

# **Task Force on the Future for Growth and Development in Maryland**

## Draft Contents/Outline for Written Report

*“Where Do We Grow From Here?”*

- I. INTRODUCTION: Summary of Task Force background, charge, membership, etc.
- II. CONTEXT: Snapshot -- Today’s Circumstances
  - A. Trends and Projections
  - B. The Challenges Ahead
  - C. Ultimately -- which Maryland do we want?
- III. LEGAL AND REGULATORY ENVIRONMENT: Growth and Development Policy in Maryland -- The Promise of Smart Growth
  - A. What is Smart Growth?
  - B. History of Smart Growth in Maryland -- local, regional and state levels
  - C. Review of Existing Legislative and Regulatory Framework
  - D. Smart Growth Successes -- what has worked?
    - 1. How much consensus?
  - E. Smart Growth Shortcomings -- what has not worked as well?
    - 1. How much consensus?
- IV. DIAGNOSIS: Growth and Development Challenges (both broad and specific)
  - A. Various perspectives of local governments (counties and municipalities), state government (MDP, MDE, MDOT, DHCD, DNR, DBED, BRAC, others?), other Task Force constituencies

(agricultural, environmental, smart growth advocates,  
developer/builders, citizens)

B. Refer to responses to 12 Questions and MACo/MML survey results

C. Challenges Identified

1. BRAC
2. Growing green
3. Education of many constituencies re: Smart Growth and creation of political will to pursue it
4. Regional planning
5. Relationship between counties and municipalities
6. Relationship between local government and state
7. Preservation of agricultural land
8. Workforce housing
9. Revitalization of older communities
10. Water resources challenges
11. Resolving conflicts among smart growth, density, and preservation
12. Infrastructure inadequacies
13. School capacity
14. Integration of transportation and land use planning
15. Comprehensive plan issues
  - a. Terrapin Run impact
  - b. Housing content
  - c. State role in review of comp plans

16. Integrate state transportation planning with local priorities
17. Develop policies and processes that can survive political changes
18. Better coordination and collaboration at all levels
19. Identification of technical resources to assist agencies
20. Water/sewer issues
21. Jobs/Housing balance
22. PFA limitations and shortcomings
23. Conflicting state policies
24. APFOs and effect on Smart Growth
25. Annexation issues
26. Role of Smart Growth Subcabinet
- 27.

V. RECOMMENDATIONS: What Does Maryland Need to Grow Smartly?

A. Action Steps

1. At no or modest cost
  - a. “Cooperation” recommendations
  - b. “Coordination” recommendations
  - c. “Recycling/Redirection of Funds” recommendations
    - i. Transportation money to incentivize not building
  - d.
2. At more extensive cost (both \$\$ and non-\$\$)

- a. Incentives for development where we want it
  - i. Incentives to build and not to build?
- b. Infrastructure Infrastructure Infrastructure
- c.
- 3. Other recommendations (to be sorted)
  - a. Education
  - b. Comprehensive Plan enhancements or modifications
  - c. Resurrection of State Planning Commission
  - d. Legislative Changes
    - i. Terrapin Run matters
    - ii. Amending/fixing existing provisions
    - iii. New initiatives
- B. Planning for the Future -- The 3 Required Plans
  - 1. State Development Plan (Parameters)
  - 2. State Housing Plan (Parameters)
  - 3. State Transportation Plan (Parameters)
  - 4. For each, role of Plans with respect to local plans and planning

*NOTE: Charge 8 (Floating Zones) to be addressed as a discrete point.*