



MARYLAND DEPARTMENT OF



PLANNING

2017

Local Government
Annual Reporting



Measures and Indicators Report

Local Jurisdictions Reporting

Section 1-208(e) of the Land Use Article requires the Maryland Department of Planning (Planning) report on smart growth goals, measures and indicators submitted by each jurisdiction with planning and zoning authority. The indicators provide an annual snapshot of growth-related changes and the amount of permit activity within the state’s identified investment areas – Priority Funding Areas (PFAs) – along with remaining development potential and local farmland preservation. Jurisdictions that issue more than 50 new residential permits within the reporting year must also report on the amount, share, net density and location of new residential development and intensity of commercial development. An interactive map of all locally designated PFAs can be accessed at <http://mdpgis.mdp.state.md.us/PFA/publicinfotemplate/index.html>.



Background

2017 marks the ninth-year counties and municipalities meeting these criteria submit annual reports, which are required to be filed by July 1 and include data from the previous calendar year. For the calendar year 2016 reporting period, Planning received 70 annual reports reflecting activity in 18 of 23 counties (see map above) and 52 municipalities. The table below lists the reporting activity for the past five years.

Year	No. of Reports	Counties Reporting	Municipalities Reporting
2017	70	18	52
2016	97	20	77
2015	56	15	41
2014	70	16	54
2013	100	21	79

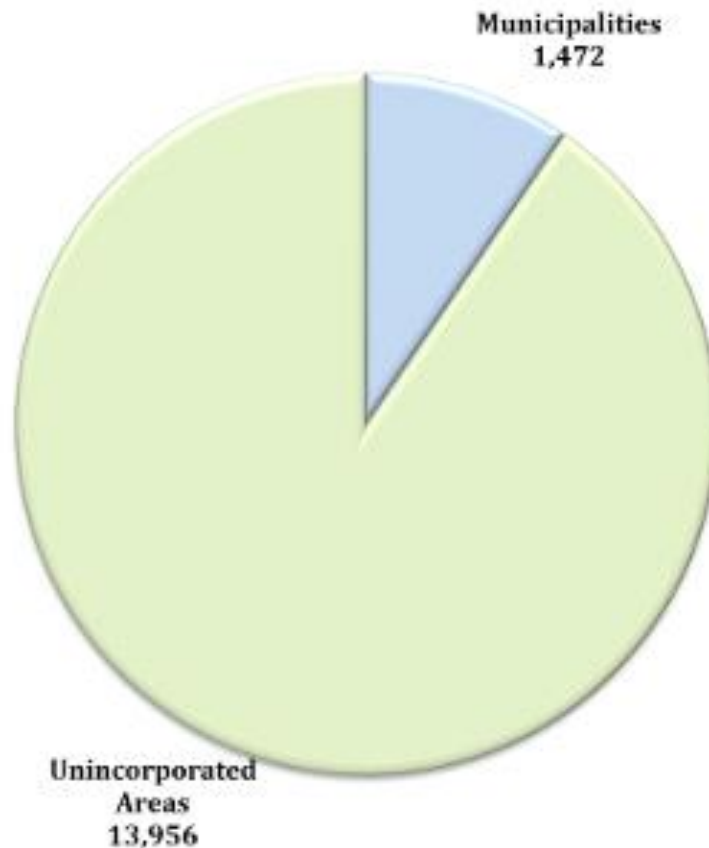
The reporting requirement applies only to jurisdictions with planning and zoning authority, which includes the 22 counties, Baltimore City, and 108 municipalities. In 2018, Planning staff will work with local governments to maintain the consistency of the data and increase the level of participation.

Residential building permits reported

Section 1-208(c)(3)(ii) requires that all jurisdictions provide documentation to Planning when fewer than 50 building permits for new residential units are issued in a calendar year. If more than 50 building permits for new residential units are issued, jurisdictions must also provide specified data to include the amount of residential and non-residential growth inside and outside the PFA. Of the 18 counties reporting, fourteen issued 50 or more new residential building permits. Of the 52 municipalities reporting, only three reported 50 or more new residential building permits.

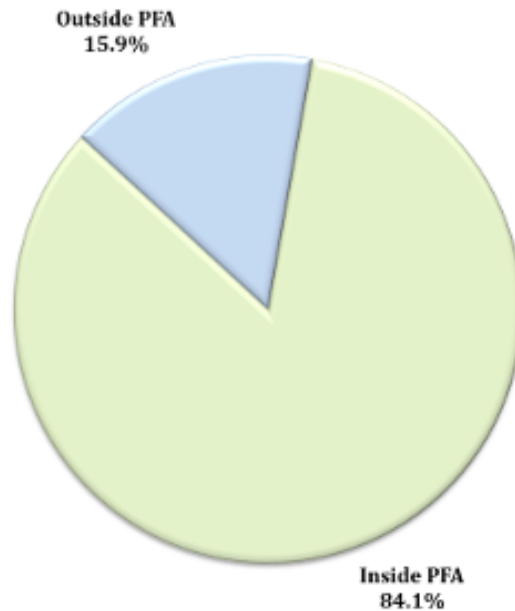
Based upon the data reported, 15,428 new residential permits were approved in 2016 by the 52 jurisdictions submitting annual reports, of which 13,956 were issued in unincorporated areas and 1,472 in municipal areas.

Total Reported Permits Issued in 2016



Of the jurisdictions reporting new residential permits in relation to PFAs, approximately 84.1 percent (13,164) were approved within PFAs in 2016.

New Residential Permits Reported Inside and Outside of Priority Funding Areas 2016



Counties reporting new residential building permits inside and outside of PFAs continue to demonstrate mixed results for the reporting year. Baltimore and Howard Counties reported the most new residential permits with 2,481 and 2,475, respectively. Ninety-eight percent were within the PFA. Anne Arundel (2,239) was the only other county reporting 2,000 or more new residential building permits for 2016 with 83.2 percent of new residential permits located within the PFA. Other counties reporting more than 1,000 or more new residential building permits included Prince George's (1,474), Montgomery (1,185), and Frederick (1,078). Other counties with a high percentage of

residential permitting inside PFAs include Harford (88.8 percent), Montgomery (86.9 percent), Frederick (78.0 percent), and Washington (76.1 percent) counties. Allegany, Kent and Somerset counties issued 21, 23 and 8 new residential permits, respectively. Of the 52 new residential units permits issued by these three counties, only 15 were located inside PFA boundaries.

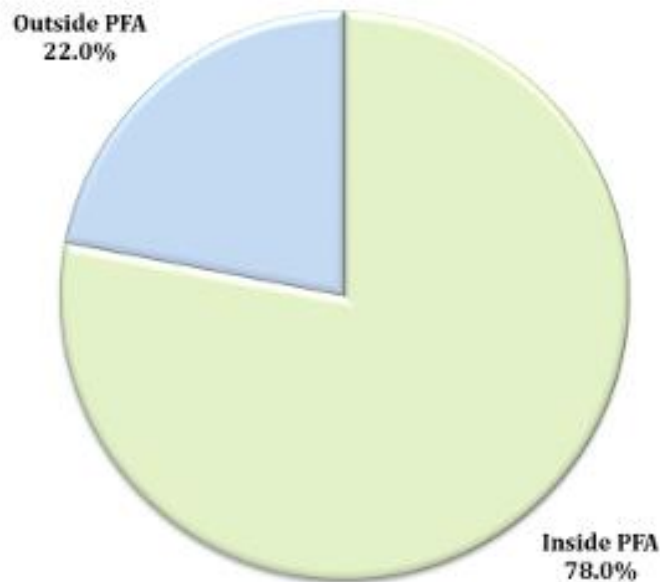


All jurisdictions track and report how many residential permits are issued in a calendar year.

Residential building lots reported

Counties that reported their share of new residential lots (12 of 18 submitting) created inside and outside PFAs also demonstrate mixed results. Anne Arundel, Charles, Frederick, and Prince George's counties reported more than 1,000 new residential lots (1,915, 1,038, 1,109, and 1,024 lots, respectively) for the year; and identified that 80.8 percent (4,110) were located within their PFAs. Of the 12 counties that reported this information, nearly 78% percent (5,138) of newly approved lots (6,607) were located within their PFAs.

New Residential Lots Reported (Counties) 2016



Grosvenor Heights is a mixed-use in-fill residential community in Bethesda, Montgomery County.



Commercial building permits reported

In addition to residential development, counties also report commercial development which includes, but is not limited to, commercial and industrial. Reporting counties had 13,634,563 square feet (SF) of new non-residential development in 2016. This amount is nearly double the amount of new non-residential development reported in 2015. (See table below)

Year	New Non-residential Square Footage reported
2016	13,634,563
2015	7,303,056
2014	3,960,011
2013	13,523,712
2012	5,865,247

Of the twelve counties reporting, 96.3 percent (13,122,813 SF) of new non-residential development approved was located within PFAs.

New Non-Residential Square Footage (Counties) 2016



Locally Funded Agricultural Land Preservation

Jurisdictions are required to report the number of acres that have been preserved using local resources. Local funding for agricultural preservation come from a variety of local sources, such as Transfer of Development Rights (TDRs), Building Lot Termination (BLT), Local Land Trusts, and Historic Resource Preservation and Easement programs. In 2016, over 7,680 acres of agricultural lands were preserved using local funding, in the twelve counties that reported. This brings the two-year total (2015/2016) to more than 16,947 acres preserved using local funding.

Jurisdiction	Locally Preserved Agricultural Acres
County	
Allegany	131.5
Anne Arundel	134.0
Baltimore	120.85
Calvert	170.76
Carroll	1,876.0
Cecil	673.17
Frederick	1,156.0
Garrett	1,263.07
Harford	410.0
Howard	42.0
Montgomery	678.69
Prince George's	366.0
Queen Anne's	245.00
Saint Mary's	413.0
TOTAL	7,680.04 acres



Aerial view of preserved agricultural land in Southern Maryland.

Development Capacity Analysis

Each jurisdiction is required to prepare a Development Capacity Analysis every three years or whenever there is a significant change in land use or zoning. In 2016, 13 counties indicated updates in the number of units or lots that could be accommodated through land use or zoning, totaling a potential for 435,915 new residential units. Five counties indicated that their development capacity analysis would be prepared in 2017/2018.

Jurisdiction	Maximum Number of Residential Units
County	
Allegany	County report in progress
Anne Arundel	15,895
Baltimore City	111,119
Baltimore	14,427
Calvert	14,912
Carroll	26,398
Cecil	83,600
Charles	21,888
Frederick	County report in progress
Garrett	47,404
Harford	17,414
Howard	28,900
Kent	County report in progress
Montgomery	7,509
Prince George's	County report in progress
Queen Anne's	21,003
Saint Mary's	25,446
Somerset	County report in progress
TOTAL	435,915 units



Work-Live-Play development incorporating open space.

Statewide Indicators

In addition to reporting on indicators from local jurisdictions, several indicators are reported statewide, since not all local jurisdictions are required to submit their own indicators. The following indicators are derived from Planning’s parcel data and associated analysis, representing all areas of Maryland.

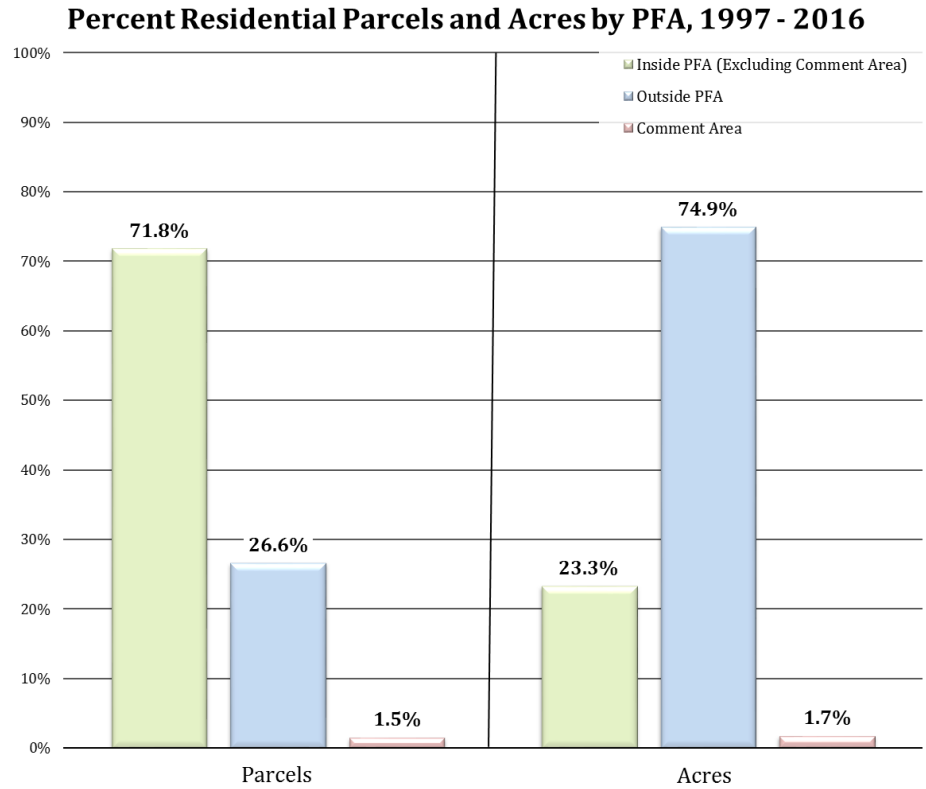
Priority Funding Areas (PFAs) are existing communities and places designated by local governments that indicate where state investments should be made to support future growth.

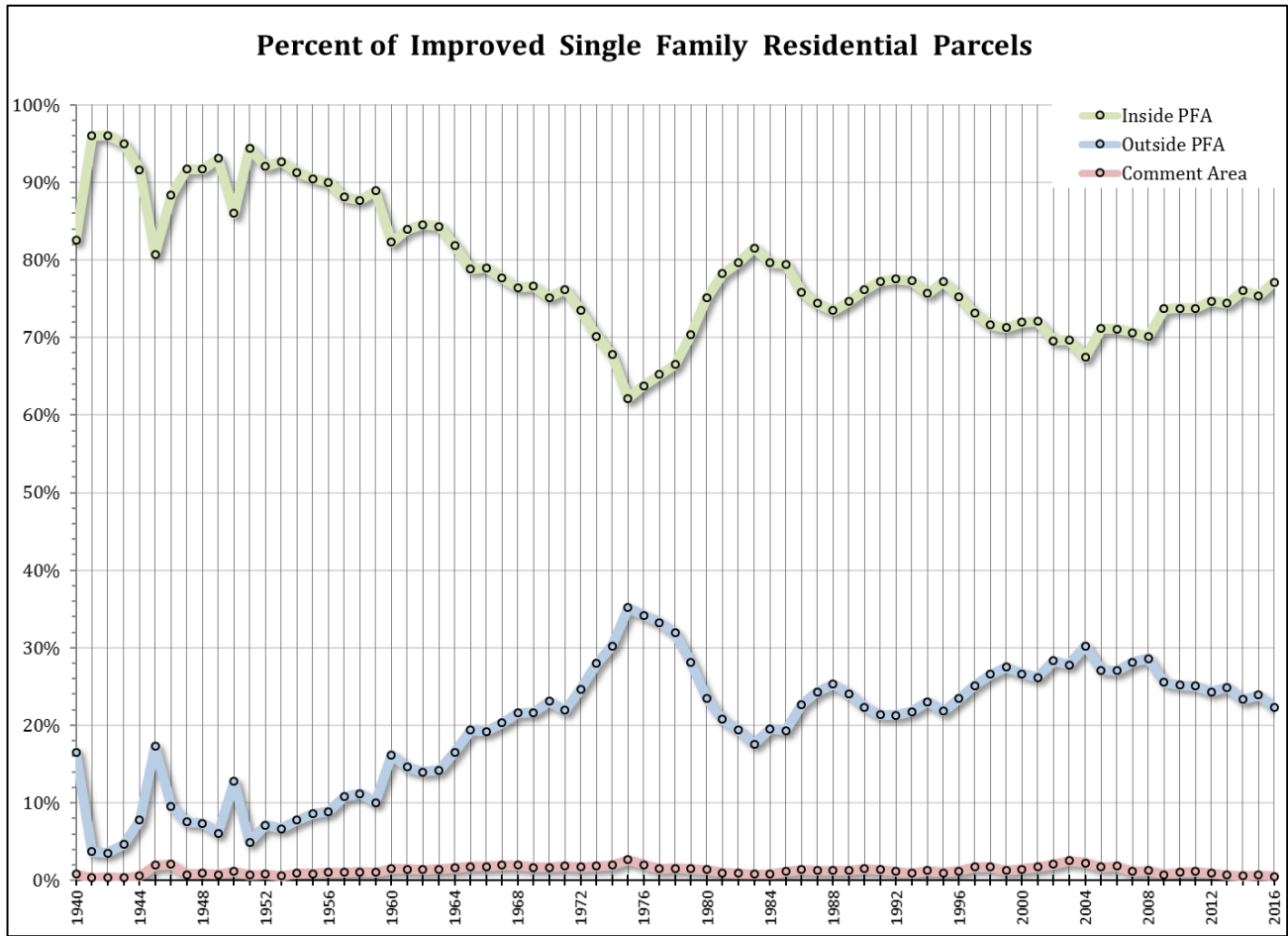
Residential parcels created within PFAs are depicted in green; parcels created outside PFAs are depicted in blue.

Currently, there are approximately 1,261,975 acres of PFAs within Maryland, covering approximately 20% of the land area in the state. Of

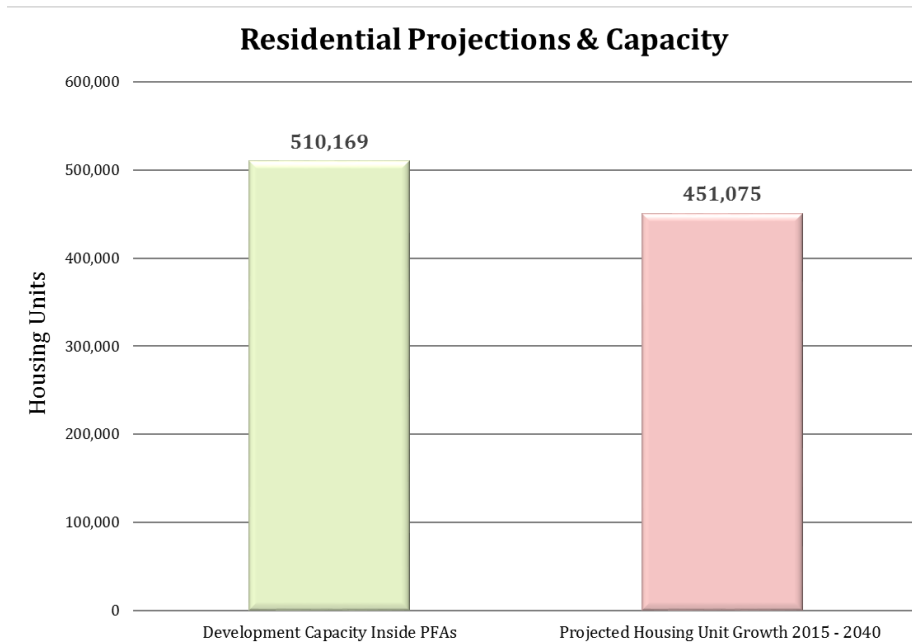
these areas, approximately 67,014 acres are classified as PFA Comment Areas (areas designated as PFAs by jurisdictions that do not meet all the PFA criteria). Comment areas account for approximately 5.3% of the total area of the PFA.

Planning maintains statewide geo-referenced parcel data. The following chart shows the trend of where residential parcels have located with respect to PFAs between 1940 and 2015. The long-term trend shows a decline of residential parcels being built within PFAs, although, since 2004 the data shows an uptick in improved residential parcels being created within PFAs.





Planning also analyzes statewide development capacity or land supply, with respect to PFAs. Current estimates show that all the state's projected growth through 2040 could fit within PFAs.



Adequate Public Facilities Ordinance Report

Local jurisdictions with Adequate Public Facilities Ordinances (APFOs) are required to submit a report to the Maryland Department of Planning every two years to detail whether a local APFO has halted development or redevelopment in a Priority Funding Area. The reporting requirement was approved by the Maryland General Assembly in 2009.

Local jurisdiction biennial reports on the impact of APFO restrictions in the PFA must include information about:

- the location of the restriction
- infrastructure affected by the restriction
- the proposed resolution of the restriction, if available
- estimated date for resolving the restriction, if available
- date a restriction was lifted, as applicable
- terms of the resolution that removed the restriction

Planning collected the first set of APFO biennial reports in 2010 reflecting APFO activity in calendar years 2008 and 2009. The last round of APFO reports reflected activity in calendar years 2014 and 2015. The next round of APFO biennial reports are due July 1, 2018 for calendar years 2016 and 2017.

Fourteen counties and 26 municipalities have enacted APFOs. Of those, Planning received reports of APFO restrictions within PFAs from six counties and one municipality for 2014. APFO reports are not due in year 2017 but six counties and one municipality included the APFO status for year calendar year 2016 as part of their local jurisdiction annual report. A summary of this mid-cycle information is submitted in this report. A summary of the APFO data for calendar year 2015 and partial for 2016 on the pages follows.

Planning's report on the statewide impact of APFOs identifies: (1) the jurisdiction reporting the restriction within a PFA; (2) the facility type within the PFA that did not meet local adequate public facility standards; and (3) the scheduled or proposed improvements to the facility in local capital improvement programs to remedy the restriction.

Capacity for water, sewers, roadways, and schools are standard components of a local APFO.



Summary of Reported Restrictions for 2015 - 2016

Jurisdiction	Notes/Comments																																	
Counties																																		
Baltimore	<p>2015: No school overcrowding data was submitted for 2015. The County monitored and closed Sanitary Sewer Overflows (SSO) #47 (DuBois Avenue), #104 (Sussex Road Bridge), and #105 (Sussex Road Alley).</p> <p>The 2015 Basic Services Transportation Map identified the E and F level intersections throughout the county:</p> <table border="1" data-bbox="456 575 1341 919"> <thead> <tr> <th></th> <th>CY 2015</th> <th>CY 2014</th> </tr> </thead> <tbody> <tr> <td>Loch Raven Blvd (MD 542)/E. Joppa Rd</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Falls Rd (MD 25) /W. Seminary Ave (MD 131)</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Falls Rd (MD25)/W. Joppa Rd</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Falls Rd (MD25)/Greenspring Valley Rd</td> <td>LOS = F</td> <td></td> </tr> <tr> <td>Frederick Rd (MD 144) and Bloomsbury Ave-Ingleside Ave</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Baltimore National Pike (US 40)/N. Rolling Rd</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>York Rd (MD 45)/Burke Ave</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Perring Pkwy (MD 41)/Putty Hill Ave</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Pulaski Hwy (US 40)/66th Street</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Pulaski Hwy (US 40)/Ebenezer Rd</td> <td>LOS = F</td> <td>LOS = E</td> </tr> </tbody> </table> <p>2016: Baltimore County reports eight failing roadway intersections (Level of Service, F) but does not provide any mid-year information related to any restrictions on development within the PFA.</p>		CY 2015	CY 2014	Loch Raven Blvd (MD 542)/E. Joppa Rd	LOS = F	LOS = F	Falls Rd (MD 25) /W. Seminary Ave (MD 131)	LOS = F	LOS = F	Falls Rd (MD25)/W. Joppa Rd	LOS = F	LOS = F	Falls Rd (MD25)/Greenspring Valley Rd	LOS = F		Frederick Rd (MD 144) and Bloomsbury Ave-Ingleside Ave	LOS = F	LOS = F	Baltimore National Pike (US 40)/N. Rolling Rd	LOS = F	LOS = F	York Rd (MD 45)/Burke Ave	LOS = F	LOS = F	Perring Pkwy (MD 41)/Putty Hill Ave	LOS = F	LOS = F	Pulaski Hwy (US 40)/66th Street	LOS = F	LOS = F	Pulaski Hwy (US 40)/Ebenezer Rd	LOS = F	LOS = E
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Charles	<p>2015: The Zekiah Sewer Pump Station continued to be at capacity. The county indicated that a Capital Improvement Program has been approved but a timetable for completion is not reported.</p> <p>2016: One sewer pump station was identified in 2012 as a limited factor for growth. A CIP improvement was approved in 2013 but a timetable for completing the programmed improvements was not provided.</p>																																	

Jurisdiction	Notes/Comments
Frederick	<p>2015: Four of the affected elementary schools were within the City of Frederick. Four schools are located in the Urbana, New Market, and Liganore and Ballenger Creek communities. One school, Yellow Springs, has a district mostly outside the PFA. Four schools, Centreville (148%), Hillcrest (140%), Urbana (135%) and Waverly (137%) are over 120% of capacity and would not allow for a county development to use the School Construction Fee Option. Middle schools in Oakdale, and Frederick, are over 100% capacity. One high school, Urbana, was over capacity. There are seven elementary school renovation projects included in the 2015 Educational Facilities Master Plan, with an estimated increase of 3,498 new seats. One middle school improvement will not add capacity and two high school projects to replace Frederick High will add 223 seats.</p> <p>Programmed improvements for Capital Improvement Plan (CIP) Fiscal Years 2016-2021 include:</p> <ul style="list-style-type: none"> • Urbana Middle expansion of 300 seats opened fall 2015 • Frederick High new replacement school opened fall 2017 • Sugarloaf Elementary new school with 725 seats opened fall 2017 • Butterfly Ridge Elementary new school with 725 seats opens fall 2019 • Urban Elementary replacement opens fall 2020 • Waverly Elementary addition of 200 seats opens fall 2021 • East Area Elementary new school to open after 2021 <p>2016: Frederick County reports fourteen elementary, one middle school and one high school are over 100% of the State Rated Capacity. If capacity is between 100% and 120%, projects in these districts may choose the optional School Construction Fee Option in addition to the normal school impact fee. Three elementary school districts are over 120% of the State Rated Capacity. Four of the affected elementary schools are in the City of Frederick. Seven elementary school renovations are included in the 2014 Educational Facilities Master Plan, with an estimated increase of over 3,498 new seats. Two middle school renovations and two high school replacements are also planned. These improvements will not add capacity. Six elementary school, one middle school, and one high school additions are programmed in the 2017-2022 CIP.</p>
Harford	<p>2015: No additional changes were reported.</p> <p>2016: Harford County continues to report that due to a deficit of supply from Winters Run, the Maryland Department of the Environment and the Harford County Health Department has stopped approving building permits within Maryland American Water Company's (MAWC) service area. Harford County may provide an additional 40,000 gallons per day (GPD) to MAWC through the existing West MacPhail Road metering station, which could allow for up to 114 equivalent dwelling units (EDUs) to be developed within MAWC's service area. This amendment is in effect through 2018. It provides MAWC time to construct the ultimate solution of an impoundment to provide a safe and reliable water supply, sufficient for the entire approved service area. The proposed improvements are currently in the design phase.</p> <p>Harford County reports that five pumping stations do not have any additional reserve capacity and that may impact future development near these pumping stations including Brentwood Park Sewage Pumping Station (S.P.S.), Dembytowne/Hanson Road Petition S.P.S. (2), Dembytown/Hanson Road Petition S.P.S. (3), Forest Greens S.P.S., and Harford Square S.P.S. Sanitary sewers in the Bynum Ridge subdivision are also at capacity.</p>

Jurisdiction	Notes/Comments
Montgomery	<p>2015: Montgomery County reported that no school districts were in moratorium. However, twenty-four schools were within the 105% - 120% School Facility Payment restriction. No changes in transportation restrictions were reported, as new transportation data becomes available in CY 2016.</p> <p>2016: Montgomery County does not have any school districts in moratorium, over 120% of the State Rated Capacity. However, four elementary schools, eight middle schools and twelve high schools are reported to be within the 105% - 120% School Facility Payment range restriction. Six of the thirty Transportation Policy Area Review districts are inadequate to meet the road test.</p>
Queen Anne's	<p>2015: Queen Anne's County reported has one school restriction (Grasonville Elementary School), over 100% of capacity impacting three residential developments, totaling 457 units. A per student impact fee will go toward an addition to the school to bring the capacity under 100%. The per student mitigation fee must offset the impacts of the proposed development on school capacity and cannot be used for portable classrooms. The mitigation must be approved by the Board of Education.</p> <p>2016: Queen Anne's County indicates that this has limited three residential developments at the overcapacity Grasonville Elementary School. Mitigation fees have been proposed to resolve the restrictions but a timetable to correct the issue was not provided.</p>

Jurisdiction	Notes/Comments
Municipality	
Rockville	<p>2015: Rockville reported that a change in school level of service methodology to a five-year average resolved existing restrictions on residential development. Elementary School No. 5, on West Edmonston Drive, is scheduled to open for the 2018-19 school year. The school will open with a capacity of 602 students. As a result, other elementary school boundaries within the City will have to be adjusted.</p> <p>There were two deficiencies in the water system associated with two projects previously approved but not yet built. One is on Dawson Avenue and the second on Chapman Avenue. Construction is ongoing to address both deficiencies; construction completion is anticipated during fiscal year 2017.</p> <p>There were eight deficient areas with eleven identified sewer segments that have flow restrictions. These restrictions were a result of inadequate transmission capacity of the existing sewer pipes to convey wastewater flow.</p> <p>Rockville's FY2016 Capital Improvement Program includes construction funding in FY2016 to resolve five deficient areas with seven sewer segment restrictions: North Horners Lane; Monroe Street; Cabin John Parkway; East Rockville (three segments); and Lorraine Drive. Development approvals through December 31, 2015 require mitigating two sewer restrictions: Monroe Street and Cabin John Parkway. There are three deficient areas with four sewer segments with restrictions, which are not programmed to be improved: Atlantic Avenue; Lakewood (two segments); and Glenora.</p> <p>2016: The City of Rockville reports one school restriction for Rosemont Elementary School but provided no indication of when this restriction would be resolved. The City also reports seven sewer restriction areas with three of the areas programmed for improvements in FY 18-22.</p>

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Maryland Department of Planning
301 W. Preston St., 11th Floor
Baltimore, MD 21201
Planning.Maryland.gov
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Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Robert S. McCord, Acting Secretary