

West River Improvement Association
P.O. Box 104 Galesville, MD. 20765



May 2, 2022

Cindy Carrier, Planning Administrator
Anne Arundel County Long Range Planning
2664 Riva Road
Annapolis, MD 21401

RE: Envision Galesville Report - Plan 2040

Dear Ms. Carrier:

In response to Anne Arundel County's Plan 2040 General Development Plan, we are pleased to submit the enclosed Envision Galesville - Executive Summary Report for the Village of Galesville, Maryland. This report expresses the Village's seven guiding principles to protect the natural environment and to shape development compatible with a small village.

This Report is based on community input from survey responses, written comments, five listening sessions where more than 100 Galesville residents, businesses and stakeholders shared their vision for Galesville.

We look forward to working collaboratively with Anne Arundel County as Plan2040 goals, policies and strategies are developed to address and manage future development and redevelopment within the County and the Village of Galesville.

If you have any questions, please feel free to contact William Gibbons, President, West River Improvement Association, Inc., at w.gibbons1@comcast.net or at (410) 353-6273.

Sincerely,

West River Improvement Association, Inc.

Wm F. Gibbons 5/2/22
William F. Gibbons, President Date

Galesville Community Center Organization, Inc.:

Gertrude Makell 5/2/22
Gertrude Makell, President Date

Galesville Heritage Society, Inc.

James Chandler 5/2/2022
James Chandler, President Date

cc: Pamela Jordon, Deputy Chief Administrative Officer

ENVISION GALESVILLE A SHARED COMMUNITY VISION

EXECUTIVE SUMMARY

INTRODUCTION

Envision Galesville - A Shared Community Vision envisions Galesville's future as a small, rural, waterside village that is "green, smart, and equitable". With a population that hovers around 600 and land area of slightly less than one-half square mile, Galesville is a small community located on a narrow peninsular with historic roots and a Chesapeake Bay orientation. Any future development or redevelopment of existing structures (including any infrastructure improvements) is constrained by three overriding considerations: 1) Galesville's natural boundaries limit ingress and egress to one main road, a mile in length, with no throughway traffic; 2) the impact on the area's delicate ecology and water quality of surrounding creeks, the West River, and Chesapeake Bay; and 3) the impact on traffic volume and safety, an issue of great concern to the community.

Anne Arundel County's Plan2040 initiative provides an opportunity for Galesville to provide input to County and State officials about its future. This report expresses the Village's seven broad principles to protect the natural environment, shape development of the built environment compatible with a small village, and maintain a safe community in which to live, work, and visit. This document should not be construed as an endorsement of any future development or redevelopment projects, but rather as a statement of guiding principles.

Envision Galesville is based on broad community input from survey responses, written comments, and five listening sessions where more than 100 Galesville residents, businesses, and stakeholders shared their vision of Galesville.

Galesville's three community associations - West River Improvement Association (WRIA), Galesville Community Center Organization (GCCO), and Galesville Heritage Society (GHS) have endorsed this vision statement for Plan2040. These three associations submitted a comment in November, 2020, on the Plan2040 Preliminary Draft. This comment is Addendum A.

GALESVILLE –A PAST, PRESENT, AND FUTURE TO TREASURE AND PROTECT

For nearly 370 years, Galesville has been a special place for those who live in or nearby the Village and those who visit. Galesville's history is inextricably linked to the Chesapeake Bay. Native Americans, English settlers, the Quakers, German immigrants, and African Americans played a part in shaping Galesville. Residents have earned, and continue to earn, their living by fishing, crabbing, oystering, farming, and running small businesses and marinas while others commute to Annapolis, Baltimore, Washington D.C. and beyond for work.

Galesville's residents, businesses, marinas, restaurants, churches, recreational facilities, and historical buildings and sites reflect the Village's sense of both community and diversity. Although Galesville continues to evolve, Galesville's resilience, natural environment, and historic character endure. Preserving Galesville as a small rural village, not just another South County bedroom community, is aligned with Anne Arundel County's Plan2040 goals essential to maintaining our collective heritage, and fundamental to our future growth and sustainability.

For generations, our residents and neighbors have demonstrated their commitment to preserve Galesville's rich history, guide its evolution, and protect its future. The Seven Guiding Principles summarized below continue that tradition.

ENVISION GALESVILLE'S SEVEN GUIDING PRINCIPLES

1) Historic Preservation

Galesville supports the preservation of its historic structures and sites, especially those identified on the Maryland Historical Trust and Anne Arundel County Inventory of Historic Properties. These include schools, ball fields, cemeteries, churches, residences, maritime structures, and businesses that are significant to the Village's past.

2) Commercial, Maritime, and Residential Redevelopment

Historically, Galesville has been a thriving village where maritime operations, churches, restaurants, delis, markets, other small businesses, and the local post office have served the residential community, boaters, and visitors. Galesville residents desire to re-establish a café or market where they and others can get a cup of coffee, "grab a bite", or purchase boating provisions or basic groceries. A café/market would also serve as a gathering place for community residents, bikers, boaters, and other visitors. Residents are particularly interested in revitalizing the historic Kolb Store, most recently known as the West River Market.

To the extent that there is development of new commercial or maritime enterprises, it should be on a scale and character appropriate to a small village of Galesville's size and historic character and should adhere to existing governmental standards, zoning regulations, and processes. Assessing the impact of any new development or expansion of existing businesses on Galesville's fragile environment is paramount. Consideration also needs to be given to the impact on traffic volume and speed.

Consistent with its history and character, Galesville residents support a variety of housing types and price levels to promote racial, cultural, and social diversity and harmony. Diversification of its housing stock would promote a wider range of cultural backgrounds, economic levels, household sizes and composition, and age ranges.

3) Environmental Stewardship

Environmental stewardship is a priority for Galesville residents. Galesville is a waterfront community bordered by Chesapeake tributaries on three sides. Water quality is vital to the health and safety of residents and visitors. Galesville residents have been active in working to improve the natural environment through installations of oyster sanctuaries, a rain garden at the town wharf park, and a living shoreline between the town wharf and Pirates Cove Restaurant. We have planted more than 170 trees and installed more than 40 rain barrels. These initiatives have been led by the Anne Arundel County government, the Riverkeeper, the Watershed Stewards Association, and others.

Improvements to Galesville's antiquated stormwater management infrastructure and overall water quality rank high on the priority list. We look forward to partnering with the County for better village-scale stormwater management. Galesville is also sensitive to rising water levels and other manifestations of climate change. All development should be subject to strict scrutiny of its impact on all facets of the natural environment.

4) Social Interaction and Recreation

Galesville residents value open spaces devoted to recreation, sports, and socialization for residents and visitors. Additional public water access for residents and visitors is favored. Currently, the only public water access points are the Galesville Wharf and the Elizabeth Dixon Park. Both parks, while valued, are very small. The redevelopment of the Hot Sox Field will provide new opportunities for community gatherings and recreation, as well as revitalize the entrance to Galesville.

5) Vehicle, Pedestrian and Bicyclist Safety/Connectivity

Vehicle, pedestrian, and bicycle safety are important. Residents are concerned about traffic volume, speed, and noise from vehicles headed in and out of the Village. Located on a narrow peninsular, Galesville's natural boundaries limit its ingress and egress to one main road. The commercial, maritime, and industrial businesses are responsible for significant truck and other large vehicular traffic that burdens the small roads, creates pollution, and causes noise in residential areas. Taking steps to improve pedestrian and bicycle safety are priorities for both residents and visitors. Improving the deteriorating sidewalk leading from the town dock toward Stan and Joes Restaurant and creating other pathways connecting waterfront restaurants, businesses, piers, and parks would enhance connectivity and access to the waterfront.

6) Diversity, Equality and Inclusion

Galesville's three civic organizations and the majority of Galesville residents support a village environment and culture that provide people a sense of belonging and a place where the voices of everyone in the community are encouraged, heard, and valued. To that end, Galesville residents and neighbors work together on community events, projects, and future plans to foster community spirit and a collaborative culture. Progress has been made but more work is needed to realize a community

culture characterized by equality, diversity and inclusion. Only with continued open communications, shared experiences, trust, and respect can we realize our best community.

7) Governmental/Private Cooperation and Collaboration

Galesville residents support assistance from governmental agencies, the private sector, and nonprofit entities to provide affordable housing, support local small-scale businesses, and protect the natural environment.

The following Discussion Points expand on these seven guiding principles. Adhering to these seven principles will help strengthen Galesville's economy, preserve our cultural heritage, protect the environment, and provide a better quality of life for Galesville residents, neighbors, visitors, businesses, and the community into the future. Building on Galesville's local assets, these principles will help guide Galesville's future progression while maintaining its distinctive and historic character.

Signed

Date

Bill Gibbons

WRIA President

Wm F. Gibbons 4/11/2022

Gertrude Makell

GCCO President

Gertrude Makell 4/11/2022

Jim Chandler

GHS President

Jim Chandler 4/11/2022

DISCUSSION POINTS

PRINCIPLE #1. HISTORIC PRESERVATION

By preserving Galesville's historic buildings and sites, we can meet the needs of current residents and visitors and at the same time ensure that Galesville's historic past is protected so that a legacy of beauty, culture, and history will endure for generations to come.

Three decades ago, the Galesville Heritage Society (GHS) was established to foster pride in the Village's history through preservation efforts and by sharing stories of the generations of families who have lived – and still live – on its shores. Through the work of the GHS and Galesville's two other associations (GCCO, WRIA), the local business community, and Federal, State and County governments, Galesville has protected its buildings and sites with historical and cultural significance. Today, historic general storefronts serve as important commercial spaces. Three historical buildings restored and repurposed for the benefit of the community (Galesville Memorial Hall, the Carrie Weedon House (which houses the Galesville Museum), and the Galesville Rosenwald School) are examples of Galesville's long-standing commitment to historic preservation.

Galesville sites are considered important for preservation if they are listed on the Maryland Historical Trust and Anne Arundel County Inventory of Historic Properties or if the County Cultural Resources Division makes a determination the property contributes to the public's understanding of architecture, archaeology, maritime or farming activities, and/or cultural history. Evaluating historic significance relies upon accepted professional standards and best practices, and while locally-determined, should be supported by expert analysis provided by Maryland Historical Trust and Anne Arundel County Cultural Resources Division. Galesville supports the preservation and reuse of its identified historic structures and sites in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Two notable historically-significant structures that are currently vacant and the community supports for renovation and adoptive reuse are the Wilson Farmhouse and Kolb Store (which subsequently became known as the West River Market).

- Henry Wilson, a manumitted slave, acquired 26.5 acres in Galesville soon after the end of the civil war. Through the combined efforts of Anne Arundel County, which purchased the site, and grant funding from the Maryland Historical Trust African American Heritage Preservation Program and the WRIA, the site has been stabilized for possible adaptive reuse as a South County resource center.
- Kolb Store, located near the end of Main Street, was occupied by Emile Lerch (probably before the civil war) and continued operations in the same family for more than one hundred years. In the 1800s, Galesville's general store was the hub of the community, second only to the churches. Later, as the West River Market operated by Dorothy and John Whitman, the store remained the heartbeat of the Village until it closed more than a decade ago. Revitalizing the market to meet

the day-to-day needs of Galesville and area residents, boaters, other businesses, and visitors is important to the community.

PRINCIPLE # 2. COMMERCIAL, MARITIME, AND RESIDENTIAL REDEVELOPMENT

Galesville historically was a port of entry where steamboats made regular stops and local farms and watermen brought their harvest to market and goods were received from around the Chesapeake Bay region. Over the years, business owners found the Village to be an excellent location for commerce. Among the businesses were blacksmith shops, boat building enterprises, canning houses, oyster houses, general stores, banks, boarding houses, restaurants, a package goods store, and marinas. These businesses traditionally operated in harmony with residents to meet the needs of Galesville and its neighboring communities.

During the early 21st century, Galesville businesses have continually evolved to include retail, restaurants, service, and maritime uses that exist today and serve both the immediate community, the surrounding areas, and others who visit the peninsula.

Some buildings that house these businesses, such as the old Leatherbury store (now the Captain Harvey's Antique Store), are iconic historic commercial buildings that help tell the story of the Village, bring people together, and give local residents a sense of identity. Galesville considers these commercial structures unique and integral to the historic and maritime character of the Village. The community supports business entities that seek to preserve and retain the original exterior character of these structures and desires meaningful consultation with prospective businesses and government officials prior to alteration or demolition.

Zoning is an important element in the evolution of the residential, commercial, and maritime structures and uses in the Village. County zoning regulations govern the size and shapes of structures and parcels to ensure any use and redevelopment will be in harmony with the surrounding properties. Zoning also establishes height limitations, minimum building setbacks, and other development standards. These regulations help protect property values by keeping incompatible or unsuitable designs and uses away from residential properties.

Galesville's mix of commercial, maritime, industrial, and residential zoning supports a diverse and vibrant community. We recognize that the potential for commercial redevelopment exists. Redevelopment should be compatible with the small scale of Galesville's existing buildings and uses permitted within the existing zoning classification and in accordance with applicable Anne Arundel County and State laws and regulations. Changes to existing zoning and density regulations is only acceptable when these changes are properly vetted and include Galesville residents and businesses in discussions regarding any proposed changes. This will allow preservation of a spatially-coherent and cohesive sense of place, neighborhood, and community.

PRINCIPLE # 3. ENVIRONMENTAL STEWARDSHIP

The natural environment is one of the main reasons residents have been and continue to be drawn to Galesville. Its location on the banks of the West River offers opportunities for a multitude of maritime activities. However, the Village faces a significant challenge with respect to maintaining water quality so wildlife and people can continue to live here safely.

There are few or no storm water treatment facilities or “best management practices” in place in Galesville to improve the quality of the storm water runoff prior to its discharge into Tenthouse Creek, School Creek, Lerch Creek, and the West River. Delivering untreated or poorly-treated runoff to the waterways results in poor water quality during wet weather, which leads to unhealthy aquatic habitats, wildlife communities of low diversity, and other water impairments.

Galesville is committed to restoring and protecting its aquatic habitat through the modernization of its antiquated storm water management system. This may include integrating the existing storm water infrastructure with new treatment practices, such as decentralized bio-retention and bio swales that are well-suited for integration into linear infrastructure corridors, such as Main Street. The implementation of a community-wide storm water management system will accelerate environmental improvements in the surrounding waterways and may promote the widespread adoption of other sustainable technologies, practices, and lifestyles throughout the Village. To accomplish this goal, Galesville supports a comprehensive, science-driven, integrated, community-based planning approach to updating the Village’s storm water management system. Galesville encourages partnership with the Arundel Rivers Federation and appropriate governmental entities, including the Anne Arundel County Bureau of Watershed Protection Restoration, to restore and protect its creeks, the West River, and the Chesapeake Bay. Addressing issues including erosion, sediment, silting, and bacterial contamination are community priorities. Buffers from development along its tidal wetlands and waterways, in compliance with current Anne Arundel County laws and regulations, is of utmost importance.

Finally, successful environmental stewardship requires a proactive educational component. Galesville supports the promotion of public awareness and participation of its residents in the restoration and protection of its natural resources. Expanding the dialogue within the Village that leads to new collaborations for environmental and community projects is essential. As more Galesville residents are educated to the dangers of contamination and the value of sustainable gardening, the safety and well-being of future generations will be enhanced.

PRINCIPLE # 4. SOCIAL INTERACTION AND RECREATION

Social and recreational facilities are key to the development and sustainability of healthy communities. Gathering places offer opportunities for meeting others, engaging in social interactions, and developing friendships. Galesville supports working closely with the Anne Arundel County Recreation and Park Department to enhance its existing parks and create new open spaces to promote socialization, health and fitness, and greater access to the water. Recreational opportunities should fit the needs of all demographics of the community including seniors and youth.

PRINCIPLE # 5. PEDESTRIAN AND BICYCLIST SAFETY AND CONNECTIVITY

Galesville seeks to improve the safety of pedestrians and bicyclists. Crosswalks can be made more visible to oncoming traffic by such means as reflective crosswalk signs and/or protected intersections. Galesville also desires a well-connected pedestrian system to facilitate walking, including walkway improvements and extensions along the West River waterfront. Connecting marinas, the sailing club, public parks/piers, restaurants, and commercial establishments is desired. Working collaboratively with Anne Arundel County, State Highway Administration officials and the local community to effect this connectivity is key.

Traffic safety on Galesville streets is important to the Village. The purpose of traffic calming is to lower vehicle speeds to encourage and improve safety for pedestrians and cyclists. Traffic calming may be a combination of measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for pedestrians and cyclists, e.g., physical intersection and street modifications. Working with applicable governmental agencies, Galesville seeks to explore opportunities to assess and implement appropriate traffic calming measures at critical points along Galesville Road.

PRINCIPLE # 6. DIVERSITY, EQUALITY AND INCLUSION

Galesville supports efforts that work towards achieving a thriving community in which every individual has an equal opportunity to live a safe, healthy, and prosperous life grounded in fairness, diversity, equality and inclusion. Galesville's leadership recognizes diversity, equality and inclusion not only support and enhance our community, but also make a vibrant, modern, and welcoming place for businesses, residents, boaters, bicyclists, shoppers, worshipers, workers, and visitors.

Galesville's three organizations (WRIA, GCCO, and GHS) are taking steps to engage people of all backgrounds with different life experiences in our community affairs. Through an integrated and transparent community approach, it is anticipated Galesville will benefit greatly from ideas and varied perspectives. Everyone has their own way of viewing a problem, shaped by the individual experiences and the worldview they carry with them. When envisioning the future of the Village, more diversity, equality and inclusion opportunities will bring interpretations and approaches that will generate greater creativity, innovation and ultimately enhance community well-being.

Galesville supports the retention and modernization of the affordable rental housing units in the Village. Galesville is open to consideration of the creation of additional housing types, including senior and affordable housing, provided they are within the scale and character appropriate to a small rural village. It is envisioned that a mix of housing types will allow people with different housing needs to live in the Village and current residents will be able to remain in their neighborhood even if their housing needs change.

PRINCIPLE # 7. GOVERNMENT COLLABORATION AND PARTNERSHIPS

Galesville's three non-profit, volunteer associations (WRIA, GCCO, GHS) have worked tirelessly and expended significant resources to strengthen our community. These associations, supported by Galesville residents and neighbors, businesses, and County and Maryland State governments have yielded remarkable results:

- Galesville and South County's rich history is preserved and shared with the public through Galesville Heritage Museum exhibits and year-round sponsorship of historical programs and lectures.
- Under GCCO's leadership, Galesville's African-American history and historic properties are preserved and showcased for the benefit of current and future generations.
- Treasured historical buildings, such as the Galesville Memorial Hall, Galesville Heritage Museum, Wilson Farmhouse, the West River Market, the old Leatherbury store, and the Rosenwald School, are saved and are or can be repurposed to serve our community.
- Treasured historical sites such as The Hot Sox Field at Wilson Park (including a pavilion honoring former house speaker Michael E. Busch) is under renovation to preserve Galesville's African American baseball history and serve as a state-of-the art ball field and a place where the community will come together for recreation and fun. The Ebenezer AME Church is another Galesville treasured historical site in use today. There are two historic cemeteries at the entrance to Galesville.
- Activities (e.g., historical and cultural lectures, national observances, and social gatherings) planned and executed by Galesville's three community associations provide year-round opportunities for community engagement, including in-town socialization for senior citizens and youth.
- The current renovation of the Hot Sox Field and efforts to repurpose the Wilson Farmhouse will contribute to a more attractive gateway onto the peninsula on which Galesville was built.
- Galesville's sense of community, small-scale enterprises, diversity, thoughtful development, and village-like charm endure even as Galesville has evolved.

Galesville envisions a Village that is diverse and provides a range of residential, commercial, and maritime uses within the scale of a small rural maritime community — including housing, businesses, shops, restaurants, recreational facilities, churches, and public water access—whereby walking, community interaction, civic engagement, and economic activity are promoted. In order to realize this vision, the community is open to seeking out and joining in publicly- and privately-funded initiatives

ADDENDUM A

Comment by WRIA, GCCO, and GHS

November, 2020

To: Plan 2040 General Development Plan, Preliminary Draft

ADDENDUM A

**Anne Arundel County General Development Plan
Comments November 9, 2020
WRIA, GCCO and GHS**

INTRODUCTION

The community leadership of Galesville, MD. (a.k.a. the Village) appreciates the opportunity to comment on Plan2040 Anne Arundel County General Development Plan, Preliminary Draft, September 30, 2020 (Plan2040). Galesville's three (3) community associations, The West River Improvement Association (WRIA), Galesville Community Center Organization (GCCO) and the Galesville Heritage Society (GHS), have consolidated our comments for your consideration. These comments are also reflective of input from our community at large, as reinforced in our December 2019 Envision Galesville survey.

By commenting on Plan2040, Galesville is focused on three (3) main goals:

1.Reinforce

Galesville's value to AA County and Maryland State as a historical, unique community, a special place and destination, and a way of life worth preserving for generations to come.

2.Demonstrate

Galesville's foresight in conducting our Envision Galesville community-wide survey, using survey results to imagine and help shape Galesville's future quality of life and emphasizing how this collective vision is consistent with AA County's Plan2040 vision, themes and goals.

3.Request

Galesville select the individual(s) for the Galesville in Plan2040 going forward, e.g., ensure Galesville has representation on the Plan2040 Citizen Advisory Committee, as well as moving Galesville up in the Region Plan review process (Galesville (Region 9) is now scheduled last with Regions 7 and 8) and to include appropriate Plan2040 maps to identify Galesville.

GALESVILLE – A UNIQUE VILLAGE WITH 368 YEARS OF HISTORY

For the past 368 years, Galesville has been a special place for those who live in the Village, nearby and visit. Galesville's heart and soul encompasses its businesses, marinas, restaurants, churches, recreation, historical significance and sense of community.

Galesville's history has been and remains fundamentally linked to the Chesapeake Bay. Native Americans, English settlers, the Quakers, African Americans, and German immigrants all played a part in shaping Galesville. Locals have and continue to earn their living fishing, crabbing, oystering, farming, and running small businesses while others commute to Annapolis, Baltimore, and Washington for work. Although Galesville's citizenry and vocations continue to evolve, Galesville's community resilience, natural environment and character endure.

Generation after generation, Galesvillians have demonstrated their commitment to preserve Galesville's rich history and protect its future. Our three associations (WRIA, GCCO, and GHS) have expended uncountable volunteer hours finding ways to save and build on local assets to strengthen our community. These efforts have resulted in the preservation and repurposing of treasured historical buildings such as: Galesville Memorial Hall, restored and now a vital community center; Rosenwald School, an African-American school (1929-1956), saved and now a vibrant community/event center; the Wilson Field (home of the Galesville Hot Sox, a local semi-pro Negro League baseball team formed in 1929) awarded a grant for restoration; The 1870

Wilson House (built by former slave Henry Wilson on the AA County Inventory of Historic Properties) now stabilized and may become a South County welcome center; and the Galesville Heritage Museum, a repository to preserve and showcase Galesville and South County history. These preservation efforts would not have been possible without the interest and dedication of Villagers and AA County/Maryland State foresight and funding.

Now Galesville (a stop along Maryland's Roots & Tides scenic byway) is at a tipping point, its heritage and character in jeopardy. With several Main Street properties for sale or abandoned and other properties in a state of flux and/or in a dilapidated state, Galesville's uniqueness as a vibrant residential and commercial village are threatened. The West River Market (previously Kolb's Store and later a gathering place for morning coffee/lunches and convenience market) and Dixon's Auto Repair, Inc. properties are now for sale. The future of the Fire House, an iconic building, home of AA County's first fire house (a new one was recently built nearby) is in question, and the Post Office's destiny is unknown, to name a few. Zoning and land use designations for these properties are critical to how Galesville evolves in the next ten years. Unless innovative community leaders, AA County/Maryland officials and others take action, Galesville as we know it, a unique village community of restaurants, businesses and residents, is threatened to be transformed into another AA County commuter community and "collector road to the water".

ENVISION GALESVILLE – A FUTURE SUPPORTED BY PLAN2040

The upcoming Plan2040 review process allows for our community voices to be heard and considered. As we face changes in property ownership, zoning, resident demographics, infrastructure and other challenges, it is important for our community to articulate its vision throughout this process. Put another way, as opportunities present themselves, the community stands ready to shape and take advantage of these opportunities.

With an eye on revitalization, our community leaders surveyed Galesvillians and people in surrounding communities to determine their vision for Galesville's future. Overwhelmingly, the survey revealed that people desire to:

- Protect Galesville's quiet small town charm, waterfront marinas and activities, restaurants, historic landmarks, and sense of community.
- Improve walkability and storm water management along Main Street.
- Revitalize Galesville's Main Street and commercial enterprises that support living and aging in place.
- Preserve and promote Galesville's history.

Key to our collective vision is creating a Village center and improved infrastructure for residents and visitors to share in activities that inspire community intercourse, i.e., create open spaces that welcome Villagers and visitors to gather and enjoy the natural beauty of this waterfront community and its remarkable heritage. We have created and organized several documents and "listening tools" for Galesville and its surrounding area residents, to be part of the process of imagining what a 2030 Village center could be and are encouraged by several planning goals the county has listed.

It is important to note, The Plan2040 themes are echoed in our collective vision. Creating a Village center, improving infrastructure and walkability, and protecting waterfront marinas, are all key to resilient, sustainable communities, community character, preserving history and supporting living and aging in place.

Specifically, our Galesville observes two key Plan2040 goals and related policies detailed in the State of Maryland vision:

Goal BE7: Promote vibrant, high-quality development in town Centers that provides opportunities to live, work, learn and play.

Policy BE7: Provide clear regulatory standards with flexibility to support high-quality design and incentives scaled to promote mixed-use development and redevelopment and provide people-centered amenities and a built environment that will enhance community quality and sustainability.

Goal BE8: Encourage hubs of limited commercial and community services in rural or suburban area residents in locations where such issues exist or have traditionally existed.

Policy BE8.1: Promote a development framework and incentives to encourage a mix of commercial service and residential uses within Village Centers that are compatible with the scale and character of surrounding community; integrate people-centered amenities and multimodal connectivity to surrounding residential neighborhoods.

GALESVILLE – A STRONG VOICE IN THE PLAN2040 PROCESS

Galesville deserves a serious place at the table throughout the Plan2040 process and beyond. Our community leaders have reached out to our AA County representatives and others to identify programs and incentives that might benefit property owners, businesses and the community. These representatives have offered their support in helping Galesville identify a path forward that is a win for property owners, local businesses and the community. Some of the programs (Commercial Revitalization Areas; Arundel Community Reinvestment (ACR) Fund; State and County Historic Preservation Tax Credits, Sustainable Communities, etc.) deserve further discussion and potential modifications to support Galesville in achieving its vision.

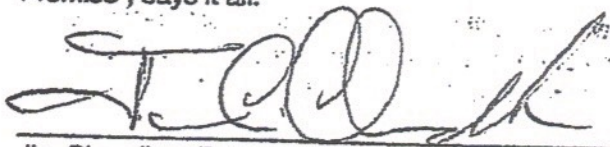
As the Plan2040 process moves forward, Galesville requests a representative from our Village be named on the Plan2040 Citizen Advisory Committee. We also request Galesville be moved up in the Region Plan review process. Currently, Galesville (Region 9) is teamed with Regions 7 and 8, the last regions for review. Given Galesville's current situation with properties for sale that may revert to residential zoning if action is not soon taken, Galesville cannot wait three years to take actions necessary to save our way of life.

Lastly, we request Galesville be specifically identified on the Plan2040 maps.

CLOSING

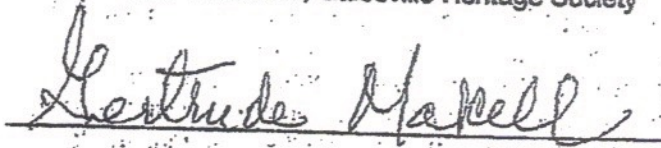
Our community is aware others have been here before and others will be here when we are gone. As once stated, "places that call themselves communities should think hard before building new things and harder still before demolishing old ones". Galesville is an AA County and Maryland treasure worth the time, effort and resources to preserve not only historic buildings but also our culture. Galesville's collective community input should be given genuine, thoughtful consideration during the Plan2040 process. What we do together, will actually make a difference.

Ultimately, our Village vision epitomizes the Plan2040 vision: "By embracing its rich Chesapeake culture and heritage, invaluable ecosystems and emerging opportunities, AIA County embodies the best of both the past and future, providing its residents a place where all are proud to live, work, learn, and play." Our community motto, "Where the Past Meets the Present with a Promise", says it all.



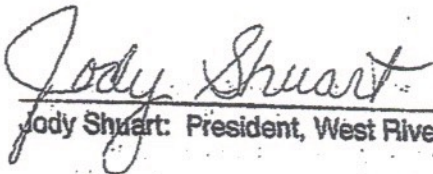
11/11/2020

Jim Chandler: President, Galesville Heritage Society



11/11/2020

Gertrude Makell: President, Galesville Community Center



Jody Stuart: President, West River Improvement Association