



# Maryland Land Use & Growth Trends



# Land Use Now to 2030

- Where are we and where are we going?
- Where do we want to be in 2030?
- Issues to be concerned with while getting there?
- How do we get there?
- What must be done to achieve vision?



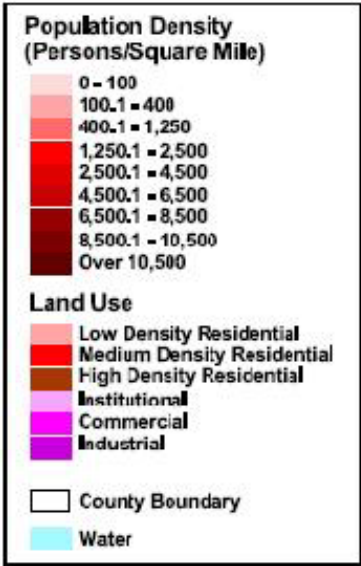
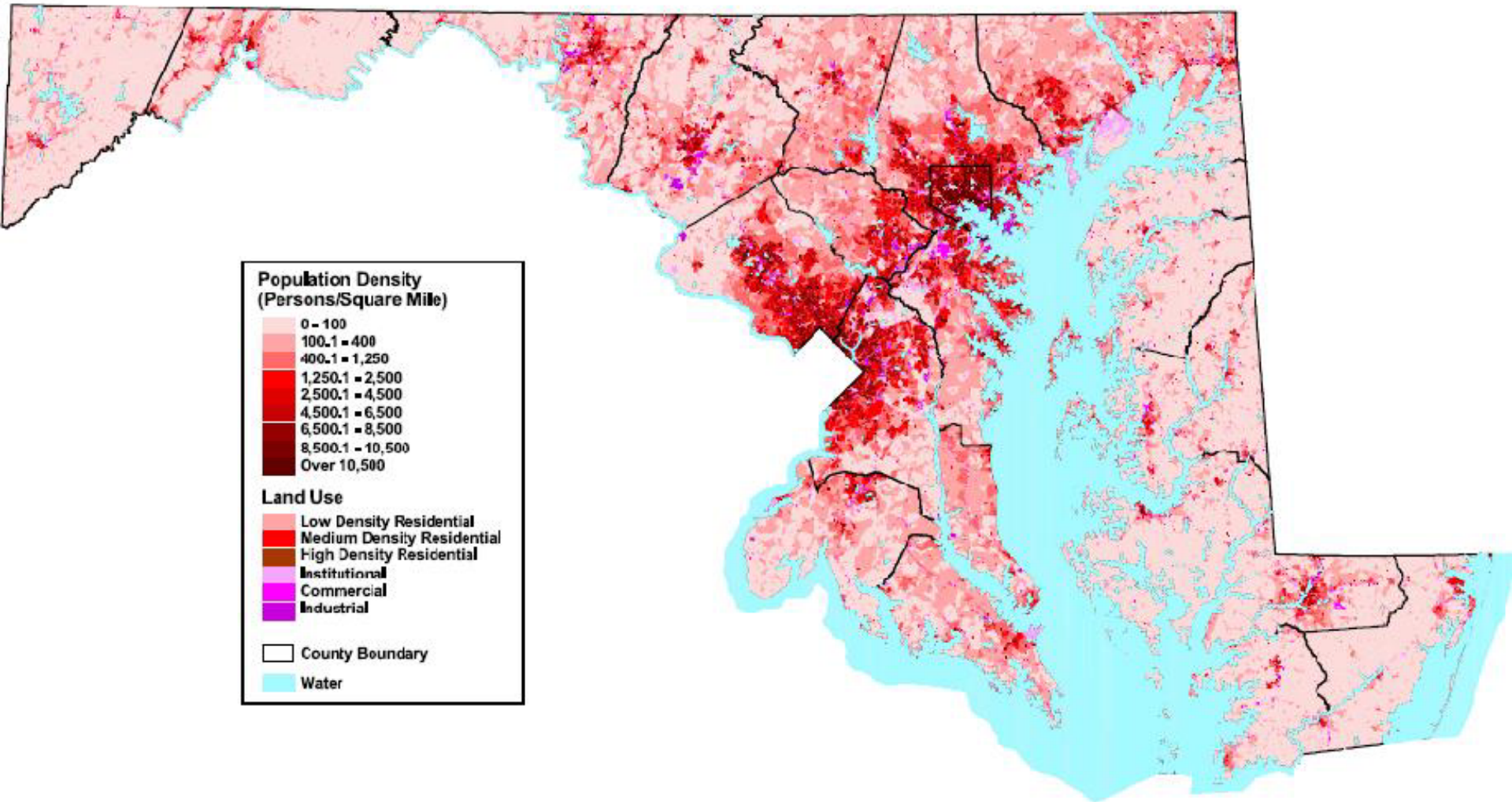
# Changes in Land Use



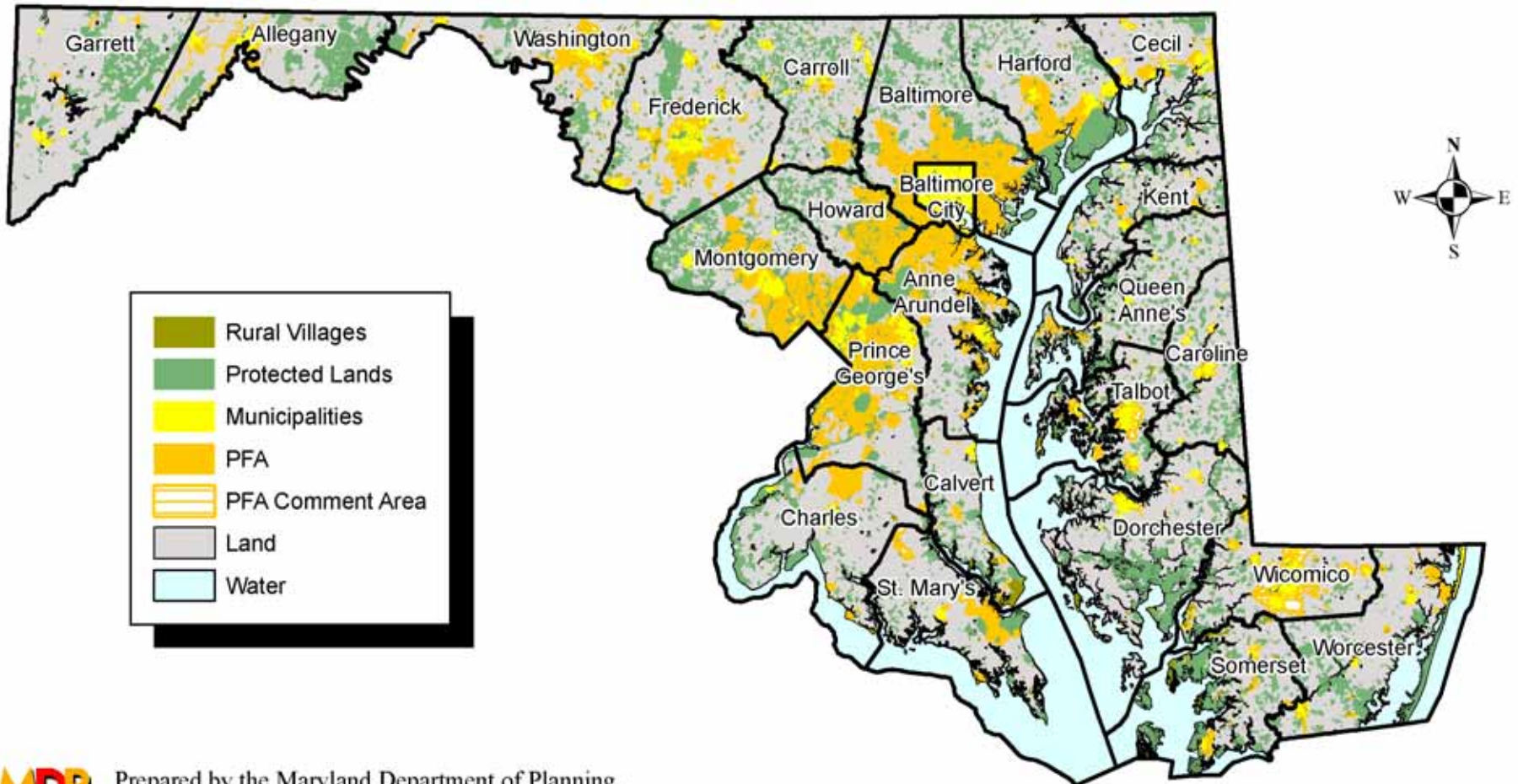
## We Used to Live and Work in Compact Communities...

- Small house lots
- Mix of housing types
- Interconnected street network to disperse traffic
- Mixed uses: housing, shopping and civic functions

# Population Density and Land Use State of Maryland

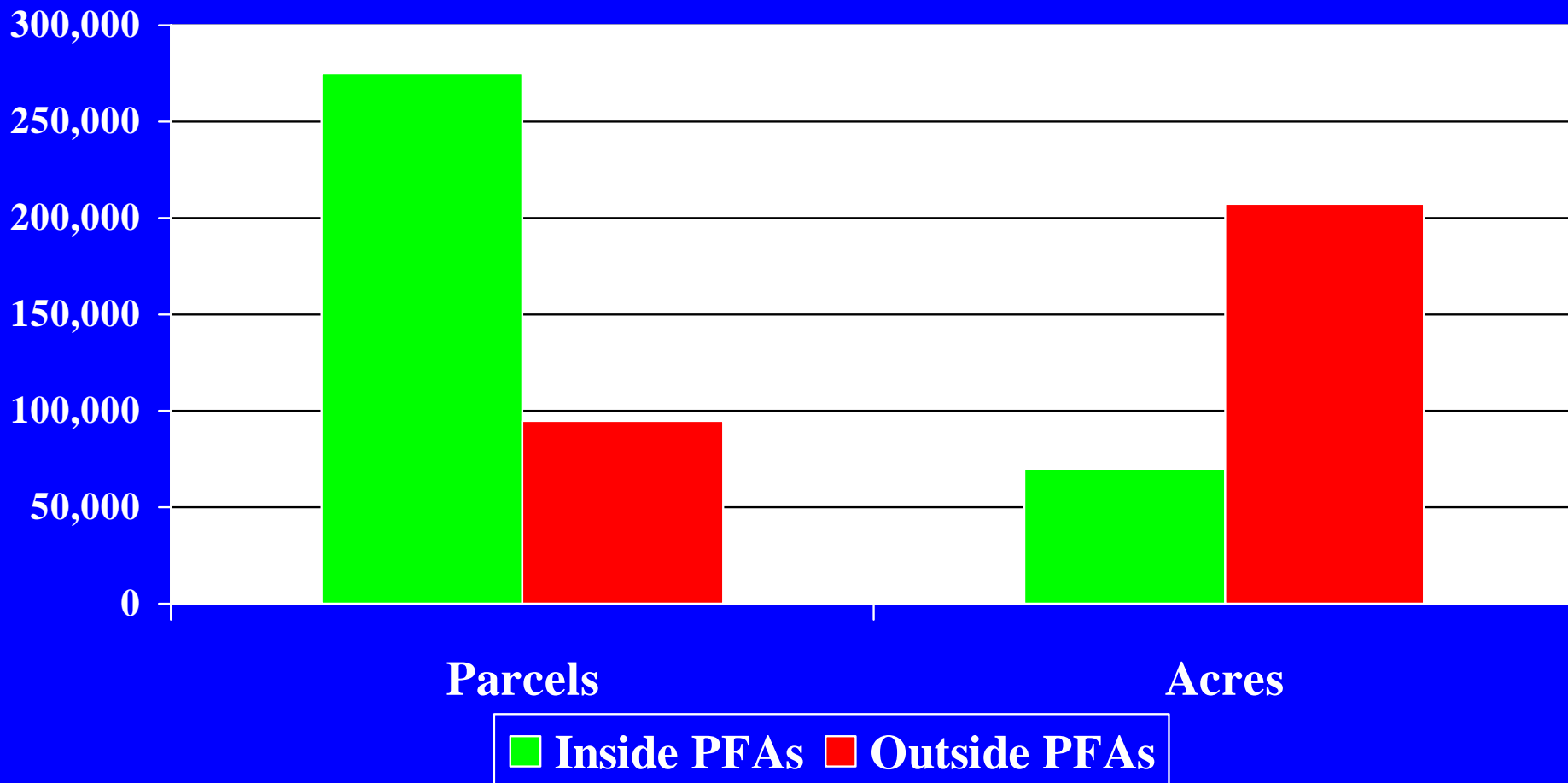


# Maryland Priority Funding Areas and Protected Lands



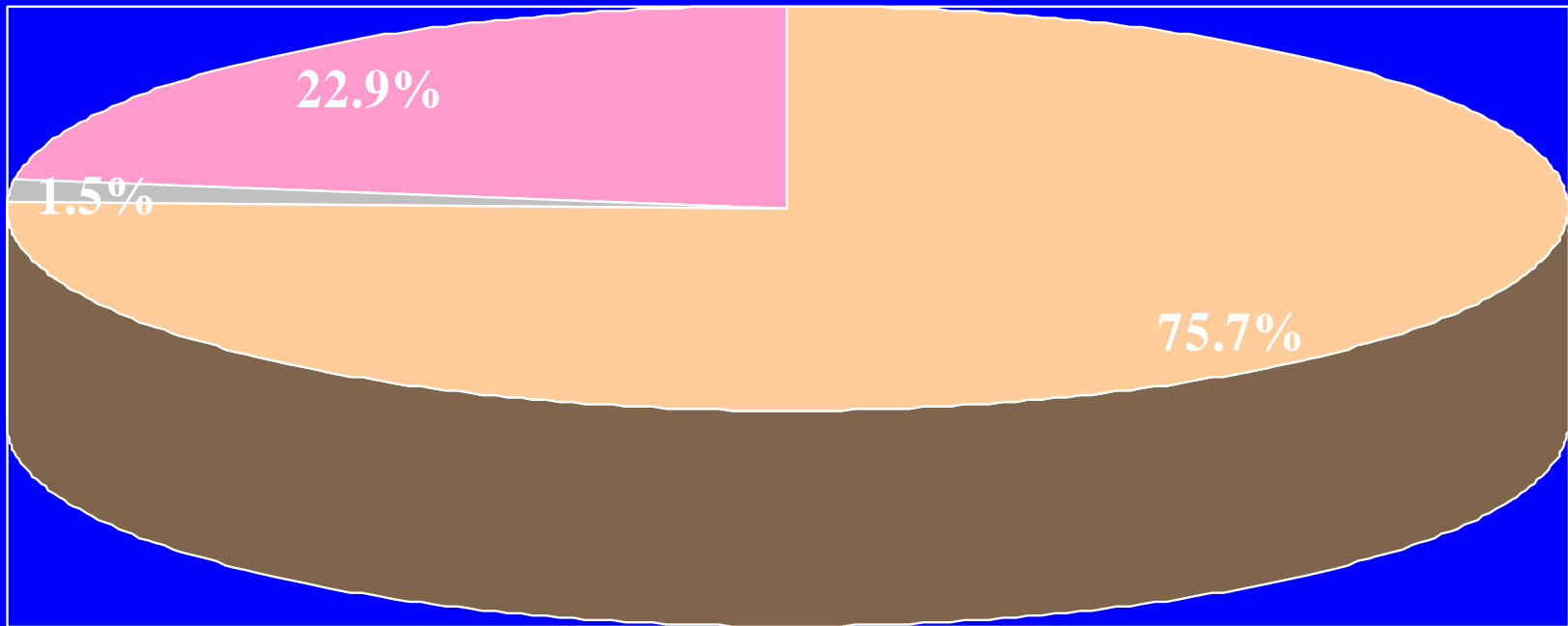
Prepared by the Maryland Department of Planning.  
October 2007.

# Number of Parcels and Acres Developed Inside and Outside of PFAs in Maryland, 1990 – 2005



Prepared by the Maryland Department of Planning, Planning Data Services, September, 2007.

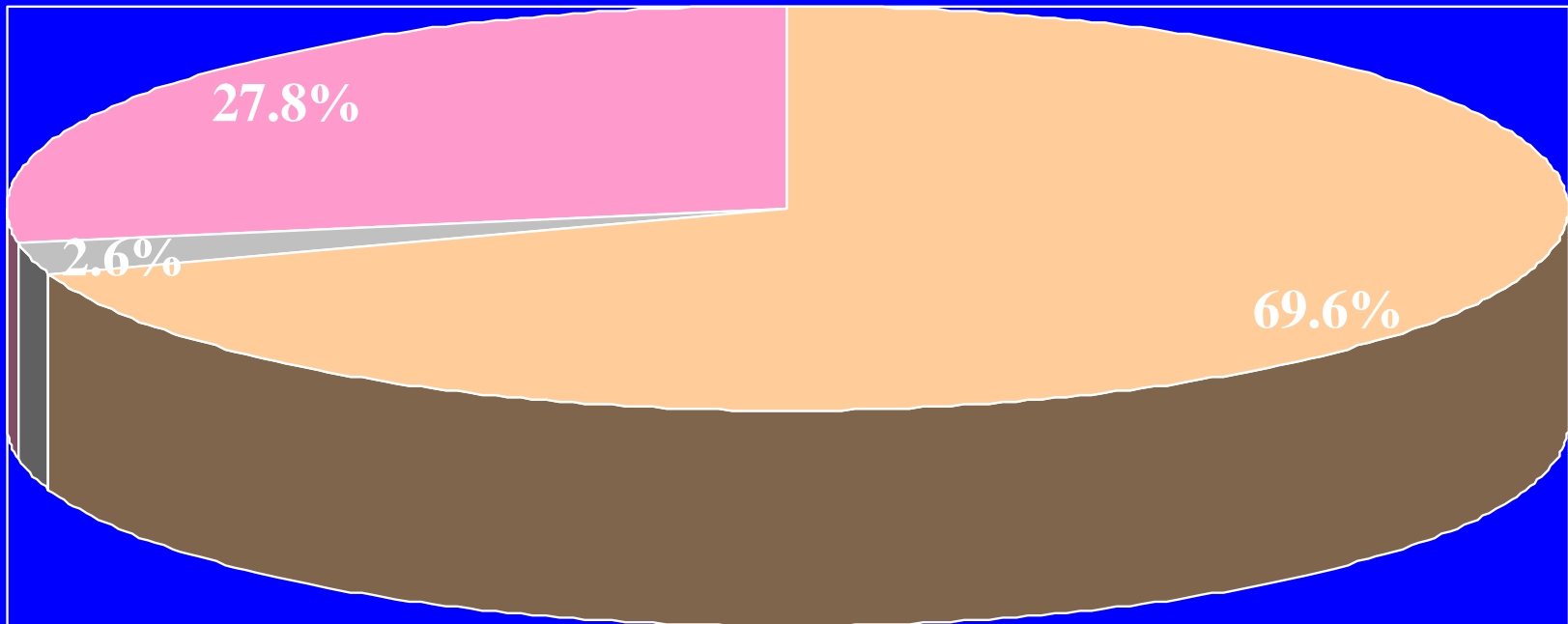
# Percent of Parcels Developed Inside & Outside PFAs in Maryland, 1990 - 1996



■ Inside PFA (no comment) ■ Inside PFA (comment) ■ Outside PFA

Prepared by the Maryland Department of Planning, Planning Data Services, September, 2007. Source of the data is MDProperty View. Data is for improved residential single-family parcels with value of improvements of \$1,000 or more, on parcels of 20 acres or less

# Percent of Parcels Developed Inside & Outside PFAs in Maryland, 1997 - 2005

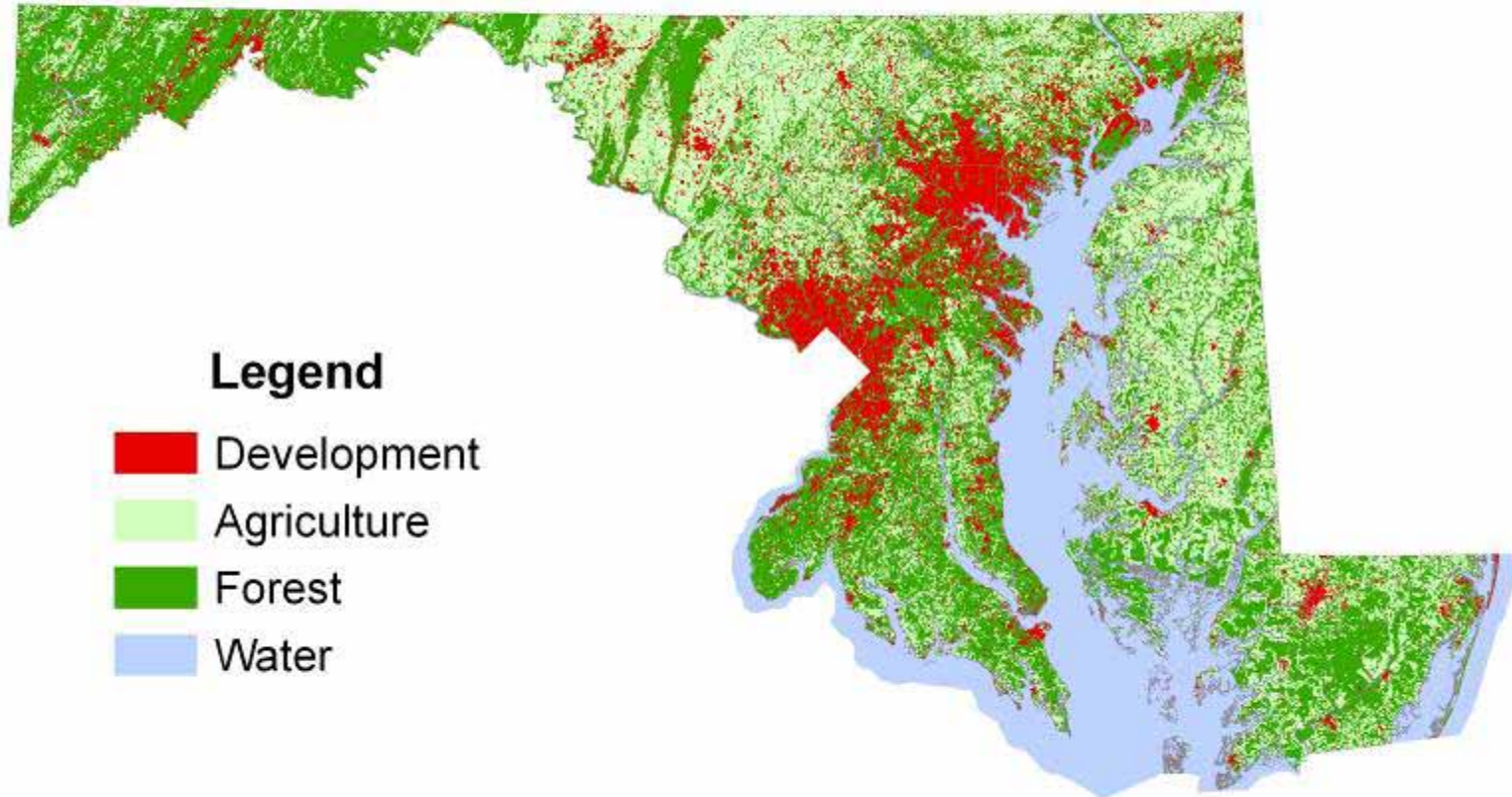


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Prepared by the Maryland Department of Planning, Planning Data Services, September, 2007. Source of the data is MDProperty View. Data is for improved residential single-family parcels with value of improvements of \$1,000 or more, on parcels of 20 acres or less

**It took over 300 years to develop the first  
20% of our land, but just 30 years to  
develop the next 14%.**

# 1973 Land Use / Land Cover for Maryland



## Legend

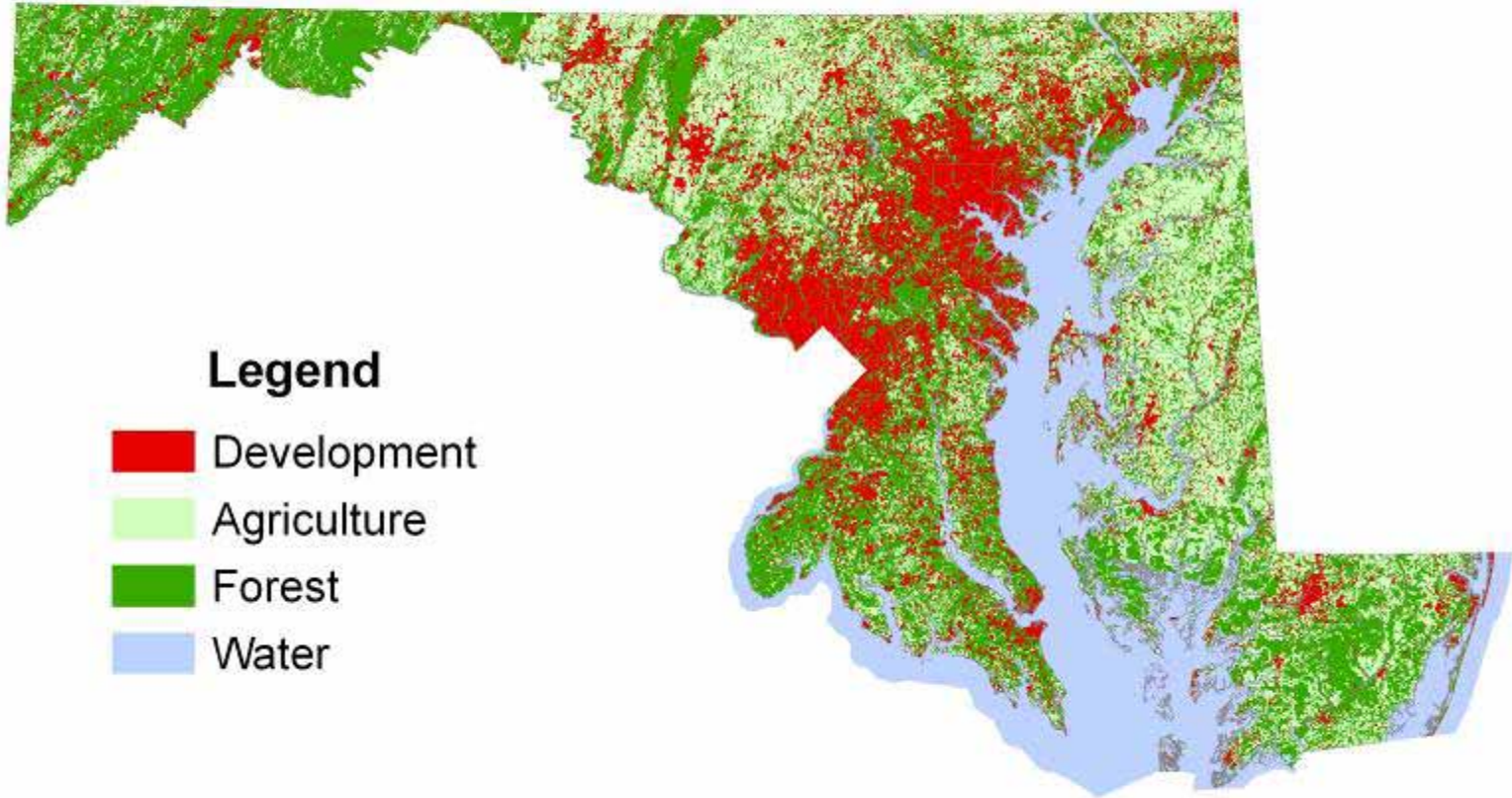
-  Development
-  Agriculture
-  Forest
-  Water

0 5 10 20 30 40  
Miles



**MDP**

# 2002 Land Use / Land Cover for Maryland



## Legend

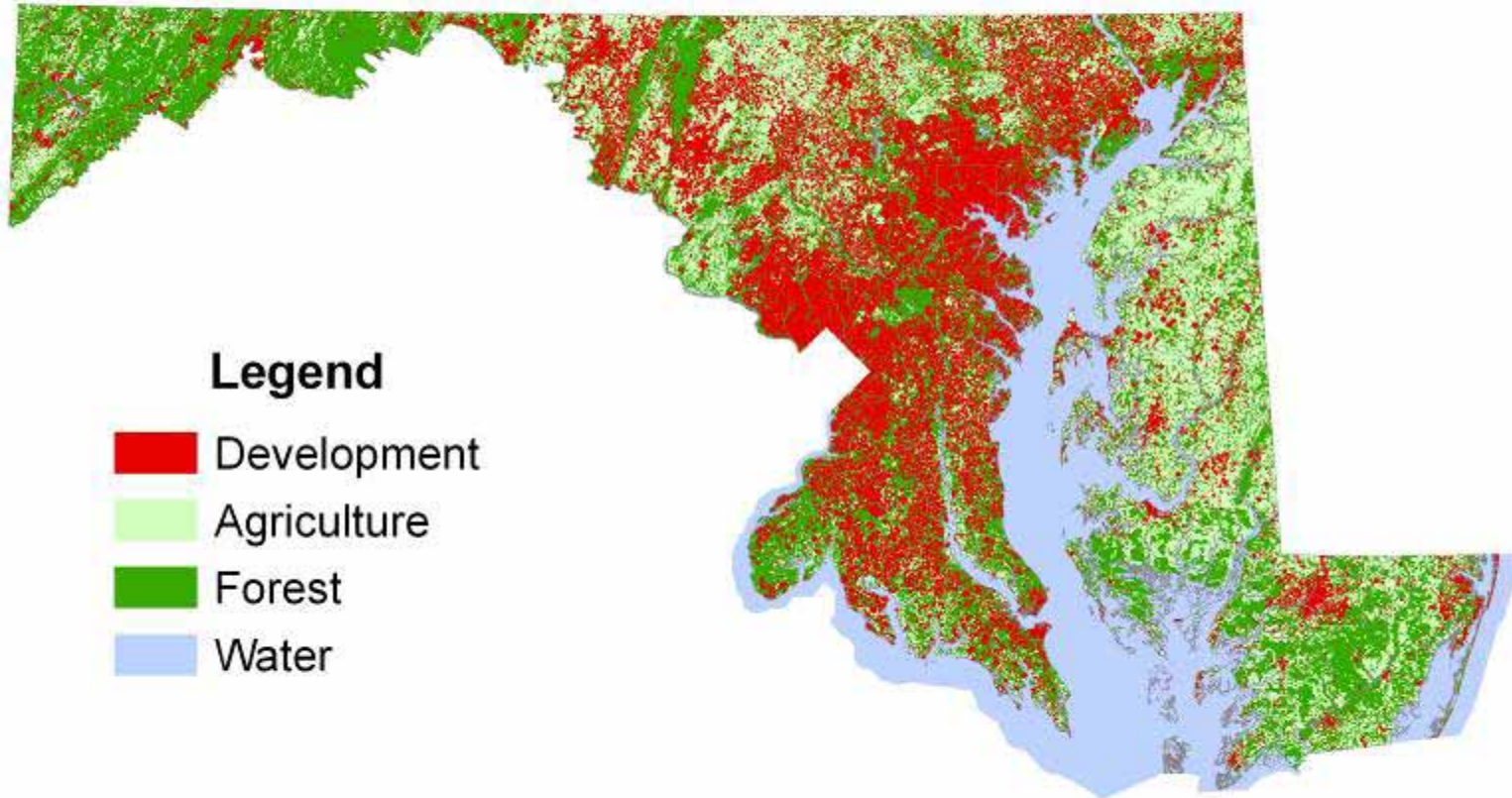
-  Development
-  Agriculture
-  Forest
-  Water

0 5 10 20 30 40  
Miles



**MDP**

# 2030 Land Use for Maryland Current Trends

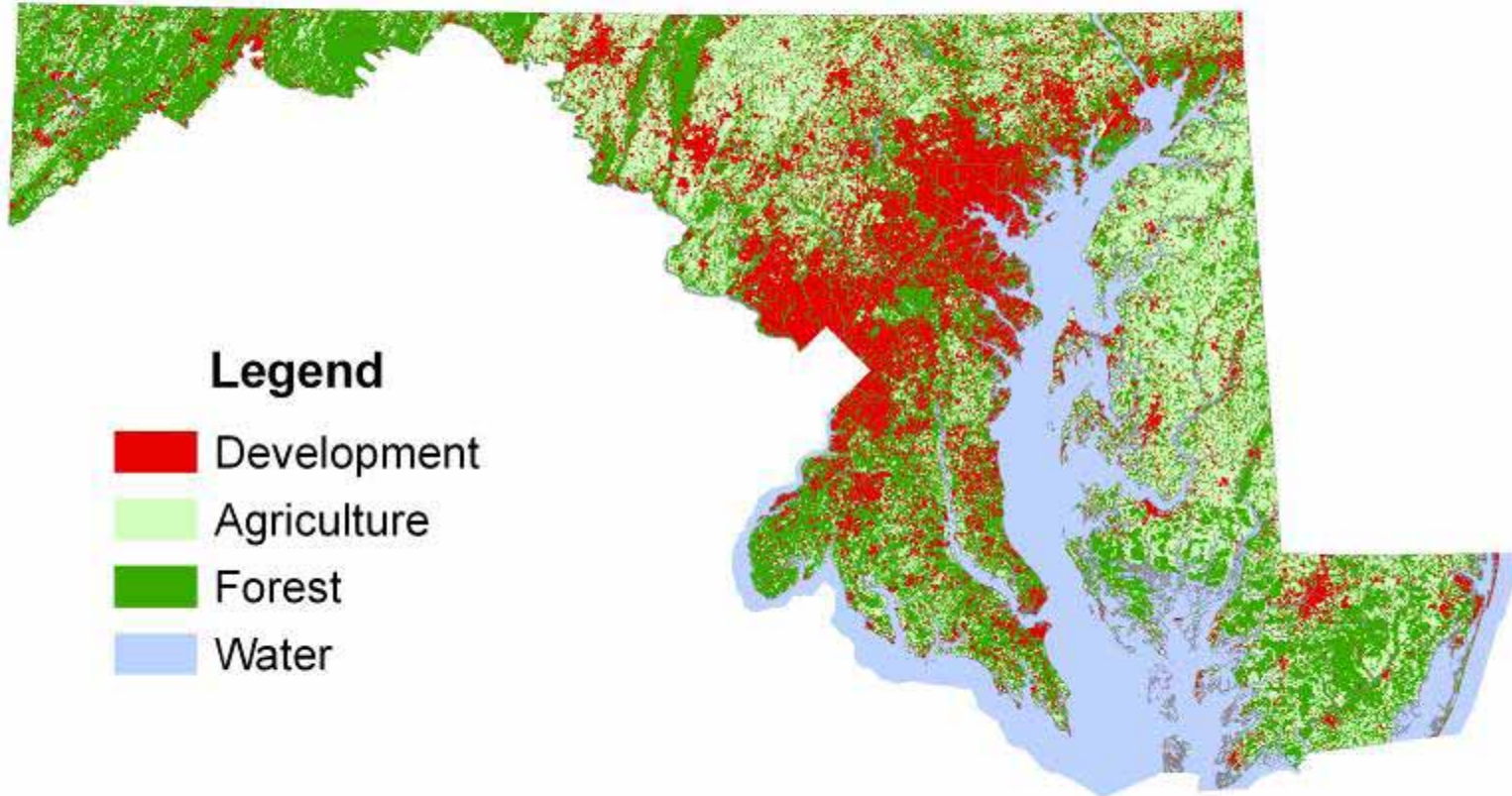


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**MDP**

# 2030 Land Use for Maryland Smart Growth Scenario



## Legend

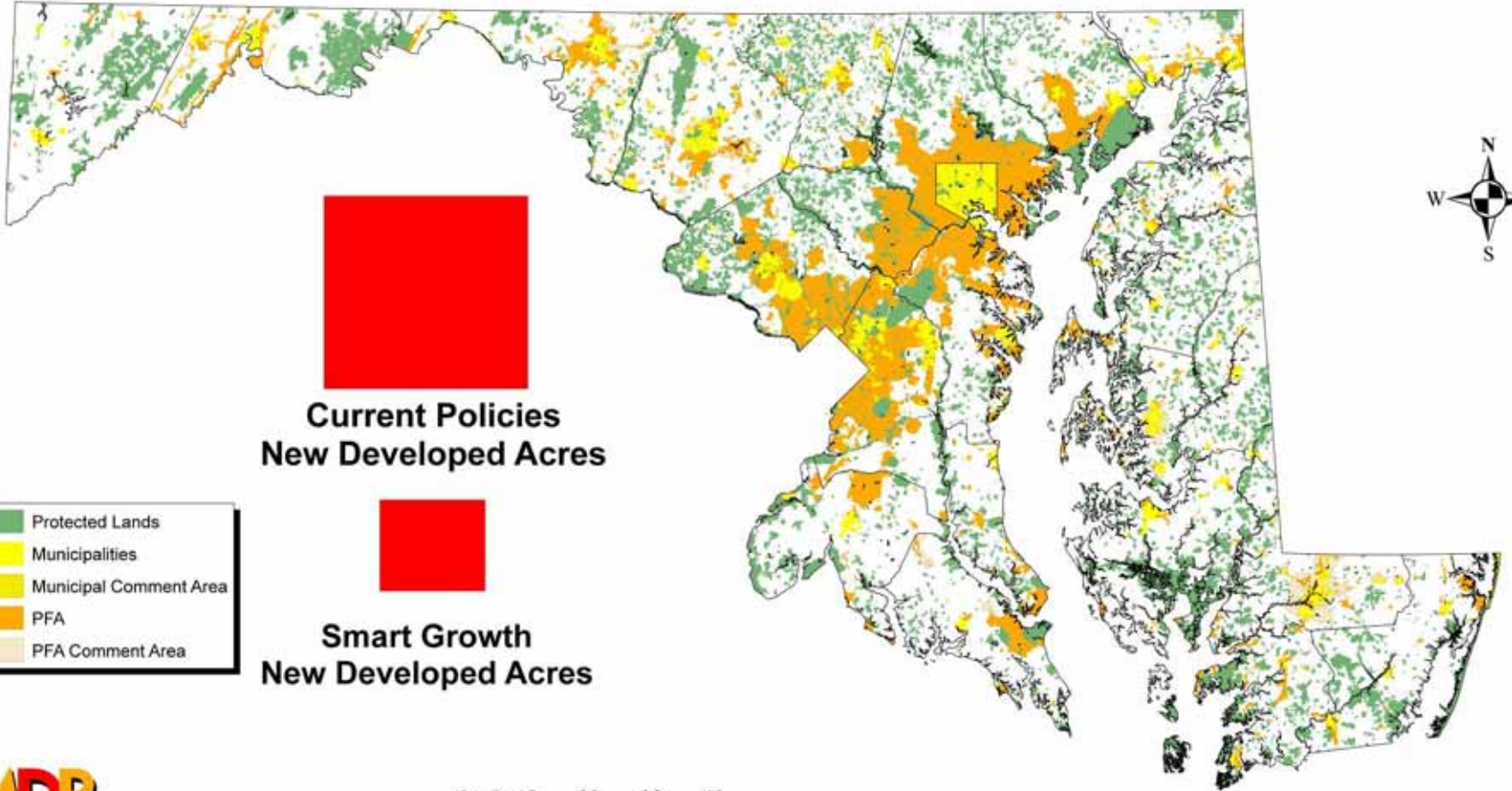
- Development
- Agriculture
- Forest
- Water

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Miles



MDP

# Maryland Priority Funding Areas / Protected Lands and New Potential Developed Acres by 2030



Created November 2007

0 5 10 20 30 40  
Miles

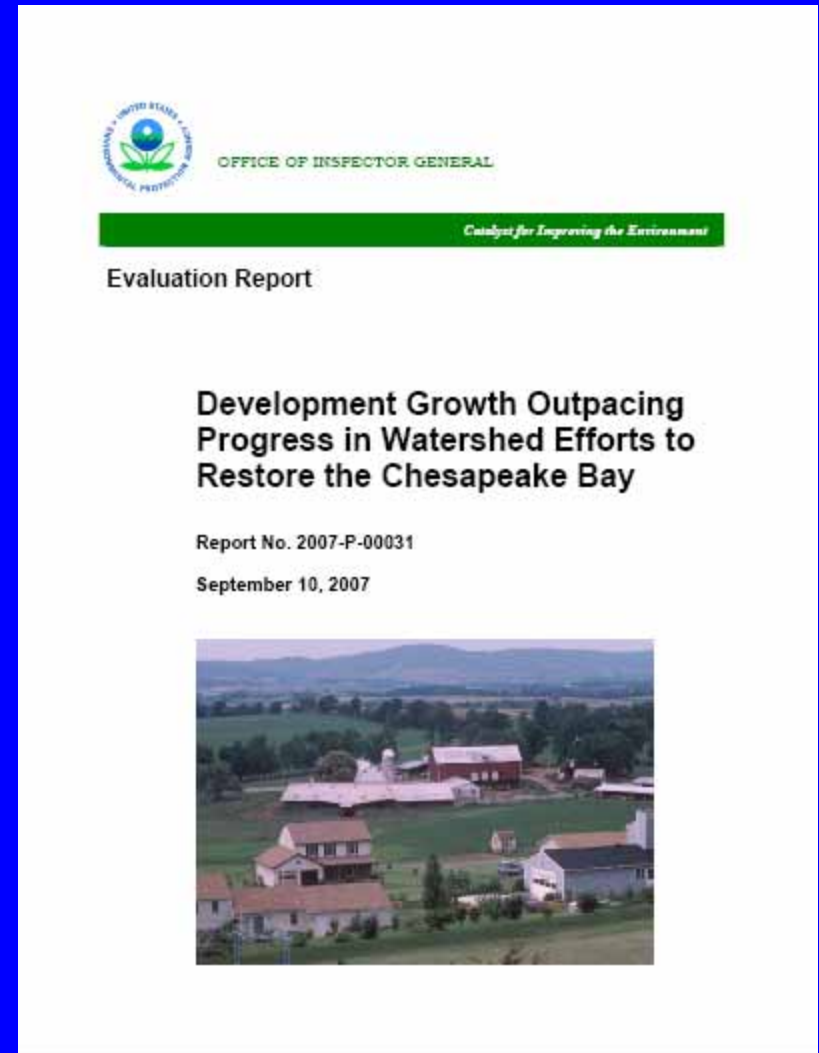
# Growth Issues

- Density, Design, Location of Residential Development
- Transportation
- Open Space & Rural Preservation
- Environment
- Economic Development & Redevelopment
- Infrastructure (location, maintenance, cost)
- Jobs vs. Housing
- NIMBY
- Build-out?

# Growth and the Chesapeake Bay

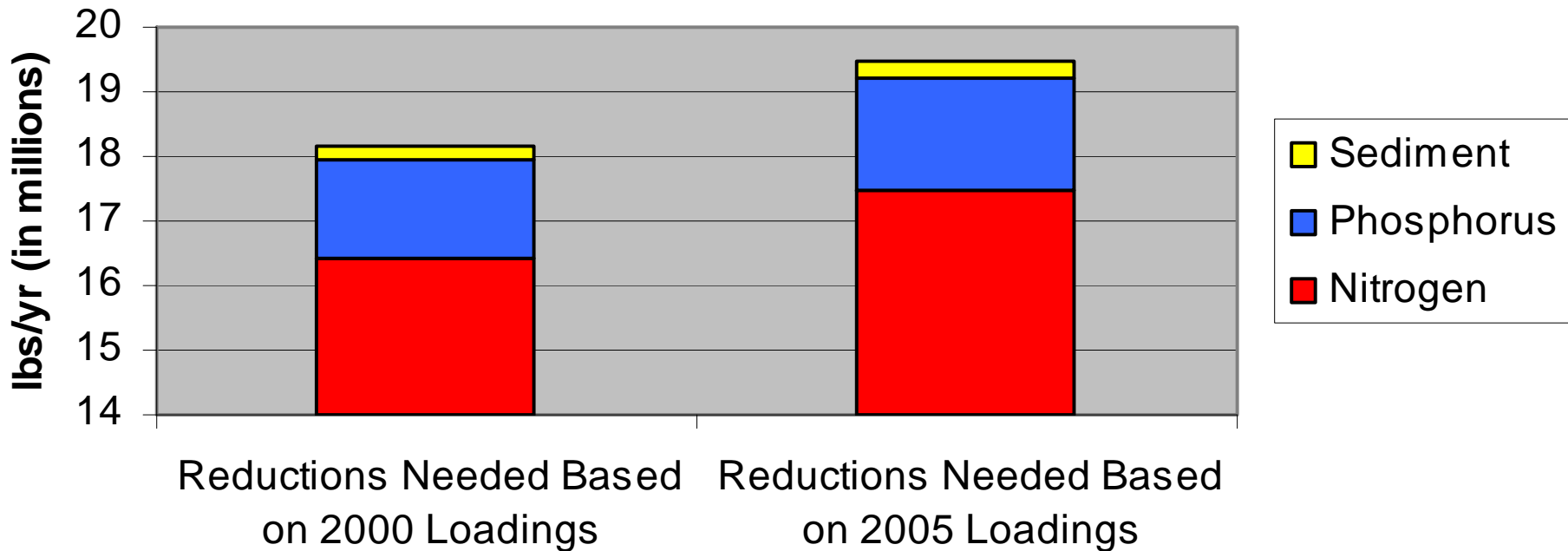
## *One Step Forward Two Steps Back*

- New report on Bay restoration efforts
  - Office of Inspector General for EPA concludes that new development is increasing nutrient and sediment loads at rates faster than restoration efforts are reducing them



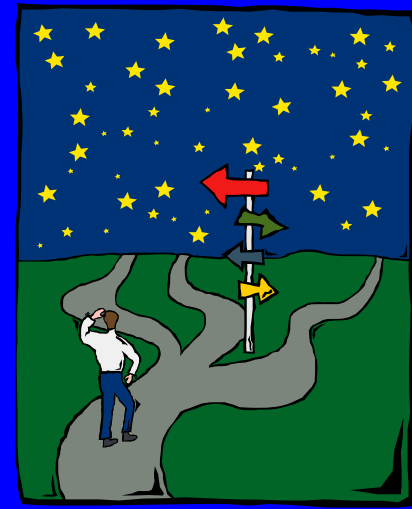
# More and More Work Needs To Be Done Because of Developing Lands

## Increasing Reductions Needed



Source: *Development Growth Outpacing Progress in Watershed Efforts to Restore the Bay*. Office of Inspector General, EPA. September 10, 2007. Report No. 2007-P-00031

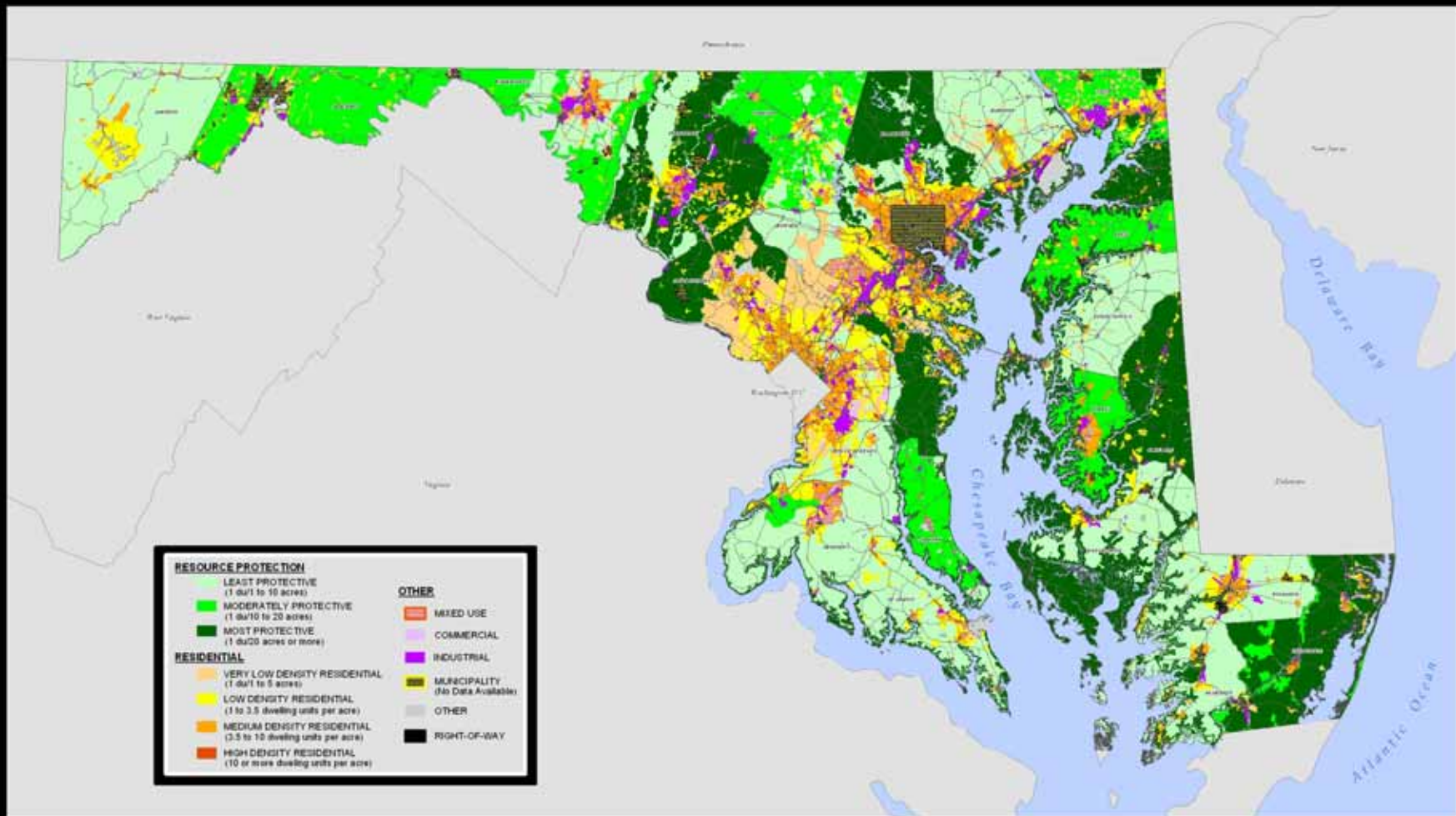
# Where do we go from here?



- How to handle projected growth?
  - How much where (inside vs. outside of PFAs)?
  - Public Services & Infrastructure?
  - Density & Design?
  - Impacts: land, water, community, fiscal?
- A process to address these questions to move towards implementation?



# GENERALIZED ZONING IN MARYLAND



Maryland Department of Planning  
October 2007

Note: The Chesapeake Bay Resource Conservation Areas are shown.  
This zoning categorization has not been approved by all county jurisdictions.





## **Tools to Promote Preservation**

**Comprehensive Plans**

**Land Acquisition**

**Farmland Zoning**

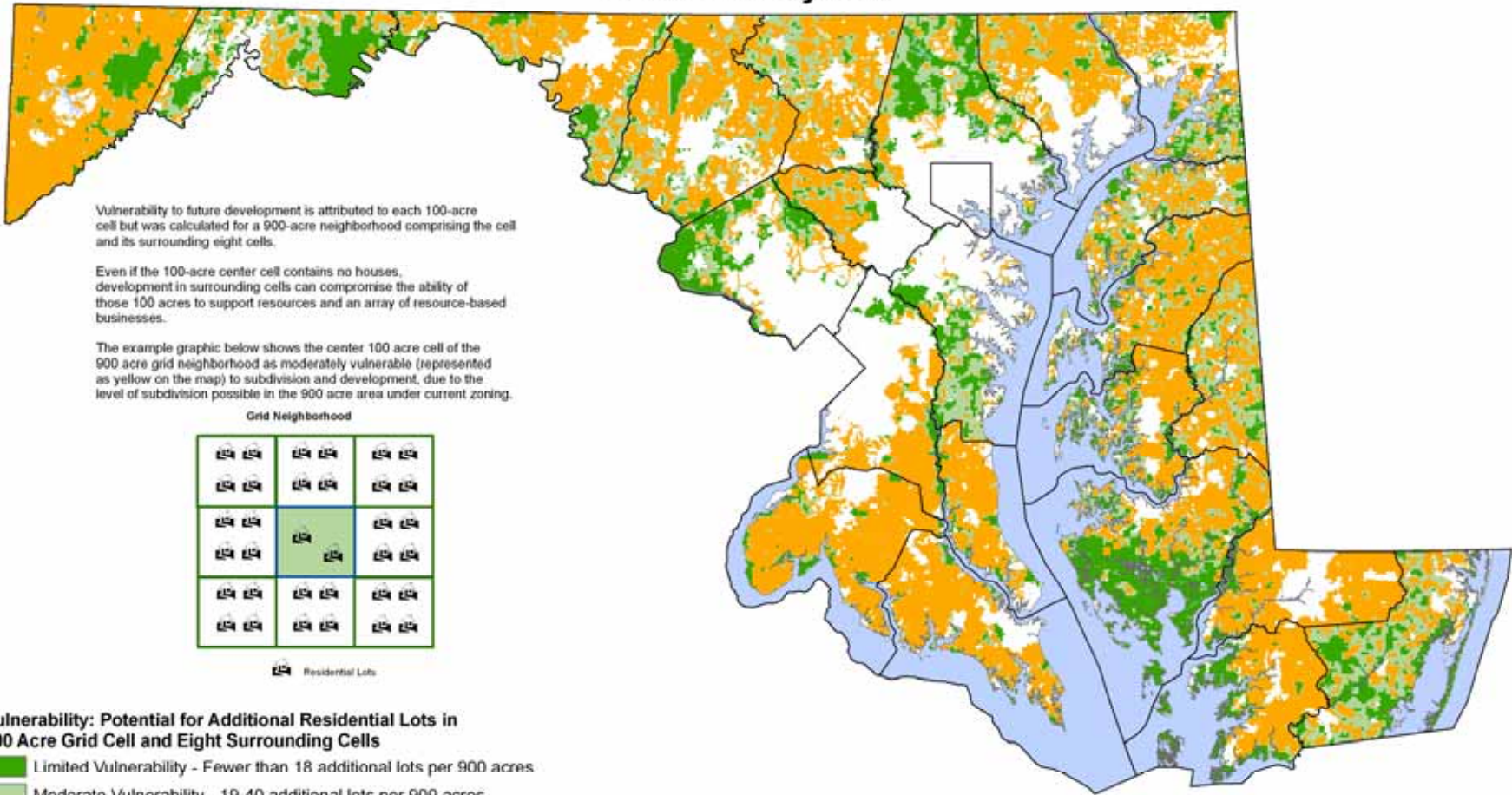
**Historic Overlay Zoning**

**Buying Development Rights**

**Cluster Development**

**Conservation Development**

# Vulnerability of Rural and Natural Resource Lands to Residential Development State of Maryland

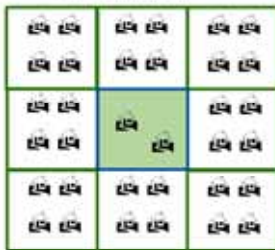


Vulnerability to future development is attributed to each 100-acre cell but was calculated for a 900-acre neighborhood comprising the cell and its surrounding eight cells.

Even if the 100-acre center cell contains no houses, development in surrounding cells can compromise the ability of those 100 acres to support resources and an array of resource-based businesses.

The example graphic below shows the center 100 acre cell of the 900 acre grid neighborhood as moderately vulnerable (represented as yellow on the map) to subdivision and development, due to the level of subdivision possible in the 900 acre area under current zoning.

Grid Neighborhood

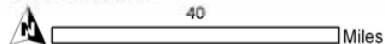


Residential Lots

## Vulnerability: Potential for Additional Residential Lots in 100 Acre Grid Cell and Eight Surrounding Cells

- Limited Vulnerability - Fewer than 18 additional lots per 900 acres
- Moderate Vulnerability - 19-40 additional lots per 900 acres
- High Vulnerability - More than 40 additional lots per 900 acres

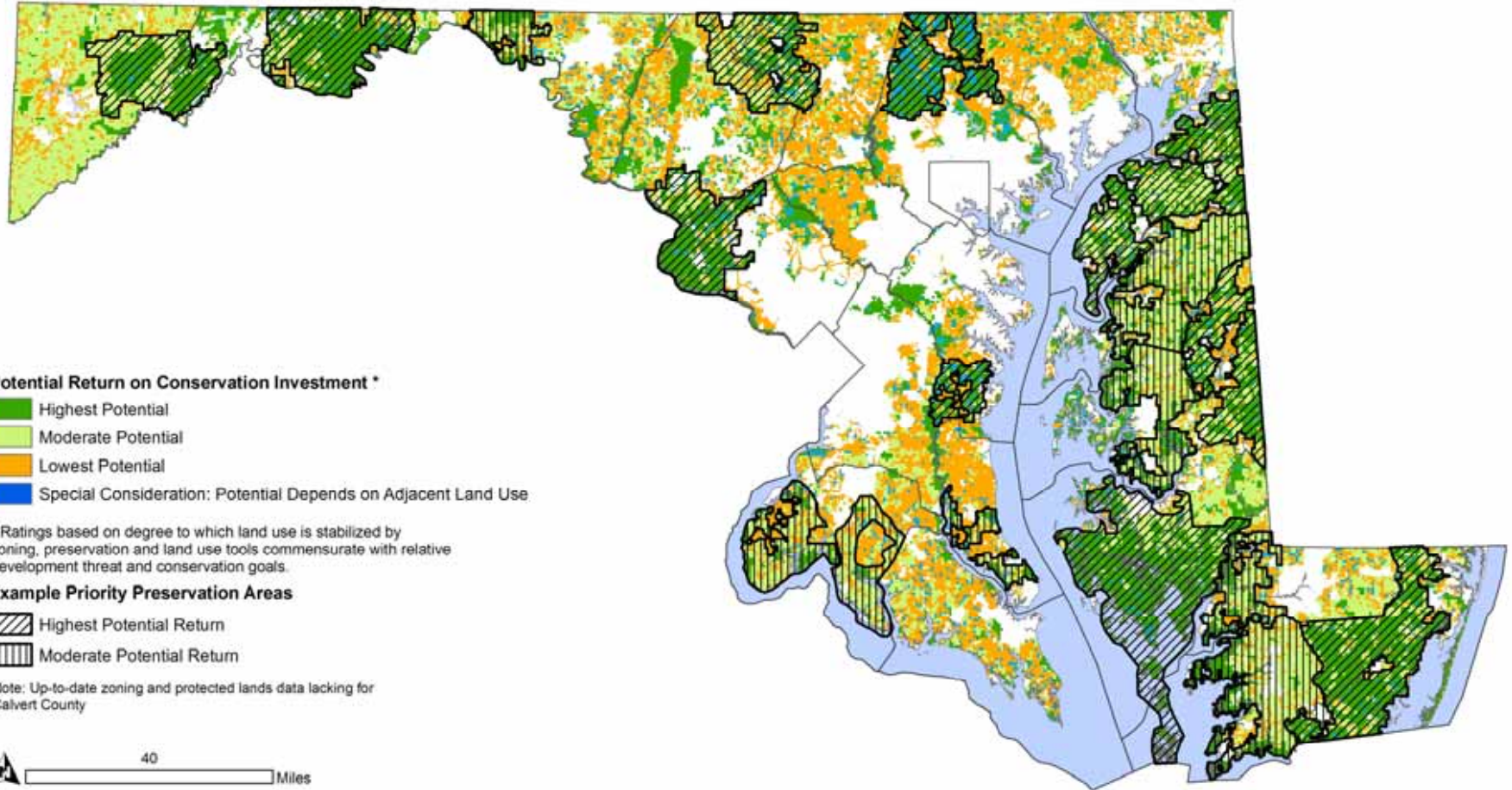
Note: Up-to-date zoning and protected lands data is lacking for Calvert County.



**MDP** Maryland Department of Planning  
November 2007  
Source data: Maryland Property View 2006, MDP's Development Capacity Model, County Zoning Data, MDP Protected Lands Data, PFA Boundaries

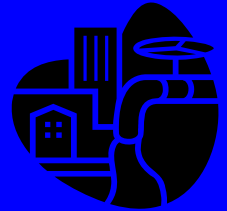
# Potential Return on Public Investment in Example Priority Preservation Areas

## Natural and Rural Resource Lands



**MDP** Maryland Department of Planning  
 November 2007  
 Source data: Maryland Property View 2006, MDP's Development Capacity Model, County Zoning Data, MDP Protected Lands Data, PFA Boundaries

# Growth Impacts on Water & Sewer



- Annexation requests increase the dilemma of how adequate water and sewer services can be provided to the influx of new residents.
- Developers often offer to pay for the infrastructure. However, the long term costs of upgrades and maintenance are left to the jurisdiction to address and pay for.
- Many systems are already overburdened and are in need of significant upgrades.

# Growth Impact on Transportation

- Many jurisdictions have road systems that are behind in maintenance and construction of new roads.
- Increased population means more cars on these already overburdened road systems.



# Growth Impact on Schools

- Forecasting for school enrollment is done several years outside of the projected school year.
- Difficulties arise to produce accurate projections when subdivisions are constantly approved and permitted.



# Tools to Promote Compact Development

Comprehensive Plan

Zoning Ordinance

Form Based Codes

Transit Oriented Development

Transfer of Development Rights

Historic Tax Credits

