

Maryland Department of Planning

Catalog of Technical Assistance Provided to Local Jurisdictions

Infill, Redevelopment and Revitalization

1. Planning Documents

- A. The Maryland Department of Planning can review and make recommendations regarding draft comprehensive plans (sections relevant to infill, redevelopment and revitalization), small area plans, sector plans, revitalization plans, historic preservation plans and cultural resource hazard mitigation plans.*
- B. MDP can also provide assistance and coordination in the early stages of the local comprehensive plan development process, sharing information with and gathering feedback from state agencies. If a local jurisdiction wants even greater certainty of coordination with state agencies, MDP can coordinate a meeting with state agencies and local governments as local governments embark on the plan, to talk about areas of mutual interest or concern at the beginning of the process.
- C. In addition, MDP can research relevant topics to help inform the substance of a plan.
- D. MDP assists local governments with water and sewer planning efforts, ensuring that local water and sewer planning documents are consistent with development, environmental and fiscal goals and policies of local comprehensive plan(s) and applicable state laws and policies. The development of local comprehensive plans must be balanced with local water resources and capacities, which requires MDP's involvement and assistance from the beginning of the planning process.**

*Note that MDP is required by law to review comprehensive plans. Use of MDP's technical assistance for infill, redevelopment and revitalization would be in addition to this required review. To be as useful as intended, assistance of this type should occur as early as possible in the comprehensive planning cycle, in contrast to the required review which occurs during the 60 day review period.

**As required by law, MDP advises the Maryland Department of Environment in the approval process of all local Water and Sewer Plans, for consistency of land use goals and policies with the use of public water and sewer. In addition, this "consistency" is required to ensure state and federal funding complies with the Priority Funding Area or as allowed by approval from the Maryland Smart Growth Coordinating Committee, chaired by MDP.

2. Visioning and Design

- A. The Maryland Department of Planning can assist local jurisdictions with developing a vision for targeted infill, redevelopment or revitalization areas, as well as some geographically targeted new development. For example, MDP can help outline a community input process, provide education and outreach on different aspects of community design, prepare research on models and best practices, provide relevant images to help community members visualize different development patterns.
- B. MDP can help a local jurisdiction develop materials to encourage design consistent with its vision and stated goals, such as historic district design guidelines, or offer guidance on design guidelines, policies and regulations such as form-based codes. If staff time permits, MDP may be able to offer assistance with the creation of visual preference surveys or pattern books.
- C. MDP can use 3D modeling and GIS visualization techniques to illustrate existing conditions and different approaches to development on a specific site, focusing on density, massing, scale, and building placement.
- D. MDP can provide a variety of datasets to support a local government or independent agency's analysis. Data may include demographic, socioeconomic, planning and land records, and other environmental and infrastructure datasets. MDP may also be able to develop web-mapping applications to help visualize this data.
- E. In certain limited circumstances, MDP can provide analysis of a range of land use, economic and community development indicators of different development patterns recommended by a small area plan or found in a development proposal. Indicators include but are not limited to land use mix, housing proximity to transit, jobs/housing balance, pedestrian routes, street connectivity and vehicle miles traveled. This process may require a significant amount of MDP staff time and local government commitment to providing data (preferably in GIS files); therefore, MDP may not be able to undertake all requests for this service, but welcomes inquiries.

3. Ordinances

- A. The Maryland Department of Planning can review and make recommendations regarding proposed zoning, subdivision, development and related ordinances to help local jurisdictions achieve their infill, redevelopment and revitalization goals.
- B. MDP can research relevant topics to help inform the ordinances.
- C. MDP can analyze the land use implications of proposed ordinances.

4. Development Capacity Analysis

- A. The Maryland Department of Planning can analyze the existing development capacity of targeted infill, redevelopment and revitalization areas and future development capacity based on existing and/or proposed zoning regulations.

5. Transportation Project Impact Analysis

- A. For jurisdictions in the Baltimore and Washington Metropolitan Planning Organization (MPO) regions, MDP can provide analysis of the land use impacts of major transportation projects. This work is limited to these areas because outside of the MPO regions, the geographic unit of analysis, the Transportation Analysis Zone, is too large to analyze land use impacts of major transportation projects with much accuracy.
- B. Note that item 2.d also has a significant transportation element.

6. Financial Analysis of Development Proposals

- A. The Maryland Department of Planning can provide general guidance – not legal or financial advice – regarding development proposals.
- B. MDP can provide initial planning assistance and recommendations – not financial or legal advice or expertise – during the planning phase for jurisdictions considering the use of a Tax Increment Finance (TIF) District.

7. Financial Analysis of Development Patterns

- A. (FUTURE OFFERING) The Maryland Department of Planning can provide an analysis of the costs and returns on different types of development patterns within areas targeted for revitalization and new growth.

8. Residential Market Information

- A. MDP can provide data to help local jurisdictions understand residential market trends, which can inform land use policies and decisions. For example, MDP can provide data on recent trends in and comparisons of current/ recent residential parcel improvements/ construction; residential subdivision (creation of new residential parcels); land and improvement values; ratios of land to improvement values; zoning; and existing housing stock. MDP can also superimpose Census or ACS data, though the boundaries may not match, to support other considerations about market behavior. MDP can compare these parameters among/between areas.

9. Socio-Economic and Demographic Data/Projections

- A. The Maryland Department of Planning can provide assistance and analysis related to socioeconomic and demographic data and projections.

10. Policy/Regulatory Implementation

- A. Priority Funding Areas – The Maryland Department of Planning can guide local jurisdictions through the Priority Funding Area (PFA) certification and exceptions process. For certification, MDP can provide guidance regarding how to change ordinances to meet PFA criteria. For areas outside the PFA, MDP can provide guidance on meeting PFA criteria, amending the PFA, or pursuing an exception.

MDP can also provide site maps and legal documentation required to verify that a specific location is within a PFA, which is often necessary when applying for certain state programs that are limited to PFA locations or offer enhanced incentives within PFAs.

- B. Sustainable Communities – MDP can help local governments with the application process for Sustainable Communities designation, as well as delineation of proposed boundaries. MDP can create the boundary maps and GIS shape file that must be submitted with the application and provide supporting information to assist in the delineation of the boundary, such as demographics or maps with other programmatic overlays. MDP can also discuss with local jurisdictions what boundaries may work and why.
- C. Stormwater Management – MDP can analyze local stormwater management ordinances, implementation practices and procedures to identify ways to address obstacles that they might pose to infill, redevelopment, revitalization and Complete Streets efforts.

*The Maryland Department of Environment (MDE) is the ultimate authority on stormwater management regulation compliance with state law, but MDP will work closely with MDE to ensure that the guidance it provides will meet with MDE's approval.
- D. Septic Tiers – MDP can provide analysis of proposed delineation of septic tier boundaries.

11. Identification, Documentation and Evaluation of Historical and Cultural Resources

- A. The Maryland Historical Trust can provide technical assistance in the development of historical and cultural resource survey and documentation activities aimed at leveraging historic preservation financial incentives, the development of heritage tourism activities, etc., to support revitalization efforts. Educational outreach activities highlighting historic preservation grants, loans and tax credits as well as how state and federal preservation law and regulations intersect with development activities can also be provided.