Maryland
DEPARTMENT OF PLANNING

Sustainable Growth
RESOURCESAPPENDIX

Resource Appendix Template: Implementing Integrated Planning Principles

Overview

This appendix serves as a curated list of implementation resources for the Maryland's Sustainable Growth Implementation Guide. It is structured to help a diverse group of users find the specific tools, policies, and funding necessary to translate the Sustainable Growth Principles into action. Resources are organized by the *type of action* the user needs to take (e.g., Policy, Implementation, Data, or Funding), and each entry is tagged with **Primary** and **Secondary** principles to highlight the overlap of impact when implementing each Sustainable Growth Principle.

Section 1: Policy and Legislative Tools

This section focuses on resources that offer model language for comprehensive plans, zoning ordinances, and regulatory amendments necessary to achieve the state's sustainable growth goals. These tools are designed to move beyond traditional, single-issue regulations by demonstrating how integrated policy can simultaneously address development patterns, environmental protection, and economic vitality. Resources here help legislative staff and elected officials create policy and regulation that enables more sustainable land-use practices.

Primary Principle	Secondary Principle(s)	Resource Type	Resource Title / Program Name	Provider	Description / Focus Area	Link to Resource
Economy	Transportation, Place	Guidance Document	Tax Increment Financing (TIF)	MDP	Introductory guide on how TIF works in Maryland, with case studies and best practices	https://planning.maryland.gov/Documents/mg29.pdf
Transportation	Place, Land	Model Ordinance	City of Portland OR Unified Zoning & Subdivision	City of Baltimore	Model ordinance for addressing parking maximums	https://thecityofportland.net/e107_images/file/portlandzoningordinance.pdf

Primary Principle	Secondary Principle(s)	Resource Type	Resource Title / Program Name	Provider	Description / Focus Area	Link to Resource
			Control Ordinance			
Ecology	Resilience	Guidance Document	Water Resources Element	MDP	The Water Resources Element (WRE), a statutory requirement for local comprehensive plans, is designed to ensure that local plans for growth and development can be supported given limitations and constraints of water resources and water, sewer and stormwater infrastructure.	https://planning.maryland.gov/Pages/OurWork/RRP/envr-planning/water-resources-mg/2022/01/update-introduction.aspx
Equity	Housing, Economy	Polic Guidance Document	Developing and Anti-Displacement Strategy	Local Housing Solutions	Guidance document for developing anti-displacement polices and strategies in neighborhoods experiencing rising housing costs. Includes a step-by-step development approach and examples from around the United States	https://www.localhousingsolutions.org/plan/developing-an-anti-displacement-strategy/

Section 2: Project Development Guides

This section contains actionable, practical guidance for applying the sustainable growth principles at the project and infrastructure level. Resources include technical standards, design guides, and checklists that help translate high-level policy into on-the-ground outcomes. Topics include demonstrating best practices for integrating infrastructure efficiency, maximizing asset life, and creating diverse, quality housing options.

Primary Principle	Secondary Principle(s)	Resource Type	Resource Title / Program Name	Provider	Description / Focus Area	Link to Resource

Transportation	Place, Land, Equity	Technical Guide	Montgomery County CURBLESS & SHARED STREETS DESIGN GUIDE	Montgomery County	Public space design guidelines emphasizing shared multi-model paths, and green infrastructure for more equitable and sustainable transportation networks.	https://montgomeryplanning.org/wp-content/uploads/2024/10/241022_Shared-Streets_Final.pdf
Transportation	Place, Equity	Development Guidelines	Designing for Transit: Transit-Oriented Development Guidelines (Maryland Department of Transportation, Maryland Transit Administration, Office of Planning and Programming, 2020)	MDOT	Offers an understanding of design elements that are necessary and desirable for creating vibrant and successful transit-oriented places along Maryland's various transit systems. This guidebook intends to inform the process from the early stages of TOD project development	https://s3.amazonaws.com/mta-website-staging/mta-website-staging/files/Transit%20Projects/TOD/TOD_Design_Guidelines_Jan2020.pdf
Housing	Land	Guidebook	Housing Ohio: Tools for Development	Housing Ohio	Zoning adjustments, building plans, and a guide for developing pre-approved building plans, all designed to promote infill housing.	https://static1.squarespace.com/static/677ebc4d89a0672249f03b8e/t/67f90df7e9682d48649

						781ab/1744375294087 /Housing+Ohio.pdf

Section 3: Data, Assessment, and Engagement Tools

Effective planning begins with understanding existing conditions and community needs. This section provides the foundational tools necessary for data-driven, equitable decision-making and genuine public partnership. Resources include links to critical state data layers, data sets, and standardized public engagement toolkits. These resources ensure that planning decisions are grounded in objective analysis, prioritize underserved populations, and fully incorporate the social and historical context of the community.

Primary Principle	Secondary Principle(s)	Resource Type	Resource Title / Program Name	Provider	Description / Focus Area	Link to Resource
Transportation	Land, Place, Economy	Mapping Tool	Transit Station Area Profile Tool	MDOT, MDP	Provides socioeconomic, demographic, employment, median housing sales, ridership, and land use data at Maryland's rail transit stations areas.	https://maryland.map s.arcgis.com/apps/Ma pSeries/index.html?ap pid=5cc549f158954c2 59658a55ceadfdc6b
Resilience	Land, Ecology	Mapping Tool	Maryland Coastal Flood Explorer	DNR	Visualizes predicted flood levels in Maryland's coastal zone. This explorer presents higher resolution predicted, historic and current flood depths created from locally collected LiDAR-derived elevation data.	http://bit.ly/4qaL3vf
Land	Ecology	Mapping Tool	Maryland Protected	MDP	Authoritative source for the best available tabular and geospatial data	https://www.arcgis.co m/apps/dashboards/0

			Lands Dashboard		on all land preservation categories that county towards achieving the state's agricultural preservation and Maryland the Beautiful goals.	f3ffd3350b24b17bd3b8e1705af3df5
Equity	Ecology	Mapping Tool	MDEnviroScreen	MDE	Environmental and demographic data provided in one spatial tool that informs local and state decisions on siting and permitting to mitigate impacts on underserved and overburdened communities in Maryland. The recent update removed race/ethnicity, language proficiency, and age data.	

Section 4: Funding and Incentive Programs

Funding is a critical resource for all stakeholders, from elected officials seeking capital funding to developers looking for incentives. This section lists available state and federal funding programs, tax credits, and financial incentives that specifically reward projects demonstrating the integration of multiple sustainable growth principles but is by no means exhaustive. The resources here are organized to guide users toward funding streams that prioritize investments in existing population centers, support equitable infrastructure improvements, and enhance community resilience.

Primary Principle	Secondary Principle(s)	Resource Type	Resource Title / Program Name	Provider	Description / Focus Area	Link to Resource
Ecology	Economy, Resilience	Funding Source List	Grants Gateway	DNR	For organizations seeking technical and financial assistance to restore local waterways, increase their resilience to climate impacts, strengthen local economies and	https://dnr.maryland.gov/ccs/Pages/fu

					develop the next generation of environmental stewards.	nding/grants gateway.aspx
All	All	Funding Source	Maryland InfoPortal	State of Maryland	One-stop legislatively mandated webpage for finding all financial and non-financial assistance offered by Maryland state government agencies. MDP hosts this digital catalog and coordinates the timeliness and accuracy of the information with a network of more than 80 sponsoring agencies.	https://planning.maryland.gov/Pages/OurWork/RRP/CLHS/Maryland-InfoPortal.aspx
Land	Ecology, Economy, Equity	Funding Source	EPA Brownfields Program	USEPA	Revitalizing contaminated properties transforms not just the land but also the surrounding communities. EPA funds help to assess, clean up and sustainably reuse brownfield sites across the country.	https://www.epa.gov/brownfields/types-funding
Housing	Land, Economy, Place, Equity	Funding Source	Neighborhood Revitalization Program	DHCD	Through funding and technical assistance, the Maryland Department of Housing and Community Development works with local governments, nonprofit organizations, community groups and businesses to revitalize cities, towns and neighborhoods across Maryland.	https://dhcd.maryland.gov/Communities/Pages/default.aspx
Ecology	Land, Place, Resilience	Funding Source	Program Open Space - Local	DNR	Program Open Space – Local provides financial and technical assistance to local subdivisions for the planning, acquisition, and/or development of recreation land or open space areas.	https://dnr.maryland.gov/land/pages/programopenspa

						ce/home.aspx
Ecology	Land	Funding Source	Maryland Water Infrastructure Financing Administration	MDE	The mission of the Maryland Water Infrastructure Financing Administration (MWIFA) is to provide low-interest rate loans under the two Revolving Loan Fund Programs and grants under the State Bay Restoration Fund Program	https://mde.maryland.gov/programs/water/WQFA/Pages/mission_statement.aspx
Land	Ecology	Funding Source	Maryland Agricultural Land Preservation Foundation	MDA	MALPF purchases agricultural preservation easements that forever restrict development on prime farmland and woodland and has permanently preserved land in each of Maryland's 23 counties, representing a public investment of over $900 million. Since 1980, MALPF has purchased easements on over 2,500, permanently preserving over 350,000 acres.	https://mda.maryland.gov/malpf/pages/default.aspx
Economy	Place	Funding Source	Neighborhood BusinessWorks	DHCD	Neighborhood BusinessWorks (NBW) loan program provides flexible financing to new or expanding small businesses and nonprofit organizations in Sustainable Communities and Priority Funding Areas throughout the state.	https://dhcd.maryland.gov/Business/Pages/NBW.aspx
Economy	Land, Place	Funding Source	Maryland Historic Revitalization	MDP	The purpose of state and federal preservation tax incentives is to encourage private sector investment in the rehabilitation and re-use of	https://mht.maryland.gov/Pages/fundi

			Tax Credit Program		historic buildings and to promote investment in local economies.	ng/tax-credits.aspx
Place	Economy, Housing	Funding Source	Main Street Improvement Program Grant	DHCD	Operating assistance grants to designated and affiliate Main Street Maryland communities. Operating costs can include salary, professional services contracts, technology costs, or other costs related to administering the Main Street program. Grant activities must align with the goals and outcomes of the applicant's annual workplan.	https://dhcd.maryland.gov/Communities/Pages/MIP.aspx