



# COMPREHENSIVE PLAN UPDATE

April 1, 2021

# AGENDA

## Goal for Today:

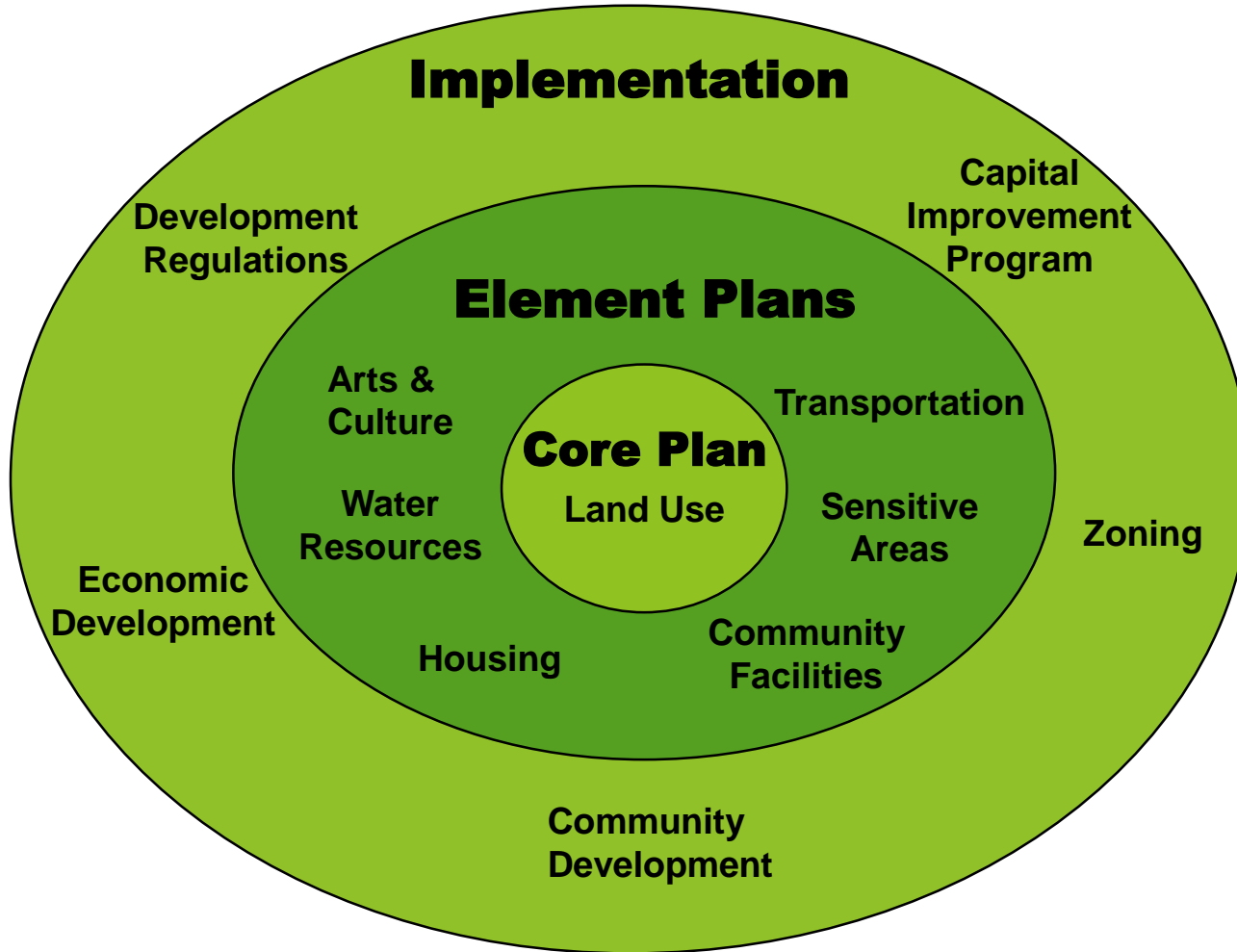
Are we on the right track?

We want to share a substantial amount of draft content for the Comprehensive Plan and hear what you think.

To do that, we have planned the following:

1. Recap of last presentation
2. Summary of draft goals, metrics, and recommended actions for each element of the Comp Plan.
3. And some targeted questions along the way.

# COMPREHENSIVE PLANNING 101





# SETTING EXPECTATIONS

Success of the plan depends on many factors.

This includes:

- Does the community want change?
- Is there local capacity to administer the changes?
- Is there political will to adopt and enforce the proposed code changes?
- Will the plan be flexible enough?
- Do we recognize that business as usual will produce the usual results?

# POP QUIZ :

How many community meetings has Planning & Zoning conducted as part of the Comprehensive Plan?

# ANSWER :

## 91 !

In-Person Presentations and  
Input Gathering (Pre-COVID): **25 total meetings**

Virtual Presentations and  
Input Gathering: **17 total meetings**

Working Group and  
Task Force Meetings: **49 total meetings**

# ANNAPOLIS AHEAD



DEMOGRAPHICS



MUNICIPAL GROWTH



LAND USE



HOUSING



TRANSPORTATION



COMMUNITY FACILITIES



ARTS & CULTURE



SENSITIVE AREAS



WATER RESOURCES

**ACCESS TO  
SERVICES**

**FOREST  
DRIVE**

**EQUITABLE  
MOBILITY**

**MARITIME  
DISTRICTS**

**CLIMATE  
CHANGE  
ADAPTATION**

**AFFORDABLE  
HOUSING**

**APFO**

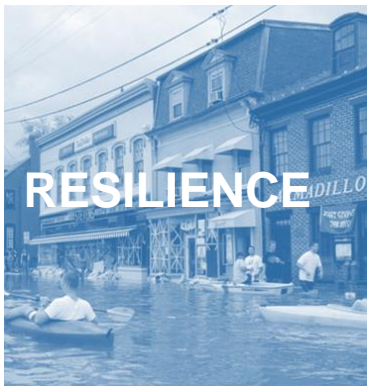
# GUIDING PRINCIPLES



*How can we ensure that all Annapolitans have equitable access to our public amenities?*



*How can we ensure that our health is improved by our surrounding environment ?*



*How can we better prepare for, respond to, and adapt to more frequent turbulent events?*

## ***THRIVING CITY***

1. Housing Affordability
2. Enhanced Neighborhood Character
3. Inclusive Economic Growth
4. Compact and Connected Development
5. Improved Health Outcomes

## ***FUNCTIONAL CITY***

1. Bicycle and Pedestrian Connectivity
2. Improved Access to Community Services
3. Enhanced public realm
4. Equitable Access to the Waterfront
5. Robust creative economy

## ***ADAPTIVE CITY***

1. Preserved and restored environmental assets
2. Minimized carbon footprint
3. Improved water quality
4. Adaptation to increased flooding and heat impacts
5. Strengthened and diversified economic drivers



# VISION FRAMEWORK

## ***THRIVING CITY***

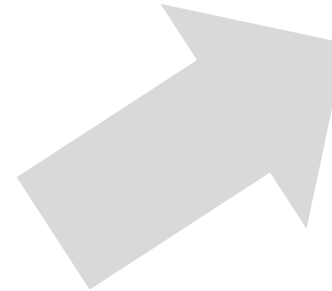
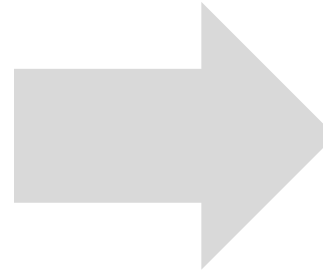
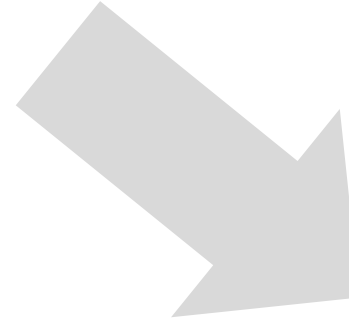
1. Demographics
2. Municipal Growth
3. Land Use
4. Housing

## ***FUNCTIONAL CITY***

5. Transportation
6. Community Facilities
7. Arts & Culture

## ***ADAPTIVE CITY***

8. Sensitive Areas
9. Water Resources



## **GOALS**

***METRICS***

***RECOMMENDATIONS***

# THE THRIVING CITY

## PRINCIPLES

- **Housing Affordability** - expand the range of housing choices that are accessible both in terms of geography and affordability, and are responsive to the needs of renters and owners of low to middle income
- **Improved health outcomes** - reducing disparities in premature mortality and levels of fitness and nutrition by neighborhood
- **Enhanced neighborhood character** - context-sensitive neighborhood-serving development that reduces blight and physical incongruity while fostering visual harmony and cohesion
- **Inclusive economic growth** - maintain employment growth at a healthy rate locally in the context of the region and nation, and that increases wages in low-wage occupations
- **Compact and connected growth** - prioritize mixed-uses, connections between adjacent parcels, and shared parking solutions to maximize the proximity of residents to services, leverage infill development opportunities, and minimize negative impacts to sensitive areas.

A bright, sunny day on a city street. The street is paved with cobblestones and lined with brick buildings. On the left, there's a cafe with outdoor seating, including tables and chairs. A man in a blue shirt and sunglasses is moving a small wooden table on the right side of the street. In the background, a church steeple is visible. The text "THE THRIVING CITY" is overlaid in large, bold, orange letters at the top.

# THE THRIVING CITY

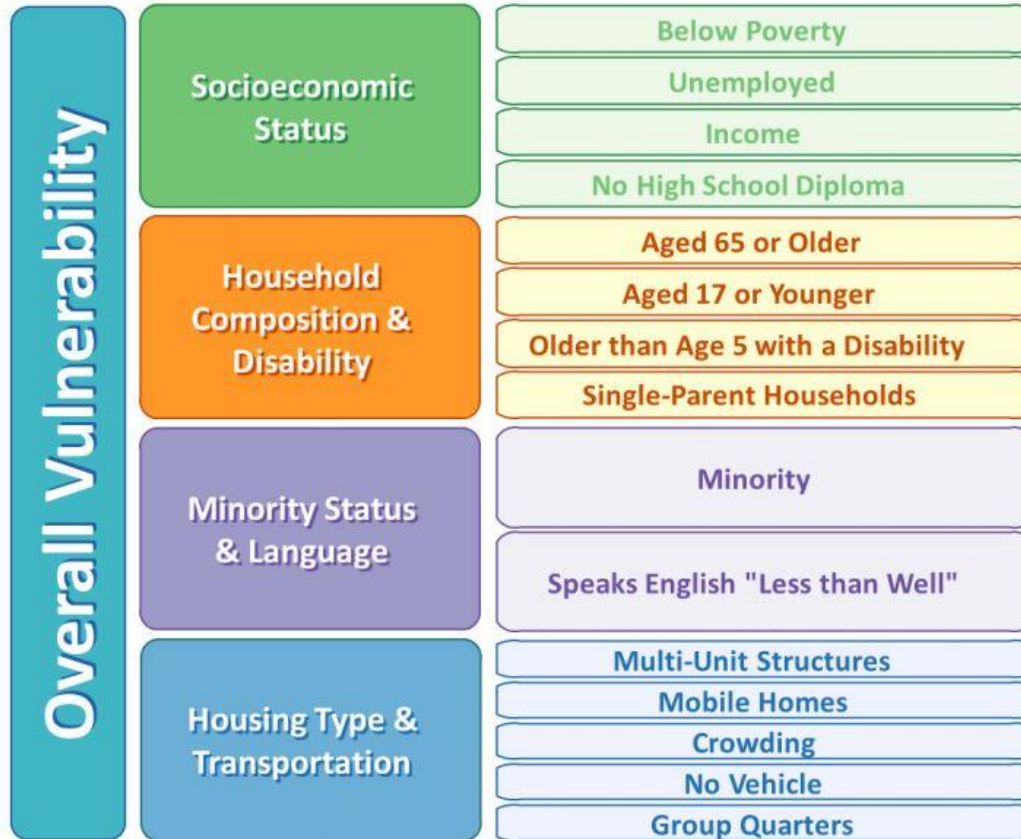
## POLLING QUESTION



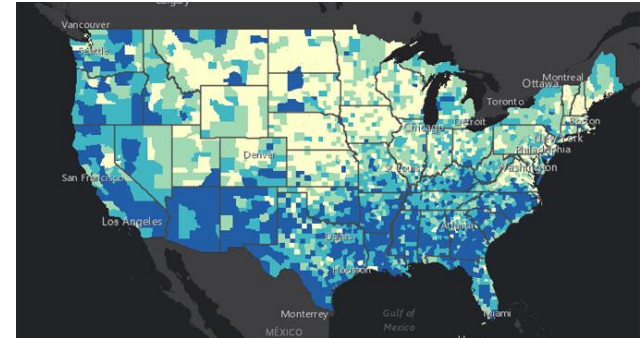


# DEMOGRAPHICS

## SOCIALLY VULNERABLE POPULATIONS



Center for Disease Control - Social Vulnerability Index

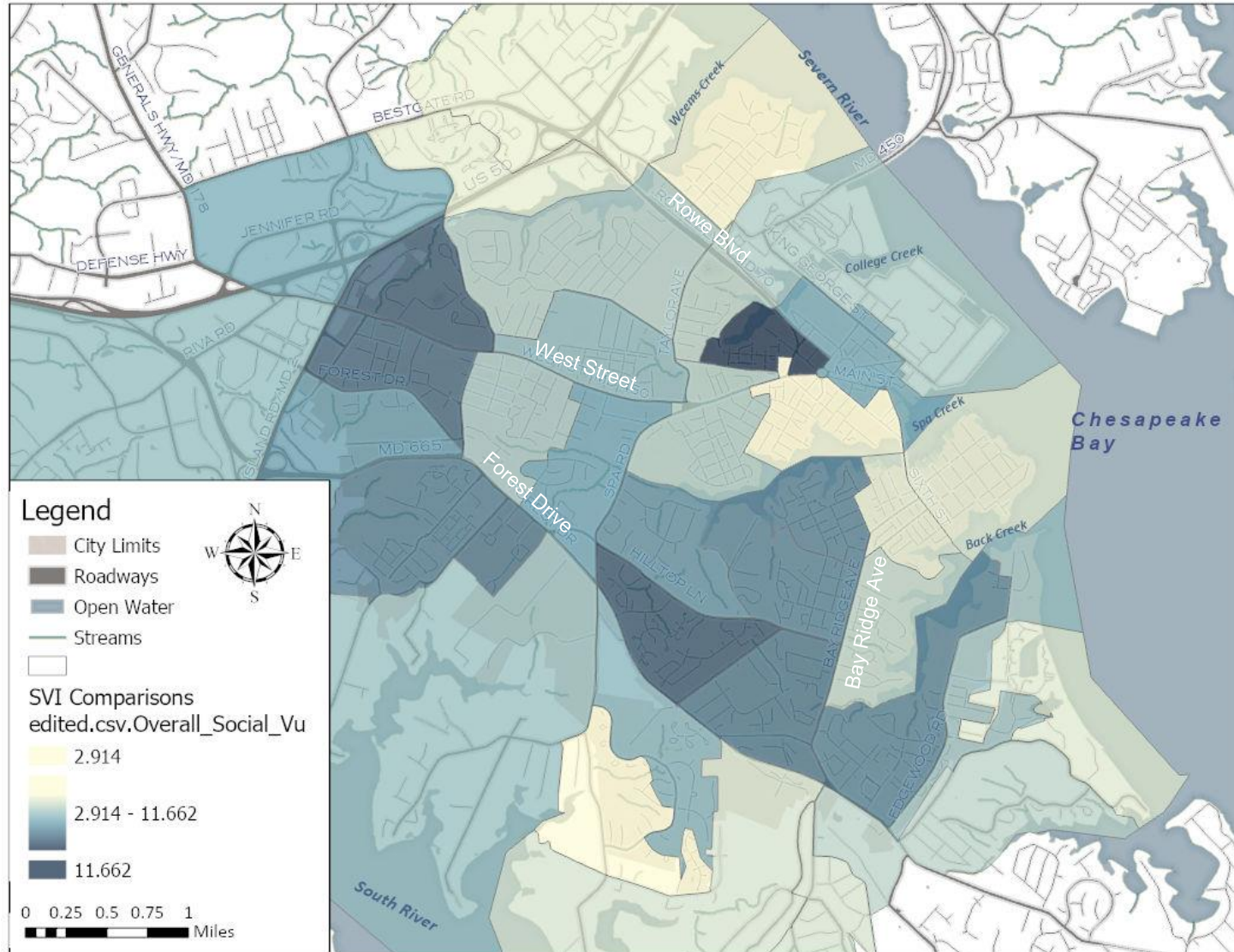


**What is Social Vulnerability?**  
“Every community must prepare for and respond to hazardous events, whether a natural disaster like a tornado or a disease outbreak, or an anthropogenic event such as a harmful chemical spill. The degree to which a community exhibits certain social conditions, including high poverty, low percentage of vehicle access, or crowded households, may affect that community’s ability to prevent human suffering and financial loss in the event of disaster. These factors describe a community’s social vulnerability.”



# DEMOGRAPHICS

## SOCIAL VULNERABILITY







Created by Michiel van  
der Meer Project

# MUNICIPAL GROWTH

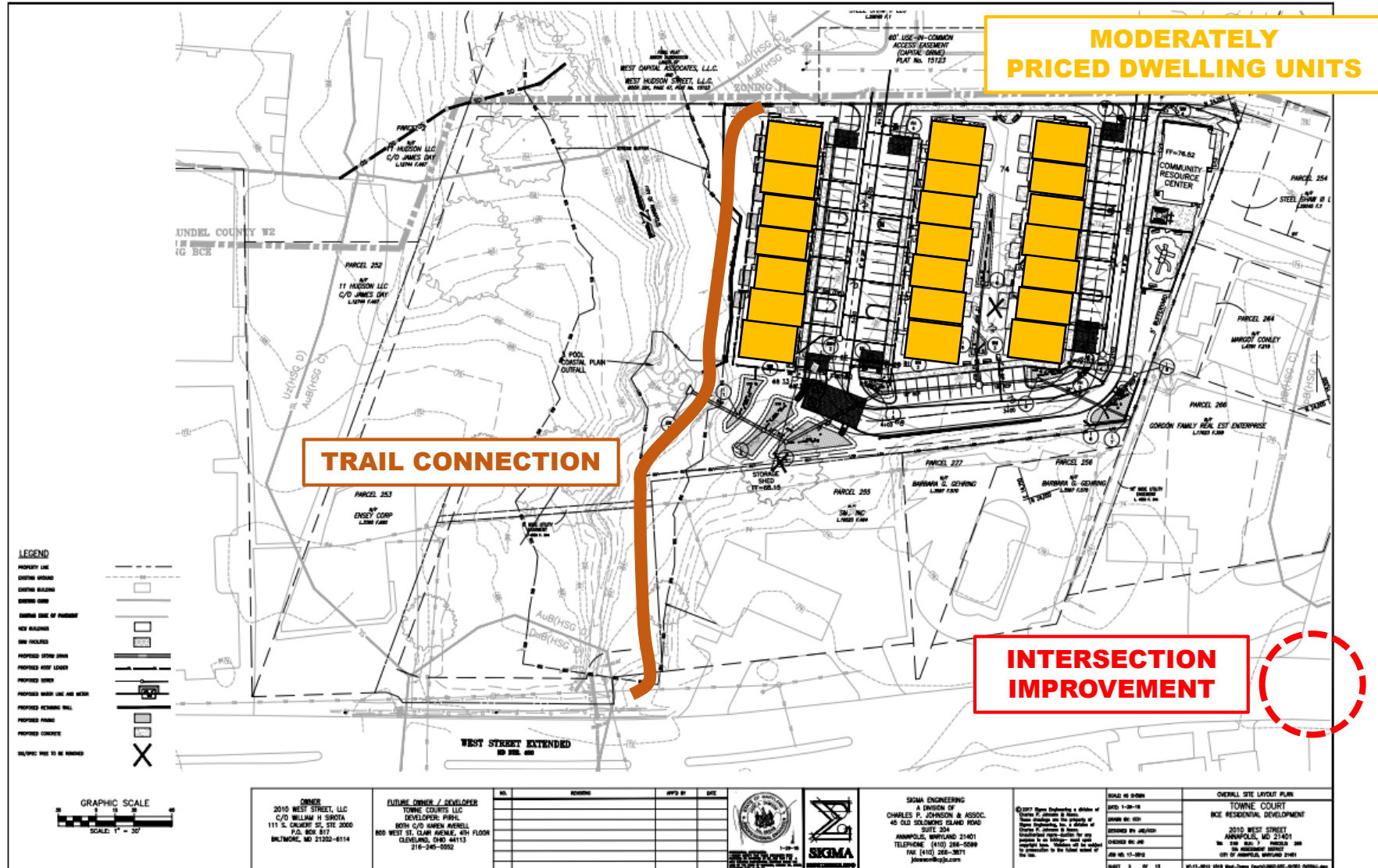


## **MUNICIPAL GROWTH**

# **Where and How do We Want to Grow?**



## MUNICIPAL GROWTH





# MUNICIPAL GROWTH

## “SMART MATH OF MIXED-USE”



**ASHEVILLE  
WALMART**



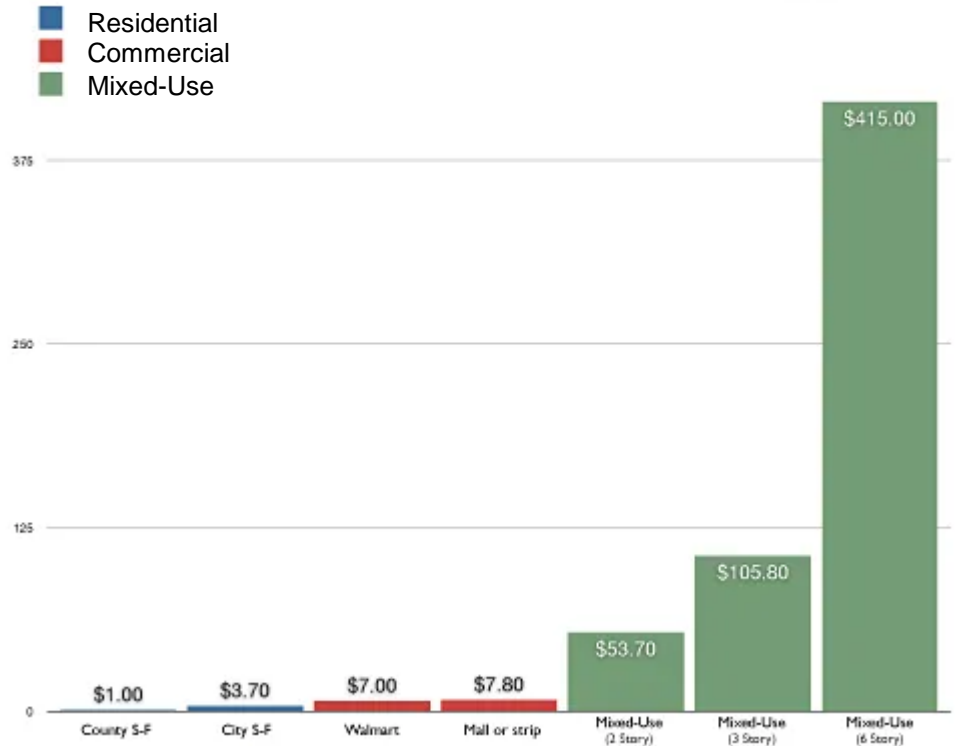
**DOWNTOWN  
MIXED-USE**

Land Consumed (acres):	<b>34.0</b>	<b>00.2</b>
Total Property Taxes per Acre:	<b>\$6,500</b>	<b>\$634,000</b>
Retail Taxes* per Acre to City:	<b>\$47,500</b>	<b>\$ 83,600</b>
Residents per Acre:	<b>0.0</b>	<b>90.0</b>
Jobs per Acre:	<b>5.9</b>	<b>73.7</b>

\*Estimated from public reports of annual sales per sq.ft..

## County Property Taxes/Acre

Ratio Difference of 15 City Sample Set



Average county property tax/acre ratio across sample set of 15 different cities from Montana to Florida.



## **MUNICIPAL GROWTH**

### **GOAL 1**

Growth in the number of households will prioritize increasing workforce / affordable housing, the creation of good paying jobs, and the fiscal strength of the City.

### **GOAL 2**

Within the designated growth area, promote exceptional development that addresses the City's land use, housing, and natural resource protection goals.

### **GOAL 3**

Grow in a way that assures public facilities and infrastructure remain adequately sized and equipped to deliver exceptional service to existing residents, institutions and businesses.

### **GOAL 4**

Prioritize growth through strategic infill development opportunities that will better connect residents to retail, services, and amenities.



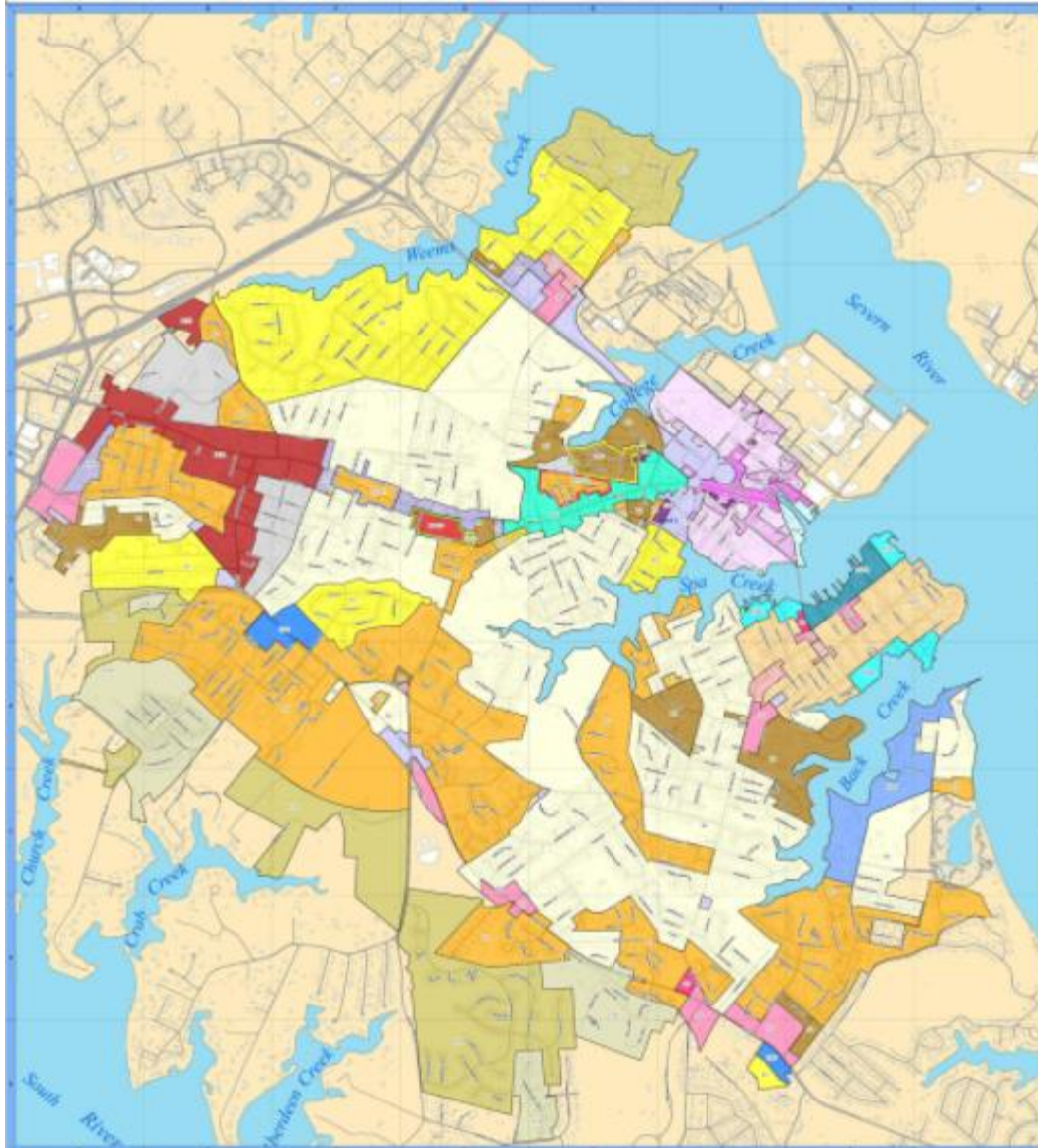


## **LAND USE**



# LAND USE

## CURRENT ZONING MAP



- B1
- B2
- B3
- B3-CD
- BCE
- BR
- MX
- P
- PM
- PM2
- I1
- C1
- C1A
- C2
- C2A
- C2P
- WMC
- WME
- WMI
- WMM
- R1
- R1A
- R1B
- R2
- R2-NC
- R3
- R3-NC
- R3-NC2
- R3-R
- R4
- R4-R



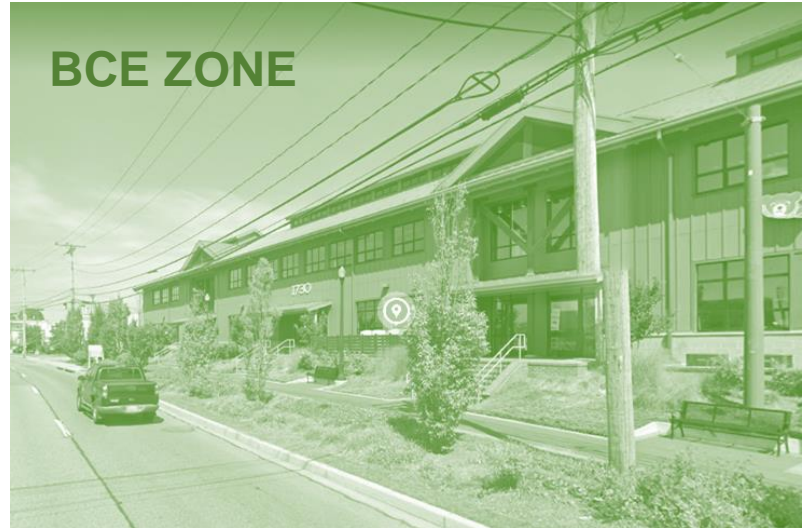
# LAND USE

## PERFORMANCE-BASED APPROACH

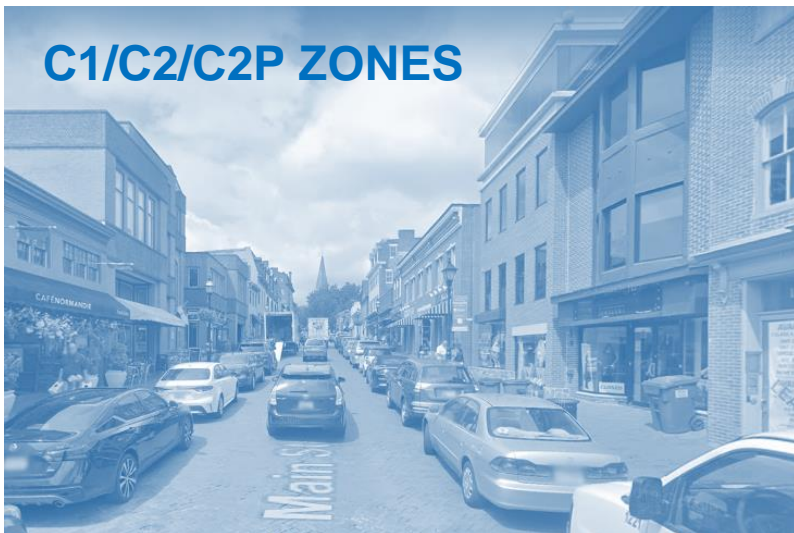
### MX ZONE



### BCE ZONE



### C1/C2/C2P ZONES



### R3-NC/NC2

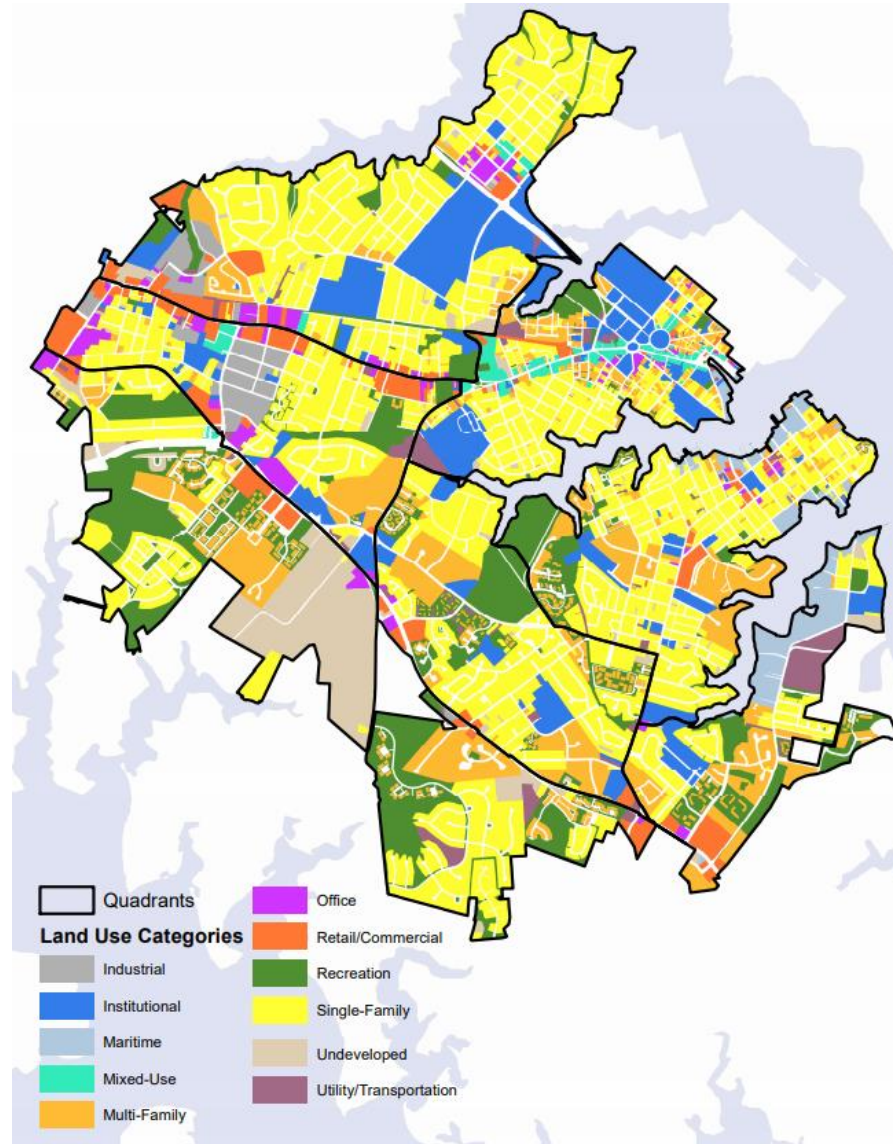






# LAND USE

## EXISTING LAND USE MAP



## DRAFT FUTURE LAND USE MAP





## **LAND USE**

### **GOAL 1**

Simplify the zoning code by transitioning commercial, professional, and some residential districts to form-based mixed-use zoning to spur redevelopment that is more predictable, context-sensitive, and fiscally beneficial to the City.

### **GOAL 2**

Support and sustain the expansion of businesses and private sector employment and the revitalization of the tourism sector (including restaurants and retail) which has been adversely impacted by the COVID-19 pandemic.

### **GOAL 3**

Protect and secure the historic resource values of downtown Annapolis while promoting both its economic vitality and its role as the central civic gathering place for the City's residents.





## **LAND USE**

### **GOAL 4**

Guide infill redevelopment into arrangements that complement the neighborhoods where they are located.

### **GOAL 5**

Promote the improvement and re-investment in vacant or underutilized parcels.

### **GOAL 6**

Identify zoning language adjustments to the residential districts that will help to bring about more housing options for workforce and middle - income residents.



**HOUSING**

# POP QUIZ:

Over the last ten years, how  
many permits were issued for  
single family dwelling units  
vs  
multi-family dwelling units?

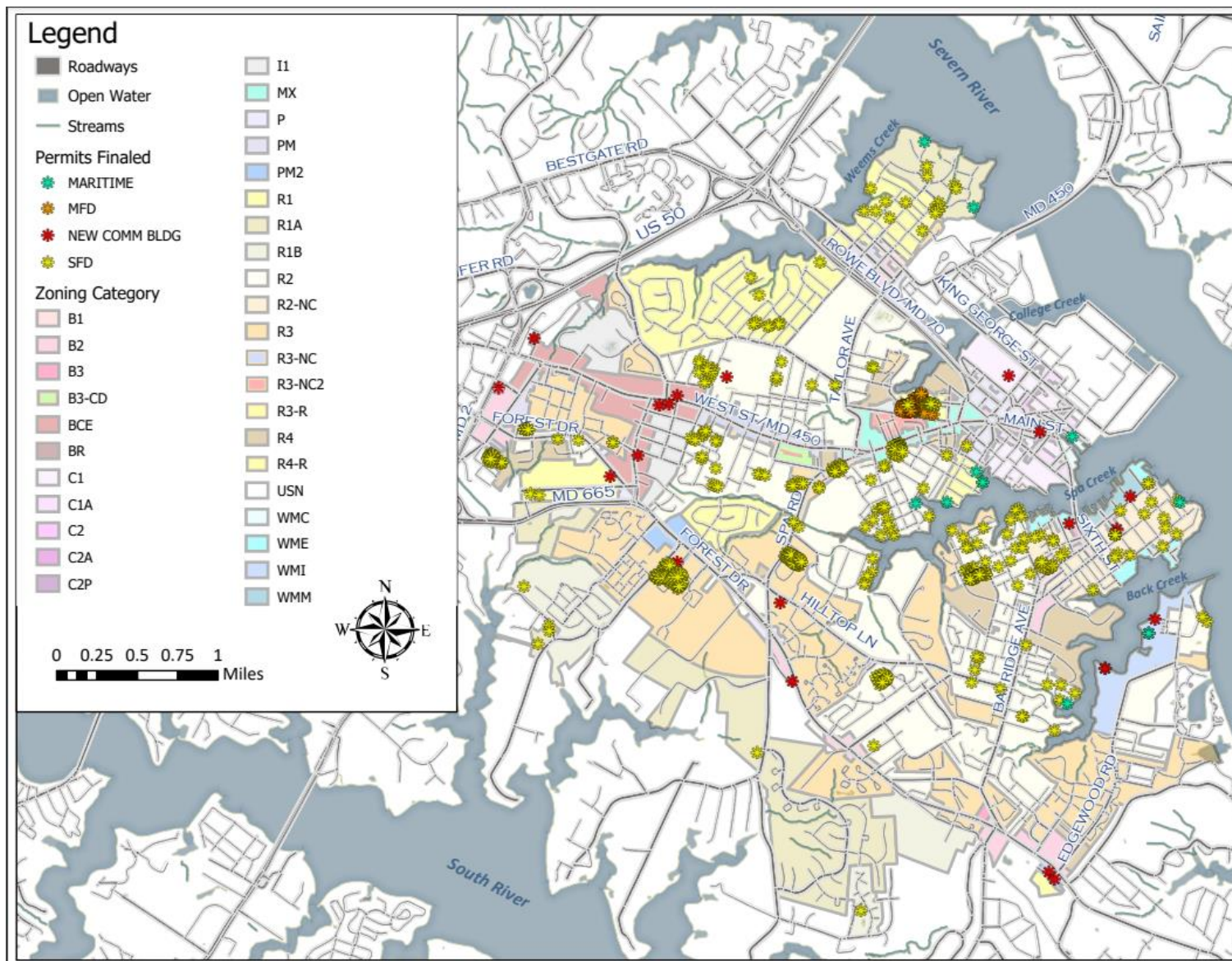
**ANSWER :**

**465 single family  
dwelling units**

**Vs.**

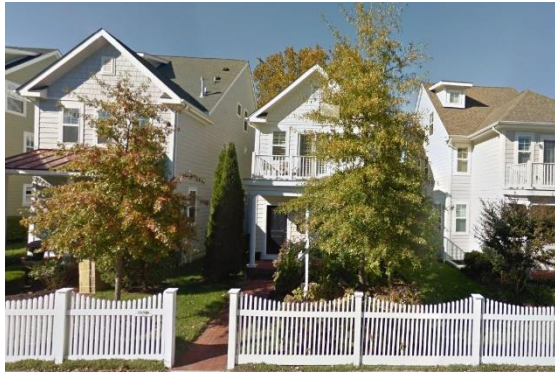
**120 multi-family  
dwelling units**

# HOUSING





# HOUSING



*The most acute housing affordability need in Annapolis today is for those earning 80%-120% of the Area Median Income. Additional housing options of the types above would have the most significant impact addressing this need.*





## **GOAL 1**

Produce a supply of affordable rental and ownership housing in order to meet current and projected needs.

## **GOAL 2**

Preserve the supply of quality housing for low income and workforce households.

## **GOAL 3**

Plan for changing housing needs over time in relation to both the production of new housing and preservation of existing units.

## **GOAL 4**

Increase the supply and diversity of housing types and the locations where such housing can be compatibly provided to best facilitate housing that addresses the particular needs of the city's households by, for example, age, income, disability, and household size.

# THE FUNCTIONAL CITY

## PRINCIPLES

- **Bicycle and pedestrian connectivity** - minimize gaps in bicycle and sidewalk infrastructure to improve opportunities for active transportation and recreation.
- **Access to Community Services** - new resources to improve health, educational outcomes, opportunities for growth, and to support workforce and community development.
- **Enhanced public realm** - expand and enhance the diversity of public spaces that can be used for leisure, social activity, communal gathering, and economic/touristic activity
- **Inclusive access to waterfront opportunity** - increase the amount and quality of waterfront space that is publicly accessible for a variety of water-based activities
- **Expanded creative economy** - support arts and culture through increased access to and the quality of arts and cultural opportunities for all residents
- **Safety** - create and enforce policies that ensure all residents and visitors feel safe, mitigate conflicts, and leverage community engagement.

# THE FUNCTIONAL CITY

## POLLING QUESTIONS





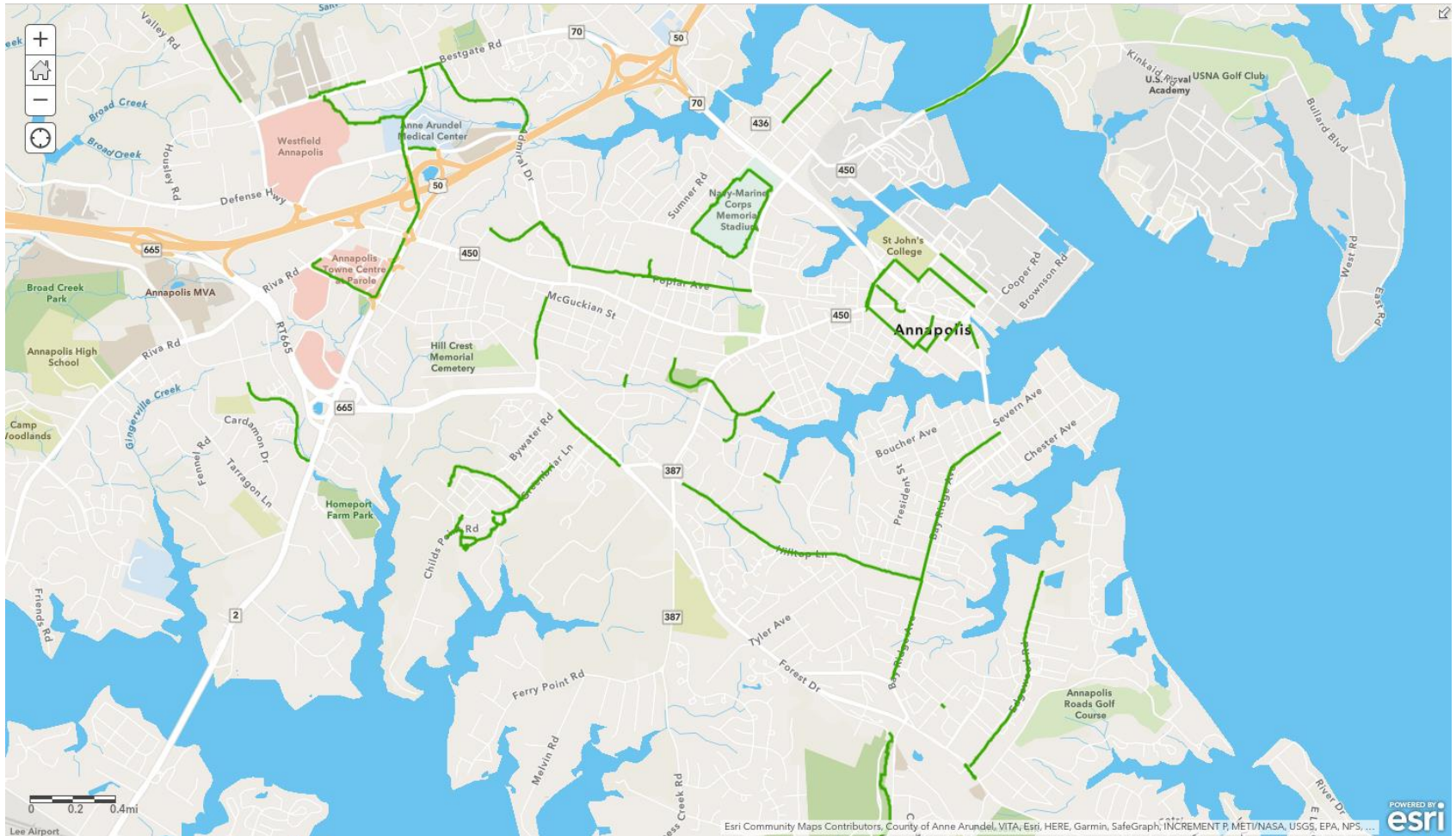
# **TRANSPORTATION**





# TRANSPORTATION

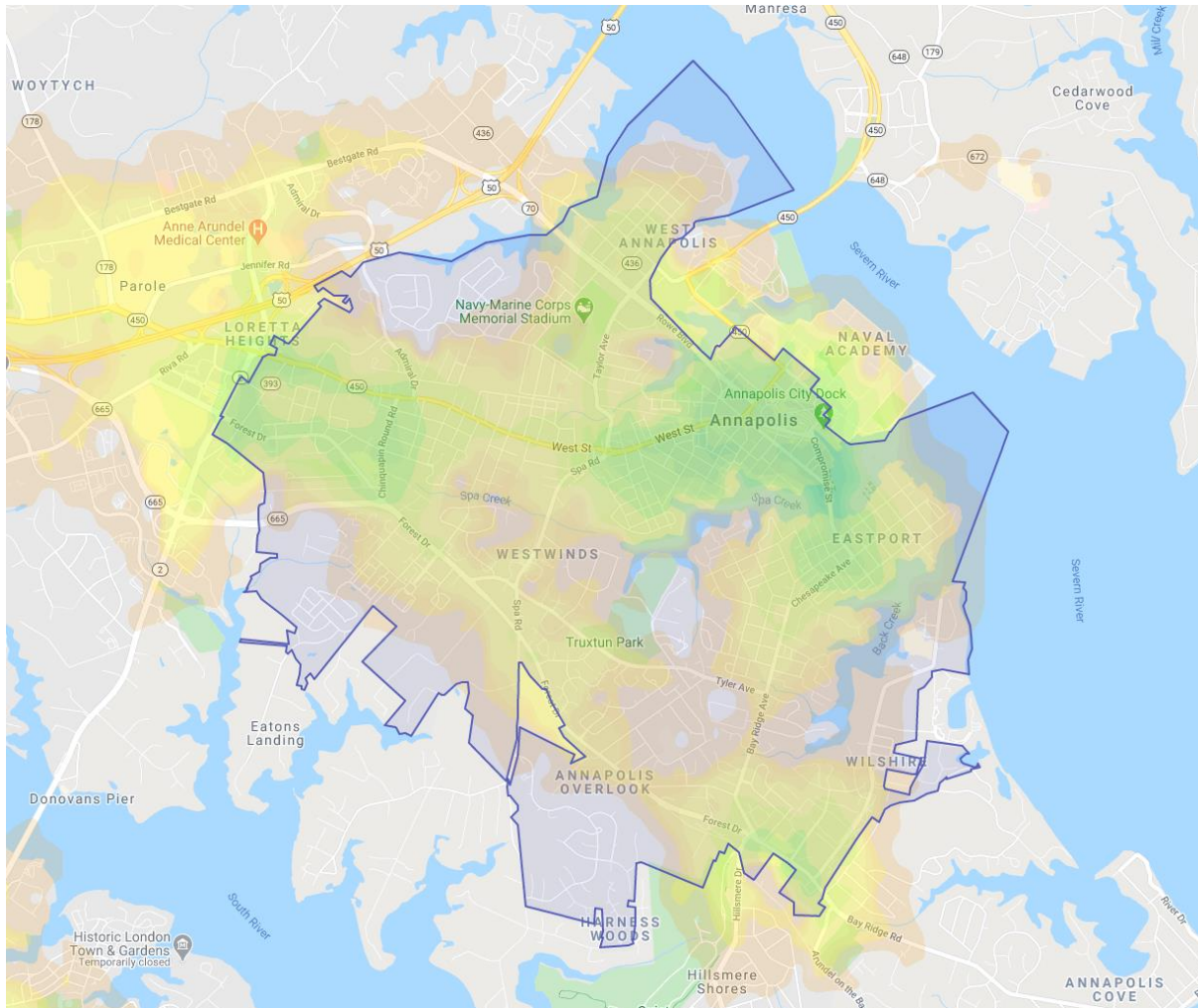
## EXISTING FRAGMENTED BIKE NETWORK





## TRANSPORTATION

### EXISTING PEDESTRIAN ACTIVITY “ISLANDS”



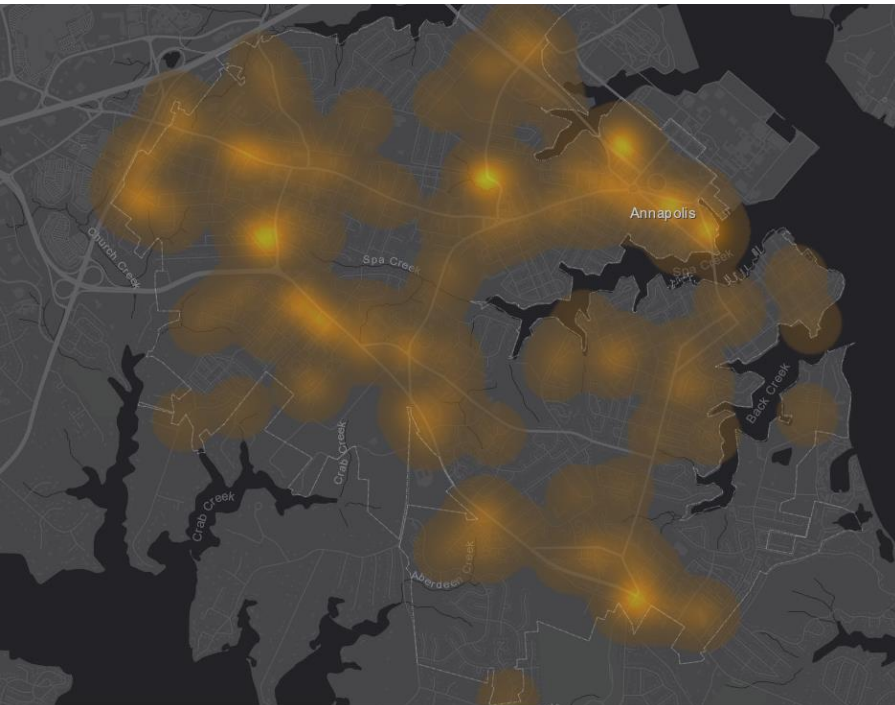
Walk Score Map of Annapolis (Walk Score data)





# TRANSPORTATION

## VEHICLE CRASHES



Heat Map of Vehicular Crashes

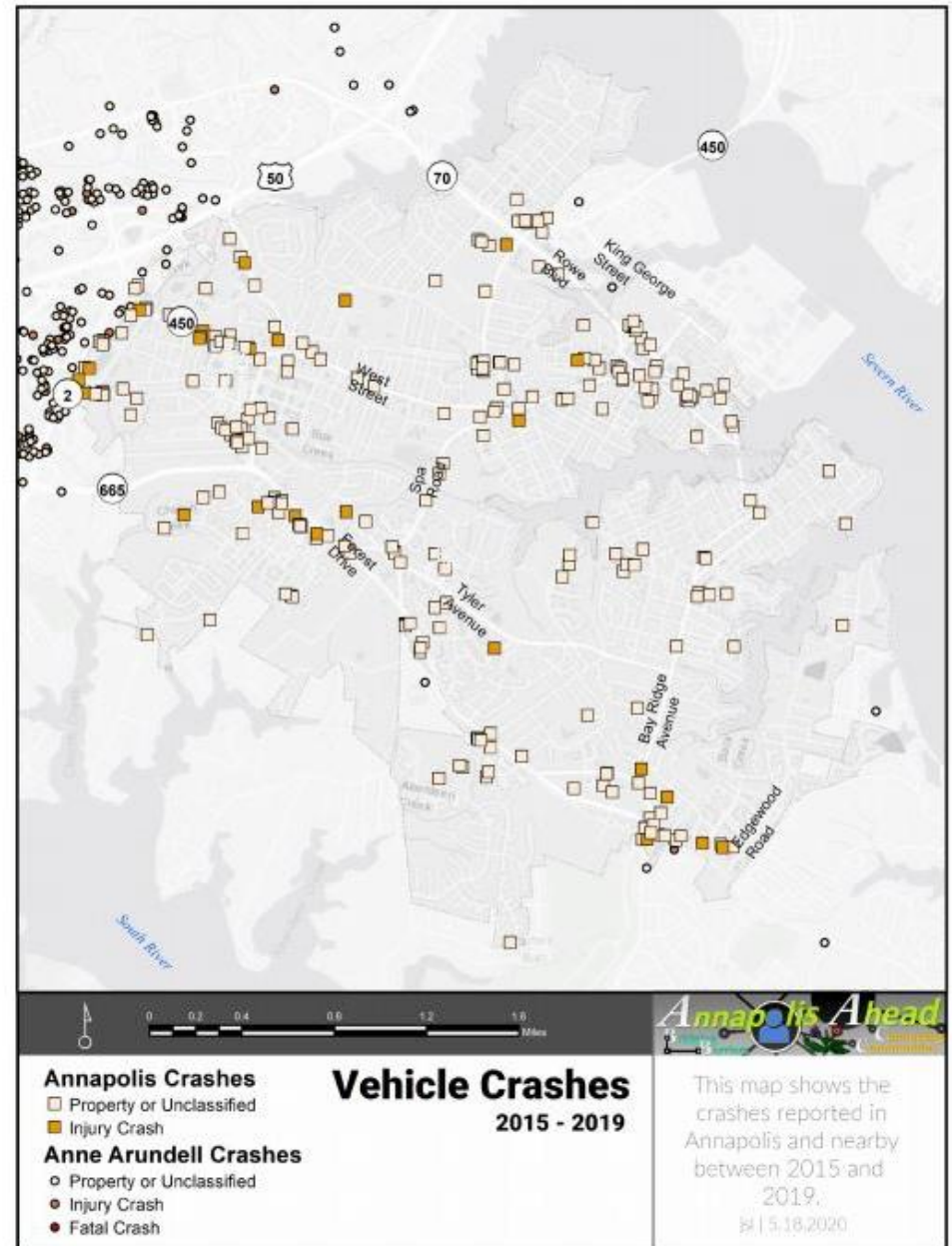


Figure 12. Annapolis Crash Map  
(source: City of Annapolis)



## **TRANSPORTATION**

### **GOAL 1**

Shift the mix of mobility investments towards active modes, public transit, micro-mobility / ridesharing, and support for telework options to double the usage of these modes by 2040.

### **GOAL 2**

Build a policy environment in Annapolis that is mode-neutral, equitable, and oriented to safety.

### **GOAL 3**

Transportation will take a leadership role in creating a greener and healthier Annapolis to sustain the economic, environmental, and societal quality of the City.

### **GOAL 4**

Expand partnerships with Anne Arundel County, MDOT/SHA, NSA-Annapolis, NPS, St. John's College, HACA, local businesses, and others to improve mobility and connectivity for residents and visitors alike.



## **COMMUNITY FACILITIES**

# POP QUIZ:

What percentage of residents are currently within a 10-minute walk (1/4 mile) of a park?



# ANSWER :

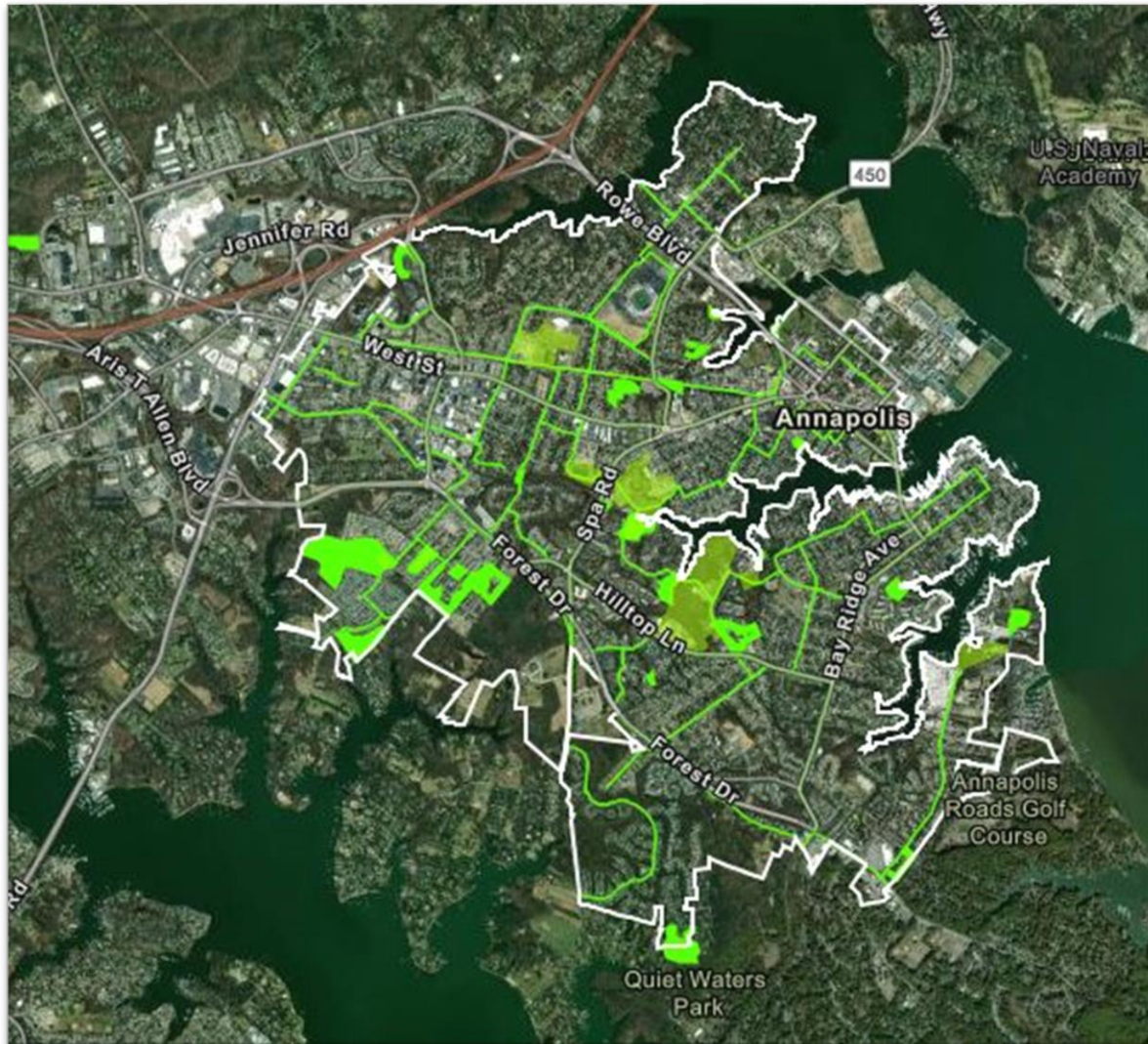
## 73% !

( Based on the ParkServe methodology  
of the Trust for Public Land )



## COMMUNITY FACILITIES

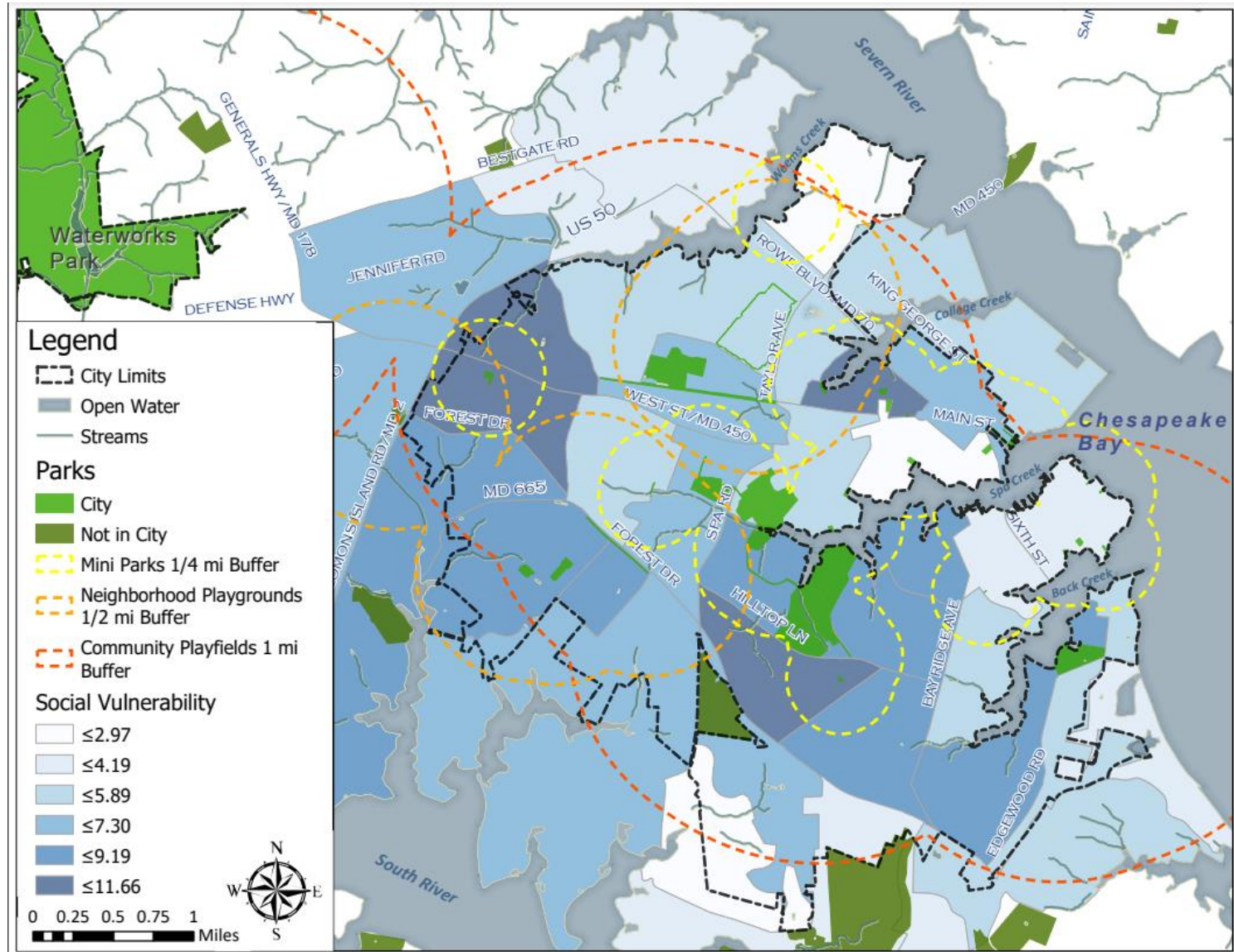
### UNIFIED AND CONNECTED PARK SYSTEM





# COMMUNITY FACILITIES

## OPEN SPACE EQUITY

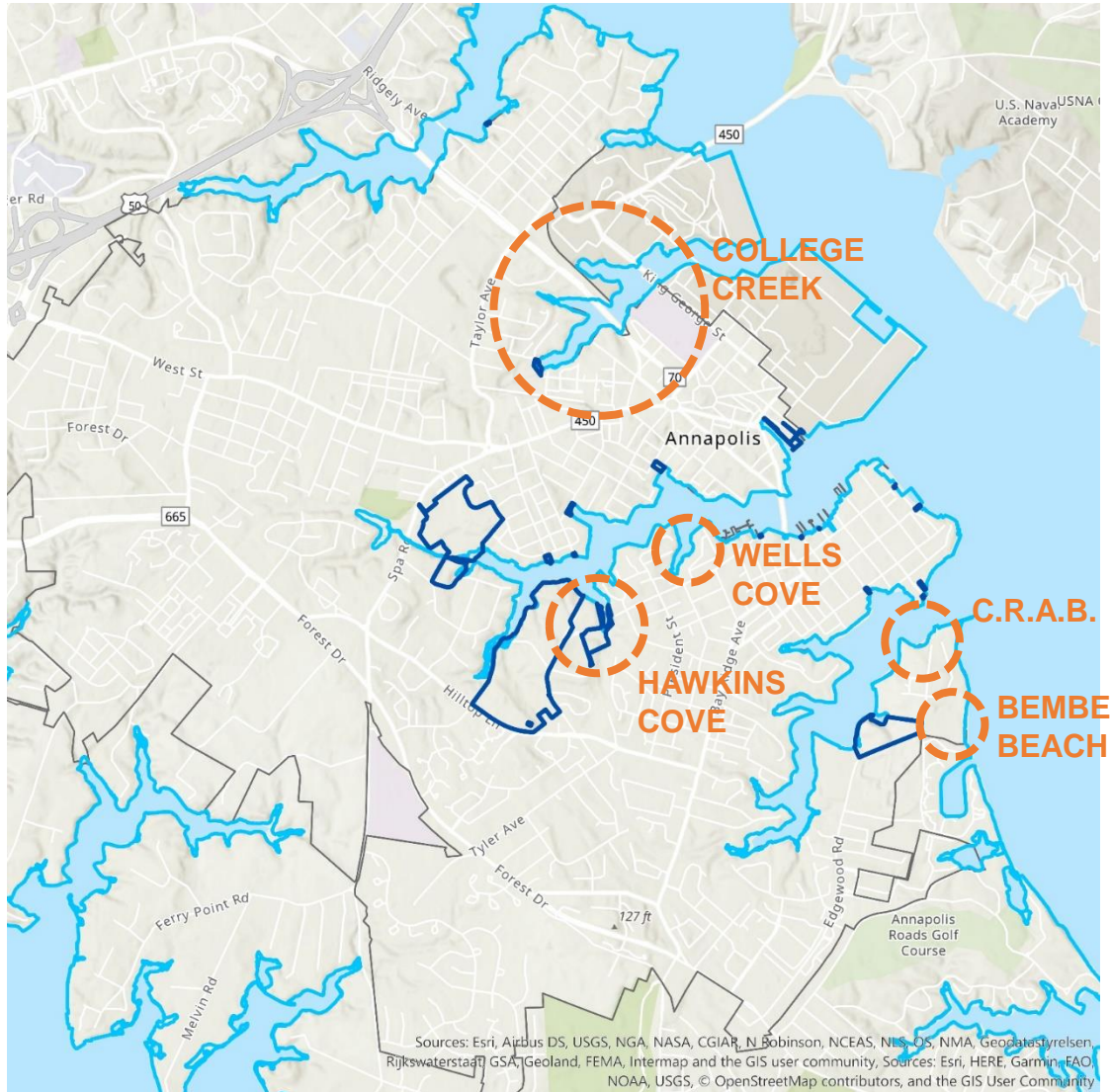






## COMMUNITY FACILITIES

### EQUITABLE WATERFRONT ACCESS







## **COMMUNITY FACILITIES**

### **GOAL 1**

Merge Annapolis' parks and recreation system with its evolving network of conservation areas and trails to create a comprehensive greenway system.

### **GOAL 2**

Expand parks facilities strategically to achieve equitable access for all where each resident is no more than a quarter mile from a Mini-Park, a half-mile from a Neighborhood Park, or one mile from a Community Playfield.

### **GOAL 3**

Prioritize equitable waterfront access by creating new parks on existing city-owned waterfront, enhancing existing waterfront parks, and working with public and private partners to activate additional waterfront open spaces for public use.



## **COMMUNITY FACILITIES**

### **GOAL 4**

Expand the operations budget for the parks and recreation system to reach more residents, expand program offerings, activate underutilized resources, and improve maintenance.

### **GOAL 5**

Leverage opportunities for expanded recreational use of Waterworks Park through improved bike and pedestrian connections, new and enhanced access points, new programming, expanded parking options, and activation of underutilized structures.



**ARTS & CULTURE**







# ARTS & CULTURE

## HISTORICAL NARRATIVES THAT ARE INCLUSIVE AND EQUITABLE

### Walk Parade: A Scavenger Hunt for History

Unscramble the clues to complete the rhymes.

Answers to the clues are on the reverse of this page. Don't peek unless you're sure and only peek if you're stuck!

**1** To protect their neighbors from disease and many other ills, Rev. Chambers launched this center with his good friend, Walter **SILVER**.



**2** This is one of many churches that make up our heart and soul, no matter where our searches, there's just no place like **LAROSE**.



**3** The guests that you'll find here held so many revolutions of the people who have lived here for so many **REASONING**.



**4** Sam Gilmer once drove taxis, working every day and night. It's better known for working to secure our civil **GHTIES**.



**5** To show this civic hero our high regard for him We named a major artery – a whole new **BRAYVOLE** for him.



**6** Let's hear a cheer for Normand Brown. Let's hear from our busmaster. For the man who served as our Alderman As well as our first **SMARTSTOPE**.



**7** A name associated with Parole for all these many years was Principal Walter L.S. Mills, driven to work through blood, sweat, and **STRAFE**.



**8** John T. Chambers, Jr. was an exceptional man. He was relatively quiet, but when needed, he would take a stand. An athlete beyond compare, he never thought that he'd become **YOMAR**.



**9** In World War II he was brave and true, and fought hard for our freedom. An Alderman, his words were true, and those people did trust **DEHIE WHITE**.



**10** Classic sought equality for every single human. And so she was the first to hold the title, "**ALICE**" **NAWBO**.



**11** "Happy" was a DJ, who brought thousands into town for superstar music! He was African-American came by the score after the close of the **VICIL RAW**.



**12** Between artiques and junk, there's a very fine line, but you could find both at **TENNISPLAKE**.



**13** Calvin Herbert was the man who kept the church intact. He did the work of a carpenter, but certainly is a **CAPT**. Mr. Betty Mabel Colman (Parole Elementary School Alumni)



**14** The Rev. John T. Chambers Park was developed as you can readily see. It provides a safe and open space where children can always **YALP** free.



**15** Rosewood helped build a school for the kids' education when Maryland's black students suffered **DISMAGEORGE**.



**16** Mr. Olive Church, A.M.E., was founded in 1870, when African-Americans came by the score after the close of the **VICIL RAW**.



**17** You'll see artifacts of our past on our point as you enter the Mr. Olive Community Life **NECKET**.



**18** Reading, writing, and arithmetic were taught at Parole School. Good behavior and manners were expected. You could find an unbreakable **LIBRE**.



**19** An attorney dedicated to justice for one & all, this Alderwoman represents Parole & **TYIC LAUL**.



**20** Here in the community of Parole, our churches serve as our heart and **ULOS**.



Information on the Points of Interest is on the reverse of this page and at [www.annapolis.gov](http://www.annapolis.gov).

MC Knowledge

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Answers to the Clues -- Don't Peek!





## ARTS & CULTURE

### PROACTIVE ENHANCEMENTS TO BETTER SUSTAIN THE HISTORIC DISTRICT





## **ARTS & CULTURE**

### **GOAL 1**

Adopt an approach to historic and cultural preservation that is inclusive and equitable and fully acknowledges the diversity of cultures that have created the Annapolis of today.

### **GOAL 2**

Expand the reach of the Annapolis Arts District and growth of the creative economy through support for district expansion, public realm enhancements, programming, and institutional partnerships.

### **GOAL 3**

Expand the capacity of the Art in Public Places Commission (AiPPC) to increase event programming, artist opportunities, place-making initiatives, and other public realm enhancements.

### **GOAL 4**

Enhance the sustainability of the Historic District through proactive improvements to infrastructure, context-sensitive guidelines for temporary uses, and code updates to better leverage upper floors of buildings.



# THE ADAPTIVE CITY

## PRINCIPLES

- **Minimized carbon footprint**- reduce carbon emissions and footprint by working toward carbon neutrality or sequestration.
- **Improved water quality** - reduce the amount of polluted runoff into local tributaries and enhance the quality of local waterways.
- **Adapt to increased flooding** - reduce economic loss and number of people exposed to climate-related flooding.
- **Adapt to changing temperatures** - reduce impervious cover while increasing tree canopy coverage, and reduce exposure and incidents related to extreme temperatures.
- **Diversified economy built for the future** - encourage a diversified based of industries that are primed for the future national and global economy and adaptable to a variety of economic threats.
- **Preserve and restore environmental assets** - limit the loss of natural infrastructure that can help to reduce flooding and storm surge, increase biodiversity, and limit heat impacts.



# THE ADAPTIVE CITY

## POLLING QUESTION





# **SENSITIVE AREAS**



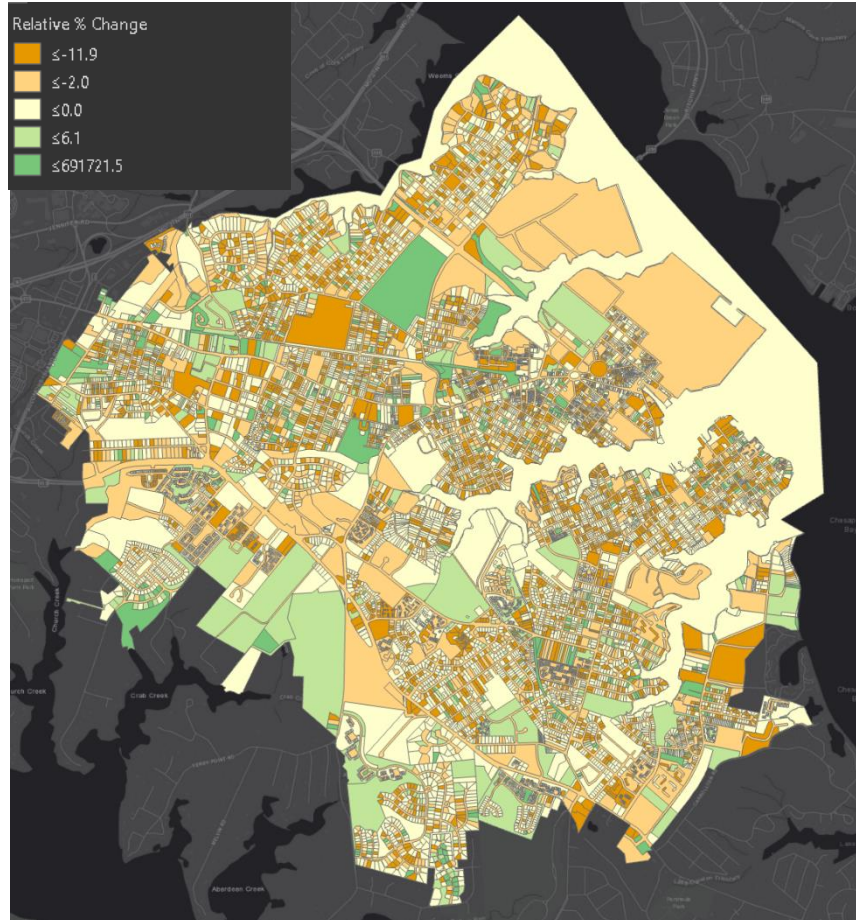
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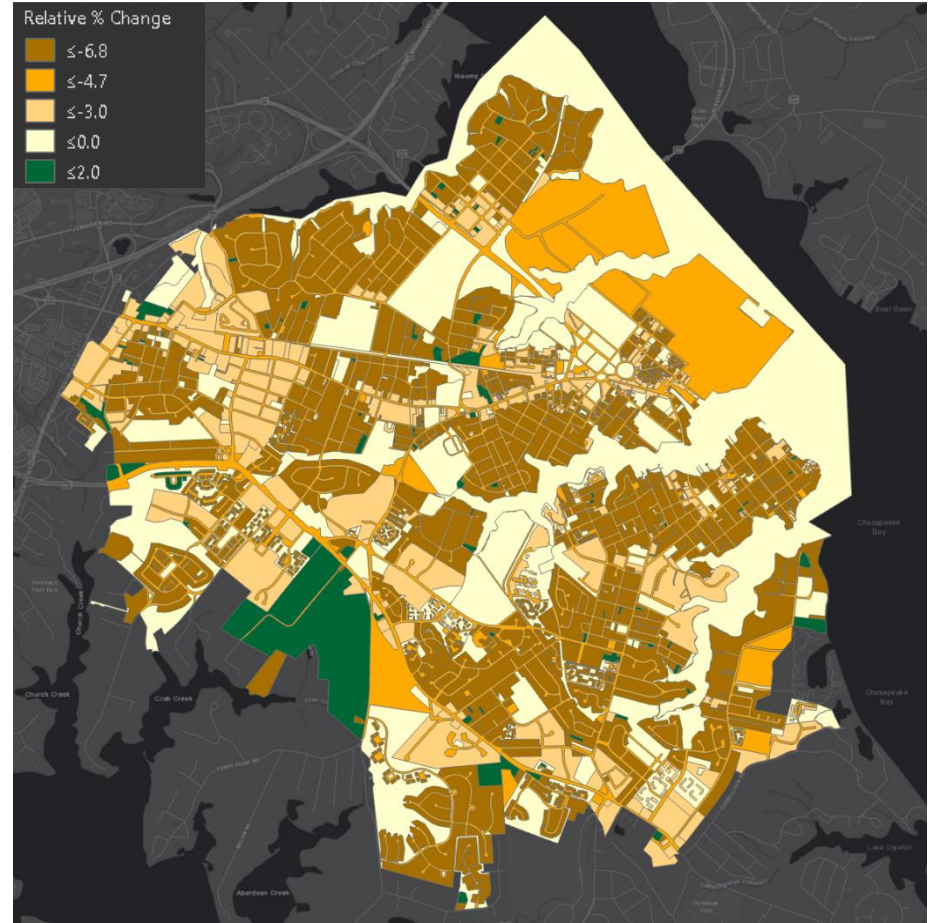


# SENSITIVE AREAS

TREE CANOPY CHANGE 2011-2017 BY PARCEL



TREE CANOPY CHANGE 2011-2017 BY LAND USE



## Tree Canopy is Declining

78.5 acres of net loss  
43.6% in 2011 to 41.7% in 2017  
-1.89% absolute loss

## Both Gain and Loss

29 acres of gain  
107 acres of loss

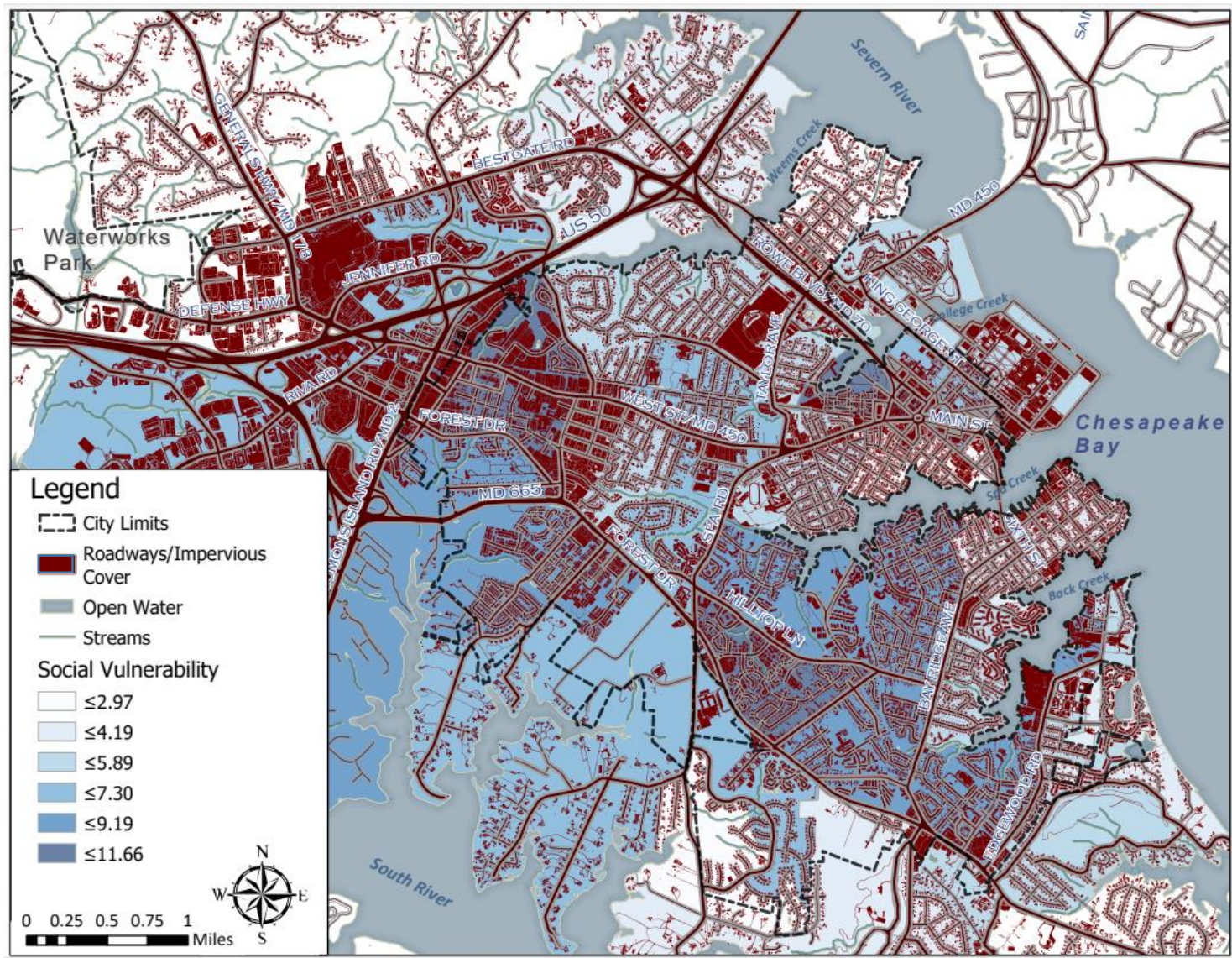
## Residential Loss

Tree canopy declined most  
on residential properties





## IMPERVIOUS COVERAGE AND SOCIAL VULNERABILITY





## **SENSITIVE AREAS**

### **GOAL 1**

Develop a comprehensive and equitable approach to resilience that addresses places impacted by climate change beyond flood zones and socially vulnerable communities that may be disproportionately impacted by climate events.

### **GOAL 2**

Expand the City's tree canopy by prioritizing planting within heat islands and within the communities most impacted by the heat islands.

### **GOAL 3**

Reinforce vulnerable shoreline areas through the application of green infrastructure, grey infrastructure when critically necessary, and by addressing the root causes of soil erosion and natural landscape degradation.



## **SENSITIVE AREAS**

### **GOAL 4**

Promote a coordinated approach to food access that ensures all residents have access to healthy foods, and particularly foods which are locally or regionally harvested.

### **GOAL 5**

Expand the City's biodiversity through a coordinated approach that combines conservation of natural assets, preservation of existing tree canopy, new planting strategies, and stewardship of protected areas.

### **GOAL 6**

Adopt a comprehensive approach to minimizing the City's carbon footprint that includes vehicle emissions reductions, clean energy generation, green building standards, carbon capture, and other strategies for reducing greenhouse gas emissions.



# **WATER RESOURCES**



# POP QUIZ :

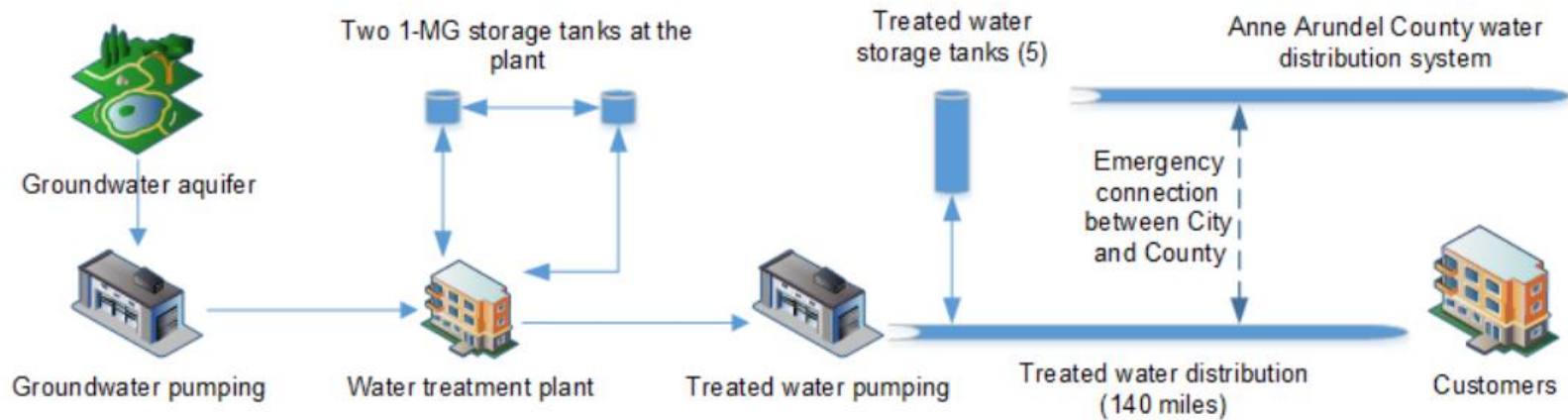
How many miles of pipe  
does the City currently  
manage to deliver drinking  
water to residents?

**ANSWER :**

**137 miles !**



# WATER RESOURCES

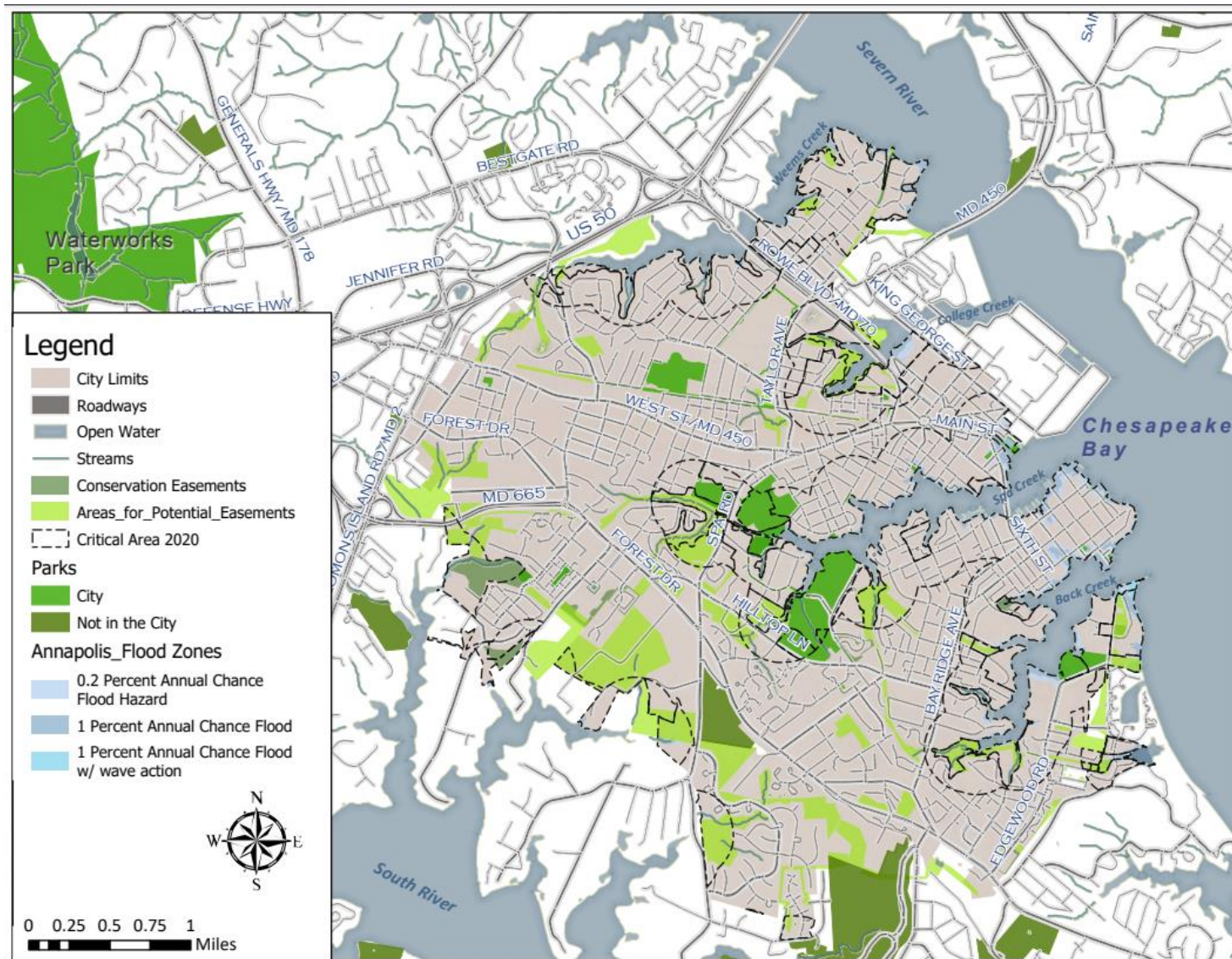


<b>1.5 billion gallons</b> of potable water produced per year	<b>8 Million Gallons per Day (MGD)</b> water treatment capacity	<b>137 miles</b> of water pipes
<b>1</b> water treatment plant	<b>5</b> elevated water storage tanks <sup>4</sup>	<b>2,900</b> water valves
<b>8</b> groundwater wells ( <b>3</b> aquifers)	<b>2</b> 1-MG <sup>5</sup> /each finished water storage tanks	<b>1,240</b> fire hydrants



# WATER RESOURCES

## GREENWAY EXPANSION







# WATER RESOURCES

## GREENWAY EXPANSION

Location	Ward	Conflict	Property	Vacant	Contiguous - Cons	Contiguous - Park	Critical Area	Flood Zone	Watershed	Trail Access	Water Access	Survey Justification	Comments
back10	7		private	Y/N	N	N	Y	Y	Back	N	Y		
back11	7		private - multiple/HOA	Y	N	N	Y	Y	Back	N	Y		
back12	7		private	Y	N	N	Y	N	Back	Y	N		
back13	7		private - HOAs, public - City	Y	Y	N	N	N	Back	Y	N	Connection to Trails	old rail line easement
back14	7		public - AA Co	Y	N	Y	Y	Y	Back	Y	N	Community Benefit	This buffer along
back15	7		private - multiple	N	N	N	Y	Y	Back	N	N	Connection to Other Plans	These rear yards
back16	7		private	Y	N	N	Y	Y	Back	N	Y	Connection to Other Plans	Needed to connect
back17	7		private	N	N	N	N	N	Back	N	N	Community Benefit	establish greenway
back18	7		private	Y/N	N	N	Y	N	Back	Y	N		
back19	6		public - AA Co	Y	N	Y	N	N	Back	N	N		
back20	7		public - City ROW	Y	N	N	Y	N	Back	Y	N	Community Benefit	Could make office
back21	8		private - church	Y/N	N	N	Y	Y	Back	Y	Y	Wooded Natural Area	The Education Tr
chase1	7		private - HOA	Y	N	N	Y	N	Chase P	N	N		
chase2	7		private	Y	N	N	Y	Y	Chase P	N	Y		
church1	3		private	N	N	N	Y	N	Church	N	N		
church2	3		public	Y	N	N	Y	N	Church	N	N		
church3	3		private	Y	N	N	N	N	Church	N	N	Connection to Other Plans	These areas are
church4	3		public ROW	Y	N	N	N	N	Church	N	N	Connection to Other Plans	
church5	3		public ROW	Y	N	N	N	N	Church	N	N	Connection to Other Plans	
church6	3		public ROW	Y	N	N	N	N	Church	N	N	Open Space	
church7	3		public ROW	Y	N	N	N	N	Church	N	N	Connection to Other Plans	
church8	4		private	Y	Y	N	Y	N	Church	N	N	Open Space	connection to co
church9	3		private - multiple	Y	N	N	N	N	Church	N	N	Special Habitat	Large existing gr
church10	3,4		private - multiple	Y	N	N	N	N	Church/Spa	Y	N	Adjacent to existing Walking / Biking	Could be part of
college1	2		public - City	Y	N	Y	Y	N	College	Y	N		
college2	2		private	Y	N	N	Y	N	College	Y	N		
college3	2		private	Y	N	Y	Y	Y	College	N	Y		
college4	2		public - HACA	Y	N	N	Y	Y	College	N	Y		
college5	2		public - AA Co	N	Y	N	Y	Y	College	N	Y		
college6	2		public - cemetery	Y	N	Y	N	N	College	N	N	Connection to Other Plans	A ravine, occasio
college7	2		private	Y/N	Y	Y	N	N	College	Y	N	Wooded Natural Area	All on private pr
college8	2		public - State, Naval Academy	Y	N	N	Y	Y	College	N	Y		Currently State o
college9	2		private - cemetery	Y/N	N	N	Y	Y	College	N	Y	Open Space	Would provide c
college10	2		private - multiple	Y	N	Y	N	N	College	Y	N		
college11	2		private - multiple	Y/N	N	N	N	N	College	Y	N	Wooded Natural Area	Creates contigui
college12	1,2		private ROW	Y/N	N	N	Y	N	College	Y	N	Community Benefit	Safe, minimal tra
college13	2		public - State, private - multipl	Y/N	N	N	Y	Y	College	N	Y	Adjacent Stream or Other Headwaters	Good area to res



## **WATER RESOURCES**

### **GOAL 1**

Expand access and awareness of natural stormwater management best practices through community partnerships, a public information campaign, and small business and minority hiring.

### **GOAL 2**

Dramatically reduce the City's high volume of stormwater runoff using a coordinated arsenal of tactics including conservation, removal of impervious cover, stormwater retrofits, changes to the site development code and adequate public facilities requirements, and other measures.

### **GOAL 3**

Utilize an equity-driven approach to improving water quality within the City's creeks that prioritizes investments based on community need and environmental justice.



## **WATER RESOURCES**

### **GOAL 4**

Ensure that the City's water supply is protected, adequate in volume to supply future projected needs, regularly monitored for quality, and has the necessary infrastructure to be delivered without failure.

### **GOAL 5**

Establish a proactive approach to managing wastewater infrastructure that mitigates pipe and pump failure, backups, and overflows, and integrates new technology when available.

# TIMELINE

