

**ENVISION GALESVILLE
A SHARED COMMUNITY VISION
(Draft)
OCTOBER 31, 2021**

EXECUTIVE SUMMARY

INTRODUCTION

Envision Galesville -A Shared Community Vision- is a document that provides guidance for public officials, business owners, developers and residents as Galesville continues to evolve over the next ten years and beyond. This document embodies this Village's broad principles of nurturing and protecting the Village's charm, character and environment while maintaining a safe and attractive place to live, work and visit.

The Anne Arundel County's Plan2040 initiative presents a new challenge for Galesville to share its voice with County and Maryland State officials. To meet this challenge, a volunteer, grassroots, transparent initiative, *Envision Galesville*, sponsored a survey and hosted five listening sessions attended by over 100 Galesville residents, businesses and stakeholders. The goal of *Envision Galesville* is to involve the community in creating a shared Galesville vision and platform to help shape Galesville's future.

Envision Galesville has resulted in Galesville's three associations - West River Improvement Association (WRIA), Galesville Community Center Organization (GCCO), Galesville Heritage Society (GHS) - signing and submitting a shared vision statement for Plan2040 (ADDENDUM C). Building on this effort, *Envision Galesville* reviewed the *Envision Galesville* survey and listening session responses and generated the shared community values and priorities that follow.

GALESVILLE –A HISTORY AND FUTURE TO TREASURE

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 all played a part in shaping Galesville. Residents have and continue to earn their livings 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 heart and soul encompasses its businesses, marinas, restaurants, churches, recreational activities, and historical significance that give it its sense of diversity and community. Although Galesville's citizenry, vocations and businesses continue to evolve, Galesville community resilience, natural environment and character endure. Preserving Galesville as a 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.

GENERATIONS OF COMMITMENT AND RESULTS

Generation after generation, Galesvillians have demonstrated their commitment to preserve Galesville's rich history and guide and protect its future. For decades, 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, 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 sites - Galesville Memorial Hall, Galesville Heritage Museum, and Galesville Rosenwald School - are saved and repurposed to serve our community. 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 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.
- Activities (e.g., historical and cultural lectures, national observances, and social gatherings) planned and executed by Galesville's associations provide year round opportunities for community engagement, including in-town socialization for senior citizens and youth.
- Galesville's sense of community, small-scale enterprises, diversity, thoughtful development and village-like charm endure.

ENVISION GALESVILLE GUIDING PRINCIPLES

Below, Galesville's shared values, principles and priorities gleaned from the Envision Galesville survey and subsequent listening sessions, are highlighted.

Historic Preservation

Residents support the insightful, sensible preservation and repurposing of select historic buildings and properties. By strategically and practically saving Galesville's historic places, these structures can serve to meet the needs of current residents and visitors. In other words, a legacy of beauty, culture, and history will endure for generations to come.

Galesville supports the preservation of its historic structures, especially those identified on the Maryland Historical Trust and Anne Arundel County Inventory of Historic Properties. This list of important Village historic buildings and sites includes, but is not limited to,

schools, ball fields, cemeteries, churches, residences maritime structures and businesses that are all, significant to the Village's past.

Commercial, Maritime and Residential Redevelopment

Galesville supports local maritime restaurants and community business enterprises. Residents desire to invigorate small-scale community oriented commercial enterprises where their essential needs are served without leaving the Village. In particular, Galesville desires local cafés/market businesses whereby residents can get a cup of coffee, a “grab-&-go” bite, boating provisions or basic groceries. A café/market would also serve as a gathering place for community residents, bikers, boaters, and other visitors.

Galesville supports new commercial and maritime enterprises within scale of a small Village. The majority of residents feel any future commercial or maritime development must directly serve the needs of Galesville and nearby residents, be within the scale and character of the existing community, provide appropriate infrastructure and adhere to existing governmental standards, zoning regulations and processes.

As changes come to Galesville, residents expressed support for enhanced streetscapes and increased parking options. Including all community voices and thinking creatively are key as the community envisions a more inviting/attractive entrance and drive along Main Street. The current renovation of the Hot Sox Field and efforts to repurpose the Wilson House will contribute to a more attractive gateway onto the Peninsula. Involvement of our community, including Galesville's own talented artisans, is desired to refresh the corner of Muddy Creek Road and Main Street and bring new life to Main Street, e.g., custom street banners and attractive lighting. Additionally, community collaboration and cooperation to address Village parking challenges are supported.

Galesville also supports a variety of housing types, including senior and affordable housing, as a way to create a diverse, equitable, and sustainable Village. It is envisioned, a range of housing types and price levels can promote a socially equitable and a thriving Village by enabling residents from a wide range of cultural backgrounds, economic levels, household sizes, and age groups to thrive in the community.

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 quality of village life and the health and safety of residents and visitors alike. Improvements to Galesville's antiquated storm-water management infrastructure and water quality rank high on the priority list.

Social Interaction and Recreation

Galesvillians value open spaces devoted to recreation, sports and socialization for residents and visitors. The creation of one or more “town centers” where people can gather and engage with their neighbors as they did when the “West River Market” was open is highly

desired. Existing and new recreational and maritime opportunities for residents, especially for youth and seniors, are advocated.

Vehicle, Pedestrian and Bicyclist Safety/Connectivity

Important issues residents would like addressed relate to vehicle, pedestrian, and bicycle safety. Residents have voiced concerns about traffic, speed and noise from vehicles headed to and from the waterfront marinas and restaurants. There is also concern about the maritime industrial businesses on the north side of the Village related to dump truck traffic and noise. Taking steps to improve pedestrian, bicycle and safety and connectivity are also priorities for both residents and visitors. Walkability along the waterfront with pathways linking waterfront restaurants, businesses, piers and parks is highly desired.

Diversity, Equality and Inclusion

How a community coexists as a whole is a good indicator of its culture. A diverse, inclusive community culture is one where every individual is treated with equality, respected, valued, accepted and encouraged to freely participate in community affairs, activities and successes.

Galesville's three civic organizations and the majority of Galesville residents support an environment that makes people feel a sense of belonging and a place where the voices of everyone in the community are encouraged, heard, valued and understood. In short, Galesvillians seek to engage each individual and make people feel valued as being essential to community success.

Galesvillians are working together on community events, projects and future planning to marshal our collective wisdom and actions to enrich our community. 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.

Governmental/Private Cooperation and Collaboration

Galesvillians supports assistance from governmental agencies, the private sector and nonprofit entities to develop an array of community based initiatives from affordable housing to the collaboration on community and economic development initiatives to support the protection and revitalization of Galesville and the retention of local small scale maritime-related businesses. Working with AA County to adapt community revitalization programs such as Sustainable Communities and Commercial Revitalization areas to fit Galesville's needs is highly desirable.

Galesville's leadership and residents embrace the guiding principles highlighted above and expressed in more detail in ADDENDUM A. Adhering to these guiding principles will help strengthen Galesville's economy, preserve our cultural heritage, protect the environment, and provide a better quality of life for Galesville residents, businesses and community into the future. Building on Galesville's local assets, these principles will help guide Galesville's future progression while maintaining its distinctive character.

Signed

Date

Bill Gibbons **WRIA President**

Gertrude Makell **GCCO President**

Jim Chandler **GHS President**

ADDEMDUM A

HISTORIC PRESERVATION

Galesville recognizes the relationship between sustainability and preservation by endeavoring to ensure select older buildings retain their character, cultural significance, and practical value to a community. Galesville supports this practice of repurposing historic structures where practical and beneficial to the community.

Three decades ago, the Galesville Heritage Society (GHS) was established to foster pride in the Village's history through its 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 places 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 and Galesville Rosenwald School) are examples of Galesville's long-standing commitment to historic preservation.

In Galesville, a site is considered important for preservation if it is listed on the Maryland Historical Trust and Anne Arundel County Inventory of Historic Properties or 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 adoptive 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:

- Henry Wilson, a manumitted slave, acquired 26.5 acres in Galesville, soon after the civil war. Through the combined efforts of Anne Arundel County, who purchased the site, and grant funding from the Maryland Historical Trust African American Heritage Preservation Program and the WRIA, the site has been stabilized and 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 same family for over 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 village life. Revitalizing the market to meet the day-to-day needs of Galesville and area residents, boaters and visitors is important to a majority of the community.

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, businessmen found the Village to be an excellent location for commerce, including blacksmith shops, boat building, canning houses, oyster houses, general stores, banks, boarding houses, restaurants, package goods store and marinas. These businesses traditionally operated in harmony with residents to support the Village and it's neighboring communities.

During the early 21st century, Galesville businesses have continually evolved to include retail, restaurants, service, and maritime uses that exist today.

A majority of Galesville and community residents support the continued operation of existing commercial, construction, maritime and service businesses that 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, are iconic. Historic commercial buildings help tell the story of the Village, bring people together, lift housing values and give local residents a sense of identity. Galesville considers these commercial structures unique and integral to the historic and maritime character of the community. Therefore, the community supports business entities that seek to preserve and retain the original exterior character of these structures and desires meaningful consultation 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 (ADDENDUM B) supports a diverse and vibrant place to conduct business. It also provides the potential for commercial redevelopment in a manageable size, scale and character of an historic riverside Village where residents live, raise families, enjoy the maritime activities, shop, dine, and socialize with neighbors. The Galesville community supports business entities that creatively rethink the mix of enterprises to provide for small scale, neighborhood

compatible commercial establishments and development. As such, redevelopment should be compatible with the uses permitted within the existing zoning classification and in accordance with applicable Anne Arundel County and State laws and regulations. Support for changes to existing zoning and density regulations is only acceptable when these changes are properly vetted and conserve a spatially coherent and cohesive sense of place, neighborhood and community.

Finally, Anne Arundel County sponsors a number of programs that incentivize the redevelopment of mature business corridors such as Galesville. Galesville supports these programs (e.g., Sustainable Communities and Commercial Revitalization) and desires further dialogue with the county to explore adapting County incentive program criteria to serve Galesville's needs and revitalization. Public/private partnerships could play a key role in these endeavors.

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, but the village faces a significant challenge with respect to maintaining water quality so wildlife and people 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 Village storm water runoff prior to it being discharged to the receiving waters of 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 aquatic habitats and communities of low diversity and other water resource 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 its linear infrastructure corridors, such as Galesville Road. 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 natural resources along its creeks, the West River

and Chesapeake Bay. Addressing access issues including erosion, sediment, silting and bacterial contamination are community priorities. Support for a buffer from development along its tidal wetlands and waterways, in compliance with current Anne Arundel County laws and regulations, is desired.

Dredging is another desired component of Galesville's environmental stewardship strategy. Sedimentation gradually fills channels and harbors. Dredging reduces exposure of fish, wildlife and people to contaminants and the spread of contaminants to other areas of the water body. Dredging also opens up waterways for recreational activities.

And lastly, successful environmental stewardship requires a proactive educational component. Galesville supports the promotion of public awareness and participation of its local 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.

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 Parks to enhance its existing parks and create new open spaces to promote socialization, health and fitness, and safety. Galesville is particularly interested in the following opportunities:

"Town Center"

Galesville envisions the concept of a town center of commercial, maritime and/or residential buildings that promote pedestrian circulation patterns, community engagement and social interaction. Redevelopment that includes modifications to existing zoning regulations that contribute to a distinctive and recognizable central town center concept is desirable.

Adult Fitness

Galesville supports efforts to improve the health of our citizens, especially senior citizens. The addition of a 10-station fitness trail and additional pickle ball courts are highly desirable. Such facilities prevent disease, improve mental health, decrease the risk of falls, improve cognitive function and more.

Youth Programs

Over the past decade, Galesville has experienced an increase in families with young children. Galesvillians are excited to partner with the Anne Arundel County Department of

Recreation and Parks to establish year-round youth programs that engage and educate our younger residents. Youth programs provide opportunities for our young residents to connect with their peers and build networks. Empowering youth and allowing them to participate in the community has shown to benefit their development greatly (Brennan and Barnett 2009).

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 and bicycling, 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 the streets of Galesville 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.

DIVERSITY, EQUALITY AND INCLUSION

Galesville supports efforts that work towards achieving a thriving Village community in which everyone 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 it a vibrant, modern, and welcoming place for businesses, residents, boaters, 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 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 that they have 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.

Opportunities for all types of housing, as permitted by existing zoning codes, are supported. Galesville supports the retention of the affordable rental housing units in the village,

including ongoing housing maintenance and modernization. With proper notice and input, Galesville is open to consideration of applicable governmental policies that may support the creation of additional housing types, including senior and affordable housing within the scale and character of a rural Village. It is envisioned a mix of housing types will allow people with different housing needs to all live in the Village and current residents can remain in their neighborhood even if their housing needs change.

Galesville also promotes the rehabilitation of its aging housing stock as a way to retain its link to the past while improving housing options within the Village.

GOVERNMENT COLLABORATION AND PARTNERSHIPS

It is envisioned the historic waterfront infrastructure and commercial centers can benefit from public/private investment to better serve the needs of the Village. To this end, local planning assistance is encouraged to support businesses, traditional maritime uses and the protection of public access and exploration of opportunities for maritime heritage recreation and natural resource conservation. These principles promote the betterment and long-term viability of the Village as a whole.

Galesville envisions a Village which 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 B

ZONING D CLASSIFICATIONS AND MAP

AA County zoning map and zoning classifications:

R1 – Residential - intended for low-density suburban single-family detached residential development at a subdivision density of 1 dwelling unit per 40,000 square feet.

R2 – Residential -Intended for low-density suburban single-family detached residential development at a subdivision density of either 1 dwelling unit per 20,000 square feet (no public sewer) or 2.5 dwellings per acre (with public sewer).

C1 - Local Commercial District- generally intended for neighborhood convenience commercial uses/development where individual uses do not exceed 25,000 square feet in

W2 - Light Industrial District - Generally for those more traditional industrial uses exhibiting some nuisance characteristics. Offices and light manufacturing and sales, self-storage, and contractors and construction yards.

MA2 - Light Commercial Marina District - Generally for limited commercial services such as commercial piers, sales and rental of watercraft, restaurants, taverns, sales of fuel, groceries, fishing and watercraft accessories and supplies.

MA3 - Yacht Club District - For non-profit marina owned and operated by the membership. Minimum site area is 1 acre

MC - Heavy Commercial Marina District - This District offers the range of commercial uses in the MA2 Districts plus additional services associated with a full service marina or industrial operation. Such additional uses include marine salvage and towing operations.

OS - Open Space District - This District is designed to protect and preserve those open land areas of the County used for recreation (e.g. parks) and natural areas such as bogs, wetlands, stream/creek ravines and floodplains. Farming and recreational type uses are permitted.

ADDENDUM C

(SIGNED 1ST 2040 DOCUMENT TO BE ADDED LATER)