

# Welcome! Sustainable Growth Network

*Inaugural Meeting*

*May 29th 2025, 11:00am*

*Meeting is being recorded*

# Agenda

## Sustainable Growth Network Meeting

- ▶ **Kick Off**
  - About the Sustainable Growth Network
  - Introduction Activity
- ▶ **Meeting Topic: Maryland's Sustainable Growth Planning Principles and Policy**
  - **Legislative Overview**
  - **Walkthrough: Implementation Guide**
  - **Breakout Workshop: Implementation Guide**
  - Group Discussion
- ▶ **Wrap-Up**

# **Sustainable Growth Network**

# **Kick Off**

# Kick Off

## About the Sustainable Growth Network

- ▶ **Purpose:** The Sustainable Growth Network (SGN) serves as a collaborative forum committed to advancing sustainable growth policy and practice in Maryland.
- ▶ **Goals:**
  - Advance best practices in sustainable growth policy and practice
  - Engage expertise from across the State to share ideas and methods
  - Provide feedback to MDP (and other agencies) on policy, programs or other relevant initiatives

# Kick Off

## About the Sustainable Growth Network

### ► Meeting Structure

- MDP will host and facilitate quarterly meetings
- Each meeting will have a predetermined topic for discussion

### ► Participation Expectations

- Participation open to those who value inclusive dialog on sustainable growth-related topics
- More than one person representing any organization or entity should provide formal comments as a singular representative voice

### ► Resource Access

- All resources will be shared and stored on dedicated Teams channel
  - Network members will be added after our kickoff meeting

# **Sustainable Growth Network**

# **Introduction Activity**

# INTRODUCTION ACTIVITY

## Slido Activity #1

What word would you use to describe MD's growth pattern?



Word cloud

...

What word would you use to describe MD's growth pattern?

More compacted    Disconnected

Haphazard    No mixture

Sprawly    Uneven    Piecemeal

NIMBY    Suburban    Choked

Slow    Sprawl    Unaffordable

Sporadic    inconsistent

McMansions    Not connected

Inequitable

**Sustainable Growth Network**

**Meeting Topic: Maryland's Sustainable Growth  
Planning Principles and Policy**

# **Maryland's Sustainable Growth Planning Principles and Policy**

## **Legislative Overview**

# MARYLAND'S SUSTAINABLE GROWTH POLICY

## Sustainable Growth Policy – 2025 forward

Sustainable Growth is a strategic approach to ***land use policy and development practices*** that equitably consider economic, social and environmental implications on existing and future generations.

**A THRIVING**  
*community is one where people of all generations can live healthy and fulfilled lives, and can grow, flourish and prosper, now and in the future*

Peak District National Park

# MARYLAND'S SUSTAINABLE GROWTH POLICY

Local Comprehensive Planning and State Economic Growth, Resource Protection, and Planning Policy  
– Planning Principles

- ▶ [SB 266/ HB 286](#) signed by Governor Moore on 04.08.25
- ▶ Policy is foundational to **Economic Growth, Resource Protection, and Planning Policy**
- ▶ Codified tool to inform State capital investments
- ▶ Implements “Principles” through **Local Comprehensive Plans**
- ▶ New, expanded **metrics to track sustainable growth** and Implementation Guide in development by MDP with sister agencies



Land Use [Md. Code, Land Use § 1-201 – Visions](#)

Md. Code, State Finance & Procurement  
[§ 5-7A-01 – Statement of Policy](#)  
[§ 5-7A-02 – Funding of Projects](#)

# Maryland's Sustainable Growth Policy

## *Planning Principles*

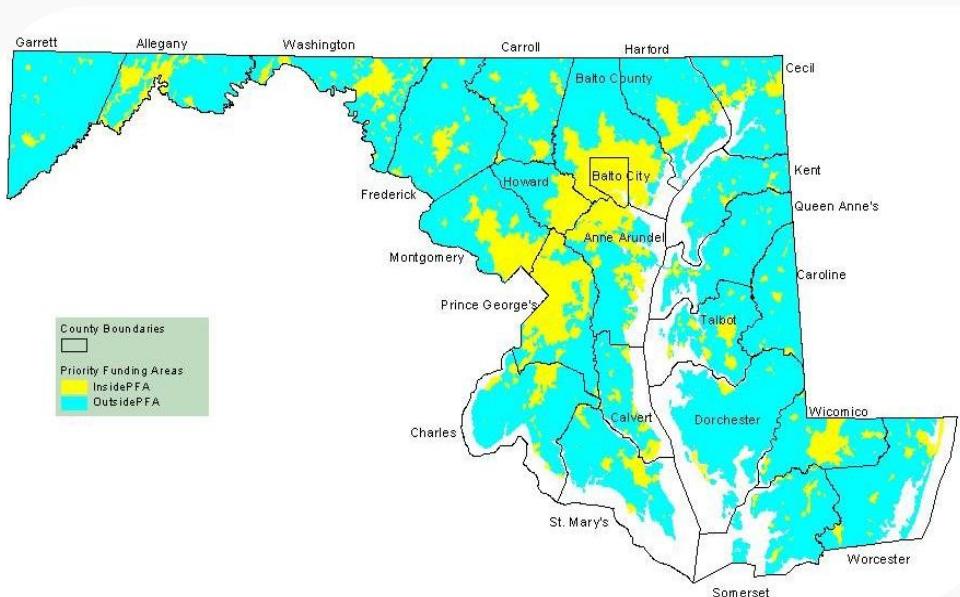




## *Sustainable Growth Policy and Planning Principles*

# LAND

“Optimize productivity of working landscapes, including farms, forests, and fisheries, and prioritize development within population centers that are in proximity to existing infrastructure and facilities”



Map of PFA zones - MDP

## **IMPROVE HUMAN WELL BEING**

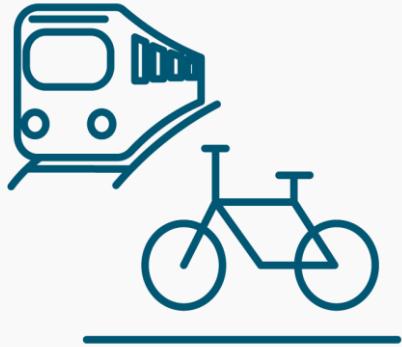
Priority Area Funding (PFA) Investment

## **MITIGATE CLIMATE CHANGE**

Waterway and Land Conservation

## **GROW ECONOMIC OPPORTUNITY**

Adequate Wastewater Capacity



*Sustainable Growth Policy and Planning Principles*

# TRANSPORTATION

“Prioritize transportation networks that create energy efficient, affordable and reliable access to jobs, housing and services.”

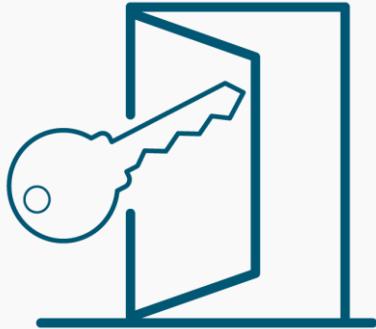


Model Complete Street - MDOT

**IMPROVE HUMAN WELL BEING**  
Transit Ridership Per Capita

**MITIGATE CLIMATE CHANGE**  
Vehicle Miles Traveled (VMT) Per Capita

**GROW ECONOMIC OPPORTUNITY**  
Percentage of Non-Drive Alone Modes  
(Commute Mode Share)



# HOUSING

“Enable a mix of quality housing types and affordability options to accommodate all who want to live in the State.”



*Frederick, MD*

## **IMPROVE HUMAN WELL BEING**

Number of people that experience chronic homelessness

## **MITIGATE CLIMATE CHANGE**

Number of vacant properties demolished or stabilized

## **GROW ECONOMIC OPPORTUNITY**

Number of affordable housing units preserved and developed via state and federal resources



## ECONOMY

“Allow for adaptive reuse, mixed-use and context appropriate new development that responds to changing markets and innovations.”



*The Packing House - Cambridge*

### IMPROVE HUMAN WELL BEING

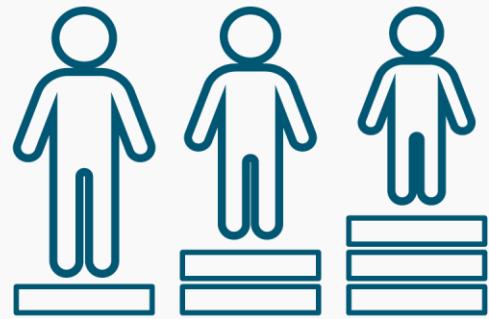
Living wage jobs created

### MITIGATE CLIMATE CHANGE

Floor Area Ratio (FAR) increases from existing to new redevelopment

### GROW ECONOMIC OPPORTUNITY

Mixed-use zone acreage (or building permits)



*Sustainable Growth Policy and Planning Principles*

# EQUITY

“Engage all sectors of the community in plan development to ensure diverse voices are heard and the needs of underserved populations are prioritized.”



PLCC – Compact Workshop Cir. 2014

**IMPROVE HUMAN WELL BEING**  
Equity in Local Plans

**MITIGATE CLIMATE CHANGE**  
Just Communities Investment

**GROW ECONOMIC OPPORTUNITY**  
Equitable Spatial Analyses



*Sustainable Growth Policy and Planning Principles*

# RESILIENCE

“Integrate resiliency measures that will minimize the impacts of rapid and unexpected natural- and human-caused threats on communities.”



UMCES-Cambridge Flooding

## IMPROVE HUMAN WELL BEING

Jurisdictions that specify resilience in Comp Plans

## MITIGATE CLIMATE CHANGE

Flood Resilience in the Built Environment

## GROW ECONOMIC OPPORTUNITY

Funding Awarded for Local Energy Resilience



*Sustainable Growth Policy and Planning Principles*

# PLACE

“Provide for public spaces that encourage social interaction and value cultural, historical and natural resources.”



Carroll Creek Linear Park – Frederick Co.

## **IMPROVE HUMAN WELL BEING**

Measuring the Equity Component of Parkland

## **MITIGATE CLIMATE CHANGE**

Measuring Tree Canopy in Urban Areas

## **GROW ECONOMIC OPPORTUNITY**

Increased Opportunities for Place-based Investments through State and Federal Designations



*Sustainable Growth Policy and Planning Principles*

# ECOLOGY

“Protect and restore sensitive ecological systems and conserve natural resources, including forests, agricultural areas, and waterways.”



*Eastern Shore “Bay Day” tour – Oyster Farming*

## IMPROVE HUMAN WELL BEING

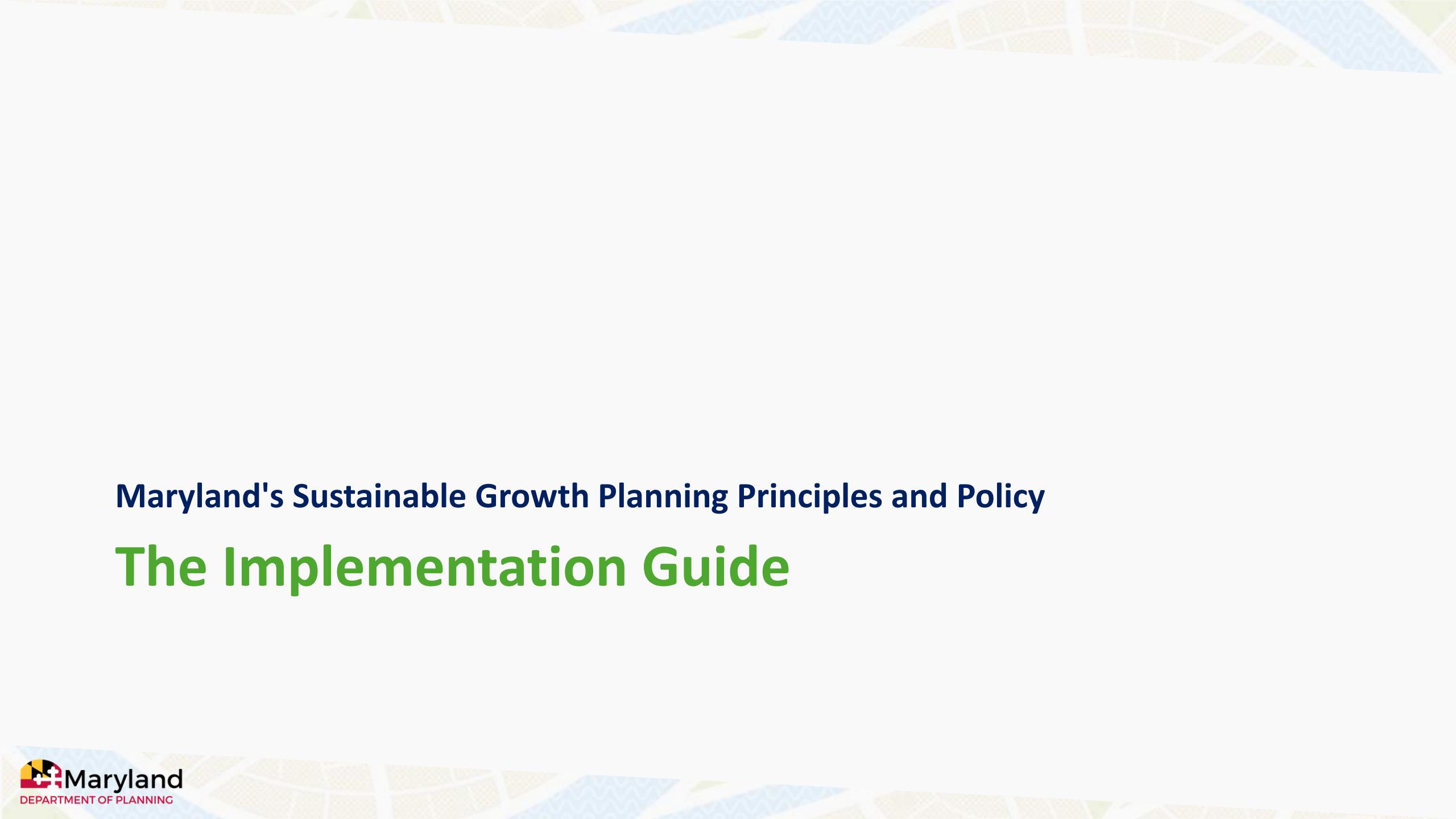
Water Quality (Total Maximum Daily Load)

## MITIGATE CLIMATE CHANGE

Tree Canopy

## GROW ECONOMIC OPPORTUNITY

Managed Agricultural Soils by Acre



# **Maryland's Sustainable Growth Planning Principles and Policy**

## **The Implementation Guide**

# IMPLEMENTATION GUIDE

## Purpose

- ▶ Provide a **common set of standards and methods for application** of sustainable growth policy in practice
- ▶ Identify **best practices** and case studies in Maryland for replication
- ▶ Allow for innovation through “**guidance** that **evolves** rather than through regulation that tends to be fixed in time (or EO that may be limited in time)
- ▶ Create a **process for continuous engagement** and improvement
- ▶ Make growth policy **more accessible** and **easier to understand** the connections to our common goal – *thriving communities*

# IMPLEMENTATION GUIDE

## Guide Contents

**Guidance:** How various planning practitioners could apply Principles in different contexts

**Intent:** core values of each Principle

**Description:** broader statement on the Intent, why is this intent important and the benefits

**Requirements:** metrics and methods for achieving the intent (*use existing KPIs*)

**Referenced Standards:** state, national and NGO standards that are applicable

**Definitions:** establish common language and understanding

**Maryland Case Studies:** feature exemplary projects



*Baltimore County Community Planning Institute*

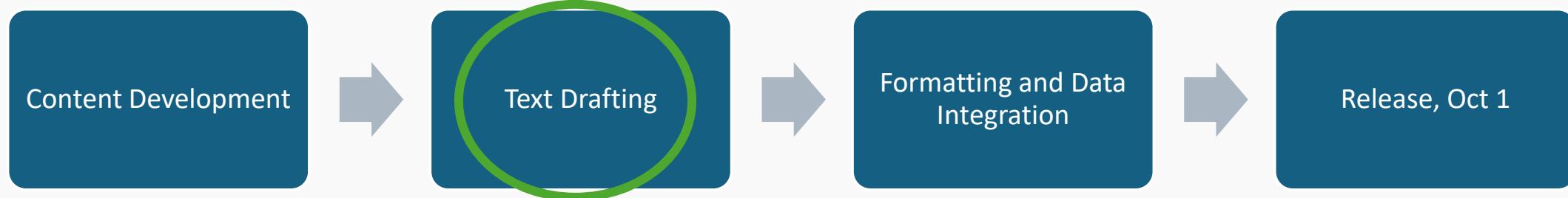


*Inspection of tidal flooding around Annapolis*

# IMPLEMENTATION GUIDE

## Status

Since Dec 2024, MDP has been leading 8 Technical Advisory Groups (TAG) for each of the 8 Principles. Each TAG is comprised of 4-8 members from various State departments to build a united strategy of application in all land-use related matters across the State.





# **Maryland's Sustainable Growth Planning Principles and Policy**

## **Breakout Workshop**

# BREAKOUT WORKSHOP

## Purpose and Process

### Purpose

- ▶ Preview Implementation Guide with intended audience
- ▶ Provide insightful feedback to MDP during resource development
- ▶ Align guidance resources with those that are most helpful to practitioners

### Process

1. Read Excerpt (10m)
  - Land (Maggi Currier)
  - Transportation (Bihui Xu)
  - Resilience (Clyde Drayton)
  - Housing (Carter Reitman)
2. Discussion with Prompts (20m)

\*Breakouts have been pre-assigned based on registration responses

# BREAKOUT WORKSHOP

## Discussion Prompts

- ▶ Introductions
  - Name, Role, Organization
- ▶ Principle
  - What resonates with you about the Principle excerpt?
- ▶ Implementation Guide
  - What excites or resonates with you about the Guide?
  - Are there gaps or clarifications you'd like to see addressed in future versions of the Guide?

# **Maryland's Sustainable Growth Planning Principles and Policy**

## **Closing Discussion**

# WRAP-UP AND NEXT STEPS

## Slido Activity #2

### Initial thoughts on SGP3 Implementation Guidance

#### Thoughtful Questions

- ▶ “How will this impact our current comp plans?”
- ▶ “Who is the audience? MDP/State or local governments? Currently, they are not geared towards local audience.”
- ▶ “Is it possible to change the metrics at this point?”

#### Positive Perspectives

- ▶ “This is a huge undertaking- thanks for including planners in this process. I look forward to reviewing the draft materials and providing more thoughtful feedback.”
- ▶ “Great start! Concerned about local action (or lack of) when the rubber meets the proverbial road..”
- ▶ “Exciting start - love seeing Planning take this on”
- ▶ “I appreciate the conceptual simplification”
- ▶ “Great start and good engagement”

# WRAP-UP AND NEXT STEPS

## Slido Activity #2

### Initial thoughts on SGP3 Implementation Guidance

#### Thoughtful Questions

- ▶ Lots to digest
- ▶ Great point about development applications. I see a huge gap between comp plan principles and ground-level application through review of individual developments -It would be helpful to view this in the context of development applications and whether it would be useable to support proposed projects
- ▶ It should really guide local levels because they make Maryland
- ▶ We need specifics to address diverse localities - funding, cost-benefit analysis for these local jurisdictions (specifically the flooding guidelines in Ft.)
- ▶ Currently, they are not geared towards local audience. -Agree this must be clarified/oriented more to lay audiences. Ultimately, this is for elected decision makers, not us professional planners.
- ▶ Implementation is important to planning. We can have a plan with no action. A lot to digest but more concerned about Local planning and how it impacts the constraints at that level
- ▶ Needs reorientation. Focus now appears to be on mdp reporting and does not offer jurisdictions the tools we need to implement the new principles.
- ▶ Language could be simplified for more accessibility

**Sustainable Growth Network**

**Wrap-Up and Next Steps**

# WRAP-UP AND NEXT STEPS

## Closing Round

Next Meeting: Thursday Sept 4<sup>th</sup>, 11am-1pm; Virtual

- ▶ Initial thoughts on SGN?
- ▶ Biggest takeaway from the day:
- ▶ Next meeting topic: *Slido activity*

# WRAP-UP AND NEXT STEPS

## Slido Activity #3

### Next Meeting Topic



Word cloud

...

Next SGN meeting topic

Metrics and implementation

Pilot program Comp plans

Infill development

Implementation

Zoning

Connectivity Master plans

Nimbyism

Know your role

## NEXT STEPS

- 1. Bring feedback of Implementation Guide to development team**
- 2. Schedule next meeting (Preliminary Date: Th Sept 4<sup>th</sup>)**