforts to reduce noxious odors related to the treatment of sanitary sewerage at the Missouri Treatment Wastewater plant.
- Coordinate with Missouri American Water Company and the Howard Bend Levee District in the evaluation of providing potable water to proposed development in both an effective and efficient manner.
- Encourage the use of low-volume plumbing devices to the maximum extent practical, consistent with the adopted building code.
- Discourage development that does not result in the orderly extension of public utilities.
- Consider the siting and accommodations for public utilities within the context of development proposals.
- Work with Ameren UE to facilitate the appropriate siting and location of utility substation(s).



TRANSPORTATION GOALS

1. THE MARYLAND PARK LAKE DISTRICT WILL INCLUDE FUTURE ROAD IMPROVEMENTS THAT PROVIDE BOTH A LOCAL AND REGIONAL BENEFIT.
2. THE INTERNAL STREET SYSTEM WILL BE COORDINATED AND INTEGRATED, INCLUDING MULTIPLE INTERCONNECTIONS BETWEEN INDIVIDUAL DEVELOPED AREAS, AVOIDING FREESTANDING DEVELOPMENT AREAS UNRELATED TO EACH OTHER.
3. ACCESS TO PLANNED DEVELOPMENTS WILL BE MANAGED TO MAXIMIZE TRAFFIC EFFICIENCY.
4. TRAFFIC WILL BE MANAGED WITHIN THE MARYLAND PARK LAKE DISTRICT SO AS TO AVOID TRAFFIC CONGESTION.
5. TRANSPORTATION IMPROVEMENTS WILL INCLUDE AESTHETIC ENHANCEMENTS THAT ADD CHARACTER AND FURTHER THE IMAGE OF THE AREA.
6. TRANSPORTATION IMPROVEMENTS WILL BE DESIGNED TO INCLUDE MULTI-FUNCTIONAL AND MULTI-MODEL ELEMENTS.

TRANSPORTATION STRATEGIES

- Require new development incorporate an interconnected network of local streets with efficient and adequate connections to the regional system.
- Establish acceptable transportation level of service standards.
- Establish access management principles for development that utilize access as a resource in an efficient manner.
- Establish appropriate regulatory approaches to assure adequate access to the planning area from the regional highway system.
- Require that new development incorporate the transportation system improvements identified in the Comprehensive Plan.
- Require high level and quality aesthetic design standards that create character along roadways.
- Design roads to provide for transit and pedestrian and bike traffic.

VISION STATEMENT

THE MARYLAND PARK LAKE DISTRICT WILL INCLUDE AN INTEGRATED, COORDINATED AND INTERCONNECTED TRANSPORTATION SYSTEM THAT EFFICIENTLY MANAGES TRAFFIC, IS DESIGNED MULTI-MODALLY WITH HIGH AESTHETIC STANDARDS SO AS TO AVOID TRAFFIC CONGESTION AND DISCOURAGE ISOLATED DEVELOPMENT AREAS AND PATTERNS.

IMPLEMENTATION TOOLS

- Develop a Traffic Management Plan to establish the needed transportation improvements for the public and private sectors.
- Amendments to zoning and/or subdivision regulations to incorporate requirements identified in the Traffic Management Plan, such as traffic impact study requirements, level of service standards and access management standards.
- Development proposals must include a Traffic Impact Study.



NATURAL HAZARD MITIGATION GOALS

1. MINIMIZE THE LOSS OF LIFE AND INJURIES THAT COULD BE CAUSED BY NATURAL HAZARDS.
2. ENCOURAGE GROWTH THAT IS COMPATIBLE WITH HAZARD MITIGATION STRATEGIES IDENTIFIED IN THIS PLAN.
3. ENCOURAGE SUSTAINABLE DEVELOPMENT BY PROTECTING DEVELOPMENT FROM NATURAL HAZARDS.
4. ENCOURAGE THE STRENGTHENING OF PUBLIC EMERGENCY SERVICES, ITS INFRASTRUCTURE, FACILITIES, EQUIPMENT, AND PERSONNEL TO NATURAL HAZARDS.
5. DEVELOP A COMMUNITY BASED MITIGATION EFFORT BY BUILDING STRONGER PARTNERSHIPS BETWEEN GOVERNMENT, BUSINESSES, AND THE COMMUNITY.
6. INCREASE PUBLIC AND PRIVATE UNDERSTANDING OF NATURAL HAZARD MITIGATION THROUGH THE PROMOTION OF MITIGATION EDUCATION AND AWARENESS OF NATURAL HAZARDS.
7. ENHANCE EXISTING OR DESIGN NEW POLICIES AND TECHNICAL CAPABILITIES THAT WILL REDUCE THE EFFECTS OF NATURAL HAZARDS.
8. ENHANCE EXISTING TECHNICAL AND GIS DATA AND CAPABILITIES THAT WILL REDUCE THE EFFECTS OF NATURAL HAZARDS.

VISION STATEMENT

THE MARYLAND PARK LAKE DISTRICT WILL DEVELOP IN A MANNER THAT FOSTERS THE REDUCTION THE IMPACTS OF NATURAL HAZARDS THUS PREVENTING THE LOSS OF LIFE AND MINIMIZING ILLNESS AND INJURY RESULTING FROM THESE HAZARDS.

IMPLEMENTATION TOOLS

- Encourage development of a public outreach program that ensures all members of the jurisdiction have access to information on hazards, consequences, and steps to be taken to reduce risk at home and work.
- Encourage businesses, governments and special districts to develop and distribute pertinent hazard mitigation measures for employees and visitors.
- Encourage appropriate jurisdiction agencies to identify all special needs populations in the jurisdiction, and develop a special outreach program for those at risk, and coordinate hazard mitigation measures (including backup power, evacuation and warning plans).
- Encourage development of evacuation plan for all disasters.
- Encourage placement of flash flood warning signs.
- Encourage the development of hazard mitigation measures.
- Participate in the National Flood Insurance Program, Community Rating System (CRS), Hazard Mitigation Plan.
- Encourage the protection and maintenance of natural river and stream channels and corridors.
- Encourage the utilization, design and/or build of systems to detain stormwater in ways to promote infiltration and replicate natural movement of water.



NATURAL HAZARD MITIGATION STRATEGIES

- Raise public awareness concerning hazards, including measures that can be taken to promote mitigation and increase disaster preparedness, response and recovery capabilities.
- Establish an early warning system for natural disasters.
- Decrease occurrence and impact of flooding.
- Reduce or prevent impacts from hazards on public and private properties.
- Develop collaborative hazard mitigation efforts across jurisdictional boundaries.
- Reduce impacts disasters and promote protection of natural resources.
- Encourage the development or amendment of laws so they may more effectively address hazard mitigation.
- Promote the installation of safe rooms and shelters.
- Reduce repetitive losses, especially those caused by flooding.
- Continue to conduct studies assessing flood hazards and risks.
- Reduce the vulnerability of structures and infrastructure to the effects of geologic hazards including landslides, earthquakes, and sinkhole collapse.
- Promote incentives for mitigation planning and actions.
- Support efforts that will assist with the continuity of critical business operations.
- Develop hazard mitigation policies that promote the protection of the environment.
- Form partnerships to leverage and share resources.
- Annually review existing natural hazard programs, plans, and policies to determine their effectiveness and efficiency in reducing risk and vulnerabilities to natural hazards.
- Disseminate useful information about geologic hazards to the general public and development professionals in order to assist in safe, appropriate development in hazard areas.
- Improve public knowledge of hazards and protective measures so individuals can appropriately respond during hazard events.
- As resources allow, develop, and promote outreach strategies designed to educate residents about local hazards, their associated risk and vulnerabilities, and the applicable mitigation actions.
- As resources allow, maintain an ongoing education and outreach effort to educate local officials about the importance of hazard mitigation.
- Increase the community's involvement in the Community Rating System (CRS) program; promoting better floodplain management while offering the incentive of lower flood insurance premiums.
- Promote the gathering and archiving of local data on the types and amount of damages after a natural hazard event.
- Support the development and use of disaster loss reduction related building codes and standards designed to reduce vulnerability and risk to all hazards.
- Improve hazard information, including databases and maps.
- Prepare a local Hazard Mitigation Plan.
- Participate in the Community Rating System (CRS) program.

IMPLEMENTATION TOOLS

- Encourage watershed planning that protect streams against flooding.
- Identify repetitive flood loss properties for buyout purposes; prioritize and implement buyouts.
- Strengthen floodplain regulations.
- Require utilities and communications businesses and developers to install underground electric and communications lines
- Develop and utilize greenways that parallel streams, rivers and stormwater management channels.

