

An abstract graphic representing a landscape. It consists of several overlapping, curved shapes in shades of green, teal, and yellow, creating a sense of rolling hills and a winding path. The colors transition from a light yellow-green on the left to a darker green on the right, with a teal path-like shape winding through the center.

Sustainable Growth

R E S O U R C E L I S T

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.

Resource Type	Resource Title	Description / Focus Area	Link to Resource	Provider	Primary Principle	Secondary Principle(s)
Guidance Document	Tax Increment Financing (TIF)	Introductory guide on how TIF works in Maryland, with case studies and best practices	https://planning.maryland.gov	MDP	Economy	Transportation, Place
Model Ordinance	City of Portland OR Unified Zoning & Subdivision Control Ordinance	Model ordinance for addressing parking maximums	https://thecityofportland.net/	City of Baltimore	Transportation	Place, Land
Guidance Document	Water Resources Element	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	MDP	Ecology	Resilience
Polic Guidance Document	Developing and Anti-Displacement Strategy	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.localhousingsolu	Local Housing Solutions	Equity	Housing, Economy

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.

Resource Type	Resource Title	Description / Focus Area	Link to Resource	Provider	Primary Principle	Secondary Principle(s)
Technical Guide	Montgomery County CURBLESS & SHARED STREETS DESIGN GUIDE	Public space design guidelines emphasizing shared multi-modal paths, and green infrastructure for more equitable and sustainable transportation networks.	https://montgomery	Montgomery County	Transportation	Place, Land, Equity
Development Guidelines	Designing for Transit: Transit-Oriented Development Guidelines	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	MDOT	Transportation	Place, Equity
Guidebook	Housing Ohio: Tools for Development	Zoning adjustments, building plans, and a guide for developing pre-approved building plans, all designed to promote infill housing.	https://static1.squar	Housing Ohio	Housing	Land

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.

Resource Type	Resource Title	Description / Focus Area	Link to Resource	Provider	Primary Principle	Secondary Principle(s)
Mapping Tool	Transit Station Area Profile Tool	Provides socioeconomic, demographic, employment, median housing sales, ridership, and land use data at Maryland's rail transit stations areas.	https://maryland.mdot.gov/transit-station-area-profile-tool/	MDOT, MDP	Transportation	Land, Place, Economy
Mapping Tool	Maryland Coastal Flood Explorer	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	DNR	Resilience	Land, Ecology
Mapping Tool	Maryland Protected Lands Dashboard	Authoritative source for the best available tabular and geospatial data on all land preservation categories that county towards achieving the state's agricultural preservation and Maryland the Beautiful goals.	https://www.arcgis.com/apps/protectedlands/index.html	MDP	Land	Ecology
Mapping Tool	MDEnviroScreen	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.	https://mde.maryland.gov/EnviroScreen/	MDE	Equity	Ecology

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.

Resource Type	Resource Title	Description / Focus Area	Link to Resource	Provider	Primary Principle	Secondary Principle(s)
Funding Source List	Grants Gateway	For organizations seeking technical and financial assistance to restore local waterways, increase their resilience to climate impacts, strengthen local economies and develop the next generation of environmental stewards.	https://dnr.maryland.gov/	DNR	Ecology	Economy, Resilience
Funding Source	Maryland InfoPortal	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/	State of Maryland	All	All
Funding Source	EPA Brownfields Program	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/	USEPA	Land	Ecology, Economy, Equity
Funding Source	Neighborhood Revitalization Program	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/	DHCD	Housing	Land, Economy, Place, Equity
Funding Source	Program Open Space - Local	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/	DNR	Ecology	Land, Place, Resilience
Funding Source	Maryland Water Infrastructure Financing Administration	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/	MDE	Ecology	Land
Funding Source	Maryland Agricultural Land Preservation Foundation	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/	MDA	Land	Ecology
Funding Source	Neighborhood BusinessWorks	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/	DHCD	Economy	Place
Funding Source	Maryland Historic Revitalization Tax Credit Program	The purpose of state and federal preservation tax incentives is to encourage private sector investment in the rehabilitation and re-use of historic buildings and to promote investment in local economies.	https://mht.maryland.gov/	MDP	Economy	Land, Place
Funding Source	Main Street Improvement Program Grant	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/	DHCD	Place	Economy, Housing