

## Maryland Sustainable Growth Commission – May 2016 Survey

Using Survey Monkey, Planning distributed the survey with a total of 4 questions by email to our growth commission membership of 33. Our response rate was 69 % (23/33). The initial email was sent on May 4<sup>th</sup> with reminder emails on May 10<sup>th</sup> and May 16<sup>th</sup>.

### **Question 3:** *What other areas of investigation and policy recommendations should the Growth Commission explore?* **(18 Open ended responses)**

- I realize that it is already happening but business retention should be first and secondary working with the state to attract new businesses to Maryland.
- Taking the State's Smart Growth Model and seeing how it can be better applied to more rural jurisdictions in the state. While the Smart Growth Model generally works well for urban counties and municipalities, the model could be better fine-tuned to address rural county and municipality needs.
- Communities and climate vulnerability and resiliency.
- "The effect/disincentive of State planning policy and regulations on investment, and development within planned growth areas.
- Limiting 'one-size fits all' approach with state policy and regulations.
- Maximizing the use of our infrastructure investment.
- Mixed-use zoning particularly in town centers and urban areas. Many downtowns provide for mixed-use zones, even in rural downtowns, and the success, applicability, and implementation varies dramatically. It would be interesting to study what local planners are seeing in regards to requests and applications (i.e., variances to be solely residential or solely commercial, successful implementation, lack of interest due to mixed nature, etc.) and to understand the demographics where successful implementation is occurring. Major questions - what sort of flexibility tools are local planning departments utilizing? How are localities encouraging mixed-use development?
- Policy recommendations that support the growth of the state through 'regulations' that encourage viable growth in a process that is beneficial to the state/community and the developer. The concept of 'negative reinforcement' or 'obstructionism' is not an answer for suitable policy change. I believe there are regulations and policies of the state that hinder necessary growth or allow agencies to perpetuate their individual agendas. Perhaps, I've gone off on a bizarre tangent, or maybe, I've just had a 'proper' day at work.
- Strengthening for investments in sustainable communities
- Reducing income taxes at the level and the abolishment of the death tax.
- developing a strategic plan rural economies.
- I would be interested in joining the group headed by Frank Hirsch regarding adequate public facilities - this is something that is always changing and has more applicability today than ten years ago.
- We have a statutory responsibility to monitor the implementation of the state development, housing and transportation plans.
- Monitoring of large transportation projects, such as a potential third Bay Bridge, the Purple Line, and Howard Street tunnel in Baltimore, among other infrastructure projects.
- Implementing Reinvest MD recommendations.
- Creating a rural Sustainable Community designation. Many of our small towns can't afford to hire a full time town manager let alone undertake some of the projects required to achieve the designation.
- A review of the connections between Sustainable Growth with the impact and adaptation to Climate Change.
- I am interested in solid municipal waste disposal methods. I believe that policies regulating this are very important and statewide policy guidance is preferred.
- Effectiveness of Adequate Public Facility Ordinances in controlling growth.
- Mass transportation options, especially within the Baltimore/Washington Corridor

**Question 5.**

*Is there anything else you want to share in regards to the Growth Commission? (5 responses)*

- The Commission needs to continue to avoid a one-size-fits-all approach and focus on the creation of flexible and adaptive policies that will benefit all of Maryland's demographically and geographically diverse communities.
- It would be helpful to have some educational sessions on the rapidly changing effects of market disruptors on housing, workforce, land, office parks and the overall market economy.
- I would like to know what procedures the commission is perusing to tear down delinquent and hazardous properties in the Baltimore city community.
- Keep it going strong
- Review of the relationship between Historic Preservation and Economic Development - review of adaptive reuse of historic buildings, sustainable (LEED) development in older buildings, what is historic, ADA adaptability and how private section investment can exist with historic preservation. Examination of the conflict inherent between creating usable space in older buildings that is competitive with other new spaces.