

Actions:

- ⊕ Identify key infill opportunity sites and assess their feasibility for appropriate land uses.
- ⊕ Use strategies such as tax incentives, financing tools, or revisions to development regulations to encourage the most compatible type of infill development in these areas.

Policy 3: Encourage mixed use development with jobs, housing, shopping, transportation and other services within walking distance. Mixed use sites should be planned to meet the key objectives of improving “live near your work” opportunities, increasing use of public transit, and/or increasing the supply of workforce housing. Mixed use sites should not be planned for the sole purpose of increasing allowable development densities.

Actions:

- ⊕ Identify additional mixed use opportunity areas and work with property owners and developers to develop mixed use concept plans that are consistent with overall community visions.
- ⊕ Assess the potential to shift some of the existing industrial land base west and north of BWI Airport to mixed use categories, to provide additional housing opportunities, commercial services, and transit-oriented development near major employment areas. Constraints due to the airport noise zone and approach zones must be considered.

Policy 4: Promote redevelopment of brownfields sites.

Actions:

- ⊕ Maintain an inventory of brownfield sites and provide financial incentives through Maryland Department of the Environment to leverage private sector investment. Actively market sites as redevelopment opportunities.
- ⊕ Monitor the status of the U.S. Army Depot site, the DC Children’s Center site, the David Taylor Naval Research Center site, and the Crownsville Hospital site, and work with State and/or Federal officials to identify suitable redevelopment opportunities if the sites become available.

Policy 5: Encourage the best use of unused or underutilized properties in the County’s surplus property inventory. When surplus properties designated as “Government” on the adopted Land Use Plan are sold for private development, no change in zoning of the property will be adopted without first amending the Land Use Plan to reflect the future planned land use.

Actions:

- ⊕ Continue to review all County and Board of Education surplus properties in accordance with the General Development Plan, Small Area Plans, and other adopted Plans, to determine whether there is a current or long range need to retain the property for public use.
- ⊕ Convert surplus property to preserved open space or recreational space where appropriate.
- ⊕ Keep local land trusts informed of surplus properties in environmentally sensitive areas.

Goal: Establish cohesive land use policies and fiscal policies that collectively will achieve sustainable communities, efficient use of public facilities, and fiscal stability.

Policy 1: Future increases in development capacity should be consistent with adopted land use policies.

Actions:

- ⊕ Track development holding capacity regularly and update the holding capacity inventory at appropriate intervals.
- ⊕ Plan for adjustments in fiscal policies and revenue strategies that will be needed as the County matures and approaches the limits of its development capacity.

Policy 2: Plan for the provision of public facilities, infrastructure, and services so that the County will be able to maintain a high level of service to serve the existing population as well as new growth.

- ⊕ Develop an ongoing methodology to better integrate strategic and facilities planning done by each County agency or service provider with the County's long range land use planning and capital programs.
- ⊕ Develop a comprehensive concurrency management program in order to track the impact of new growth on public facilities and infrastructure and to ensure adequate facilities will be in place to serve new growth as well as the existing population base.
- ⊕ Evaluate all potential new revenue strategies to address existing budget backlogs in public facility maintenance and improvements.