Montgomery County 2022 Candidate Questionnaire - Peter James

Personal Information:

Name	Peter James
What Office Are You Seeking in the 2022 Election?	County Executive

Where Can Voters Learn More About Your Positions Or Contact Your Campaign?

http://pjames.us twitter.com/moco4james

facebook.com/pj4moco

Please Answer the Following Questions- responses will posted in their entirety and will not be edited.

Someone new to Montgomery County may ask, "What's the Ag Reserve and why is it important?" What's your answer?

The AG reserve is roughly 1/3 of the County's land area zoned for primarily agricultural use with 25 acre zoning for residential use.

The AG reserve is important because it preserves open land for agricultural and recreational use.

Preventing the loss of our arable land for future generations.

What is your vision for the future of the County's Agricultural Reserve? Briefly, how would you achieve that vision?

While the intention of the AG reserve is noble, when I look at the AG reserve, I see an environmental disaster. Mainly due to industrial farming practices that result in green house gas soil emissions, nutrient runoff, bio diversity loss, top soil erosion and increase heat island effect.

My vision for the Ag reserve is a lush agro-forestry area with a combination of lumber, fruits and nut tress, shade crops and year round producing climate controlled greenhouses on perhaps 5% of the current 50K acres being farmed.

Rather than trying to force migration to this new farming model, I would first create a profitable pilot farm on County owned land. I believe this new farming model will produce over 10 times the revenue and profits of the current commodity crop farming. Once farmers see a working example, I believe they would be motivated by the profit incentive to convert to sustainable production of people food an d lumber for local home builders. The County would provide training courses and resource sharing for farmers who volunteer to change their practices.

I believe the Government should not use penalties and incentives to motivate behavior but rather provide solutions that make citizens choose a preferred alternative that meets their best interests.

What are your priorities regarding stewardship of the County's natural resources (water, forests, open spaces) and parkland?

First I would build a Sim City like digital twin of the AG reserve including a subterranean simulation that

would accurately simulate each area's carrying capacity for storm water runoff, filtration of septic fields, water use, etc. Upon this simulation model all proposed new development or uses would be simulated to accurately compute the proposed project's impact on the carrying capacity of the area of the project. This simulation would be online and available to all citizens to see the impacts on the environment and other impacts like traffic, parking, aquifer, school enrollment, etc.

This allows citizens to assess the overall impact on their quality of life, something beyond what just the numbers can tell us.

What role will you play with regard to ensure that we safeguard our drinking water supply both surface and groundwater?

As described above, by creating and accurate simulation of the underground geology, we will be able to assess not just surface effect of land use, but the subterranean dispersion of nutrient runoff and septic fields via under ground streams, shale formations, etc.

I would simulate, with the digital twin, water use and quality based on current industrial farming practices and proposed replace with agro-forestry and hydroponic climate controlled greenhouses.

What are your top priorities to help the County address climate change? What role will the Ag Reserve play?

I plan to eliminate transportaion related GG emissions by giving away free electric vehicles using the $7500 EV tax credit as a rebate. Building a County wide network of autonomous guideways that will releave virtuall all traffic congestion. This 500 mile long network of guideway will be covered by solar roofs which will power the EVs. It does help much if you have EVs that are power by coal fired plants.

This could reduce transportation related emission by over 50%.
I will provide the County a free license to use my autonomous robot technologies to plant a million trees a year. This will sequester over 2 giga tons of carbon back into the earth. Reducing greenhouse emission is not enough to reverse climate change only by return carbon to the soil can we hope to mitigate climate change.

In 2011 Boston College measures measured GHG emission from soils. They found emission from soils was roughly a third of all GHG in the Boston metro area.

Switching industrial farming in dirt to climate controlled greenhouse food production will eliminate most GHG soil emissions from farming.

A Poolville HS student team I mentored built an in-vessel composting system and a Montgomery College intern built a bio-digester. http://71.163.111.38:5678/media/iv_compost.pptx I would convert the 20 million metric tons of carbon and the 200 million metric tons CO2 equivalents that are now off gased by the County's Dickerson composting facility. The heat produced will be used to heat at least 20 acres of greenhouses. Rather than emitting the CO2 in to the atmosphere that is currently occurring, the in vessel composting system will sequester the CO2 into greenhouse crops. CO2 augmentation increase food production by as much as 40%. The bio-digesters, rather than being designed to produce bio-gas for burning (ie. CO2 emissions) will produce a high grade liquid fertilizer. This will eliminate most of the nitrogen now released as nitrous oxide (300 x mtCO2e).

They AG reserve will be the place were the high production versions of the technologies and would produce for both local consumption and export, while neighborhood based system will be focused on meeting the needs of each community. A network of public delivery robots would provide local commerce from urban farming production.

What more can be done to support our local farm businesses and rural communities?

I will provide MoCo farmers a free license to use my robotic technologies for precision agriculture, this technology will reduce both labor costs and material costs for fertilizers and amendments. I will

provide a free license to my Ai machine vision that detect weeds. See – http://weed.turfrobots.us this will eliminate the farmers need to use pesticides and also save labor cost of weeding fields.
All the other candidates are saying that Montgomery County will do such a great good addressing climate change, that we will be an example for the rest of te world to follow.

Instead I will build Montgomery County into an economic epicenter of the Green New Deal economy. Rather than suffer the consequence of climate change caused by bad actors outside of Montgomery County, our County will export cost effective solutions to the rest of the world, including the 3rd world. As this is the only way we can save our community from the effects from climate change.

It is said you can't teach an old dog new tricks, so we will still ave some commodity crop production in the Ag reserve. One need expressed by these farmers is better transportation options of their crops to Virginia and points West. This will be solved by using PRT guideway pods designed to carry bulk goods autonomously. This will get their crops to market faster and at a lower cost than large trucks with human drivers.

What are your regional transportation priorities? Do you support M83 and an additional Potomac bridge and outer beltway through the Reserve or adjacent rural zones?

MoCo has the 2nd worst traffic congestion in the nation. I will implement personal Rapid Transit which is far faster, cheaper, safer, quieter and quicker to build than any other foorm of transportation. Please view videos and more details on PRTs at http://pjames.us I am opposed to M-83 as PRT completely solve traffic congestion in the upcounty.
Other transit like heavy rail, light rail, bus rapid transit just does work for most in the up county, because it simply doesn't go to where people want to go, when they want to go, is unreliable and takes forever to get anywhere. A key feature of the PRT systems I propose is the the EVs that run on the autnomous guideways can be driven off the guideway on surface streets to riders final destination. This combines the best of transit and cars. It travels transit like on guideways in congested corridors and like a zero emission cars in low density areas were transit infrastructure is not justified.

Poolesville businesses are hurting from the closure of White's Ferry. I would support a 13' wide 3 lane elevated guideway that runs from Germantown/Gaithersburg to Leesburg via Poolesville. Because this guideway is structurally equivalent of the foot bridge supported by pylons spaced 150 feet apart it requires 1% of the land area need for a highway lane. It will carry ridership equivalent 15 lanes of freeway.

Just like all other proposed transportation and develop projects, the Potomac crossing guideway will first be simulated on the digital twin so that the community can see exactly what the benefits and impacts of the proposed system are and will be able to weigh in on whether this is a true benefit to them.

How should our County manage its solid waste? What role should incineration, composting and recycling play?

I have several technology solutions for the Counties solid waste. First, using the new maker space money, I would put makers spaces in every community to be able to make items locally that are currently purchased online and discarded to be incinerated. 3D printed items can be used and ten remelted to make new items.

Also, My First Fruits Farms no profit as spent a lot of effort repurposing motors, parts and materials from the Shady Grove transfer station to make robots, greenhouse production equipment and other items. I will scale this operation up County wide.
I will supply the County and its sub-contractors my delta arm robot and machine vision that can be used to reduce the labor cost of recycling see http://71.163.111.38:4000/media/delta_arm.mp4 I will end the County's practice of shredding wood waste and giving away free mulch. The Boston College urban soils emissions study found mulhced areas as the largest emitter of GHG compared to other areas like lawns and treed areas.

I will end the give away of free composting bins which emit 80% of the carbon and nitrogen from the piles. Instead I would provide neighborhood in-vessel composting systems and bio-digesters to sequester CO2 in neighborhood greenhouse and reclaim nutrients for reuse in neighborhood gardens, lawns and greenhouses. I will supply how do construction instruction for those wishing to make versions for their homes.

This will replace the carbon foot print of the fleet of diesel trucks used to collect yard waste and in the future food waste.

Maryland passed the robot delivery law last year. I would provide a fleet of delivery robots to lower the cost of collecting and distribution of recovered perishable food for quick distribution to those in need.

The robots will be equipped with refrigerated compartments and food pathogen detectors.

What are your views on the general plan update "Thrive 2050," both the process and the draft now before the Council?

I'd start over with an open urban planning digital twin and engage all te public on the new general plan.

I ask nearly everyone I encounter and hardly anyone has heard of Thrive 2050. Te plan needs to be redone. Tis time with maximium public engagement.

The language is vague and it seems possible to interpret its language to allow higher densities in any zone including the Ag reserve. We need to be more specific in the language used in the plan.

I believe stack people like cord wood using transit oriented development model reduces bot quality of life and mental health. Studies pretty conclusively show the smaller the living space to worst the mental health.

Instead, I want to produce people oriented transit where transit goes to where people want to live and takes them to where they want to go. Many people opt to live in Fredrick and Washington Counties because they prefer spacious living rather. Clearly, anyone who has choose to live the AG reserve vs downtown Silver Spring understands this.

PRTs to Fredrick and Hagerstown will cut commutes in half as there are on demand and non-stop.

Do you believe that the way that local government branches, state entities, and the public currently interact can be improved? If so, what steps would you take?

Yes, in a time when we can get on Amazon ,place an order with a click and get the item the same day, our government shoiuld be as efficient and responsive to the citizens it serves.
The digital twin I propose will allow a citizen to take a picture of a pot hole and send a repair request. Citizens would them be able to get online a view all the work in progress on aver government agency. They will be able to see exactly where in the que there repair request is and what are the reason for any slow progress.
This system should eliminate most need for citizens to be forced to make a public information request as all work in process data will be displayed in augmented reality. There will be exceptions for privacy related issues, safety issues regarding public safety officers (ie. game day delay) or for certain matters in litigation.
311 ways the worst thing for customer service to citizens, it was implemented so public employees would be pesterd by citizens. This is the exact opposite of what a believe is good government. While 311 will be retained for those with no clue wo the want to contact on a matter, most citizens will be provide with near instant access to information and services using Ai help system rather than endless voice prompts.
Since many other jurisdictions want the advantages of smart city and autonomous technologies, but lack the financial resources and technological expertise, I will form co-operative development

agreements with many other jurisdictions to share costs and be able to develop and implement much more technology faster.

I am in touch with some of the best cyber security and privacy experts around and will engage them to develop “differential privacy” systems to be able to make the most use of citizen data without compromising their privacy.