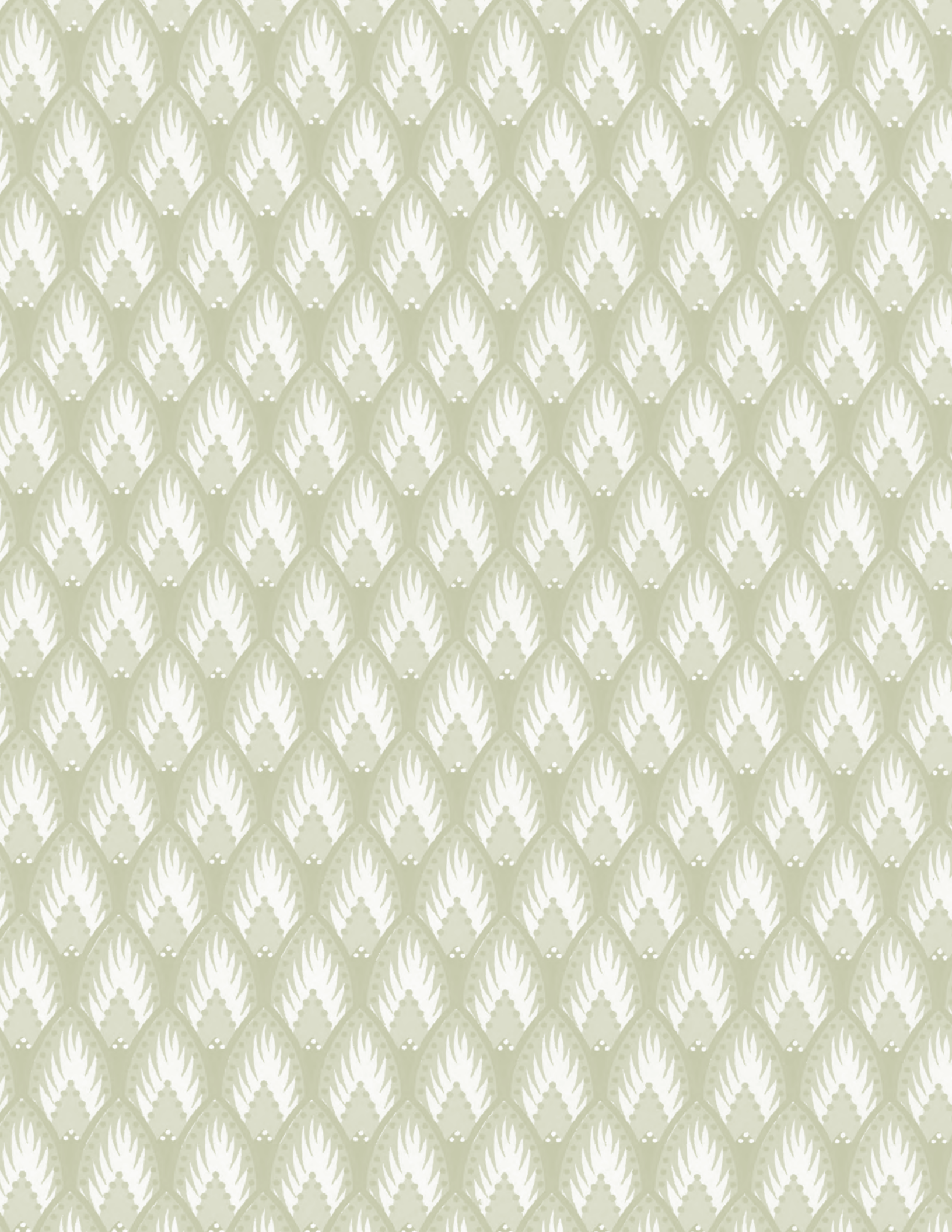
PlanMaryland

PlanMaryland Draft Plan

April 2011

Maryland Department of Planning



A Message from the Secretary

The PlanMaryland draft is the culmination of more than three years of collaborative effort between the Maryland Department of Planning, other state agencies, local governments and the public. An extensive outreach process has involved more than 50 stakeholder organizations and feedback from more than 2,000 people representing a diverse cross-section of Maryland.

PlanMaryland provides a framework, process and actions for furthering Smart Growth and for implementing the 12 Planning Visions that Governor O'Malley signed into law in the Smart, Green & Growing Legislation of 2009. The three primary goals of the plan are centered on growth, preservation and sustainability. The "growth" goal is to concentrate development and redevelopment in towns, cities and rural centers where there is existing and planned infrastructure. The "preservation" goal is to preserve and protect environmentally sensitive and rural lands and resources from the impacts of development. And the "sustainability" goal is to ensure a desirable quality of life in our communities and rural areas while preserving the significant natural and cultural resources that define Maryland.

The draft plan's framework lays out policies to guide state agencies more toward smart growth. It establishes clearly defined geographic areas where growth and preservation will be treated as highest priorities. It also provides predictability and direction for local jurisdictions by identifying state policy areas for growth and preservation. Local jurisdictions will be asked to review and consider the PlanMaryland geographies when updating their own plans and will be provided opportunity to designate local areas that are consistent with State planning areas.

During the 120-day public comment period through Sept. 1, 2011, MDP will host a number of PlanMaryland Open Houses to inform people about the plan and provide opportunity for feedback. The schedule and more information are available at Plan.Maryland.gov. After the draft is refined following the public comment period, I will present the plan to Governor O'Malley. We are grateful for all the public input that has shaped the draft to this point. And we look forward to hearing from more of you as we move to fulfill an idea enacted long ago to create a growth plan for the long-term well-being of this great state.

Richard Eberhart Hall, AICP
Maryland Secretary of Planning

PlanMaryland

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Chapter 1: Introduction

PlanMaryland is an overall strategy for the State's many smart and sustainable growth-related programs. While Maryland and its local governments have been leaders in smart growth efforts for decades, there has never been one overall game plan to coordinate these efforts and to chart a path a forward. PlanMaryland can be characterized as a policy plan at the 30,000 foot level.

Marylanders enjoy a quality of life that is among the highest in the nation. Our schools have ranked first for several years. Our incomes, high tech industries, employment levels, and health care services are among the best. Our cultural and social environments, in both metropolitan and rural areas, are also rich and varied, including access to the arts, food, entertainment, recreation, and a diversity of goods and services.

Maryland is sometimes said to be America in miniature because of its coastal beaches in the east to the mountains in the west, and in between the vast diversity of communities, agriculture, forests, streams, rivers, and bays. Marylanders enjoy a high quality of life in which to live, work, and play. They expect this to continue into the future.

But maintaining our quality of life is becoming increasingly difficult. The population is still growing, and as a result, development pressure on Maryland's land and its impacts on our resources are intensifying.

Chesapeake Bay Charter Fishing
Captain Rich Mogel and Captain Dave
Lexianna Charters

Growth and development expanding further from older communities and employment centers, economic disinvestment in existing communities, abandonment of existing housing and infrastructure, loss of productive soils, strip development, constraints on profitable farming, loss of forest land and public Bay access, and compromised fisheries are among those impacts. So too are escalating public and private costs for infrastructure, public services, preservation of diminishing resources, and mitigation of rapidly changing quality of life in many places.

These problems exist despite Maryland's long history of planning and its progressive approach to land use, natural resources and environmental management, at both local and State levels. That record of accomplishment notwithstanding, ongoing development in many places increasingly degrades the resources fundamental to the quality of life Marylanders have historically enjoyed.

Maryland also faces challenges in this second decade of the 21st century – global climate change, soaring energy costs, the current economic downturn, and Bay Restoration, – that are large and complex, and extend beyond our boundaries in both origins and implications. Public funds to confront these and other challenges are limited, and competition for them is high. We must do better at the State and local government level and with the private sector to address these challenges. We can work with local governments to preserve open space, focus investment in existing communities with access to transit, and promote development that provides housing opportunities for people with a range of incomes and special needs.

The purpose of **PlanMaryland** is to meet these challenges--essentially, to get State agencies, local governments and the private sector on the same page to achieve Maryland's Smart Growth objectives: vibrant, desirable, convenient communities in which to live, work and play; well protected agricultural and environmental lands and resources; and lifestyles and economies that sustain the natural resources on which we all depend.

A. OVERVIEW OF THE PLAN

PlanMaryland is a call to action for State agencies, local governments and the private sector to focus their efforts and work together for a more prosperous and sustainable future.

PlanMaryland establishes Goals and Objectives, identifies Plan Geographies, and proposes a Coordination and designation process to accomplish its Goals and Objectives.

Goals and Objectives

PlanMaryland Goals and Objectives build on Maryland's 12 Visions, which are established in State law to guide local comprehensive planning and constitute State Economic Growth, Resource Protection, and Planning Policy. The Goals and Objectives are organized around three themes: communities and the built environment; preservation of land and conservation of resources; and a sustainable quality of life.

Plan Maryland forum 2010 Frederick County, Md.

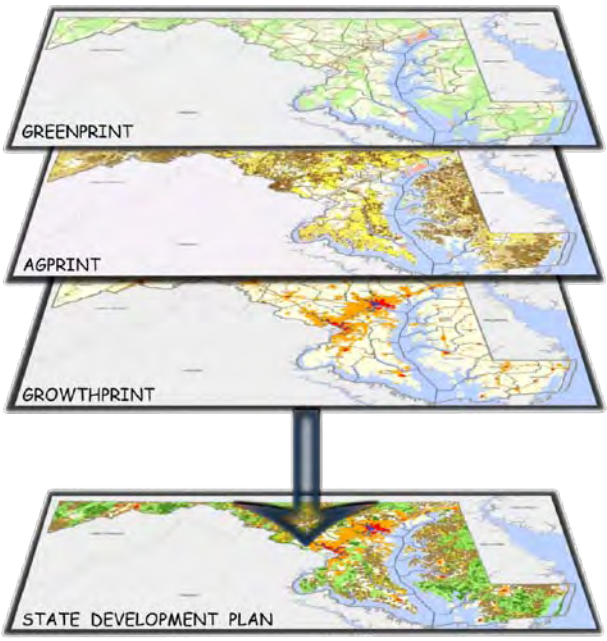
The Goals of PlanMaryland:

- **Concentrate development and redevelopment in towns,** cities and rural centers where there is existing and planned infrastructure.
- **Preserve and protect** environmentally sensitive and rural lands and resources from the impacts of development.
- **Ensure that a desirable quality of life** in Maryland's metropolitan and rural communities is sustainable.

The Goals and Objectives are explained more fully in Chapter 3.

Plan Geographies

PlanMaryland establishes places that are designated for growth, development and revitalization and for preservation of land and conservation of agricultural, water, natural and cultural resources and mitigation of the impacts of climate change. These places are based on three broad geographies known as GrowthPrint, GreenPrint and AgPrint.



Growth Print areas are subsets of Priority Funding Areas (PFAs) and are areas where State resources will be targeted to support revitalization and new development. **GreenPrint** and **AgPrint** areas will be used as a basis to better target State resources for preservation and conservation.

These designations serve as a geographic frame of reference for State and local governments and the private sector. They build on planning geographies already established by State and local governments and affirmed by State agencies and programs. These areas are explained more fully in Chapter 4.

Coordination

PlanMaryland establishes State policies and procedures that will coordinate and bring together the efforts of State agencies, and provide incentives for local governments and the private sector, to achieve Plan Goals and Objectives in designated places. Plan policies and procedures are more fully described in Chapter 4.

Achieving the Goals and Objectives of PlanMaryland will require ongoing collaboration and communication among and between State agencies. In addition to the work required to accomplish their core missions, PlanMaryland will be an important part of each State agency's work program. PlanMaryland will also be a vehicle for communications and discussions between the State and local governments by providing a document that clearly communicates the State's Goals and Objectives for growth, revitalization, preservation and conservation. PlanMaryland doesn't supersede local plans; it allows us to recognize the diversity of the State's people, communities, and environment.

The key to PlanMaryland's success is the coordinated focus of public, and ultimately private, resources toward Plan Goals and Objectives in designated areas. State resources, including regulatory and assistance programs, will be used more efficiently and effectively to support growth or revitalization in areas so designated in the Plan, but not in other areas. Similarly, they will support preservation of large expanses of rural land in areas designated for that purpose in the Plan, but not in other areas.

This State strategy for targeting of State resources will dovetail with local targeting strategies through a new place designation process. The result will provide the private sector with valuable information for investment decisions, including the public intent for land and correspondingly clear opportunities and limitations for development. This information will also help the private sector take advantage of State and local programs that are explicitly designed to facilitate profitable investment by businesses and individuals that is compatible with public intent in each area.

Maintaining Focus Over time

Oversight and management of PlanMaryland's implementation will occur under the auspices of the Smart Growth Subcabinet and its Coordinating Committee, with advice from the Sustainable Growth Commission. These responsibilities will be handled through a Smart Growth PlanMaryland working group, which will consist of a subset of Subcabinet and Committee members, assisted by a broad inter-disciplinary team of professionals drawn from the State agencies. The working group will meet regularly and enlist local government and private professionals to contribute specific knowledge and expertise.

Expectations:

PlanMaryland does not presume to make quick fixes that the State can unilaterally initiate to solve the problems of sprawl development, loss of valuable resource lands, disinvestment in existing communities, and inefficient use of public investments. Instead, the Plan outlines a common set of land use goals and objectives to guide State and local actions, and provides strategies for implementation. The strategies will inform specific actions to be taken at the State and local level to implement the policies, and identify the responsibilities of local governments and the private sector to achieve the Plan Goals and Objectives.

PlanMaryland will not immediately resolve issues like local adequate public facilities ordinances that discourage growth in suitable areas, public sentiments against more growth, or the limited public funding available to address the problems we face. However, PlanMaryland does propose a way that State and local governments can work better together to meet these challenges – by providing guidance to shape the delivery of capital, regulatory and assistance programs to better target programs to area needs and better leverage public and private investment to support sustainable outcomes for the State.

If 20 years from now, we have vibrant and active cities, towns and rural communities; if we have revived most of our older communities as desirable places to live; if our farms are plentiful and productive, if our forests, parks, streams, mountains, lakes, rivers and Bay are healthy and accessible to all; if we are well educated, safe, and healthy; and if we have passed along all of these things to our children and grandchildren, then PlanMaryland will have succeeded.

B. BRIEF HISTORY AND PERSPECTIVE OF PLANNING IN MARYLAND

Many of the issues and challenges that we are confronted with today have been around for a long time. In 1933, when the Maryland State Planning Commission was first created, they were faced with the ramifications of uncontrolled growth, the loss of Bay fisheries and public access to the Bay, the need to plan for capital improvements, the loss of farms and forests and the importance of preserving them.

While some of the same issues exist today that were of concern to Marylanders in 1933, a lot has changed in the way we approach land use and the roles of the State and local governments. Local jurisdictions in Maryland have had the authority to write comprehensive land use plans and enact zoning codes since the 1920's. Planning since then has evolved from the sole purview of the localities to a small State coordinating committee to a full cabinet-level department. Though many of the issues the State is grappling with are decades old, each generation has added to the knowledge of those who came before. So today, we embark upon PlanMaryland with a wealth of data and experience to draw upon.

Maryland has long been a leader in Smart Growth, from establishing one of the first planning commissions in the country in 1933 to its creation of Priority Funding Areas in the 1990s, to adoption of the Sustainable Communities Act in 2010. Today, innovative approaches to sustainable land use, some of them national models, can be found

throughout the State. Successes in towns, cities and counties around Maryland that already further Smart Growth can and should be replicated on a broader scale.

There needs to be a more consistent, predictable approach with greater cooperation between state agencies and with local governments.

Figure 1-1 presents many key State planning initiatives during the past 80 years.

While there have been many good examples of smart growth successes throughout Maryland's rich planning history, there are still challenges that lie ahead. The National Center for Smart Growth Research and Education, a non-partisan center for Smart Growth based at the University of Maryland, has examined Smart growth policies and programs in Maryland. In 2009, the Center released a study on the impact of Priority Funding Areas in controlling growth and development in Maryland. Their analysis indicated that the application of PFAs had fallen short of expectation for three primary reasons.

First, the study found that the criteria used to establish the borders for PFAs have created inconsistent boundaries not always adequately reflecting good Smart Growth priorities. Second, the purpose of PFAs is not fully integrated into common decisions made by local governments. Finally, the study indicated that many state agencies have not changed their priorities, focus, or programs to target funds and assistance only to Smart Growth priority areas.

PlanMaryland addresses these challenges and offers a way forward.

Figure 1 History of Planning in Maryland

1930s & 1940s – State Planning Begins

1933 - The Maryland General Assembly creates the first state planning commission in the country to coordinate Depression-era public works programs of the National Resources Planning Board and the Works Projects Administration. In its first ten years, the Commission develops one of the first six-year Capital Improvements Programs in the country, a single-plane coordinates mapping system covering the state, and a program to provide medical care for the indigent.

1938 – The commission publishes *Five Years of State Planning*, outlining the State's vision for Maryland in 1950 (*see figure below*)

1940 - The Commission establishes a committee on medical care and devotes much of its energy to public health concerns until the early 1960s.

1948 - The Baltimore Metropolitan District Planning and Coordinating Committee is established based on the Commission's recommendations.

1950s – An Agency Evolves

1956 – The Commission on State Programs, Organization and Finance issues *Improving State Planning in Maryland*, which emphasizes the need to aid local jurisdictions, establish long range goals, strengthen centralized coordination of planning in the executive branch, and increase the areas of expertise and size of the state planning staff.

1959 - newly passed legislation creates the State Planning Department, broadening its areas of concern to include the state's water resources and the protection, development, and maintenance of Assateague Island.

This new state planning legislation provides the first mention of the State Development Plan by name.

1970s – Growth of Local and State Planning

1970 – The Tidal Wetlands Act requires a State permit for the alteration of tidal wetland and requires mitigation of any wetland loss.

1971 – The state begins paying for public school construction and modernization. The Department provides projections of school enrollment to support this effort.

1974 – The Land Use Act of 1974 authorizes the Secretary of the Department to designate areas of critical state concern and allows the Department to express the State's viewpoint in local land use decisions.

1976 – Maryland enacts a state income tax incentive for the rehabilitation of historic properties.

1977 – The Maryland Agricultural Land Preservation Foundation is created, leading to the preservation of almost 270,000 acres through 2008.

1990s – The Smart Growth Era Begins

1992 – The Economic Growth, Resource Protection, and Planning Act establishes "seven visions" (later eight) to be incorporated into local plans. The visions address where development should occur, lands and resources to be protected, streamlining of regulations to achieve the plans goals, and adequate public facilities, infrastructure, and funding to achieve the Visions.

1997 – The "Smart Growth and Neighborhood Conservation" Acts establishes Priority Funding Areas (growth areas where state funds would be targeted), the Rural Legacy preservation program, incentives to clean-up brownfields, Live Near Your Work incentives, and Job Creation Tax Credits.

1930's | **1940's** | **1950's** | **1960's** | **1970's** | **1980's** | **1990's** | **2000's**

1960s – An Agency Evolves

1961 – The Maryland Historical Trust is established, the first such state agency in the U.S. The Trust evolves into Maryland's State Historic Preservation Office in 1966.

1965 – The Department completes the first mass transit study of the Baltimore metropolitan area.

1968 – The Commission and others complete an inventory of tidal and inland wetlands; comprehensive regulation of these lands occurs in 1970.

1969 – The State Planning Department becomes a cabinet-level agency and is renamed the Department of State Planning.

1969 – The State Intergovernmental Assistance Clearinghouse is created to coordinate the review of projects and avoid conflicts

1969 – The General Assembly creates Program Open Space (now The Land Preservation, Parks, and Recreation Plan) funded by a dedicated stream of revenue from the State's real estate transfer tax.

1980s – Addressing Land Use & the Environment

1981 – The Department designates 57 areas of unique character (wetlands and rail services designated areas) for preservation, conservation, and utilization.

1984 – The Chesapeake Bay Critical Areas Act is the first time State and local governments jointly address the impacts of land development on habitat and aquatic resources in the Bay. The act designates all lands within 1,000 feet of tidal waters or adjacent tidal wetlands as critical areas.

1985 – State legislation Creates a process for historic preservation review of state projects, permits, licenses, and financial assistance

1987 – The Chesapeake Bay Agreement starts an interstate effort to protect and restore the Chesapeake Bay.

1989 – The Non-Tidal Wetlands Act requires a state permit for alterations of non-tidal wetlands.

2000-2008 – Today and Looking Forward

2001 – The GreenPrint Program begins, preserving over 22,000 acres of the Maryland's most valuable ecological land.

2006 – HB 1141 requires counties to adopt a water resources element and a municipal growth element in their comprehensive plans by October 1, 2009.

2006 – HB 2 requires counties seeking certification of their farmland preservation programs to designate Priority Preservation Areas and include a PPA element in their comprehensive plans.

2007 – HB 773 creates the Task Force on the Future for Growth and Development.

2008 – Gov. O'Malley convenes BRAC (Base Realignment and Closure) subcabinet to address the 30,000 jobs and 28,000 households relocating to Maryland military bases beginning in 2011. This multiple-agency effort brings a consolidated approach to BRAC issues. In addition, BRAC zones designated within growth areas become eligible for State infrastructure improvements and other benefits.

2000-2010 – Today and Looking Forward (Con't)

2008 – MDP and the Department of Housing create "Smart Codes" to help preserve historic structures, encourage infill in traditional neighborhoods, and create mixed use, high density neighborhoods.

2009 – Governor O'Malley's Smart, Green & Growing legislation promotes sustainable growth and environmental quality. The "Eight Visions" are increased to twelve. The definition of "consistency" between local comprehensive plans and zoning is clarified. Members of planning commissions or zoning boards of appeals are now required to complete an education course.

2010 – The Sustainable Communities Act strengthens reinvestment in Maryland's older communities by reinventing an existing rehabilitation tax credit and extending its life through 2014. A number of existing programs are simplified into a single "Sustainable Communities" designation.

2010 The Task Force on the Future for Growth and Development becomes The Maryland Sustainable Growth Commission, with additional stakeholders and a permanent status.

C. PLANMARYLAND STAKEHOLDER INPUT

Public participation is an important part of the process of preparing PlanMaryland. PlanMaryland is guided not only by law, but also by input from stakeholders across Maryland. The Maryland Department of Planning and other State agencies have used online surveys, meetings with local planning officials, stakeholder interviews and public forums to inform PlanMaryland. We have reached out to over 50 stakeholder groups throughout the State to ensure that multiple viewpoints were represented, including those of economic development groups, environmental groups, people in rural, suburban and urban areas, ethnic and cultural commissions, college students and other organizations. The 10 Listening Sessions that were held in 2008 and the 13 PlanMaryland public forums that were conducted in the spring of 2010 reached a broad and diverse group of Marylanders. This extensive outreach process has involved over 50 stakeholder organizations across the state and feedback from more than 2000 people representing a diverse cross section of Maryland.

Some of the recurring themes from the public comments included:

- **There appears to be a lack of coordination, communication and cooperation across levels of government -** a greater understanding of each State and local agency is needed, along with an appreciation of what their concerns are, and the objectives they are trying to accomplish**;**

- **One size does not fit all situations when it comes to implementing Smart Growth –** there are regional differences that require flexibility in order to achieve Smart Growth goals;

- **Priority Funding Areas (PFAs) need to be refined –** the current, simple standards to define where State funding can be used should be changed to an approach that encourages compact mixed-use communities and provides the services necessary to ensure success;

- **There needs to be a balance between growth and the environment, community design and economic development –** growth will and should continue in Maryland, as will economic development and environmental protection, but none should dominate over the others;

- **To become a sustainable state, Maryland must strike an equal balance between development and agricultural preservation –** we need to focus more on redevelopment and infill of our cities and towns and on using our farmland to produce food for local use;

- **The protection and restoration of sensitive environmental areas, especially the Chesapeake Bay, need to remain a priority –** the social, economic and land use implications of degraded ecosystems must be incorporated into all decision-making;

- **Land use and transportation have not been working together to create livable communities –** Maryland needs to promote policies that cut across planning disciplines and agency missions to build better communities;

- **Good transportation is important in maintaining people's quality of life and promoting economic development for the area –** providing choices and options for transportation should be a priority;

- **In existing lower density areas of Maryland, greater attention to community design is essential in order to create places of interest and community identity –** throughout the State, community design and creating a "sense of place" within communities is not only economical, it's also a significant public concern;

- **Water and sewer planning must be an essential part of the comprehensive planning process –** many existing water and sewer capacity problems can be traced back to inadequate comprehensive planning; and

- **Public education is needed to inform citizens about the benefits of Smart Growth -** Citizens need to understand why and how growth can be managed. Local planning and historic district commissions need to learn about the issues facing their communities, the role the commissions play in shaping communities, and the tools they can use to manage growth.

Responses from the public listening sessions were compiled in a document prepared by MDP called ***"What We're Hearing,"*** which became the starting point for discussions with stakeholder groups.

In addition to the public outreach forums, other efforts were made to solicit feedback about PlanMaryland. MDP staff asked for comments and met with individual planning staff from local jurisdictions to explain and discuss GrowthPrint and to seek their input on potential local GrowthPrint areas. The Department launched a website for PlanMaryland and frequently updated it to provide the public with a view into the concepts that the Plan was preparing to address. As sections of PlanMaryland were being drafted, white papers on related content were prepared and made public through the website for the public to review and comment on. These public comments have helped to inform the draft PlanMaryland document.

MDP discussed GreenPrint, AgPrint and GrowthPrint—mapping and data tools that will play a large role in implementing PlanMaryland— at numerous public meetings during 2010 and early 2011, including meetings of the Baltimore Metropolitan Council's Sustainability Committee, MDPs Planning Director's Roundtable, WILMAPCO's Our Town Meeting, Baltimore Regional Transportation Board's "Imagine 2060" meeting, various Smart Growth Subcabinet meetings, and a meeting of the Maryland National Capital Park and Planning Commission.

Meetings have also been held with the Sustainable Growth Commission to discuss efforts to develop PlanMaryland. PlanMaryland has also been discussed at the State Water Quality Advisory Committee and the Coastal and Watershed Resources Advisory Committee. Feedback from each of these stakeholder groups was recorded and used to help shape the drafting of PlanMaryland.

Many of the themes and concerns identified by Stakeholders are addressed by existing programs and policies of the State, but without the kind of coordination among agencies and between levels of government to which PlanMaryland aspires. Stakeholder input reinforces the need for coordination among all government programs that affect growth, development, quality of life and sustainability.

This draft plan welcomes and encourages ongoing stakeholder input.

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Chapter 2: Trends and Land Use Implications

A. INTRODUCTION

A growth state like Maryland needs to work harder to make the most out of future development by locating it where is has the most positive economic and community impacts, while limiting its negative impacts to the environment, agribusiness and other important State resources.

For more than sixty years, we have seen the exodus of jobs and residents from older cities and towns, and the building of new houses, stores, and offices where farms used to be. Trends in land use regulation, taxation, and infrastructure development contributed to this trend.

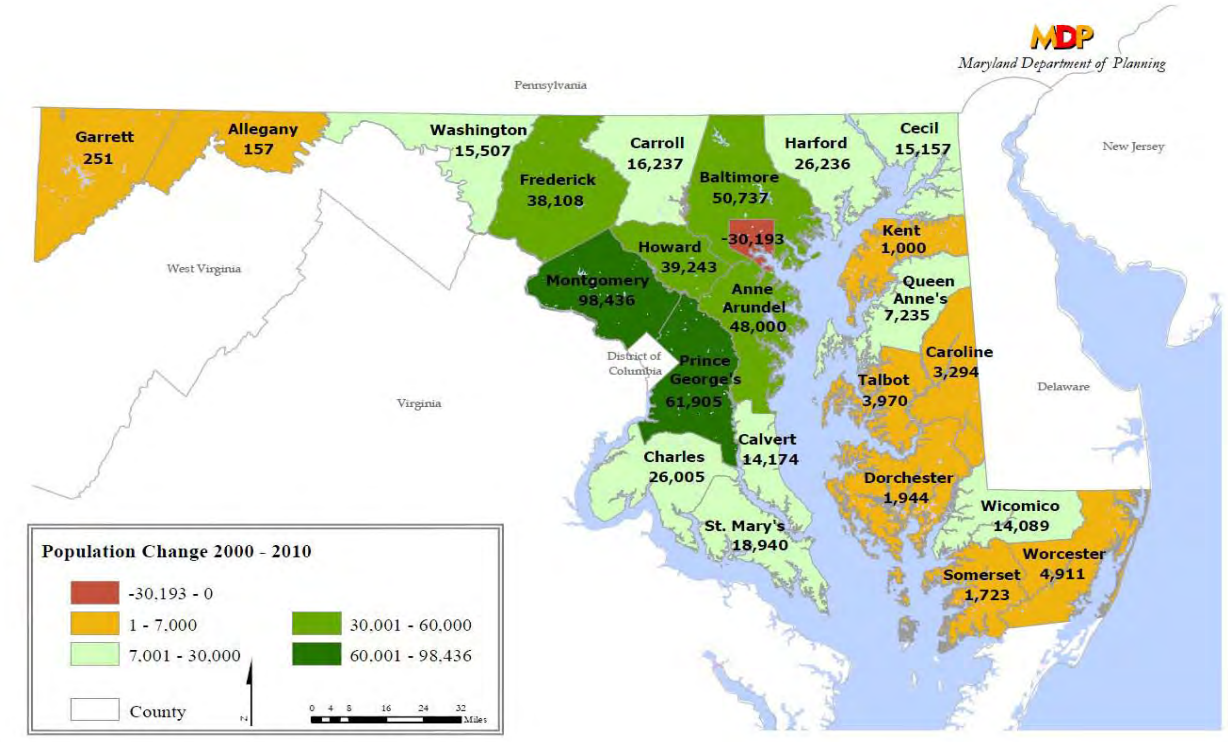
Increasingly, however, a series of larger forces—population increases, rising energy costs, global climate change, the degradation of the Chesapeake Bay, an aging population, the globalization of the economy—have brought this fragmented approach into question. Are the development patterns of the last sixty years still in the best interests of Maryland and its future residents?

This Chapter of PlanMaryland assesses how Maryland is growing and how development is affecting the State's population centers, its agricultural and natural resource lands as well at its water, air, and other resources and the quality of life of Maryland's citizens.

The conditions and trends described on the following pages show the shortcomings, as well as opportunities for the State and local governments to refocus resources and efforts to achieve better economic, social, and environmental outcomes.

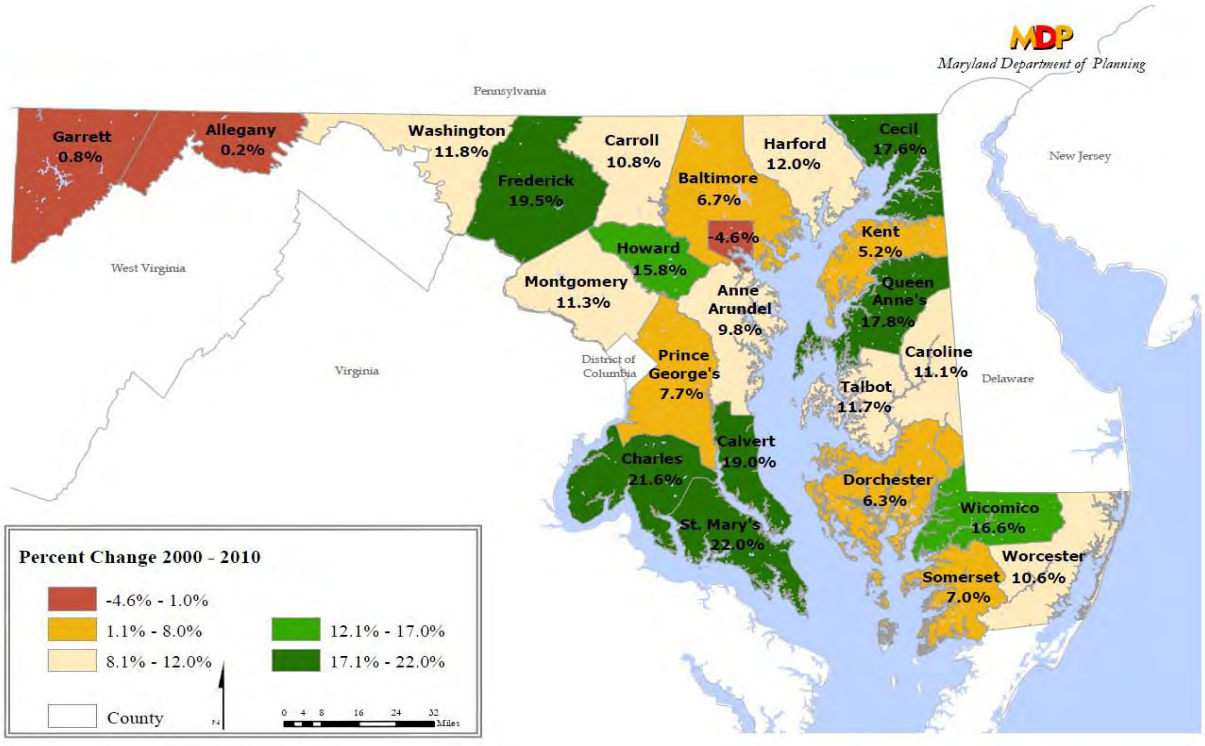
B. DEMOGRAPHIC AND ECONOMIC TRENDS

Maryland is the fifth most densely populated state in the nation. Almost 5.8 million people live on Maryland's 6.2 million acres of land—and that land must be shared not only by housing and businesses, but also by parks and recreation areas, agriculture, conservation areas like forests and wetlands, and public infrastructure like schools, roads, power plants, and hospitals. By 2030, Maryland's population is projected to grow by nearly 15% with an additional 900,000 people.



Map 2-1: Population Change for Maryland's Jurisdictions, 2000-2010
Source: U.S. Census Bureau and Maryland Department of Planning

During the decade from 2000-2010, Maryland's population increased by 477,000 people. The largest numeric increase was in Maryland's central counties and municipalities, with smaller numeric increases in Southern Maryland and Eastern Shore counties and municipalities. (Map 2-1). In percentage terms, Frederick County, Southern Maryland and parts of the Mid and Upper Eastern Shore had the fastest rate of change. (Map 2-2)



Map 2-2: Percent Population Change for Maryland's Jurisdictions, 2000-2010 *Source: U.S. Census Bureau and Maryland Department of Planning*

Demographics and economics have played a large role in how Maryland has developed. Baby boomers contributed to rapid consumption of land in the suburbs, and now their children are pushing out the boundaries of our metropolitan areas in search of affordable housing. Meanwhile, the innermost ring of suburbs, not the central cities, is becoming the first stop for new immigrants to the country. The aging of the baby boomers, delayed marriage and child bearing, and high divorce rates continue to produce smaller household sizes and affect housing preferences, infrastructure needs (water and sewer, schools, transportation, public safety, etc.), and demands for recreation and other services.

Maryland's economy is also changing, with accompanying changes in where businesses locate. The largest non-government employers of decades past—steel, aerospace, marine transportation, and manufacturing—have been replaced by health care, biotech and medical research, colleges and universities, and service industries. The major employers of today no longer depend on bulky raw materials and large finished products that must be transported by rail or sea. Instead, they depend on knowledge, information, and innovation, and locate anywhere they can find reasonable rents and a

supply of educated, technology-savvy, creative workers. Although some of these workers are moving to urban neighborhoods and some "new economy" firms are following them, by and large both the workers and their employers have chosen to locate in newer suburbs.

The era when people shopped at Stewart's or Hoschild Kohns on Howard Street in downtown Baltimore or at Hecht's or Woodies in downtown Washington is long gone. A new generation of major retailers like Wal-Mart, Giant Food, Safeway, and Home Depot (all four of which are among the top 25 employers in the State) have business models that depend on the cheap transportation of goods (almost exclusively by truck), large land-consuming distribution centers, and dispersed, auto-oriented retail outlets to serve dispersed, auto-dependent consumers.

Demographic and Economic Trends as Drivers of Growth

Five key demographic and economic changes are producing significant impacts on development patterns in Maryland:

1. **The total population and number of households in Maryland are increasing at the same time average household size is decreasing.** Household size has declined from 3.25 persons per household in 1970 to approximately 2.60 in 2010, and is expected to further decrease to 2.48 by 2030. The combination of an aging but increasingly healthy population, delayed marriage and child bearing, and high rates of divorce all contribute to this change. With fewer people living in each house, the rate of development will be higher than the rate of population increase. At 3.25 people per household, about 308 dwelling units are needed per 1,000 population. When the household size falls to 2.48 people in 2030, the number of dwellings needed to house 1,000 people will rise to 403. Figure 2-1 shows how the cumulative rate of household growth exceeds population growth as the average household size decreases.

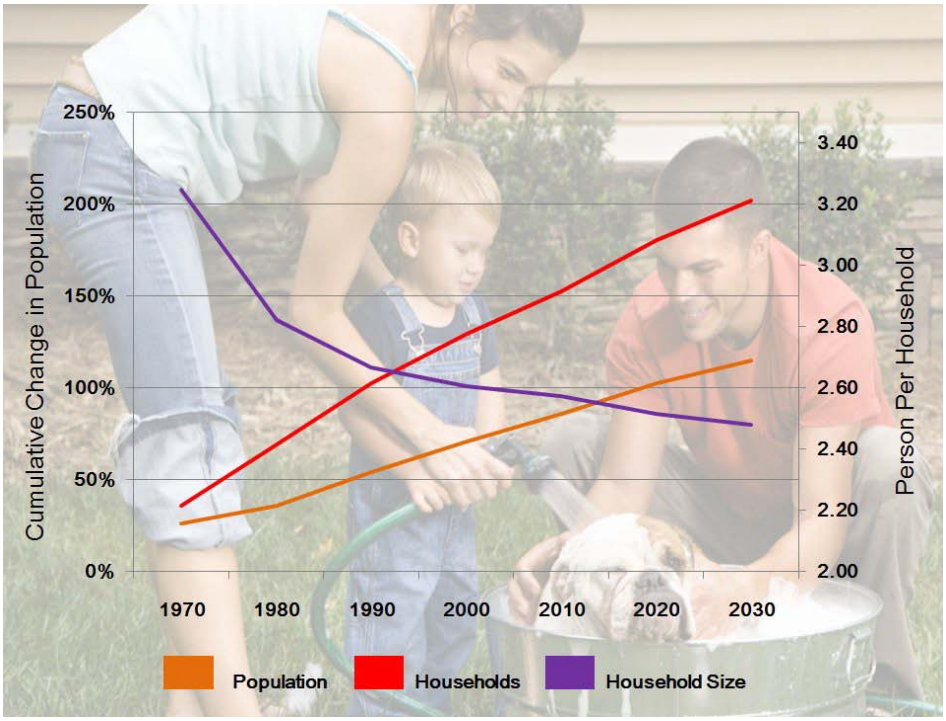


Figure 2-1: Household Size and Cumulative Percent Change in Population and Households for Maryland, 1970 to 2030
Source: U.S. Census Bureau and Maryland Department of Planning

2. Maryland's population is aging. Thanks to improved nutrition and health care, Marylanders are living longer than ever as the baby boom generation nears retirement age. In 1970, 7.6 percent of Maryland's population was over 65. The 2000 Census counted 11.3 percent over 65, and in 2010, 12.7% are projected to be over 65. More than 20 percent of the population may be over 65 by 2030. (See Figure 2-2)

Despite anecdotal evidence that some affluent empty nesters are downsizing into smaller homes and/or moving to areas with more amenities within walking distance, a recent survey by the American Association of Retired Persons (AARP) found that the vast majority of America's seniors plan to remain in place when they retire.

This finding may point to a need for more senior housing in areas of the suburbs where little or none exists today. The challenge will be to incorporate such housing into communities that allow seniors—who, according to the AARP survey, think of themselves as

more independent and "in control" of their living situation than previous generations—to safely access medical care, grocery stores, entertainment, restaurants, and other needs even when they no longer drive. The AARP report points out one major benefit of (and motivation for) aging in place is increased likelihood that family members will be nearby to provide care and assistance.

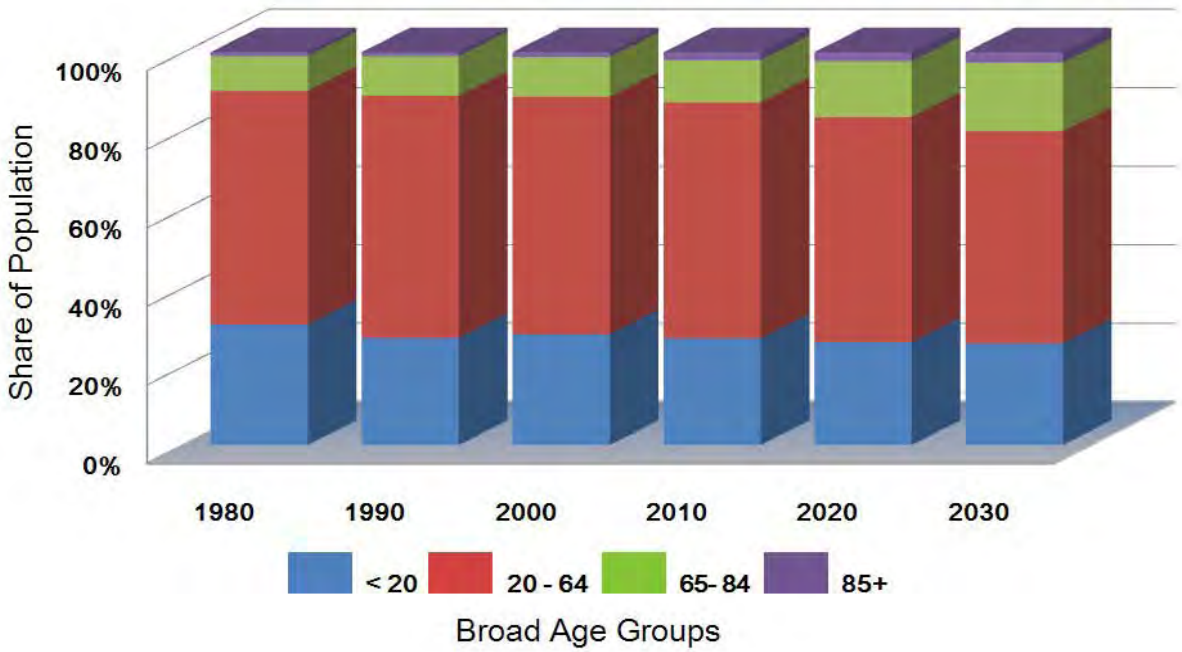
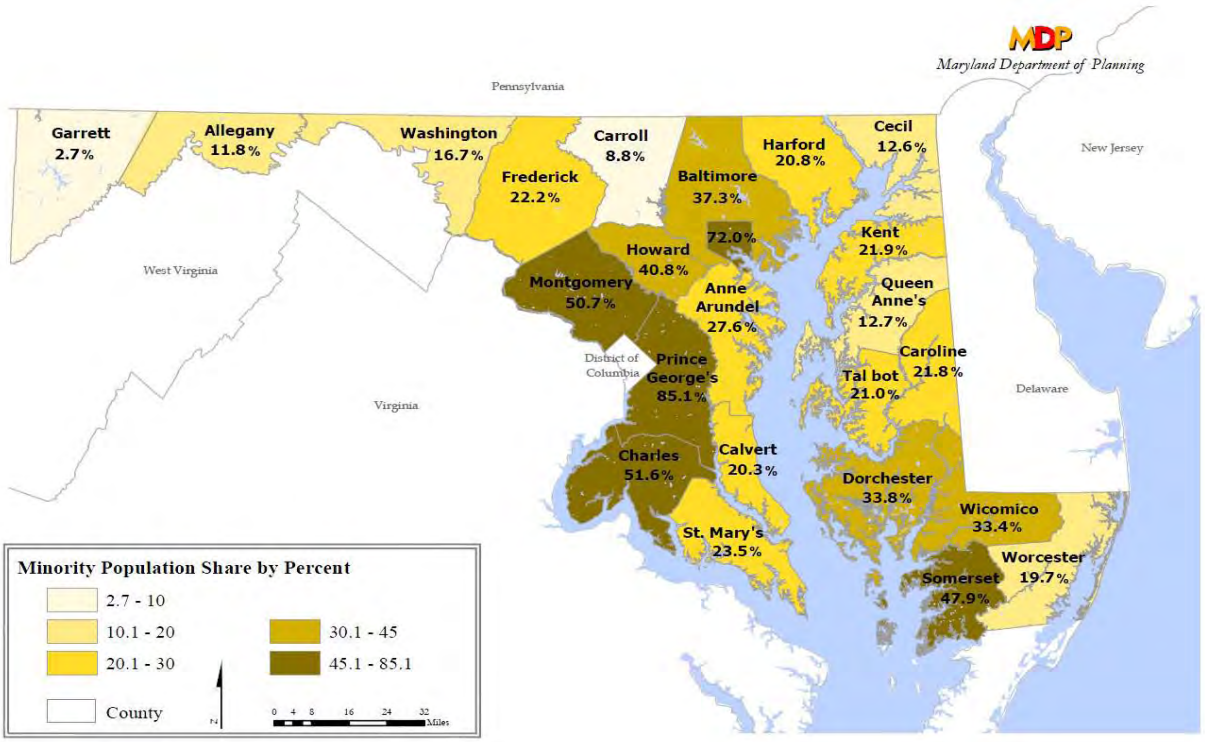
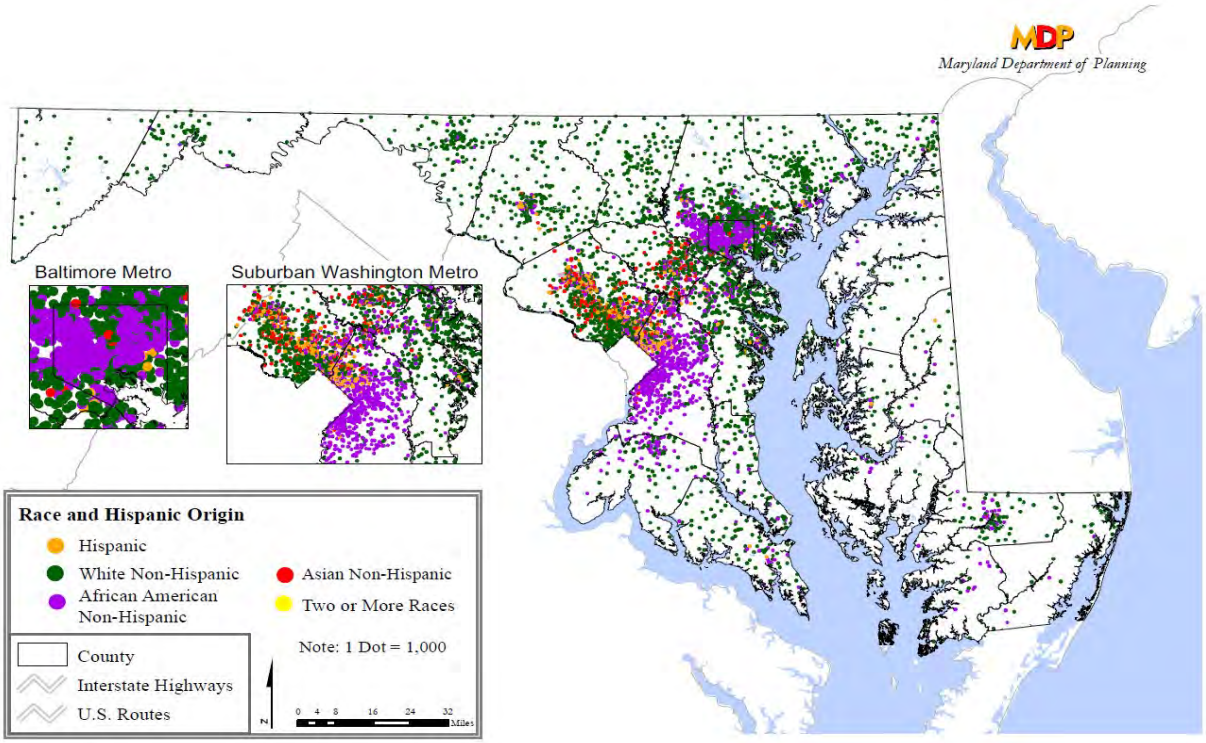


Figure 2- 2: Share of Maryland's Population by Broad Age Groups, 1980 to 2030
Source: U.S. Census Bureau and Maryland Department of Planning

3. The suburbs are becoming increasingly racially diverse. Minority population growth—everyone other than non-Hispanic whites—has exceeded non-Hispanic white population growth in Maryland since the 1980s. This has caused the level of racial and ethnic diversity to increase in most Maryland counties. The largest increases in racial and ethnic diversity since 1990 have been in the counties surrounding Washington, D.C. and Baltimore City: Montgomery, Prince George's, Charles, Anne Arundel, and Baltimore counties. In the decade from 2000-2010, minority share of population increased to where five counties and the City of Baltimore now comprise at least 48% of their population comprised of minority populations. (See Maps 2-3 and 2-4.)



Map 2-3: Maryland County Population by Race 2010
Source: U.S. Census Bureau and Maryland Department of Planning



Map 2-4: Concentration of Population by Race and Hispanic Origin, 2010
Source: Maryland Department of Planning, from U.S. Census Bureau Data

4. **Foreign-born immigrants are settling in suburbs rather than in the urban neighborhoods of their predecessors**. The influx of immigrants to Maryland—a trend expected to continue—will have a considerable impact on demand for housing. Immigrants subscribe to the American ideal of home ownership as readily as native-born populations.

   Immigration will also change Maryland's transportation system. According to the 2000 Census, recent immigrants, regardless of race or ethnicity, are much more likely to commute by transit than native-born adults. Roughly 20 percent of immigrants who moved to the U.S. within the last five years used transit to get to work, compared with 7 percent of the native population. Even after 20 years in the U.S., Hispanic immigrants remain more likely to use transit than native-born commuters. Income and residential location do not fully predict commuting patterns among immigrants; cultural differences also may play a role.

   These changes have implications for the type of housing to be developed, the facilities and services necessary to support existing and new communities, and the State's role in addressing these changing circumstances. An increasingly diverse population is likely to demand a larger range of housing options and community surroundings. With ethnic minorities and aging citizens both having to rely on transit, the low density development pattern of the suburbs will, in the future, need to be remade so that the population is less dependent on automobiles.

5. **Maryland's industrial base is diversifying.** Over the last several decades, Maryland has seen a significant shift in its economic base. Figure 2-3 shows how the mix of industries in Maryland has changed from 1990 to 2009. While government employment has remained relatively constant as a share of total employment, manufacturing and agriculture have been replaced by biotechnology research, personal and professional services, and tourism. Total manufacturing employment in Maryland declined nearly 32 percent from 1990 to 2009, compared with a 20 percent decline in the U.S. as a whole.

   Even within the manufacturing sector, there has been a shift from traditional heavy industry (steel, chemicals, printing, and transportation equipment) to more high-value, advanced technologies (miniaturization, nanotechnology, biotechnology, and information technology). According to the Maryland Department of Business and Economic Development, Maryland now ranks 2nd in the nation for biopharmaceutical innovation, and the State is home to 440 life science companies and 50 research intense federal institutes, which make it a leader in the global life science sector.

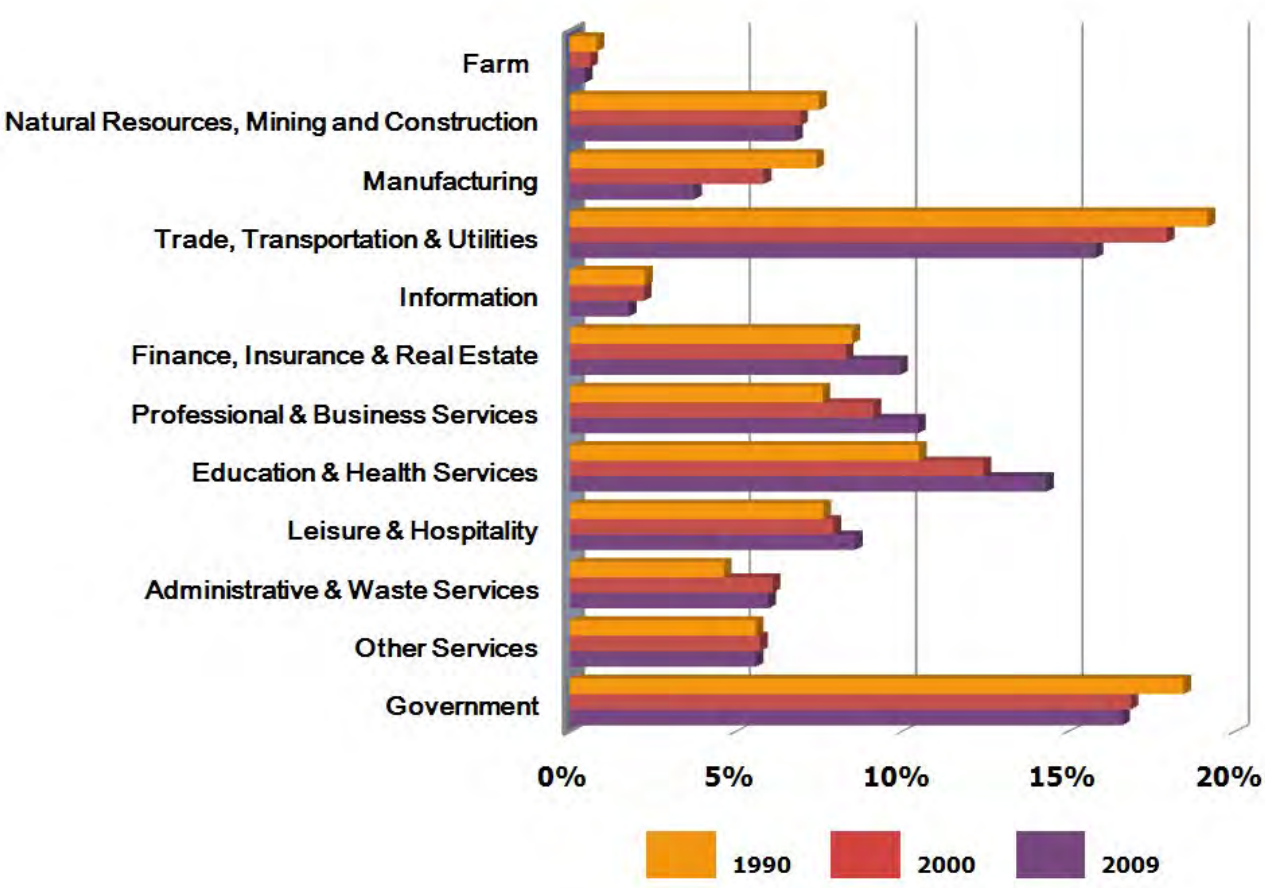


Figure 2-3: Employment Share by Major Industry Category in Maryland, 1990, 2000, and 2009

Source: U.S. Bureau of Economic Analysis

Conclusions:

The demographic and economic drivers of Maryland's growth are much different today than they were 20 years ago, and both are expected to evolve further. Maryland needs to plan for increased demand for housing, an aging population, and diverse communities with different needs and expectations not only in cities and but also in the suburbs and exurbs. Without changes in policy, Maryland will remain subject to decentralized development and loss of valuable farmland and natural resources in the rural areas of Western Maryland, Southern Maryland, and the Eastern Shore.

C. LANDS USE TRENDS

Relevant factors about how people decide where to live and where businesses decide to locate include costs (housing and land prices), amenities (good schools, low crime rate, efficient government services), proximity to specific needs (recreation, places of worship, shopping, a highly educated labor force), and other factors.

In Maryland, the push and pull of these factors have produced the following trends in development patterns over the past several decades, according to data compiled by the Maryland Department of Planning:

- **Residential development** has expanded outward in three waves: first in close-in suburbs bordering Baltimore and Washington, then in the outer ring of suburbs lining the beltways and radial highways, and most recently in far-flung exurbs in portions of Western Maryland, Southern Maryland, and the Eastern Shore.

- **Commercial development**, retail and office space in particular, has followed residents to the suburbs in pursuit of customers and a suitable workforce.

- **Business development** also has spread out into the suburbs and exurbs in search of cheap land and less congested transportation facilities.

- **Decisions made by federal, State, and local governments** about the location of agency offices, research centers, and other facilities have shaped development patterns on a large scale in Maryland. Although some government facilities (e.g., the National Security Agency) require isolation for security reasons, many government offices without such restrictions have been built in suburban office parks or isolated campuses in recent years. Decentralized government offices have attracted private-sector support services to the same auto-oriented suburban office parks.

Statewide Development Patterns

- **The rate of development has outpaced the growth in both population and housing units.** Since the late 1960s larger lot sizes, combined with declining household size, has resulted in an increase in developed acres that far exceeds growth in either population or housing units. The rate of development in Maryland has continued to outpace population growth. Between 1973 and 2002, Maryland's total acreage of developed land grew by 135 percent while the population increased by only 32 percent. This trend continued between 2002 and 2010, with developed lands increasing by 8.4 percent (128,650 acres) while population increased only 4.8 percent (259,600 persons). In all, Maryland has developed over 1.6 million acres, 27 percent of the total land area in the State; a substantial increase from the 654,000 acre total in 1973 (10.5%). (Figure 2-4).

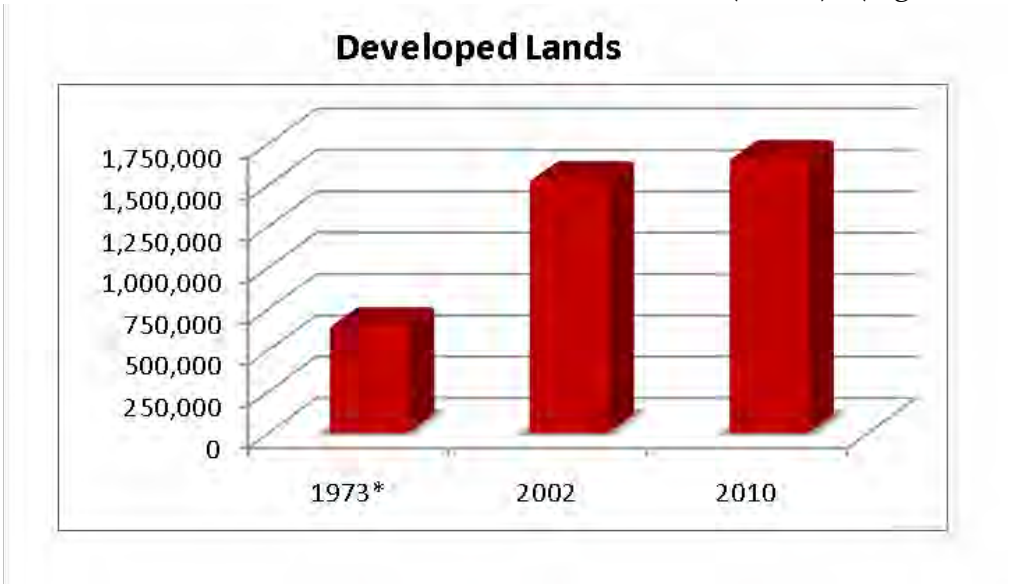


Figure 2-4: Change in Developed Acres

Source: Maryland Department of Planning

- **Total acreage of developed land in Maryland nearly doubled since 1973, resulting in significant losses of agricultural and forest lands.** It took three centuries to develop the first 650,000 acres of land in Maryland and a mere 30 years to develop the next 650,000 (see Maps 2-5 and 2-6). In 1973, each person required about 6,900 square feet of land (for homes, work space, restaurants, retailers, schools, hospitals, houses of worship, etc.). In 2002, each person needed 10,400 square feet, a 50 percent increase. Marylanders live in larger homes on larger lots, they shop in larger stores, and they park in larger parking lots than ever before.

The share of total developed acres in Maryland occupied by low and very low-density residential development (defined as lots of a half acre or larger) increased from 30 percent in 1973 to 53 percent in 2002 and 2010.

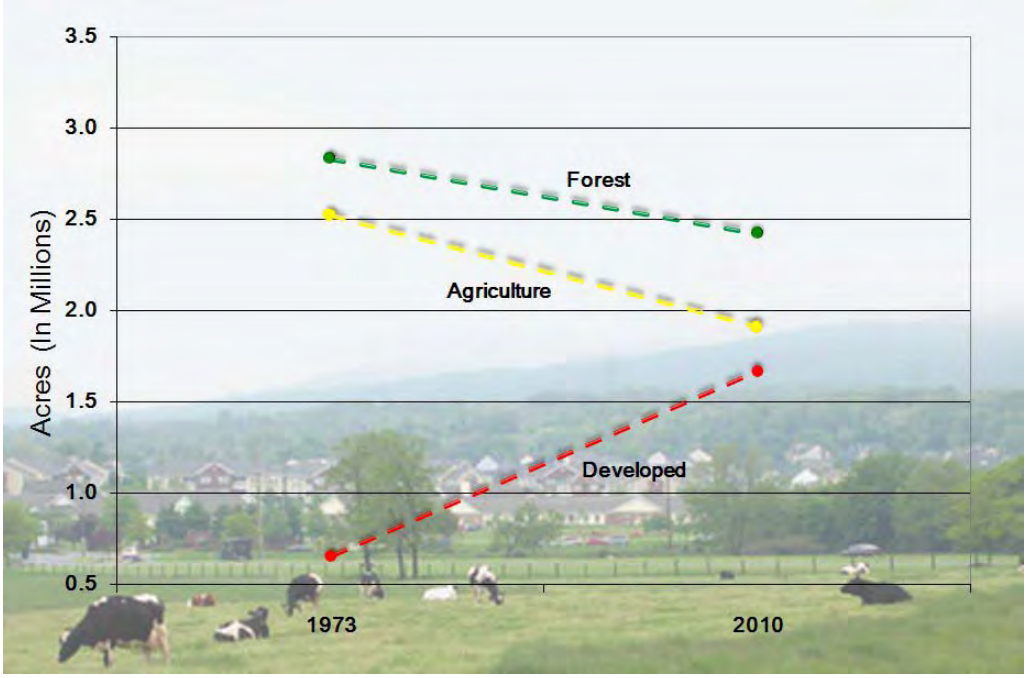
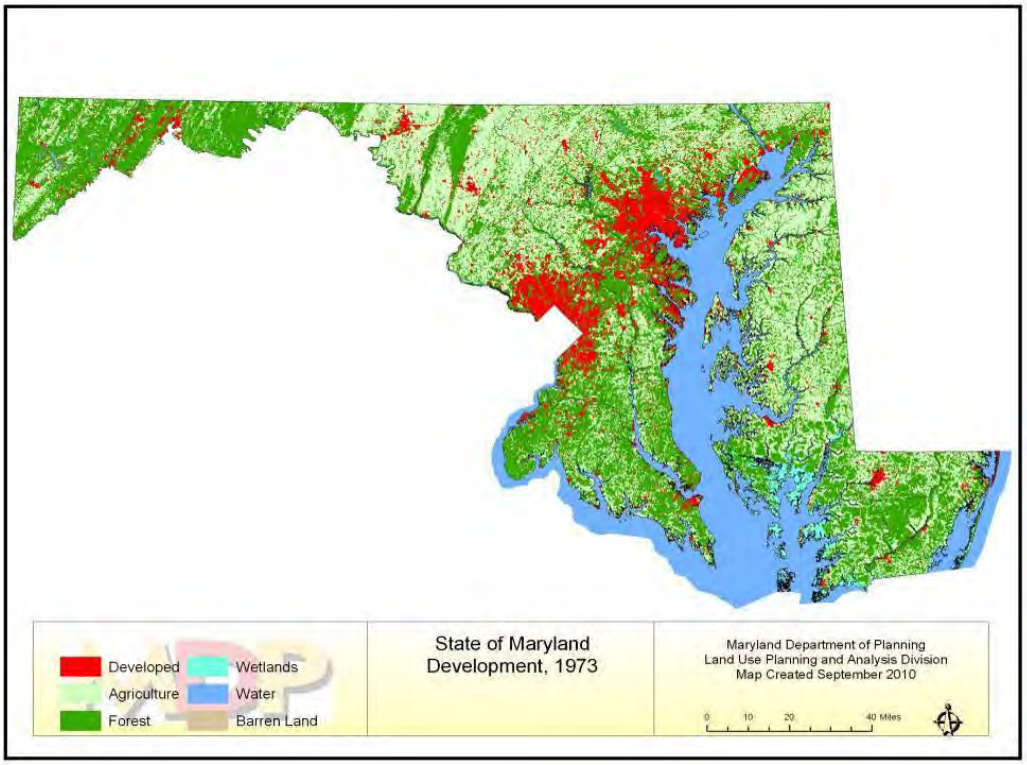
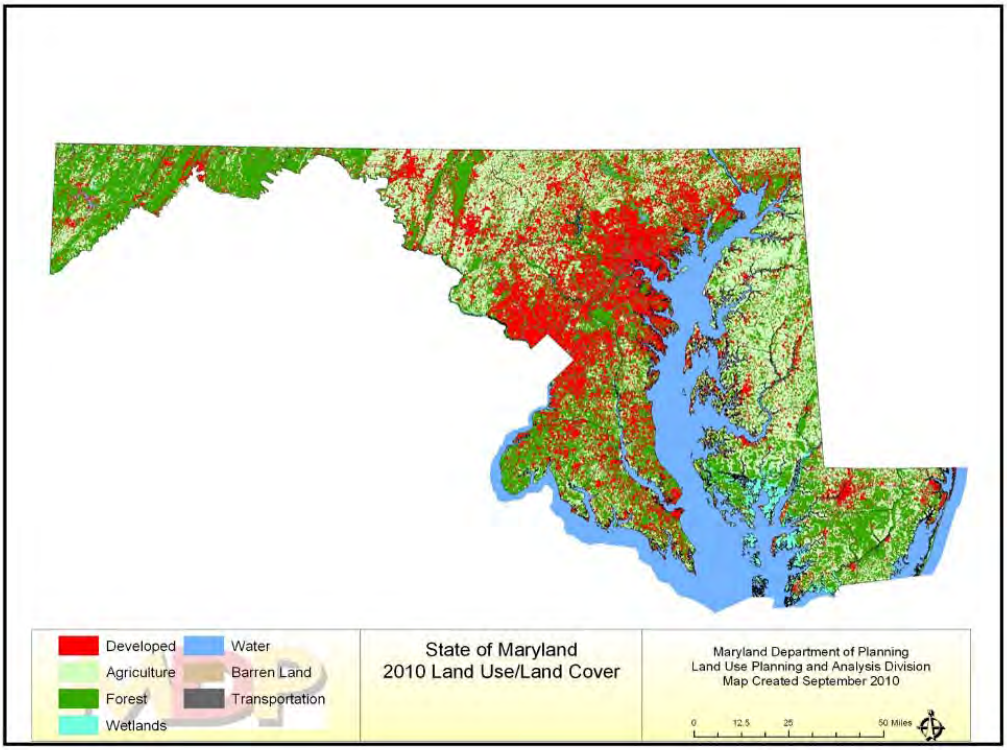


Figure 2-5: Extent of Development in Maryland, 1973 and 2010
Source: Maryland Department of Planning

Over 1 million acres of forest and agricultural lands have been converted to development since 1973. (Figure 2-5). Nationally recognized efforts and successes by the State and many of Maryland's counties to preserve farms and forests were offset by the conversion of a significant amount of land to development. Maryland lost an average of 30,000 acres of agriculture and forest lands annually between 1973 and 2002, and 16,800 acres annually between 2002 and 2010. This loss in resource lands included not only lands converted to development but also those to barren lands. The State experienced a significant increase in barren lands during this period primarily due to the clearing of land for construction; however the economic downturn has left many of these areas undeveloped for now. These lands will eventually be converted to development.



Map 2-5: Extent of Development in Maryland in 197310
Source: Maryland Department of Planning Land Use/Land Cover data



Map 2-6: Extent of Development in Maryland in 2010
Source: Maryland Department of Planning Land Use/Land Cover data

- **Residential development is increasingly dispersed.** The first wave of suburbanization in Maryland began in the 1950s and involved the migration of residents from Washington, D.C., and Baltimore to the four adjacent inner suburban counties of Montgomery, Prince George's, Anne Arundel and Baltimore counties. The second wave of suburbanization began in the 1970s and was characterized by migration of residents of the four inner suburban counties to the next adjacent suburban ring. For example, migration from Montgomery and Prince George's Counties played a significant role in the development of the newer suburban jurisdictions of Calvert, Charles, Frederick and Howard Counties. Other significant movements were from Baltimore County to Carroll and Harford Counties and from Anne Arundel County to Queen Anne's County and beyond. The run-up in housing prices during the 2000 to 2010 time period, particularly in Central Maryland, accelerated a third wave of suburbanization to exurban counties. Evidence for this are increasing gains from intrastate migration that have been realized by Washington County in Western Maryland (from Frederick and Montgomery Counties) and Cecil County on the Eastern Shore (from Harford County). Additionally, the differential in housing costs between Maryland and Pennsylvania has led to increases in outmigration from Maryland to Pennsylvania this decade, particularly from those Maryland counties bordering Pennsylvania.

- **Business growth has followed the dispersion of Maryland's population.** Changes in both Maryland's economic base and in methods of transporting goods through global supply chains have given businesses more freedom about where to locate. Along with trends in housing, employment locations are becoming increasingly dispersed. This is important from a land use perspective because it means that employees often must drive or move to far flung suburban or even rural locations to access their jobs.

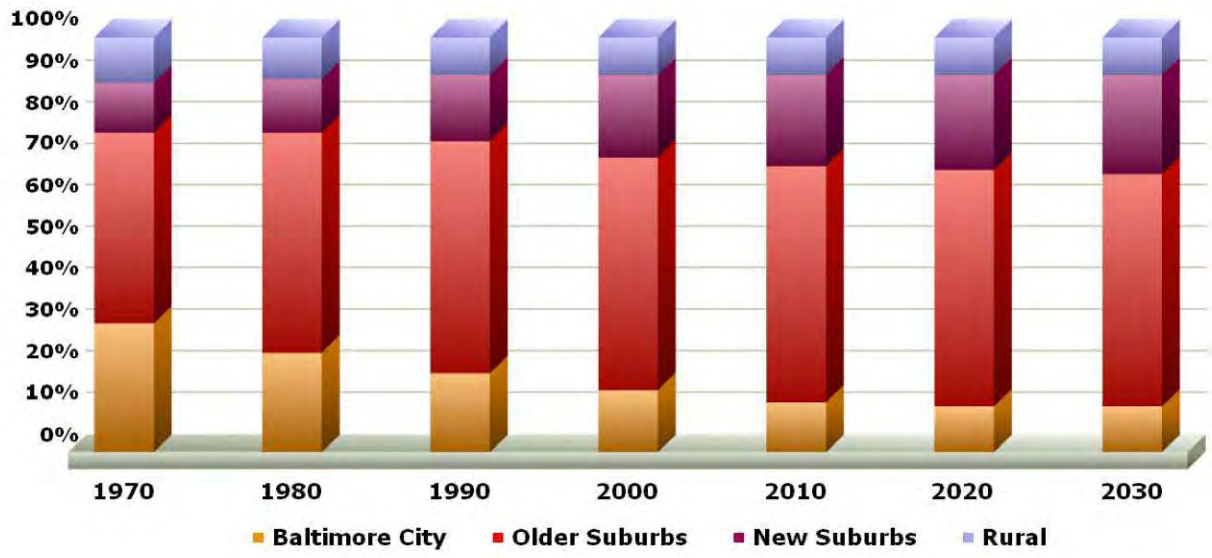


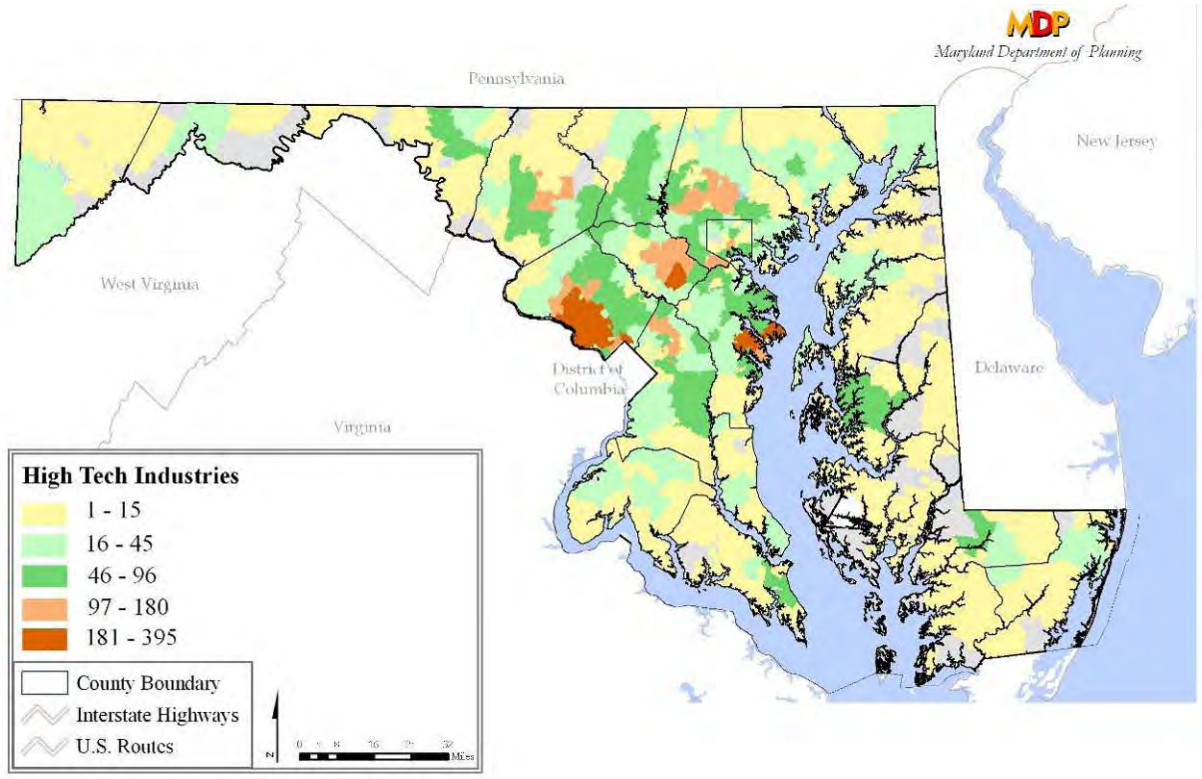
Figure 2-6: Historic and Projected Change in Employment in Maryland by Region, 1970 to 2030

Source: U.S. Bureau of Economic Analysis and Maryland Department of Planning

Recent employment growth has largely been concentrated in Maryland's older suburbs around Baltimore and Washington, D.C. (Anne Arundel, Baltimore, Montgomery, and Prince George's Counties). However, an increasing share of job growth is occurring in the newer suburban jurisdictions, in particular Howard, Harford, Frederick and Cecil Counties (Figure 2-6).

- **Emerging industries make location decisions based on access to educated workers and knowledge centers.** Growth in Maryland's emerging industries, such as biotechnology, has taken place primarily in Central Maryland. Areas around major research centers, military bases, universities, and government agencies also have benefited. Map 2-7 shows a statewide perspective on where Maryland's high-technology jobs were concentrated in 2006. The highest concentrations of high-tech jobs could be found along I-270 and near the National Institutes of Health in Bethesda in Montgomery County, in Columbia in Howard County, in Prince George's County near the University of Maryland and several research centers and government offices; near State government offices and the Naval Academy in Annapolis; near Fort Meade and the National

Security Agency in Anne Arundel County; near Fort Detrick in Frederick; and in the Hunt Valley area of Baltimore County.



Map 2-7: Concentration of High Tech Industries in Maryland, 2006
Source: Maryland Department of Planning

- **Recent Residential Development and Priority Funding Areas.** Land use trends over the past 30 years have persisted despite serious State attempts to encourage local governments to reverse them. State policies over the last three or four decades were designed to protect farms and forests, to limit development along the shoreline of the Chesapeake Bay and its tidal tributaries, and to contain growth generally within the boundaries of existing settlements. In 1997, the State tried to encourage local government and the private sector to concentrate development by targeting State growth-related funding to geographic areas known as Priority Funding Areas (PFAs).

  Data collected by MDP, however, demonstrate that State legislation has not created effective methods of constraining growth within existing designated growth areas, cities, and towns as envisioned by State policy (Figures 2-7 and 2-8). During the 1950s nearly nine-out of ten new single-family structures built in Maryland were inside what are the current PFA boundaries. Over the course of succeeding decades, substantially smaller shares of new single-family development occurred inside of PFAs, with the share built during the 2000-2007 period (68.9 percent) one the lowest in the past 50 years. (Figure 2-7)

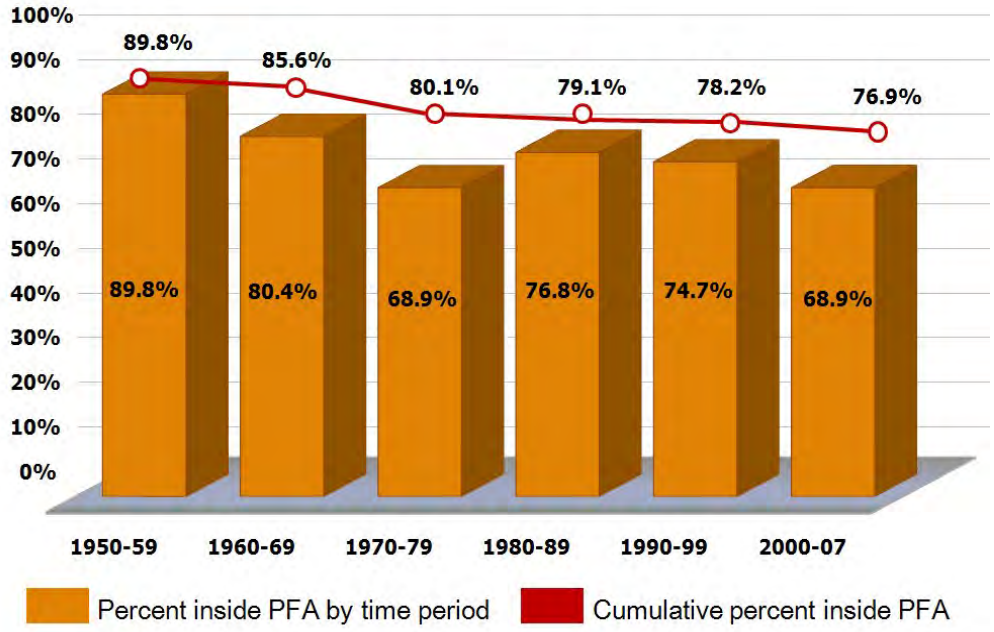


Figure 2-7: Percent of Single-Family Residential Housing Units Developed Inside of PFAs for Maryland, 1950-2007

Source: Maryland Property View, Maryland Department of Planning

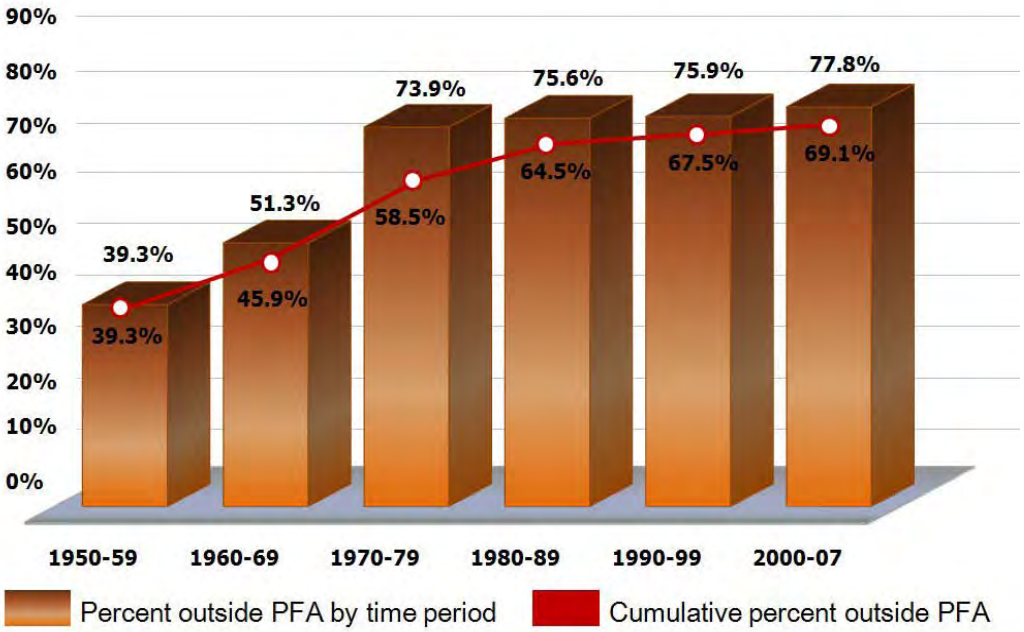


Figure 2-8: Percent of Single Family Residential Acres Developed Outside of PFAs for Maryland, 1950 to 2007

Sources: Maryland Property View, Maryland Department of Planning

The amount of land consumed outside of PFAs over the last several decades has been even greater, in part due to larger lot sizes. In 1950, less than 40 percent of the acreage consumed for single family houses lay outside PFAs. Since the 1970s, nearly three quarters of acreage consumed by single family homes lay outside of current PFA boundaries. The cumulative impact has been an increase in the share of single-family residential acres outside of PFA boundaries going from 39.3 percent in the 1950s to 69.1 percent by the end of 2007. (Figure 2-8)

Conclusions:

The State has a clear interest in stemming the uncontrolled expansion of development throughout Maryland. The State may already be overdeveloped when the need for potable water, adequate sewer capacity, an efficient, interconnected transportation system, and other public services are taken into account. However, in the absence of a set of policies and strategies for containing development and prioritizing the highest and best use of all land in the State, there is no reason to believe that market forces alone will produce development that is smart, sustainable, and balances the competing demands made on limited resources.

D. TRANSPORTATION

- **Maryland has made recent investments in Transit Oriented Development that may show the way forward.** Transit works best when development is concentrated around transit stations where services operate. This specific type of urban development, called transit-oriented development (TOD), is an effective tool for reducing vehicle travel and the environmental impacts of housing and transportation. A 2008 study by the Transit Cooperative Research Program found that TOD projects generate, on average, 47 percent fewer vehicle-trips than other residential development and TOD households in the Baltimore region own an average of only 0.93 vehicles, compared to 1.6 region-wide.

The pace of recent TOD construction has been most significant in the Washington, D.C. Metro area, and particularly in Montgomery County, where 4,277 residential parcels were improved within ½ mile of a Metrorail station between 1997 and 2007 (Table 2-1). This is a small fraction of the total units built in Maryland over the same time frame (over 300,000), but it represents the potential to move in the direction of more sustainable, compact development near transit stations.

Transit Stations	
Washington Metro	
Montgomery County	4,277
Prince George's County	310
Baltimore Metro	
Baltimore City	858
Baltimore County	22
Baltimore Light Rail	
Baltimore City	481
Baltimore County	87
Anne Arundel County	149
Total	**6,184**

Table 2-1: Improved Residential Parcels within One-Half Mile of Transit Stations, 1997-2007
Source: Maryland Department of Planning, 2008

According to the 2009 American Community Survey, Maryland residents have the second longest average commute time to work in the nation, at 31.3 minutes, compared to the national average of 25.1 minutes. Statewide, more than 46.6 percent of Marylanders worked outside the county where they lived in 2009, second only to Virginia. Nationally, 27.3 percent of workers leave their county of residence to work. (Figure 2-9)

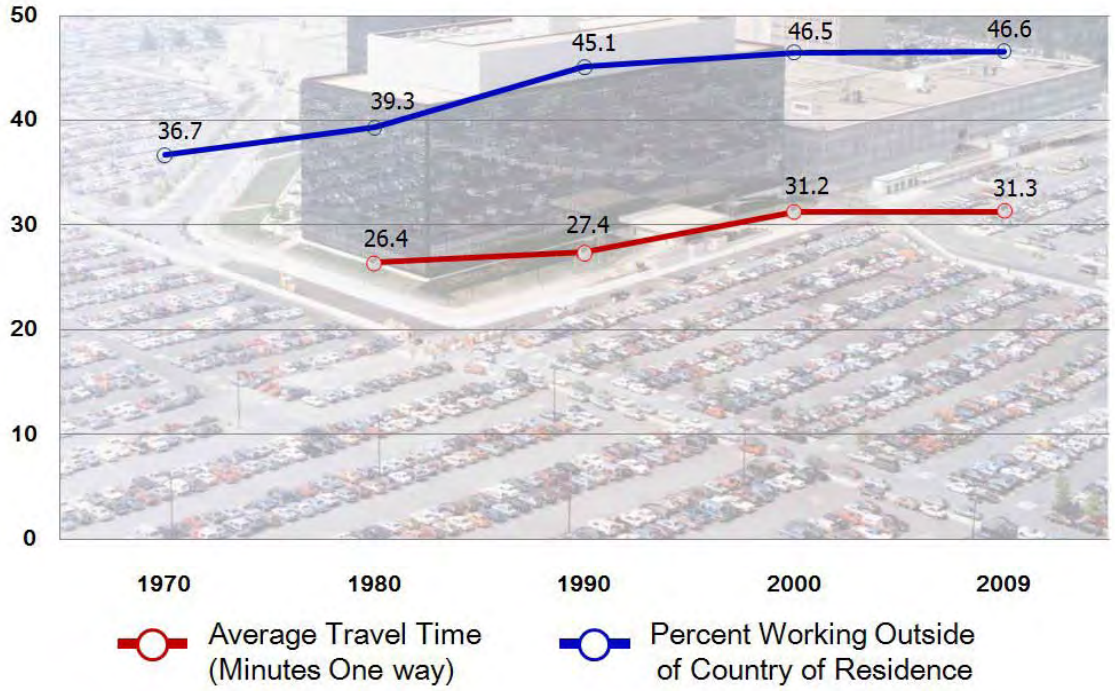


Figure 2-9: Place of Work Relative to Residence and Average Travel Time to Work
Source: Maryland Department of Transportation

Travel is increasing. In 2006, Marylanders drove nearly 57 billion vehicle miles, an average of over 10,000 miles per person (Figure 2-10). This represents a 40 percent increase from vehicle miles traveled (VMT) in 1990, a growth rate that outpaces growth in both population (19 percent) and lane-miles (8 percent) during the same period.

Although there have been recent dips in vehicle travel in Maryland and nationally due to periodic changes in gasoline prices, an economic downturn, and increased transit ridership (VMT decreased by 4.2 percent year over year between May 2007 and May 2008, the first ever decrease), if trends in average lot sizes and locations of residential development relative to other land uses persist, an increase in VMT per person over time can be expected.

Negative public health consequences are associated with auto-oriented, dispersed development patterns. A recent report for the American Association of State Highway and Transportation Officials (AASHTO) indicates that there is mounting evidence that moderately intense physical activity like walking and

bicycling can help prevent disease and disability and improve overall health. Transportation agencies are considering human health within their planning processes on the assumption that increasing the share of non-motorized trips (walking and bicycling) can yield improved public health outcomes. In addition, vehicle emissions, especially particulates from diesel fuel trucks, contribute to asthma.

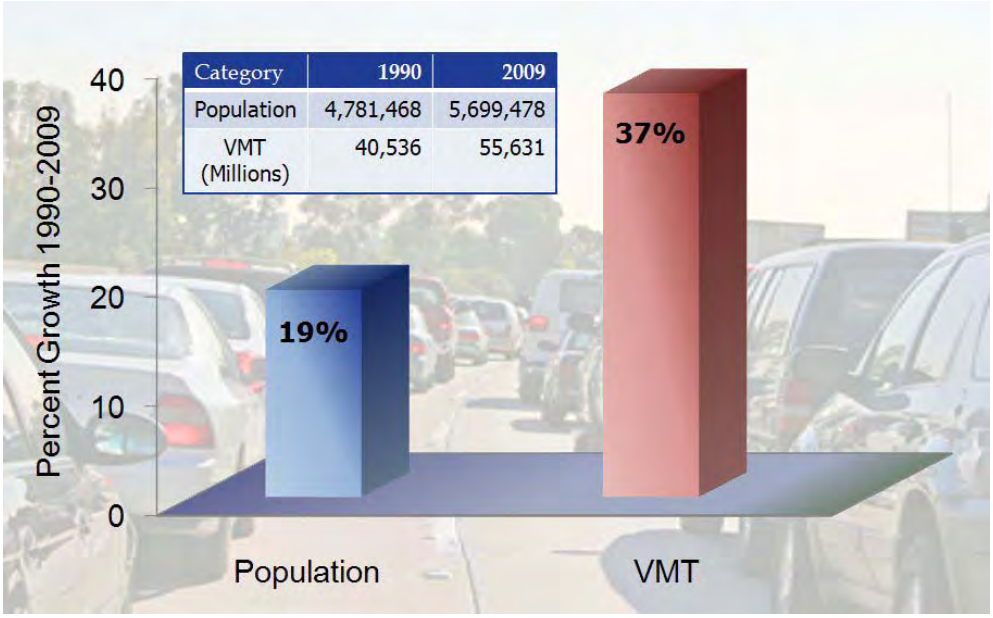


Figure 2-10: VMT and Population Growth in Maryland 1990-2009

Source: U.S. Census Bureau and 2009 American Community Survey

- **Transit options are unavailable for many Maryland residents.** As population and jobs have become less geographically concentrated, providing transit services to Maryland residents has become increasingly challenging. Nearly three quarters of all work trips in Maryland take place by private automobile (See Figure 2-11). Though almost 80 percent of the State's population lives within a 10 minute drive of a commuter service such the Maryland Transit Administration's MARC and commuter bus services, development patterns make it difficult to use transit to access non-work destinations, such as shopping and recreation. Map 2-8 presents the locations of major commuter bus and rail services, including Amtrak, and the relative accessibility of these services in terms of the percent of the population within a 10 minute drive of the station.

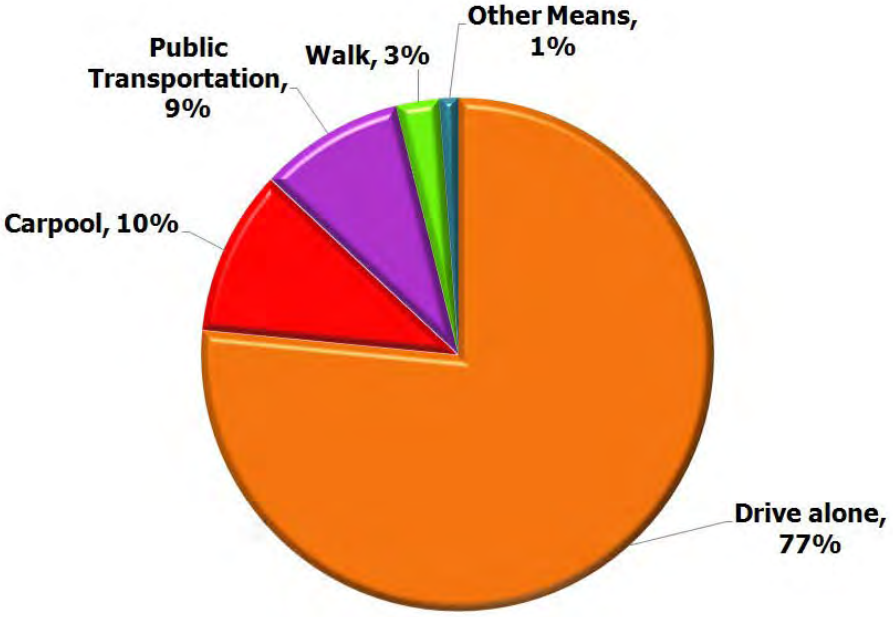
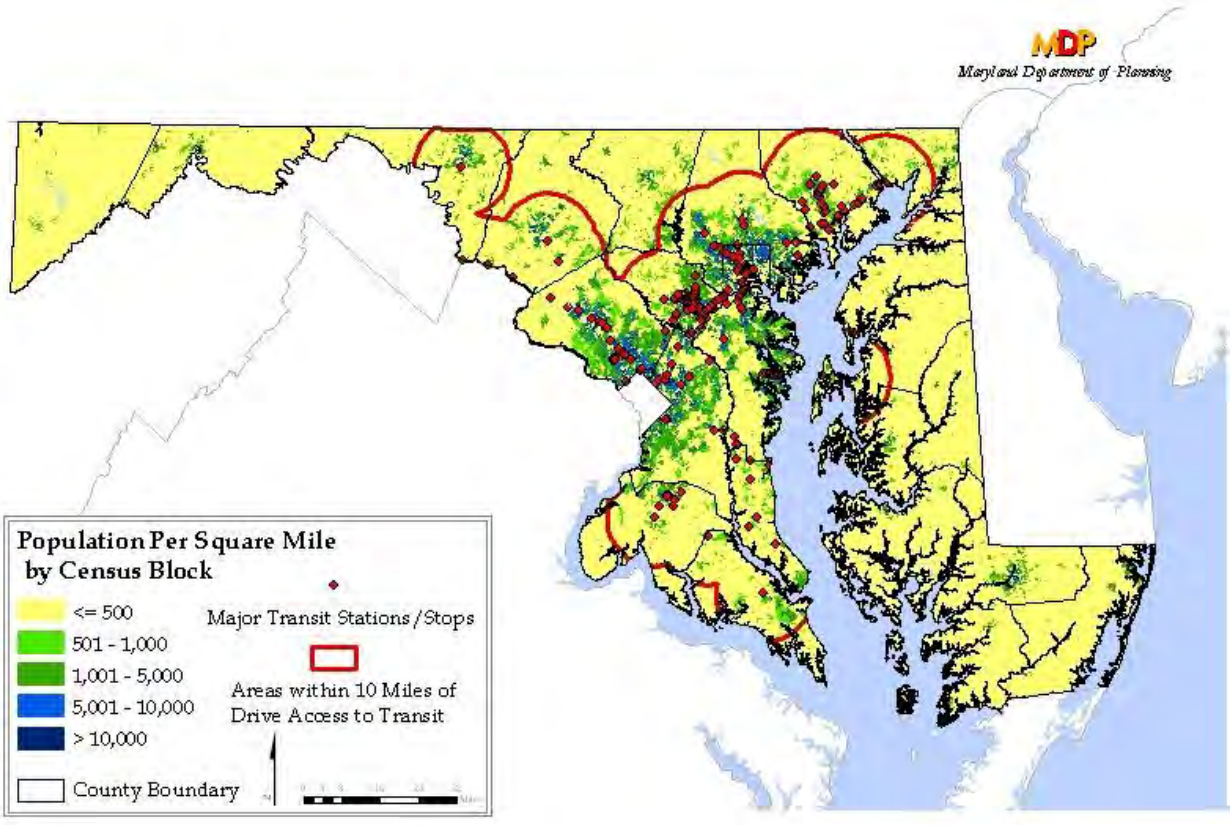


Figure 2-11: Mode of Commute to Work
Source: American Communitu Surveu. 2009

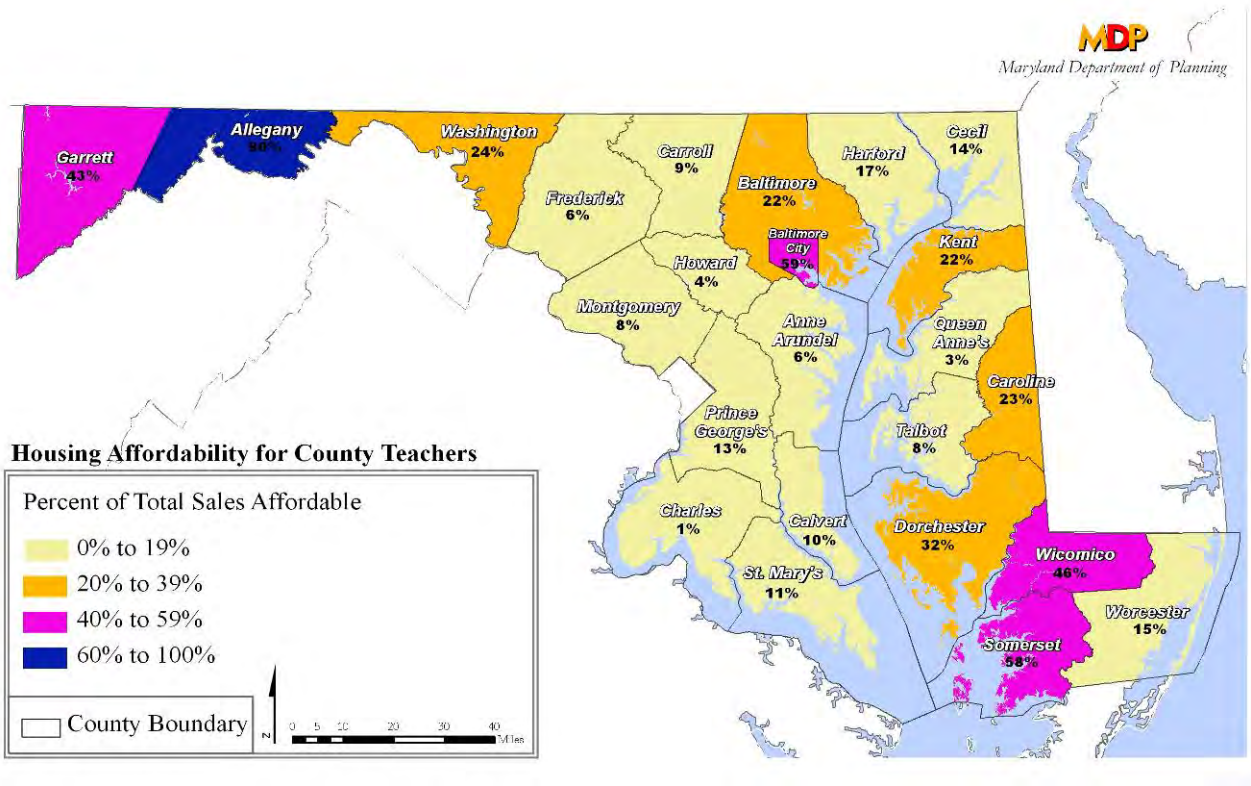


Map 2-8: Drive Access (within 10 miles) of Commuter Services within Maryland, 2010
Source: Maryland Department of Planning

Housing Impacts on Transportation

Between 2002 and 2007, the percent of home sales that were affordable to Maryland's teachers declined from 41 to 19 percent. In many counties, these numbers are even lower (Map 2-9). Some jurisdictions, such as Montgomery County and the City of Baltimore, have put together their own policies in an attempt to address this problem of providing fair and equitable housing opportunities. But, to date, there has not been an effective statewide approach to address this issue.

One impact of higher housing costs has been to encourage people to live farther from their jobs, in search of more affordable housing. This has increased commuting distances and travel times for workers. It has also made it more difficult to access alternate modes of travel, such as bus, light and heavy rail and commuter rail.



Map 2-9: Percent of Housing Sales Affordable to Teachers by County, 2007

Source: Maryland Department of Planning

Conclusions:

Because Marylanders have chosen to spread their houses, their offices, their stores and businesses, even their churches, to every corner of the State, they have little choice but to drive more than ever. And though there has been a strong push by the State to provide more transit options to help residents get out of their cars, the majority of Maryland's residents and workers use the automobile for their trips. However, Marylanders are recognizing the social, environmental, and economic costs of traffic congestion and their reliance on the automobile as the primary means of transportation.

Land use decisions at the local level and housing policy programs need to more effectively consider infrastructure capacity and need to manage demand for travel, to make decisions that will be financially wiser for Marylanders. Moreover, a smarter linkage between where we grow and how we get around has the potential to reduce greenhouse gases, cut air pollution, support the creation of more compact communities, and provide Marylanders with more options on how they move from place to place.

E. AGRICULTURAL AND NATURAL RESOURCE LANDS

Maryland is one of the most forward-thinking states in the nation when it comes to identifying the most critical farmland and environmental resources and then protecting them through easement or in-fee purchase. However, Maryland's farms, forests, air and water quality, and other natural resources are still under stress from development.

Farmland and Agriculture

The spread of urban development into rural areas has put pressure on Maryland's agricultural and food processing industries and increased economic inequality in the State's hardest-hit rural communities. Urban development is spreading to rural areas as property in Central Maryland becomes scarcer and land prices increase. According to the opening paragraph of the Maryland Agriculture Commission's "Statewide Plan for Agricultural Policy and Resource Management":

> *Maryland farmers face increasing pressures that threaten the viability of the agricultural industry and the land base that supports it. Fragmentation and high land prices, foreign competition, difficulty gaining access to markets, and efforts to reduce agriculture's impact on the health of the Chesapeake Bay are among the formidable challenges farmers face as they struggle to remain profitable.*

As urban areas expand, land prices in rural areas increase and many farmers find that selling their land for development is more lucrative than farming. In addition to raising land prices, development has affected the economics of farming in several ways:

- **The fragmentation of farmland** has made it more difficult for the remaining farmers to assemble large enough parcels of productive farmland to achieve economies of scale in production (see Figure 2-12);

- **Impacts on water quality** due to development and competition for water from an increasing, thirsty population have made water more expensive;

- **Conflicts between farmers and non-farm occupants of the landscape**— including nuisance lawsuits over noise and odors, traffic, and liability concerns— constrain farming practices and affect efficiencies and profitability associated with the production and marketing of many agricultural commodities; and

Figure 2-12: Proposed Residential Development Fragmenting Agricultural Areas
Source: Task Force to Study the Maryland Agricultural Land Preservation Foundation Interim Report, 2003 Session of the General Assembly, January, 2003.

- The disappearance of suppliers, repair services, processors, distributors, and the like reduces the profitability and feasibility of farming.

More than 2 million acres of land in Maryland are currently dedicated to agriculture, but the amount of farmland is declining. Maryland has the sixth highest farmland prices in the nation, which create strong pressure on farmers to sell for development. Between 1982 and 2007, total land in farms declined by almost 500,000 acres, an amount equivalent to one fifth of the total lands in farming in 1982 (See Figure 2-13). Over the same period, the market value of crops increased significantly, with much of the growth led by the poultry industry.

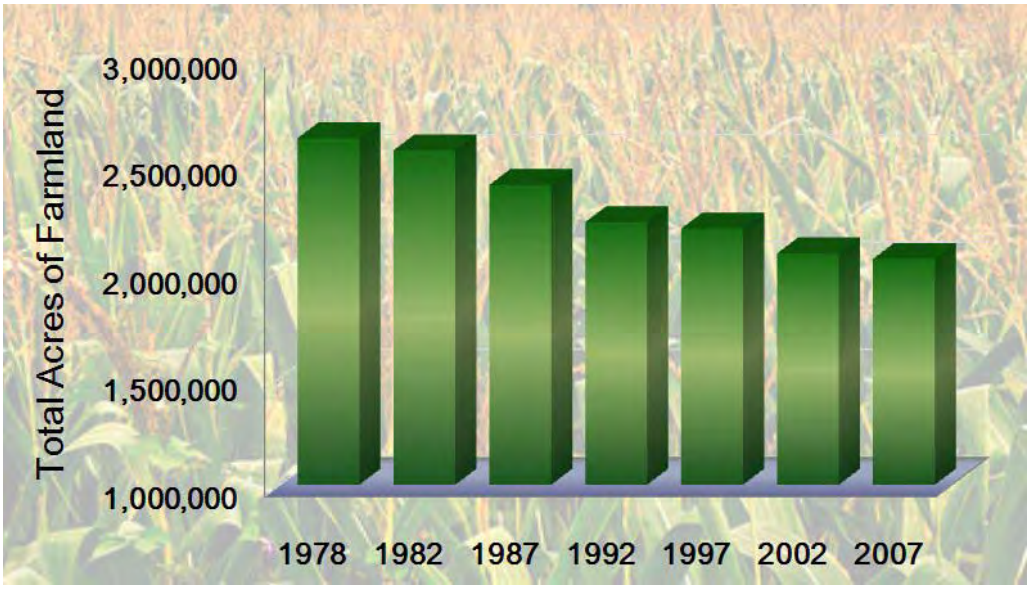


Figure 2-13: Decline in Farm Lands in Maryland 1982 – 2007
Source: U.S. Census of Agriculture

In 2002, a Joint Resolution of the Maryland General Assembly established a statewide goal to triple the existing number of acres of productive agricultural land preserved by 2022 through four programs: MALPF, Rural Legacy, local PDR/TDR, and the GreenPrint easement acquisition program (which has since sunsetted). The goal of 1,030,000 acres was based on the April 6, 2002, total of 343,333 protected acres. Over 220,000 acres have been preserved since then. However, the goal of 1,030,000 preserved acres will not be met by 2022 at the current annual rate of preservation. Figure 2-14 shows the current amount and distribution by program of preserved lands.

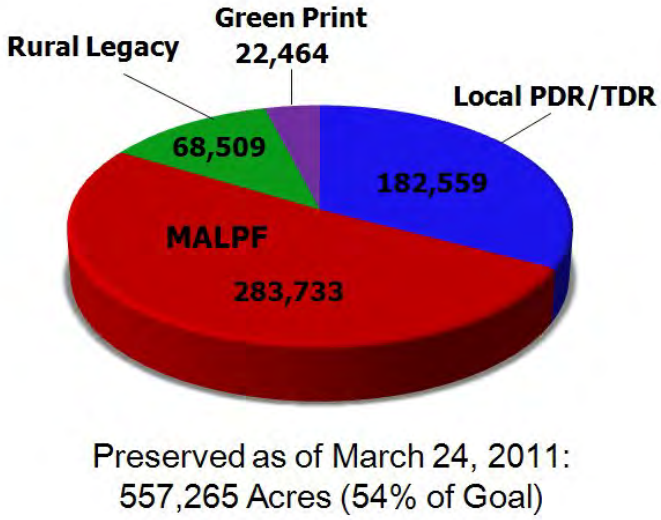


Figure 2-14: Preserved Lands
Source: DNR and MDP

Food

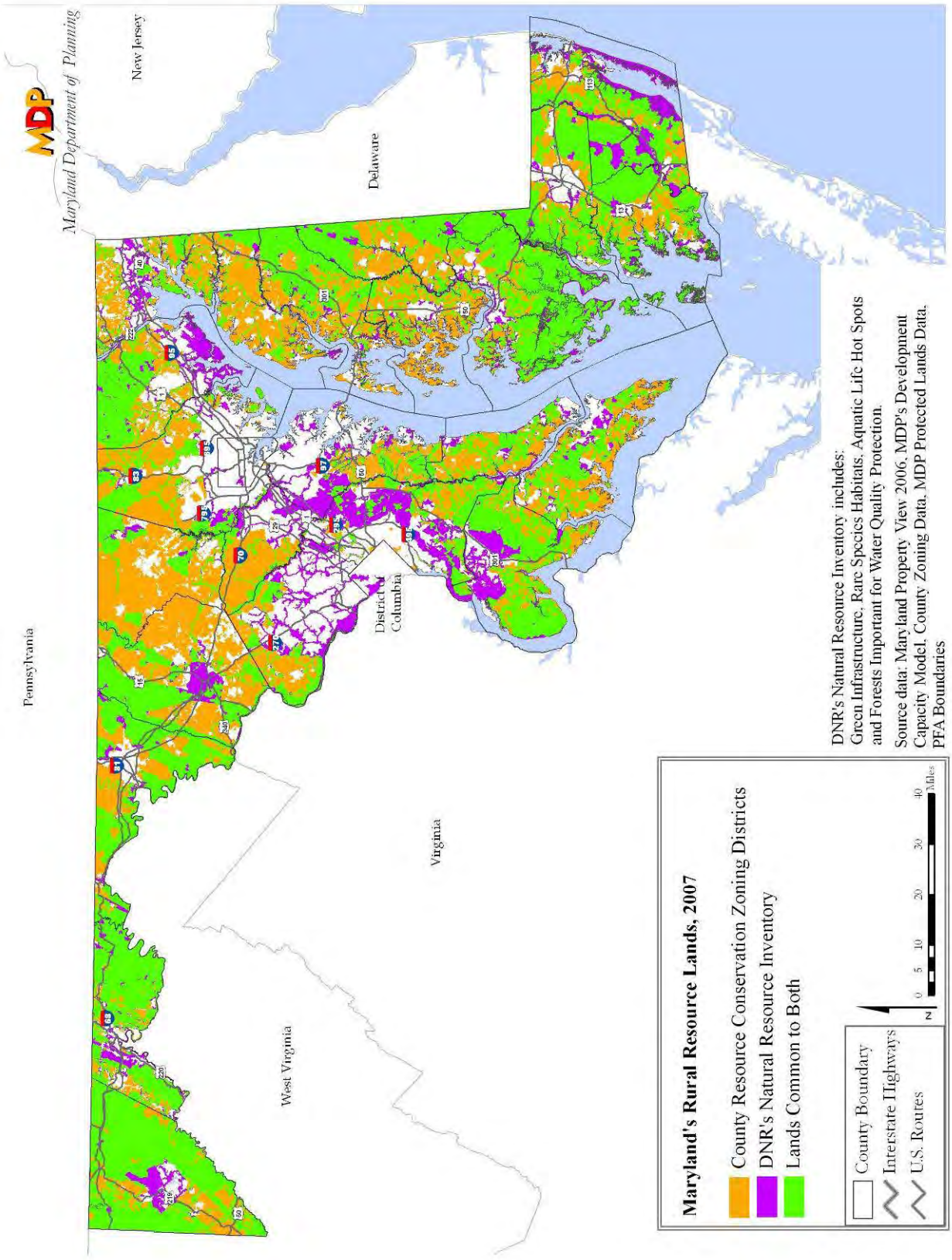
We cannot talk about farmland without discussing the major shifts in our approaches to raising, processing, buying, and eating food, all of which have a profound use on land use and the environment.

Many Maryland farmers, despite their proximity to a large population, face steep competition at grocery stores with food that has been grown thousands of miles away. They are challenged further by a food distribution system that operates with "efficiency": huge quantities of uniform product from a few vendors all year round, instead of the smaller, seasonal quantities of fruits and vegetables produced in season locally by numerous farmers. On the demand side, consumers want a steady supply of a variety of foods year-round, regardless of the growing season. With the loss of processing capacity in the mid-Atlantic region, these economies of scale also dried up and are generally no longer found with regards to vegetables and fruits. Without a robust small- to mid-scale regional food distribution network, Maryland farmers will continue to face difficulty in accessing markets at prices that can compete with products from elsewhere that are transported here more efficiently.

Natural Resource Lands - GreenPrint

Maryland has over 7,000 miles of coastline on the Chesapeake Bay and the Atlantic Ocean, 23 national parks, 280,000 acres of State parks, and 600,000 acres of wetlands. To evaluate the current status and projected development on Maryland's natural resource lands, these lands were combined with agricultural lands and discussed together as "rural resource lands." GreenPrint is the mapping and assessment tool used by the Maryland Department of Natural Resources to identify natural resource lands, which includes tidal fisheries and coastal ecosystems, non-tidal fisheries, wetlands, rivers and streams, forests, green infrastructure and wildlife / endangered species habitat.

Map 2-10 provides a composite picture of Rural Resource Lands including County Resource Conservation Zoning Districts (where zoning is intended to protect resource land from development) and lands included in the Natural Resource Inventory compiled by the Maryland Department of Natural Resources. Priority Funding Areas are shown in white.



Map 2-10: Maryland Rural Resource Lands, 2007
Source: Maryland Department of Planning

Development poses threats to these lands and the species that rely upon them. Some of the threats to Maryland's natural lands include:

- Forest Fragmentation. From 1985 to 1990, Maryland's developed land area grew by 3.9 percent each year, or a total of 144,500 acres, half of which was former forest. In 2010, over 1.5 million acres, or one quarter of the State is made up of developed land. In 2006, a study on family forest owners shows that about 57 percent of forests in Maryland are privately owned. In addition, the reduction of a large forest to small isolated patches reduces habitat for species that require large tracts of interior forest and reduces the opportunity for gene flow and migration needed to maintain resilient natural plant and animal populations. A large amount of remaining forest habitat in Maryland is fragmented and continues to become more fragmented as family forest owners sell and subdivide their property. (See Table 2-2)

- Wetlands destruction. Wetlands are complex ecosystems that can improve water quality, provide natural flood control, diminish droughts, recharge groundwater aquifers, and stabilize shorelines. They support a wide variety of plants and animals, including rare and endangered species, migratory birds, and the young of commercially valuable fisheries. They also provide recreation. Since development began in Maryland, roughly half of all acres of wetland have been lost (Map 2-11).

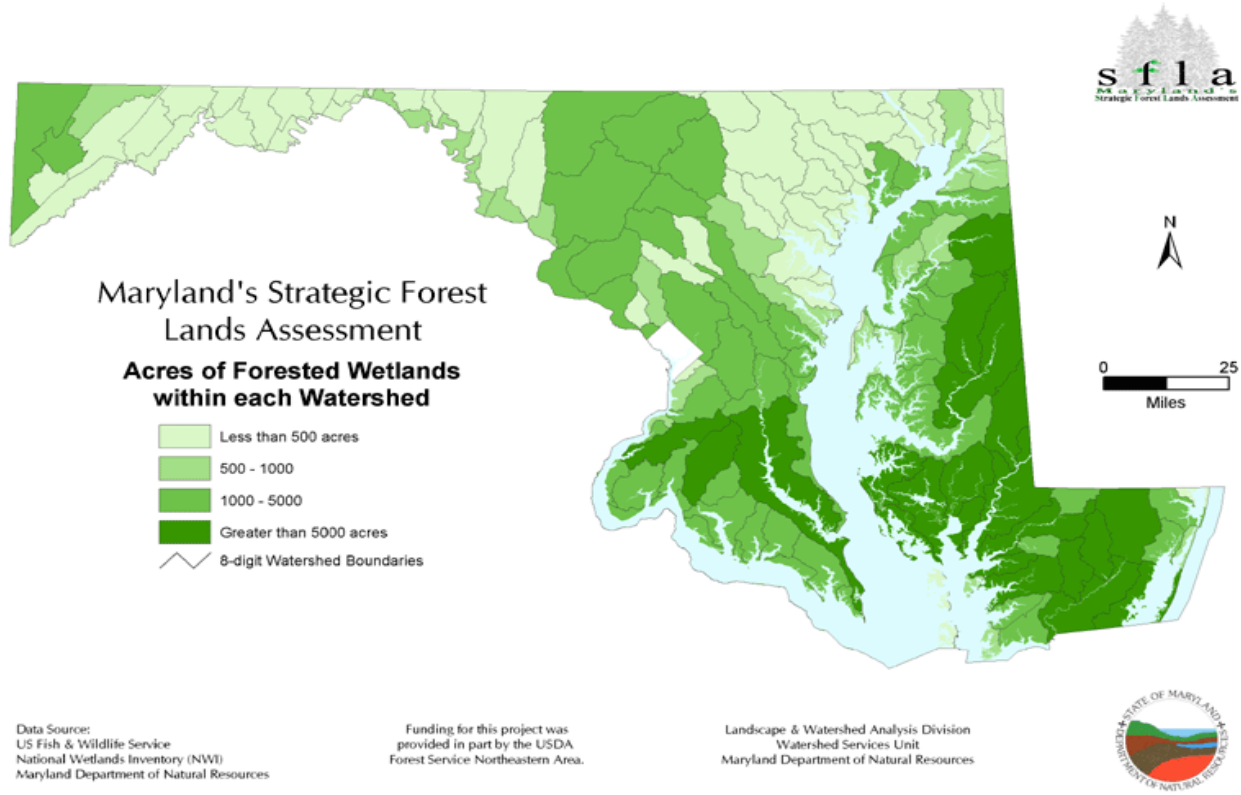
	1950	1964	1976	1986	1999
Total Forest Land	2,920	2,963	2,653	2,645	2,565
Percent Forested	46.20%	46.90%	41.90%	42.30%	41.00%
Estimated Total Land Area*	6,324	6,319	6,330	6,255	6,125

(THOUSANDS OF ACRES AT EACH INVENTORY) INVENTORY DATA

Source: Maryland Department of Natural Resources, Richard H. Widmann, Analysts, USDA Forest Service, FIA Unit, Newtown Square, PA

(* Estimates of the total land area have changed because of new measurement techniques and refinements in the classifications of small bodies of water.)

Table 2-2: Trends in Forest Land Area



Map 2-11: Historic Wetland Areas in Maryland

Source: Maryland Department of Natural Resources, Maryland's Strategic Forest Lands Assessment (SFLA), 2000

- Wildlife Habitat Fragmentation and Shrinkage. As forests and wetlands are paved over and fragmented into smaller blocks by homes and commercial development, many wildlife species—including rare and endangered species—are harmed. Animals that require large areas of forests, or forest interior species, often can't survive in forest edges and non-forested areas. As a result, the number and diversity of songbirds and other animals that require large areas of contiguous forest are declining.

- Open Space, Parks, and Recreation. Maryland actively protects parkland and open space through Program Open Space (POS). POS is a nationally recognized program with two components: a local grant component that provides financial and technical assistance to local jurisdictions for the planning, acquisition, and/or development of recreation land or open space areas, and another component that funds land acquisitions by the State. Through POS, Maryland has preserved as many acres of land as has been developed since 1969. However, the protected-to-developed acreage ratio varies widely among jurisdictions. Further, the population of Maryland goes up every year, while the land area remains the same. About 27 percent of Maryland is developed and about 23 percent protected with conservation easements or publicly-owned open space. If the population increases without additional land protections, the ratio of protected to developed land will decrease.

Land Stabilization

The concept of land stabilization captures the likelihood that the integrity of any given land resource can be sustained into the future, assuming active land preservation efforts by the State and local governments. Preventing the fragmentation of rural lands helps preserve natural resources and allows for diverse and profitable agriculture.

Maryland considers three criteria for determining the degree of stabilization:

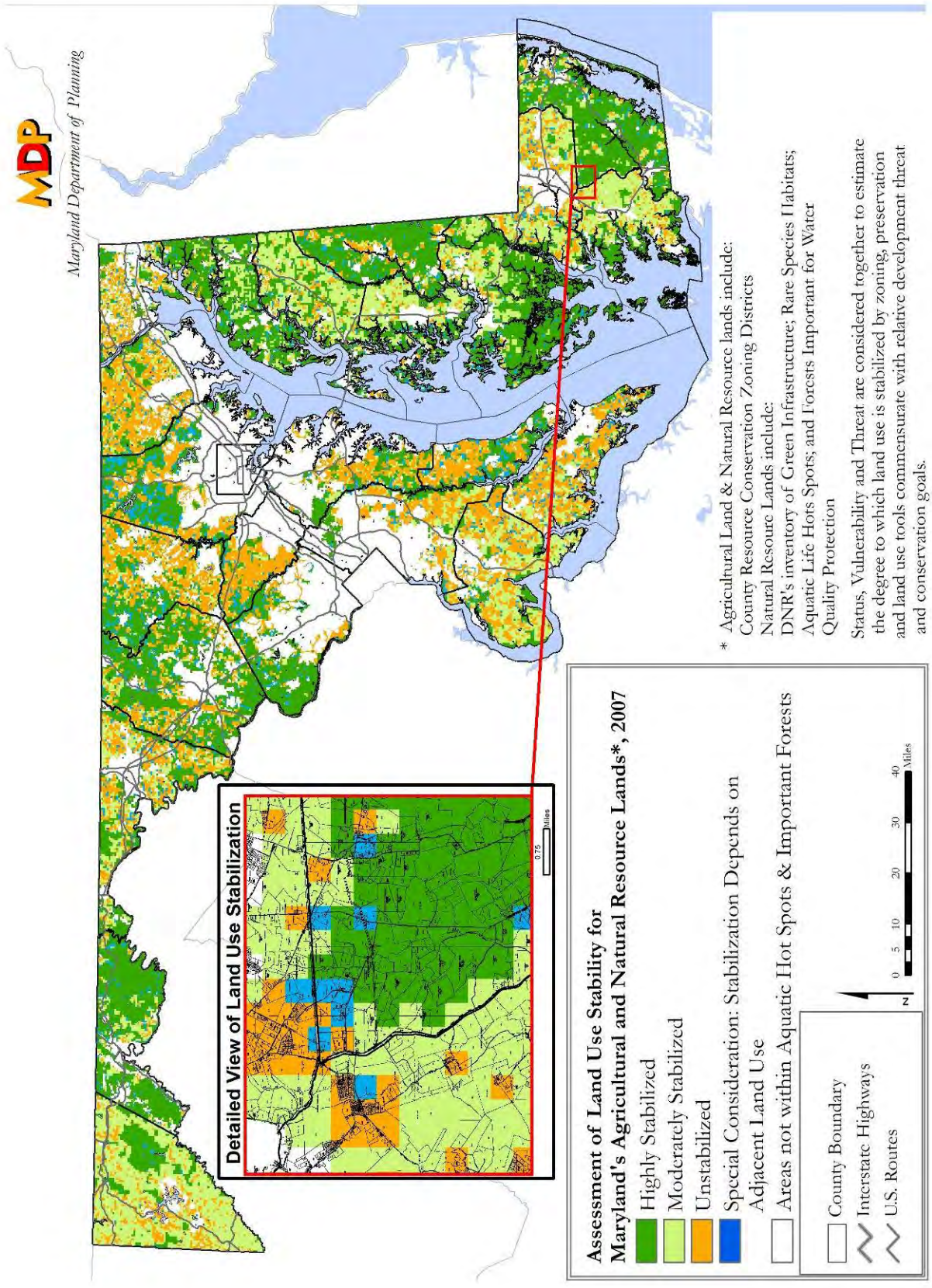
- **Current Status** measures the degree to which the land has already been subdivided into residential lots;
- **Vulnerability** measures the degree to which the land can be further subdivided and developed under existing local zoning and land use management tools, minus the development potential that no longer exists on land that is publicly owned or protected by conservation easements; and
- **Threat** measures the potential future market demand for residential lots, based on county-scale residential growth projections.

The combination of these factors is used to generate an estimate of stabilization. Lands that are already fragmented or are moderately fragmented but at high risk for further development are considered unstable. Those that are unfragmented and not at risk are considered stabilized. Map 2-12 presents a statewide perspective of the relative stabilization of Rural Resource Land. Areas in green are considered stabilized. Table 2-3 summarizes the total acres of land stabilized in each County.

Land Stabilization	Rural Counties	Metropolitan Counties	Transitional Counties	Total Statewide
Highly Stabilized	1,189,399	236,243	676,350	**2,101,992**
Un-stabilized	289,093	221,276	896,629	**1,406,998**
Moderately Stabilized	792,502	24,119	393,783	**1,210,405**
Special Consideration	126,386	68,689	174,388	**369,463**
Total Acres	**2,397,381**	**550,326**	**2,141,151**	**5,088,858**
Percentage of Statewide Rural Resource Lands	**47%**	**11%**	**42%**	

Table 2-3: Land Stabilization by County

Source: Maryland Department of Planning



Map 2-12: Assessment of Land Use Stability for Maryland's Agricultural and Natural Resource Lands, 2007
Source: Maryland Department of Planning

F. WATER AND WASTEWATER INFRASTRUCTURE

Adequate capacity in community water and sewerage systems is essential to enable development at the densities necessary to achieve Smart Growth. The impacts of inadequate community water supply and wastewater capacity include development moratoria, increased pressures to build on individual septic systems in rural areas, and population and economic growth shifts to areas where there is adequate capacity.

Water Supply

Due to variations in the quantity and quality of water sources, climate and terrain, and the distribution and nature of demand, water supply issues differ among Maryland's regions. In the Baltimore and Washington regions, and large municipalities in central and western Maryland, most citizens receive their water from public water systems that rely on surface water sources. In the more rural areas, particularly in the Coastal Plain which includes the Eastern Shore and Southern Maryland, domestic and other water needs are supplied primarily from ground water. Rural areas in Western Maryland also rely on ground water.

Estimated water demands statewide for various uses are shown in Figure 2-15. However, the type of demand varies by region. For example, in the Western Region, domestic uses make up only 11 percent of demand, while industrial is 36 percent. In the Southern Region, these respective demands are 71 percent and 17 percent. For the Eastern Region, irrigation makes up the largest demand at 37 percent, with public supply at 28 percent. Figure 2-15 does not reflect demands for water to support wildlife habitats, base stream flows, wetlands, and estuaries, or for supporting water-related recreational activities, aesthetic values, and other less tangible uses that affect our quality of life.

Maintaining and protecting the quality and quantity of Maryland's drinking water is a growing challenge in the face of rapid population and economic growth, and the conversion of land from rural to urban use. In some areas of Maryland, sources that can be developed for domestic water supply have already become scarce. Wells in parts of Southern Maryland and elsewhere have run dry, and some groundwater on the Eastern

Shore is being threatened by the intrusion of salt water. Development moratoria or limitations have been imposed in several communities in the Piedmont hard rock areas west of the fall line.

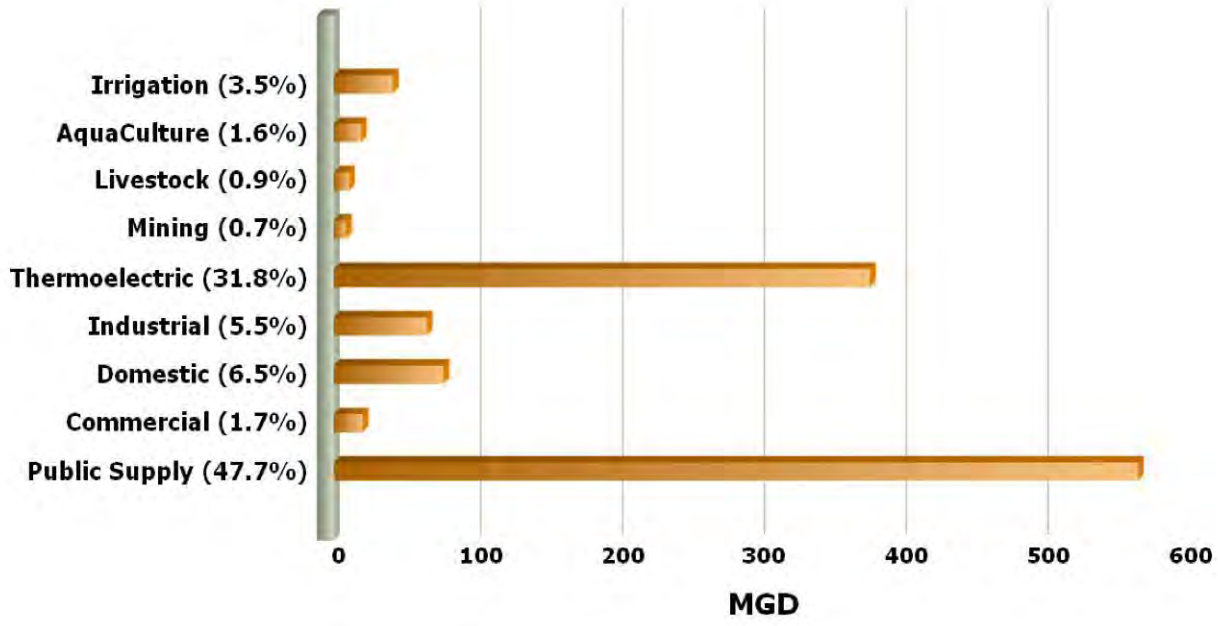


Figure 2-15: Maryland Water Withdrawals

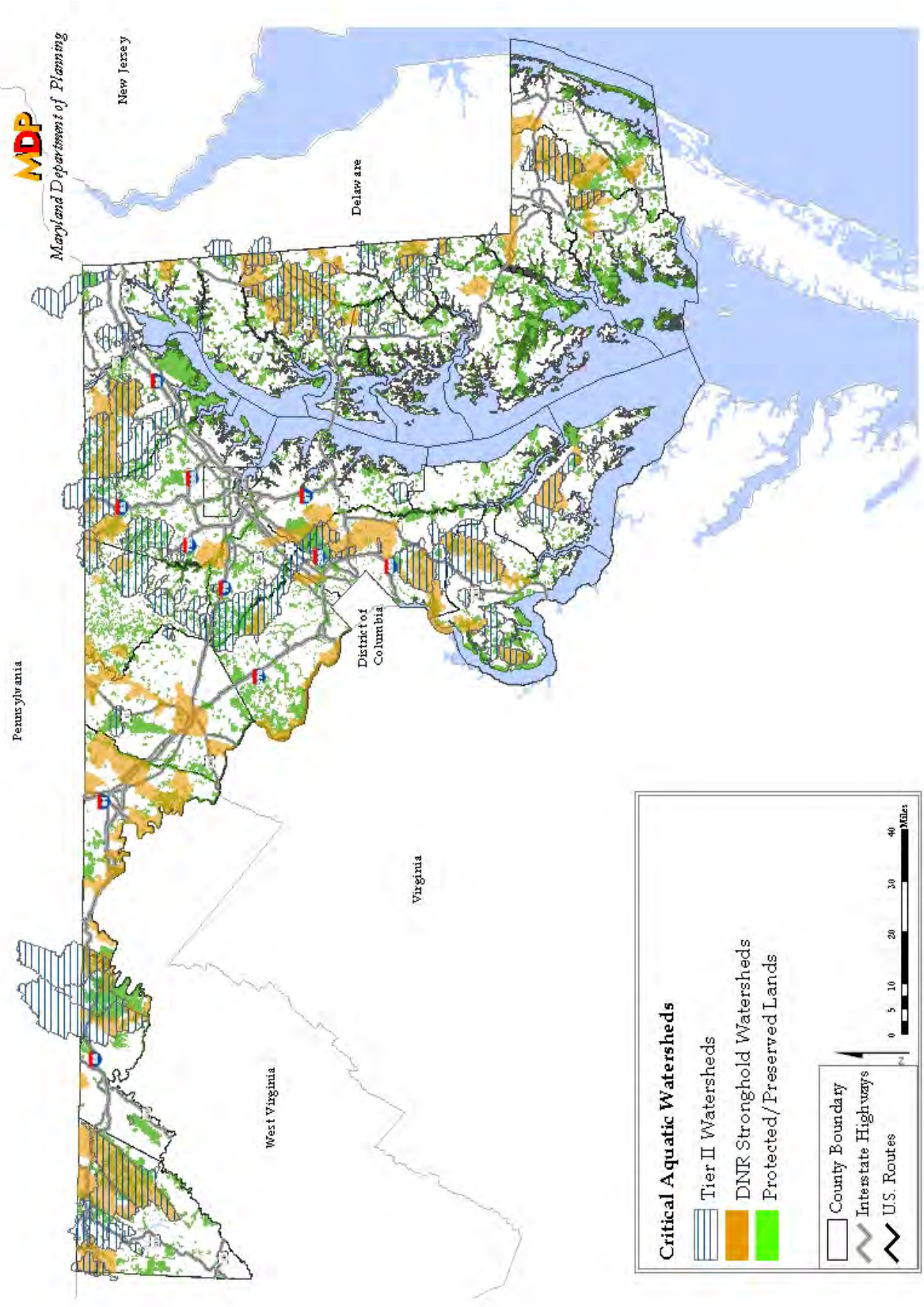
Source: Maryland Department of Environment – 2005 Advisory Committee on the Management and Protection of the State's Water Resources. Interim Report July 2006

Water for Maryland's Future: What We Must Do Today is the final report from two successive study committees culminating over five years of work by the Advisory Committee on the Management and Protection of the State's Water Resources. The report makes important recommendations for measures which are needed to obtain better information about the State's water resources.

Much more hydrologic information on the State's ground and surface water is needed to support better long-term planning and to improve regulatory decisions affecting future growth and development and protection of valuable aquatic habitat.

Map 2-13 illustrates critical water supply protection areas in Maryland.

The map shows the general location of groundwater recharge areas where the water in the multi-layered (known as "confined") aquifers of the Eastern Coastal Plain region of the State are supplied through infiltration. These aquifers are the major source of water supply for Southern Maryland and the Eastern Shore.

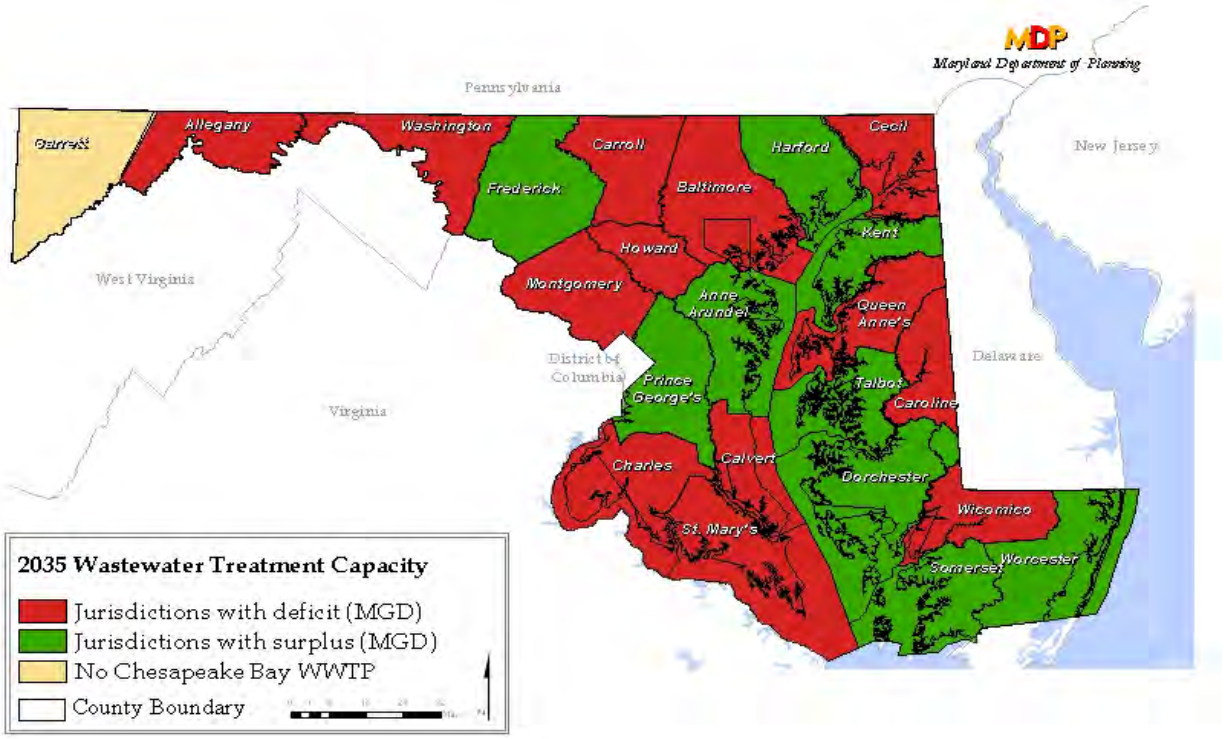


Map 2-13: Sensitive Water Supply Lands of Maryland
Source: Maryland Department of Planning, 2011

Wastewater Treatment

Sewage treatment capacity is critically important in achieving Smart Growth throughout the State. Map 2-14 depicts generalized estimates of the ability of the major public community treatment plants (500,000 gallons per day average or greater) in the Chesapeake Bay watershed to support Smart Growth through 2035 given the limitations of WWTP caps established by the Maryland Tributary Strategy and finalized in Maryland's Phase I Watershed Implementation Plan (WIP).

Cambridge Maryland, Wastewater Treatment Plant
Source: Jane Thomas, IAN, UMCES



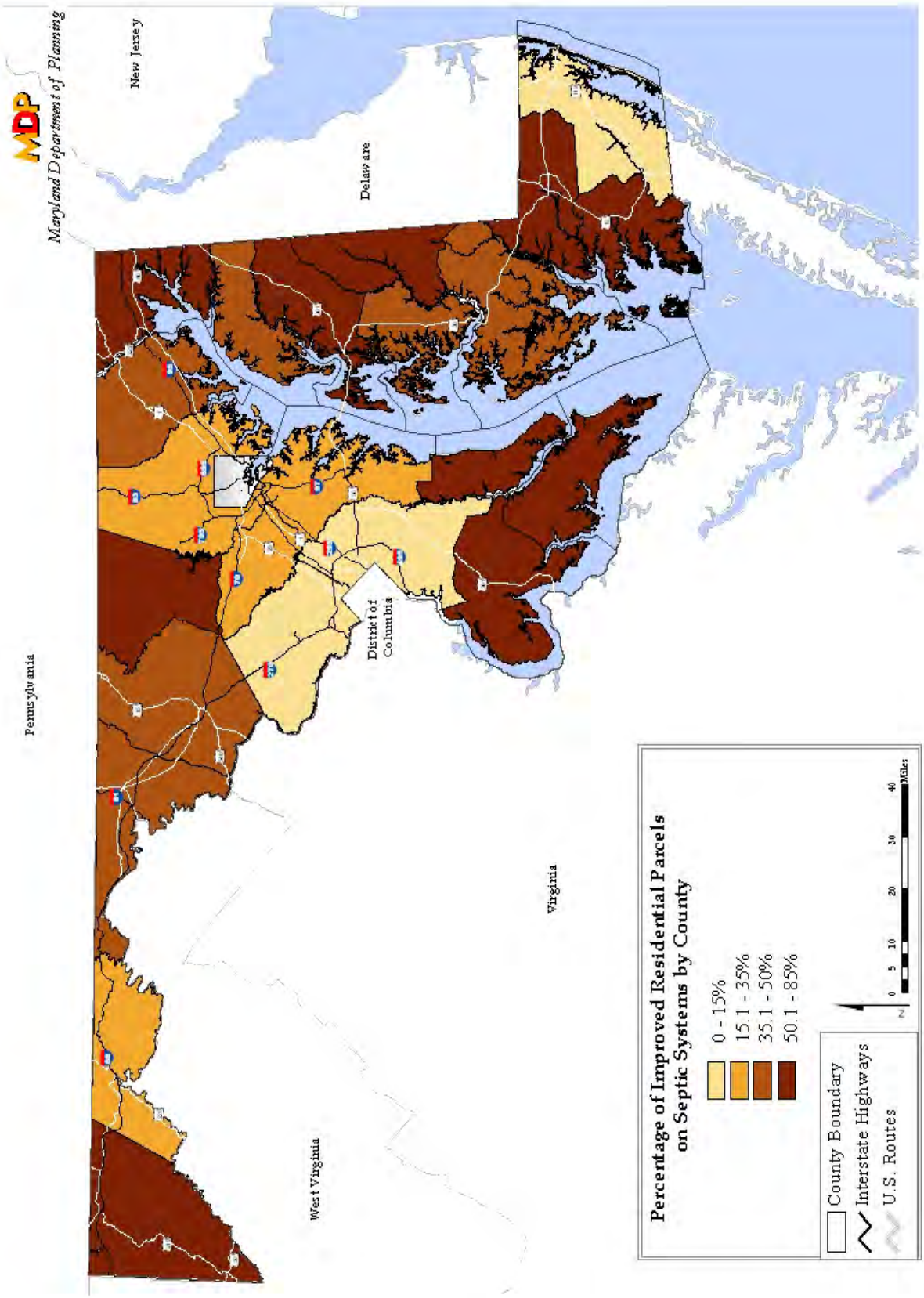
Map 2-14: Counties with Surplus and Deficit WWTP Capacity in 2035, 90th Percentile Flows, Smart Growth Scenario
Source: Maryland Department of Planning

Many counties are expected to reach their WWTP caps by 2035; however, to minimize the nutrient impact of each new household in Maryland we will need to continue to accommodate as much future growth as possible within sewered areas. To do so, the further growth of sewered communities will require alternative means for expanding capacity, such as spray irrigation on farmland, wastewater reuse, or nutrient trading.

Individual Septic Systems. In rural areas where community water and wastewater systems are not available or planned, development must rely almost entirely on septic systems and individual wells. There were approximately 426,000 septic systems in Maryland in 2009 (of these, 411,000 were residential septic systems). Map 2-15 shows the percentage of improved residential parcels on septic systems by county. These systems present significant issues for public health, water quality, and Smart Growth. Where septic systems are used, there are a similar number of individual wells for domestic use. This adds up to a significant water demand which in some locations compete with nearby communities and farm operations for limited ground water. Further, trends show that the amount of land needed for development has been increasing over time, and much of this additional land is needed for septic system drain fields and building clearance. The requirements for septic systems and wells necessitate larger lot sizes than are necessary in community sewer service areas.

Traditional septic systems do not provide effective treatment for nitrogen, the pollutant most critical to the health of the Chesapeake Bay. They release about ten times more nitrogen per household than advanced community treatment systems. Even newer enhanced septic systems do not reduce nitrogen to the same degree as modern community wastewater plants. With Smart Growth, many thousand fewer septic systems would be installed since the same number of households would connect to community systems with far better treatment, preventing tons of nitrogen discharge into Maryland's waters. Adding together the stormwater nutrient load from larger lot sizes and the high nutrient load from septic tanks, Figure 2-16 demonstrates that new development in non-sewered areas results in a disproportionate water quality impact compared to new development in sewered areas. In addition, the figure shows regulations such as WWTP caps restrict development in sewered areas while development in non-sewered areas faces less regulatory requirements.

Preventing pollution from new development will require innovative technology as well as smart growth. Figure 2-17 illustrates that given current trends, over the next 25 years, new developments relying on septic systems are expected to account for 26% of growth but 76% of new nitrogen pollution.



Map 2-15: Maryland Improved Residential Parcels on Septic Systems, 2009
Source: Maryland Department of Planning

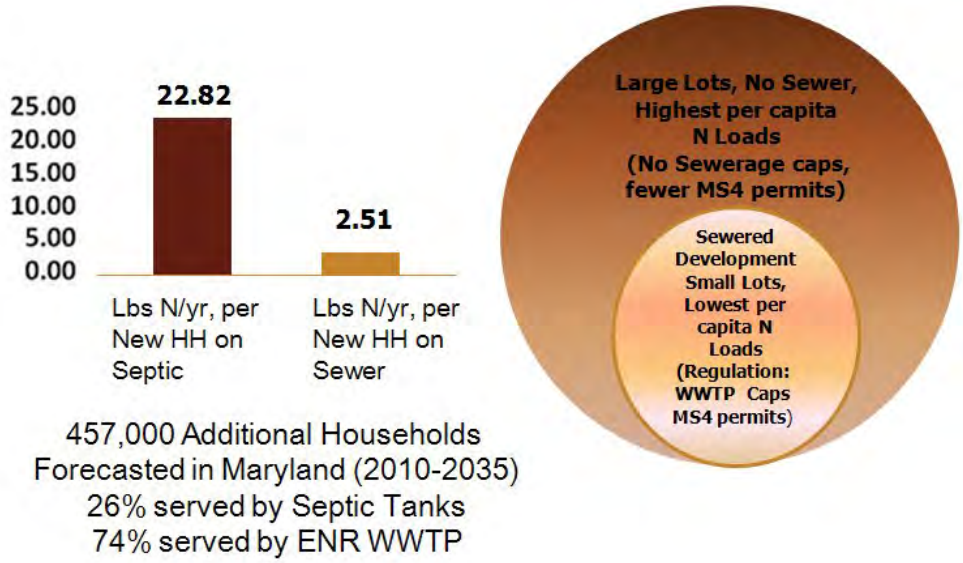


Figure 2-16: Regulatory Constraints: An Uneven Playing Field for Development

Source: Maryland Department of Planning

Over the next 25 years, new development relying on septic systems is expected to account for only 26% of growth, but 76% of new nitrogen pollution. In other words, a quarter of the State's future growth will cause three fourths of its future wastewater pollution.

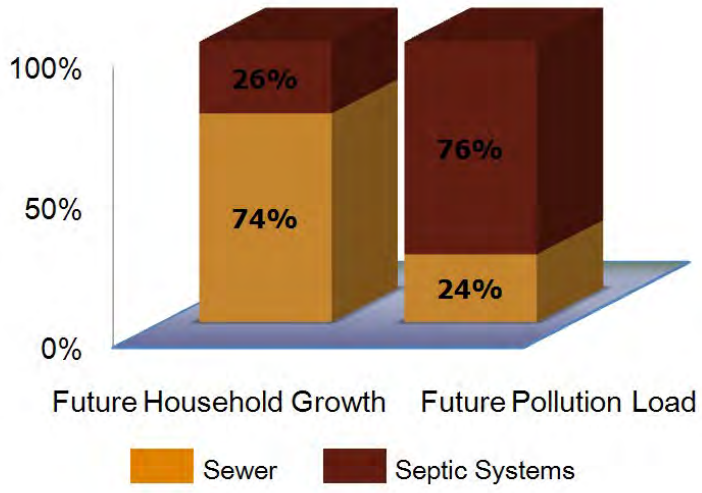


Figure 2-17: Septic Systems: A Disproportionate Impact

Source: Maryland Department of Planning

Water Quality

Stormwater Pollution. As growth continues in Maryland, more people will generate more wastewater and stormwater pollution. Although environmental technologies, such as enhanced nutrient removal for wastewater treatment plants, denitrification systems for septic tanks, and environmentally sensitive design for stormwater runoff, can reduce the additional pollution from population growth, the impact is not removed entirely. In addition to environmental technology, Smart Growth limits additional wastewater and stormwater pollution by reducing the addition of septic tanks, limiting the amount of forest and wetlands removed for new development, encouraging smaller lawns, and preventing impervious surfaces.

The U.S. Environmental Protection Agency (EPA) has raised the alarm that the extent and pattern of development throughout the Chesapeake Bay watershed are hindering restoration efforts. In its September 2007 report, *Development Growth Outpacing Progress in Watershed Efforts to Restore the Chesapeake Bay*, EPA notes that new development is increasing nutrient and sediment loads faster than restoration efforts are reducing them.

The overall health of the Bay between 2008 and 2009 improved from a C- to a C although much of this improvement was due to decreased flow from the Susquehanna River.

Impervious Coverage.

Studies conducted by DNR Fisheries Services indicate that when impervious surface covers 10 percent or more of a watershed, fish habitat is significantly impaired and fish populations decline. Dissolved oxygen levels in bottom habitat fall in direct proportion with the amount of impervious surface in a watershed. The effect is a direct reduction of fish and crabs in the bottom to mid-depth waters because habitat is no longer suitable.

According to EPA's *Protecting Water Resources with Higher-Density Development*, the best way to limit the number of watersheds impacted by impervious surface is through Smart Growth. Figure 2-18 illustrates this issue.

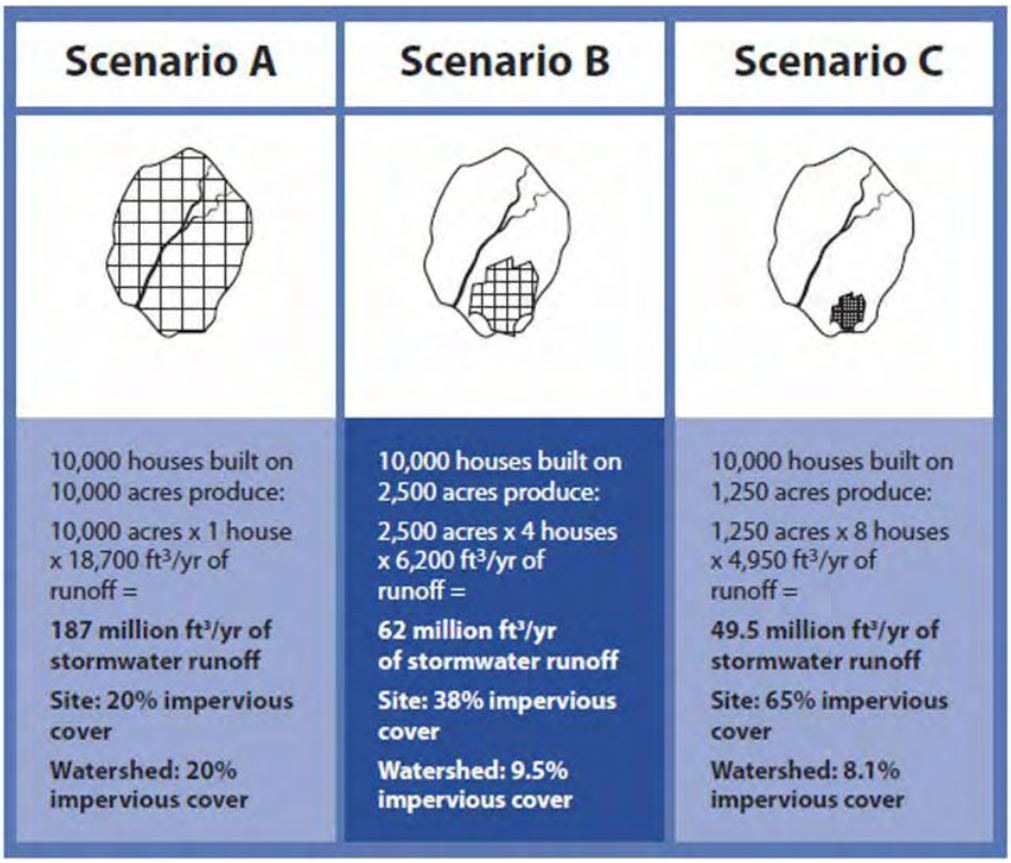


Figure 2-18: 10,000 Acre Watershed Accomodating 10,000 Houses

Source: US EPA

In addition, MDE and DNR have identified watersheds throughout Maryland that support our healthiest waterbodies, in terms of water quality and living resources. These include Tier II watersheds, where antidegradation policies must be followed to maintain high quality waters, and stronghold watersheds, where rare, threatened or endangered fish, amphibians, reptiles or mussels have the highest numbers.

Air Quality

Maryland's air is polluted by three sources: point or stationary sources such as power plants and industrial plants; nonpoint or area sources such as lawnmowers and powerboats; and mobile sources such as vehicles.

Population growth and development have direct impacts on the locations and extent of emissions that affect air quality as well as the global climate. Mobile source emissions increase as travel increases. As the population increases, more energy will be required to support growth. Development that occurs further from growth centers consumes more energy for residential and commercial buildings. While these trends will be offset by expected technological improvements, more compact development patterns can reduce vehicle miles traveled, energy consumption in buildings, and related emissions.

As much as 50 to 70 percent of Maryland's air pollution problems originate from other upwind states. Maryland has been working with the Ozone Transport Commission, a multi-state agency covering the Mid-Atlantic and Northeast, to call for quick and deep reductions from power plants. Nevertheless, it is also important to reduce emissions from sources within Maryland.

The 1990 Clean Air Act Amendments require the creation of State Implementation Plans Progress on electric power plant emissions has been mixed. Nitrogen dioxide emissions are about 40 percent lower now than in 1990, but sulfur dioxide emissions have remained at about the same level, and Maryland ranks third in the U.S. in pounds per megawatt-hour of this pollutant. Overall, though, Maryland has one of the toughest power plant control programs in the country.

Mobile source emissions have also declined since the 1970 CAAA as increasingly stringent vehicle emissions standards have been adopted. Maryland has gone beyond what is required by federal standards by adopting California's "Low Emission Vehicle" (LEV) standards, which took effect beginning in the 2011 model year. However, declining emissions per vehicle have been partially offset by continued growth in vehicle miles traveled (VMT), limiting the amount of progress that can be made through technological improvements.

There is limited data to evaluate the impact of nonpoint sources of air pollution from lawnmowers, motor boats, and other similar sources. However, the U.S. EPA has recently adopted more stringent regulations for many of these sources, meaning that emissions should decline in the future.

In addition to the pollutant regulations mentioned above, MDE operates a statewide network of instruments to continuously measure air pollution throughout the state. MDE disseminates daily air quality forecasts and posts "real-time" air pollution data on Air-Watch.net to help individuals and businesses take actions to reduce the production of, and exposure to, air pollution.

Air Toxics

Air toxics are a byproduct of emissions from both mobile and stationary sources. Air toxics from stationary sources are heavily regulated both nationally and at the State level. The Federal government has also taken significant steps in recent years to reduce mobile source air toxics, such as limiting the benzene content of gasoline. In addition, the reductions in pollutants such as volatile organic compounds (VOCs) achieved under the Clean Air Act Amendments have also led to corresponding reductions in emissions of air toxics. Maryland has regulations that drastically reduce air toxics including the adoption of "Low Emission Vehicle" standards, described previously.

Of particular concern are air toxic concentrations within 300 meters of sensitive receptors such as schools, houses, and nursing homes. Although there have been several national studies of air toxics, an inventory of their impacts in Maryland is not currently available. Development patterns can exacerbate the impacts of air toxics through both the location and use of transportation infrastructure. Development patterns that reduce automobile use and increase walking, bicycling, and transit use could significantly reduce the threat from air toxics.

Impacts of Air Pollution on Water Quality

Air pollution also can have a significant impact on water quality. Airborne deposition of nitrogen, through nitrogen oxides, currently accounts for nearly one-third of the nitrogen load entering the Bay (Figure 2-19). Nitrogen oxides are generated by fossil fuel combustion from power plants, cars and trucks, and other sources.

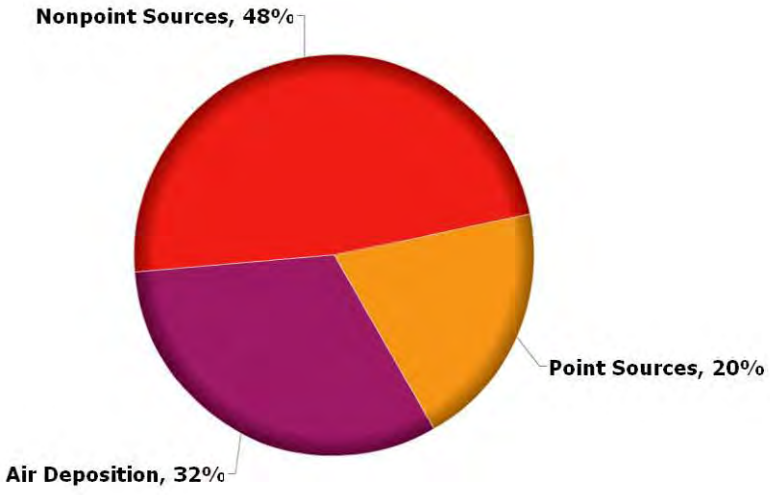


Figure 2-19: Nitrogen Deposition to the Chesapeake Bay
Source: Chesapeake Bay Program

Greenhouse Gases

Figure 2-20 presents estimates of greenhouse gas emissions in Maryland by source. According to the U.S. EPA, CO_2 emissions in Maryland increased by approximately 18 percent between 1990 and 2005, from just fewer than 71 to almost 84 million metric tons. The transportation and electric power sectors are the two largest sources of CO_2 emissions, contributing three quarters of the total emissions in Maryland.

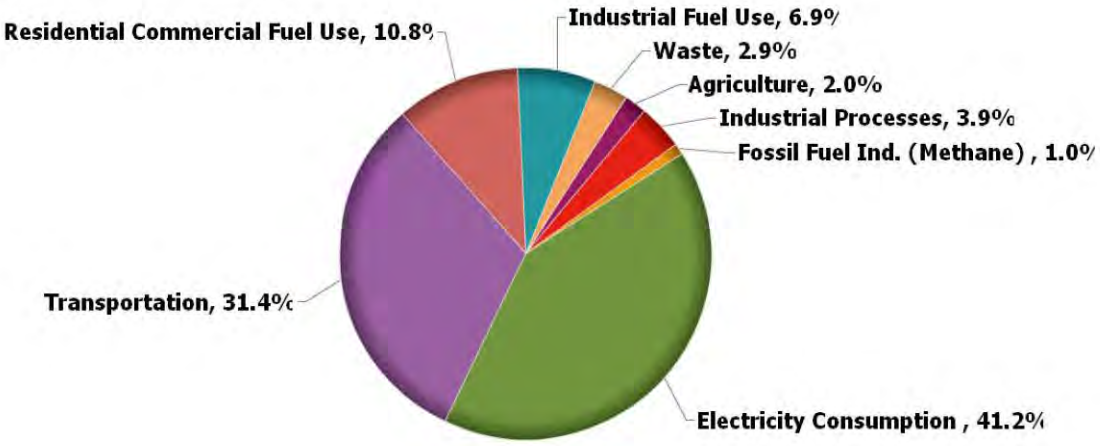


Figure 2-20: Greenhouse Gas Emissions by Source
Source: Maryland Climate Action Report, 2008

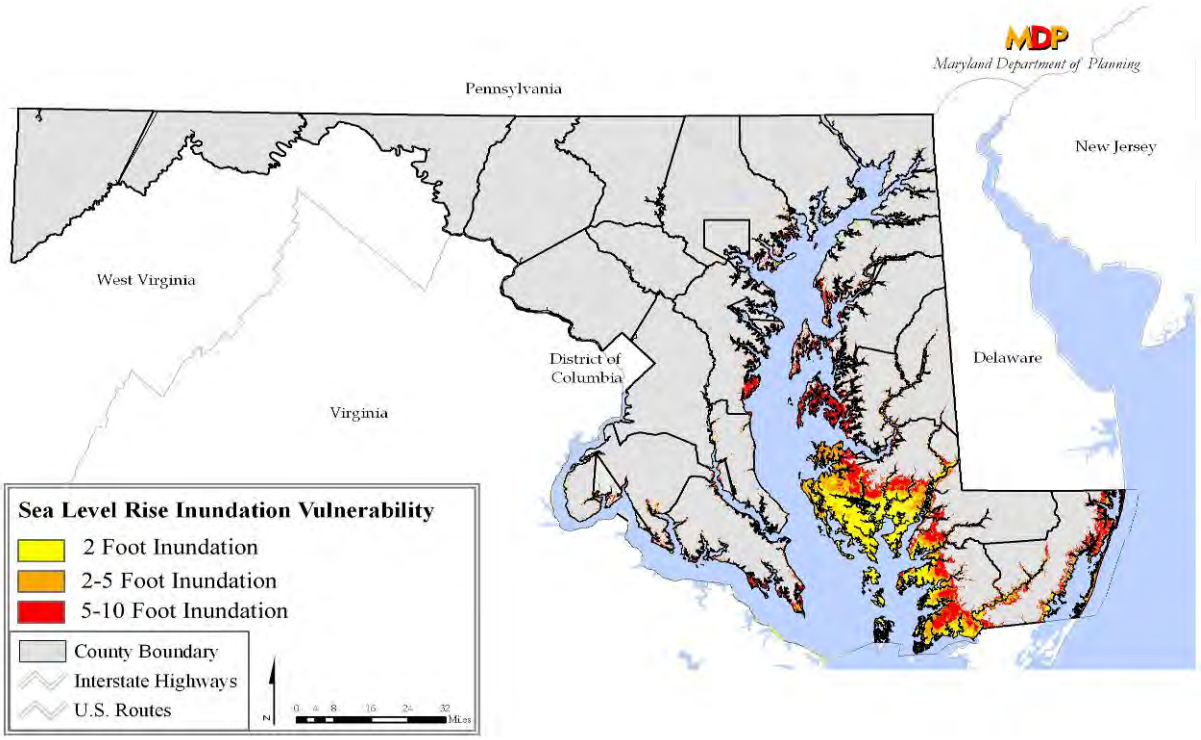
As growth occurs in the State, energy generation and transportation demands will increase, leading to increased fuel consumption and greenhouse gas emissions. About three-fifths of Maryland's electricity is currently generated from coal plants, which are the highest CO_2 emitters; over one-fourth is from nuclear (with no CO_2 emissions) and most of the remainder is from petroleum and natural gas. The final *Maryland GHG Inventory and Reference Case Projection of the Maryland Climate Action Plan* (June 2008) forecasts a continued increase in energy demand and greenhouse gases (GHGs) for stationary and mobile sources in Maryland between 2005 and 2020. Electricity demand for stationary sources (see Appendix C of the *Maryland Climate Action Plan*) is expected to increase 1.5% annually from 2005 to 2020. GHGs from energy generation may be reduced compared to these forecasts now that Maryland has joined nine other Northeast and Mid-Atlantic states in the Regional Greenhouse Gas Initiative (RGGI). This initiative establishes a cap-and-trade system to reduce CO_2 emissions from the power sector by 10 percent by 2018.

Overall, Smart Growth can significantly decrease future GHG emissions from new development. In *Growing Cooler*, the authors conclude that higher densities, higher gasoline prices, less highway expansion, and more transit service can reduce the annual VMT growth rate by 38% below current trends. The authors also found that with

compact development, people drive 20 to 40 percent less, at minimal or reduced cost, while reaping fiscal and health benefits. Local governments and metropolitan planning organizations in Maryland are beginning to explore this issue in more detail. For example, Montgomery County forecasts that its 2009-2011 Growth Policy can prevent 1 million metric tons of carbon dioxide equivalent (MMtCO2e) by 2030.

Impacts from Climate Change

As Maryland, other states, and the federal government start to tackle the issue of reducing greenhouse gases, the impacts of climate change have become unavoidable. Key impacts include sea level rise, temperature change, storm surges, and other extreme weather events. Maryland's location on the Chesapeake Bay makes sea level rise of particular concern, threatening current and future homes and infrastructure. Current projections of sea level rise indicate that many homes and businesses could be lost. In addition to the pure economic and social loss, sea level rise will increase demand for available lands for development, which could intensify the conversion of rural lands to development. Map 2-16 presents the areas of Maryland that would be inundated based on varying levels of sea level rise (0-2 feet, 2-5 feet, and 5-10 feet).



Map 2-16: Sea Level Rise Inundation Vulnerability
Source: Center for Geographic Information Sciences at Towson University, 2007

Conclusions

The amount, type, design, and location of development have a direct impact on Maryland's environment. They will help determine whether Maryland has a safe and abundant supply of drinking water for future generations. They will affect both the State's and the region's ability to halt the decline in the Chesapeake Bay and restore one of the world's most productive estuaries.

More specifically, the impacts of development on Maryland's water quality and aquatic habitat, as measured by impervious surface, have continued to increase. This is one factor contributing to the ongoing water quality problems in the Chesapeake Bay and its tributaries. Low-density development in areas served by septic systems creates water quality problems because, unlike wastewater treatment plants, septic systems are not designed to treat nitrogen pollution.

Current water supply capacity may be adequate in many areas of the State. However, some communities are now under moratoria or severe limitations due to shortages. This is expected to be a growing issue in more communities throughout the State, particularly in the Piedmont and in Southern Maryland. There is an urgent need for more and better data to assess the future adequacy of water supplies; this information will be the basis for better regulatory decisions and long-term planning.

Air quality in Maryland has been improving over the past three decades, due to cleaner motor vehicles, power plants, and industrial facilities. However, growth in vehicle miles traveled and energy consumption has offset some of the gains from technology, and 12 counties in Maryland are currently classified as in nonattainment of federal air quality standards for one or more pollutants. Greenhouse gas emissions have also increased, as the majority of electricity generated in the State continues to come from coal plants, and vehicle-miles of travel have grown faster than fuel and engine efficiency have improved.

To effectively address the environmental impacts of development, the State's work may involve identifying natural areas that should be placed permanently off limits to development; protecting water recharge areas, reservoirs and other sources of drinking water; investing in wastewater treatment plants and public water systems that support compact towns and city centers; promoting a variety of energy conservation practices; encouraging more use of low impact development practices for handling storm water; curtailing the use of fertilizers that pollute the Bay; protecting forests, wetlands, and prime agricultural soils; and other related initiatives.

G. WHERE DO WE GO FROM HERE?

The purpose of PlanMaryland is to address the challenges and opportunities described in this chapter by achieving the goals described in Chapter 3.

PlanMaryland asks and answers the following questions: Where are we growing in Maryland? How close do we live to where we work? How do we travel from place to place? Are we designing our communities with accessibility, beauty, sustainability, and permanence in mind? Is the large amount of growth Maryland has experienced in the past harming our environment, and will the population increase projected for Maryland in the next few decades be even more damaging? Are we building a State that can compete effectively in a global economy?

The answers to these questions have a bearing on the quality of life Marylanders enjoy: our health, our safety, our economic well-being, our access to open space and undeveloped lands, our role as citizens of a particular place.

When we look back, it is clear that Marylanders no longer build houses and businesses in the places where we traditionally did. Instead, we have abandoned many of our older cities and towns and sprawled across the landscape. This development pattern has limited our ability to get from place to place easily and efficiently. Dispersed settlement patterns have created conditions in which it is often exceedingly expensive or inefficient to provide meaningful transportation alternatives. Walking or bicycling is almost impossible. Without an alternative way of getting around, motorists are at the mercy of rising fuel prices, congested streets, and endless hours stuck in the car commuting or running errands. Those who are unable to drive are left with few options about where to live and how to get around.

Perhaps most troubling, the way Maryland is growing is clearly detrimental to the State's environment. The water quality in the Chesapeake Bay and its tributaries has deteriorated, and with it the resources for which the Bay has historically been known: oysters, fish, and crabs. For the first time, Marylanders are beginning to experience shortages of drinking water. Our air, while cleaner than it was 30 years ago, is still dirty enough that for some residents it is often unhealthy to breathe.

Maryland residents, like the residents of virtually every other state, are living in ways that create the greenhouse gases that are causing climate change. That, in turn, is causing sea level rise, inundating Maryland's low-lying coast-line and leaching saltwater into some of the State's drinking water aquifers. It is already likely contributing to droughts and severe storms that can wreak havoc on farm crops.

These problems are both self-inflicted and the result of global forces beyond our control. At a time when the State's population is expected to grow by another 15 percent in the next 20 years, when our rapidly aging population will present new demands for community services, when increases in energy prices will alter how we travel and how

we live, and when our nation is struggling to combat the causes of global climate change, it is in the interest of every Maryland resident to address these serious issues now. However well meaning and hard working State and local governments may be, they cannot effectively address issues of this scale without better coordination of programs and resources.

The needed improvements to land use can be achieved by building on the established plans and programs of both State and local governments. PlanMaryland is the necessary first step toward remediating the conditions discussed in this Chapter. We need to improve upon the mutually understood framework for where Maryland should grow in the future, how communities should be designed and supported, to meet the needs of the State's growing population and changing demographics, how limited public resources should be used to provide infrastructure and services to those communities and to rural areas, and how we can do all of that while still protecting Maryland's fragile environment and resources, so important to the quality of life we enjoy.

Chapter 3: What are the Visions, Goals and Objectives that will guide PlanMaryland?

A. GUIDING VISIONS

As the summary of Maryland's planning history in Chapter 1 shows, land development issues from previous decades—even from the 1930's—are still issues today. Few doubt that the car-oriented migration to the suburbs and exurbs over the past 60 years has brought prosperity to many sectors of the economy and material comforts and independence to many. But the energy crisis, climate change, and the cost of maintaining our infrastructure—bridges, roads, schools, sewer and water systems, dams, police and fire protection—suggest that we cannot successfully continue down the same road for the next 60 years. This type of development isolates many who do not have access to a car – the poor, the elderly, the disabled, and children. As Jared Diamond says in his bestseller Collapse: How Societies Choose to Fail or Succeed, "The values to which people cling most stubbornly under inappropriate conditions are those values that were previously the source of their greatest triumphs over adversity." In other words, if conditions have changed, persisting in what we have done is not a viable option.

Streetscapes - Dundalk , Date: 1920s, Photographer: News American, *Source: Jacques Kelly*

The efforts to respond to many of these trends and issues regarding Maryland's land and resources have had mixed success. In many counties, as much or more development is occurring outside PFAs as inside. Further, most State spending is exempt from Priority Funding Area (PFA) requirements and continues to support suburban sprawl. The PFA density threshold for new development—a relatively low density of 3.5 units per acre—is not accommodating growth in PFAs as needed to minimize continued impacts on our rural and resource lands and industries. While there have been recent signs of improvement in the Chesapeake Bay, such as the blue crab population reported in 2010 having increased substantially for the second straight year to its highest level since 1997, many of the State's closely related environmental goals remain real challenges. For example, conservation of rural lands and resources and the reduction of nutrient loads to the Chesapeake Bay are very difficult to achieve and maintain, largely due to the way we are managing development.

In short, we have reached the point where new strategies are needed to help State and local government, in partnership with the private sector, accomplish what existing laws and policies are not accomplishing.

The twelve Visions developed by Governor O'Malley's Task Force on the Future for Growth and Development in 2008 and adopted into law in 2009 serve as the **State Economic Growth, Resource Protection, and Planning Policy**. They provide the foundation for the goals and objectives of PlanMaryland, which are clear, concise statements of the public outcomes PlanMaryland aspires to achieve.

Smart Growth Best Practices

The Baltimore County Charter requires a master plan to be updated at least every 10 years.

Master Plan update

Baltimore County is in the process of updating its Master Plan. Master Plan 2010 considers the inter-relationships between land use and a broad spectrum of other planning elements such as education, public safety, transportation, social services, community conservation, rural preservation, natural conservation, historic preservation and community stewardship. These elements are all intertwined, and each plays an important part in making communities successful.

Major Master Plan 2010 Goals include:

- Ensure residents' safety and security
- Strive for excellent public education
- Strengthen and retain a skilled work force
- Ensure an adequate supply of diverse jobs
- Reinvest in established communities
- Maintain the Urban Rural Demarcation Line (URDL)
- Protect environmental resources
- Provide quality parks and recreational opportunities
- Preserve historic resources

Picture Credit: Design Collective, Inc.

Planning Visions

Smart Growth Best Practices

The project transforms a former golf driving range into a high-rise mixed-use destination.

White Flint

Montgomery County planners embarked on a Smart Growth comprehensive planning effort to transform hundreds of acres of strip shopping centers and surface parking lots in North Bethesda into a mixed-use, compact urban center. The plan will redevelop an auto-dominated suburban strip into an environment where people walk to work, shops and transit. The strategy builds upon transit assets – White Flint Metro Station, nearby MARC commuter line and bus service along Rockville Pike.

The North Bethesda Market/White Flint project will include 397 residential units and 200,000 square feet of retail with a variety of sustainable design measures, including green roofs and reduced parking. A pedestrian plaza with public art, new streets and sidewalks separated from automobile traffic will highlight the pedestrian experience.

Picture Credit: Montgomery County Planning Department

1. **Quality of Life and Sustainability:** *a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment*

2. **Public Participation**: *citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;*

3. **Growth Areas**: *growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;*

4. **Community Design**: *compact, mixed–use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;*

5. **Infrastructure**: *growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;*

6. **Transportation**: *a well–maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;*

7. **Housing**: *a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;*

8. **Economic Development**: *economic development and natural resource–based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;*

9. **Environmental Protection**: *land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;*

10. **Resource Conservation**: *waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;*

11. **Stewardship**: *government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and*

12. **Implementation:** *strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions.*

Smart Growth Best Practices

Comprehensive Zoning Reform

Transform Baltimore is a city-wide effort led by the Planning Department to develop a new zoning code that features more effective zoning tools to support and guide city investment, protect neighborhood character and guide private development in a cohesive manner.

Picture Credit: rewritebaltimore.org

B. PLAN GOALS

One of the purposes of PlanMaryland is to "break down the silos" that divide State agencies, local governments and private sector to achieve State Planning Policy as expressed in the 12 Visions. Creating clear and strong connections between the goals of these parties is an important step toward breaking barriers between their respective ideas.

The trends and land use implications discussed in Chapter 2 suggest that Maryland's land, natural resources, infrastructure and communities are facing major challenges. While Maryland can point to a number of Smart Growth success stories around the State, the current array of State and local tools to protect the landscape and natural resources, to provide needed infrastructure, and to support vibrant, prosperous communities are not performing as envisioned when they were put in place. Some are not meeting the needs of Maryland residents today, much less those of future residents affected by continuing trends in development.

Smart Growth Best Practices

Denton Design Pattern Book

The Town of Denton prepared a design Pattern Book for Denton Neighborhoods which describes the unique qualities and attributes of the existing communities and provides guidance for new development to encourage new construction to blend with and enhance the existing design fabric.

Some targets are being achieved in some places, but ongoing trends in growth and development are increasingly compromising these public goals, and do not support their widespread realization.

Smart Growth Best Practices

Rockville Town Square is a live, work and play community.

Rockville Town Square

In 2001, the City of Rockville adopted the Town Center Master Plan, providing a framework for the continuing revitalization of Rockville's downtown.

Phase I resulted in the development of Rockville Town Square in the heart of the city. The town square, which had its grand opening three years ago, consists of street-level retail and dining, office space, the Rockville Memorial Library, an arts center, a business incubator and residences surrounding a pedestrian-friendly urban-style park. Future phases of the Town Center Master Plan will include more transit-oriented, mixed-use development, all while preserving Rockville's hometown feel.

Picture Credit: Rockville Homes

For Maryland to truly prosper, we must significantly improve our ability to minimize damaging impacts to land and water resources and maximize social, economic, and environmental benefits for Maryland's citizens, while accommodating population growth and economic development. On a practical level, three closely related issues must be addressed to reverse current trends and make this possible:

- First, the vast majority of residential and business development that comes to the State must be accommodated in desirable, compact, sustainable communities that provide the high quality of life reflected in the goals of the Plan for developed environments.
- Second, critical agricultural, water, natural and living resources necessary to sustain resource-based businesses and support quality of life for the population of the State must be identified and protected in perpetuity, including the opportunity for residents to access nature and enjoy the scenic beauty of our State.
- As a corollary to the two preceding objectives, the continuing spread of lower density residential development and the associated costs to the public and the environment must be minimized.

The first two Goals of PlanMaryland address these three issues directly and represent the bookends of Maryland's land use challenge – Development and Conservation.

Goal 1 – Concentrate development and redevelopment in towns, cities and rural centers where there is existing and planned infrastructure.

Goal 2 – Preserve and protect environmentally sensitive and rural lands and resources from the impacts of development.

Definition: Sustainable

By "sustainable" we mean that a high quality of life in Maryland's communities and rural areas can continue into the future without diminishing the land, water, air, natural and cultural resources that support it.

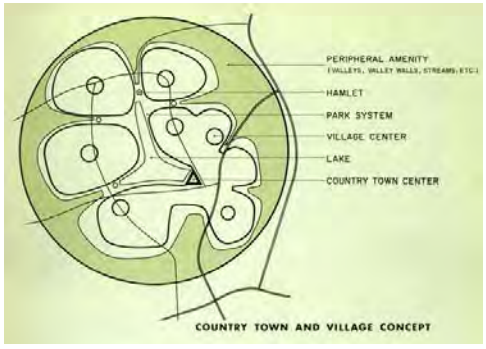
A third Goal of PlanMaryland addresses the need for economic, social, environmental and governmental systems that will support quality of life in Maryland's urban and rural communities and natural landscapes without compromising land, water, air, natural and cultural resources fundamental to that quality:

Goal 3 – Ensure that a desirable quality of life in Maryland's metropolitan and rural communities is sustainable.

These three goals are the foundation of the PlanMaryland agenda to ensure sustainable quality of life as defined for purposes of this Plan. As such, they are intended as the guiding framework for all of Maryland's agencies, programs and procedures that affect the developed and developing environment, conservation of the State's land and natural, agricultural and environmental resources, and the quality of life available in Maryland's population centers and rural communities. They are to be used to guide programs and procedures in conjunction with agencies' other existing statutory purposes and guidelines.

As noted repeatedly, achievement of many of the goals of PlanMaryland also depends on plans and programs of local government and the decisions of developers, businesses and individuals. But the goals will not be embraced in the same ways in every jurisdiction. Where and how

Smart Growth Best Practices



Concept from the Plan for the Valleys, 1964

The Plan for the Valleys

The Plan for the Green Spring and Worthington Valleys in Baltimore County has been widely recognized as a seminal model for sustainable growth management.

Baltimore County was one of the first jurisdictions in the country to use urban growth boundaries and conservation design as a method for controlling sprawl and directing growth away from sensitive landscapes. The results include resource conservation zones designed to protect farmland and natural resources, more than 50,000 acres of land in permanent protection under conservation easements, and the creation of an urban-rural demarcation line restricting water and sewer service to urban areas. The plan by Wallace-McHarg Associates (now WRT) received a National Planning Landmark Award from the American Planning Association last month, but the county deserves recognition for sustained implementation efforts.

Picture Credit: Wallace, Roberts & Todd.

development and conservation occur, how communities are designed and served, where developers invest their resources, and how markets for residential and business development make decisions varies across the State. The Goals are therefore intended to serve as a framework for State and local governments and the private sector, so those parties can be informed by State priorities as they pursue and modify their own objectives.

Smart Growth Best Practices

Before

After

The Inn at 202 East Dover Street

The Wrightson House was originally constructed in 1874 and remodeled in the early 1900s. The building at 202 East Dover St. in Easton's Historic District was originally an Italianate mansion that underwent significant internal subdivision and became nine apartments and medical offices following World War II. Over many years, the building suffered from rot, fire, termites and intensive additions and construction. Purchased by Ronald and Shelby Mitchell, the building underwent major rehabilitation using the Maryland Heritage Structures Rehabilitation Tax Credit. The owners worked closely with architects from the Bucher/Borges Group and transformed the dilapidated building into an Inn with five guest suites, an owner's unit and a restaurant. The result is a catalyst for inspiring restoration, rehabilitation and new development in a formerly neglected part of the Easton Historic District.

Picture Credit: Joann Genova

C. PLAN OBJECTIVES

The three Goals provide a framework for PlanMaryland, but can very different things to different people; they do not articulate the desired public outcomes that give the goals form and substance. That is the purpose of Plan objectives presented below for each Goal. These nested goals and related objectives define the desired public outcomes of the planning and implementation strategies of PlanMaryland.

Goal 1: Concentrate development and redevelopment in towns, cities and rural centers where there is existing and planned infrastructure.

The following objectives will be pursued to achieve this Goal and the State Planning Visions through targeted growth and revitalization, as appropriate for a region and the size, population, economy and expected growth of each jurisdiction:

- **Quality places** - Development in growth and revitalization centers produces desirable places for businesses to invest and people to live, learn, work, and play, and minimizes market demand for development outside these areas.

- **Business friendly** – Opportunities for private investors and developers are plentiful, predictable and transparent in an enhanced business environment through:
    - Clear and coherent public goals and objectives for development and community sustainability;
    - Streamlined and coordinated State and local regulatory procedures for development;
    - Focused State and local resources and incentives;
    - Targeted job training and educational opportunities; and
    - Supportive policies for entrepreneurship and small businesses.
- **Rural centers** – Growth in rural areas is focused in existing centers, with adequate sewer and water service where feasible, in ways that are compatible with local community character, and is limited in areas outside rural centers so as to retain the economic, ecological, recreational and scenic values of countryside;
- **Redevelop first** – Growth takes full advantage of existing development, infrastructure and public services through infill and redevelopment before developing new land outside of growth areas. For example, development activity
    - Maximizes residential, employment and business development in TOD (transit oriented development) sites;
    - Revives underutilized commercial and industrial sites;
    - Promotes revitalization in a socially equitable manner that enhances public amenities and improves the local quality of life while not displacing lower income residents; and
    - Takes the form of redevelopment and infill projects throughout much of the State.

Smart Growth Best Practices

Commercial redevelopment at Dover and Aurora streets (top) and affordable residential housing built by Habitat for Humanity on Clay Street in downtown Easton.

Infill and Redevelopment in Easton

The Town of Easton has encouraged infill development and the rehabilitation and redevelopment of existing buildings and providing affordable housing for the community. Two examples are the Genova development, at Aurora and Dover streets, and Milestone on Clay Street. The Genova project is an infill and rehabilitation project undertaken by local developers at the site of a former gas station. It houses multiple uses and includes office space, reasonably priced apartments, retail and restaurants. Milestone is Habitat for Humanity Choptank's first multi-unit project and when complete will include four moderate income homes and six low income homes. These examples showcase local commitment to reuse land within the Town boundary for projects that will benefit the community. Both projects received awards from the Eastern Shore Land Conservancy for promoting infill and growth in appropriate areas.

Picture Credit: Joann Genova

Smart Growth Best Practices

The joint City and County program promotes the reuse of existing buildings.

Vacant Commercial Structures Tax Credit

The Vacant Commercial Structures Tax Credit is aimed at filling vacant commercial structures in the City and throughout Frederick County. Both the City and County enacted legislation to allow for the abatement of property taxes on the increase of property value resulting from renovations. The property must have been vacant for 18 months or more.

Picture Credit: Frederick City

- **Mixed-uses** – Land use plans and development projects integrate mixed land uses into functional communities in which residents can live, work and play – meet many of their daily needs – without driving.
- **Walkability** – Communities are designed to promote pedestrian-friendly environments in which homes, stores, schools, offices, and other uses are not isolated from one another; land uses are mixed so that people can access many needs within the communities in which they live and work.
- **Historic preservation** - A sense of place is preserved through rehabilitation of historic structures as an integral part of community sustainability plans, recognizing that building reuse supports both energy efficiency and community character conservation goals.
- **Transportation choices** – Public priorities are integrated, efficient, and economical transportation systems that serve Maryland's economic and community centers, in ways that reduce reliance on automobiles and minimize greenhouse gas emissions. These systems include transportation options that provide mobility, convenience, and safety for all residents, including those who are disabled and/or transit-dependent.
- **Affordable housing** – Communities provide an adequate supply of housing affordable to all income levels, commensurate with the housing needs in each community and region.
- **Phased growth** - Maryland's investment in public facilities is protected through strategies that take advantage of existing assets, maximize the efficient use of resources and existing infrastructure, and phase in the orderly expansion of service.
- **Connecting with nature –** Communities provide access to natural and recreational amenities by walking, bicycling, or transit and without exclusive reliance on automobiles. These open space amenities are given the same priority as infrastructure.
- **Hazard resilience** - Maryland's coastal communities and inland urban environments are developed in a manner to protect human habitat and infrastructure from risks associated with climate change: sea level rise, coastal storms, precipitation-related weather extremes, and urban heat effects.

- **Defined growth areas** – The vast majority of non-resource based residential and business development is accommodated in desirable, compact, sustainable communities that provide the high quality of life reflected in the goals of the Plan.
- **Limit sprawl development** – The continuing spread of lower density residential development and the associated costs to the public and the environment are minimized.

Goal 2: Preserve and protect environmentally sensitive and rural lands and resources from the impacts of development.

The following objectives will be pursued to achieve this Goal and the State Planning Visions through preservation and protection envisioned, as appropriate for a region and the size, population, economy and expected growth of each jurisdiction.

- **Environment, natural resources and biodiversity protections** - To the maximum extent possible, sensitive environmental areas are protected through easement and public ownership. Wetlands, lakes, rivers, and other water bodies are protected from upland impacts by undisturbed vegetated buffers. Environmentally sensitive lands and resources in closer association with development are protected from its compromising impacts wherever possible.
- **Environmental mitigation and enhancement** – To the maximum extent possible, mitigate, restore and enhance already compromised nature resources and environmental sensitive areas, where possible through appropriate development and redevelopment activities.

Smart Growth Best Practices

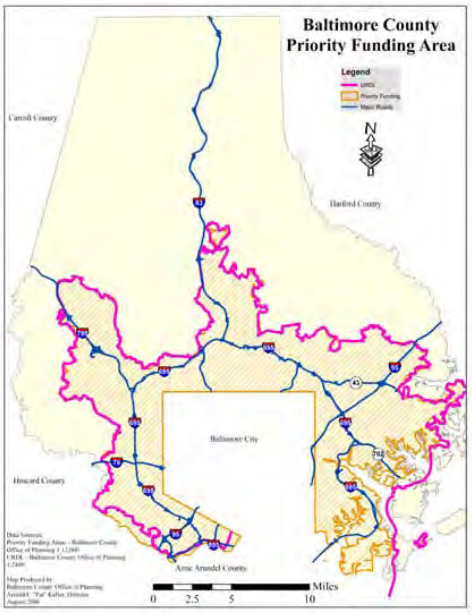
Hope VI has helped create affordable housing in Frederick's Historic District.

HOPE VI

The vision of the HOPE VI Project at the Hanson/Taney site has been not only to decrease the concentration of poverty but also to contribute to the revitalization of the North Market Street neighborhood. Frederick's North Market Revitalization program is replacing the 146 public housing units of the John Hanson and Roger Brooke Taney complex with 43 market rate homes. The project also includes 12 units of "affordable" housing, 27 new public housing units and 15 "affordable" rental units, all of which blend into the Historic District. This effort has the strong support of City and County officials, the private sector, residents and the neighborhood. It will not only create affordable housing, but is expected to further the revitalization of the downtown historic area. Construction has begun and is to be completed in late 2010.

Picture Credit: Frederick City.

Smart Growth Best Practices



The URDL is used in growth management plans, community plans, master plans and zoning maps.

Urban/Rural Demarcation Line - URDL

The URDL is the primary administrative boundary used for setting regulations on the types of development allowed in Baltimore County's urban and rural areas. Today, 90 percent of Baltimore County's population lives inside the growth boundary, which is served by water and sewer, occupying a third of the land. The remaining 10 percent of the population resides outside the boundary in the rural area with no public water and sewer and occupying two-thirds of the land area.

Picture Credit: Baltimore County Office of Planning

- **Resource Based Industries** – Areas supporting resource-based industries such as agriculture, forestry, mining, outdoor recreation and tourism, seafood harvesting, renewable energy and other emerging industries are protected from encroachment of incompatible land uses. Intrusion of rural residential development is minimized on resource lands through effective land use controls, reasonable incentives, and innovative funding mechanisms to preserve relatively large contiguous tracts that sustain resources and resource-based industries.
- **Water resources** – Adequate supplies of groundwater and surface water are safeguarded from the impacts of development. Areas integral to sustainable water resources for public water supply, ecologically important or consumable aquatic natural resources, or other important public purposes are protected.
- **Balanced preservation and conservation –** In areas designated for preservation and conservation, the land base is stabilized commensurate with development pressure. The resource-based industries are supported. Cultural and historic resources are conserved. The development impacts are limited to protect the integrity of the resources and provide time for easement and land acquisition programs to achieve public land preservation and resource conservation goals.
- **Strategic rural investment** – Transportation infrastructure in rural areas meets the needs of rural residents and resource-based industries, while minimizing environmental impacts and not undermining the conservation objectives by encouraging incompatible development.
- **Adaptive and Resilient Ecosystems** –Lands and waters that provide important ecosystem functions and services are identified, mapped and protected to the maximum degree possible from the impacts of climate change, development, impervious cover, invasive species and other pests and diseases.

- **Addressing climate change** – Energy consumption and greenhouse gas emissions are reduced commensurate with Maryland's Greenhouse Gas Reduction plan, particularly as they relate to energy supply and conservation, land use and transportation.

Goal 3: Ensure that a desirable quality of life in Maryland's metropolitan and rural communities is sustainable.

The following objectives help define sustainable quality of life for purposes of Goal three.

- **Safe and healthy environment** - New or existing economic, social, environmental, and governmental systems in Maryland support continued or enhanced quality of life in Maryland's metropolitan and rural communities without compromising the land, water, air, natural and cultural resources integral to that support.

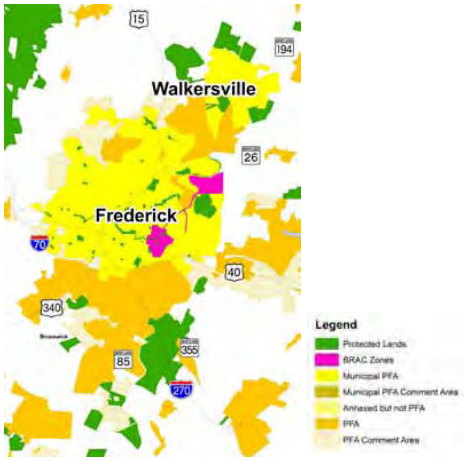
Smart Growth Best Practices

Leonardtown Wharf Project's Public-Private Partnership

This public/private partnership has had a positive impact not only on the waterfront site but on the entire downtown business district. Through its reorientation toward Breton Bay, Leonardtown is creating a hub of activity along its waterfront that's estimated to help create about 170 jobs.

- **Planned growth** – Development, public infrastructure (e.g. water, sanitary sewer, transportation, and other facilities), and resource conservation are strategically planned and implemented to maximize healthy lifestyles and to minimize consumption of fossil fuels, greenhouse gas emissions, overuse of water supplies, production of waste, exposure to man-made and natural hazards, and pollution of air and water resources, and to retain the economic, ecological and scenic values of Maryland's landscapes.
- **Job growth** - Economic development and resource-based businesses enhance employment opportunities for all income levels, appropriate to each region's natural resources, housing opportunities, public services and facilities.
- **Globally competitive** - A green economy is advanced through strengthened coordination, communication and education among State agencies, local government, the general public and the private sector.
- **Balanced economy –** State and local policies and practices encourage resource-based industries, manufacturing, and service businesses to locate in the State. These businesses support Maryland's resources, amenities, economic diversity, educational opportunities, workforce, and sustainable quality of life.

Smart Growth Best Practices



Red zones depict areas eligible for financial assistance related to BRAC growth.

Frederick BRAC Revitalization and Incentive Zone

Frederick's BRAC Zone, established as part of Maryland's Base Realignment and Closure Program, makes the City of Frederick eligible for funds from the State to leverage public infrastructure improvements. The purpose is to foster BRAC-related growth in a smart way. Local jurisdictions and business entities within the BRAC Zone also receive priority consideration for financing assistance for projects or operations from various state agencies.

Picture Credit: Frederick City

- **Healthy communities** – Residents of Maryland's metropolitan and rural population centers have efficient access to locally produced, high quality, nutritious food, employment opportunities, natural environments for recreation and enrichment, and high quality schools, without excessive travel, consumption of energy and degradation of the State's resources.
- **An educated public participates in decision-making** – Public education and outreach effectively informs residents of the challenges facing our communities, and encourages involvement in creating a more sustainable quality of life.
- **Coordinated government response** – Government agencies at all levels communicate and collaborate to establish common priorities and achieve shared interests. Government, business entities, and residents partner to create sustainable communities balancing efficient growth and resource use with resource protection and conservation. State and local government plans, programs and implementation are coordinated to maximize effectiveness and efficiency to support sustainability.
- **Strategic government efforts**– Geographic places are designated through PlanMaryland to organize efforts of State agencies and local governments and maximize return on investment of governmental resources in the goals and the objectives of the Plan.
- **Focused approach** – State and local capital and non-capital plans, regulations, programs and procedures are aligned to help achieve the Plan's place-based objectives.
- **Equal access** – Populations of all income levels have access to employment, training opportunities, housing, healthy communities, transportation options, goods and services.
- **Monitor implementation** – Progress at the State and local level toward achieving Plan Goals and Objectives are monitored and evaluated periodically. Adjustments are made in implementation strategies as populations, land uses, businesses and economics change.

- **Plan consistency** – State and local actions that impact land use, development, preservation and quality of life support to the maximum extent practicable the Goals and Objectives of PlanMaryland.

Smart Growth Best Practices

Over-The-Store Housing Study

Michael Joy set out to find a restoration project within two hours of his Washington, D.C. home. He discovered Cumberland and proceeded to purchase the former Zembower's hardware store on North Liberty Street. The renovated building now houses seven luxury apartments with sweeping views of the city and a deli and country store at street level. Liberty Lofts was one of several projects that took advantage of Cumberland's Over-the-Store Housing Study, which identified the need for 64 residential units along with commercial and office space downtown.

Smart Growth Best Practices

The plan defines sustainability as "meeting the environmental, social, and economic needs of Baltimore without compromising the ability of future generations to meet these needs."

Baltimore Sustainability Plan

Baltimore's new Sustainability Plan is the product of months of hard work by a dedicated 21-member Commission on Sustainability, representing local community organizations, non- profits, labor, private industry, institutions and government. The purpose of the Sustainability Plan is to:

- Engage the Baltimore community in a comprehensive discussion on sustainability
- Inventory existing programs, organizations, and resources
- Articulate and prioritize sustainability goals for the Baltimore community
- Serve as roadmap for future legislation, public/private partnerships, programs, educational campaigns, etc.

The commission sought meaningful public input on a variety of fronts. Many informative ideas and policies emerged covering a range of topics including cleanliness, resource conservation, greening, transportation, education and awareness and the green economy.

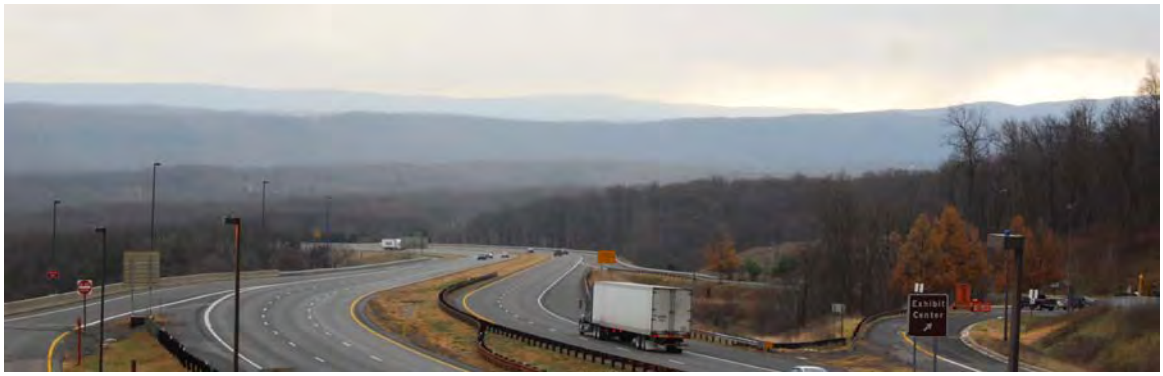
Picture Credit: Baltimore Office of Sustainability

Chapter 4: PlanMaryland Process

A. INTRODUCTION

Because PlanMaryland pertains to places, a four-part "PlanMaryland Process" has been designed to help State agencies and local governments to coordinate their efforts to concentrate growth in vibrant, desirable communities, preserve our agricultural, natural and environmental resources and ensure sustainable quality of life. The process accommodates the uniqueness of each jurisdiction while providing consistent policy directives.

The implementation of the Plan, begins with ***Designated Places*** (Section B of this chapter), which will provide the geographic context for the Plan and clarify the desired public outcomes for each type of geographic area. Next comes a discussion of ***Implementation Policies*** (Section C of this chapter) and ***Implementation Strategies*** (Section D of this chapter) followed by a description of the ***Place Designation Process*** (Section E of this chapter).



The ***Place Designation Process*** is an iterative and collaborative State/Local effort to determine where the State and local governments will jointly deploy their resources as effectively as possible to achieve the Goals and Objectives of PlanMaryland. This process begins with *Initial State Designations*, which are based on GreenPrint, AgPrint, and GrowthPrint, followed by a State/local collaborative process. That process, which will be ongoing, may result in *State/Local Place Designations* where State and local goals, plans and implementing mechanisms (i.e., capital and non-capital programs) will be mutually supportive. State/local designations will be initiated at the discretion of local jurisdictions, so in some instances *State Designation* may be the only designation made. A State Designation may have the same or a lower level of incentives and effectiveness to achieve the Goals and Objective of PlanMaryland compared to a State/Local Designation.

As counties and municipalities grow, revitalize and evolve, some areas may change over time and previously made place designations may no longer be appropriate. Accordingly, as updates to local comprehensive plans are considered every six years, designations will be revisited to ensure consistency with their original intent. Additionally, any interim amendment made to a local government comprehensive plan and subsequently implemented local regulations and/or program changes will be evaluated against the place-base objectives and criteria in PlanMaryland to identify any appropriate place/area designation change. If appropriate, designations in PlanMaryland will be modified to reflect those changes.

Smart Growth Best Practices

Miller's Court

An innovative adaptive re-use of a vacant historic building, Miller's Court now provides affordable workforce housing for teachers and incubator space for education–related businesses and non-profits in a LEED Gold certified building.

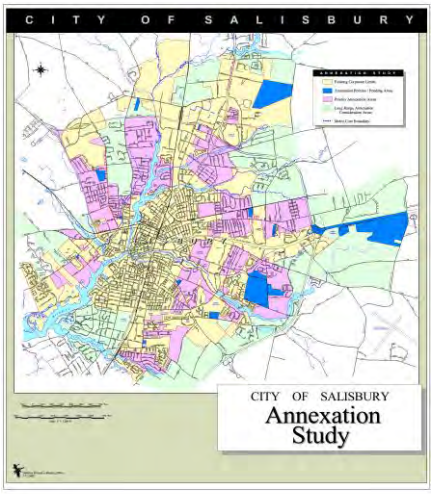
The property was not only an ideal space, it was in an ideal location. It is near the headquarters of the Baltimore City Public Schools, and four blocks from the Johns Hopkins University School of Education, where many Teach for America participants earn master's degrees while working in the city school system.

Through a combination of historic preservation tax credits and enterprise zone credits, the project opened in 2009. What has made this facility unique, however, is not just its focus on environmental and economic sustainability, but on social sustainability as well, supporting the city's educational system.

Picture Credit: preservationnation.org

It should be noted that the State designation process or any other place identification associated with PlanMaryland is separate and apart from the Priority Funding Area designation process established under Subtitle 7B, Title 5: State Planning of the State Finance and Procurement Article of the Maryland Code.

Smart Growth Best Practices



City of Salisbury Annexation Procedures and Principles

In December 2006, the City of Salisbury adopted an enhanced set of annexation policies, principles, and procedures. This directive was, in part, to comply with the new annexation requirements of House Bill 1141, but, more importantly, was undertaken to better realize the broader benefits of annexation when planned proactively, comprehensively, and with a long-range approach.

The new policy was adopted based upon recommendations contained in an annexation report commissioned in early 2006. Among other items, the report included changes to Articles 23A and 66B, recommendations for annexation agreements, guiding principles for annexations, a draft annexation agreement, and an outline for evaluating fiscal impacts of annexations.

The new annexation procedures place particular focus on annexation agreements and annexation principles. An annexation agreement is a formal, legally binding contract negotiated between a property owner and the governing body as part of the annexation process. Recommended annexation principles include comprehensive plan consistency, contribution to area-wide improvements, community and environmental design, re-investment in existing neighborhoods, contribution to housing affordability, and fiscal benefits.

To date, the City has found the new annexation procedures and principles to be very effective in analyzing annexation proposals.

Starting the PlanMaryland Process

During the public review of the PlanMaryland draft, the Maryland Department of Planning will work with State agencies to develop State Implementation Strategies for the Plan. The Strategies will align State capital and non-capital plans, programs and procedures to support the PlanMaryland Goals and Objectives for growth, revitalization, preservation and sustainability in ways that are compatible with existing State statutory and public obligations.

This program assessment will be a significant undertaking that will occur through a multi-year process, which will take place in two stages. The final version of PlanMaryland completed in 2011 will include Strategies for a limited number of programs and State responsibilities that affect Plan Goals and Objectives. Subsequently, it is expected that the Planning Department and sister State agencies will complete Strategies that cover the majority of relevant responsibilities within 12-18 months of the 2011 Plan's completion.

As State agencies demonstrate meaningful changes in capital and noncapital plans, programs and procedures to implement PlanMaryland, it is anticipated that local governments will choose to participate in the State/Local Designation Process and make substantive changes to their own comprehensive planning and implementation process. The Designation Process will begin after the Plan is completed and submitted to the Governor. It is expected that local governments will begin nominating Place Designations within a year of Plan completion. Until then State agencies will align their capital and non-capital plans and programs around the initial State Designations established in the 2011 Plan or in annual updates of PlanMaryland Designations.

Initial State Designations are predominantly based on places and programs already identified and established for growth, revitalization, preservation and conservation by State agencies and local governments. Such places and programs include, for example, Sustainable Communities established pursuant to the Sustainable Communities Act of 2010 (which is associated with GrowthPrint Areas), and Priority Preservation Areas established under the State Agricultural Certification Program (which is associated with AgPrint Areas). Because they are derived from established geographies of existing State programs in which local governments participate, they will correspond well in many cases to areas local governments are likely to nominate in the future. There may, however, be instances where economic conditions change and a designation may respond to the potential for leveraging market forces to further the Goals and Objectives of PlanMaryland.

Immediately upon the Plan's completion, the Maryland Department of Planning will begin to dialogue with local governments through a preliminary nomination and State feedback process described in detail in Section E of this Chapter. It is anticipated that the PlanMaryland maps of Designated Places will be updated on an annual basis to reflect current designations.

Smart Growth Best Practices

Cumberland: *A Model Main Street Community*

Cumberland is one of Maryland's first Main Street communities, utilizing a combination of local and state resources to revitalize a downtown core composed of eclectic shops, quaint side streets, and turn-of-the-century architecture. Sustainable economic development strategies feature its unique place in America's transportation history, supported by heritage tourism through Maryland's Heritage Areas and Scenic Byways programs. The Historic National Road, Western Maryland Railroad and the C&O Canal all come together here, and Cumberland's ongoing preservation efforts through the Canal Place Preservation District made it Maryland's first Certified Heritage Area.

Designated by the state of Maryland as an Arts and Entertainment District, Cumberland has evolved into a thriving arts community, providing service organizations, galleries and activities designed to support artists. Downtown Cumberland has also been designated as a National Register Historic District, and the Washington Street Historic District provides an opportunity to explore significant buildings from the Victorian Era.

B. DESIGNATED PLACES FOR GROWTH AND PRESERVATION AND OTHER PLANNING AREAS

The purpose of *Designated Places* is to help identify where and how State agencies and local governments can best deploy their resources to achieve specific *Goals and Objectives* (Chapter 3) of the Plan. For State agencies and local governments to all be on the same page, it is necessary to map and classify Maryland's landscape in ways that clarify which *Objectives* are desired in which areas.

Smart Growth Best Practices

Easton Downtown Plan

In 2007, Historic Easton Inc. commissioned a plan to guide the revitalization and enhancement of Easton's downtown. Many in the community had recognized the need to strengthen the existing commercial downtown and to identify ways to increase infill development. However, a comprehensive analysis of the issues and opportunities had not been completed. The non-profit organization coordinated closely with Town Planning staff and knowledgeable local representatives and enlisted the services of a strong planning consultant group. The partners analyzed market conditions, identified potential infill sites, assessed merchandising, inventoried historic resources and reviewed existing and planned infrastructure. The resulting series of recommendations and strategies helped decision-makers better incorporate development in the future plans for Easton and helped strengthen the economic health and community character of downtown Easton.

Picture Credit: Historic Easton, Inc.

To that end, PlanMaryland classifies all areas in the State as one of the following:

a) To accommodate growth and revitalization: *GrowthPrint* Areas in Priority Funding Areas;

b) To sustain the integrity of established communities: *Established Communities* in Priority Funding Areas

c) To preserve agricultural, natural and environmental lands, waters and resources: *Priority Resource Areas,* based on GreenPrint and AgPrint

d) To recognize, preserve and protect, or manage other natural and man-made assets: Cultural and Historic Resource Areas, Lands Subject to Effects of Climate Change, and Other Areas Outside of PFAs.

All areas in the State will be classified in one or more of these planning geographies. Not every jurisdiction, however, will have land in all categories.

Distinguishing between Designated Places and Other Planning Areas

Once all the land in Maryland is classified, some will become "Designated Places" for growth while others will become "Designated Places" for conservation. These areas will be the focus for State capital and non-capital plans, programs and procedures that play significant roles in determining where growth, revitalization, land preservation and resource conservation occur, and the nature and quality of the resulting communities and built or conserved environments.

Other Planning Areas recognized in PlanMaryland are not primary targets of State or local government for substantial growth or conservation. They already accommodate substantial residential, commercial and institutional development, house a significant portion of the state's population and have received considerable public and private investment. Stability and sustainability of these areas, rather than growth or resource conservation, are Plan priorities.

Objectives and Criteria for Designated Places and Other Planning Areas

PlanMaryland establishes place-based objectives for each type of Designated Place and Planning Area recognized in the Plan and State/Local Designation Criteria for the Designated Places. The place-based objectives and criteria are designed to relate PlanMaryland Goals and Objectives to each type of area. In tandem with the PlanMaryland Goals and Objectives, the place-based objectives and criteria are intended to guide State, local and private sector efforts to achieve the Goals and Objective of PlanMaryland in each area.

Initial State Designations and State/Local Designations

Designated Places and Other Planning Areas will be recognized in PlanMaryland in two stages: first through Initial State Designations in the 2011 Plan, based on areas that have already been targeted by specific state programs, followed by State/Local Designations that will result from a state/local process to revise and refine the initial designations.

Smart Growth Best Practices

Cristfield Strategic Revitalization Plan

The City of Crisfield adopted a Strategic Revitalization Plan (SRP) to examine revitalization potential, economics, and public policy and regulations to revitalize Crisfield. The development of the SRP was partially funded with a Maryland Coastal Community Grant.

The City engaged local residents, elected and appointed officials, and State and local government agencies to develop an SRP with an overriding mission "to make Crisfield a strong economic entity, support reasonable business growth and employment opportunities, and foster the historic heritage of the City of Crisfield." Goals of the SRP included, but were not limited to, addressing sustainable long-term growth, economic development, housing, infrastructure, public access to the waterfront, parks and open spaces, and protection of the environment. The above pictures show existing conditions and a proposed rendering for the City Dock, a prominent City attribute, with recommendations for incorporating mixed uses (restaurant and retail at ground level, and office and residential upper floor uses) and green building practices including alternative energy production devices such as rooftop wind turbines or solar panels.

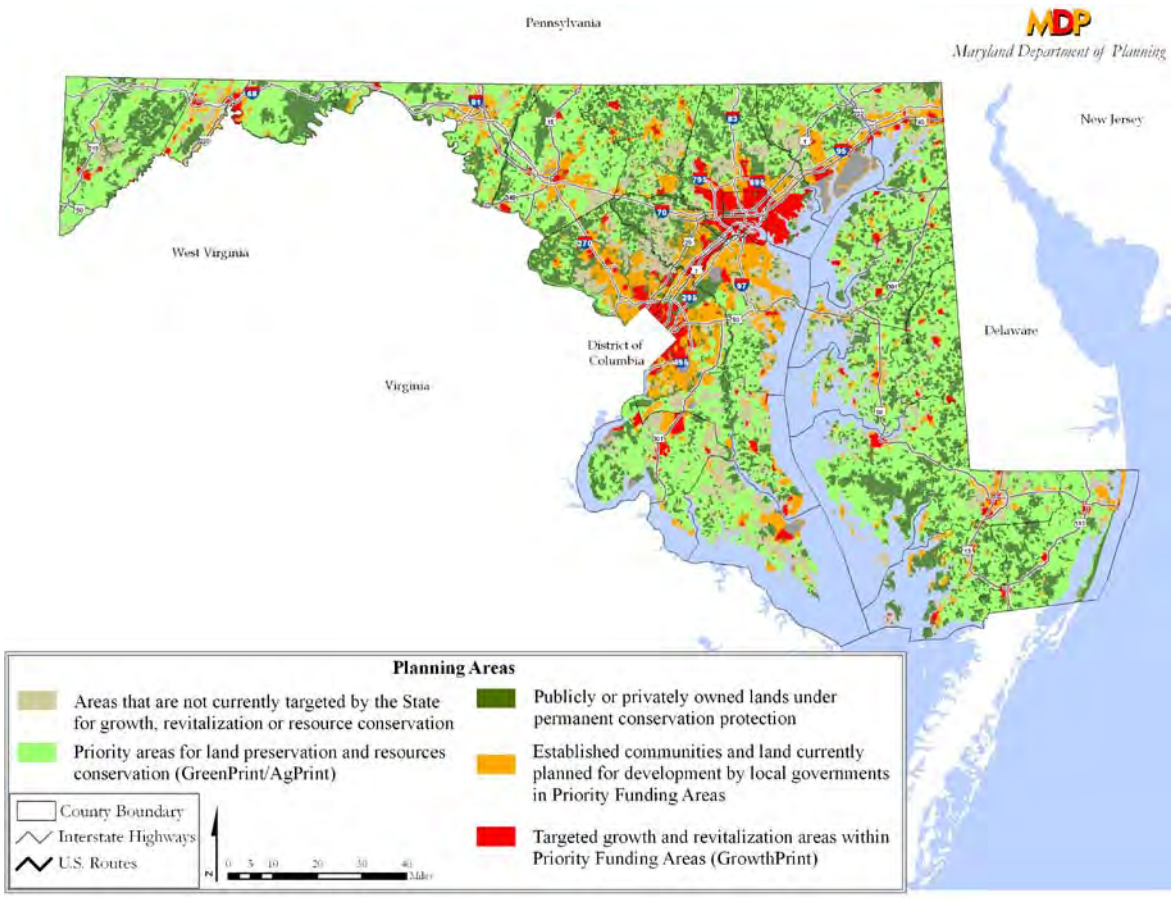
Relationship Between Mapping Tools and Designated Places

GrowthPrint, GreenPrint and AgPrint are web-enabled mapping tools designed to support land management decisions and to help build a broader and better informed public consensus for sustainable growth and land preservation decisions (Map 4-1). To view specific areas of the PlanMaryland Policy Map in detail go to http://plan.maryland.gov/. GrowthPrint shows specific areas targeted by State programs for revitalization and growth. GreenPrint shows the relative ecological importance of land throughout the State for conservation. And AgPrint shows land identified through county plans and programs for the preservation of agriculture and related rural resources. These three "prints" are the starting points for several types of PlanMaryland designated places, as explained further below. Table

4-1 illustrates the relationship of the designated growth and protection areas with the mapping tools. Those areas outside of the designated places/area will primarily focus on maintenance and conservation.

Designated Places and Planning Areas	Primarily for Growth	Primarily for Preservation or Protection	Primarily for Maintenance or Conservation	Tools to Assist Initial State Designation
Growth and Developed Areas:				
GrowthPrint	**X**			GrowthPrint
Established Communities			**X**	
Priority Resource Areas:				
Priority Agricultural Resource Areas		**X**		AgPrint
Priority Water Resource Areas		**X**		
Priority Natural Resource Areas		**X**		GreenPrint
Other Designated and Planning Areas:				
Cultural & Historic Resource Areas			**X**	
Lands Subject to Effects of Climate Change			**X**	
Other Areas Outside PFAs			**X**	

Table 4-1: Designated Places and Other Planning Areas – Relationship to the "Prints"



Map 4-1: PlanMaryland Policy Map - Composite of AgPrint, GreenPrint, and GrowthPrint

1. Growth & Developed Areas

Introduction

To use State resources most effectively to advance the goals of this Plan, the State will work with local governments to designate land inside PFAs as *GrowthPrint Areas*. Other areas in PFAs will be recognized as *Established Communities*.

The Difference Between GrowthPrint Areas and Established Communities

The primary distinction will be that GrowthPrint Areas will be designated as targets by State agencies and local governments for growth and community revitalization. Established Communities are areas that already provide many Marylanders places to live, work, and play, but for the most part are not primary targets of State or local government for substantial growth or revitalization. Physical and social qualities of these developed communities will be maintained, to help ensure that both public and private investments in these areas retain their value and appreciate over time.

State and local capital and non-capital resources intended to support growth and economic development, and community revitalization will be identified and directed toward GrowthPrint Areas. Established Communities will be supported by resources

to maintain quality of life and to help ensure that public and private investments retain their value, but not to further growth.

Each county and municipality exercising land use management authority will have the opportunity to determine which portion of their PFA should be targeted for growth and redevelopment and which portions should be maintained in their current forms. These areas may be the same as those identified through the initial State designation process or result from the State/Local Designation process that follows initial State Designation.

Smart Growth Best Practices

The community features rear-loaded parking, so garages don't dominate the streetscape.

WaterView

WaterView is a planned neighborhood of 175 single-family, detached homes, a 96,000-square foot commercial component (WaterView Town Center), a large community park and several smaller neighborhood parks. Incorporated into the overall redevelopment plan was the existing, four-acre Riverdale Village Shopping Center in Middle River.

WaterView is a large revitalization project, investing more than $50 million in private dollars to help Baltimore County's efforts to bring new energy to an area that had seen its economy decline since the 1970s.

Picture Credit: Maryland Department of Planning

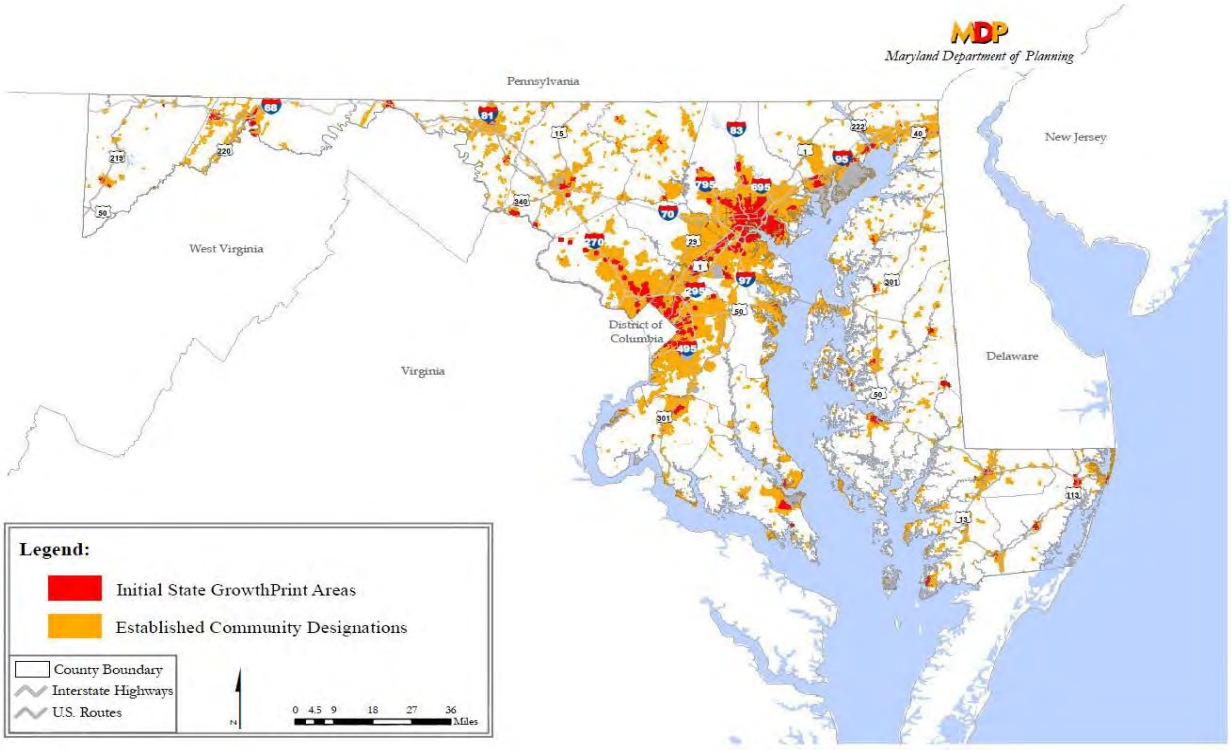
Recognizing two types of GrowthPrint Areas – Revitalization/ Redevelopment and Predominantly New Growth

Initial State Designations of GrowthPrint Areas associated with community revitalization and redevelopment for each jurisdiction are based on areas within PFAs where growth and revitalization have already been targeted by specific State programs in coordination with local governments. These State programs are Transit Oriented Development Zones, BRAC Zones, Enterprise Zones, Designated Neighborhoods, Empowerment Zones, Community Legacy Areas, Targeted Investment Zones within Certified Heritage Areas, Main Streets, Maple Streets Program, and the National Register of Historic Places. This also includes all designated "Sustainable Communities" in accordance with the designation criteria provided in the Sustainable Communities Act of 2010 legislation.

Pending the State/Local Designation process, all other areas in PFAs not identified as GrowthPrint Areas will initially be recognized as Established Communities. Map 4-2 depicts initial State GrowthPrint Designations and Established Communities. Through the State/Local Designation process (Section E of this Chapter), State agencies will work with local governments to revise and refine the Initial State GrowthPrint Designations. GrowthPrint Designations and Established Community boundaries may be adjusted according to the outcome of the State/Local Designation process.

The PlanMaryland process acknowledges that GrowthPrint Areas associated with redevelopment and revitalization do not account for all areas suited to be designated

"GrowthPrint Areas." While the Initial State Designation of GrowthPrint Areas may not identify all areas where a significant amount of future growth will take place, it is anticipated the State/Local Designation process will enable jurisdictions to point out where concentrated growth within their respective PFAs is being planned and built. Local governments are encouraged to identify planned and developing portions of their PFA as GrowthPrint Area candidates if these areas reflect the type of development described in GrowthPrint Area objectives. Such development could be adaptive reuse of old industrial buildings or greenfield development within the existing PFA. Regardless of whether it is new development or redevelopment, the GrowthPrint Area objectives describe a vibrant and attractive place to live and work.



Map 4-2: Initial State GrowthPrint Designations and Established Communities

a) GrowthPrint Areas

Purpose & Intent

The purpose of a GrowthPrint Area is to:

- Provide focal points for growth, economic development, and revitalization;
- Accommodate the vast majority of a jurisdiction's non-resource based residential, business and job growth;
- Support achievement of PlanMaryland's Goal 1 (*Concentration of growth in suitable areas*) and Goal 3 (*Ensure a desirable quality of life for Maryland is sustainable*) and their respective Objectives, focus appropriate infrastructure capacity expansions and

economic stimulus to support this growth, in ways that are commensurate with each jurisdiction's size, population, economy and projected growth.

- Increase the supply of desirable residential and commercial development within a jurisdiction, minimize market pressure for growth outside PFAs, and thereby support achievement of PlanMaryland's Goal 2 (*Protect environmentally sensitive and rural lands from the impact of development*) and its Objectives;
- Integrate transportation and land use to provide a high level of accessibility to goods, services and resources and facilitate non-motorized travel, and, where appropriate, transit use.

Smart Growth Best Practices

Crown Sports Center, LLC

The Crown Sports Center in Fruitland, MD was established in 2006 and is located on the heavy industrial zoned site of former Crown Cork and Seal, a can manufacturing company. This highly visible property, located along U.S. Route 13, had been vacant for over four years and the unkempt appearance of the property was a blemish on the surrounding area.

The 32-acre site, which housed an existing 166,000 square foot building, was extensively renovated inside and out to serve as an indoor recreational facility, as well as provide leased office and warehouse space. Crown Sports Center consists of five turf fields for indoor soccer, lacrosse, and field hockey. The Crown Sports center is also the home of the Nor'Eastern Storm Cheer and Spirit Team.

As no facility like this exists within a 200 mile radius, this sports and entertainment complex has gained not only local, but regional attention and draws teams for tournament play from all over the Eastern Shore, as well as Maryland, Delaware, Virginia, and beyond. The Center also offers sport camps and clinics in addition to summer day camp – Camp Crown.

Crown Sports Center is an excellent example of adaptive re-use of an existing, vacant building and site for an indoor recreational / multi-use facility. It offers a healthy, fun and safe environment for children and adults of all ages.

GrowthPrint Area Objectives

The following place-based objectives are designed to relate the PlanMaryland Goals and Objectives specifically to the GrowthPrint Areas.

(1) **Land Use**: Guide development and redevelopment into more compact and integrated forms. Urban centers and former single-use developments are retrofitted or restructured to accommodate mixed-use development and enhance transportation linkages to the rest of the community. Design rural centers to accommodate a mixture of uses that serve the local commercial needs and support the surrounding agriculture and resource-based industries. Ensure efficient and beneficial utilization of scarce land resources throughout the GrowthPrint Area by increasing densities appropriately and diversifying the desirable social amenities available through living in higher intensity developed areas. Land use patterns promote walkable neighborhoods, street connectivity and a mixture of uses in close proximity to each other.

(2) **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive use of non-residential buildings, and the introduction of new housing into appropriate non-residential settings. Encourage the use and reuse of historic buildings and ensure that new

construction in historic and culturally significant areas is context-sensitive. Preserve affordable housing stock through maintenance, rehabilitation, flexible regulations and by addressing the effects of the current foreclosure crisis. Develop affordable and workforce housing to minimize concentrations of poverty, and provide affordable housing close to employment centers.

(3) **Economic Development:** Expand economic development opportunities in development centers and existing places that support walking and transit use, while targeting new jobs close to affordable and workforce housing. Promote a sustainable economic development strategy that examines the balance of jobs and housing in an effort to minimize commuting distances and enhance locational efficiencies. Promote economic development through land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements. Encourage tourism and target job training and other incentives to these areas. Encourage private sector investment through supportive government regulations, policies, and programs, including tax policies and expedited review of proposals that support appropriate infill and redevelopment.

(4) **Transportation:** Maintain and enhance a transportation system to support relatively dense nodes of settlement by encouraging the use of alternative modes of transportation to reduce automobile dependency, and greenhouse gas emissions. Maximize pedestrian and bicycle access to transit between residential, employment, and other commercial and public origins and destinations, and address congestion through programs and investments that help manage travel demand. Enhance connectivity between existing developed areas and new subdivisions and commercial developments. Facilitate efficient movement of goods through strategic investments, asset management, and enhanced intermodal linkages. For significant transportation assets, like ports and airports work with local jurisdictions to ensure land use/development compatibility to support, enhance, and leverage these investments.

Smart Growth Best Practices

The compact, mixed-use project preserves open space, natural beauty and protects sensitive environmental features.

Villages of Urbana

The project includes 1,291 dwelling units. Included are a mix of townhouses (570 units), Live/Work units (20 townhouses with 1st floor commercial and 2nd and 3rd floor residential), 361,000 square feet of office space and 206,000 square feet of retail. The project boasts a compact building design with a range of housing choices set in a walkable community.

Picture Credit: Frederick County

Smart Growth Best Practices

State Center

Located in midtown Baltimore where the State Center/Cultural Center Metro Station and the Cultural Center Light Rail Station connect, State Center is the focus of a cooperative effort between the State and the City to revitalize the State's largest office complex and the surrounding neighborhoods through Transit - Oriented Development (TOD) principles. The project seeks to ensure a commitment to certain core values:

- Affordable housing
- Green design
- Senior friendly design
- Historic preservation and appropriate design
- Support of creative arts and culture

Picture Credit: Design Collective, Inc.

(5) **Natural Resource Conservation**: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats, environmental sites, and historic/cultural sites. Emphasize improvements to air quality. Use open spaces to reinforce neighborhood and community identity, protect natural systems that rely on undeveloped corridors, and maximize access to resource-based recreation. Employ open space and natural resource conservation as amenities to encourage redevelopment.

(6) **Agriculture:** Use development and redevelopment opportunities where appropriate and feasible to meet the needs of the agricultural sector for production, processing, packaging, transportation, etc. Take advantage of existing opportunities to increase the community-based production and consumption of local, healthy foods through retail outlets, restaurants, the school system and other institutional arrangements. Promote opportunities for residents of GrowthPrint Areas to have nearby grocery stores and access to healthy foods without having to use personal vehicles or using mass transit and traveling significant distances.

(7) **Recreation:** Provide active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by maintaining existing parks and open space and expanding the system through redevelopment and reclamation projects. Provide linkages among the parts of the park system.

(8) **Redevelopment:** Redevelop wherever possible to support public transit, offer a broad range of mixed uses, and make efficient use of infrastructure**.** Promote design that enhances public safety, encourages walking and reduces dependency on the automobile.

(9) **Historic Preservation:** Encourage the rehabilitation and re-use of historically significant buildings in redevelopment projects. Make the preservation and enhancement of historic resources a primary strategy for economic growth. Identify buildings, sites, structures, and districts of historic, architectural, and cultural significance and prioritize the preservation and adaptive use of these resources.

(10) **Public Facilities and Services:** Complete, repair or replace existing infrastructure to eliminate deficiencies and provide capacity for sustainable development and redevelopment. Concentrate public facilities and services in GrowthPrint Areas.

(11) **Global Warming & Climate Change:** Coordinate and integrate land-use and transportation planning and decision-making to reduce travel-based greenhouse gas emissions and promote programs to manage travel demand in and between GrowthPrint Areas.

(12) **Intergovernmental Coordination & Integration:** Establish partnerships between State agencies, local governments and the private sector to create and sustain compact, desirable communities that are highly attractive places to live, work, play and access goods and services.

Initial State Designations

Initial State Designations of GrowthPrint Areas are located within a jurisdiction's Priority Funding Area and are:

(1) Already targeted for growth and revitalization through specific State programs ; or

(2) Approved as a "Sustainable Community" in accordance with the designation criteria of the Sustainable Communities Act of 2010.

Smart Growth Best Practices

James M. Bennett Senior High School Construction

The existing Bennett Complex in Salisbury includes James M. Bennett High School, Bennett Middle School, and a shared detached auditorium. In 2005, a feasibility study determined that the most economical solution to address an aging infrastructure, growing student population, lack of modern instructional technology, and inadequate life safety systems was to replace the 1963, 158,955 square foot Bennett High School on site.

The new 228,251 square foot facility with a 1,496 student capacity provides for the current instructional needs of a growing high school population. The project includes renovations and additions to the existing auditorium for a total of 243,827 square feet. Sustainable design features include optimum solar building orientation, interior and exterior shading devices, energy efficient glazing, polished concrete floors, water saving plumbing fixtures, geothermal mechanical plant, daylight harvesting and automated lighting controls system, and integrated stormwater management for field irrigation. Additional highlights include a wireless / fiber-optic WAN connection, interactive white boards with enhanced AV projection system, security system with CCTV, and an integrated access control system.

The project was jointly funded by the State of Maryland and Wicomico County. Construction started in early summer 2008 and the Wicomico County Board of Education opened the facility for the 2010 – 2011 school-year on time.

Smart Growth Best Practices

The Avalon Theatre is a mainstay of downtown Easton.

Avalon Theatre

Built at a cost of $100,000 in 1921, The Avalon Theatre originally boasted leaded glass, a second-floor ballroom, a 300-tube pipe organ and an 18-foot dome complete with 148 lights. Renovated in 1934 under new ownership, the exterior was changed to the Art Deco style that appears today. The Avalon became a well-known movie house, hosting three world premier events. After 64 years, however, the movie house closed in 1985 and began to fall into disrepair. Under local leadership, the Avalon was restored with a $1.3 million renovation and sold as a performing arts center. When the arts center was unsuccessful, the theater was sold at auction in 1992 to the only bidder – the Town of Easton. Since 1994, the Town leased the theater to the Avalon Foundation, a non-profit headed by local residents. The Avalon Theatre has remained a cornerstone for the community and a regionally important arts venue on the Eastern Shore.

Picture Credit: Richard Lippenholz courtesy of Preservation Maryland

State/Local Designations

State/Local Designations of GrowthPrint Areas must be:

- Located within a jurisdiction's Priority Funding Area boundaries as of January 2011, unless there is a compelling reason that the existing PFA cannot be further developed or redeveloped to achieve PlanMaryland objectives for GrowthPrint areas.
- Supported by an adopted local comprehensive plan that includes a goal to concentrate the vast majority of the jurisdiction's future non-resource-based residential, business and employment growth in the GrowthPrint area by 2030. This goal should be sufficient to support achievement of PlanMaryland's Goals, Objectives and the GrowthPrint Area objectives in light of a jurisdiction's size, population, economy and projected growth.
- Governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures likely to achieve PlanMaryland's Goals, Objectives and the objectives for GrowthPrint Areas in light of a jurisdiction's size, population, economy and projected growth.
- Areas approved as a "Sustainable Community" in accordance with the designation criteria provided in the Sustainable Communities Act of 2010 legislation will receive State/Local GrowthPrint Area designation.

Next Steps

Through the public review process, refinements to the GrowthPrint Area place-base objectives and the designation criteria will be identified.

b) Established Communities

Purpose & Intent

Established Communities will not be formally designated in PlanMaryland. Instead, the classification applies automatically to the balance of a jurisdiction's PFA after designation of GrowthPrint Areas. The purpose of an *Established Community* is to:

- Provide diverse, stable places in which residents and businesses continue to live, work and play and support the stability of property values.
- Maintain form, quality of life, and social and economic function, and protect the character of existing residential and commercial neighborhoods.
- Ensure that economic vitality and the property tax base are retained with no reduction of public services within the community.
- Maintain public facilities and services to the Established Community.
- Support the infrastructure and service needs of the community without expanding public facilities and service capacities.
- Promote sustainability enhancements where possible.

Smart Growth Best Practices

Sturgis Memorial Gateway Park

The Sturgis Memorial Gateway Park, located in the Town of Snow Hill, represents the redevelopment of an existing municipal parking lot, which was paved up to the water's edge of the Pocomoke River, and therefore had no stormwater management measures or public amenities. The project, developed under the Chesapeake Bay Gateways Network is located within the Lower Eastern Shore Heritage Area, and lies within the Chesapeake Bay Critical Area, Intensely Developed Area (IDA). As the project site lies within the Critical Area IDA, redevelopment of the area was required to reduce keystone pollutant loads, though stormwater management techniques (such as the infiltration trench pictured above) by 10% of pre-development loads. In addition to a reduction in stormwater runoff, the project consisted of buffer plantings of native species, creation of public walkways and boardwalk, reconstruction of a deteriorating bulkhead, the creation of a floating canoe and kayak launching dock, and the placement of interpretive signage. As can be seen above, the park eliminated approximately 8,000 square feet of impervious parking area, and replaced this area with an attractive, user-friendly park that invites town residents, and visitors to Snow Hill, to enjoy the scenic Pocomoke River.

Established Community Objectives

The following place-based objectives are designed to relate PlanMaryland Goals and Objectives to Established Communities.

(1) **Land Use:** Maintain developed areas. Promote continued reinvestment through limited redevelopment and development. Where appropriate, promote diversification of land uses.

(2) **Housing:** Preserve existing housing stock through maintenance, rehabilitation, and flexible regulations. Preserve buildings in areas of historic and cultural significance and ensure that new construction in these areas is context-sensitive. Housing elements in local comprehensive plans should address supply, demand, and affordability.

Smart Growth Best Practices

What began as a flood control strategy became a signature example of Smart Growth land use.

Carroll Creek

This dramatic redevelopment and revitalization project in Frederick started as a flood control project to reinvigorate economic growth. More than $150 million in private investment is planned or underway for a mix of new construction, infill and historic renovation. When completed, more than 400,000 square feet of office space, 150,000 square feet of commercial and retail space and nearly 300 residential units are expected to be built. About $11 million in improvements have been completed to date, including brick pedestrian paths, water features, planters with shade trees and plantings, pedestrian bridges and a 350-seat amphitheater for outdoor performances. Carroll Creek was honored as the 2007 Project of the Year by the Maryland chapter of the American Planning Association.

Picture Credit: Frederick City

(3) **Economic Development:** Support economic development and business retention efforts in existing employment and commercial centers. Encourage tourism.

(4) **Transportation:** Maintain and enhance the transportation system that links employment centers and existing mixed-use to single-use areas. Focus on highway capacity improvements that address safety and system efficiency. Promote non-motorized transportation and manage access to support appropriate land-use/transportation needs.

(5) **Natural Resource Conservation:** Conserve natural systems and strategically located open space, and buffer environmentally sensitive areas. Use open space to reinforce neighborhood and community identity, protect historic resources, encourage occupancy of residential and commercial buildings, and protect natural systems that depend on undeveloped corridors.

(6) **Agriculture:** Support existing agricultural businesses and new, small-scale agricultural initiatives that make fresh, locally produced, nutritious food more accessible to the community.

(7) **Recreation:** Support active and passive recreational opportunities and facilities at the neighborhood, local and regional levels.

(8) **Infill & Redevelopment:** Encourage small-scale redevelopment and infill efforts in existing towns, cities and rural centers.

(9) **Historic Preservation:** Identify sites, structures, and districts of historic, architectural, and cultural significance and prioritize the maintenance, rehabilitation, and adaptive reuse of these resources. Support business retention and economic development initiatives that encourage the preservation and continued use of historic buildings.

(10) **Public Facilities and Services:** Maintain public facilities and services to support established residential, commercial and industrial areas.

(11) **Global Warming & Climate Change:** Promote conservation and energy efficiency improvements of existing buildings and infrastructure. Encourage best management practices to reduce greenhouse gas emissions.

(12) **Intergovernmental Coordination & Integration:** Establish multi-jurisdictional partnerships to guide the efforts of State, county and municipal governments to maintain Existing Communities as attractive, vibrant places to live, work, and play.

Recognition of Established Communities

Established Communities will not be formally designated in PlanMaryland. Instead, the classification applies automatically to the balance of a jurisdiction's PFA subsequent to designation of GrowthPrint Areas.

Established Communities are the areas that are:

(1) Located within a jurisdiction's Priority Funding Area, as established by January 2011;

(2) Served by or planned for public water and sewer and adequate transportation infrastructure; and

(3) Not initially (by the State) or subsequently (through the State/Local process) designated as GrowthPrint Areas.

From the State's point of view, Established Communities should be governed by State and local capital and non-capital plans, policies, ordinances, regulations, and procedures explicitly designed to:

- Encourage full and continuous use of properties located in the Established Community, including preservation and rehabilitation of historically significant properties;
- Support the quality of life and provide appropriate levels of public facilities and services for the area;
- Ensure the community continues to be an attractive place to live, work and play;
- Continue to mitigate environmental impacts of existing development;
- Address existing social and environmental deficiencies without expanding capacity and accommodating substantial future growth; and

Smart Growth Best Practices

Mar-Va Theater Historic Preservation

The Mar-Va Theater was built in 1927 on the main street of Pocomoke City as a vaudeville theater capable of seating 720 people. In its heyday, the Mar-Va was played by many famous performers, which included some old-time cowboys such as Tom Mix, Roy Rogers, Hop-a-Long Cassidy and Smiley Burnett. Rehabilitation of the Mar-Va has been funded by a variety of sources including the Maryland Historical Trust, the National Trust for Historic Preservation, and others. Today, the theater is operated by the Mar-Va Performing Arts Center, Inc., whose goal is to create a unique and comprehensive arts center that will enhance the cultural, economic and educational life of the community for many years to come.

Picture Credit: Mar-Va Theater website

- Otherwise achieve the place-based Objectives of PlanMaryland for Established Communities.

Next Steps

Through the public review process, refinements to the Established Communities place-based objectives will be identified.

Smart Growth Best Practices

Bel Air Reckord Armory Redevelopment

Refurbished with town, state, federal and private grant funding sources, the 1914 stone building now serves as a Visitors Center with a handicap-accessible "green" oasis in the heart of downtown.

Smart Growth Best Practices

Byrd Park

Byrd Park, located along the Pocomoke River in Snow Hill, contains 16.5 acres of expansive waterfront that serves as both a recreational and social focus for the community. Previously a landfill, the site has been developed by the Town following a master plan developed in 2005. A portion of the park is also an island known as "Goat Island" and home to a few goats and resident peacocks.

Due to the park's location in the floodplain and tidal influx, the Town constructed a series of shallow grass channels to comply with the storm water regulations. These grass channels were then lined with numerous native plants through "Treemendous Maryland" in 2008.

More recently the Town obtained trees through the Department of Natural Resources to further beautify the grounds and aid in removal of stormwater. A bandstand was completed in August 2010 and stormwater is handled through installation of a submerged gravel wetland and rain garden adjacent to the bandstand. Byrd Park's many amenities make it a premier location for outdoor events such as the Worcester County Fair.

Picture Credit: Maryland Department of Planning

2. AgPrint/ GreenPrint: Priority Resource Areas

Introduction

PlanMaryland Designated Places for preservation and conservation build upon AgPrint, GreenPrint and other priority areas already established by State and local governments for conservation of the State's land and water resources. To advance the goals of this Plan for these places more effectively, the State will work with local governments to designate Priority Resource Areas in three categories:

- Agricultural Resource Lands: Areas rich in agricultural and/or natural resources, where preservation of large contiguous tracts is necessary to sustain rural resources and resource-based businesses.
- Water Resource Areas: Areas integral to sustainable water resources for important public purposes, including water supply, water quality standards, and designated beneficial uses.
- Natural Resource Areas: Properties that have regional or statewide significance for terrestrial and aquatic living resources, habitats, ecosystem functions and human uses.

The purposes of designated places for preservation and conservation are to:

- Provide a geographic frame of reference for achieving PlanMaryland's Goal 2 (*Preserve and protect environmentally sensitive and rural lands and resources from the impacts of development*) and its related Objectives;
- Protect the land, water, environmental and living resources that are crucial to sustainability and quality of life;
- Limit subdivision and non-resource based development to levels that will support and sustain the resources.

Smart Growth Best Practices

Worcester County Land Protection

Worcester County's population has doubled from approximately 21,000 year-round residents in the 1940's to over 46,000 today. Most growth has occurred in and adjacent to municipalities, but recently also in the northeastern part of the county near Ocean City. To help maintain the county's agricultural economy, to retain its rural landscape, and to maintain governmental fiscal stability, the county employs appropriate agricultural zoning and uses a variety of land protection programs.

Worcester County's 2006 Comprehensive Plan was amended in 2010 with a Priority Preservation Area (PPA) element that targets 200,000 acres (64% of the county) for protection and outlines a plan for protection of this area. The PPA includes most of the county's prime farmland, the Coastal Bays Rural Legacy Area, within which over 7,000 acres have been protected with Rural Legacy easements, and the recently established Dividing Creek Rural Legacy Area.

Today, 17% of Worcester County is protected either by state or conservation ownership or by conservation or agricultural easement. In the agricultural zone, from 1999 to 2008, 11,245 acres were newly protected with easements, while only 3,607 acres were involved in subdivision. The county's goal is to protect 800 acres annually for the next 10 years using Maryland Agricultural Preservation Foundation, Rural Legacy Program, Conservation Reserve Enhancement Program - Permanent Easement Program, and easement donations to Lower Shore Land Trust. Federal programs, such as the USDA's Farm and Ranchland Protection Program, are used to leverage state and local funds. In addition, the county is always seeking new programs and partnerships to expand land protection options to landowners.

a) AgPrint: Priority Agricultural Resource Lands

Priority Agricultural Resource Lands are based on AgPrint. AgPrint consists of areas identified by local zoning ordinances as intended for the conservation of agricultural and related rural resource lands. These (mostly) undeveloped lands lie outside Priority Funding Areas. The State Agricultural Certification Program already exists to designate Priority Agricultural Resource Lands, consequently, State and local programs are already coordinating in many of the ways conceived by PlanMaryland for this category of Designated Place[1]. Priority Agricultural Resource Lands designated through PlanMaryland are to be:

- Rich in agricultural, natural, forestry and other rural resources that support agricultural resource-based industries and numerous important ecosystem functions and features;
- Of a size in each jurisdiction that is appropriate to support diverse forms of profitable agricultural production consistent with the local comprehensive plan;
- Supported by local goals in the local comprehensive plan to preserve at least 80% of the undeveloped land remaining in the delineated Area at the time of certification, and to protect the integrity of agricultural operations and industry;
- Governed by local zoning, land use management and preservation tools that stabilize the resource land base, support resource-based industries, and provide enough time to achieve State and local land preservation goals before they are compromised by development.

The State/Local Designation of Priority Agricultural Lands are shown on Map 4-3.

Smart Growth Best Practices

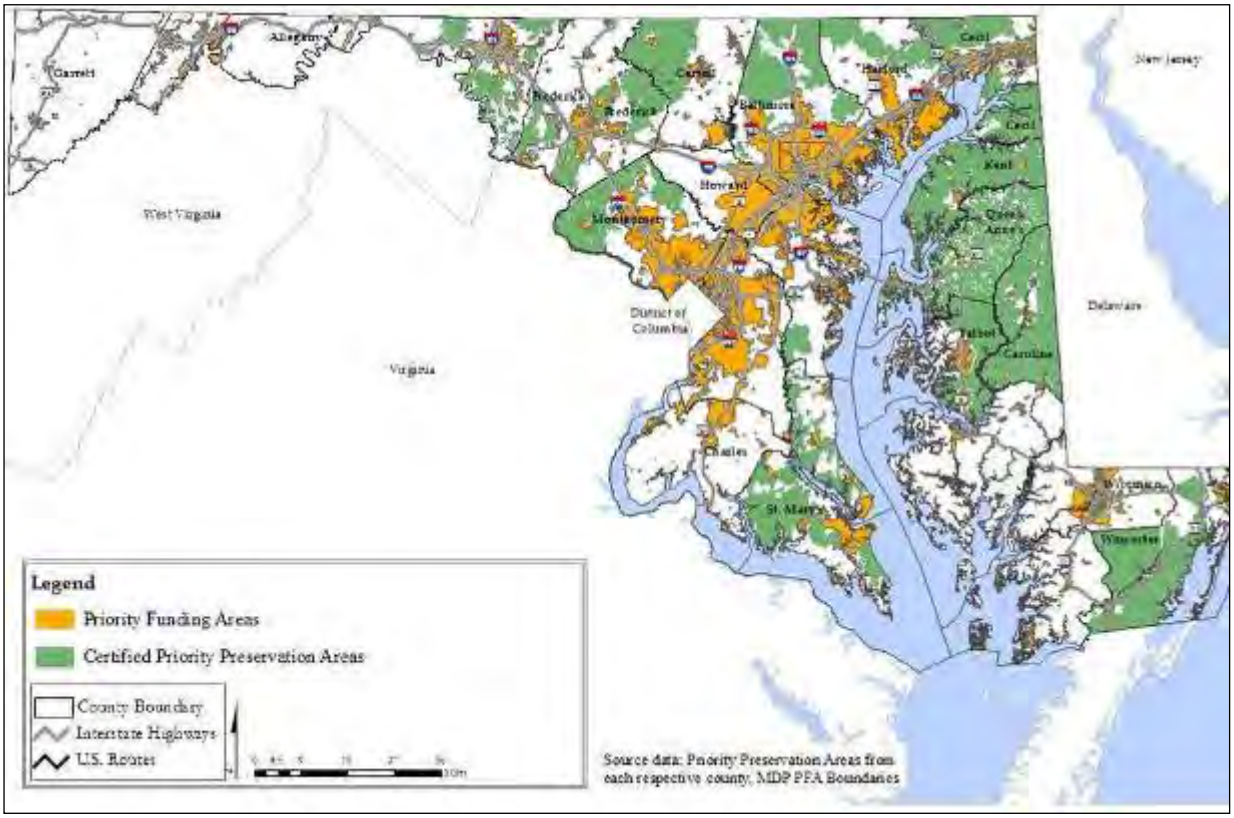
The County goal for the Priority Preservation Area (PPA) is to preserve 56,000 acres over the next 20 years.

Countryside Preservation (County)

Talbot's Priority Preservation Area (PPA) contains 83,000 acres, including the Tuckahoe Rural Legacy Area. Almost 29,000 acres are under easement in Talbot, which is more than is protected in 12 other counties in Maryland. A number of these easements also protect sensitive waterfront land on the western edge of the County. Through the Maryland Agricultural Land Preservation Foundation (MALPF) alone, Talbot has preserved about 11,000 acres. The pace of easement acquisition is relatively slow. However, since 1990, Talbot has lost just 5,941 acres of farmland. That is less than half the average for most other Maryland counties. The County also established moderately protective rural zoning allowing no more than three lots per the first 20 acres, then one unit per 20 acres and maintains a program for the Transfer of Development Rights (TDR) away from sensitive lands.

Picture Credit: Talbot County Maryland

[1] Statutory and regulatory details governing the Certification Program and Priority Preservation Areas can be found in the State Finance and Procurement Article, § 5-408. Certification of county agricultural land preservation programs, and COMAR 34.03.03, Certification of County Agricultural Land Preservation Programs.



Map 4-3: State/Local Designation of Priority Agricultural Resource Lands

Purpose & Intent

The purpose of Priority Agricultural Resource Lands is to:

- Preserve and protect agricultural lands and related rural resources from the impacts of development.
- Protect resource-based industries in Maryland's rural areas – such as agriculture, forestry, mining, outdoor recreation, tourism, seafood harvesting, renewable energy and other emerging industries – from encroachment and impacts of incompatible developed land uses.
- Limit development on and around rural lands through effective land use controls, incentives, and innovative funding mechanisms, in order to preserve large contiguous tracts of land to sustain the resources and resource-based industries.

Smart Growth Best Practices

Western Maryland Rural Legacy Program

The program provides the focus and funding to protect large, contiguous tracts of land and other strategic areas in Western Maryland from sprawl development and enhances natural resource, agriculture, forestry and environmental protection through cooperative efforts between state and local governments and land trusts. The Allegany County Planning Commission has targeted about 14,000 acres, including the Braddock and Jennings Run watersheds which house Class I trout streams.

Smart Growth Best Practices

Rural Cluster Subdivisions

Worcester County has a large percentage of rural lands with a strong agricultural background. Indeed, the Maryland Department of Planning recognizes the County's agricultural district as rated one of the "most protective" districts within the State, with the effective zoning being stricter than one dwelling unit per 20 acres. In the typical agricultural zoning district, a subdivision of five lots is the maximum that can be obtained. This limitation has assisted in supporting the county's agricultural protection strategy. Recently, Worcester County's *Zoning and Subdivision Control Article* was revised to incorporate a new type of subdivision design. The rural cluster subdivision preserves agricultural lands by grouping residential uses more closely together. All subdivisions of this nature shall be designed in a single compact arrangement with contiguous lot lines, minimum and maximum lot areas, and a separation distance of 200 feet from the roadway. To encourage the use of clustering, a sixth bonus lot is permitted to be subdivided. This will reduce fragmentation and inefficient utilization of farm land, prevent stripping of lots along roadways, and preserve the open vistas and rural character of the landscape.

- Ensure that transportation infrastructure in rural areas meets the needs of rural residents and resource-based industries, and does not undermine conservation objectives by encouraging incompatible development.

Agricultural Resource Area Objectives

The following place-based objectives are designed to relate PlanMaryland Goals and Objectives specifically to Priority Agricultural Resource Lands.

(1) **Land Use**: Agriculture, forestry, other resource-based uses dominate Agricultural Resource Areas. Non-resource-based development is limited to low intensity uses, such as houses and facilities related to tourism and recreation. .

(2) **Housing:** Housing is limited to that which supports people engaged in resource-based businesses, tourism and rural recreation.

(3) **Economic Development:** Economic development efforts focus mainly on agriculture, forestry and other rural resource-based businesses, including value-added processing; resource-based tourism and recreation, including hunting, fishing, boating and hiking; and the provision of goods and services to rural residents and visitors. Many sources of these goods and services are located in rural towns, villages, municipalities, county development centers and major crossroads.

(4) **Transportation:** Transportation facilities are focused on infrastructure that supports the agricultural economy and on roads that connect rural residents to rural towns, municipalities and county development centers for access to goods, services and entertainment. Highway access is managed to limit development not associated with agricultural and other resource industries. Transportation improvements are generally limited to safety enhancements.

(5) **Natural Resource Conservation**: Natural resources benefit from the limited non-resource-based development and from concentrations of publicly owned land and private lands under conservation easement.

(6) **Agriculture:** Agriculture benefits from the same limits on intrusive land uses as natural resources and from the same concentrations of lands that are publicly owned or under conservation easement.

(7) **Recreation:** Rural-resource-based recreation is fully supported by extensive configurations of public and private land and include hunting, fishing, boating, birding, hiking, biking, picnicking and other active and passive recreational uses.

(8) **Redevelopment:** Redevelopment within Agricultural Resource Areas is limited to resource-based economic development and accompanying residential development.

(9) **Historic Preservation:** The perpetuation of traditional land use patterns and the retention, maintenance, and continued use of buildings, structures, and landscape features of historical, architectural, and cultural significance are encouraged. Adaptive reuse of obsolete agricultural structures is also encouraged. New structures should complement the historic fabric of the area. Investments to preserve and enhance access to viewsheds, vistas and landscapes should pursued.

Smart Growth Best Practices

Strong zoning protects agribusiness, rural lands while steering growth to make the most of public investment in existing infrastructure

Strong Rural Zoning for Agricultural and Environmental Protection

State and local preservation programs along with well-planned rural zoning protect farms and environmentally sensitive areas. Frederick County's agricultural zoning is one lot per 20 acres, which positively promotes the preservation of its rural land. To date, a total of 42,351 acres have been placed in permanent easements county-wide. The September 2009 issue of *Farmland Preservation Report* ranks Frederick County 10th nationally for farmland preservation. The ranking is based on agricultural acreage preserved, political leadership, professional administration and significant funding. Frederick County recently adopted a stream buffer ordinance to protect its streams for habitat and water quality purposes.

Picture Credit: Frederick County

(10) **Public Facilities and Services:** Agricultural resource areas are not served by public water and sewer. Most other public facilities and services are provided to residents in rural towns, municipalities and county development centers in or near Rural Resource Areas, and major crossroads and villages.

(11) **Global Warming & Climate Change:** Agricultural resource lands can be used to mitigate the impacts on ecological services caused by development elsewhere. For example, the reduction of forest, wetlands, and habitat elsewhere can be offset by the retention or creation of these features on rural land. Such mitigation provides substantial income opportunities for rural landowners. Resource lands that border tidal waters can accommodate wetland habitat migration inland as sea level rises and the risk of storm surge inundation also migrates inland.

Smart Growth Best Practices

Dividing Creek Rural Legacy Area

Established in April 2008, the Dividing Creek Rural Legacy Area (RLA), comprising 23,000 acres, is located within Somerset and Worcester Counties. Approximately one-half of this total acreage lies within Somerset County. The Maryland Rural Legacy Program provides an opportunity for the Dividing Creek RLA partners (the State of Maryland, Somerset and Worcester Counties and The Nature Conservancy) to protect large, contiguous tracts of land, rich in natural and cultural resources, from sprawl development through conservation easements and fee simple acquisition.

The Dividing Creek RLA includes one of the most pristine and ecologically significant watershed basins on the mid-Atlantic. Exemplary plant and wildlife habitats, including Bald Cypress and Atlantic White Cedar swamps (pictured above), forest, and interior and migratory songbirds are found within the RLA. This area also provides habitat for the federally-endangered Delmarva Fox Squirrel. The Dividing Creek RLA provides for the conservation of prime farmland, working forests and ten miles of shoreline of the Dividing Creek, which connects to the Pocomoke River, a major tributary to the Chesapeake Bay. The Dividing Creek RLA serves as a prime example of a cooperative effort between State and county governments, and local conservation organizations, to protect the valuable natural and cultural resources within Maryland.

(12) **Intergovernmental Coordination & Integration:** Local zoning and land use tools complement State and local acquisitions of public land and easements on private land to support the preceding objectives. State and local preservation efforts provide rural land owners with supplemental income while allowing them to continue the resource-based uses of their land.

Designation of Priority Agricultural Resource Lands

Preservation of relatively large contiguous tracts that are relatively free from the intrusive impacts of development is fundamental to the long-term integrity of Maryland's agricultural lands and resources, resource-based industries and associated ecosystem functions. Effective local zoning and land use management practices are essential. Specifically, these tools must limit development and stabilize the land base, commensurate with development pressure in the area. This provides time for preservation tools to secure the area before it is compromised by development.

The criteria for both initial State and State/Local Designation of Agricultural Resource Lands through the State/local designation process are the criteria for certification of local Priority Preservation Areas under the State Agricultural Certification Program,[2] administered jointly by the Maryland Department of Planning and the Maryland Agricultural Land Preservation Foundation. In summary, the criteria are as follows:

Priority Agricultural Resource Lands designated through PlanMaryland are:

- Rich in agricultural, natural, forestry and other rural resources that that support agricultural resource-based industries and numerous important ecosystem functions and features;

[2] State Finance and Procurement Article, § 5-408. Certification of county agricultural land preservation programs, and COMAR 14.34, Certification of County Agricultural Land Preservation Programs.

- Of a size in each jurisdiction that is appropriate to support diverse forms of profitable agricultural production consistent with the local comprehensive plan;
- Supported by local goals in the local comprehensive plan to preserve at least 80% of the undeveloped land remaining in the delineated Area and to protect the integrity of agricultural operations and industry;
- Governed by local zoning, land use management and preservation tools that stabilize the resource land base, support resource-based industries, and provide enough time to achieve State and local land preservation goals before they are compromised by development.

There are additional requirements for Priority Preservation Areas that may be found in State law and regulations governing the State Agricultural Certification Program as referenced above.

Next Steps

Through the public review process, refinements to the Agricultural Resource Lands place-based objectives and the designation criteria will be identified.

Smart Growth Best Practices

Delmarva Discovery Center

The Delmarva Discovery Center, located on the Pocomoke River in Pocomoke City, opened to the public in 2009. The Discovery Center represents an adaptive reuse of a 1920's era commercial building, and now serves as a learning and discovery center through the preservation and interpretation of the area's cultural and natural heritage. The Discovery Center is a member of the Chesapeake Bay Gateways Network, a system of over 130 of the Chesapeake Bay's special places. The Center also lies within the Maryland Lower Eastern Shore Heritage Area, and is the recipient of funding from the Maryland Heritage Areas Authority to assist in the creation of exhibits. In addition to the River Ecology Exhibit (pictured above), other exhibits include, for example, Native American culture, an aquarium, touch tanks and a history of commercial fishing on the Chesapeake Bay. The Discovery Center offers a regular schedule of programs, tours and presentations to families, school classes and youth groups, focusing on river ecology and the human history of the Pocomoke River and the Delmarva Peninsula.

b) Priority Water Resource Areas

Priority Water Resource Areas are integral to safeguarding a sustainable water supply and consist of:

- Surface water supply watersheds;
- Outcroppings of confined aquifers used for public water supply;
- Outcroppings of the Wicomico Paleo-channel on Maryland's Eastern Shore;
- Groundwater recharge areas of other aquifers important as public or private water supply; and

Smart Growth Best Practices

Allegany Business Center

The Allegany Business Center at Frostburg State University (ABC@FSU) is a 56-acre parcel of land located on the campus designated for development of a technology park. The project, a joint venture of the county and university, represents some firsts for Western Maryland: the first business development endeavor to be located on university land and the first business park targeted at new technology companies that would find a university location advantageous. Funding for the $1.3 million project came from state and federal agencies. ABC@FSU will generate as many as 290 high-tech jobs when fully developed.

- Tier II watersheds as established under the Clean Water Act.[3]

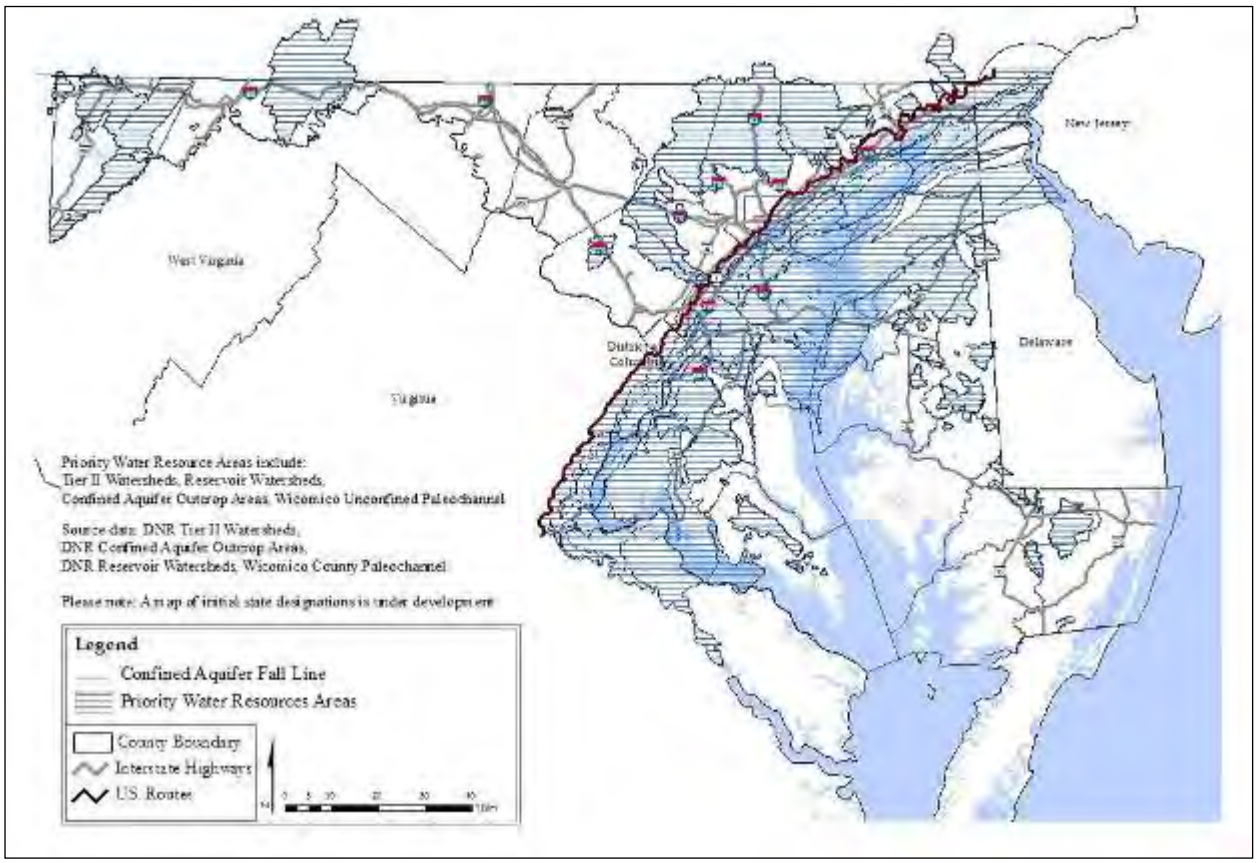
The Initial State Designation of Priority Water Resource Areas (preliminary map) is shown on Map 4-4.

Purpose & Intent

The purpose of Priority Water Resource Areas is to:

- Protect public and private water supply, water quality standards and designated beneficial uses established under the Clean Water Act, and the integrity of aquatic natural and living resources in some of those water bodies.
- Protect water resource-based industries in Maryland – such as aquaculture, recreation, tourism, renewable energy and other emerging industries – from impacts of incompatible land uses.
- Ensure that development on and around water resource areas is minimized through effective land use controls and incentives, and innovative funding mechanisms to preserve tracts of land that are large and contiguous enough to sustain the water resources.
- Ensure that transportation infrastructure in Priority Water Resource Areas meets the needs of residents and resource-based industries but does not undermine conservation by encouraging incompatible development.
- Protect lands and waters providing important ecosystem functions and services from the impacts of climate change, development, impervious cover, invasive species and other pests and diseases.

[3] COMAR 26.08.02.04-1, Title 26, Department of Environment, Subtitle 8, Water Pollution, Section 02.04-1, Antidegradation Policy Implementation Procedures.



Map 4-4: Initial State Designation of Priority Water Resource Areas (Preliminary Map)

Priority Water Resource Area Objectives

The following place-based objectives are designed to relate PlanMaryland Goals and Objectives specifically to Priority Water Resource Areas:

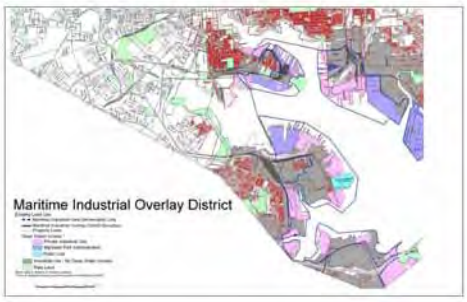
(1) **Land Use**: Farms, forests and other resources and resource-based uses dominate Water Resource Areas. Non-resource-based development is limited to houses and to other structures that support tourism and recreation. Where these areas are already intensely developed, the priorities for the future are redevelopment, reductions in impervious cover, and strict limits on additional greenfield development.

(2) **Housing:** Housing is limited to that which supports people engaged in resource-based businesses, including tourism, outdoor recreation and the provision of goods and services to residents and visitors. Additional housing is to be avoided or minimized.

(3) **Economic Development:** Economic development focuses on agriculture, forestry and other rural-resource-based industries; and on resource-based tourism and recreation, including hunting, fishing, boating and hiking. Other forms of economic development are concerned with the provision of goods, services and

entertainment for rural residents and visitors. Many sources of goods and services are located in rural towns, villages, municipalities, county development centers and major crossroads in or near Priority Water Resource Areas. Where these areas are already developed, future economic development should occur through redevelopment and not on greenfields. Reductions in impervious cover should accompany redevelopment.

Smart Growth Best Practices



This district defined an area where maritime shipping can be conducted without intrusion of non-industrial uses and where investment in maritime infrastructure is encouraged.

Maritime Industrial Zoning Overlay District

Responding to the threat of residential land-use encroachment, the Maritime Industrial Zoning Overlay District was adopted in 2004 to preserve deep-water frontage of the Port of Baltimore. Included are existing areas zoned heavy industrial (M-3) in Canton, Fairfield, Curtis Bay, Hawkins Point, and Locust Point. Preservation is accomplished by prohibiting the following uses in the overlay area:

- Hotels and motels
- Offices, business and professional, other than accessory
- Planned unit developments
- Restaurants and lunch rooms, other than accessory
- Live entertainment or dancing in accessory restaurants
- Taverns

Picture Credit: City of Baltimore

(4) **Transportation:** Transportation facilities are limited to roads that support water-resource-based industries and connect area residents to towns, municipalities and county development centers for access to goods, services and entertainment, and highways and transit lines that link centers of growth and development to other such centers. In parts of these areas that are already extensively developed, transportation enhancements should address the need for improving transportation safety, while minimizing additional impervious cover and concentrating mitigation of water quality and other ecosystem services in these areas.

(5) **Natural Resource Conservation**: Natural resources in Priority Water Resource Areas benefit from the limited non-resource based development and from concentrations of publicly owned land and private land under State or local easement. Where these areas are already relatively intensely developed, future priorities are to take advantage of opportunities that arise from future development to retrofit existing sources of impacts on natural resources.

(6) **Agriculture:** Productive and profitable agriculture benefit from the same limits on intrusive land uses and human activities as natural resources, and from concentrations of lands that are publicly owned or under conservation easement.

(7) **Recreation:** Resource-based recreation is supported by public and private land, including hunting, fishing, boating, birding, hiking, picnicking and other active and passive recreational uses.

(8) **Redevelopment:** Redevelopment is limited to resource-based economic development and accompanying residential development.

(9) **Historic Preservation:** Preservation of historic structures and landscapes is a priority in Water Resource Areas and is fully supported by land use policies and practices and minimal demand for non-resource based uses.

(10) **Public Facilities and Services:** Priority Water Resource areas themselves are not served by public water and sewer. Most other public facilities and services are provided to residents in rural towns, municipalities and county development centers in or near these areas, and are available at major crossroads and villages. Where these areas are already developed, facilities are generally provided to support existing population, not future growth.

(11) **Global Warming & Climate Change:** Priority Water Resource Areas can be used to mitigate the impacts on ecological services caused by development elsewhere. For example, the reduction of forest, wetlands, and habitat elsewhere can be offset by the retention or creation of these features on water resource land. Hydrologic and water quality mitigation can be accomplished as well.

Smart Growth Best Practices

Baltimore's Middle Branch is poised to serve as a 21st century model for waterfront redevelopment.

Middle Branch master plan

Just as the Inner Harbor served as a model for 20th century waterfront redevelopment, Baltimore's Middle Branch is poised to serve as the 21st century model. The Middle Branch redevelopment will feature passive recreation, alternative modes of transportation, "soft" edges along the water, and LEED-certified development including the new Westport Waterfront.

Picture Credit: City of Baltimore

(12) **Intergovernmental Coordination & Integration:** Local zoning and land use tools complement State and local programs to acquire land and preservation easements to support all of the preceding objectives, and provide land owners in Priority Water Resource Areas with supplemental income while allowing them to continue resource-based uses of their land.

Initial State Designations

Initial State Designations are currently being mapped by the Maryland Department of Planning in cooperation with the Departments of Environment and Natural Resources. They include:

- Surface water supply watersheds;
- Outcroppings of confined aquifers used for public water supply;
- Outcroppings of the Wicomico Paleo-channel on Maryland's Eastern Shore;

Smart Growth Best Practices

Once rehabilitated, the Lee House with it's distinctive "W" façade will serve as the new home of the Tilghman Watermen's Museum.

Tilghman Watermen's Museum

The Tilghman Watermen's Museum, Inc. on Tilghman Island was awarded $90,000 from the Maryland Heritage Areas Authority to restore and rehabilitate the Lee House, a historic Tilghman "W" house. The Lee House is one of roughly 13 "W" houses built on the Island between 1890 and 1900. The Lee House remains very much in its original configuration. The museum is dedicated to the preservation of the vanishing history, heritage and culture of this Maryland island community. The museum is currently housed in leased space. The Lee House will provide a permanent home, allowing for improved display, storage and security for the museum's growing collection. Visitors will be able to experience the island way of life as well as Eastern Shore seafood delicacies.

Picture Credit: Maryland Historical Trust

- Groundwater recharge areas of other aquifers important as public or private water supply; and
- Tier II watersheds as established under the Clean Water Act.

State/Local Designations

Criteria for State/Local Designations are being developed, and will depend on the water resources of interest, existing conditions, trends, threat and potential solutions necessary to maintain the integrity of resources in each area. State/Local designated Priority Water Resource Areas will incorporate the following considerations:

- Be crucial to sustaining the water resources;
- Be supported by local goals in the comprehensive plan to preserve the long-term integrity and sustainability of the water resources; and
- Be governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures that stabilize and manage the land base commensurate with the long-term sustainability of the water resources.

Next Steps

Complete mapping of Initial State Designations and development of criteria for State/Local Designations.

c) GreenPrint: Priority Natural Resource Areas

Priority Natural Resource Areas have regional or statewide significance for terrestrial and aquatic living resources, habitats, ecosystem functions and human uses. These include coastal and inland ecosystems that support tidal and non-tidal fisheries and other aquatic living resources; forests and other forms of green infrastructure; habitats that support wildlife or rare, threatened and endangered species and resource-based recreational areas. Maps of these areas are under development by the Maryland Department of Natural Resources.

Purpose & Intent

The purpose of Priority Natural Resource Areas is to:

- Preserve and protect environmentally sensitive and ecologically significant lands, waters and resources from the impacts of development.
- Protect resource-based industries in and around Maryland's priority natural resource areas – such as agriculture, forestry, mining, recreation, tourism, seafood harvesting, renewable energy and other emerging industries – from encroachment and impacts of incompatible land uses
- Ensure that development in and around priority natural resource areas is minimized through land use controls, incentives, and innovative funding mechanisms, to protect the long-term integrity of living resources, habitats and biological communities
- Ensure that the transportation infrastructure in priority natural resource areas meets the needs of residents and business and does not undermine conservation objectives by encouraging incompatible development.

Smart Growth Best Practices

Talbot County Department of Parks and Recreation used Project Open Space funds to purchase 107 acres of undeveloped land at the confluence of the Tuckahoe River and Norwich Creek..

Lewistown Road Park

While many parks departments mostly acquire property to build active use ballfields and trailer boat launches, Talbot County is creating a passive use park with public water access to the Tuckahoe River and Norwich Creek. The property at the northern tip of Talbot County could have become seven exclusive waterfront residences. Instead, it will feature walking trails, non-motorized boat launches, restored meadowland, and a 40- acre organic best practices farm. The park is a good example of ways that local governments can improve quality of life, promote resource conservation and provide special places for residents to enjoy year-round.

Picture Credit: Talbot County Department of Parks & Recreation

Priority Natural Resource Area Objectives

The following place-based objectives are designed to relate PlanMaryland Goals and Objectives specifically to Priority Natural Resource Areas.

(1) **Land Use**: Agriculture, forestry, other resource-based uses and natural communities dominate Priority Natural Resource Areas. Non-resource-based development is limited to houses and to facilities that support tourism and recreation. Where these areas are already intensely developed, the priorities for future development are redevelopment, reductions in impervious cover, and strict limits on additional greenfield development.

(2) **Housing:** Housing is limited to that which supports people engaged in resource-based tourism, outdoor recreation and the provision of goods and services to

residents and visitors. Where these areas are already intensely developed, additional housing is to be avoided or minimized.

(3) **Economic Development:** Economic development in Priority Natural Resource Areas focuses on agriculture, forestry and other rural-resource-based industries, and on resource-based tourism and recreation, including hunting, fishing, boating and hiking. Other forms of economic development are concerned with the provision of goods, services and entertainment to residents and visitors. Many sources of goods and services are located in rural towns, villages, municipalities, county development centers and major crossroads in or near Priority Natural Resource Areas. Where these areas are already developed, future economic development should occur through redevelopment and not on greenfields. Reductions in impervious cover should accompany redevelopment.

Smart Growth Best Practices

Baltimore County is in many ways a model for local governments everywhere when it comes to protecting nature and biodiversity.

Land Conservation and Habitat Protection

Baltimore County has one of the most ambitious and successful land management and environmental protection programs in the country. An impressive combination of tools and strategies—land use regulations, land acquisition, an urban growth boundary, education, partnerships with private land trusts, and infill development initiatives—has been employed to preserve thousands of acres throughout the county and protect critical wildlife habitat. Agricultural land preservation and protection and restoration of the Chesapeake Bay have been rallying points for continuing citizen support of these resource protection strategies.

Picture Credit: Maryland Department of Planning

(4) **Transportation:** Transportation facilities are limited to roads that connect area residents to towns, municipalities and county development centers for access to goods, services and entertainment, and highways and transit lines that link centers of growth and development to other such centers. In areas that are already developed, priorities for future transportation enhancements are to better manage access and improve these transportation linkages while minimizing additional impervious cover and addressing mitigation needs.

(5) **Natural Resource Conservation**: Natural resources benefit from the limited non-resource-based development and from concentrations of public land and private land under conservation easement by state and local governments and private conservation organizations. Where portions of the areas are already developed, future priorities are to take advantage of future development opportunities to retrofit the sources of impacts to natural and living resources.

(6) **Agriculture:** Agriculture benefits from the same limits on intrusive land uses and human activities as natural resources and from the same concentrations of lands that are publicly owned or under conservation easement. Consequently, a full range of profitable agricultural production is supported.

(7) **Recreation:** Resource-based recreation, including hunting, fishing, boating, birding, hiking, picnicking and other active and passive recreational uses, is supported by public and private land.

(8) **Redevelopment:** Redevelopment is limited to resource-based economic development and accompanying residential development, commensurate with long-term sustainability of the resources.

(9) **Historic Preservation:** Preservation of historic structures and landscapes is a priority in Natural Resource Areas and is fully supported by land use policies.

(10) **Public Facilities and Services:** Priority Natural Resource Areas themselves are not served by public water and sewer. Most other public facilities and services are provided to residents in rural towns, municipalities and county development centers in or near these Areas, and are available at major crossroads and villages. Where portions of these areas are already developed, facilities are generally provided to support existing population, but not to accommodate future growth.

Smart Growth Best Practices

Town of Ocean City – Mini-grant Program

The Town of Ocean City collects mitigation funds from development projects that don't meet the full requirements of the Stormwater or Critical Area Ordinances. These funds are put into a dedicated account to be used on environmental projects for habitat and water quality. The Town has created a mini-grant program to use a portion of the funds. Projects that qualify for the mini-grants are BayScape gardens, rain garden, beach district plantings, rain barrels and the cost-sharing of stormwater management retrofits. In addition, the Town has printed a Rain Garden how-to manual for homeowners and offer mini-grants for the plant materials. Over the last four years over $35,000 has been spent on the mini-grant program. The program has subsidized the purchase of over 130 rain barrels, 59 beach district plantings, 31 BayScape gardens and $3,000 in cost-sharing stormwater management retrofit projects.

(11) **Global Warming & Climate Change:** Priority Natural Resource Areas are can be used to mitigate the impacts on ecological services caused by development elsewhere. For example, the reduction of forest, wetlands, and habitat elsewhere can be offset by the retention or creation of these features on water resource land. Hydrologic and water quality mitigation can be accomplished as well.

(12) **Intergovernmental Coordination & Integration:** Priority Natural Resource Areas are can be used to mitigate the impacts on ecological services caused by development elsewhere. For example, the reduction of forest, wetlands, and habitat elsewhere can be offset by the retention or creation of these features on water resource land. Hydrologic and water quality mitigation can be accomplished as well. Such mitigation provides substantial income opportunities for landowners.

Initial State Designations

Initial State Designations are currently being mapped by the Maryland Department of Natural Resources as an update to GreenPrint. They include lands and waters integral to:

- Tidal fisheries and coastal ecosystems ;
- Non-tidal fisheries, wetlands, rivers and streams;
- Forest and other lands comprising major hubs and connecting corridors of green infrastructure;
- Wildlife and endangered species habitats; and
- Areas targeted for one or more of a variety ecological purposes.

State/Local Designations

Criteria for State/Local Designations are being developed, and will depend on the natural resources of interest, existing conditions, trends, threat and potential solutions necessary to maintain the integrity of resources in each area. State/local designated Priority Natural Resource Areas will incorporate the following considerations:

- Be rich in natural and living resources that provide important ecosystem functions, and/ or support important biological communities or natural resource-based industries;
- Be of a size that is appropriate to support conservation of the ecosystem functions and resources, and the businesses that depend upon them;
- Be supported by local goals in the comprehensive plan to preserve the long-term integrity of the ecosystem functions and resources, and the businesses that depend upon them; and
- Be governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures that stabilize and manage the land base.

Next Steps

Complete mapping of Initial State Designations and development of criteria for State/Local Designations.

3. Other Designated and Planning Areas

a) Historic & Cultural Resource Areas

Historic preservation is often thought of as an action involving a particular building. However, historic preservation should be viewed as an approach to growth, redevelopment, investment, and land use decisions. Where GrowthPrint Areas, Established Communities, Agricultural Areas, and Other Areas contain Historic and Cultural Resource Areas, policies should identify, protect, and encourage the continued use of historic and cultural resources.

Smart Growth Best Practices

Programs such as the state historic tax credit have assisted the City of Frederick in its revitalization.

Downtown Frederick

Downtown Frederick has experienced tremendous growth and revitalization in recent years. Much success is attributed to partnerships between the City and County economic development offices, the Downtown Frederick Partnership and Frederick's Main Street organization. Downtown Frederick includes 600 employers with about 5,000 employees. One engine of growth for the downtown has been in technology companies that are attracted to office space in the City's renovated buildings and in new spaces along Carroll Creek.

Picture Credit: Maryland Department of Planning

Purpose & Intent

The purpose of a Historic and Cultural Resource Area is to:

- Encourage State agencies and local governments to achieve the growth, housing, and economic development needs of a community through the maintenance, rehabilitation, and adaptive use of historically, architecturally, and culturally significant buildings, sites, structures, and districts.
- Prioritize and incentivize investment in the rehabilitation of exiting building stock.
- Retain, maintain, and enhance the distinguishing designs, materials, uses, and spatial relationships that make the area historically, architecturally, and culturally significant.

Ensure that new construction within Historic and Cultural Resource Areas complement the character of the existing building stock and environment. Minimize or avoid impacts to archeologically sensitive areas and create policies for identifying and recovering such resources when impacts cannot be avoided.

Historic and Cultural Resource Area Objectives

The following place-based objectives are designed to relate PlanMaryland Goals and Objectives specifically to Historic and Cultural Resource Areas.

(1) **Land Use**: Promote land uses that support historic building functions or encourage adaptive use of buildings and structures. Ensure that new development complements its historic neighbors. Land use plans and policies should integrate historic land use patterns and existing building stock, and support uses that are compatible with historic buildings and sites. Achieve density and housing goals by encouraging, among other actions, the use of the upper-stories of commercial structures and the adoption of code requirements to accommodate such development.

(2) **Housing:** Encourage the rehabilitation and maintenance of existing housing stock. Encourage the adaptive use of historically non-residential properties for residential purposes. Promote neighborhood stability through historic preservation tax credits and other incentive programs.

(3) **Economic Development:** Encourage economic development that capitalizes upon the historic resources in the area. Encourage tourism through support and development of attractions and assets, marketing efforts, and regional coordination. Encourage private sector investment through supportive regulations, policies, and programs, including tax policies and expedited review of proposals that support the rehabilitation and adaptive use of historic buildings.

(4) **Transportation:** Preserve and enhance access points, including historic byways, associated with historic facilities. Encourage the preservation, maintenance, and adaptive use of buildings, sites, structures, and districts adjacent to or related to byways and transportation corridors. Enhance accessibility for all users, while managing road network and parking demands to ensure travel demand does not impose unreasonable new demands for infrastructure expansion.

(5) **Natural Resource Conservation**: Identify, protect, and reclaim land associated with historically significant events, persons, or cultures. Use open space to reinforce neighborhood and community identity.

(6) **Agriculture:** Promote continued agricultural uses and encourage continued use and maintenance of agriculture buildings and structures. Use archeologically sensitive lands for activities that have low or no impacts.

(7) **Recreation:** Recreational and educational activities should be integrated into the conservation and preservation of historic and cultural resources.

(8) **Redevelopment:** Encourage the rehabilitation and re-use of historically significant buildings in historic and cultural resource areas.

(9) **Historic Preservation:** Develop and enact adequate review programs for the preservation of character-defining designs, materials, features, and finishes. Survey and protect historic resources, improve the tools for doing so, and educate the public about them.

(10) **Public Facilities and Services:** Maintain public facilities and services to support residential, commercial and industrial areas located within the Historic and Cultural Resource Area.

(11) **Global Warming & Climate Change:** Coordinate conservation and energy efficiency improvements of existing buildings and infrastructure. Encourage best management practices to reduce greenhouse gas emissions.

(12) **Intergovernmental Coordination & Integration:** Establish multi-jurisdictional partnerships to guide the efforts of State, county and municipal governments to maintain the character and context of Historic and Cultural Resource Area.

Initial State and State/Local Designations

Designations and criteria are being developed by the Maryland Historic Trust.

Next Steps

Complete Initial State Designations and development of criteria for State/Local Designations.

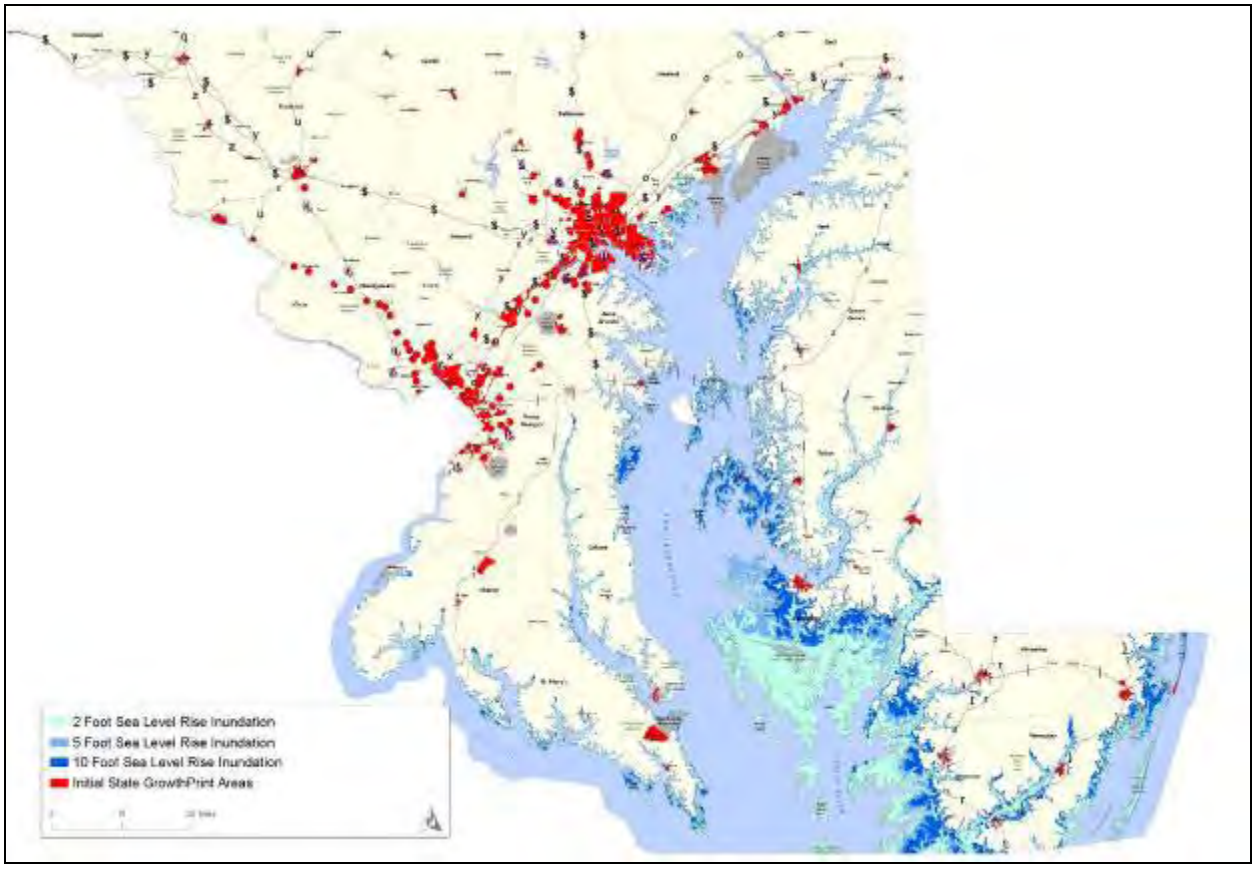
b) Lands Subject to Effects of Climate Change

Land Areas Subject to Impacts of Climate Change are likely to experience two feet of relative sea level rise by the middle of the century and as much as four feet or more by the end of the century, as determined by Maryland's Commission on Climate Change. They will also be more vulnerable to storm surge damage or stormwater flooding from extreme weather events. Map 4-5 shows areas subject to sea level rise and storm surge damage.

Purpose & Intent

The purposes of Designated Areas Subject to Effects of Climate Change are to:

- Identify, map, preserve and protect critical natural and man-made environments from the impacts of climate change and related natural hazards. Critical natural environments include those that perform important ecosystem functions and services and buffer built environments from the impacts of climate change and related natural hazards. Critical improved environments include infrastructure and areas of concentrated development.



Map 4-5: Initial State Designation of areas subject to sea level rise and storm surge damage (preliminary map)

Objectives for Land Subject to Effects of Climate Change

Place-based objectives for Lands Subject to Effects of Climate Change depend on their identification as critical natural or improved environments. Objectives include:

- Guarantee the safety and well-being of Maryland's citizens in times of foreseen and unforeseen risk by avoiding infrastructure capacity improvements that increase human exposure to natural disasters.
- Avoid assumption of the financial risk of development and redevelopment in vulnerable coastal areas.
- Ensure sound public investments in Maryland's sea level rise inundation zone (i.e., lands 0 – 4 feet above mean sea level). Infrastructure and land investments in these areas shall be done in accordance with "State Climate Change Investment Policy and Infrastructure Siting and Design Criteria" prepared by the Maryland Department of Natural Resources.
- Assess vulnerability and development strategies to protect vital infrastructure.

Initial State Designations

Initial State Designations are currently being mapped by MDP and the Maryland Department of Natural Resources, building on geographies established to implement the plan and recommendations of the Maryland Climate Change Commission.

Smart Growth Best Practices

WWTP Hopes To Go Wind Power

The City of Crisfield is investigating the feasibility of operating its Waste Water Treatment Plant (WWTP) entirely utilizing wind power. The City has been monitoring wind conditions at the WWTP with a 250-foot tall anemometer, on loan from the Maryland Energy Administration, and it has been determined that wind conditions far exceed the minimum sustained wind requirements to make the project feasible. Indeed, the potential energy generation, derived from a 350-foot tall, 1.5MW Turbine, would enable the City to provide 100% of the energy needed for all of the City's public services (should the Maryland Net Metering Law, currently under consideration by the Legislature, pass in the 2010 session). The City estimates that the project cost is approximately $4.8 million dollars, with a first year energy cost savings of $415,000 and a 20-year savings of over $8.3 million. Should the project come to fruition, the City believes that the long-term cost savings could result in a healthier City budget and result in an overall improvement in public infrastructure. The picture above is an aerial view of the City with a (not-to-scale) superimposed wind turbine showing the location of the WWTP.

State/Local Designations

Criteria for State/Local Designations are being developed, and will build on Initial Designations. State/local designated Land Subject to Effects of Climate Change will:

- Be critical natural and/ or improved environments as described above;
- Be supported by local goals in the comprehensive plan to preserve and protect critical natural and/ or improved features of these areas; and

- Be governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures designed to preserve and protect critical natural and/or man-made assets in these areas.

Next Steps

Complete mapping of Initial State Designations and development of criteria for State/Local Designations.

c) Other Areas Outside PFAs

Development outside of the PFAs can be characterized as low density, auto-dependent, and single-use–large lot, with single-family houses being the most prevalent land use. While rarely served by public water and sewer, they demand higher levels of public services than agricultural and other resource-based uses. The intrusion of non-resource-based development into the rural parts of Maryland has hurt the sustainability of agriculture and other resource-based industries, and continues to do so. These facts notwithstanding, some of these areas accommodate significant population.

Other Areas Outside PFAs are shown on Map 4-1.

Smart Growth Best Practices

Montgomery County Growth Policy promotes more walkable communities.

Growth Policy 2009 - 2011

The Montgomery County Growth Policy coordinates growth with public facilities, such as roads and schools, needed to support it. With only 4 percent of Montgomery County's land left for development, the 2009-2011 policy was pivotal in encouraging sustainable growth and a better jobs-housing balance through mixed-use redevelopment. The county is projected to grow by 200,000 people by 2035. The growth policy recommends ways to grow smarter by creating incentives for mixed-use development near transit and services – creating options for more walking and cycling, and reducing vehicle miles traveled (VMTs).

Picture Credit: Wikimedia

Purpose & Intent

The purpose and intent of the Other Areas Outside of PFAs is to:

- Maintain existing levels of public services to populations residing in Other Areas Outside PFAs through rural towns, villages, municipalities, county development centers and major crossroads in or nearby Other Areas that also serve occupants of rural resource lands.
- Minimize the impacts of existing and future development outside PFAs on rural and other resource lands, resources and resource-based industries
- Discourage further development outside of PFAs
- Limit development-related public facilities and services that support additional development outside of PFAs

- Minimize public funding for projects, programs and services that encourage additional non-resource-based development outside PFAs.

Objectives for Other Areas Outside of PFAs

(1) **Land Use:** Minimize additional development on resource lands and demands for expanded services outside PFAs. Future development is designed to maintain or enhance the character of the area and the value of private assets, and to reduce impervious cover.

(2) **Housing:** Additional housing should be minimized in Other Areas Outside PFAs, should occur through redevelopment of and infill in existing developed area, and should minimize impacts on nearby resource lands.

(3) **Economic Development:** Economic development is either resource-based or is concerned with the provision of goods, services and entertainment for rural residents and visitors. The primary sources of goods and services for populations in Other Areas Outside PFAs are located in rural towns, villages, municipalities, county development centers and major crossroads nearby, which also serve populations involved in rural resource businesses. Future non-resource based economic development is minimal outside these more heavily developed areas and based mainly on redevelopment.

(4) **Transportation:** Transportation initiatives are focused on roads that connect area residents and businesses to towns, municipalities and county development centers for access to goods, services and entertainment, and highways and transit lines that link centers of growth and development to other such centers. Future transportation enhancements are to address

Smart Growth Best Practices

Carroll's Community Comprehensive Plans and Town/County Agreements

Carroll County and its eight incorporated municipalities have a long-standing tradition of interjurisdictional cooperation. The county and its municipalities routinely collaborate on the county's Community Comprehensive Plans and the annual renewal of Town/County Agreements.

This cooperation has fostered a productive culture of working in concert with each other on numerous initiatives. Community Comprehensive Plans provide residents with a cohesive planning document that covers each of the municipalities and the areas that adjoin them.

The Town/County Agreements, which are renewed annually and signed by the county and the municipalities, address such items as: the services to be provided by the county; review of subdivision plans, master plans, and annexations; and the enumeration of pass-through funds upon execution of the signed agreement.

These agreements facilitate an open relationship between the county and the municipalities and provide ongoing regional collaboration that furthers the goals of Smart Growth. Sharing information and developing a truly collaborative process allows everyone to maximize better growth options.

the need for improving transportation safety, while minimizing the effects of unintended sprawl development and additional impervious cover.

(5) **Natural Resource Conservation**: Natural resources in these Areas benefit from limited non-resource based development and from concentrations of nearby land that is publicly owned or under easement. Future priorities are to retrofit existing sources of impacts on natural resources when future development allows.

(6) **Agriculture:** Agriculture benefits from limits on intrusive land uses and human activities in these Areas, and from nearby concentrations of lands that are publicly owned or under conservation easement. Consequently, these Areas do not interfere with a full range of profitable agricultural production nearby.

(7) **Recreation:** Resource based recreation is readily accessible on nearby public and private land, including hunting, fishing, boating, birding, hiking, picnicking and other active and passive recreational uses.

(8) **Redevelopment:** Redevelopment within these Areas is generally limited to resource-based economic development and accompanying residential development.

(9) **Historic Preservation:** The preservation of historic structures and landscapes is a priority in Other Areas Outside PFAs, and is fully supported by land use policies and practices and a minimal demand for non-resource based uses.

(10) **Public Facilities and Services:** Most of these Areas are not served by public water and sewer. Most other public facilities and services are provided to residents in or from rural towns, municipalities and county development centers in or near these Areas, and are available at major crossroads and villages. Additional facilities are generally provided to support existing population but not to accommodate future growth.

(11) **Global Warming & Climate Change:** Nearby land can be used to mitigate the impacts on ecological services caused by development elsewhere. For example, the reduction of forest,

Smart Growth Best Practices

This 46-acre site offers a unique development opportunity.

Owings Mills Metro Station TOD

A long-term lease agreement for a transit-oriented development. With a proposed mix of retail, office, restaurant, hotel, community college, library and 500 residential units, this project is emerging as one of the signature transit-oriented developments of the Baltimore region. The first Class A single or multi-tenant office building on the south side of the Metro Station is designed for a total of 300,000 square feet in 10 stories with high visibility adjacent to Interstate 795 and the Metro. Another 280,000 square feet of loft style office space will be developed along Main Street over first floor retail space.

The north side of the Metro station will be developed with four Class A office buildings in a corporate campus setting. The north campus office park will support a total of 680,000 square feet of office space with adjacent garage parking and 13,500 square feet of supporting retail space.

Picture Credit: David S. Brown Enterprises, Ltd.

wetlands, and habitat elsewhere can be offset by the retention or creation of these features on Other Areas Outside of PFAs. Hydrologic and water quality mitigation can be accomplished as well. Such mitigation provides substantial income opportunities for landowners.

(12) **Intergovernmental Coordination & Integration:** Local zoning and land use tools in Other Areas Outside PFAs complement State and local public land and easement acquisition programs that support Plan objectives for Priority Resource Areas.

Recognition of Other Areas Outside PFAs

Other Areas Outside PFAs will not be formally designated in PlanMaryland. Instead, the classification applies automatically to land outside a jurisdiction's PFA that is not initially or subsequently designated as a Priority Resource Area.

Next Steps

Through the public review process, refinements to the Other Areas Outside PFAs place-based objectives will be identified.

Smart Growth Best Practices

Historic Structure Goes Green

Teackle Mansion, located in the Town of Princess Anne and listed on the National Register of Historic Places, is a 208 year-old former residence of Littleton Dennis and Elizabeth Upshur Teackle, and now serves as a museum. The 10,000 square foot American villa style house included such features as an indoor bath and steam-operated kitchen equipment, which at the time of construction were unheard of modern conveniences. "The Friends of Teackle Mansion", a non-profit group established to raise funds for site restoration, has enabled the start of a $500,000 first phase of a $1.5 million restoration plan. This first phase consists of the installation of a new geothermal heating and cooling system for the mansion. In addition to the geothermal system, the first phase consists of running a new duct system to distribute the conditioned air. Several benefits will be realized by the geothermal system to include a projected lower fuel cost of up to 70 percent, will de-humidify the air (which will protect future restoration efforts from mildew damage) and will eliminate the need for exterior conditioning units, keeping a more historic look to the site. Teackle Mansion, typically visited by a few thousand people a year, will re-open to the public in the spring of 2010.

4. Areas of Critical State Concern

Areas of Critical State Concern (ACSCs) are defined as areas that are so important or unusual that future development in these areas concerns not only local jurisdictions but also the State. Inter-jurisdictional coordination is needed to protect them. ACSCs could include natural areas, places that are culturally or economically important, major public facilities, and major developments that have inter-jurisdictional impacts.

While PlanMaryland does not propose the designation of any specific ACSCs at this time, the designation process for GrowthPrint and Priority Resource Areas is designed to support the designation process for ACSCs. Based on the of the Place Designations and other implementation mechanisms, the need to designate ACSCs may become necessary in the future.

C. PLANMARYLAND POLICIES

PlanMaryland establishes ten implementation policies to guide State agencies and local governments as they align and coordinate their capital and non-capital plans, programs and procedures to achieve the Goals and Objectives of the Plan. These policies cover:

1. Agriculture and Rural Resource Lands
2. Transportation/ Land Use Linkage
3. Water, Sewer, Schools and other Public Facilities
4. Water and Natural Resources
5. Lands Subject to Climate Change Impacts
6. Economic Development and Community Design
7. Social Equity, Safety and Education
8. Sustainability of Energy, Food, and Water
9. Capital Budgeting
10. Open Space in the Built Environment

Smart Growth Best Practices

Habitat in Berlin

Berlin's Flower Street neighborhood is experiencing residential growth in spite of the economic conditions facing many communities. Habitat for Humanity purchased three lots within the corporate limits and in less than twelve months completed construction of its first home and is actively working on its second. Habitat representatives worked closely with the Town to engineer and install the required extension of water and sewer lines and other Town services. Habitat's "green construction" includes LEED (Leadership in Energy & Environmental Design) certified construction, passive solar heating and energy efficient appliances. This three-home project is the first new construction in this neighborhood for many years and will be a stimulus for infill and redevelopment in the community.

The Mayor and Council recently provided a waiver of "ready to serve" water and sewer fees to Habitat to minimize their expenses during construction of the three homes. In 1992, the Mayor and Council of Berlin secured grant funding for the purchase of land for a Habitat project and provided site preparation services for the organization. Berlin is proud to have Habitat as a partner in its community development.

1. Policies for Agriculture and Rural Resource Lands

Policy 1.1 - Maximize the return on public investment in land preservation by investing strategically where preservation is supported by local goals and land use practices. Implement this policy through the PlanMaryland designation process for Priority Resource Areas, by changes to individual programs, and by establishing a procedure to ensure accountability for these responsibilities to the Board of Public Works.

Approach 1.1 -Make administrative and statutory changes to support the ability of programs to invest State funds in areas that have the potential to yield good return on public investment in preservation. These areas are:

- Rich in resources;
- Of sufficient size and configuration to sustain the targeted resources if enough land is protected from development; and

- Stabilized by zoning and land use tools, providing time for easement and in-fee acquisition programs to achieve conservation goals the land is compromised by development.

Where local zoning and land use tools are not supportive, invest State funds cautiously. Preserve individual properties or small aggregates of properties, if that will accomplish specific conservation objectives despite the shortcomings. Also, invest small amounts of "seed money" to encourage local adoption of more supportive land use policies and procedures.

Use this investment policy as the basis for collaboration with local governments. Ensuring good return on public investment in conservation should be the over-arching consideration in the PlanMaryland designation process for priority agricultural and rural resource areas.

Use this investment policy when considering fee-simple and easement acquisitions by the Board of Public Works. The Board should be advised about the support provided by local zoning and land use management for proposed conservation investments and the implications for return on those investments.

Maintain, supplement and strategically use the State's principal funding sources (real estate and agricultural land transfer taxes) to provide local government and landowners with incentives to protect resource lands through zoning and land use authority.

Smart Growth Best Practices

Downtown Towson will be made more pedestrian-friendly.

Walkable Towson

The first phase of a new streetscape project for Washington Avenue in downtown Towson began in January 2010 as part of an overall three-phase project called Walkable Towson. It will make the entire length of Washington Avenue between Towsontown Boulevard and York Road more pedestrian-friendly, along with more projects that will be announced in the coming months.

The street will have repaved and widened sidewalks, decorative brickwork, new lighting similar to the lantern street lights on York Road and new plantings and trees, according to the plan.

Subsequent phases will involve work on Washington Avenue from Pennsylvania Avenue to York and creation of a plaza for gatherings in the 400 block in front of the Courthouse Gardens.

Picture Credit: Walkable Towson Design Team

2. Policies for a Sustainable Transportation-Land Use System

Smart Growth Best Practices

City of Salisbury Water and Sewer Allocation Management Program

In 2007, acknowledging limited water and wastewater treatment capacity, the City of Salisbury, as a responsible precautionary planning measure, began the preparation of a Water and Sewer Allocation Management Program.

The Program is intended to ensure adequate water and sewer capacity for current and future development through responsible allocation, tracking, and monitoring of these limited resources; and to ensure building permits are not issued and plats are not recorded until the water and sewer system is adequate to serve the proposed development.

The City deems it crucial to protect water and wastewater capacities and to allocate and monitor such capacities with respect to existing and future development within and beyond its jurisdictional boundaries to achieve continued economic development and stability; to ensure development will not generate water or wastewater demands exceeding available water or wastewater treatment capacity; to further require approved development meet the goals, objectives, policies, and standards of the City's Comprehensive Plan; and to place restrictions on existing and pending development approvals with respect to the utilization of water and sewer, so water and sewer are utilized within a reasonable period of time to prevent speculative acquisition of water and wastewater capacities.

Policy 2.1 – Better coordinate transportation and land use decision-making to maximize efficiencies and infrastructure investment and to support Maryland's environmental, social and economic sustainability.

Approach 2.1 - Make strategic investments in the transportation network to address needs and opportunities associated with GreenPrint, AgPrint and GrowthPrint.

Support economic development through strategic investments in the transportation system that maximize access to jobs and create more efficient movements of goods and services.

Identify and map transportation - land use assets, issues and opportunities across the State to inform future investments as well as policies and program.

Improve investment tools and mechanisms to maximize efficient use of transportation infrastructure in support of land use goals.

Ensure that transportation decisions in the State fully consider the ancillary effects on land use and ensure that land use decisions fully maximize the benefits of transportation system investments to advance the goals and objectives of PlanMaryland.

3. Policies for Water, Sewer, Schools and other Public Facilities

Policy 3.1 - Develop and implement strategies to maximize Maryland's environmental, social and economic sustainability through State supported infrastructure and public facilities. Design these strategies to encourage greater local government and private sector investments that support land use patterns that further PlanMaryland's Goals and Objectives for designated growth areas.

Approach 3.1 - Create facility planning and funding strategies to implement this policy.

Include provisions that will increase public return investments in water, sewer and other public facilities by achieving the following:

- Maximizing the number of residences and businesses served by water and sewer service within Priority Funding Areas;
- Minimizing the number of residences and businesses served by water and sewer service outside Priority Funding Areas, unless public health and safety concerns cannot be addressed through other means;
- Maximizing the use and redevelopment of existing public facilities to meet the needs of increasing population. Locate and design new public facilities to attract developers and their markets to growth centers designated through the Plan's place designation process;
- Maximizing investments in community-centered schools, emphasizing co-location of public facilities, land banking, use of compact sites and design, proximity to residential neighborhoods, energy efficiency, and integrated walking and bicycle networks to connect the school to the entire community.
- Discouraging development outside of designated growth centers by sizing public facilities to match the projected capacity to serve communities within the planning horizon of State and local capital improvement programs.

Smart Growth Best Practices

Planting green landscaping at Vansville Elementary School.

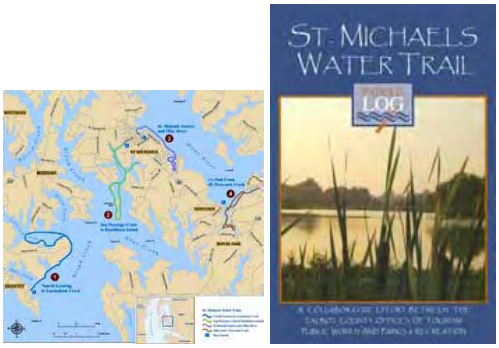
Vansville Elementary L.E.E.D. School

Vansville Elementary School is the first L.E.E.D. Silver Certified public school in Prince George's County. It is collocated with the Vansville Community Center, which serves the greater Beltsville community and is also the first L.E.E.D. certified "green" community center in the county. The facility incorporates the latest in environmental design and construction methods, heated and cooled using a geothermal collection system buried under the parking lot. The building features waterless urinals, dual-flush toilets and low-flow faucets that will assist in reducing the overall water use in the building by more than 40 percent.

Picture Credit: Jay Baker, Office of the Governor of Maryland

4. Policies for Water and Natural Resources

Smart Growth Best Practices



The Water Trail, one of many along local rivers like the Choptank, is a partnership between Talbot County offices of Tourism, Public Works, and Park and Recreation. It is supported by the Maryland Department of Transportation and the American Canoe Association.

St. Michaels Water Trail

One of the best ways to experience the character of a coastal community is by kayak. That's why a group of partners in Talbot County have teamed up to promote the St. Michaels Water Trail. Four possible trails allow paddlers to leave from various public landings and travel for 2, 3 or as many as 8 miles around coastal creeks, into harbors and through undisturbed wetlands.

Picture Credit: Talbot County Office of Tourism

Policy 4.1 – Protect important aquatic and terrestrial natural resources.

Approach 4.1 - Identify, map and protect the State's important aquatic ecosystems and natural resource lands. Begin with Initial State Designations and utilize the State/Local Designation Process, as prescribed in this Plan, to designate Priority Water and Natural Resource Areas. Develop requirements and incentives to ensure both State and local efforts are sufficient to preserve the resources.

Policy 4.2 – Where there is overlap or conflict between priority resource areas and priority areas for growth and development, balance public objectives for conservation and development through the PlanMaryland designation process.

Policy 4.3 – Maximize compatibility between PlanMaryland designated places and Per Capita Nitrogen Loading Areas (PCNLAs) established through Maryland's Phase II Watershed Implementation Plan (WIP) for the Chesapeake Bay.

- Use the PCNLA classification of an area, as established in the WIP, as a criterion for PlanMaryland place designations.
- Design the WIP statewide accounting for growth program to maximize the potential for economic development that can be achieved by concentrating growth in the Low PCNLAs.

5. Policies for Lands Subject to Climate Change Impacts

Policy 5.1 – State and local governments should take the following steps to address climate change:

- Guarantee the safety and well-being of Maryland's citizens by avoiding infrastructure capacity improvements that increase human exposure to natural disasters.
- Avoid assumption of the financial risk of development and redevelopment in vulnerable coastal areas.

- Ensure wise and sound public investments in Maryland's sea level rise inundation zone (i.e., lands 0 – 4 feet above mean sea level). Infrastructure and land preservation efforts in these areas shall be done in accordance with a "State Climate Change Investment Policy and Infrastructure Siting and Design Criteria."

Approach 5.1 –Strategically invest in the preservation of coastal areas that contain important landscape features (e.g., vegetated buffers, tidal wetlands, bay and barrier islands) that protect coastal communities from the impacts of sea level rise (i.e., inundation, coastal storm surge, shoreline erosion) and/or are critical to sustaining important aquatic and terrestrial ecosystems (i.e., habitat migration or transition zones) in the face of changing conditions.

The designation of GrowthPrint areas in "Lands Subject to Climate Change Impacts" should be made cautiously. Provisions for public safety, clean water, clean air and sufficient infrastructure in the context of climate change should be assessed prior to area designation. For GrowthPrint areas designated within Maryland's sea level rise inundation zone (i.e., lands 0 – 4 feet above mean sea level), a "Sea Level Rise Disclosure and Advisory Statement" shall be noted on all mapping and outreach products and materials.

Smart Growth Best Practices

Situated in a blighted neighborhood in East Baltimore, the American Brewery building looks better than ever and stands as a beacon of revitalization.

American Brewery

Built in 1887, the American Brewery in East Baltimore was one of the largest breweries in Maryland. Prohibition shut down the facility in 1920. The Weissner family sold the brewery to the American Malt Company in 1931, which modernized the interior equipment and operated the brewery until 1973. The building was listed that year on the National Register of Historic Places.

After a long period of abandonment, the brewery has since become the new home for Humanim, a Columbia, Maryland nonprofit. It secured $22.5 million to renovate the American Brewery Complex into its new headquarters.

Picture Credit: Kevin B. Moore

6. Policies for Economic Development and Community Design

Policy 6.1 – Promote economic development and community design to achieve PlanMaryland's Goals and Objectives through the combined efforts of State and local governments.

Approach 6.1 – Create economic development strategies that advance knowledge-based and technology-driven industries, particularly information technology and life sciences, and support regional and economic diversity through investment in Maryland's traditional sectors of agriculture, manufacturing and tourism.

In developing and implementing the strategies, include provisions that will maximize public return on past and future investments in State and local economies.

Make administrative and statutory changes as needed at the State and local levels that result in:

- Increased predictability, transparency and efficiency of the decision-making processes for development projects in PlanMaryland designated growth centers;
- Reduced costs of development through the elimination of unnecessary or inefficient regulatory practices; and
- Regulatory flexibility that allows State agencies to promote development, resource conservation, and a sustainable quality of life consistent with Plan goals and objectives, in ways that are compatible with agencies' existing statutory obligations.

Use State economic development strategies and incentives to promote economically dynamic, attractive and sustainable places for people to live and work within PFAs. Communities are sustainable when they achieve the following:

- Emphasize well-designed infrastructure and buildings that are pedestrian-oriented and compatible with surroundings;
- Encourage the rehabilitation, and adaptive use of historically significant buildings, structures, and sites;
- Encourage mixed-use developments and the integration of uses in more compact settings;
- Increase the availability of varied housing types and provide affordable housing opportunities for all economic segments of population ;
- Improve the cost-effectiveness of moving freight by highway, rail, water, and air; and
- Enhance the mobility of people and goods through a balanced system of transportation options, including walking and bicycling options that are safe, convenient and affordable.

7. Policies for Social Equity, Safety and Education

Policy 7.1 – Promote social equity, safety and education to achieve PlanMaryland's Goals and Objectives through the combined efforts of State and local government.

Approach 7.1 - Develop and employ growth and resource conservation strategies that ensure fair and equitable distribution of State and local government resources to achieve the following:

- create and save jobs;
- improve student achievement;

- reduce violent and non-violent crimes;
- expand the supply of decent affordable housing, particularly for disabled individuals and lower income households;
- improve the dependability and affordability of transit services;
- expand Marylanders' access to physical activities through outdoor recreation and open space;
- improve public understanding of development and preservation; and
- reduce potential health risks related to air and water pollution in disenfranchised communities.

In developing and implementing departmental and functional strategies, include provisions that will prevent housing discrimination and eliminate public policies which result in exclusionary housing practices; promote healthier communities by expanding public access to safe, accessible places for physical activity and healthy food production and availability; and promote public education and participation at all levels of government in the planning, policy development and implementation of the Plan.

Smart Growth Best Practices

Greened alley at North Luzerne and North Glover Street.

Community Greening

Homeowners on a block in East Baltimore joined together to improve the safety and appearance of their alley. Many groups offered support, including the Patterson Park CDC, Community Greens, University of Maryland Law School, Hogan & Hartson Law Firm, Patterson Park Neighborhood Association, Office of the Mayor, and the Neighborhood Design Center.

A visioning exercise resulted in a desire to create a shared garden in the alley. HB 1533, passed in 2004, changed the Baltimore City Charter to give the city the right to close and lease alleys to legal entities. The City passed an alley gating and greening ordinance in 2007. In this example, residents raised more than $14,000 to gate and green their alley and 100 percent signed the petition.

Picture Credit: Kate Herrod, Community Greens

Support intermediary actions, including Alternative Dispute Resolution (ADR) between developers, government agencies and community organizations to resolve issues that impede community revitalization, neighborhood reinvestment, and sustainable project development.

Support strategies that address environmental justice and that seek avoidance, minimization, and mitigation of environmental health hazards in all Maryland communities.

Promote long-term community planning tools that encourage investment in existing school programs to meet the educational challenges facing lower income communities and to meet the needs of new growth areas.

8. Policies for the Sustainability of Energy, Food, and Water

Policy 8.1 – Promote the sustainability of energy, food and water to achieve PlanMaryland's Goals and Objectives.

Approach 8.1 – Create strategies to achieve sustainability in the production, distribution, conservation and consumption of Maryland's energy, food and water resources in order to achieve the following:

- Integrate sustainable practices into community development and redevelopment efforts;
- Promote and create Green Jobs in Maryland;

To promote sustainable energy use and generation, develop and employ strategies that do the following:

- Advance the production and consumption of renewable energy sources;
- Reduce energy consumption through enhanced conservation and efficiency measures; and
- Reduce CO2 emissions from power generation, travel, business and personal use.
- To the extent practical, energy development will be consistent with the principals and policies in PlanMaryland. However, energy generation, transmission and distribution remain subject to Federal, State and local rules and are not limited by this Plan.

Approach 8.2 - Strengthen local food systems so that all residents of the State have access to safe, nutritious, and affordable local food produced in a way that protects the environment, enhances the economy, encourages land preservation, and improves nutrition, with particular emphasis on places that are underserved by supermarkets and other food vendors. For example,

- Create public/private partnerships to comprehensively examine Maryland's food systems to enhance production, processing, distribution, consumption, and waste management.
- Encourage the purchase of local, fresh food by State and local institutions.
- Support school food policies that promote healthy eating.
- Identify and remove barriers to the production, distribution, and availability of healthy, affordable food,

particularly Maryland-grown food.

- Explore policy and funding options for preservation of land that will support local food production in urban as well as rural areas.
- Promote the profitable production of local food in urban and suburban areas.
- Support subdivision design that provides for private and shared garden space and considers access, exchange, and interaction within neighborhoods.

Approach 8.3 – Implement growth and conservation strategies that protect water quantity and quality within reservoir watersheds and the groundwater recharge areas of confined and unconfined aquifers used for water supply.

Limit State funding on infrastructure that supports growth to areas that cannot demonstrate an adequate supply of drinking water.

Sustain Maryland's water supply through conservation, reuse and demand management programs.

9. Policies for Capital Budgeting

Policy 9.1- Use State investment in capital improvements to encourage development, redevelopment and economic growth in locations best suited to accommodate growth and achieve PlanMaryland Goals and Objectives in developed and rural areas. Minimize State investments that may compromise or damage historic, cultural, and natural resources or environmentally sensitive lands.

Approach 9.1 - State-funded capital improvements for new construction will be guided by departmental plans and consistent with Plan Maryland goals. To the extent practicable State capital investments shall be made according to the following priority sequence:

1. Protection of Public Health and Safety
2. Infrastructure Maintenance and System Preservation.

Smart Growth Best Practices

The library project is an example of public investment in amenities to support Smart Growth.

C. Burr Artz Central Library

The library is an example of the City and County working together to enhance the Carroll Creek project area and the importance of public facilities and gathering places in Smart Growth areas. The County invested $12 million towards the expansion of the library.

The library opened its doors on Carroll Creek Linear Park on May 3, 2002. It was the first project that opened on to Carroll Creek Park. The new facility has more than 66,000 square feet of space, including community rooms and offices.

City officials had urged the County Commissioners to keep the library downtown. A public focal point was essential along the creek to create a vibrant atmosphere. Creating a public destination there helped ensure an energetic mix of people along the Carroll Creek Park.

Picture Credit: Maryland Department of Planning

3. Redevelopment, Enhancement Improvements and Capacity Expansions in Designated GrowthPrint Areas.
4. Enhancement Improvements in Established Communities
5. Enhancement Improvements in communities outside PFAs

State capital investments shall be based on a long-range strategic plan that considers purpose, future needs, and efficient delivery of services to achieve the Goals and Objectives of the Plan. However, State capital improvements will, from time-to-time, occur outside of designated growth areas, established communities, and outside of Priority Fund Areas.

These investments remain eligible for an exemption as defined by law and, to the maximum extent practicable, include measures to preclude or minimize induced growth resulting from the capital investment.

10. Policies for Open Space in the Built Environment

Policy 10.1 –Maximize opportunities for physical activity by promoting safe, convenient, and connected walking paths, trails, and bikeways, as well as neighborhood-based park and recreational options.

Smart Growth Best Practices

Cumberland Trails and Bikeway Master Plan

Cumberland enjoys a unique position in cycling as the meeting point for the C&O Canal Towpath and the Great Allegheny Passage -- regional and national trails that draw cyclists to the city. The Cumberland Trails and Bikeway Master Plan serves as a companion to the city's comprehensive plan. It helps make Cumberland a welcoming tourist destination for bicycle users by promoting services such as "shop & ship" that helps bikers ship home goods bought in town.

Policy 10.2 – Promote policies that support open space, recreation, and other opportunities for physical activity through the combined efforts of State and local government.

Approach 10.2 – Create strategies, incentives, and requirements to provide safe, attractive accessible places that do the following:

- Create safe, convenient, and connected walking paths, trails, and bikeways.
- Locate parks, open spaces, and other recreational options within walking distance of existing neighborhoods, schools, and worksites.
- Maximize the return on capital investment in recreation facilities through shared utilization of the facilities.
- Accommodate the varied needs and abilities of able bodied and disabled individuals.

D. IMPLEMENTATION STRATEGIES

1. Introduction

One of the principal means to achieve the Goals and Objectives of PlanMaryland is to align and better coordinate State and local capital and non-capital programs, policies, and procedures. At the State level, agencies with relevant programs and procedures will work in consultation with the Maryland Department of Planning to develop departmental and interagency strategies for PlanMaryland. These strategies will incorporate the Goals and Objectives of PlanMaryland into individual agency plans, programs, and procedures that affect development, resource conservation, and sustainable quality of life in Maryland's urban, suburban, and rural communities.

Programs and procedures considered in developing departmental and functional strategies will include but are not limited to:

- capital and non-capital budgeting;
- construction, rehabilitation, and repair projects;
- licenses, permits, loans, loan guarantees, and grants;
- expenditures of public funds for land and resource conservation;
- regulatory procedures and priorities;
- technical assistance, planning and support for infrastructure, schools, recreation, economic development, housing and other community-related enhancements;
- leases and State property transfers; technical assistance and training; and
- allocation of capital and non-capital resources to geographic areas and programs.

These Implementation Strategies, in conjunction with Place Designations, provide a consistent framework across State agencies and functions. As a result, the opportunities for local governments and the private sector to

Smart Growth Best Practices

Laurel Commons Town Center is one of the focal points for the City of Laurel's BRAC Zone

Laurel BRAC Zone and Laurel Commons Town Center

The City of Laurel BRAC Zone, established as part of Maryland's Base Realignment and Closure Program, makes the City of Laurel eligible for funds from the State to leverage public infrastructure improvements. The purpose is to foster BRAC- related growth with Smart Growth principles. Local jurisdictions and business entities within the BRAC Zone also receive priority for financing assistance for projects or operations from various State agencies. One of the focal points for the City's BRAC Zone is the Laurel Commons Town Center. The aging Laurel Mall site is being transformed from a "Greyfields" property into a striking mixed-use facility with theaters, restaurants, retail and housing. Redevelopment of the site will have a positive environmental impact by improving storm water runoff and adding green space. The plan also calls for 3 percent of the units to be reserved for workforce or moderately priced housing.

Picture Credit: City of Laurel, Department of Community Planning and Business Services

maximize return on their own investments will become more predictable, with that return coming through achievement of both their own objectives and the Goals and Objectives of the Plan.

State agencies also administer a number of federal programs, which come with their own rules and regulations. However, some federal programs allow states or local governments to tailor the federal assistance to meet the needs of individual communities. State agencies will take advantage of any flexibility in federal programs as they realign their own strategic efforts.

2. Departmental Strategies

The development of Departmental Strategies will take place under the auspices of the Smart Growth Subcabinet, as discussed further in the *Oversight, Management and Metrics Chapter* (Chapter 6). The following steps will guide the process for each department, working in consultation with the Maryland Department of Planning:

- Identify the most important State laws, capital and non-capital programs and procedures that potentially affect development, conservation, and sustainability as defined through the goals and objectives of this Plan;
- Evaluate all applicable federal grants, loans or services available to the State, along with the potential impact of any existing or proposed federal programs on the State;
- Determine those laws, programs and procedures that significantly influence achievement of the goals;
- Integrate, to the extent possible, the Goals and Objectives of the Plan as fundamental guiding principles for programs and procedures with the most significant potential effects;
- Identify and minimize instances where programs or procedures compromise or contradict the goals of the Plan;
- Identify, for the consideration of the Governor and the General Assembly, statutory changes necessary to support the goals of the Plan;

Smart Growth Best Practices

A grid street design provides walkable access to residences, retail, offices and green space at King Farm.

King Farm

King Farm is a 430-acre medium to high-density residential and mixed-use community in north Rockville. A grid street design provides walkable access to most of the 3,200 residential units, 130,000 square feet of retail, 2.5 million square feet of office space and 100 acres of green space. The King Farm's Workforce Housing program provides affordable housing to homebuyers with household incomes between 71 percent and 120 percent of the Washington, D.C. area median income. Residents of King Farm also have access to the Shady Grove Metro station, about a half-mile away.

Picture Credit: Just Up The Pike

- Align and focus programs and procedures to support the Goals in ways that complement a department's existing statutory goals and public obligations;
- Develop recommendations for better aligning relevant programs with the goals of the Plan.

Currently, most State programs are not oriented to specific PlanMaryland geographies. An assessment of nearly 300 programs in eleven State agencies found that only 24% of the programs have place-based orientations. (Figure 4-1) (A place-based program may have eligibility criteria, benefits or other program features that vary depending on area or location.) The rest do not vary criteria, benefits or services based on location. Through the Departmental Strategy process, each agency will have the opportunity to evaluate if more State programs should be aligned geographically to better support PlanMaryland Goals and Objectives.

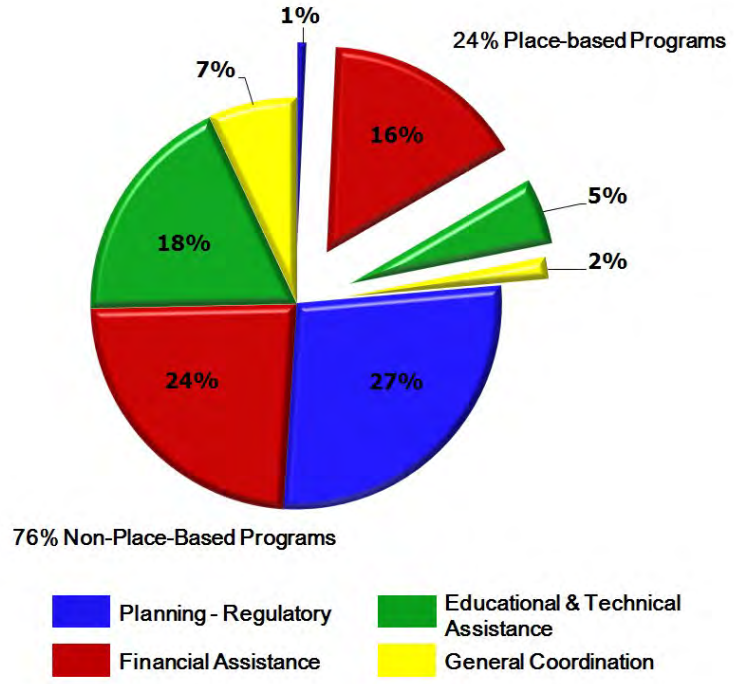


Figure 4-1: State Programs: Locationally Targeted or Not?

One example of how State agencies programs could be re-aligned to better meet PlanMaryland's Goals and Objectives is Maryland Department of the Environment's (MDE) Integrated Project Priority System (IPPS). MDE uses two rating systems to rank loan applications for capital projects – one for water quality projects and one for drinking water projects.

Once basic eligibility criteria are met, the applications receive points based on characteristics of the project. In 2010, MDE revised the rating system to incorporate points for sustainability in addition to environmental water quality benefit, public health benefit, and cost-effectiveness. For example, points are given for projects that fix existing infrastructure, expand sewage treatment plants to accommodate new development or redevelopment in sustainable communities, or incorporate green elements such as positive climate change impact.

When a program or procedure with significant potential to affect achievement of the Plan's Goals is identified, the relevant agency and the Department of Planning will explore how the program or procedure can help achieve the Plan's goals in a manner that is consistent with the agency's existing statutory or other public obligations. The Smart Growth PlanMaryland Workgroup, discussed in the *Oversight, Management and*

Metrics Chapter (Chapter 6), will assist agencies in exploring alternatives and providing suggestions. The agencies will agree upon measures to resolve conflicts and realign the program or procedure to support Goals and Objectives of the Plan, and report the conclusions to the Smart Growth Coordinating Committee. The Smart Growth Subcabinet will consider unresolved issues and recommend solutions.

Alignment of State plans, programs and procedures will have significant implications for agency and inter-agency operations. When the majority of departmental strategies have been completed, the Department of Planning will produce a summary report. The individual strategies and the summary will become parts of PlanMaryland when they are completed.

3. Functional Strategies

For the complex issues impacting the economic and physical development of the State that do not fall under the responsibility of an individual agency, the State will develop Functional Strategies that are responsibilities of several agencies. Functional Strategies will be developed using multi-agency efforts similar to Maryland's recently developed Climate Action Plan. The Functional Strategies will be developed by following similar steps as those identified above for the Departmental Strategies.

The table below includes some of the Functional Strategies that have been identified as part of PlanMaryland, along with State partners responsible to develop them. Each agency will bring to the process its own inter-governmental collaborations with local governments and the private sector to ensure these are considered in strategy development.

Functional Strategy	**Key State Partners**
Transportation – Land Use	DBED, DHCD, MDOT, MDP
Preservation of Rural Resource Lands	DNR, MDA, MDP
State Housing Plan	DBED, DHCD, MDOT, MDP
Healthy Communities	DHMH, DHCD, DNR, MDE, MDOT, MDP
Addressing Climate Change	DNR, MDE, MDOT, MDP
Production, Distribution and Consumption of Food, Water and Energy	DBED, DHMH, DNR, MDA, MDE, MDOT, MDP, MEA

Table 4-2: List of Possible Functional Strategies and Key State Partners

E. PLACE DESIGNATION PROCESS

1. Initial State Designation

Initial State Designations will be made for GrowthPrint Areas and for Priority Resource Areas associated with GreenPrint and AgPrint. GrowthPrint is the *Initial State Designation* for growth and revitalization areas. GrowthPrint was developed using Geographic Information Systems (GIS) analysis to map existing State programs, such as Sustainable Communities (which include Designated Neighborhoods, Community Legacy Areas, BRAC Zones and Designated TOD Areas), Enterprise Zones, and others (all of which are at least partially derived from local designations, policies and input). GreenPrint and AgPrint were used together, to provide *Initial State Designation* boundaries for Priority Agricultural Resource Lands and Priority Water Resource Areas. GreenPrint itself is being revised and updated, and will be used to comprise the *Initial State Designations* of *Priority Natural Resource Areas*. Collectively, the Priority Resource Areas are the *Initial State Designation* for the preservation and protection of resources.

Designated Places and other Planning Areas will be recognized in PlanMaryland in two stages: first through Initial State Designations in the 2011 Plan, followed by State/Local Designations that will result from a State/Local Designation process. Pending a State/Local Designation, areas not included in the Initial State Designation will be recognized as one of the other Planning Areas. There is no set time period for the *Initial State Designation* to be replaced by another Designated Place or Planning Area. The transition from the Initial State Designation will depend upon a number of factors and will be jurisdiction specific. Through the State/Local Designation process, State agencies will work with local governments to revise and refine the initial designations, and the other Planning Area boundaries may be adjusted accordingly.

Smart Growth Best Practices

Plan for Kingsley Park

Renaissance Redevelopment Pilot Project at Kingsley Park

Baltimore County's Renaissance initiative is a golden opportunity to turn underused or neglected parcels of land into community assets. This involves properties within Priority Funding Areas where community residents want such redevelopment to take place. A collaborative design process involves full community participation in order to ensure that what is planned is what will be built, thus strengthening all of our communities. To date, nine pilot project areas have been identified. This example highlights the County's process of creating a new vision for the Old Kingsley Park apartment site in Essex-Middle River, which included community input and exploring various design ideas.

Picture Credit: Design Collective, Inc.

2. Preliminary Local Nominations and State Feedback

Each jurisdiction with planning and zoning authority will have the opportunity to nominate Designated Places, i.e., GrowthPrint Areas or Priority Resource Areas, based on the place-based Objectives and State/Local Designation Criteria established in PlanMaryland. To begin the State/Local Designation Process, PlanMaryland provides for *Preliminary Local Nominations and State Feedback*.

The purpose of the *Preliminary Local Nominations and State Feedback* is to determine:

- if local nomination of an area is likely to receive State/Local Designation in PlanMaryland according to the criteria established in Section B; and
- identify issues or concerns about nominated places or the local capital and non-capital plans, programs and procedures needed to support achievement of relevant PlanMaryland Goals and Objectives in the subject area.

More generally speaking, the preliminary process is designed to help local governments assess the ease or difficulty involved in seeking PlanMaryland designations, inform local strategies to move forward with nominations, and provide realistic expectations for the process.

The Maryland Department of Planning will coordinate the State agencies' response evaluating a preliminary local nomination.

Smart Growth Best Practices

City-owned, post-war home is being rehabbed for resale with Green building methods.

Capitol Heights

The City of Capitol Heights is located along MD 214 (Central Avenue), and is adjacent to the District of Columbia. Though the city is fairly small, it is located within a large urban area of Prince George's County and serves as one of the gateways to the nation's capital. Housing in this community is mostly post-World War II era with a significant number of bungalow-style homes. Many are small but architecturally significant and create a unique character for the community.

Focusing on Smart Growth principles, Capitol Heights is poised to support development and re-development opportunities that are consistent with the Maryland Department of Planning's vision for community design. Capitol Heights is committed to the revitalization of its older residential neighborhoods and the community's business district. Because of its proximity to Joint Base Andrews (formerly Andrews Air Force Base), the city is a prime setting for value-driven housing for families relocating to the area because of BRAC.

Picture Credit: Maryland Department of Planning

3. Local Nomination and State Designation

Locations nominated by local governments for place designation will be reviewed by the State according to the place-based Objectives and Criteria established in Section B of this Chapter. As noted in Section B, the Plan's place-based Objectives and Criteria are not a one size fits all prescription that applies equally in all regions and jurisdictions. Instead, they are intended to apply in each jurisdiction in ways that are commensurate with size, population, economy and expected growth.

Smart Growth Best Practices

Shore Transit

Shore Transit, whose slogan is "We're Going Places Together", is a commuter bus transit system operated by Shore Transit and the Tri-County Council for the Lower Eastern Shore. Shore Transit services Somerset, Wicomico, and Worcester counties.

Shore Transit provides fixed routes in the Salisbury metropolitan area and routes connecting Salisbury to municipalities in Wicomico, Somerset, and Worcester counties, including Ocean City. Calvert Street in Salisbury is currently the main hub and transfer point for most of the fixed route services in Salisbury. These fixed routes provide service seven days a week, except for holidays. The Somerset Plaza hub is served by 5 routes, and the buses usually gather on the hour.

Demand response services are also provided, however demand response is "on-call" and operates five days per week and occasionally on weekends for special transportation needs.

The majority of Shore Transit's funding is provided by the Maryland Transit Administration. In FY'2009, ridership totaled over 515,000 riders and Shore Transit continues to expand. As part of the federal Economic Stimulus Act, Shore Transit received funding for eight new buses, as well as for a new headquarters, which will be stationed at U.S. Route 50 and Walston Switch Road, across from Wor-Wic Community College.

The purpose of the State/Local Designation process is to recognize that local governments already have targeted areas and may add in the future specific areas for growth, revitalization, or conservation of one or more priority resources. This process will give the State and local governments the opportunity to coordinate and optimize their efforts, geographically and with respect to implementation mechanisms. State/Local Designations by the State will be based upon demonstration by local governments that their capital and non-capital plans, programs and procedures are aligned and coordinated to achieve PlanMaryland place-based objectives for these areas.

The State will notify each jurisdiction if their nominated areas have received State/Local Designation. The State will also publish updated PlanMaryland Designated Places maps periodically depicting the location and boundaries of each area.

Where there is a Place/Area that is critical to a department's statutory goals and public obligations, a State agency itself may nominate that place/area. If possible, the State agency should make the nomination jointly with local governments. State nominations will be considered using the same place-based Objectives and Criteria. A State-nominated place designation that meets the place-based Objectives and Criteria, but does not have local government support through its capital and non-capital plans, programs and procedures, may become a "State Designation" regardless of the local support.

Ongoing Evaluation of Designations

Designated Places and other Planning Areas will be re-assessed during the evaluation of a jurisdiction's comprehensive plan, at least every six years in synch with the review and amendment cycle required in State law. Local governments may, at those times or through interim comprehensive plan amendments, propose reclassifications of areas within PlanMaryland as appropriate. Designated Places that no longer meet the intended objectives and criteria will be re-classified as an appropriate Planning Area, while former Planning Areas may become Designated Places. Changes will be reflected in the regular updates to PlanMaryland.

4. State and Local Commitments for Designated Places

State/Local Designations will engender substantial State and local commitments to achieve the Goals and Objectives of the Plan. To help all parties fulfill those commitments, the Smart Growth PlanMaryland Workgroup, under the auspices of the Smart Growth Subcabinet, will prepare and implement a PlanMaryland Consistency Review Process, (see Chapter 6, *Oversight, Management and Metrics*). State/Local and State Designations will also become the geographic targets for implementation in each Departmental and Functional Implementation Strategy for PlanMaryland (see Section D of this Chapter).

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Chapter 5: Possible Actions

A. INTRODUCTION

Where Chapter 4 articulates policies and procedures and geographic targeting for achieving the Goals and Objectives of the Plan, this Chapter provides some possible actions that can be taken at the State and local level.

There are a number of ways to advance the goals of PlanMaryland to achieve the desired objectives. Several possible actions have been identified, which will be refined during the public review of the draft Plan. While these actions do not represent a complete list of possibilities for State and local agencies in the implementation of PlanMaryland, they do provide ways to achieve the desired objectives. State statutes may need to be revised, local codes may need to be rewritten, and all State agencies will need to review their programs. To expedite the implementation of PlanMaryland, some actions can be advanced administratively or through executive order.

Organized under the three Goals of PlanMaryland, each possible action will require further investigation and refinement to identify the responsible implementing agency, funding and authorization. While not an exhaustive listing, it does represent potential opportunities for State and local governments to begin implementing PlanMaryland. As the public and stakeholder review of PlanMaryland progresses, these potential actions and others that are identified through the outreach process will be refined.

B. POSSIBLE ACTIONS

Possible Actions to achieve Goal 1: Concentrate development and redevelopment in towns, cities and rural centers where there is existing and planned infrastructure.

1. Review funding and financial assistance, fees, charges, licenses, permits and review and approval processes to facilitate growth, redevelopment and revitalization in GrowthPrint areas

2. Create local authority and State incentives for local governments to provide reduced fees, expedited review and approval processes and variable adequate public facilities requirements to attract development and redevelopment in GrowthPrint areas.

3. Establish a consolidated State multi-agency process to enhance predictability in project review and permit approval, and to streamline and expedite development review and approval for projects located in PFAs and GrowthPrint areas.

4. Formulate a coordinated State agency economic development and community revitalization strategy and prepare a multi-agency toolbox of methods to promote infill and redevelopment of existing communities.

Smart Growth Best Practices

Mosaic at Metro Apartments is a prime example of transit-oriented development.

A TOD project will also surround the historic Laurel MARC station.

Transit-Oriented Development

The goal of transit-oriented development, or TODs, is to foster high-density development near significant points of public transportation. Plans for a mixed-use development and commuter garage will bring better use to roughly four acres of surface parking surrounding the Laurel MARC station. The historic Queen Anne-style structure is listed in the National Register of Historic Places. Another leading example of TOD is Mosaic at Metro, the first privately financed project at a Metro station in Prince George's County. The project, with 260 "Class A" rental units at the Prince George's Plaza Metro Center on the Green line, is the first financed by the U.S. Department of Housing and Urban Development at a Metro Transit Center in the Washington metropolitan area.

Picture Credit: The Maryland-National Capital Park & Planning Commission

Smart Growth Best Practices

Rehabilitation of the structure was only feasible because of the Heritage Structure Rehabilitation Tax Credit.

The Fisher Building

The Fisher building is a circa-1880 brick warehouse near the Carroll Creek parking deck. It has been empty and abandoned since the late 1950s. Rehabilitation of the structure has been challenging because of severe structural decay as well as the fact that the building was never equipped with essential utilities such as electric, water and sewer. The only way that rehabilitation of the structure was economically feasible was through use of the Heritage Structure Rehabilitation Tax Credit, according to Dean Fitzgerald, whose firm, Fitzgerald Heavy Timber Construction, provided the winning proposal. This project received a FY2007 Part II approval for an award of $70,000 in tax credits when completed. The renovated building will ultimately provide prime downtown office space.

Picture Credit: Frederick City

5. Prioritize and direct a greater share of State funding for roads, sidewalks, bike routes, transit, water and sewer facilities, schools and other public facilities into GrowthPrint areas

6. Give priority for State funding to public and private development projects that advance Plan objectives. Coordinate public and private investment in housing, infrastructure, community revitalization and economic development to create a favorable market for development in GrowthPrint areas.

7. Prepare and publish Models and Guidelines for local comprehensive plan elements and local regulations that help direct growth to GrowthPrint areas and provide examples of best practices.

8. Prepare and publish model development regulations to address ways to provide affordable housing, encourage adaptive re-use, encourage mixed use redevelopment, emphasize community design and promote public/private partnerships.

9. Promote Transit-Oriented Development and Transit-friendly design toolkits that address financing methods and financial incentives to local jurisdictions and developers, providing transit-supportive design guidelines, and information on addressing community concerns.

10. Link future State funding for infrastructure and land preservation to local conformance with PlanMaryland Designations.

11. Establish a rural economic development program at the State and county level with advisory groups comprised of representatives from rural communities.

12. Establish a Rural Communities program to assist rural jurisdictions with their unique planning challenges.

13. Assist local jurisdictions in rural parts of Maryland by promoting economic development and smart growth through a pilot State / local cooperative economic development planning effort.

14. Establish eligibility criteria for State programs within GrowthPrint areas. Provide financial incentives, attractive to local governments to amend zoning and pursue programs to achieve appropriate densities within GrowthPrint Areas.

15. Promote Transit-Oriented Development, using publically-controlled land and other incentives

16. Provide public education and assistance to local governments on the use of community design techniques to mitigate the impacts of increased densities.

Smart Growth Best Practices

BWI Business Partnership

Based near Baltimore/Washington International Thurgood Marshall Airport, this public policy organization promotes a thriving airport and sound transportation infrastructure for the region. The partnership provides opportunities for members to share information on development, transportation and sustainability issues.

17. Develop a comprehensive, ongoing education program to inform citizens on sustainable development and re-development within GrowthPrint areas and PFAs.

18. Establish a policy and process to ensure that major transportation capacity improvements support existing and planned developments in GrowthPrint areas and PFAs, and that do not induce demand for development outside of PFAs.

19. Work with local governments to incorporate a strategy to direct new growth to designated Sustainable Communities and/or to where existing public facilities are in place

20. Encourage local governments to support urban agriculture programs through education programs and technical assistance.

21. Partner with educational institutions and non-profit organizations to develop educational materials, guidelines and programs for the development of energy efficient, low carbon sustainable communities.

Smart Growth Best Practices

The 25-acre Arts District Hyattsville along Route 1 will include more than 500 new residential units, retail and hip eateries.

Arts District Hyattsville

The Arts District has become a cornerstone of Hyattsville's revitalization efforts. Located on Route 1 and close to the Metro and the Hyattsville Historic District, this mixed-use community features row homes, condominiums, live-work units, shops and a new community center. Gov. Martin O'Malley selected Arts District Hyattsville as one of Maryland's 15 "Smart Sites." The designation commends projects that follow green building standards and that result from public private investments. It's meant to encourage mixed-use, revitalization projects and to coordinate State, local and private investment in a variety of areas from BRAC zones to Main streets. Arts District Hyattsville is a project of EYA, a developer known for creating high-quality, lifestyle-friendly residential communities in the D.C. area. The development has been named Best Urban Smart Growth Community by the National Association of Home Builders, the Best Mixed-Use Design by Monument Awards and the Best Green Building by the Maryland-National Capital Building Industry Association.

Picture Credit: Hyattsville Community Development Corporation

22. Encourage and support the availability of housing options for persons with disabilities who may not be able to drive and for aging seniors who may no longer be able to drive and for persons of limited income in and around Transit Oriented Developments through financing programs and incentives in coordination with local public and private.

Possible Actions to achieve Goal 2: Preserve and protect environmentally sensitive and rural lands and resources from the impacts of development

1. Review funding and financial assistance, fees, charges, licenses, permits and review and approval processes to facilitate preservation and protection of resource lands

2. Establish a comprehensive, multi-agency State funding criteria and prioritization system that supports the land preservation goals of PlanMaryland

3. Require restrictive land use requirements for eligibility to participate in the State's open space and agricultural land preservation funding programs

4. Develop strategies that protect privately owned environmentally sensitive and rural lands without using public financial assistance

5. Establish policies and procedures that address the use of State funding for road projects that expand highway capacity outside of growth areas or that encourage longer distance commuting.

6. Direct infrastructure investments in rural areas for system preservation, safety, health, and environmental protection.

7. Collaborate with State agencies and local governments to identify alternative financing for purchasing land for preservation.

8. Require all new on-site septic disposal systems to be strictly regulated and require installation of the best available nitrogen reducing technologies

9. Limit the number of lots created in a subdivision that use on-site septic disposal systems.

10. Prepare and publish model ordinances for restrictive zoning, mandatory clustering, county easement programs, Installment purchase agreements for farmland preservation, and other easement programs and financial incentives.

11. Provide technical and financial assistance to organizations that support and promote farming and agriculture-based industries

12. Link PlanMaryland's Designations for resource protection/preservation to future funding for appropriate infrastructure and preservation.

13. Assess the impact of local zoning and development regulations on resource-based industries such as agriculture and forestry.

Smart Growth Best Practices

Public investment of $450 million has attracted $2 billion in private investment to create a vibrant mixed-use center.

Downtown Silver Spring

Downtown Silver Spring has experienced dramatic redevelopment and revitalization in the past decade, making it one of the most prominent transit- and pedestrian-oriented centers in Maryland. The Silver Spring Metro station is being expanded to include MARC commuter rail, bus and bicycle commuters in the new Paul S. Sarbanes Transit Center. Plans to develop above the center include a mix of residential units and retail shops and a hotel. Downtown Silver Spring includes shopping, the AFI Silver Theatre and Cultural Center and a 5,000-seat, first-run movie complex. Restaurants, offices, hotels and parking facilities with residential uses in close proximity make the downtown a lively center of activity. Construction of the Civic Building and Veterans Plaza is underway. It will create a new gathering place near retail, restaurant and entertainment uses, including an ice rink.

Picture Credit: Silver Spring Town Center, Inc.

Possible Actions to achieve Goal 3: Ensure a sustainable and high quality life in Maryland's communities and rural areas

1. State agency program goals, policies and strategies are to be consistent with PlanMaryland goals and policies to the greatest extent possible

2. Establish a State consistency compliance process to ensure that local land use regulations (zoning, subdivision, etc.) are consistent with the goals, objectives and policies of PlanMaryland and tie consistency determination into eligibility for State funding.

3. Conduct a statewide assessment on the need for affordable housing, establish county supply targets, and work with counties on ways to meet targets

4. Help local jurisdictions develop strategies to expand housing choices for their residents.

5. Work with local jurisdictions to include or address the following elements in their comprehensive plans :

- **a.** Affordable housing - quantify the need for affordable housing and what efforts are needed and proposed to provide an adequate supply of affordable housing.
- **b.** Community design – address methods by which local jurisdictions are incorporating community design principles and standards into development regulations and development projects.
- **c.** Complete Streets - Complete Streets are designed and operated to enable safe access for pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Smart Growth Best Practices

The power demonstration project will include three wind turbines and solar arrays that will produce up to 600 kilowatts of green electricity.

Wind and Solar Power Demonstration Project

Talbot County has taken a proactive approach to renewable energy using federal stimulus funds to help finance a wind and solar power demonstration project at the County's Bio-solids Utilization Facility. The project will demonstrate renewable forms of energy that can be produced locally. As an example of community electricity distribution, energy produced at the facility can be sold to the Choptank Electric Cooperative for distribution into the grid. The County will own the Renewable Energy Credits generated by the facility. The County is already exploring options to enhance its renewable energy portfolio at the site to potentially upgrade the bio-solids facility for other renewable energy projects.

Picture Credit: Talbot County, DPW.

d. Food policies – address issues of access to healthy foods, support for local food producers and manufactures, including farmers.

e. Health impact assessments – assess ways in which the physical development of the local jurisdiction impacts the health of its residents.

f. Historic and cultural resource preservation – address inventory of and means of protecting/preserving historic and cultural resources.

g. Revitalization strategies for weaker market communities

6. Establish State agency assistance and funding eligibility requirements for jurisdictions to adopt/implement community design best practices, programs, and regulations.

7. Develop strategies to implement the Greenhouse Gas (GHG) Reduction Plan to mitigate Maryland's GHG impacts.

8. Assure that all State agencies and local governments provide public notice at the commencement of major planning activities such as comprehensive plan updates and agency strategic plan development.

9. Create an inter- / intra-agency network of professionals within State government, with a specific interest in and desire to achieve the Goals and Objectives of PlanMaryland, to coordinate State agencies implementation of PlanMaryland recommendations.

10. Encourage local governments, as part of their comprehensive plan revision process, to coordinate preparation of their comprehensive plan with local school boards, other units of local government, adjacent municipalities, counties, metropolitan planning organization and applicable State agencies.

Smart Growth Best Practices

Before

After

Brentwood Arts Center

In recent years, the structure at 3901 Rhode Island Avenue, vacant and neglected, detracted from community efforts to revitalize the area. Using the Maryland Heritage Structure Rehabilitation Tax Credit Program, the Gateway Community Development Corp. refurbished the circa-1945 former auto showroom and repair shop to include an art gallery, a classroom dedicated to art instruction and roughly a dozen affordable studios for artists. Today, the studio spaces are attracting successful and innovative artists. The Brentwood Arts Center has become not only a destination arts facility for the region, but a prominent building in the Brentwood Town Center. It is located within a Target Investment Zone of the Anacostia Trails Heritage Area.

Picture Credit: Maryland Historical Trust, Office of Preservation Services

11. Prepare and publish a Model and Guidelines on best practices for affordable housing in areas such as local codes and programs, including funding incentives and disincentives.

12. Develop a comprehensive public and business outreach program on green industry opportunities and utilization of green technology.

Smart Growth Best Practices

Red Line

The Red Line is a planned 14-mile, east-west transit line to connect Woodlawn, Edmondson Village, West Baltimore, downtown Baltimore, Inner Harbor East, Fells Point, Canton and Johns Hopkins Bayview. The Red Line will be a Light Rail Transit (LRT) line to run mostly as a dedicated surface transitway in the median of existing streets with tunneling under Cooks Lane, downtown and Fells Point. The project will enhance mobility and provide connections to existing transit systems – MARC, Metro, Light Rail and local and commuter bus routes.

Picture Credit: MTA - Baltimore Region Rail System Plan Advisory Committee

C. TRANSPORTATION

Maryland has a storied history of transportation planning dating back to 1935 when the State Planning Commission issued its report, "A Ten Year Highway Construction Program for Maryland." This report noted that many of the main highways in Maryland were aging and inadequate to handle the1930s traffic volumes. Many of the same problems plague the State of Maryland in 2011, although capacity issues now apply also to transit, rail and freight transportation and capacity needs will increase in future years. Yet, Maryland has made great strides to meet its transportation challenges in meaningful and responsible ways. Maryland has become a leader in context sensitive solutions for road improvements to ensure they complement their surroundings, and is renowned for its collaborative work with the private sector to build transit-oriented developments that maximize the State's transit investments. With quality service, safety and maintenance of existing transportation assets being top priorities for the Maryland Department of Transportation (MDOT), this agency has embarked on several comprehensive planning efforts to address all modes of travel and facility types, as well as the inter-relationship between modes.

MDOT, in accordance with State and Federal requirements updates the Maryland Transportation Plan (MTP) every four to five years to address current and future transportation challenges and conditions. The most recent update of the MTP in 2009 established a State-wide vision to ensure Maryland's transportation system remains well maintained, safe, secure, efficient and reliable. The current MTP recognizes the importance of smart growth and the profound impact that transportation investments

have on growth and development. The 2009 MTP establishes a 20-year vision through statewide goals and objectives to build, operate, and maintain a safe and seamless transportation network that links Maryland both internally and with the rest of the country and world. Based on extensive public outreach, the 2009 MTP articulates five goals:

- **Quality of Service:** Enhance users' access to, and positive experience with, all MDOT transportation services.
- **Safety & Security:** Provide transportation assets that maximize personal safety and security in all situations.
- **System Preservation & Performance:** Protect Maryland's investments in its transportation system through strategies to preserve existing assets and maximize the efficient use of resources and infrastructure.
- **Environmental Stewardship:** Develop transportation policies and initiatives that protect the natural, community, and historic resources of the State and encourage development in areas that are best able to support growth.
- **Connectivity for Daily Life:** Support continued economic growth in the State through strategic investments in a balanced, multimodal transportation system.

MDOT reports on an annual basis on progress to achieve these goals, as well as project consistency with Smart Growth and other statewide goals, as part of the Consolidated Transportation Plan. PlanMaryland, when adopted, can be expected to become an integral part of this reporting process. Moreover, future iterations of the MTP can be expected to benefit from the inter-agency and intergovernmental perspective on land use issues developed through PlanMaryland. In turn, PlanMaryland can help provide context-specific analysis regarding actions to help achieve the MTP's publicly-vetted and legislatively-adopted goals.

Smart Growth Best Practices

Edmonston's "Green Streets"

The Green Street project will transform Decatur Street, Edmonston's main residential street, into an environmentally sensitive thoroughfare. The project will utilize the best in sustainability practices -- from the tree canopy overhead to the storm water system underground – to become the first street project of its kind in Maryland. By virtue of the town's location, straddling the Anacostia River, and having experienced years of devastating flooding from poor environmental practices, the Mayor, Council and residents came to a consensus to reverse these trends and build a "Green Street." The completed project will make a positive contribution to the environment, especially local rivers and the Chesapeake Bay.

Picture Credit: Town of Edmonston

To the extent possible with federally mandated requirements of the MTP, future iterations of the MTP should reflect the goals, objectives and implementation policies of PlanMaryland. It is the intent of PlanMaryland to have the Maryland Transportation Plan not only serve to inform MDOT's Departmental Strategies as set forth in the planning structure of PlanMaryland, but subsequent updates of the MTP will become an integral part of PlanMaryland itself, knowing that the MTP will help to guide local, regional, and federal transportation planning and investment decisions as well as private development decisions.

Smart Growth Best Practices

The Maryland Transit Administration (MTA) heads the Purple Line project.

Purple Line master plan

The Purple Line, a proposed 16-mile light rail line, will run from Bethesda to New Carrollton and provide direct connections to Metrorail, local and inter-city bus, the MARC train and Amtrak. An east-west route connector for Montgomery and Prince George's counties, the Purple Line has been under study since 1992. In January 2009, the Planning Board issued its recommendations on the Purple Line route and mode, agreeing with its transportation planning staff that it should run on light rail rather than bus rapid transit. Light rail is expected to better handle the projected ridership, forecast to reach 2,000 passengers during the busiest weekday hour by the year 2030, planners say. The County Council agreed with the Board recommendations and forwarded them to the Maryland Transit Administration (MTA), which is in charge of the project. Last summer, the O'Malley supported light rail and began to pursue federal funding.

Picture Credit: Maryland Transit Administration

Future iterations of the statewide transportation plan can be strengthened and can further the Goals and Objectives of Plan Maryland by the following actions:

- Conduct an assessment of existing conditions to determine what level of transportation planning, policy and program development has been achieved to accomplish the Goals and Objectives of PlanMaryland, and identify what improvements are needed.
- Utilize PlanMaryland's Designated Places and refine them further to provide a more effective strategic plan for the State's transportation system.
- Identify major transportation routes and terminals in the State, providing to the extent possible corridor prioritization for roads, transit and rail that are State and/or regionally significant in support of the Goals and Objectives of PlanMaryland.
- Develop strategies to better coordinate land use, development and transportation at all levels of governments including the federal and State agencies, MPOs, and local jurisdictions to help guide and encourage public and private investments that support the Goals and Objectives of PlanMaryland.

D. MAJOR PUBLIC WORKS

With the exception of the State's transportation system, most other State public works and facilities have had limited system-wide, long-range planning. A significant portion of the capital facility planning done at the state-level is directed to meeting short-term and intermediate timeframes. As a general rule, when capital facility planning does take place the capital investments do factor in future growth and are sized accordingly and consider the opportunity to share facilities either between State agencies or with local governments. However, the time-frame for State capital improvement planning looking into the future tends to be relatively short – three, five and maybe seven years in advance. State agencies will also try to identify existing State property with compatible land uses to locate future State facilities. However, program guidelines or target populations tend to limit the opportunities to maximize utilization of existing State-owned properties.

PlanMaryland's Departmental and Functional Strategies can begin to address this capital planning deficiency. At this time, PlanMaryland does not propose specific actions concerning the need for and proposed general location of major public works. Through the Departmental and Functional Strategy process, the Maryland Department of Planning will be working with the individual State agencies to help integrate Plan Goals and Objectives into their longer-term capital investment plans.

Smart Growth Best Practices

The Easton Hospital agreement resulted in retaining a major employer and important regional medical center within the town.

Easton Hospital Relocation

Shore Health Systems, part of the University of Maryland Medical System (UMMS), has operated the Memorial Hospital at Easton since 1996. The hospital employs more than 1,000 Town and County residents and provides medical and emergency services to nearly 70,000 residents in Caroline, Talbot, Dorchester, Queen Anne's and Kent counties. With the need to expand and available land at a premium, a proposal was initially made to move the hospital to a rural location outside of the Town. The County, Town and multiple State agencies worked to keep Easton Hospital near the existing Town. Shore Health Systems will instead relocate to an area that is now within the Town boundary adjacent to the Easton Airport.

Picture Credit: Shore Health Systems

Chapter 6: Oversight, Management & Metrics

Oversight and management of PlanMaryland's implementation will occur under the auspices of the Smart Growth Subcabinet, with advice from the Sustainable Growth Commission.

A. ROLE OF THE SUSTAINABLE GROWTH COMMISSION

The Sustainable Growth Commission serves an important advisory function during the initial preparation of PlanMaryland, and will play an even more critical role advising the Smart Growth Subcabinet throughout the Plan's implementation. Section 5- 706 of the State Finance and Procurement Article points out that the Sustainable Growth Commission will "advise on the content and preparation of the State development plan, State transportation plan, and State housing plan and the implementation of these plans, including the relationship of these plans with local land use plans." Given the diversity of perspectives and breadth of knowledge on the Sustainable Growth Commission, the Commission will provide the Smart Growth Subcabinet a comprehensive and effective sounding board to explore the issues identified as the Plan is put into action.

To keep the Commission apprised of ongoing efforts to put PlanMaryland into action, the Maryland Department of Planning (MDP) will report annually to the Sustainable Growth Commission on the Plan's overall implementation, and will provide interim progress reports throughout the year, as needed, to solicit guidance on proposed implementation mechanisms. The Commission will in turn advise the Smart Growth Subcabinet regarding needed adjustments to PlanMaryland and the implementation process.

B. ROLE OF THE SMART GROWTH SUBCABINET

The Place Designation process and the development of Departmental and Functional Strategies will provide the means to geographically and programmatically align the State, local governments and the private sector to achieve the Goals and Objectives of PlanMaryland. The Plan can only succeed if both levels of government maintain their focus and commitment to these goals over time. This focus will come through the ongoing actions and decisions of the State, individual agencies, and local governments. It will be the job of the Smart Growth Subcabinet to oversee this journey in achieving a sustainable Maryland as characterized in PlanMaryland's Goals and Objectives. The Subcabinet will manage the Plan's implementation, ensuring the consistency of the State's effort to put the Plan into practice, facilitating the resolution of policy and program conflicts that may arise, monitoring the Plan's progress, and recommending adjustments to achieve the Plan's Goals. An overview of the management organizational structure is presented in Figure 6-1.

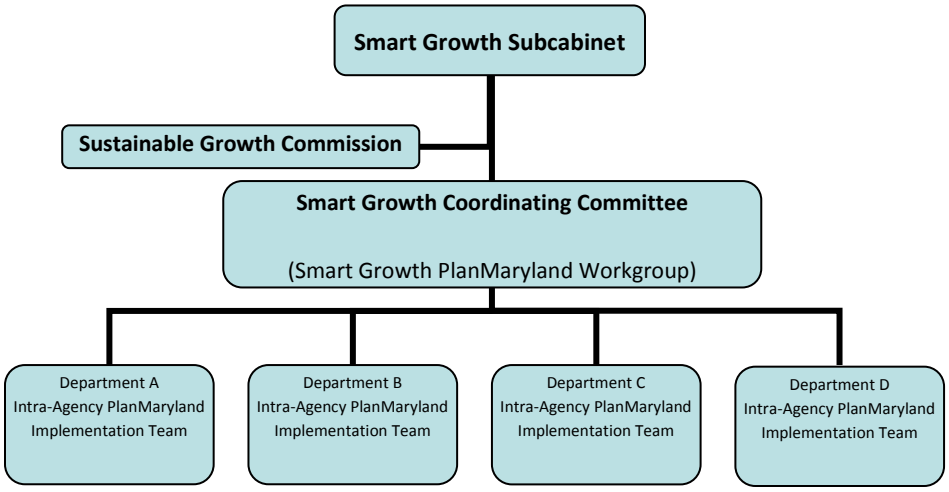

Figure 6-11: PlanMaryland Oversight Management Structure

1. Smart Growth Coordinating Committee & Workgroup

To aid the Smart Growth Subcabinet in performing its management duties, the Smart Growth Subcabinet's Coordinating Committee (SGCC) will serve as the coordinating body for implementation. To achieve the Goals and Objectives of PlanMaryland, the Coordinating Committee will oversee formation of a broad inter-disciplinary team of professionals drawn from the State agencies that will assist to implement the Plan.

Smart Growth Best Practices

Redevelopment efforts such as Port Towns promote Smart Growth by focusing on infill development that helps revitalize historic communities.

Port Towns

Over the past decade, the Port Towns Community Development Corp. initiated the Port Towns Business Façade Program, Project Impact and a youth mural project and completed a five-year strategic plan utilizing grants from the Community Legacy and Livable Communities programs. The Port Towns are comprised of Bladensburg, Colmar Manor, Cottage City and Edmonston at the head of the Anacostia River. The towns encompass an array of recreational, environmental and historical resources to explore, including the Bladensburg Waterfront Park and Publick Playhouse. With the Bladensburg Waterfront Park at its center, contiguous parks include the Anacostia River Park, the Colmar Manor Ballfields, Bladensburg Memorial Gardens, Fletcher's Field, the Kenilworth Aquatic Garden and the National Arboretum. Most of these parks are connected by the Anacostia Heritage Trails System. Visitors can reach the Kenilworth Aquatic Gardens and National Arboretum by boat from the Bladensburg Waterfront Park.

Picture Credit: F. Robby, HMdb.org

This network of inter-agency professionals, referred to subsequently as SGCC PlanMaryland Workgroup (SGPMWG), will meet regularly to share knowledge and experiences related to PlanMaryland and carry out implementation responsibilities at the interagency level. It will frequently enlist local government and private professionals to contribute specific knowledge and expertise to their effort.

The SGPMWG will have primary responsibilities to:

- Consolidate knowledge and information on specific institutional approaches to develop effective Departmental and Functional Implementation Strategies, and strategies and techniques developed by local governments to achieve PlanMaryland Goals and Objectives.
- Disseminate knowledge and information to agencies and local governments for application through their own capital and non-capital plans, programs and procedures.
- Review and report to the Smart Growth Subcabinet on draft Departmental and Functional Implementation Strategies;
- Collaborate at the inter-agency level to ensure the success and ongoing implementation, monitoring and updating of the Plan.
- Market, educate, and advocate for PlanMaryland within each State agency.
- Design inter-agency guidance and tools to implement PlanMaryland
- Facilitate resolution of problems or conflicts that impede Plan implementation.

The SGPMWG would employ a network of intra-agency participants to ensure effective two-way communication within State Government about the Plan and how it can be improved to achieve its Goals and Objectives. Participants from local governments, the private sector, interest groups, and the general public will be invited to help share their own knowledge and insights, ensure adequate consideration of their perspectives in the

SGPMWG's functions, and improve cooperation and coordination between their constituencies and the State.

2. Implementation Strategies

The SGPMWG will provide the forum for Departmental and Functional Strategies to be evaluated to ensure that the most effective strategies can be pursued to achieve the Plan's Goals and Objectives. After the SGPMWG has completed its review of an agency's departmental strategy or a multi-agency functional strategy, the sponsoring agencies will submit the strategy to the Smart Growth Coordinating Committee for endorsement. If the SGPMWG review supports the submitted Departmental Strategy, the Coordinating Committee may endorse the Strategy and the sponsoring State agency will begin using it. If there is disagreement or concerns about the efficacy of the strategy as a means to achieve Plan Goals and Objectives, the Coordinating Committee will develop a recommended resolution for consideration by the Smart Growth Subcabinet for final deliberation and endorsement.

Smart Growth Best Practices

Wyndcrest has been widely recognized for its successful architectural integration of affordable housing with market-rate housing

Wyndcrest

A small project of just 27 homes in Sandy Spring-Ashton, Wyndcrest was developed before its better-known neighbor to the west, Kentlands. Wyndcrest was one of the first "postmodern" projects to feature single-car garages in the rear of the homes off alleys, nonstandard corner curb radii to slow traffic, and the requisite moderately priced dwelling (affordable) units integrated into the design.

Picture Credit: Just Up The Pike

Multi-agency Functional Strategies will follow a similar review and endorsement process:

1. The Functional Strategy is evaluated by the SGPMWG for effectiveness and its consistency across State agencies;
2. The Smart Growth Coordinating Committee will review the Functional Strategy to ensure that State agencies have addressed the issues necessary to have an effective, coordinated strategy, emphasizing allocation of needed resources and assignment of important responsibilities. Conflicts or problems identified through the SGPMWG review will be resolved through the Coordinating Committee and the Smart Growth Subcabinet in the same manner described above for Departmental Strategies;
3. The Functional Strategy is endorsed by the Smart Growth Subcabinet; and
4. Each State agency begins to implement its responsibilities under the endorsed Functional Strategy.

3. Place Designation Process

Smart Growth Best Practices

The Villages at College Park has become the newest convenience lifestyle center in College Park.

Westchester at Contee Crossing (left) provides ample opportunities for residents to leave their cars behind when shopping, dining or going out for the evening.

Walkable Communities

Two of the newest developments in the area help further the goal of more walkable communities.

The Villages at College Park boasts over 25,000 square feet of retail, 21,000 square feet of office, town homes and apartments. This site takes less desirable uses from a Smart Growth perspective such as an existing stand-alone "big box" store and adds residential, commercial and office buildings to create a mixed-use community. The University of Maryland Shuttle system serves the community and provides easy access to those attending and working at the university.

Elsewhere in the county, Westchester at Contee Crossing is a major investment in Laurel's revitalization. Located on the southern edge of the city at Contee Road and U.S. 1, the development is within walking distance of shops, banks and a supermarket serving this part of the City. A project of the real estate investment trust Archstone Smith, it was recently recognized with the Club House Interior Design Award of the Great American Living Awards (GALA).

Picture Credit: Roadside Development & City of Laurel, Department of Community Planning and Business Services

The Maryland Department of Planning (MDP) will coordinate Initial State Designations and the State/ Local Place Designation Process with other State agencies, the SGPMWG and the Smart Growth Coordinating Committee.

Initial State Designations will be published in the Final Draft of PlanMaryland in the autumn of 2011 by the MDP.

Upon preliminary nomination by a local government, MDP will initiate a review by State agencies. Feedback from State agencies on preliminary local nominations will be shared with and discussed by the SGPMWG for evaluation and recommendation to the Smart Growth Coordinating Committee. MDP will report to the Coordinating Committee a summary of the SGPMWG's findings on consistency with PlanMaryland place-based Objectives and Criteria (commensurate with jurisdiction-specific size, population, economy and expected growth), and recommended response to the local government.

The Smart Growth Coordinating Committee will initially share the reports with the Smart Growth Subcabinet before MDP sends them as official State comments to the local government. Based on initial experience, the Subcabinet and Coordinating Committee will comprise a protocol for the process.

MDP will initiate the State/Local Designation process upon receipt of a nomination from a local government or State agency. Similar to the preliminary local nomination review process, the designation steps will be:

1. MDP initiates State agencies review based on established criteria in PlanMaryland. If additional information is needed MDP will coordinate with State agencies to obtain it from the nominator.

2. The State agencies submit their review and recommendations regarding the requested Place Designation to MDP.
3. The SGPMWG review of the nominated Place Designation will consider:
   - State agencies' assessments and recommendations;
   - Evaluation of consistency in applying the designation with previous Place Designations;
   - Determination of whether the State and/or the local capital and non-capital plans, policies, ordinances, regulations, and procedures are likely to support achievement of PlanMaryland's Goals and Objectives for the proposed Designated Place; and
   - Recommendations on submitting the Place nomination to the Smart Growth Coordinating Committee
4. The Smart Growth Coordinating Committee will review the recommendations from the State agencies and the SGPMWG will make a Designation Determination in accord with the protocol established with the Smart Growth Subcabinet. If the local government wishes to appeal the decision of the Coordinating Committee, the Coordinating Committee will submit an explanation of its decision to the Smart Growth Subcabinet.
5. The Smart Growth Subcabinet will review and make its Designation Determination on all appeal requests.

Smart Growth Best Practices

East Frederick Rising's vision Is for a rebirth of the Frederick's older industrial eastside, similar to Bethesda Row, which was cited as a model project by the Congress for the New Urbanism.

East Frederick Rising

Next steps in Frederick's Smart Growth redevelopment may include East Frederick Rising. A community group formed to ensure adherence to Smart Growth principles on the City's east side with a new road being completed that will connect East Frederick to Interstate 70. The group envisions parks, tree-lined streets, shops and residences in a redevelopment area of nearly 1,800 acres.
http://www.eastfrederickrising.org/

Picture Credit: Ehrenkrantz, Eckstut & Kuhn Architects

Smart Growth Best Practices

Designed for artists, the building is rented to households earning between $20,650 and $44,300.

Renaissance Square

The development provides affordable housing for artists and features artistry throughout the building. The development also features several green features including low-flow plumbing, green roofs and a variety of recycled materials. Located on the site of the former City building, Renaissance Square is a residential 44-unit development that was completed by the Housing Initiative Partnership. The project was a partnership that received funding from the Maryland State Department of Housing and Community Development and federal assistance secured by House Majority Leader and U.S. Rep. Steny Hoyer. The property was donated by the City of Hyattsville.

Picture Credit: Hyattsville Community Development Corporation

4. Maintaining Consistency and Coordination Over Time

To maintain focus and ensure consistency and coordination over time, PlanMaryland proposes to establish a Consistency Review Process that the Smart Growth Subcabinet and the Smart Growth Coordinating Committee can use to evaluate PlanMaryland's implementation. The evaluation process will be facilitated by the Maryland Department of Planning, but the actual evaluation of individual programs and projects will be conducted by the respective State agencies. MDP will establish a series of uniform evaluation tools to be used by each agency to measure their programs, policies, procedures and projects against similar criteria used for Place Designations and to develop Departmental and Functional Strategies.

C. PLANMARYLAND COMPLETION AND AMENDMENT PROCESS

Once the Planning Department Secretary has determined that PlanMaryland is complete pursuant to Title 5 - State Planning, Subtitle 6 – State Development Plan of the State Finance and Procurement Article, the Plan will be transmitted to the Governor and filed in accordance with Section 5-605.

§ 5-605. Review and filing of Plan by Governor.

(a) In general. - On completion, the Secretary shall send to the Governor the Plan, any substantial part of the Plan, or any revision to the Plan.

(b) Filing by Governor.- The Governor shall file with the Secretary of State the Plan, part of the Plan, or revision to the Plan, together with any comments made by the Governor, and, in that event:

(1) the Department shall make copies of the material filed available for general distribution or sale; and

(2) the Governor shall send copies of the material filed:

(i) to the head of each unit of the State government; and

(ii) subject to § 2-1246 of the State Government Article, to the General Assembly.

Any subsequent amendment to PlanMaryland will also be reviewed and filed in accordance with Section 5-605.

D. MEASURING PERFORMANCE

One of the keys to successful implementation is a strategy to monitor progress towards the Goals and Objectives of PlanMaryland. MDP proposes to create a yearly progress report that captures the impacts of decisions by State agencies and local governments over both the preceding year, and cumulatively over multi-year periods. It should be noted that much of the information reported by MDP associated with implementing PlanMaryland will have been collected by State agencies and local governments throughout the year for various other reporting purposes. Therefore, it is the intent of PlanMaryland's reporting process to avoid additional or redundant data collection and evaluation, but rather utilize to the extent possible legislatively mandated reporting and existing reporting systems – such as StateStat. StateStat is a performance-measurement and management tool implemented by Governor Martin O'Malley to make State government more accountable and more efficient.

The proposed progress reporting will be based on the principles of performance management, including:

- **The progress report will be organized around Plan Goals and Objectives**. The framework of the progress reporting will be linked to the three goals of the Plan. Measures will be selected in areas that are directly related to these goals. Each measure selected to be part of this effort will include a discussion of how it can be interpreted in relation to the goals.

- **The measures in the report will capture outcomes**. The goals of the Plan, as described in Chapter 3, answer the question, "What will Maryland look like when this goal is achieved?" The progress report should attempt to measure these outcomes, and not the inputs or outputs of State and local programs. Many measures of this sort have already been described in Chapter 2.

Smart Growth Best Practices

Union Mill Rehabilitation Tax Credit

Some $2.9 million in targeted tax credits spurred rehabilitation of the State's largest stone mill structure into an active and vibrant mixed-use development. The project will provide jobs, bolster the surrounding community and provide more affordable housing for teachers in the Baltimore school system.

Smart Growth Best Practices

Maryland Economic Development Association

This non-profit organization brings together economic development professionals employed by government, business, chambers of commerce and other groups to address such diverse issues as local planning, workforce housing, transportation, international trade, tourism and finance.

- **The progress report will be measured both statewide and locally**. The Goals and Objectives of PlanMaryland are intended to apply at both the statewide and local levels, recognizing variations in the natural and built landscapes. The measures will be reported at the statewide level, to show overall progress, and at the regional or county level.

- **The progress report will include an update on the Place Designation process**. The report will identify those areas that have been identified as Designated Places and note specific examples of progress towards meeting the goals established for each category of Place Designation.

- **The progress report will include an update on Departmental and Functional Strategies.** The report will document progress made in aligning State capital and non-capital policy, programs and procedures to achieve the Goals and Objectives of PlanMaryland. This report will provide an update on how State programs are becoming more place-based.

- **The measures are expected to evolve**. Performance measurement is not a static process but one that evolves as new issues arise and data and technology improve. However, MDP will strive to maintain consistency in the reporting procedures and to minimize unnecessary changes to measures.

- **Targets should be set after a baseline of data has been collected**. The Plan establishes long-term goals for the State. Over time, as data are collected and evaluated, it will be appropriate to set targets for the measures being evaluated. For many measures, the Plan implicitly identifies long-term targets (i.e., all priority funding areas can accommodate a minimum of 3.5 units per acre). For others, and as data are collected over several years, more short-term targets should be set based on a combination of what is achievable and what would help move the State towards the goals of the Plan. The setting of targets can be challenging, but a careful, open process will help focus State and local government efforts on what can be done in the short term to help meet the goals of the Plan.

- **The progress report will represent only a small portion of the total achievement**. There are a large number of measures that could be considered for the progress report. Further, the relationship between outcome measures and more direct measures of State program and local land use planning outputs are likely to be complex. The progress report should be used to help shape discussions around those relationships–e.g., how will changing programs impact the outcomes that relate to the goals of the Plan? But the progress report cannot be a repository for every measure of land use planning in the State.

The Department proposes to measure progress in ten areas that are directly related to the Visions and three Goals of the Plan.

- Growth and Development
- Community Design
- Infrastructure
- Transportation
- Housing
- Economic Development
- Environmental Protection
- Land Preservation and Resource Conservation
- Environmental Stewardship
- Implementation

Smart Growth Best Practices

Kentlands in Gaithersburg is one of the most successful models of "New Urbanist" traditional neighborhood design.

Kentlands

Kentlands in Gaithersburg is one of the earliest and most successful models of "New Urbanist," or traditional neighborhood design (TND), in the United States. Kentlands includes 1,655 residential units, 2 million square feet of retail and office space and a public town square reminiscent of traditional historic towns. The community also has a system of artificial lakes and jogging trails and is divided into districts, named for historic parts of the property such as "Old Farm" and "Gatehouse."

Picture Credit: EPA, Office of Smart Growth

Smart Growth Best Practices

The State has invested more than $5 million in Heritage Structure Rehabilitation tax credits in this project.

National Park Seminary

The National Park Seminary, a mixed housing project in Silver Spring, is under construction on what used to be a historic girls' finishing school in Forest Glen. The development, a partnership between the Alexander Company and the EYA Group, successfully blends historic rehabilitation with infill development to create a vibrant, unique community with a range of housing types. About 280 residential units are proposed in total. About one-fifth will be reserved for affordable housing. The State has invested more than $5 million in Heritage Structure Rehabilitation tax credits in this project and long-term preservation of the site is ensured through perpetual easements held by the Maryland Historical Trust.

Picture Credit: Bucher/Borges Group PLLC

Metrics for the Three Goals

The following set of metrics will be used to document progress toward achieving the Goals and Objectives of PlanMaryland. More specific measures are being developed:

How to measure achievement of Goal 1: Concentrate development and redevelopment in towns, cities and rural centers where there is existing and planned infrastructure.

1. **Housing Units Built**: Number and percentage of new housing units permitted and newly subdivided acreage recorded annually inside and outside of PFAs, along with a five-year rolling average.
2. **Housing Vacancy Rate**: Percentage of housing units vacant measured annually at the State and county level, along with a five-year rolling.
3. **Housing on Septic versus Sewer**: Number of new residential septic systems approved annually by county and the number of new housing units served by public sewer systems.
4. **Accounting for Growth**: Percentage of households and business located in low per capita Nitrogen loading areas.
5. **Commercial & Industrial Development**: New non-residential development occurring inside and outside of PFAs measured annually at the State and county level.

How to measure achievement of Goal 2: Preserve and protect environmentally sensitive and rural lands and resources from the impacts of development

1. **Preserving Priority Resources**: Number and percentage of acres permanently protected in Priority Resource Areas.
2. **Rural Housing**: Number of residential lots per 100 acres of resource land measured annually at the county level.

3. **Rural Potential Housing**: Number of potential residential lots / 100 ac outside of the PFAs measured annually at the county level.
4. **Stabilized Agricultural Lands**: Percentage of Priority Agricultural Resource Lands that are highly, moderately and poorly stabilized by local land use measures measured annually by county.

How to measure achievement of Goal 3: Ensure a sustainable and high quality of life in Maryland's communities and rural areas

1. **Rental and Owner Affordability:** Percentage of cost burdened households measured annually using the American Community Survey at the State and county level for owner costs over 25% of household income and renter costs over 30% of household income.
2. **Home sales and affordability**: Number and percentage of affordable housing units sold measured annually by county and statewide for households earning 60%, 80% and 100% of the Area Median Income (AMI).
3. **Available Recreation Land**: Number of acres of recreation land/ 1000 population measured at the State and county level
4. **Available Open Space:** Number of acres of permanently protected open space measured annually at the State and county level, and the percentage of acres of open space protected in a county/the number of acres developed in a county.
5. **Jobs-Labor Force Ratio**: Measure annually the county ratio of jobs to resident labor force.
6. **Transit ridership:** Statewide average weekly ridership of transit measured on an annually basis.
7. **Renewal Energy:** Percentage of Maryland's energy portfolio that comes from renewable energy sources measured annually.

Smart Growth Best Practices

The focal point of University Town Center will be a landscaped pedestrian plaza with cafés, restaurants and specialty retail.

University Town Center

University Town Center is a 1.4-million square foot mixed office, commercial and residential complex located a block from a Metro station with direct Green Line connection to the nation's capital. It is also minutes from the Capital Beltway, the Baltimore-Washington Parkway and the New Carrollton Amtrak station. On-site amenities include a day care center, post office, police substation, restaurants, newsstand, and health club. Major tenants include the National Center for Health Statistics, Prince George's Community College, Kaiser Permanente, the University of Maryland University College, and Washington Hospital Center. The UTC also includes a 16-story, 910 bed student building housing students from University of Maryland as well as 11 other universities in the immediate area. The development is approved for more than 1 million square feet of additional office space, up to 250,000 square feet of retail space including a movie theater, up to 2,600 residential apartment units and structured parking garages.

Picture Credit: The Maryland-National Capital Park & Planning Commission

Smart Growth Best Practices

Maryland Historical Trust Energy Efficiency Initiative

In an effort to identify solutions that both improved energy efficiency and respected the integrity of historic homes, the Maryland Historical Trust launched a pilot study with four local governments. Energy audits of several older properties will be analyzed to help provide guidance to other homeowners on similar projects in the future.

8. **Mode Split:** Percentage of travel modes that use transit, walk and bike to work or non-work telecommuting measured annually at the State and regional level
9. **Transit supportive land use**: Percentage of urban areas with population greater than 25,000 that have adopted transit supportive land use.

Metrics for Designated Places

1. **Initial State Place Designations:** Number of jurisdictions with Initial State Designations.
2. **Local Place Nominations:** Number of jurisdictions with preliminary place nominations.
3. **State/Local Designations:** Number of jurisdictions with State/Local Place Designations.

Metrics for Implementation Process

1. **Department Strategies**: Number of initial **and final Departmental** Strategies prepared.
2. **Aligned Department Programs:** Number of departmental programs modified: capital, regulatory, assistance to be more place-based.
3. **Functional Strategies:** Number of Functional Strategies prepared.

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Glossary

Adequate Public Facilities Ordinance (APFO): means an ordinance that ties development approvals to the availability and adequacy of public facilities. Adequate public facilities are those facilities relating to roads, sewer systems, schools, and water supply and distribution systems and fire protection that meet adopted level of service standards.

Affordable Ownership Housing: means housing for which the sales price minus the sum of grants and deferred loans provided to the borrower results in a monthly payment which qualifies a household for a mortgage loan under standard lender underwriting standards.

Affordable Rental Housing: means housing for which the gross rent (including utilities) does not exceed 30% of the greater of 50% of the area or Statewide median income, whichever is greater, adjusted for household size. Household size adjustments shall be based upon 1.5 persons per bedroom times the number of bedrooms in the unit.

AgPrint: means a State mapping tool representing valuable resource lands, including prime and productive farm and timber land suitable for protection and preservation, and identified as such through county zoning ordinances. In AgPrint, these lands are classified based on their current level of fragmentation by residential land uses, market demand, existing zoning, the nature and timing of threatened development that may compromise them, and the potential return on public investment for preservation of these lands.

Agriculture: means the use of land for farming, dairying, pasturage, apiculture (bees), aquaculture (fish, mussels), horticulture, floriculture, viticulture (grapes), or animal and poultry husbandry; this includes the necessary accessory uses for packing, treating, or storing the produce from these activities.

Area of Critical State Concern (ACSC): means an area identified pursuant §5-611 of the State Finance and Procurement Article to be so important or unusual that future development of the area concerns not only local jurisdictions but also the State. ACSCs could include natural areas, places that are culturally or economically important, major public facilities and major developments that have inter-jurisdictional impacts.

BRAC: means Base Realignment and Closure Act where the Department of Defense identifies military bases around the country for either closure or expansion. Many military bases in Maryland, such as Ft. Meade and Aberdeen, are recipients of additional personnel and programs as a result of base closures elsewhere.

BRAC Zones: means those areas in Maryland that been identified as places where military installations will receive additional personnel, development and/or infrastructure and are eligible for state assistance as part of the Maryland Sustainable Communities Act of 2010.

Capital Improvement or Capital Project: **means physical** assets such as real property, buildings, roads, and infrastructure. The State Finance and Procurement Article, §8-127, Annotated Code of Maryland, states that the useful life of a capital improvement shall be at least equal to the life of the bonds by which it is financed. ,

Capital Improvement Programming/Planning: means the plan to allocate capital funds among capital projects and programs over a defined period of time, usually five years.

Capital and Non-capital Plans, Programs and Procedures: means the array of governmental functions, activities, operations and services performed by State or local governments. These governmental activities include, but are not limited to, capital budgeting, infrastructure services, educational, technical and financial assistance, planning, regulations, permitting, coordination, and other services.

Certified Heritage Area: means a recognized developed area of public and private uses with distinct focus or theme that makes that place or region different from other areas in the state. A Certified Heritage Area is designated by the Maryland Heritage Areas Authority in accordance with Financial Institutions Article, §13-1111, Annotated Code of Maryland.

Climate Change: means a long-term change in the statistical distribution of weather patterns over periods of time that range from decades to millions of years. Maryland established a Climate Change Commission tasked with developing a Climate Action Plan to address the drivers and consequences of climate change, to prepare for the likely consequences and impacts of climate change to Maryland, and to establish firm benchmarks and timetables for implementing the Climate Action Plan.

COMAR: means the Code of Maryland Regulations, often referred to as COMAR, and is the official compilation of all administrative regulations issued by agencies of the state of Maryland.

Community Legacy Area: means a program of the Department of Housing and Community Development (DHCD), designed to assist urban neighborhoods, suburban communities and small towns that are experiencing decline and disinvestment, but have the potential, with modest public and private investment, to be vibrant places to live and work. Community Legacy Areas are now part of Sustainable Communities, established by law in 2010.

Comprehensive Plan: means a county, city, town, regional or State long range master plan that articulates a vision for the future and provides goals, objectives, policies, recommendations and an implementation strategy for achieving the vision. A comprehensive plan typically addresses future land use, and may also address transportation, environmental, public facilities, housing, and other quality of life issues.

Designated Neighborhood: means a program administered by the Maryland Department of Housing and Community Development to help with community revitalization and stem community disinvestment. As a result of the Sustainable Communities Act of 2010, effective June 1, 2010, all previously designated Community Legacy Areas and Designated Neighborhoods will be known as Sustainable Communities.

Designated Place: means a place identified through the PlanMaryland process to be targeted for growth, revitalization, land preservation, or conservation of one or more resources. A GrowthPrint Area is a Designated Place for growth or revitalization. A Designated Place for preservation may be one of several categories of land and water conservation areas – Priority Agricultural Resource Lands, Priority Water Resource Areas, Priority Natural Resource Areas, Historic and Cultural Resource Areas, or Lands Subject to the Effects of Climate Change.

Density: means the amount of development allowed on a property based on the ratio of residential units to property size, usually expressed in terms of dwelling units per acre or, for nonresidential uses, the ratio of commercial building square footage or mixed-use floor area to lot area, expressed as Floor Area Ratio (FAR).

Departmental Strategies means those efforts pursued by individual State agencies to implement PlanMaryland.

Development: means a change to real estate, including construction, placement of structures, excavation, grading, and paving that result in any material change in the use or appearance of any structure or in the land itself. Development may establish a new or redeveloped residential, commercial, industrial, or other use.

Development Center: means the concentration of an orderly mix of land uses intended to provide a range of commercial and public services. If provided, residential uses are of a density and configuration as to accommodate pedestrian linkage to nonresidential areas.

DBED: means the Maryland Department of Business and Economic Development

DGS: means the Maryland Department of General Services

DHCD: means the Maryland Department of Housing and Community Development

DNR: means the Maryland Department of Natural Resources

Empowerment Zone: means distressed areas designated during the 1990s by Baltimore City for the purpose of receiving certain benefits, including increased federal funding and resources, work opportunity tax credits, welfare to-work tax credits and increased deductions for businesses locating in the area. The designation and increased benefits were intended to promote more stable and livable communities for their residents. Empowerment zones were designated based on poverty, unemployment and general distress.

Enterprise Zone: means a State and local designated area where businesses may be eligible for income tax and real property tax credits in return for job creation and investments.

Functional Plans means multi-agency efforts to address complex issues impacting the economic and physical development of the State that do not fall under the responsibility of an individual agency

Goal: means an expression of a community's vision. Goals establish priorities for communities and help community leaders make future decisions about the amount and rate of development, and preservation.

Greenhouse Gas: means gases that trap heat in the atmosphere are often called greenhouse gases. The increase in the amount of greenhouse gases is said to contribute to climate change. The Maryland Climate Change Commission, sponsored the 2009 Greenhouse Gas Reduction Act, and developed a plan to reduce greenhouse gas emissions in Maryland by 25% by 2020.

GreenPrint means a web-enabled mapping tool that shows the relative ecological importance of every parcel of land in Maryland. As of April 2011, GreenPrint identifies areas that have the highest relative value for preservation and restoration based on environmental and ecological factors, including the amount of contiguous forests and wetlands, rare species habitats, aquatic biodiversity hotspots and areas important for protecting water quality. By October 2011, additional natural resource features will be represented in an updated rendition of GreenPrint.

Growth: means the increase in people, jobs, homes or other changes in land uses within a defined area, such as a municipality, county or state over a specific period of time.

GrowthPrint: Areas means subsets of PFAs targeted for growth and/or revitalization. Initially designated GrowthPrint Areas comprise a combination of geographies including Sustainable Community Areas, Empowerment Zones, and other areas that are suitable for infill development, revitalization and redevelopment. Sustainable Community Areas comprise the former Community Legacy Areas, Designated Neighborhoods and includes all BRAC Zones, designated TODs and Governor's Smart Sites. GrowthPrint Areas subsequently designated through the state/ local designation process initiated by PlanMaryland will incorporate areas nominated by local governments and recognized by the State.

Historic Area: means an area designated by an authority, having buildings or places that are important because of their historical architecture or relationship to a related park or square or because those areas were developed according to a fixed plan based on cultural, historical, or architectural purposes.

Historic Preservation: means the research, protection, restoration, and rehabilitation of historic properties.

Historic Property: means a building, structure, object, district, area, or site, whether on or beneath the surface of land or water, that is significant in the history, prehistory, architecture, archaeology, or culture of Maryland, its rural and urban communities, or the nation.

Impervious Coverage: means a ground cover such as cement, asphalt, or packed clay or rock through which water cannot penetrate; this leads to increases in the amount and velocity of runoff and corresponds to increases in soil erosion and nutrient transport.

Implementation Strategies: means the Departmental and Functional Strategies for PlanMaryland. Implementation Strategies are coordinated approaches employed by State agencies to align state capital and non-capital plans, programs and procedures, and achieve the Goals and Objectives of the Plan. Departmental Strategies are those efforts pursued by individual State agencies to implement PlanMaryland. Functional Strategies are multi-agency efforts to address complex issues impacting the economic and physical development of the State that do not fall under the responsibility of an individual agency.

Infill: means the development of the last remaining lots in an existing developed area, the new development within an area already served by existing infrastructure and services, or the reuse of already developed, but vacant properties; Infill development for PlanMaryland means new development in a Priority Funding Area on vacant or underutilized property.

Infrastructure: means public and private facilities and transmission lines that provide services to a State, county or municipality needed to support existing development and future population growth. These facilities typically include potable water treatment plants and distribution mains; sewerage collection pipes and wastewater treatment plants; electricity generation and transmission lines; transportation system components like roads, bridges, sidewalks, railroads, trains and buses; government buildings, i.e. schools, libraries, police and fire stations, and courthouses; and other similar lands, buildings, structures or associated components.

Land Base (stabilizing land base, in particular): means the agricultural, natural and other resource-based features of a defined area. Stabilizing the land base refers to managing the impacts of non-resource based development in such an area to protect the integrity of the resources, providing time for in fee and easement acquisition tools to permanently preserve enough land before the resources are excessively compromised by development..

Land Use: means the way in which land is developed, preserved, or constrained. Land uses are the industrial, commercial, retail, residential, utilities, infrastructure and public facilities, and other development that is represented by buildings and infrastructure. Preserved land includes areas that have been purchased as parks and protected farmland or open space or places set-aside for active or passive recreation.

Main Street: means a comprehensive downtown revitalization program created in Maryland in 1998 by the Maryland Department of Housing and Community Development. The program strives to strengthen the economic potential of Maryland's traditional main streets and neighborhoods. Using a competitive process, Main Street Maryland selects communities who have made a commitment to succeed, and helps them improve the economy, appearance and image of their traditional downtown business districts

Maple Street: means a residential revitalization program established in 2008 by the DHCD as a complement to Main Street Program in order to encourage more investment in residential communities in and around Main Street districts.

MEA: means the Maryland Energy Administration

MDE: means the Maryland Department of the Environment

MDOT: means the Maryland Department of Transportation

MDP: means the Maryland Department of Planning

Mixed Use: means the practice of allowing more than one type of use in a building or group of buildings including some combination of residential, commercial, industrial, office, institutional, or other land uses.

Mixed-Use Development: means a development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single-family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.

Non-Resource Based Land: means land that does not depend on the natural or man-made resources inherent in it to produce goods or materials for community wide use. Agriculture, mining, forestry, horticulture, and animal husbandry are examples of resource based land uses. Urban and suburban developments are examples of non-resource based land uses.

Objective: means a specific, measurable statement referring to the fulfillment of a specified goal.

Outcome: means the desired result of the achievement of a goal or objective.

Preservation: means leaving a resource undisturbed and free from harm or damage. While 'preservation' is often used interchangeably with 'conservation,' the latter entails a connotation of prudent resource use.

Priority Funding Area (PFA): means an area established by a local jurisdiction satisfying certain development criteria provided by the State, representing the desirable location of most future growth and development based on its ability to provide necessary services and facilities including water and sewer, schools, roads, and other public facilities.

Priority Preservation Area (PPA): means an area established through the procedures and criteria of the Maryland Agricultural Certification Program, pursuant to the State Finance and Procurement Article, Title 5, Subtitle 4, § 5-408. A PPA is an explicitly delineated area within the county capable of supporting profitable agricultural activities, governed by local policies to stabilize the land base to limit development, and large enough to support the kind of agricultural enterprises that the county is seeking to preserve.

Priority Resource Areas: means an area established under PlanMaryland as a high priority for one or more natural, water, cultural and/or agricultural resources.

Quality of Life: means the degree to which people are satisfied with the cultural, societal and intellectual conditions of their communities and often includes impressions about safety, health, civic pride, and education.

Redevelopment: means any proposed investment of resources to rehabilitate, reuse, expand, or replace an existing development or use.

Revitalization: means a process to convey new economic and social value to an area that has experienced disinvestment and decline. Revitalization can take place through redevelopment, new development or any of a variety of socio-economic initiatives.

Septic System: means an individual on-site system, not connected to a public sewer system that is designed to treat and dispose of domestic sewage. A typical septic system consists of a tank that receives waste from a residence or business and a system of tile lines or a pit for disposal of the liquid effluent (sludge) that remains after decomposition of the solids by bacteria in the tank and must be pumped out periodically.

Smart Growth: means an approach to land-use planning and growth management that recognizes connections between development and quality of life. Smart growth invests time, attention, and resources in restoring community and vitality to cities, towns and rural centers. In developing areas, the approach is more town-centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial, and retail uses. Smart-growth approaches preserve open space and other environmental amenities.

Smart Growth Coordinating Committee: means a group of persons representing the various State agencies that make up the Smart Growth Subcabinet and who meet on a regular basis to deal with and resolve State and local smart growth issues, such as the location of water and sewer distribution and collection lines. The Smart Growth Coordinating Committee will serve as the coordinating body to implement PlanMaryland.

Smart Growth Subcabinet: means the State agencies that are identified in State law to address and resolve policies, laws, and issues dealing with growth, development, and preservation. The agencies include: Department of Budget and Management; Department of Business and Economic Development; Department of Housing and Community Development; Department of the Environment; Department of General Services; Department of Planning; Department of Transportation; Department of Natural Resources; Department of Agriculture; Department of Health and Mental Hygiene; Department of Labor, Licensing and Regulation; Maryland Energy Administration; Maryland Higher Education Commission The Smart Growth Subcabinet provides the overall management of PlanMaryland's implementation by allocating and directing resources, prioritizing program and project coordination, and serving as the appeal body for the place designation process.

Smart Growth PlanMaryland Workgroup: means a subset of the Smart Growth Coordinating Committee, along with other State professionals with extensive PlanMaryland experience, that will help facilitate the Plan's implementation across State agencies and at the local level.

Smart Sites: means site-specific capital projects that encourage public and private investment and green building practices in existing Maryland communities. Smart Sites show how State and local partners can work together to coordinate and align investment in innovative ways that catalyze smart growth in appropriate areas throughout Maryland. Smart Sites is an element in Governor O'Malley's Smart Green and Growing initiative.

State Consistency Process: means an evaluation system that the Smart Growth Subcabinet and the Smart Growth Coordinating Committee use to evaluate PlanMaryland's implementation by State agencies.

Stormwater: means the flow of water resulting from precipitation (i.e., rainfall or snowmelt) that runs off the land and does not percolate directly into the ground.

Stormwater Management: means the collection, conveyance, storage, treatment and disposal of stormwater runoff to prevent accelerated channel erosion, increased flood damage, and degradation of water quality.

Sustainable Communities: means places where public and private investments and partnerships achieve development of healthy local economy, protection and appreciation of historic and cultural resources, a mix of land uses, affordable and sustainable housing and job options, and growth and development practices that protect the environment and conserve air, water and energy resources, encourage walk ability and recreational opportunities and where available, create access to transit.

Sustainable Development: means development that meets the needs of the present generation without compromising the needs and resources available to future generations.

Targeted Investment Zone: means a specific priority area within a Certified Heritage Area where a heritage area is attempting to leverage private investments and has been designated by the Maryland Heritage Areas Authority based upon criteria established by the Authority.

Transit Oriented Development: (TOD): means development of moderate or high-density concentrated in mixed-use projects that encourage the use of public transportation. TOD generally refers to mixed-use real estate state development within walking distance of a transit station that is designed to increase transit ridership and reduce reliance on automobiles

Transit Oriented Development (TOD) Designated Sites: means areas designated pursuant to the 2008 TOD law that are deemed to be good examples of TOD, have strong local support and can succeed with a reasonable amount of State assistance. MDOT has established a four step process for designating MDOT TOD sites.

Transfer of Development Rights: means a technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive areas and resources, and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement

Visions: means the 12 State Planning Visions established in State law by the General Assembly in 2009 and which help guide policy and actions at the State level through PlanMaryland and at the local level through local comprehensive planning.

Watershed: means the area where precipitation drains to a single body of water such as a river, wetland, or lake.

Watershed Implementation Plan: means a plan to achieve the nutrient and sediment loading goals established for the Chesapeake Bay and its tributaries. Chesapeake Bay Watershed Implementation Plans are required under the Clean Water Act to achieve Total Maximum Daily Loads of these pollutants, and serve as a road map and accountability framework toward clean local waterways and a healthy Chesapeake Bay.

Zoning: means local codes regulating the use and development of property. The zoning ordinance divides a local jurisdiction into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. Zoning regulations establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Public Review and Comments

Public review and input is crucial to the success of PlanMaryland. Comments are welcome and encouraged from the public, civic groups, stakeholder organizations, local, state and federal governmental units, and from private corporations and organizations. Comments received will be cataloged and categorized in an electronic database by staff of the Maryland Department of Planning. Following the close of the public comment period, MDP staff will review the comments and prepare a generalized response which will be included as part of the submitted, final PlanMaryland.

Comments on the draft PlanMaryland should be sent in writing to:

comments.plan@mdp.state.md.us

or in hard copy to:

Maryland Department of Planning

Attn: PlanMaryland Comments

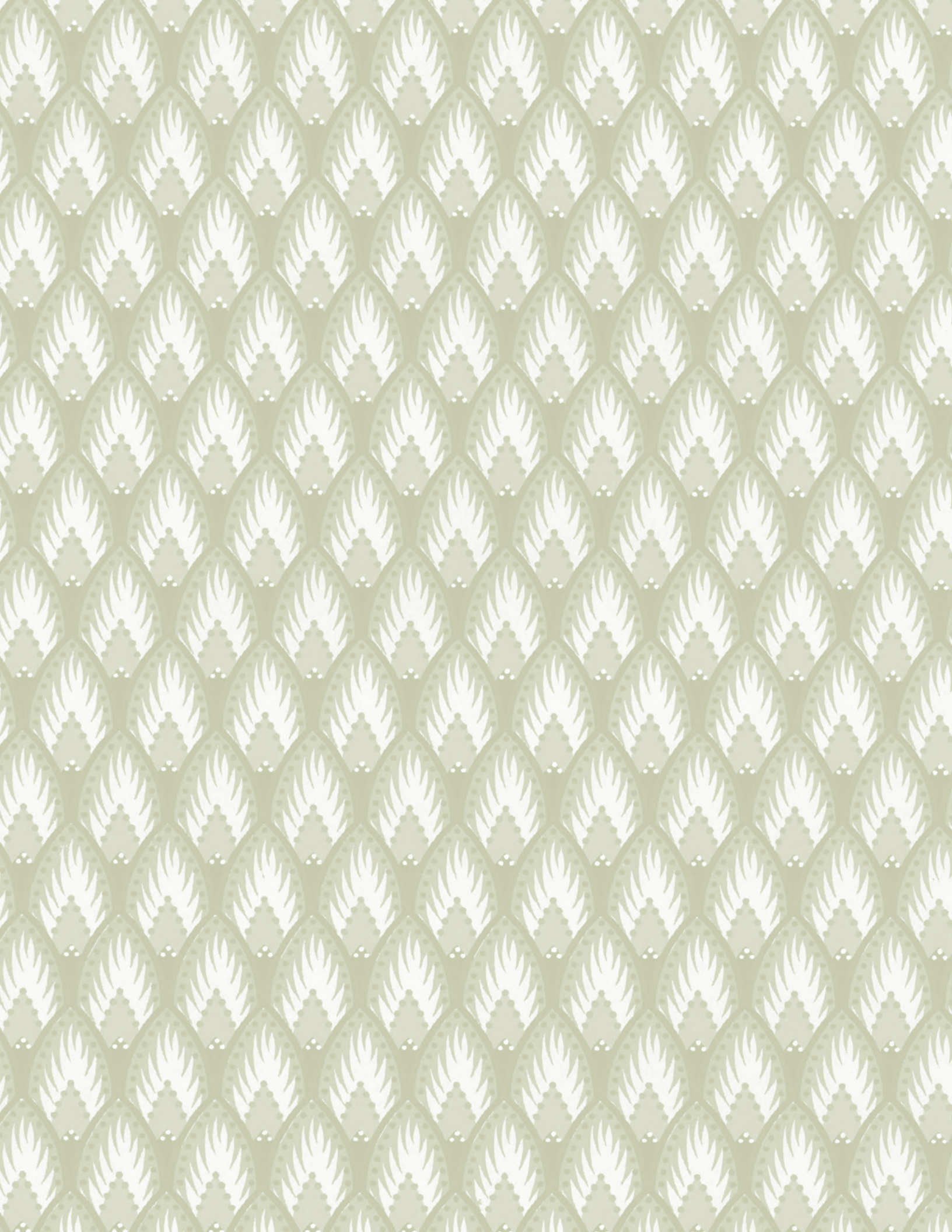
301 West Preston Street, Suite 1101

Baltimore, MD 21201

Please include your name, return address or e-mail address as part of your comments. All comments will become part of the official record for PlanMaryland.

MDP will send an e-mail or letter indicating to the sender that a comment has been received. MDP staff will then review and incorporate the comment into the database for consideration as part of revisions to the final PlanMaryland.

The preferred way to comment on PlanMaryland is by writing to the addresses above.



PlanMaryland

Assist our State Growth Plan process at:

Plan.Maryland.gov

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PlanMaryland Draft Plan,
Executive Summary

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Smart, Green & Growing

Green.Maryland.gov

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