



## Getting state agencies, local governments and the private sector on the same page

**What for?** Achieve Maryland’s Smart Growth goals for vibrant, desirable communities; protected agricultural and environmental lands and resources; and sustainable lifestyles and economies.

**What’s the Problem?** Lack of coordination and clarity among state agencies, local governments and the private sector in three ways: what they are trying to achieve, where they are trying to achieve it, and how their efforts are coordinated to be complementary and not at cross purposes.

PlanMaryland directly addresses these deficiencies.

**First the “what:”** Plan clarifies the desired goals and public outcomes that all parties are trying to achieve. See **Goals and Outcomes**.

**Second, the “where:”** Plan initiates ongoing process to determine where the goals and outcomes will be achieved. This will determine priorities for growth centers, established communities, and land and resource conservation.

Begin with identification of growth centers, established communities and priority conservation lands, based on GrowthPrint, GreenPrint and AgPrint, which represent geographic areas and programs already established for growth, development and conservation by state agencies and local governments.

Local governments will nominate changes to initial State designations, based on their own goals, comprehensive plans and implementing mechanisms – capital and non-capital programs. State will make final designations of local nominations if local plans and implementing mechanisms for the areas adequately support PlanMaryland goals and outcomes.

**Third, the “how:”** Key is coordinated focus of public, and ultimately private, resources toward Plan goals and outcomes in designated places.

State resources – capital and non-capital programs, including regulatory and assistance programs – will only be used to support appropriate public outcomes in each designated place, e.g., support growth and development in a designated growth center, not other areas; support preservation of large expanses of rural land in areas designated for that purpose in the Plan, but not other areas.

This State targeting strategy – essentially a strategy for deployment of State resources – dovetails with local targeting strategies through the place designation process. The result – well aligned state and local goals and implementing mechanisms at work in designated places – will provide the private sector with valuable investment information: the public intent for the areas, and correspondingly clear opportunities and limitations for land use, development, conservation,

residential choices, and business locations. This information will help the private sector take advantage of mutually supportive state and local programs, explicitly designed to facilitate profitable investment in ways that are compatible with public intent in each area.

**What the Plan Will and Won't Do:** PlanMaryland does not pretend quick fixes that the state can unilaterally initiate to solve the problems of sprawl development, loss of valuable resource lands, and inefficient use of public investments. Instead, the Plan establishes strategic and implementation policies that follow to direct both the place designation process already described, and for departmental and functional implementation strategies. The strategies will produce the specific actions state agencies will take, individually and collectively, to implement the Policies, and identify more clearly associated responsibilities of local governments and the private sector to achieve Plan goals and outcomes.

Until it is implemented, PlanMaryland will not resolve issues like local adequate public facilities ordinances that discourage concentrated growth in suitable areas, strong public sentiments against more growth in a community, or the limited public funding available to address the many problems we face. However, PlanMaryland does propose a way that state and local governments can work better together to meet these challenges – by re-aligning capital, regulatory and assistance programs to direct growth appropriately, inform people about the benefits of such development, address communities' concerns about impacts on their interests, and leverage state, local and private resources to address the needs of communities and rural areas in the most efficient ways possible.

## **What are the visions, goals and policies that will guide PlanMaryland?**

PlanMaryland will be guided by the following Planning Visions, goals and objectives which together will be used to guide State and local government decisions and actions relative to growth, development and preservation:

### **Planning Visions**

#### **Quality of Life and Sustainability**

A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.

#### **Public Participation**

Citizens are active partners in the planning and implementation of community initiatives and are Sensitive to their responsibilities in achieving community goals.

#### **Growth Areas**

Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

#### **Community Design**

Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

#### **Infrastructure**

Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;

#### **Transportation**

A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;

#### **Housing**

A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;

#### **Economic Development**

Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;

#### **Environmental Protection**

Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;

### **Resource Conservation**

Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;

### **Stewardship**

Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and

### **Implementation**

Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions.

## **Goals and Outcomes (what we want to accomplish)**

**Goal 1:** Concentrate development and redevelopment in towns, cities and rural centers where there is existing and planned infrastructure.

### **Outcomes: What Goal 1 Means**

Areas targeted for growth and revitalization through PlanMaryland will do the following, as appropriate for their region and the size, population and growth rates of each jurisdiction:

- **Quality Places** - Ensure that development produces desirable places for businesses to invest and people to live, work, and play, and thereby minimize market demand for development outside these areas.
- **Affordable Housing** - Provide an adequate supply of housing affordable to all income levels commensurate with the housing needs of each community or region.
- **Mixed-Uses** - Support the integration of mixed land uses into functional communities, in which residents can live, work and play – meet many of their daily needs – without driving.
- **Walkable Communities** – Promote pedestrian - friendly communities in which homes, stores, schools, offices, and other uses are not isolated from one another; land uses are mixed so that people can access many needs within the communities in which they live and work.
- **Historic Preservation** - Preserve a sense of place through rehabilitation of historic structures as an integral part of community sustainability plans, recognizing that building reuse supports both energy efficiency and community character conservation goals.
- **Transportation Choices** - Feature integrated, efficient, and economical transportation systems that serve Maryland's economic and community centers and that reduce reliance on automobiles and minimize greenhouse gas emissions. These systems include transportation options that provide mobility, convenience, and safety for all residents, including those who are disabled and/or transit-dependent.

- **Phased Growth** - Protect Maryland's investment in its public facilities through strategies that take advantage of existing assets, maximize the efficient use of resources and existing infrastructure, and phase in the orderly expansion of service.
- **Business Friendly** - Provide private investors and developers with predictability and transparency in an enhanced business environment through:
  - Clear and coherent public goals and objectives for development and community sustainability;
  - Streamlined regulatory procedures for development; and
  - Focused state and local resources and incentives.
- **Redevelop First** - Take full advantage of existing development, infrastructure and public services through infill and redevelopment before developing new land outside of growth areas. For example,
  - Maximize residential, employment and business development in TOD (transit oriented development) sites;
  - Revive underutilized commercial and industrial sites;
  - Promote revitalization in a socially equitable manner that enhances public amenities and improves the local quality of life while not displacing lower income residents; and
  - Redevelopment and infill projects dominate development activity throughout much of the State.
- **Rural Centers** - Growth in rural areas is focused in existing centers, with adequate sewer and water service where feasible, in ways that are compatible with local community character; and areas outside rural centers development is limited so as to retain the economic, ecological, recreational and scenic values of countryside;
- **Connecting with Nature** - Provide access to natural and recreational amenities accessible by walking, bicycling, or transit and without exclusive reliance on automobiles. These open space amenities are given the same priority as infrastructure.
- **Hazard Resilience** - Ensure that Maryland's coastal communities and inland urban environments are developed in a manner that protects human habitat and infrastructure from risks associated with climate change: sea level rise, coastal storms, precipitation-related weather extremes, and urban heat.

**Goal 2:** Preserve and protect environmentally sensitive and rural lands and resources from the impacts of development.

**Outcomes: What Goal 2 Means**

Areas targeted for preservation and protection from development through PlanMaryland will do the following, as appropriately identified and administered by state and local authorities:

- **Environment, Natural Resources and Biodiversity** - When possible, sensitive environmental areas are protected by easement or public ownership. Wetland and lakes, rivers, and other water bodies are protected from upland impacts by undisturbed vegetated buffers. Both lands and waters providing important ecosystem services are also protected. Environmentally sensitive lands and resources in closer association with development are protected from its compromising impacts wherever possible;

- **Resource Based Industries** - Areas with resource-based industries such as agriculture, forestry, mining, outdoor recreation and tourism, seafood harvesting, renewable energy and other emerging industries are protected from encroachment of incompatible land uses. Intrusion of rural residential development is minimized on resource lands through effective land use controls, reasonable incentives, and innovative funding mechanisms to preserve relatively large contiguous tracts to sustain the resources and resource-based industries;
- **Water Resources** - Safe and adequate supplies of groundwater and surface water are protected from the impacts of development. Areas integral to sustainable water resources for public water supply, ecologically important or consumable aquatic natural resources, or other important public purposes are conserved;
- **Balanced Preservation Programs** - These resource areas are governed by plans, policies, and procedures that stabilize the land base, support resource-based industries, limit development impacts, and otherwise protect the integrity of the resources as appropriate, while specific preservation and conservation goals for the land and resources are accomplished. Large woodland lots and forests, for example, are retained and are selectively used for sustainable forestry, if they are not in preserves or parks;
- **Strategic Rural Investment** - Transportation infrastructure in rural areas meets the needs of rural residents and resource-based industries, and does not undermine conservation objectives by encouraging incompatible development; and
- **Adaptive and Resilient Ecosystems** - Lands and waters providing important ecosystem functions and services are identified, mapped and protected to the maximum degree possible from the impacts of climate change, development, impervious cover, invasive species and other pests and diseases.

**Goal 3:** Ensure that a desirable quality of life in Maryland’s communities and rural areas is sustainable.

The 1987 report “Our Common Future: the United Nations’ World Commission on Environment and Development” defined sustainability as “...development that meets the need of the present without compromising the ability of future generations to meet their own needs.”

#### **Outcomes: What Goal 3 Means**

- **Safe and Healthy Environment** - The economic, social, environmental, and governmental systems in Maryland that support quality of life in Maryland’s communities and rural areas do so without compromising the land, water, air, natural and cultural resources integral to that support.
- **Planned Growth** - Development, infrastructure, transportation, and resource conservation are strategically planned and implemented to maximize healthy lifestyles and to minimize consumption of fossil fuels, greenhouse gas emissions, overuse of water supplies, production of waste, exposure to man-made and natural hazards, and pollution of air and water resources, and to retain the economic, ecological and scenic values of Maryland’s landscapes.
- **Job Growth** - Economic development and resource-based businesses promote employment opportunities for all income levels, within the limits of each region’s natural resources, public services and facilities.
- **Globally Competitive** - The State economy remains successful in an increasingly competitive global market place, advancing a green economy through strengthened coordination,

communication and education among State agencies, local government, the general public and the private sector.

- **Balanced Economy** - Throughout Maryland tourism is strong. Resource-based industry, manufacturing, and service businesses desire to locate in the State because of its resources, amenities, diverse economy, educated workforce, and the sustainable quality of life it provides residents.
- **Desirable Communities** - People in Maryland's urban and rural population centers have efficient access to locally produced, high quality, nutritious food, employment opportunities, natural environments for recreation and enrichment, and high quality schools, without excessive expenditure and consumption of energy and degradation of the State's resources.
- **Educated Public Participates in the Decision-Making** - Public education and outreach effectively inform residents of the challenges facing our communities, address misconceptions and apathy, and encourage involvement in creating a more sustainable quality of life.
- **Coordinated Government Response** - Government agencies at all levels communicate and collaborate to establish common priorities and achieve shared interests. Government, business entities, and residents partner to create sustainable communities balancing efficient growth and resource use with resource protection and conservation.
- **Implementation Activities** - Activities undertaken to implement the Plan support sustainability as defined through these outcomes in the developed and conserved parts of our landscape.

## Objectives

PlanMaryland establishes ten objectives to guide state agencies and local governments as they re-orient and coordinate their capital and non-capital plans, programs and procedures to achieve the Goals and Outcomes of the Plan.

- Coordinate state and local government plans, programs and implementation to maximize effectiveness and efficiency in achieving the Goals and Outcomes of the Plan.
- Designate geographic places through PlanMaryland to organize efforts of state agencies and local governments and maximize return on investment of governmental resources in the goals, outcomes and the objectives for designated places of the Plan
- Reorient and align state and local capital and non-capital plans, programs and procedures to achieve PlanMaryland goals, outcomes and the objectives for designated places in the Plan
- Accommodate the vast majority of non-resource based residential and business development in desirable, compact, sustainable communities that provide the high quality of life reflected in the goals and outcomes of the Plan.
- Identify and preserve the critical agricultural, water, natural, historical, cultural and living resources necessary to support quality of life and resource-based businesses in Maryland.
- Ensure that populations of all income levels have access to employment, affordable housing, desirable environments in which to live, and affordable transportation to jobs, schools, goods and services.
- Minimize the continuing spread of lower density residential development and the associated costs to the public and the environment.

- Reduce energy consumption and greenhouse gas emissions commensurate with Maryland's Greenhouse Gas Reduction plan, particularly as they relate to land use and transportation.
- Evaluate progress toward Plan goals, outcomes and objectives periodically, and make adjustments in implementation strategies as populations, land uses, businesses and economics change.
- Ensure that state and local actions that impact land use, development, preservation and quality of life are consistent to the maximum extent practicable with the goals and outcomes of PlanMaryland

## **PlanMaryland Outline**

- I. Introduction (Why are we doing this)**
  - A. Summary
  - B. Background & History
  - C. Why this is needed?
  - D. Stakeholders Input
  - E. What is it going to take?
  - F. Composite PlanMaryland Map
- II. Assessment of Growth and Development in MD**
- III. Statewide Vision, Goals, Outcomes and Objectives (What do we want to accomplish)**
  - A. Visions
  - B. Goals & Outcomes
  - C. Objectives
- IV. PlanMaryland Process (How we will accomplish it)**
  - A. Introduction
  - B. Growth, Preservation and Other Areas (Establishing Plan Geographies)
    1. Growth & Developed Areas
      - a. GrowthPrint – (Purpose & Intent, Place-Specific Objectives, Designation Criteria, Next Steps)
      - b. Established Communities in PFAs– (Purpose & Intent, Place-Specific Objectives, Next Steps)
    2. GreenPrint/AgPrint Areas: Priority Resource Areas
      - a. Agricultural Resource Lands – (Purpose & Intent, Objectives, Designation Criteria, Next Steps)
      - b. Water Resource Areas – (Purpose & Intent, Place-Specific Objectives, Designation Criteria, Next Steps)
      - c. Natural Resource Areas – (Purpose & Intent, Place-Specific Objectives, Designation Criteria, Next Steps)
    3. Other Areas
      - a. Historic & Cultural Resource Areas – (Purpose & Intent, Place-Specific Objectives, Next Steps)
      - b. Lands Subject to Effects of Climate Change – (Purpose & Intent, Place-Specific Objectives, Next Steps)
      - c. Other Areas Outside PFAs – (Purpose & Intent, Place-Specific Objectives, Next Steps)

- 4. Areas of Critical State Concern
  - a. Developed Areas – (Purpose & Intent, Designation Criteria)
  - b. Resource Areas – (Purpose & Intent, Designation Criteria)
- C. PlanMaryland Implementation Policies (Providing guidance for implementation)
  - 1. Policies for the Place Designation Process
  - 2. Policies for Implementation Strategies
    - a. Policies for Rural Agricultural and Natural Resource Lands
    - b. Policies for Transportation/Land Use Linkage
    - c. Policies for Water, Sewer, Schools and other Public Facilities
    - d. Policies for Water and Natural Resources
    - e. Policies for Lands Subject to Climate Change
    - f. Policies for Economic Development and Community Design
    - g. Policies for Social Equity, Safety and Education
    - h. Policies for Sustainability of Energy, Food, and Water
    - i. Policies for Capital Budgeting
    - j. Policies for Open Space in the Built Environment
- D. Implementation Strategies (State Program Actions)
  - a. Introduction
  - b. Departmental Strategies
  - c. Functional Strategies
- E. Place Designation Process (Identifying appropriate locations)
  - a. Initial State Designations
  - b. Preliminary Local Nomination and State Feedback
  - c. Local Nomination and Final Designation
  - d. State and Local Commitments for Designated Places

## **V. Recommendations**

- G. Introduction
- H. Land Use
- I. Transportation
- J. Major Public Works
- K. Other

## **VI. Oversight and Management**

- L. Role of Sustainable Growth Commission
- M. Role of Smart Growth Subcabinet
  - 1. Communities of Practice Council
  - 2. Implementation Plans
  - 3. Designation Process
  - 4. Consistency Process in Designated Places

## 5. Monitoring Performance

N. PlanMaryland Completion and Amendment Process

## **VII. Measuring Performance: Metrics and Indices**

O. Implementation Process

P. Goals and Outcomes

Q. Objectives in Designated Places