Maryland
DEPARTMENT OF PLANNING

MARYLAND 2025

Sustainable Growth

IMPLEMENTATION GUIDE

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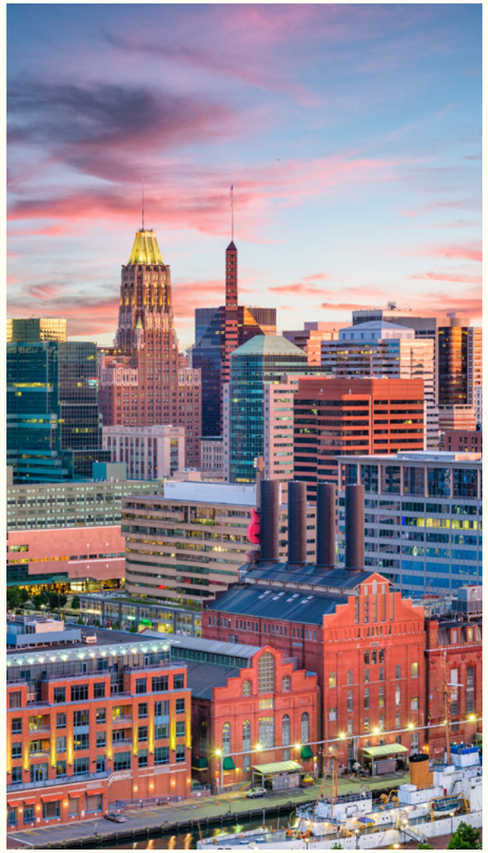


Dear Reader,

On behalf of the Maryland Department of Planning, I would like to thank Governor Moore and the Maryland State legislators who supported the 2025 adoption of the Sustainable Growth Planning & Policy Principles (Principles). Adoption of the Principles marks the beginning of a new era for land use planning and growth in Maryland, one that considers economic growth within the context of environmental stewardship and social well-being.

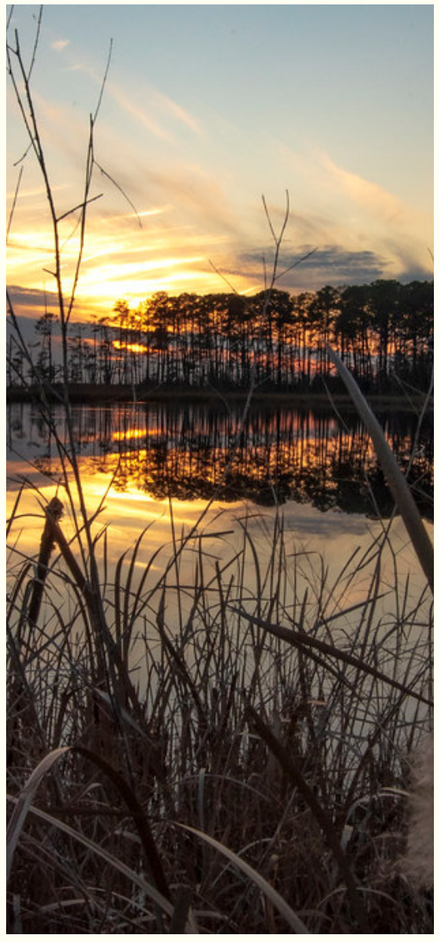
Maryland's 2025 Sustainable Growth Implementation Guide (Guide) is the first edition manual for the practical application of the Principles. The Guide serves as a compendium to the Principles providing a nonregulatory, adaptive tool for practitioners and policy makers.

More than eighty participants from fourteen state agencies collaborated on development of the Guide, a foundational document within an online toolbox of best practice resources that will continuously evolve and grow to meet the needs of Marylanders. Outreach across Maryland jurisdictions has informed key elements of the toolbox that also include case examples, model codes, and learning opportunities. Moving forward, sustainable growth in Maryland will be measured by a set of metrics featured in the Guide that are associated with each of the eight Principles.

Join us in integrating the Sustainable Growth Planning and Policy Principles into Maryland's land use decisions, and by utilizing these implementation tools to advance the creation of thriving communities in Maryland.

Sincerely,

Secretary Rebecca L. Flora, AICP LEED ND / BD+C



2025

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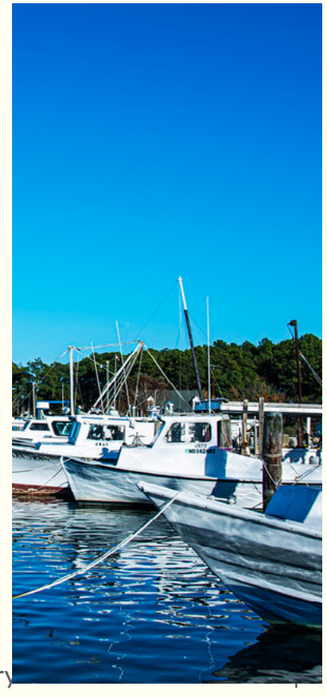


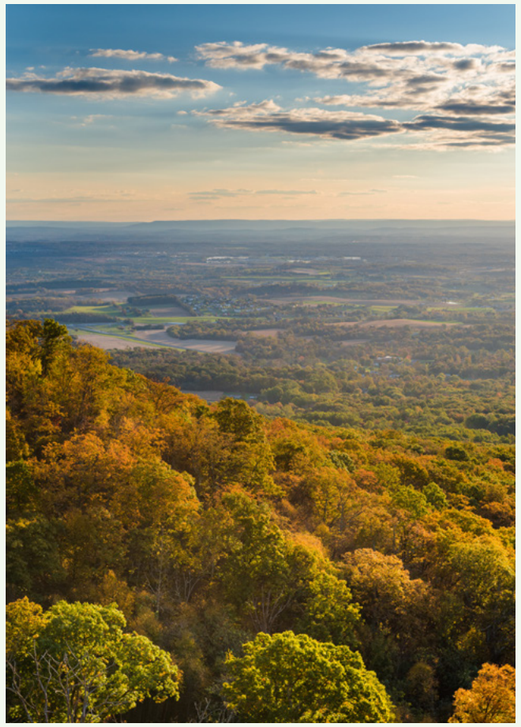
Purpose

Maryland's Sustainable Growth Planning Principles (Principles) were signed into law by Governor Moore on April 8, 2025, following MGA approval of House Bill 286.

This Sustainable Growth Implementation Guide (Guide) has been developed to support the application of Principles in practice by multiple users across the state. The Principles create a planning framework that emphasizes Maryland's land use and development priorities while also allowing flexibility in how they are applied by various user types.

The Guide provides deeper insight into the intent and understanding of each Principle, its benefits, and measures that will be utilized to support accountability and progress.

The Maryland Department of Planning (MDP) is creating on-line resources to further support implementation. These resources may include case examples, model ordinances, and other resources to provide a central source for practitioners and policymakers advancing sustainable growth in Maryland.



Process

The Principles were developed by MDP with ongoing consultation and ultimate endorsement by the Sustainable Growth Subcabinet (SGSC). The SGSC includes leadership from 14 state agencies as well as representatives from the Governor's office and the National Center for Smart Growth. Additionally, MDP engaged key stakeholders that included local planners across the state through regional roundtable meetings and outreach to other constituent groups. Throughout that process, it was evident that a guidance document would be needed to support the application of the Principles in practice. A guidance document also allows for a less prescriptive approach than code or regulation and will allow for continuous updates and evolution to advance best practices over time.

The Guide development process was initiated with an inclusive organizing structure to leverage the expertise of multiple agencies and support the integrative nature of the Principles. MDP formed eight Technical Advisory Groups (TAGs), one for each Principle. The TAGs are comprised of members from multiple state agencies with relevant expertise. MDP staff facilitated each TAG discussion and collected input to prepare the Guide contents.

The Guide is intended to be formally updated on at least a bi-annual basis with on-line supplemental resources being added as they become available. The Guide will be a living resource that will continuously be improved to advance best practices in sustainable growth in policy and planning throughout Maryland.

Guide Use and Users

The Guide functions as a reference tool for planning, policy development, project design, and program evaluation. It provides a consistent framework rooted in statewide priorities and grounded in the unique characteristics of Maryland's communities. It is primarily intended for use by state agencies to create alignment in policy, resource allocations, and programmatic direction. It also serves as a resource for local planners as they integrate the Principles into their plan updates and potential local policy. Other related professionals and community leaders throughout the state may also find it valuable as a resource for informing sustainable planning and development decisions. Examples of how various entities may use the Guide are summarized below.

State Agencies and Funding Authorities

For state agencies involved in infrastructure, transportation, housing, and procurement decisions, this guide offers a shared framework for evaluating projects and aligning investments with statewide goals. Agencies should use the measures to inform funding criteria, interagency coordination, and long-term capital planning.

Local Planners and Planning Commissions

Planners may use this guide to help integrate the Sustainable Growth Planning Principles into comprehensive plans, zoning ordinances, and local policies. The measures provided for each Principle support consistency across jurisdictions while allowing for local context.

Developers and Project Teams

Private and nonprofit developers can use the principles and measures during early project scoping, team selection, and design to evaluate alignment with state and local priorities. The Guide offers a common language to frame community conversations, assess impact, and demonstrate public values, especially for projects seeking public support or approval.

Community Organizations and Advocates

Civic groups and advocacy organizations may use the guide to understand how planning decisions are being evaluated and to track how well proposed developments or policies align with the principles. The measures offer a transparent, consistent source of data for grounding feedback and engaging in public processes, from public hearings to advisory committees.

Elected Officials and Policy Makers

Elected leaders can use this document as a reference for aligning legislation, budgeting, and policy decisions with the Planning Principles. It offers a framework for long-term planning that balances growth, equity, and resource conservation, while also supporting data-driven decision-making and accountability.

General Public

Residents interested in how land use, development, and state investment affect their communities can use this guide to better understand the planning process and how decisions are evaluated. The principles and measures help Sustainable Growth Planning Principles provide a foundation for more informed civic participation.

Land
Transportation
Housing
Economy
Equity
Resilience
Place
Ecology

Sustainable Growth 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.

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

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

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

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

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

Place
Provide for public spaces that encourage social interaction and value cultural, historical, and natural resource.s

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

Chapter Structure

This Guide is structured to support the practical application of Maryland's Sustainable Growth Planning Principles. Each Principle section includes:

- Intent: an objective statement for each Principle
- Description: a broader understanding of the Principle and its purpose
- Sustainability Benefits: a summary of three cross-cutting broad themes of sustainability - improving human well-being, mitigating climate change, and growing economic opportunity apply to each Principle
- Maryland Priorities: a summary of how each Principle addresses the top issues facing Maryland through the inherent land use and development policy that it reflects
- Maryland Measures: an introduction of existing state-level tools and measurements that could be used to track comprehensive progress in Maryland's sustainable growth over time

Together, the eight principles represent a comprehensive vision for sustainable growth in Maryland. Each principle reflects a critical component of land use planning that supports thriving communities, economic opportunity, environmental protection, and equitable access to resources. Grounded in the state's long-term development goals, they offer a shared foundation for decision-making across both local and state levels.

Measures

Each principle is associated with Key Performance Indicators (KPIs)—23 in total—that provide a consistent way to assess implementation, track progress, and inform decision-making at the State level. The measures are quantifiable metrics that are obtainable over time and, in many cases, are already being tracked by various agencies. All Measures serve independently as performance indicators for evaluating projects, plans, and policies across Maryland, and as a group provide a method for tracking comprehensive progress in Maryland's sustainable growth over time. While not prescriptive, they are intended to foster transparency, alignment, and accountability in how growth-related decisions are made. A summary reference of all 23 metrics is included as an appendix to this Guide providing users with a quick overview of how these measures connect back to the Planning Principles.

Related Resources

To support ongoing learning and application, this guide includes a case example appendix showcasing real-world Maryland examples of each Principle in action, as well as a glossary of key terms and relevant links to topics that may be of deeper interest.

Additional resources will be available on the MDP Sustainable Growth page.

LAND

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

DESCRIPTION

Maryland is not a one-size-fits-all state, hence the nickname "America in Miniature." The Rural Maryland Council and MDOT have both recognized that urban, suburban, and rural places have different needs, issues, and carrying capacities. Decisions about how to grow in those environments will determine the success of our working landscapes and population centers.
A **transect** approach to policies, programs, and local zoning can be tailored to the needs of distinct communities across the State.

In general, all developments with urban centers, rural towns and planned growth areas, are to be located within the

Maryland Priority Funding Area (PFA), defined by § 5–7B–02 of the State Finance and Procurement Article. PFAs are mapped as Tier I and Tier II **Growth Tiers** adopted under the Land Use Article, and are to be served by state-of-the-art **Enhanced Nutrient Reduction (ENR)** wastewater treatment systems.

Maryland's legacy in conservation of agricultural and resource-based industries (RBIs) plays a significant role in the economic sustainability of its forestry, agricultural, fisheries, and tourism industries, generating more than $20.1 billion in economic activity, supporting 88,610 jobs, and contributing more than $755 million in State and local tax revenue.[1] Additionally, RBIs represent a major land use in the state. Of Maryland's total land area (6.1 million acres), two million acres are in agriculture[2] and 2.2 million acres are timberland[3]. Together, these two RBI sectors account for 68 percent of Maryland's total land area. Despite the economic importance of agriculture and spatial dominance of RBIs across Maryland's landscapes, urbanization and other land use dynamics create pressures on agricultural production and compete with the development of RBIs.

The wastewater treatment system also serves to meet state and federal National Pollutant Discharge Elimination System (NPDES) permit program regulations. Under Maryland law, the Health Directors of each jurisdiction decide whether to approve sewer allocation. It is incumbent upon us to ensure that our growth areas are ready to accommodate growth and development. Proper land use and zoning and public investment can help to ensure that growth in urban and rural areas create great places to live.

1 BEACON, 2022
2 USDA, 2022, Figure 1
3 ACDS, 2021

Land
Transportation
Housing
Economy
Equity
Resilience
Place
Ecology

Sustainable Growth Benefits

Targeting state and private investment into planned growth areas advances thriving socio-economic systems, resource efficiency, and the protection of RBIs.

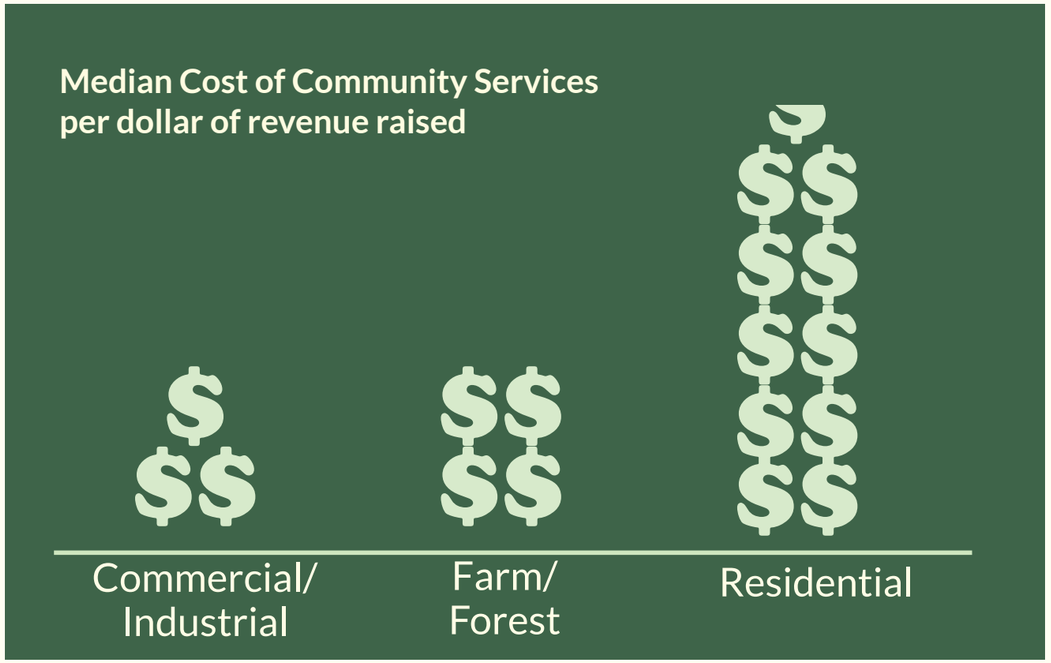
- **Improve Human Well-being**
  Communities that are designed to support human interaction and connection improve emotional well-being and proximity to services.[1] Numerous studies have examined the association between sprawling development and decline in physical activity rates and increases in obesity over time. One study found that the land use mix (distribution of development across residential, commercial, office and institutional land uses within one kilometer of an individual's home), time spent in the car, and distance walked were significantly associated with obesity, when adjusting for age, income and educational attainment.[2] Each half-mile walked was associated with a 4.8% reduction in the odds of obesity. Each additional hour per day in the car resulted in a 6% greater chance of being obese.[3]
- **Mitigate Climate Change**
  The concentration of development in areas where services and resources already exist protects ecological systems and working landscapes.
- **Grow Economic Opportunity**
  Compact development can generate more revenue per acre because it uses land more efficiently.[4] It can reduce the costs of land and infrastructure for individual projects and the costs of providing public services and amenities, creating a more fiscally responsible jurisdiction.[5] Locating companies close together can create a density of employment that increases economic productivity and attracts additional investment. Concentrating development in established population centers also relieves development pressure on working landscapes.

1 https://www.pnas.org/doi/10.1073/pnas.2022472118
2 https://pmc.ncbi.nlm.nih.gov/articles/PMC8396707/
3 Obesity relationships with community design, physical activity, and time spent in cars - ScienceDirect
4 https://www.epa.gov/sites/default/files/documents/smart_growth_and_economic_success.pdf
5 https://www.epa.gov/sites/default/files/2014-06/documents/sg-and-economic-success-for-governments.pdf

Relation to Maryland

PRIORITIES

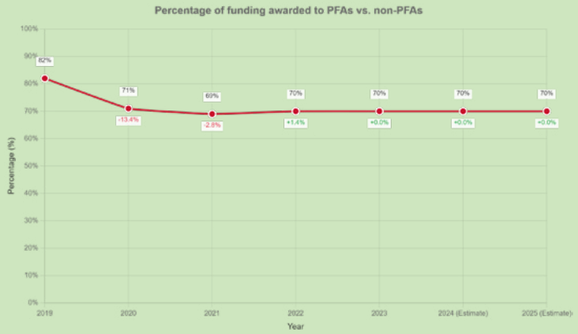
- **Ending Child Poverty in the State of Maryland**
  Access to services and reinvestment in existing population centers
- **Setting Maryland's Students Up for Success**
  Walkability and community connectiveness
- **Creating an Equitable, Robust, and Competitive Economy**
  Protect RBIs and create vstrong market areas for business attraction
- **Making the State of Maryland a Desirable and Affordable Home for All Residents**
  Decrease the cost of housing production through increased density that spreads the land cost and common costs across more units



Source: NRC on the Delmarva Peninsula

MARYLAND MEASURES

Click on a chart to find out more about how Maryland measures Sustainable Growth on our Measures Dashboard.

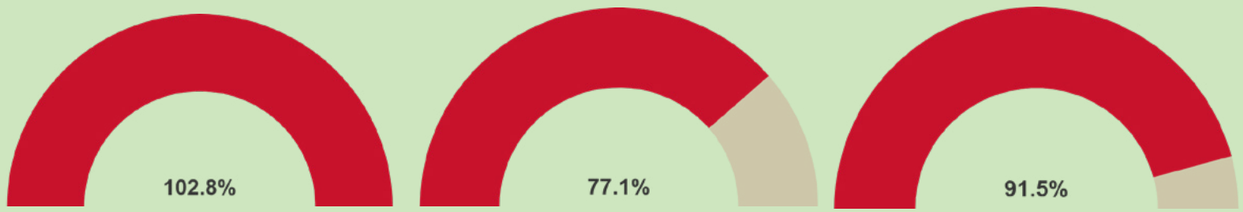


Priority Funding Area (PFA) Investment

Goal: Increase state investment and encourage increased private sector investments and context sensitive development activities.

Adequate Wastewater Capacity

Goal: Our KPI goal for wastewater is to ensure that urban and rural towns have sufficient wastewater treatment and capacity to accommodate planned growth within the PFA.



Waterway and Land Conservation

Goal: Our KPI goal for waterway and land conservation is to protect and empower our working landscapes to promote our rural economy and agricultural activities. The statewide goal is to provide the funding necessary for land preservation outside of the PFA.

TRANSPORTATION

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

Description

A sustainable transportation network integrates various modes of transportation, including, but not limited to, driving, walking, scooters, cycling, rail, and bus to ensure seamless and safe connections between work, home, and services. A network approach to transportation planning provides a comprehensive and interconnected mobility system that is reliable, affordable, and accessible for all users and community connections. The efficiency of transportation infrastructure systems highly depends on land use planning and development patterns that cluster population centers and encourage a mix and proximity of uses.

Sustainable Growth Benefits

Transportation systems that are connected with various mode options provide multiple benefits to Marylanders

- **Improve Human Well Being**
  Transportation networks, that are not solely dependent on single occupant vehicles, improve access to jobs and services,[1] lower household cost burdens,[2] and provide positive health outcomes. Transportation systems that include safe, non- and low-motorized options support human activity such as walking and cycling, improving physical[3] and emotional health.[4]
- **Mitigate Climate Change**
  Advancing land use patterns and transportation infrastructure that reduces the need for Single-Occupancy-Vehicles (SOV) will have lasting reductions in greenhouse gas emissions[5] while also ensuring affordable alternatives.
- **Grow Economic Opportunity**
  Highly connected and efficient transportation networks improve accessibility to markets,[6] employment, and spawn additional investment.[7]

1 https://ncst.ucdavis.edu/research-product/new-open-source-analyses-transit-job-access-and-transit-ridership
2 https://nlihc.org/sites/default/files/Another_Look_at_Location_Affordability_Understanding_the_Detailed_Effects_of_Income_and_Urban_Form_on_Housing_and_Transportation_Expenditures.pdf
3 https://www.sciencedirect.com/science/article/pii/S0277953624002788
4 https://pmc.ncbi.nlm.nih.gov/articles/PMC8776244/
5 https://www.urban.org/urban-wire/reducing-transportation-emissions-through-land-use-policy-and-investments
6 https://egrove.olemiss.edu/cgi/viewcontent.cgi?article=1937&context=etd
7 https://www.apta.com/wp-content/uploads/APTA-Economic-Impact-Public-Transit-2020.pdf

Relation to Maryland's
PRIORITIES

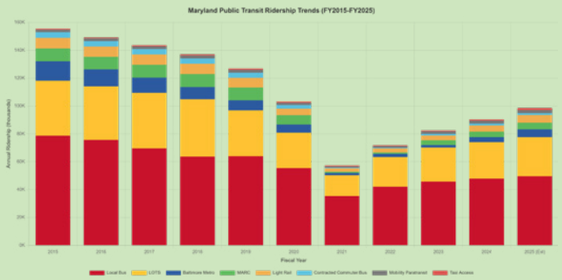
- **Ending Child Poverty in the State of Maryland**
  Creates affordable and reliable access to jobs, essential services, and educational opportunities, reducing household transportation cost burdens.
- **Setting Maryland's Students Up for Success**
  Develops safe and accessible walking and cycling routes to schools, promoting physical health and independence.
- **Creating an Equitable, Robust, and Competitive Economy**
  Improves labor market efficiency by connecting workers to jobs across the region through diverse, reliable, and efficient transit options.
- **Making the State of Maryland a Desirable and Affordable Home for All Residents**
  Reduces the need for multiple single-occupancy vehicles per household, lowering overall household expenses and providing more mobility options for all ages and abilities.

MARYLAND MEASURES

Click on a chart to find out more about how Maryland measures Sustainable Growth on our Measures Dashboard.

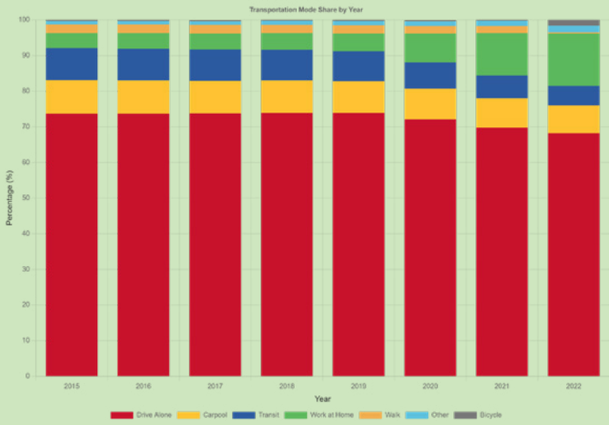
Vehicle Miles Traveled (VMT) Per Capita

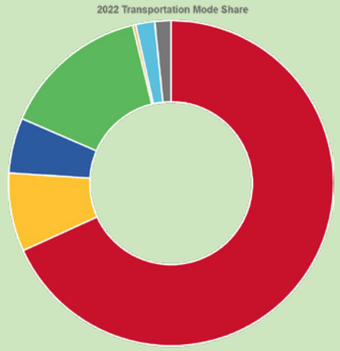
Goal: Track VMT per capita reduction statewide over time.



Transit Ridership Per Capita

Goal: Track transit ridership increases statewide for the general population.





Percentage of Non-Drive Alone Modes (Commute Mode Share)

Goal: Track the increase in percentage of non-drive alone modes as workers commute to work.

HOUSING

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

HOUSING

Description

Maryland households have varied family sizes, incomes, ages, accessibility accomodations, and housing preferences. Accommodating all who want to live in Maryland is not only determined by the quantity of housing stock. The diversity types and density of units/acre are also important factors that are commonly based on local zoning codes.

Sustainable Growth Benefits

A variety of quality housing provides multiple interconnected benefits to Maryland residents

- **Improve Human Well Being**
  Quality housing, in combination with access to jobs, services and social networks, is one of the most important social determinants of health.[1] Diverse housing options that accommodate a range of household incomes and family statuses with distinctive needs enhance social stability and mitigate neighborhood displacement.[2]
- **Mitigate Climate Change**
  Residential construction that leverages innovative, low-carbon materials ensures that new home construction, building maintenance, and demolition have less environmental impact.[3] Appropriately siting new construction near existing infrastructure reduces spill-over carbon emissions from car travel.[4] Operational carbon emissions from heating, cooling, energy, and water use are minimized through implementation of energy saving features in new construction and retrofitting of older structures.[5]
- **Grow Economic Opportunity**
  Communities with housing that accommodates a wide range of household types are more resilient in times of economic downtowns.[6] Diverse housing options enhance local tax revenues, circulate more money in local businesses, and attract new enterprises.[7]

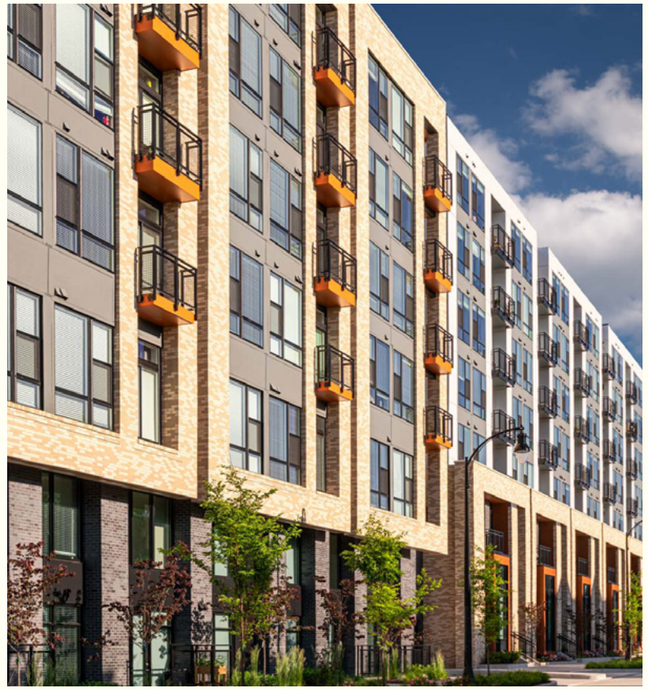
1 https://bmcpublichealth.biomedcentral.com/articles/10.1186/s12889-020-09224-0
2 https://pmc.ncbi.nlm.nih.gov/articles/PMC9798938/#Sec9
3 https://docs.nrel.gov/docs/fy23osti/83049.pdf
4 https://ternercenter.berkeley.edu/research-and-policy/role-of-new-housing-in-reducing-climate-pollution/
5 https://www-sciencedirect-com.proxy-um.researchport.umd.edu/science/article/pii/S2352710224011902
6 https://housingmatters.urban.org/research-summary/housing-diversity-makes-communities-more-resilient-against-economic-downturns
7 https://www.habitat.org/costofhome/housing-affordability-and-economy

HOUSING

Relation to Maryland's

PRIORITIES

- **Ending Child Poverty in the State of Maryland**
  Increases the supply of affordable housing near services and jobs, lowering the combined cost of housing and transportation and improving family stability.
- **Setting Maryland's Students Up for Success**
  Supports stable family residency in a community, which is crucial for student attendance and continuity in education.
- **Creating an Equitable, Robust, and Competitive Economy**
  Ensures that workers at all income levels, from entry-level to professional, have an affordable place to live near major employment centers, supporting a diverse and stable workforce.
- **Making the State of Maryland a Desirable and Affordable Home for All Residents**
  Enables a mix of housing types and price points to meet the diverse needs of Marylanders across different life stages and incomes.



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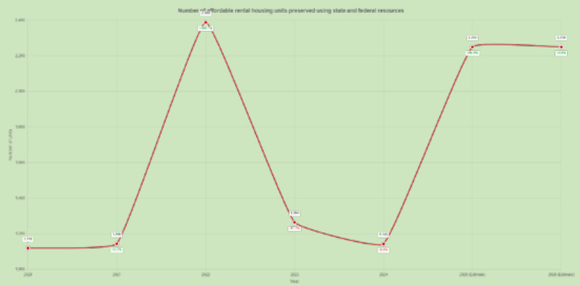
MARYLAND MEASURES

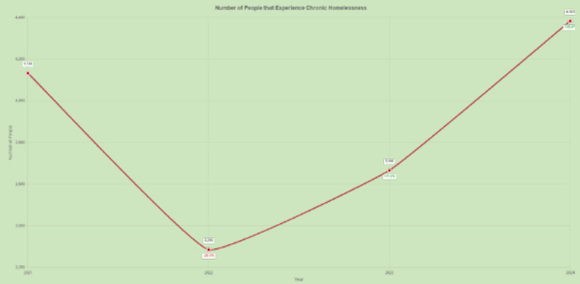
Click on a chart to find out more about how Maryland measures Sustainable Growth on our Measures Dashboard.



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

Goal: 2,300 units developed and 2,250 units preserved using state resources in 2026—Maryland currently has a deficit of nearly 140,000 affordable and available rental units for households at or below 50% of annual median income.

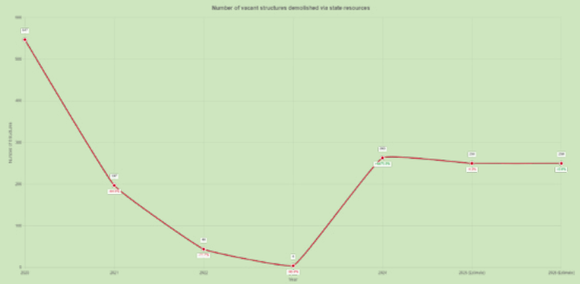
NLIHC | DHCD's MFRs



Number of people that experience chronic homelessness

Goal: 1,738 households exiting homelessness to permanent housing in 2026—the long-term goal is functional zero chronic homelessness.

DHCD's MFRs



Number of vacant properties demolished or stabilized

Goal: 250 vacant structures demolished in 2026—the Baltimore Vacants Reinvestment Initiative aims to move at least 5,000 vacant properties into homeownership or other positive outcomes, such as demolition or stabilization, between FY25 and FY29.

DHCD's MFRs

ECONOMY

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

ECONOMY

Description

A regional economy considers the interdependencies between towns, cities and counties within a geographic area. It includes the economic structure of the area, as well as how it performs. Market drivers such as innovations, consumer behavior, supply chains, and policy are just a few factors that determine the health of regional economies. These influences may change faster than traditional economic development support systems such as financial systems, worker readiness, buildings and infrastructure, as policy and codes are often equipped to respond. Harnessing market driven economic opportunities for positive community impact will depend on flexible state and local plans and codes that are outcomes based. Sustainable growth in the redevelopment and reuse of existing buildings and sites is encouraged, as well as mixed-use development where market conditions are supportive.

Sustainable Growth Benefits

- **Improve Human Well-being**: Access to living wage jobs and a full range of options advances the inherent ability of a family to thrive and grow wealth.[1] Supporting reuse and growth within existing places where workers are already located reduces their cost of transportation and ability to access jobs.[2] Concentrating services and other communities within proximity to population also ensure access to these needs.[3]

- **Mitigate Climate Change**: The reuse of existing buildings captures their embodied energy and limits the need for new materials along with reduction in land fill waste from demolition.[4] Reuse of existing or previous development sites have similar benefits in regard to resources required for new versus existing development.

- **Grow Economic Opportunity**: Having a range of real estate options and pricing allows for a diverse economic mix by attracting businesses at various stages of growth and scale. This economic diversity is healthy for the economy to protect against large losses or impacts of any one dominating industry or business type.[5] Supporting adaptive reuse of existing buildings and lots provides ongoing reuse and response to fast changing market conditions.

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1 https://upward-mobility.urban.org/framework/rewarding-work/wages
2 https://research.upjohn.org/cgi/viewcontent.cgi?article=1022&context=up_policypapers
3 https://bmcpublichealth.biomedcentral.com/articles/10.1186/s12889-015-1824-0
4 https://www.sciencedirect.com/science/article/pii/S0959652625014994
5 https://www.sciencedirect.com/science/article/pii/S0166046220302660

Relation to Maryland

PRIORITIES

- **Ending Child Poverty in the State of Maryland**
  Fosters economic diversity and resilience, creating a wider range of living-wage job opportunities accessible to residents, including those moving out of poverty
- **Setting Maryland's Students Up for Success**
  Supports the growth of local businesses and mixed-use areas that can provide internships, apprenticeships, and entry-level jobs accessible to students and young adults
- **Creating an Equitable, Robust, and Competitive Economy**
  Allows communities to be nimble and responsive to market changes by promoting adaptive reuse and mixed-use development, fostering continuous economic evolution
- **Making the State of Maryland a Desirable and Affordable Home for All Residents**
  Increases the efficient use of existing developed land, which helps to concentrate services and residential options, contributing to overall affordability and quality of life in existing population centers

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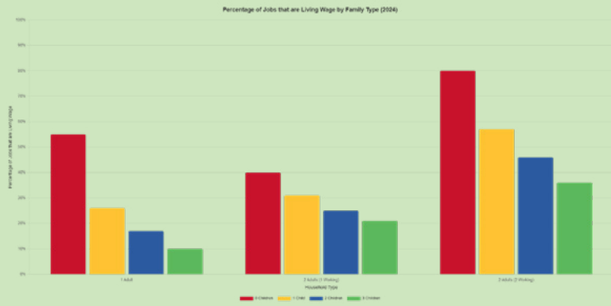
MARYLAND MEASURES

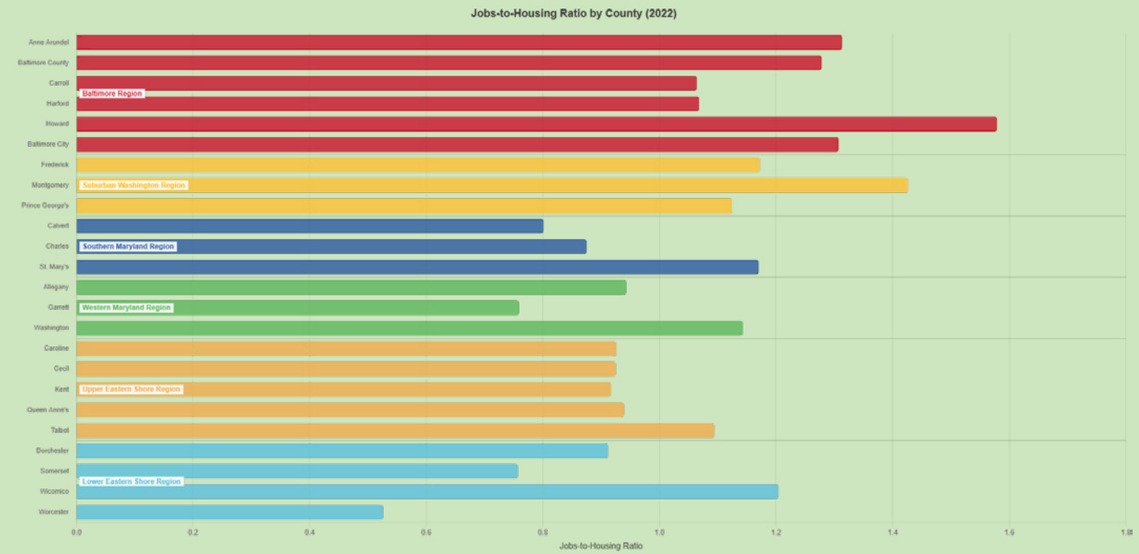
Click on a chart to find out more about how Maryland measures Sustainable Growth on our Measures Dashboard.



Living Wage Employment Rate

Goal: Increase the percentage of residents earning a living wage.

Living wage calculator for Maryland



Jobs to Housing Ratio by Region (Housing for Jobs Index)

Goal: Achieve a less than 1.5 ratio across the State, indicating balanced jobs-to-housing.

EQUITY

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

EQUITY

Description:

Communities thrive when every household is engaged in shaping future growth and development through their community plan. Equity in plan development practices requires historical perspective to better understand the current condition that cannot be fully reflected in data alone. It also recognizes that inequitable policies of the past have often established the conditions of the present which often do not favor everyone in the community equally.

Advancing equity in plan development also requires a deepened understanding of all population segments that are new or traditionally left behind and meeting them where they are at in their level of understanding and life conditions. This may require a shift in the traditional methods of public engagement to address a variety of barriers to participation such as culture, spoken languages, time of day availability, access to technology, understanding of planning rhetoric, location and accessibility of meeting spaces, lack of trust of facilitators, and apathy due to past failures or broken promises among other barriers. Embedding equity in planning process from the beginning will ensure that the final plan outcome reflects the needs and future of everyone in the community.

Sustainable Growth Benefits

- **Improve Human Well-being**
  Community plans that reflect all members of the community will identify areas of needs and priorities based on a whole system, community approach that benefits future generations[1]

- **Mitigate Climate Change**
  Robust and inclusive planning processes identify the needs of the most vulnerable populations and engage them in advance of any sudden event.[2] This in turn raises awareness and engagement in community-based climate action plans and other measures to mitigate local impact on the climate[3]

- **Grow Economic Opportunity**
  When all members of the community are engaged, they become valued participants in a diverse robust economy. Targeting resources and investment based on both those areas most in need and those of highest opportunity will create a more balanced, thriving community[4] Embedding equity in planning processes will ensure the plan outcome reflects the needs and future of the entire community.

1 https://link.springer.com/article/10.1007/s13280-013-0483-6
2 https://www.tandfonline.com/doi/full/10.1080/13549839.2019.1645103#d1e977
3 https://www.sciencedirect.com/science/article/pii/S2664328624000408
4 https://www.ncbi.nlm.nih.gov/books/NBK568870/

EQUITY

Land
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Relation to Maryland

PRIORITIES

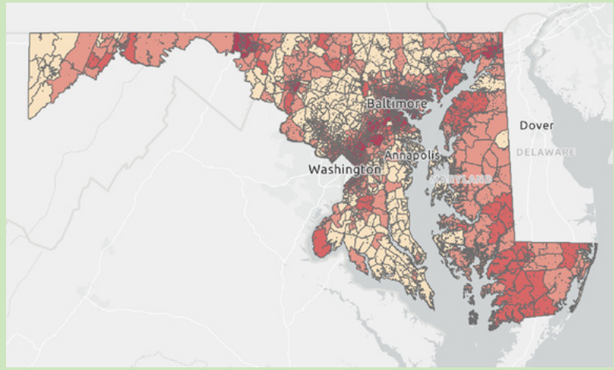
- **Ending Child Poverty in the State of Maryland**
  Directly addresses the needs of often underserved communities where child poverty is concentrated, ensuring resources and investments are targeted for maximum impact
- **Setting Maryland's Students Up for Success**
  Guarantees that diverse community voices are heard in planning decisions, leading to resource allocation that supports quality education and social services in all neighborhood
- **Creating an Equitable, Robust, and Competitive Economy**
  Prioritizes inclusive engagement and investment to unlock economic potential in historically marginalized communities and support minority-owned businesses
- **Making the State of Maryland a Desirable and Affordable Home for All Residents** Uses a historical perspective to identify and reverse the impacts of past inequitable land use policies, ensuring future growth benefits all residents

MARYLAND MEASURES

Click on a chart to find out more about how Maryland measures Sustainable Growth on our Measures Dashboard.

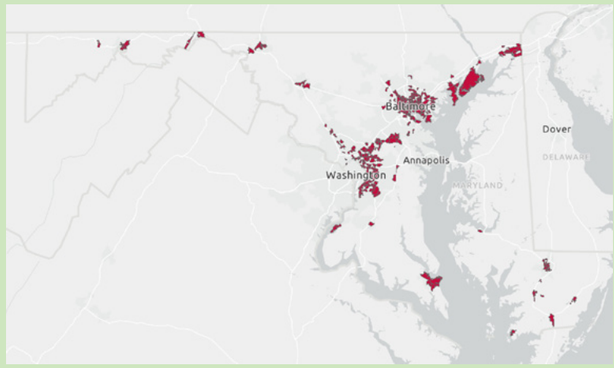
Equity in Local Plans

Percent of jurisdictions that advance equity through provisions in plans.
Goal: 75% of plans per year.



Equitable Spatial Analyses

Updates to and use of Maryland's Just Communities interactive mapping dashboards, which all use a composite score to classify underserved communities.
Goal: Use this map as a tool for prioritizing resources



Just Communities Investment

Updates to and use of Maryland's EnviroScreen interactive mapping dashboards, which all use a composite score to classify underserved communities.
Goal: Use this map as a tool for prioritizing resources

RESILIENCE

Integrate resilience measures that will minimize the impacts of rapid and unexpected natural and human-caused threats on communities

RESILIENCE

Description

The Maryland Office of Resilience (MOR) defines resilience as the ability of communities to adapt to the challenges of changing conditions and disasters, including human-caused and natural hazards, and to build, advance, and maintain capacities related to quality of life, health and well-being, durable systems, economic vitality, human-made and nature-based infrastructure, and sustainable environmental systems. Community plans that integrate these areas of concern will be better prepared for sudden shocks and avoid chronic stresses, making recovery easier.

Sustainable Growth Benefits

Resilience planning helps to ensure crisis preparedness and the safety of our communities, as well as the built and natural infrastructure that communities depend upon for economic, social, and environmental well-being.

- **Improve Human Well-being:** Communities that embed resiliency measures into their plans are better prepared for sudden shocks of any nature. This informs a prioritization of resources to ensure the most vulnerable populations are identified through engagement processes and actions are taken to mitigate and respond in a more effective manner, limiting impacts on human health.[1]

- **Mitigate Climate Change:** Resiliency measures in many cases overlap with mitigation outcomes such as reductions in heat islands, walkable, and multiple transportation options, and robust local economies.[2]

- **Grow Economic Opportunity:** Resilient communities support diverse economies that provide opportunities for all stages of a career path. They also bounce back faster from any sudden shock due to advance planning and preparedness, resulting in a reduced economic outfall to the local business community and its related services and employment contributions.[3]

1 https://www.sciencedirect.com/science/article/abs/pii/S0264275113000875
2 https://www.uschamber.com/security/the-preparedness-payoff-the-economic-benefits-of-investing-in-climate-resilience
3 https://www.uschamber.com/security/the-preparedness-payoff-the-economic-benefits-of-investing-in-climate-resilience

Relation to Maryland

PRIORITIES

- **Ending Child Poverty in the State of Maryland**
  Protects vulnerable populations from the financial and social devastation caused by natural and human-caused disasters, preventing families from being pushed further into poverty

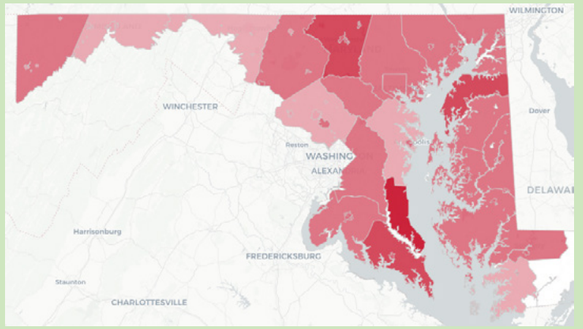
- **Setting Maryland's Students Up for Success**
  Ensures the continuity of essential community services, including schools, during and after disruptive events

- **Creating an Equitable, Robust, and Competitive Economy**
  Reduces economic disruption and the cost of recovery by ensuring local businesses and critical infrastructure can quickly recover from shocks

- **Making the State of Maryland a Desirable and Affordable Home for All Residents**
  Integrates measures like advanced flood mitigation and redundant infrastructure, making communities safer, more stable, and more appealing for long-term residency

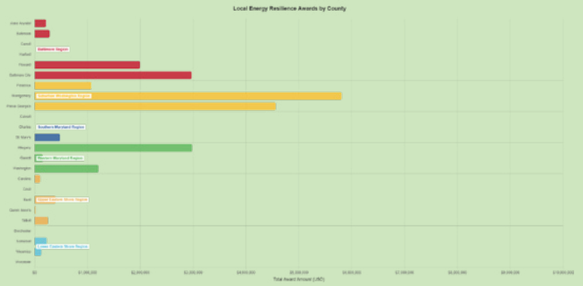
MARYLAND MEASURES

Click on a chart to find out more about how Maryland measures Sustainable Growth on our Measures Dashboard.



Flood Resilience in the Built Environment

Annual Percent of Jurisdictions advancing three (3) feet additional freeboard within local Floodplain Ordinance.
Goal: Have 75% jurisdictional compliance.



Local Energy Resilience

Annual amount of funding awarded for electricity grid measures that improve resilience and redundancy.
Goal: Increase total yearly investment dollars.

Capacity Building and Planning for Resilience

Annual percent of jurisdictions that specify resilience and adaptation within Comprehensive Plans, providing an initial process for implementation.

Goal: Achieve 100% compliance of jurisdiction in their next update.

PLACE

Provide public spaces that encourage social interaction and value cultural, historical, and natural resources

PLACE

Description

Placemaking is a process that contributes toward empowering communities to plan, design, and program new or revitalized public spaces. Placemaking efforts build community, contribute to public health, connect our diverse cultural heritages, conserve natural resources, improve climate resilience, and strengthen our local economies. Placemaking also includes placekeeping, the active care and maintenance of beloved public spaces by the people who live and work there, to support the continuation of local ways of life and cultural memories. Public spaces may be publicly owned or private-owned spaces that are open to the public for a designated period of time such as museums, gardens and other spaces that are granted public access.

To the extent possible, place-based improvements should occur in the public realm and support ecosystems and climate resilience through environmentally sensitive and accessible design; at a minimum they should not adversely impact these systems. Placemaking leverages capital of all kinds, rebuilds to meet the needs of residents; and is data-driven and heart-led.

Sustainable Growth Benefits

The process of placemaking helps build social cohesion and community engagement by identifying and meeting community priorities through physical space improvements.

- **Improve Human Well-being**
  Placemaking helps people feel happy, safe, and secure in their communities.[1] Public spaces that provide opportunities to gather and interact improve social connectedness and commonality[2]
- **Mitigate Climate Change**
  Placemaking often includes greenspace of various types[3] and levels which in turn provide carbon sequestration, cooling effects, and flood mitigation
- **Grow Economic Opportunity**
  While centered on local residents, successful placemaking typically includes public and private partnerships and can spur economic development through tourism, art performances, cultural events, and proximity to small businesses[4]

Land
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1 https://www.tandfonline.com/doi/full/10.1080/14649357.2016.1139227#d1e172
2 https://journals.sagepub.com/doi/abs/10.1177/0885412205286160
3 https://www.tandfonline.com/doi/abs/10.1080/13574809.2015.1031213
4 Small Cities with Big Dreams

PLACE

Relation to Maryland

PRIORITIES

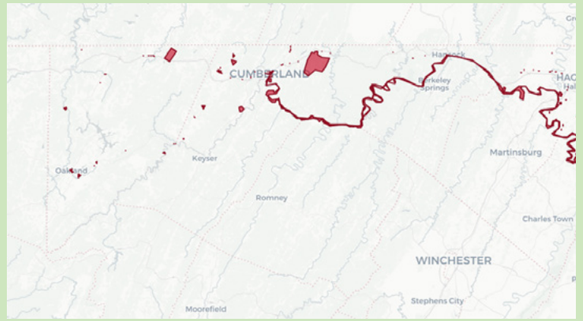
- **Ending Child Poverty in the State of Maryland**
  Creates accessible, high-quality public spaces and cultural amenities in underserved areas, enhancing neighborhood desirability and social capital without displacement.
- **Setting Maryland's Students Up for Success**
  Provides high-quality, safe, and engaging public spaces for children and families, fostering social interaction, learning, and physical activity.
- **Creating an Equitable, Robust, and Competitive Economy**
  Attracts investment and talent by creating vibrant, unique market areas that support small businesses, tourism, and local job creation.
- **Making the State of Maryland a Desirable and Affordable Home for All Residents**
  Leverages the state's cultural and historical assets to build strong community identities, contributing to a high quality of life for all residents.

MARYLAND MEASURES

Click on a chart to find out more about how Maryland measures Sustainable Growth on our Measures Dashboard.

Measuring the Equity Component of Parkland

Goal: Increase access to parkland in urban areas



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

Goal: Increase the percentage of jurisdictions utilizing programs to facilitate placemaking.

ECOLOGY

Intent statement: Protect and restore sensitive ecological systems and conserve natural resources that include forests, agricultural areas and waterways

ECOLOGY

Description

The ecology principle prioritizes the value of healthy ecosystems. A systems approach considers the upstream inputs that contribute to downstream outcomes. This may include air, water and soil pollutants, among others that impact our ability to maintain a diverse, healthy ecosystem that operates in balance with human interaction and natural encroachments. If any aspect of this system is overloaded it will greatly impact the health of the overall system.

Sustainable Growth Benefits

Ecological systems are found in rural, urban, and suburban areas and provide a wide range of ecosystem services. Some such services include improving water quality, providing flood mitigation during storm events, maintaining connectivity between various wildlife habitats to allow movement of species and incorporating green spaces that provide natural cooling affects in the built environment. Bringing Ecology to the forefront of planning practices and policy ensures that critical primary resources will continue to be sustained far into the future.

- **Improve Human Well-being**
  Healthy ecosystems of air, water, and soils contribute directly to human health.[1] Natural ecosystems lower the effects of pollution on health outcomes in affected communities. Additionally, access to healthy natural areas has been shown to reduce cardiovascular stress[2] and can improve cognitive function.[3]

- **Mitigate Climate Change**
  Stewardship of the environment directly effects our planet's ability to absorb and remediate the impacts of pollutants. Healthy marshlands serve as carbon sequestration areas,[4] green space reduce urban heat islands,[5] and healthy systems can also filter ground sourced run off.[6]

- **Grow Economic Opportunity**
  Improving ecosystem health increases the quality of outputs from primary resource industries, including farms, fisheries, and forests.[7] These industry outputs rely on ecosystem services to provide habitat, nutrients, and environmental regulation to sustain themselves.[8] With context specific interventions, an increase and bio-diversity and conservation yields higher value products.[9]

1 https://pmc.ncbi.nlm.nih.gov/articles/PMC10064841/
2 https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0276517
3 https://www.mdpi.com/1660-4601/18/9/4790
4 https://agupubs.onlinelibrary.wiley.com/doi/full/10.1029/2002GB001917
5 https://www.sciencedirect.com/science/article/pii/S0048969717301754
6 https://www.sciencedirect.com/science/article/abs/pii/S1877343512001431
7 https://pmc.ncbi.nlm.nih.gov/articles/PMC2935121/
8 https://www.climatehubs.usda.gov/ecosystem-services
9 https://pmc.ncbi.nlm.nih.gov/articles/PMC2935121/

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Relation to Maryland

PRIORITIES

- **Ending Child Poverty in the State of Maryland**
  Ensures healthy air, water, and soil quality, benefiting low-income communities often burdened by environmental hazards
- **Setting Maryland's Students Up for Success**
  Integrates natural spaces and green infrastructure near population centers, providing safe areas for outdoor recreation and reducing students' exposure to environmental toxins
- **Creating an Equitable, Robust, and Competitive Economy**
  Sustains and enhances primary resource industries (e.g., agriculture, fishing) that are vital to the state's economy and provide ecosystem services essential for economic stability
- **Making the State of Maryland a Desirable and Affordable Home for All Residents**
  Protects natural resources that provide essential ecosystem services, such as flood mitigation and clean water, reducing costs and increasing the long-term sustainability of communities

MARYLAND MEASURES

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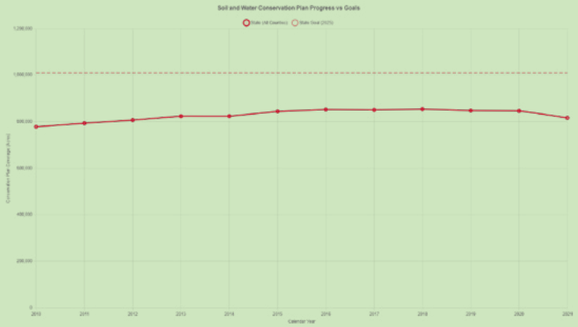


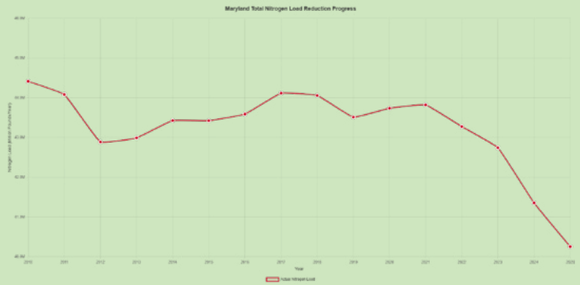
Managed Agricultural Soils

The number of acres of agricultural soils managed and covered by soil conservation and water quality plans (SCWQPs) that provide and promote land stewardship, including conservation, environmental protection, preservation and resource management.

Goal: 1 Million Acres by 2025 as identified in the Phase 3 Chesapeake Bay Watershed Implementation Plan (WIP).

Note: this goal will be extended with the new Chesapeake Bay Agreement that is anticipated to be in place by the end of 2025

1,185,949
TREES PLANTED IN MARYLAND 2021-2024



Tree Canopy

The number of native trees planted and sustained throughout the state, including rural, suburban, and urban areas.

Goal: 5 Million Trees established by HB991, Tree Solutions Now Act (2021).

Water Quality

Reduce the amount of nitrogen load entering the Chesapeake Bay watershed through the best available pollution reduction practices (or best management practices - BMPs) to achieve the Total Maximum Daily Load (TMDL).

Goal: Reduce the load to 45 million pounds per year.

ACKNOWLEDGEMENTS

This guide would not have been possible without the leadership and contributions of the TAGs, partner agencies, and community advisors who gave their time and expertise to ensure the principles reflect both state-wide priorities and on-the-ground realities.

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Baltimore Street Redevelopment Project

General Information

Case Example Category
Infrastructure Project

Type
Community development, infrastructure, zoning policy.

Location
Baltimore Street Cumberland, MD 21502

Jurisdiction(s)
Allegany County, City of Cumberland

Completion Date
November 2024

Project Owner(s) / Policy Proponent(s)
City of Cumberland, private building owners, and business owners

Project Size / Scope
Downtown development in the city center inside the City of Cumberland. Total investment from a mix of grants, private funds and federal funding totaled $17.2 million dollars.

Key Features
Infrastructure upgrades, broadband, parking, green infrastructure, affordable and market rate housing, community engagement, and energy efficient designs

Principles Addressed

Economy
Actively advanced through the adaptive reuse of historic buildings for both commercial and residential purposes, demonstrating context-appropriate development that responds to the downtown market

Housing
Enabled directly by Economy and Land principles through the creation of a mix of affordable and market-rate units in the city center, diversifying quality housing options

Land
Fulfilled by prioritizing development and concentrating significant infrastructure investment (including broadband) within the existing city center/historic core

Place
Achieved by leveraging and protecting cultural and historical resources through redevelopment, providing a strong community anchor and renewed public spaces

General Description

This redevelopment project was stimulated by the need to replace the aging infrastructure along Baltimore Street, the main route through the city's historic downtown. In addition to replacing water, sewer and electric lines, the project included the introduction of fiber optic cable under the street. The underground construction brought water lines up to historic buildings that date from 1895 to 1940, helping to prepare for the installation of modern sprinkler systems. This allows for the redevelopment of upper stories for residential purposes and upgrades to lower levels for increased and improved commercial use. Already 15 new businesses, ranging from shops to restaurants, have staked a claim in the redeveloped downtown since construction began in 2023, and seven more are slated to open in the coming months. By this time next year, a new 20-room boutique hotel will have opened in a historic building that stood vacant for years. The major goal of the redevelopment project was to focus attention back on the historic downtown, breathing new life into old buildings and truly looking at how people shop, dine, live and travel in the 21st century. That vision was shared and embraced by the community, with entrepreneurs creating new business opportunities and people getting excited about moving into those architecturally significant buildings, which now offer an array of modern amenities that appeal to businesses and residents alike.

Visit the project website.

COMPASS

Cecil On-Demand Mobility Platform and Service Solution Program

General Information

Case Study Category
Planning project

Type
Transportation pilot

Location
Cecil County

Jurisdiction(s)
Cecil County

Completion Date
2021

Project Owner(s) / Policy Proponent(s)
Cecil Transit Division, Cecil County Department of Community Services

Project Size / Scope
A 12-month pilot project to increase accessibility to jobs and services for Cecil County residents in substance use recovery to supplement fixed bus service

Key Features
Pilot project, community engagement, mobility

Principles Addressed

Transportation
Established an affordable and reliable network that addresses critical access barriers to jobs, treatment, and services

Equity
Prioritized an underserved population (individuals in recovery) who often lack reliable mobility options, ensuring their specific needs are addressed

Economy
Contributed to improved employment rates and financial independence, fostering community self-sufficiency and market participation

General Description

The COMPASS (Cecil on-demand Mobility Platform and Service Solution) was a project funded by an Integrated Mobility Innovation pilot grant from the Federal Transit Administration to provide mobility on demand services to individuals in recovery houses for substance use disorders. Rides were booked through a smart phone app or web browser in partnership with Uber and underwent a gradual expansion of service. It was intended to provide information on how on-demand transit can benefit rural counties and allow participants greater access to services, treatment, and jobs, with fewer missed trips and greater financial independence, and ultimately provide an adaptable service model to address other community priorities.

Lessons Learned:
COMPASS was found to be used for trips to errands, employment, and medical providers. It had a high level of user satisfaction, decreased missed appointments, improved recovery and employment rates, and increased levels of self-sufficiency. It identified a gap in transit services that could be filled and addressed through this micro-transit program. COMPASS had difficulties maintaining drivers, a problem common to many transit agencies in 2021, and leasing vehicles for the short-term study. It remains to be seen if the model is sustainable and replicable in other areas of the county.

CASE EXAMPLE

Habitat for Humanity – West All Saints Street Project

General Information

Case Example Category
Planning Project

Type
Housing

Location
100, 104, and 108 West All Saints Street, Frederick, MD

Jurisdiction(s)
Frederick City

Completion Date
2027

Project Owner(s) / Policy Proponent(s)
Habitat for Humanity of Frederick County, MD (for the Frederick County Affordable Housing Land Trust) and Zavos Architecture + Design

Project Size / Scope
2 income-restricted condominiums on a Community Land Trust

General Description

The West All Saints Residential Condominium Project is developing 12 units of affordable housing on a land trust, making this the most ambitious project Habitat for Humanity of Frederick County has undertaken to date. The first homeowner moved into this innovative project in early 2025, the second in July and the completion of the remaining four units in Phase I slated for late 2026. An additional six units of Phase II are projected for completion in 2027.

The Phase 1 units range from two to three bedrooms, all with high-efficiency appliances and designed with the health of the occupants in mind. A core tenet of this project is to create sustainable positive change for the community.

The historic properties at 100, 104, and 108 West All Saints Street sat empty for more than 20 years and are often recognized by the Mural of Hope - sunbeams and families in windows – that can be seen on Ice Street. In the past, these properties were seen as unwanted and blighted, decreasing property values in the neighborhood. But Asbury United Methodist Church sold the property to Habitat in 2020 – making an investment in the neighborhood and lasting affordability. Habitat for Humanity of Frederick County saw them as an opportunity to build strength, stability, and self-reliance.

Principles Addressed

Economy
The Economy principle is realized by the reuse of a dilapidated and underused property and transforming it into functional residential units.

Housing
By increasing the housing stock for low- to moderate-income residents, this project serves as a pathway to property ownership for community members that would otherwise be left out of the housing market. The legal structure of ownership (condo model on a land trust) diversifies the typology of units available, directly embodying the Housing principle.

Land
The compact design and reuse of vacant structure fulfill the core tenet of the Land principle.

Place
The iconic murals along one side of the structure showcase the Place principle, by retaining the historic identity of the building and maintaining visual interest for the community.

Equity
The creation of permanently affordable (upon resale) in an historic Black neighborhood with rapidly escalating home prices contributes to the Equity principle.

CASE EXAMPLE

Millrace Dry Pond Retrofit

General Information

Case Example Category
Planning Project

Type
Green infrastructure, habitat restoration

Location
Glen Burnie

Jurisdiction(s)
Anne Arundel County

Completion Date
2020

Project Owner(s) / Policy Proponent(s)
Anne Arundel County, Bureau of Watershed Protection and Restoration (BWPR) Project Manager Gerry Inglesby

Project Size / Scope
Outdated and overwhelmed dry detention stormwater facility

Key Features
Ecosystem restoration, green infrastructure

Principles Addressed

Ecology
The primary focus, restoring the site into a wetland ecosystem that actively treats stormwater runoff, conserves water resources, and creates new habitat.

Land
Advanced by optimizing the productivity of a previously underutilized, overwhelmed dry detention pond, supporting efficient asset use within a population center.

Resilience
Intersects with Ecology by addressing community flooding concerns and minimizing the impact of natural threats associated with increased rainfall events.

.

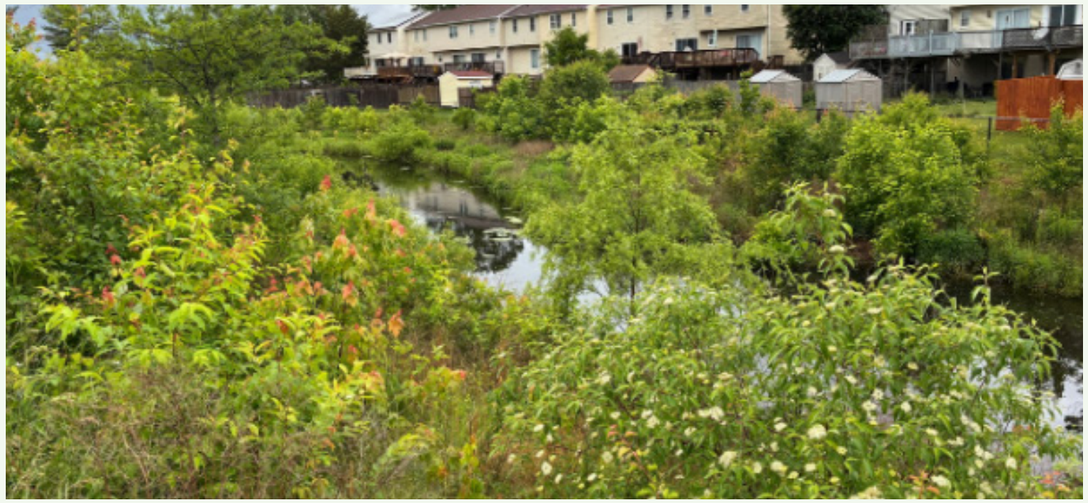
Place
Fulfilled by incorporating passive recreational areas into the new ecosystem design, transforming a non-functional space into a public space that encourages social interaction.

General Description

The Millrace Dry Pond Retrofit project transformed an outdated and overwhelmed dry detention stormwater facility into a thriving wetland ecosystem with passive recreational areas for residents to enjoy.

Prior to restoration, this nearly 5-acre green space would be entirely unusable for days after an average rainstorm because the stormwater backed up, ponded over the majority of the parcel, and slowly infiltrated/evaporated. Through the application of innovative and cost-effective techniques, this project accomplished the complementary goals of stormwater management, water quality enhancement, habitat creation, and public engagement.

Lessons Learned:
Based on the site evaluation, the facility was an ideal candidate for a retrofit within the existing footprint. It was a collaboration between the public and private sector, addressing community flooding concerns and reworking an underutilized area.



CASE EXAMPLE

Montgomery County Sustainable Communities Designation for Scotland Kinship Community

General Information

Case Example Category
Planning Project

Type
Community Development, Equitable Investment

Location
Scotland Community, Montgomery County

Jurisdiction(s)
Montgomery County

Completion Date
Sustainable Communities designation approved. Implementation ongoing

Project Owner(s) / Policy Proponent(s)
Montgomery County Department of Housing and Community Affairs

Project Size / Scope
Designated about 15 acres to Montgomery County's Sustainable Communities and will seek funding to support the rehabilitation of 25 owner-occupied properties.

Key Features
County acknowledges past racist policies toward Scotland community; now targeting investment using race-, place-, and income-based analysis to drive equitable redevelopment.

General Description

Montgomery County recently amended its Sustainable Communities boundary to include the Scotland Community, a kinship community founded by freed enslaved people during Reconstruction. Historical county government neglect and intentionally unjust policies have left many of the homes facing health and safety issues, such as interior flooding, failing plumbing, ADA barriers, and other concerns.

The addition of the Scotland Community to the county's Sustainable Communities boundary will enable it to access state revitalization program funding for which it would otherwise be ineligible. The county's comprehensive plan, Thrive Montgomery, describes the history and injustices of kinship communities on pages 11, 12, and 47.

Principles Addressed

Equity
Demonstrated through intentional, targeted action to counteract historical county injustice, prioritizing investm ent to ensure this kinship community gains access to resources once denied

Resilience
Advanced by minimizing both natural (e.g., failing plumbing, interior flooding) and human-caused threats (historic neglect) through the targeted rehabilitation of 25 owner-occupied homes.

Housing
Enabled by improving the quality, safety, and accessibility of existing housing stock (addressing ADA barriers and structural issues), accommodating current residents and supporting increased household wealth

CASE EXAMPLE

Signal Station North - An Arts District's Plan for Equitable Lighting

by the Neighborhood Design Center *project no. 3888*

General Information

Case Example Category
Planning Project

Type
Lighting

Location
Signal Station North, North Avenue

Jurisdiction(s)
City of Baltimore

Completion Date
2021

Project Owner(s) / Policy Proponent(s)
Neighborhood Design Center partnered with a coalition of Station North Stakeholders. The arts district received grants from the National Endowment for the Arts and the Central Baltimore Partnership.

Project Size / Scope
Multiple blocks within the arts district that were deemed the most in need of additional lighting after investigations into the night-time quality of the neighborhood.

Key Features
Lighting infrastructure and design in the public realm, community engagement, analyzing current conditions, creating prototype projects

General Description

This project identified a community in need of improving the comfort level within the public realm from a night-time perspective. Lighting improvements were desired to improve cultural activities, street life and investment in the community. Lighting the public spaces was anticipated to improve wayfinding and provide a sense of time and place. The data gathering included evaluating the current lighting conditions and mapping residents' experiences in public spaces based on the lighting. This process included identifying destinations, popular routes, and undesirable routes and assessing residents' comfort levels in these spaces. By engaging residents to explore the night-time community with various lighting options, the community began to understand the restorative and transformative effect lighting can provide to the community. The final product was a comprehensive Lighting Plan document with recommendations for creative placemaking opportunities related to lighting for the community. Project installation of the demonstration project is supported by the Central Baltimore Partnership via the State Bond Bill and is required to be permanent.

Lessons Learned
A key take-away for this project relates to the residents' engagement and ultimate understanding of how important lighting is in establishing a sense of place in the night-time landscape. Communities throughout the state could reassess their night-time lighting to invite community residents to move through the public realm with a sense of comfort and safety.

Principles Addressed

Place
Addressed by improving the night-time quality of the public realm through strategic lighting, which provides a stronger sense of identity and encourages social interaction and street life.

Equity
Demonstrated by the extensive community engagement that mapped residents' comfort levels and routes, ensuring the prioritized need for safety and well-being is addressed in the public realm design

Economy
Intersects with the other principles, as the improved sense of comfort and safety provided by the lighting enables small businesses to extend hours and fosters greater investment in the arts district

Featured in photos is one of several lighting installations.
Sparkling Indigo at Blue Light Junction
Title: Sparkling Indigo
Partner: Blue Light Junction
Lead Designer: Flux Studio Ltd.
About: Inspired by a community co-design process, Sparkling Indigo takes inspiration from the nearby community garden, using light to evoke the power of growth for neighbors and visitors alike.

CASE EXAMPLE

WalkHoward

Case Example Category
Planning Project

Type
Comprehensive plan, Infrastructure

Location
Howard County

Jurisdiction(s)
Howard County

Completion Date
2020

Project Owner(s) / Policy Proponent(s)
Howard County Office of Transportation

Project Size / Scope
WalkHoward is a plan for a connected, comfortable, and safe pedestrian network throughout Howard County.

Key Features
Pedestrian infrastructure, community engagement

Principles Addressed

Transportation
Prioritized by focusing on a safe and comfortable non-motorized network that creates energy-efficient access to transit, services, and employment centers

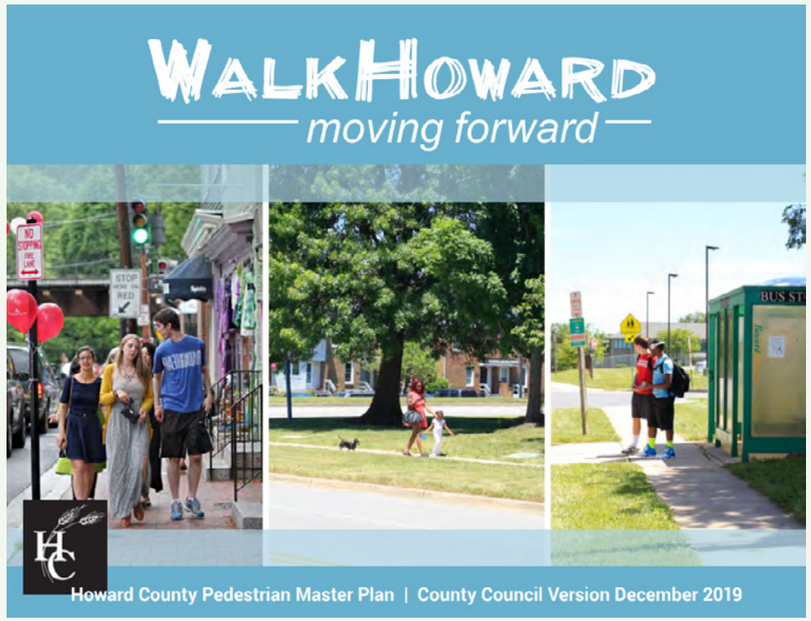
Equity
Embodied through the plan's focus on designing safe infrastructure for users of all ages and abilities, ensuring diverse community sectors are included in the pedestrian network

Land
Supported by the commitment to retrofitting existing infrastructure and integrating transit, which promotes efficient asset use and concentrates improvements within established population centers

Economy
Linked by integrating healthy infrastructure with structured capital projects, responding to the market demand for integrated, walkable communities

General Description

WalkHoward was developed as a successor to the 2007 Howard County Pedestrian Plan, with a greater focus on the integration with transit service and the health benefits of walking, an emphasis on infrastructure improvements in manageable sections, and includes structured capital projects as an avenue for implementation. The county analyzed current conditions near bus routes and pedestrian networks throughout the county, including current sidewalk conditions, intersections with difficult crossings, bus stops, and new connection needs to create the full recommendations. It included both information received from online surveys and public open houses and that from data analysis and field work. WalkHoward has a sister plan for bicycle facility recommendations, BikeHoward, and both are enacted through the 2019 Howard County Complete Streets legislation, which provides guidelines for implementing the plans through retrofits of existing infrastructure, capital improvements, and improvements as part of a subdivision and land development to create opportunities for safer, more accessible streets for users of all ages and abilities.



CASE EXAMPLE

Weather It Together - Protect Our Historic Seaport

Case Example Category
Planning Project — Capacity Building and Planning for Resilience

Type
Hazard Mitigation Plan

Location
City of Annapolis

Jurisdiction(s)
Anne Arundel County

Completion Date
2018

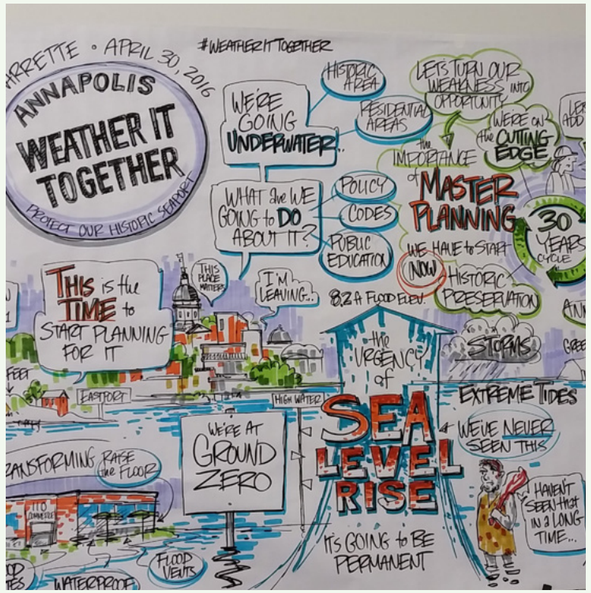
Project Owner(s) / Policy Proponent(s)
City of Annapolis

Project Size / Scope
This project was focused on the City of Annapolis and its historic seaport

Key Features
Hazard Mitigation Plan focused on Historical Resources and Preservation through capital projects and policy recommendations.

General Description

An interagency group (national, state, local) led by the City of Annapolis produced one of the nation's first hazard mitigation plans for cultural resources in 2018. This award-winning plan and process formed the basis for the Maryland Historical Trust's (MHT's) statewide Weather It Together program, which developed guidance documents and trainings geared toward local historic communities. The plan – one of the first of its kind in the country – addresses the growing threats to historic resources as a result of the changing climate where the risk of flooding has put these assets at risk of damage or destruction. The process utilized FEMA's guidance as a baseline interaction of resilience and adaptation with historical resources is explored in this plan and seeks to maximize preservation while implementing protection from extreme weather events. Subsequent flood mitigation projects, including the topographic elevation of Burtis House (an MHT easement property) and the redevelopment of City Dock, are in process. Pending additional consultation and review, these projects may also serve as examples for other jurisdictions.



Principles Addressed

Resilience
The core focus, integrating adaptation measures and hazard mitigation planning to minimize the impact of rapid and unexpected natural threats (climate-induced flooding) on historic resources

Place
Supported by Resilience, as the process prioritizes the protection of cultural and historical resources that serve as essential anchors to the character and identity of the city

Economy
Intersects with Place and Resilience, as the sustained preservation of these protected cultural assets ensures continued tourism and attracts funding, resulting in a positive impact on local economic initiatives

Appendix

LAND

KPI #1: Priority Funding Area (PFA) Investment

- **Goal:** Increase state and encourage private sector investment and context-sensitive development activities within PFAs.
- **Definition:** This KPI measures state investment within Priority Funding Areas (PFAs) to accommodate at least 80% of local growth. The intent is to increase housing affordability and development densities, limit sprawl, and ensure state funding is not used to induce growth outside of PFAs, with limited exceptions made by the Sustainable Growth Coordinating Committee (SGCC).
- **Target:** Accommodate at least 80% of local growth within designated PFAs.
- **Measurement Method:** The Maryland Department of Planning (MDP) measures this by monitoring state expenditures to ensure a greater percentage of resources are spent within PFAs on a year-to-year basis.

KPI #2: Adequate Wastewater Capacity

- **Goal:** Ensure urban and rural towns have sufficient wastewater capacity to support planned growth within the PFA
- **Definition:** This KPI measures the capacity of wastewater treatment facilities to accommodate planned growth within PFAs, specifically in Tier 1 (existing services) or Tier II (planned services) areas. Directing growth to these areas helps preserve water resources and working landscapes.
- **Target:** Wastewater treatment facilities should operate at less than 80% of their design capacity. If the threshold is reached, the jurisdiction must commence a MDE Wastewater Capacity Plan to address future needs.
- **Measurement Method:** The state measures this by monitoring the existing flow rates of all MDE-approved wastewater treatment facilities providing service inside the PFA and the percentage of available capacity. Local jurisdictions assist by providing annual flow data and completing three-year updates to the Master Water and Sewerage Plan (WSP).

KPI #3: Waterway and Land Conservation

- **Goal:** Protect and empower working landscapes to promote the rural economy and agricultural activities by providing necessary funding for land preservation outside of PFAs
- **Definition:** This KPI measures the preservation of land to protect rural economies and agricultural activities from encroachment by a range of new land uses, such as solar farms, data centers, and power line easements.
- **Target:** Preserve 40% of the state's land by 2040, as guided by the Maryland Beautiful Act (2023).
- **Measurement Method:** The state measures this by monitoring new acres added to conservation and protection on the Maryland Protected Lands Dashboard, ensuring that valuable Priority Preservation Areas (PPAs), Productive Agricultural and Forestry Soils, and Targeted Ecological Areas (TEAs) are avoided in state agency funding programs and projects outside of PFAs.

TRANSPORTATION

KPI #1: Vehicle Miles Traveled (VMT) Per Capita

- **Goal:** Reduce in VMT per capita over time
- **Definition:** This KPI measures the average annual VMT per person in Maryland. It serves as an indicator of energy-efficient travel, climate change mitigation, and the effects of sustainable land use on reducing VMT by shifting from single-occupancy vehicles (SOV) to other modes.
- **Target:** Decrease VMT per capita by 10% by 2030 from 2006 levels and 20% by 2050 from 2019 levels, as established in the 2050 Maryland Transportation Plan and the 2025 Annual Attainment Report.
- **Measurement Method:** MDOT tracks this annually via its Annual Attainment Report.

KPI #2: Transit Ridership Per Capita

- **Goal:** Increase transit ridership for the general population
- **Definition:** This KPI measures the annual transit ridership per person in Maryland, indicating the usage and health of the state's transit system. A higher ridership can foster Transit-Oriented Development (TOD) and is a measure of success in sustainable growth and land use.
- **Target:** The state has a general goal of increasing ridership, but a specific numerical target has yet to be set.
- **Measurement Method:** The MDOT Annual Attainment Report tracks this metric annually based on unlinked passenger trips.

KPI #3: Percentage of Non-Drive Alone Modes

- **Goal:** Increase in the percentage of non-drive alone modes used for worker commutes
- **Definition:** This KPI measures the percentage of workers who commute by transit, biking, walking, carpooling, or telework. It indicates the use of energy-efficient and affordable transportation options and their link to well-designed, compact, and mixed-use land use patterns.
- **Target:** No specific statewide target is established. A local example from the 2021 Montgomery County Climate Action Plan is to double the proportion of non-drive alone trips by 2035 from 2018 levels.
- **Measurement Method:** MDOT tracks and reports this metric annually using data from the American Community Survey (ACS) of the U.S. Census, with reference to policies like Complete Streets, which guides the planning and design of safe access for all users.

HOUSING

KPI #1: Affordable Housing Units

- **Goal:** Preserve and develop affordable housing units for families, disabled individuals, seniors, and those with special needs, making the state a desirable and accessible home for all
- **Definition:** This KPI measures the number of new and preserved units of affordable housing using state and federal resources.
- **Target:** Develop 2,300 units and preserve 2,250 units using state resources in 2026.
- **Measurement Method:** The Department of Housing and Community Development's (DHCD)Measure for Results(MFRs)report tracks these numbers.

KPI #2: Chronic Homelessness

- **Goal:** Provide homeless individuals with appropriate levels of shelter and services to help them transition from a crisis to stable housing
- **Definition:** This KPI measures the number of people who experience chronic homelessness.
- **Target:** Transition 1,738 households from homelessness to permanent housing in 2026. The long-term goal is "functional zero" chronic homelessness.
- **Measurement Method:** The DHCD MFRs report tracks this.

KPI #3: Vacant Properties

- **Goal:** Remediate vacant, abandoned, and uninhabitable properties, which are an economic strain and a blight on neighborhoods, to address obstacles to stable housing.
- **Definition:** This KPI measures the number of vacant properties demolished or stabilized.
- **Target:** Demolish 250 vacant structures in 2026. The Baltimore Vacants Reinvestment Initiative aims to move at least 5,000 vacant properties into homeownership or other positive outcomes between FY25 and FY29.
- **Measurement Method:** The DHCD MFRs report tracks this.

ECONOMY

KPI #1: Living Wage Employment Rate

- **Goal:** Increase the percentage of residents earning a living wage
- **Definition:** This KPI measures the percentage of jobs per jurisdiction that meet or exceed the MIT-calculated living wage standard, which is updated annually to reflect family composition and cost of living.
- **Target:** The target is to increase the percentage, but no specific number or benchmark is provided.
- **Measurement Method:** The number of jobs that pay a living wage is divided by the total number of jobs.

KPI #2: Jobs to Housing Ratio by Region

- **Goal:** Achieve a balanced jobs-to-housing ratio across the state
- **Definition:** This KPI calculates the jobs-to-housing ratio annually for each region. A value above 1.5 indicates a housing shortfall relative to employment and triggers Housing for Jobs Act provisions.
- **Target:** Achieve a ratio of less than 1.5 across the state.
- **Measurement Method:** This is calculated using data from the U.S. Bureau of Labor Statistics' Quarterly Census of Employment and Wages (QCEW) and the U.S. Census Bureau's Nonemployer Statistics.

EQUITY

EQUITY

KPI #1: Equity in Local Plans

- **Goal:** Increase the number of jurisdictions that advance equity through provisions in their plans
- **Definition:** This KPI measures the effectiveness of state resources and jurisdictional efforts to apply them to local planning processes and outcomes. It is guided by APA's Equity in All Policies approach and the 1991 Principles of Environmental Justice, which emphasizes the right to participate as equal partners at every level of decision-making.
- **Target:** A target of 75% of reviewed jurisdictional plans per year.
- **Measurement Method:** The MDP reviews draft comprehensive plans as part of the statutorily mandated 60-day review process, consistent with the Land Use Article section 1-303.

KPI #2: Equitable Spatial Analysis

- **Goal:** Prioritize environmental justice initiatives and investment in census tracts that are in the highest quartile of Environmental Justice Scores (EJ Score > 75)
- **Definition:** This KPI tracks communities disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution. A Higher EJ Score indicates a higher burden on the community.
- **Target:** While there is no specific target at this time, future plans include specifying health outcome targets for Sensitive Population indicator data sets used by the EJ Score methodology.
- **Measurement Method:** The EJ Score, developed by MDE, combines Pollution Burden Exposure Percentile data, Pollution Burden Environmental Effects Percentile and Sensitive Population Percentile to derive the EJ Score. More detail about their methodology and data can be found here.

KPI #3: Just Communities Investment

- **Goal:** Prioritize formerly underserved areas in state funding decisions to affirmatively transform separate and unequal neighborhoods into Just Communities.
- In the future, this KPI will measure the amount and percentage of statewide program expenditures in Maryland's designated Just Communities, as defined by the Just Communities Act of 2024, including financial investments across multiple departments and divisions, such as the Neighborhood Revitalization, Community Development Administration, Homeless Solutions, and Statewide Broadband. For now, this map serves as a tool for users – policymakers, community leaders, and residents– to use data to inform applications, community engagement, policy, and partnerships.
- Target: TBD - The DHCD and sister agencies will use the first year of metrics tracking data to establish a baseline to benchmark and target future years.

RESILIENCE

RESILIENCE

KPI #1: Flood Resilience in the Built Environment

- **Goal:** Increase flood resilience in the built environment
- **Definition:** This KPI tracks which jurisdictions have advanced three feet of additional freeboard within their local Floodplain Ordinance plans to address impacts associated with sea level rise inundation, and coastal, riverine, or urban flooding. This is a best practice for adaptation and can support improved standing in the FEMA Community Rating System (CRS).
- **Target:** A goal of 75% of jurisdictions meeting the KPI.
- **Measurement Method**: Record jurisdictions that submit updated Floodplain Ordinances to the MDE.

KPI #2: Local Energy Resilience

- **Goal:** Improve the resilience and redundancy of power systems
- **Definition:** This KPI measures the amount of funding awarded for electricity grid measures that improve resilience and redundancy, including upgrades for asset elevation, hardening, capacity building, or redundancy improvements. These measures are critical for keeping communities and government stable during major disruptions.
- **Target:** Awards are guided by the need for power redundancy for critical infrastructure, large load pockets with a limited number of circuits, and communities that disproportionately experience negative impacts from power outages.
- **Measurement Method:** This is tracked via funding awarded through the MD Energy Administration's Resilient Maryland and Resilient Infrastructure for Sustainable Energy (RISE) grants.

KPI #3: Capacity Building and Planning for Resilience

- **Goal:** Ensure that jurisdictions specify resilience and adaptation in their Comprehensive Plans
- **Definition:** This KPI measures the percentage of jurisdictions whose Comprehensive Plans include elements for identifying and planning for impacts related to climate conditions or human-induced threats.
- **Target:** A target of 100% of jurisdictions in their next update, which occurs every 10 years.
- **Measurement Method:** The MDP reviews comprehensive plans submitted by counties and and will determine if the Principle is adequately addressed. This is supported by references such as the MDE Dam Safety Emergency Action Plan Updates and FEMA Community Disaster Resilience Zones (CDRZ).

PLACE

KPI #1: Equity Component of Parkland

- **Goal:** Increase access to parkland in underserved areas
- **Definition:** This KPI uses the Park Equity Score map to identify census block groups with low equity.
- **Target:** Increase park equity over time.
- **Measurement Method:** This is a suggested new DNR MFR for annual measurement.

KPI #2 & 3: Increased Opportunities for Place-based Investments

- **Goal:** Increase opportunities for place-based investments through state and federal designations to advance placemaking
- **Definition:** These KPIs track the number of new or expanded designations under various state and federal programs that support placemaking, such as the **National Register of Historic Places**, **Maryland Heritage Areas**, and other agency programs like **Sustainable Communities (DHCD)**, **Maryland Main Streets (DHCD)**, and **Arts & Entertainment Districts (MSAC)**.
- **Target:** To be determined based on each program. The goal is to increase the percentage of jurisdictions utilizing these programs.
- **Measurement Method:** The number of new or expanded listings or designations is tracked.

ECOLOGY

KPI #1: Tree Canopy

- **Goal:** Increase the number of native trees planted and sustained throughout the state to realize multiple co-benefits, including enhanced pollinator and wildlife habitat, enhanced biodiversity, carbon sequestration, improved air and water quality, and reduced urban heat island effects
- **Definition:** This KPI measures the number of native trees planted and sustained in rural, suburban, and urban areas.
- **Target:** Establish 5 million trees by 2031, as mandated by the Tree Solutions Now Act (2021).
- **Measurement Method:** An Annual Report is provided to the State Legislature, and an Interactive Dashboard tracks the total number of trees planted by county, funding program, and entity.

KPI #2: Managed Agricultural Soils

- **Goal:** Increase the number of acres of agricultural soils managed and covered by Soil Conservation and Water Quality Plans (SCWQPs) that promote land stewardship and environmental protection
- **Definition:** This KPI measures the number of acres of agricultural soils managed by SCWQPs. These 10-year plans address natural resource management on agricultural lands and use best management practices to control erosion, sediment loss, and runoff.
- **Target:** Cover 1 million acres by 2025, as identified in the Phase 3 Chesapeake Bay Watershed Implementation Plan (WIP).
- **Measurement Method:** The MDA reports progress on the number of acres covered by SCWQPs to the MDE annually for inclusion in Bay TMDL reports to the EPA.

KPI #3: Water Quality

Goal: Reduce the amount of nitrogen load entering the Chesapeake Bay watershed

- **Definition:** This KPI measures the reduction of nitrogen, phosphorus, and sediment entering streams and waterways that drain into the Chesapeake Bay.
- **Target:** Reduce the nitrogen load to 45 million pounds per year to meet the Total Maximum Daily Load (TMDL).
- **Measurement Method:** The Chesapeake Bay Partnership (CBP) cooperatively developed the Chesapeake Assessment Scenario Tool (CAST), which estimates nutrient and sediment loads. The modeling tools are re-calibrated every two years with new baseline assumptions and are linked to physical water quality monitoring data.

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Implementation Guide Glossary

Comprehensive, terms are not grouped by principle

A

Adaptation: The practice of implementing measures which reduce vulnerability and improve resilience to adverse impacts, namely extreme weather.

Additional Freeboard: The amount of elevation recommended above the Base-Flood Elevation to account for unpredictable hydrological activity during flood events.

Adaptive Reuse: The process of refurbishing a building for purposes other than those that it was originally built for.

Affordable Housing: Affordable housing is generally defined as housing for which the occupant pays no more than 30 percent of gross income for housing costs including utilities.

Affordable Transportation: Affordable transportation means households can pay for transportation without financial difficulties. Commonly known, if a household spends no more than 15% of its budget on transportation, its transportation cost is affordable for the household. Center for Neighborhood Technology stipulates that the Housing + Transportation Affordability Index aims to cap housing and transportation costs at no more than 45% of a household's income. In general, having access to walking, biking, using public transit, telework, and carsharing as transportation means is generally more affordable than owning and using a personal vehicle. (Source:: Bureau of Transportation Statistics ; CNT: the H+ T Index

Afforestation: The establishment of tree cover on an area from which it has always or very long been absent, or the planting of open areas which are not presently in forest cover.

B

Best Management Practices (BMPs) – Schedules of activities, practices (and prohibitions of practices), structures, vegetation, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to waters of the State. BMPs are used to treat and manage stormwater runoff and wastewater to prevent pollution from reaching waterways.

Bioretention/raingardens – C/D soils, underdrain – An excavated pit backfilled with engineered media, topsoil, mulch, and vegetation. These are planting areas installed in shallow basins in which the storm water runoff is temporarily ponded and then treated by filtering through the bed components, and through biological and biochemical reactions within the soil matrix and around the root zones of the plants. This BMP has an underdrain and is in C o D soils.

C

Capital Projects: The construction of state buildings and infrastructure. Such as prisons, State hospitals, public university buildings, and State office buildings.

Chronic Homelessness: Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and has been homeless and living as described for at least 12 months within the last three years., as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described.

1. An individual who has been residing in an institutional care facility, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility (although an individual residing in an institutional care facility does not constitute a break in homelessness); or

2. A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

Coastal Readiness Action Boundary (CRAB): A map that shows the horizontal limits of flooding in Maryland.

Co-Creation: A level of engagement exceeding community decision making in which community members create plans, solutions, and desired outcomes rather than only inform them.

Community Disaster Resilience Zones (FEMA): Federally identified areas which would benefit the most from building disaster resilience through federal, public, and private resources.

Community Involvement: Community engages in decision-making rather than simply being informed or consulted. Defining community in a way that prioritizes the voices of people historically excluded in decision making. IAP2 Spectrum of Public Participation

Community Rating System (FEMA): The Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP).

Context Areas: Are solutions or standards in harmony with the community and preserve the environmental, scenic, aesthetic, historic, and natural resource values of the area. Cover crops – a short-term crop grown after the main cropping season that reduces nutrient losses to ground and surface water by sequestering nutrients.

Cumulative Impacts: The totality of exposures to combinations of chemical and non-chemical stressors and their effects on health, well-being, and quality of life outcomes. (EPA's Cumulative Impacts Report, Prioritizing Environmental Justice)

D

Dam Failure Inundation Area: An area susceptible to rushing water or flooding caused by a dam break/failure.

E

Energy as a Service Approach (EaaS): - Allows businesses to outsource energy needs to a service provider, the provider is then able to handle installation, operation, maintenance, and financing, depending upon the agreement between both parties.

Energy-efficient transportation: Energy efficient transportation means surface transportation that includes public transit, active transportation such as walking, biking, and using micromobility including e-bikes/scooters, telecommuting, freight trains (as compared to trucking), zero emissions vehicles, and the ability driving less and shorter distances to reach destinations. (Source: U.S. DOE - Energy Efficiency & Renewable Energy, Alternative Fuels Data Center. Link: https://afdc.energy.gov/conserve/system-efficiency)

Enhanced Nutrient Reduction (ENR): The upgrading of nutrient removal technologies in wastewater treatment systems. In Maryland, these upgrades are expected to reduce nitrogen and phosphorus in the wastewater

down to 3 mg/l total nitrogen and 0.3 mg/l total phosphorus, achieving approximately one-third of the needed reduction under the Chesapeake Bay 2000 Agreement.

Environmental Justice: The just treatment and meaningful involvement of all people, regardless of income, race, color, national origin, Tribal affiliation, or disability, in agency decision-making and other Federal activities that affect human health and the environment so that people: are fully protected from disproportionate and adverse human health and environmental effects (including risks) and hazards, including those related to climate change, the cumulative impacts of environmental and other burdens, and the legacy of racism or other structural or systemic barriers; and have equitable access to a healthy, sustainable, and resilient environment in which to live, play, work, learn, g, worship, and engage in cultural and subsistence practices. (Environmental Protection Agency)

Equality: Everyone, regardless of status, gets the same opportunities.

Equity: Just and fair inclusion into a society in which all can participate, prosper, and reach their full potential. Unlocking the promise of the nation by unleashing the promise in us all. Recognizing and responding to the reality that certain individuals or communities have been historically and intentionally disadvantaged and developing the scaffolding so they may be able to access resources they could otherwise not. (APA's Planning for Equity Policy Guide)

F

Functional Zero: A community achieves functional zero homelessness when it has achieved a condition in which homelessness, to the extent it occurs at all, is only rare and brief.

Floor Area Ratio (FAR): Floor Area Ratio (FAR) is a measure of building density that represents the relationship between the total floor area of a building or structure and the size of the land it is built on. It is used by local planning authorities to control development density in specific areas.

Floodplain: A low-lying area of land next to a river, stream, or waterway that may flood during heavy rains or storms.

Forest buffers: Forest buffers are linear wooded areas that help filter nutrients, sediments and other pollutants from runoff as well as remove nutrients from groundwater. The recommended buffer width is 100 feet, with a 35 feet minimum width required.

Forest Conservation Policy: Organizations and governments proactively conserving forests and wetlands that provide the greatest benefits to wildlife, human safety, and water quality. Example priority areas include riparian zones, shorelines, large contiguous forest tracts, and other high-priority forest conservation areas.

G

Growth Tiers (Septic Law): Areas mapped in an adopted comprehensive plan under § 1–506 of the Land Use Article; and are currently served (Tier 1) or are to be served (Tier II) by state-of-the-art Enhanced Nutrient Reduction (ENR) wastewater treatment systems. Additional growth tier categories include areas not planned for sewer, including rural large lot subdivisions and Rural Villages (Tier III), and preservation and conservation areas not planned for major subdivision (Tier IV).

H

Hardening: The process of improving the resistance of an asset or structure to floodwater loads and hydrostatic pressure.

Hazard Mitigation: Any sustained action taken to reduce or eliminate the long-term risk to life and property from hazard events.

Hazard Mitigation Plan: A long-term strategy to reduce the risk of loss of life and property damage from natural disasters.

I

Impervious Surface Area: any surface that prevents rainwater from being absorbed into the ground.

Infiltration Practices w/Sand, Vegetation: A/B soils, no underdrain – A depression to form an infiltration basin where sediment is trapped, and water infiltrates the soil. A sand layer and vegetation are required. No underdrains are associated with infiltration basins and trenches, because by definition these systems provide complete infiltration. Design specifications require infiltration basins and trenches to be built in A or B soil types.

Intersectionality: The complex, cumulative way in which the effects of multiple forms of discrimination (such as racism, sexism, and classism) combine, overlap, or intersect especially in the experiences of marginalized individuals or groups. (Merriam-Webster)

J

K

L

Living Wage: The minimum amount a worker needs to earn to afford necessities like food, housing, healthcare, and transportation, enabling them to live a decent standard of living.

M

Mixed-Use: Is a type of urban development, urban design, urban planning and/or a zoning classification that blends multiple uses, such as residential, commercial, cultural, institutional, or entertainment, into one space, where those functions are to some degree physically and functionally integrated, and that provides pedestrian connections. Mixed-use development may be applied to a single building, a block or neighborhood, or in zoning policy across an entire city or other administrative unit.

Minority Business Enterprises (MBE): A publicly owned business if 1 or more minority persons own at least 51% of the stock of the business; or any other business if 1 or more minority persons own at least 50% of the business. (Maryland State Government Article § 9-305)

N

Native species: A species that is indigenous to Maryland's biogeography. Over 60 species of trees have been catalogued as native to Maryland, including the white oak (Quercus alba), the state tree. More information on the state's native tree species, please see the Native Trees Species selection page.

O

Off Stream Watering without fencing: This BMP requires the use of alternative drinking water sources such as permanent or portable livestock water troughs placed away from the stream corridor. Implementing off-stream shade for livestock is encouraged when applicable. The source of water supplied to the facilities can be from any source including pipelines, spring developments, water wells, and ponds. I-stream water facilities such as stream crossings or access points are not considered in this definition.

Reforestation: The replanting of trees immediately after harvest, and those trees planted in direct response to tree loss mitigation, are not counted in the 5 Million Trees initiative.

Overburdened Community: Any census tract for which three or more environmental health indicators are above the 75th percentile statewide. (Environment Article 1-701)

P

Permanent Supportive Housing: Permanent Supportive Housing (PSH) is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability.

Place: A place can be described in the realm of urban planning as a destination where people go to live, play and work, and should be accessible and within the public realm.

Placemaking: Placemaking is a process that contributes toward empowering communities to plan, design, and program new or revitalized public spaces, for the purposes of building community, contributing to public health, connecting our diverse cultural heritages, conserving natural resources, improving climate resilience, and strengthening our local economies. Placemaking also includes placekeeping, the active care and maintenance of beloved public spaces by the people who live and work there, to support the continuation of local ways of life and cultural memories.

Priority Funding Area (PFA: Maryland Planning Legislation defined by § 5–7B–02 of the State Procurement and Finance Article to capitalizes on the state's influence on economic growth and development by directing the state spending to Priority Funding Areas (PFA's). PFA's are existing communities and places designated by local governments indicating where they want state investment to support future growth.

Priority Preservation Area (PPA): MD Agriculture Code § 2-518. An area designated in the comprehensive plan to limit development in areas suitable for supporting working farms to sustain normal agricultural activities.

Proactive: Creating or controlling a situation by causing something to happen rather than responding to it after it has happened.

Q

R

Racially and Ethically Concentrated Areas of Poverty (R/ECAPS): Census tracts with a non-white population of 50 percent or more and a poverty rate of 40 percent or more (or a poverty rate that is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower). For rural areas, HUD lowers the non-white percentage threshold to 20 percent. (US HUD)

Redundancy: The practice of establishing networks or processes which allow critical infrastructure and assets to remain operational and deliver their determined function. This may look like a secondary power source which may serve as backup power in times where the primary source is disrupted.

Reliable Transportation: Reliable transportation provides a consistent, predictable, accessible, comprehensive, and safe travel experience and means, which are particularly important for people with disabilities, seniors, and youths who are not eligible to drive.

Residential Units per Acre:

S

Septic denitrification and pumping:the septic system should employ both a 50% denitrification unit for pre-treatment of waste and an enhanced insitu treatment system within the soil treatment unit.

Stormwater runoff: Precipitation in an urban or suburban area that does not evaporate or soak into the ground but instead runs across the land and into the nearest waterway.

Subsidized Housing: A generic term covering all federal, state or local government programs that reduce the cost of housing for low- and moderate-income residents. Housing can be subsidized in numerous ways—giving tenants a rent voucher, helping homebuyers with downpayment assistance, reducing the interest on a mortgage, providing deferred loans to help developers acquire and develop property, giving tax credits to encourage investment in low- and moderate-income housing, authorizing tax-exempt bond authority to finance the housing, providing ongoing assistance to reduce the operating costs of housing and others. Public housing, project-based Section 8, Section 8 vouchers, and tax credits are all examples of subsidized housing. Subsidized housing can range from apartments for families to senior housing high-rises. Subsidized simply means that rents are reduced because of a particular government program. It has nothing to do with the quality, location or type of housing.

Sustainable Growth Coordinating Committee (SGCC): a staff working group of the Maryland Sustainable Growth Subcabinet.

Sustainability: The practice of using resources wisely to support the environment, economy, and people today and in the future.

T

Targeted Ecological Area (TEA) -ands and watersheds of high ecological value that have been identified as conservation priorities by the Maryland Department of Natural Resources (DNR) for natural resource protection. These areas represent the most ecologically valuable areas in the State: they are the "best of the best".

Total Maximum Daily Load (TMDL) – : the TMDL that is referred to for this metric is the Chesapeake Bay TMDL or collection of TMDLs that make up the Chesapeake Bay TMDL.

Transects: a conceptual framework for understanding how the scale of built environments can vary from place to place, ranging from completely natural and unspoiled at one end of the spectrum, through exurban and suburban communities, and finally into the varieties of density found in more urban settings at the other end.

The rural-to-urban transect. (Image courtesy of the Center for Applied Transect Studies)

U

Underserved: "Underserved Area" as an urban area, as delimited by the United States Census Bureau that also meets at least one of the following criteria:
1. A neighborhood that was, at any point in time, redlined or graded as "hazardous" by the Home Owners' Loan Corporation;
2. A census tract with an average rate of unemployment for the most recent 24–month period for which data are available that exceeds the average rate of unemployment for the state;
3. A census tract with a median household income for the most recent 24–month period for which data are available that is equal to or less than 75% of the median household income for the state during that period; or
4. A housing project as defined in § 12–101 of the housing and community development article

Underserved Community: "Any census tract in which, according to the most recent U.S. Census Bureau Survey: (i) At least 25% of the residents qualify as low-income; (ii) At least 50% of the residents identify as nonwhite; OR (iii) At least 15% of the residents have limited English proficiency" (Environment Article 1-701)

Urban, underserved: Plantings that occur within the Tree Solutions Now Act of 2021 (TSNA) boundary definition of an underserved urban community. To qualify, plantings must occur in an urban area, as delineated by the U.S. Census Bureau, and meet at least one of the following conditions:

1. A neighborhood that was, at any point in time, redlined or graded hazardous by the homeowner's loan corporation;
2. The average rate of unemployment exceeds that of the state;
3. Median household income equal to or less than 75% of the state; and
4. Located within a housing project.

Urban Stream Restoration Protocol: Stream restoration is a change to the land stream corridor that improves the stream ecosystem by restoring the natural hydrology and landscape of a stream and helps improve habitat and water quality conditions in degraded streams. Multiple protocols are defined to characterize different pollutant load reductions associated with individual projects.

V

Vacant Stabilization: A vacant property is stabilized when it undergoes significant rehabilitation, such as replacement of roofs or porches, so that it is no longer at risk of collapse or harming nearby occupied properties. Stabilization investments get properties ready for full rehabilitation as they go through a redevelopment pipeline.

Vacant Housing Units: The Census Bureau considers a housing unit vacant if no one is living there at the time it is surveyed. Local governments may define vacancy differently. Baltimore City, for example, defines a vacant structure as being unoccupied and either unsafe for habitation or a nuisance property. Vacancy has different implications in different geographic and socioeconomic contexts.

W

Wastewater: Wastewater discharge facilities include municipal sewage treatment facilities and industrial facilities with direct discharges to waterways.

Wastewater Capacity Management Plan (WWCMP): A provision of § 9-512 (b) of the Maryland Environment Article to ensure that adequate wastewater capacity is or will be available for development building permits and subdivision plats.

Wet Ponds and Wetlands: A water impoundment structure that intercepts stormwater runoff then releases it to an open water system at a specified flow rate. These structures retain a permanent pool and usually have retention times sufficient to allow settlement of some portion of the intercepted sediments and attached nutrients/toxics. There is little or no vegetation living within the pooled area. Outfalls are not directed through vegetated areas prior to open water release. Nitrogen reduction is minimal.

Wetland Creation: floodplain – Establish or create wetlands in a floodplain by manipulation of the physical, chemical, or biological characteristics to develop a wetland where one did not previously exist. Changes acres from existing land use to the wetland land use.

X

Y

Z

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