

Maryland: Smart, **Green** & **Growing**

Maryland Sustainable Growth Commission



Richard E. Hall, AICP, Secretary
Maryland Department of Planning
December 13, 2010

Overview

- Maryland background related to growth issues.
- Growth Trends.
- Smart Growth Efforts.
- Next Steps.

Maryland Facts

- In the next 20 years:
 - 1 M new residents;
 - 400K new households; and
 - 600K new jobs.
- 5th most densely developed state, 42nd in size, and 19th in population
- 95% in Chesapeake Bay Watershed
- One of richest states (1st / 2nd)
- Marylanders demand high quality of life: clean bay and vibrant communities

Maryland Planning History

- **1933** – Maryland General Assembly created State Planning Commission- the first in the US.
- **Up to the 1990s** – several land use policies and programs, including land preservation, Chesapeake Bay Critical Areas Act, Patuxent Policy Plan, etc.
- **1990s** – 1992 Planning Act & 1997 Smart Growth Act.
- **2006** – Annexation planning, water resource and municipal growth elements in comprehensive plans, and land preservation enhancements.
- **2009** - Smart, Green & Growing Legislation- Terrapin Run, 12 Visions, TOD.
- **2010** - Sustainable Communities Tax Credit.

MDP Organization

- Land Use Planning & Analysis
- Planning Assistance
- Infrastructure Planning
- Resource Conservation Planning
- Division of Historical & Cultural Programs – Oct. 2005
- Maryland State Clearinghouse for Intergovernmental Assistance
- State Data Center & Socioeconomic Projections
- Property Mapping

Principal Partners

- General Assembly.
- State agencies: MDA, DNR, MHT, MDE and DBED.
- Local Governments, MML, MACo, and COGs.
- Federal Agencies: NPS, Interior, USDA, HUD, DOT, and EPA.
- Other Smart Growth Stakeholders:
 - Development Community;
 - Environmental Community;
 - Community Groups; and
 - Others.

**It took over 300 years to develop the first 20%
of our land, but just 30 years to develop the
next 14%.**

Changes in Land Use



We Used to Live and Work in Compact Communities...

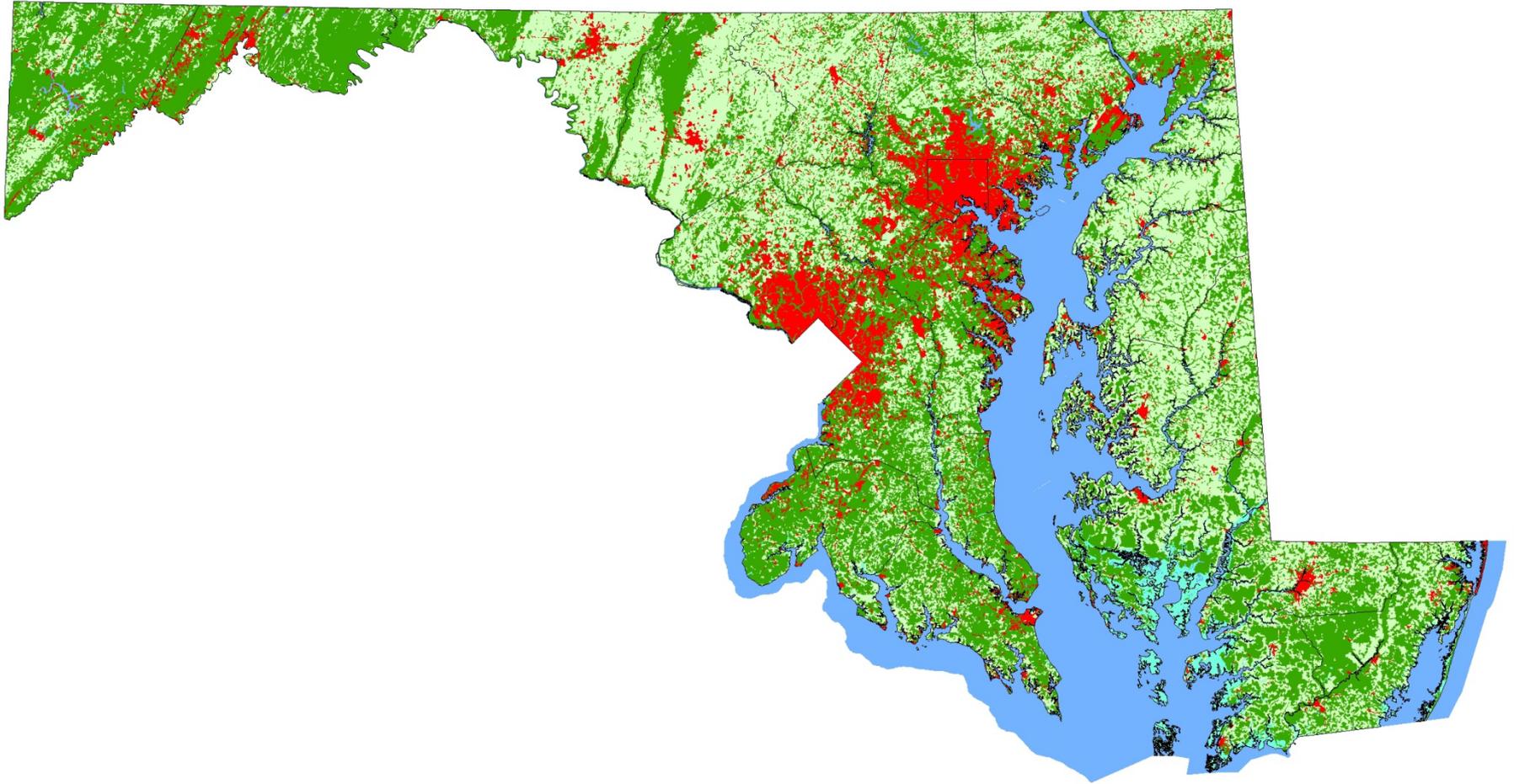
- Small house lots
- Mix of housing types
- Interconnected street network to disperse traffic
- Mixed uses: housing, shopping and civic functions

What is Different Now?

- Lots have larger footprints than traditional development
- One dominant housing type (single family)
- Single-use areas – separation of industrial, business & civic uses
- Roads have few interconnections
- Traffic concentrated on collector and arterial roads



Why Smart Growth?

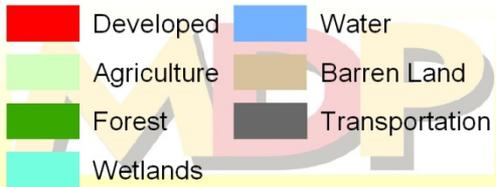
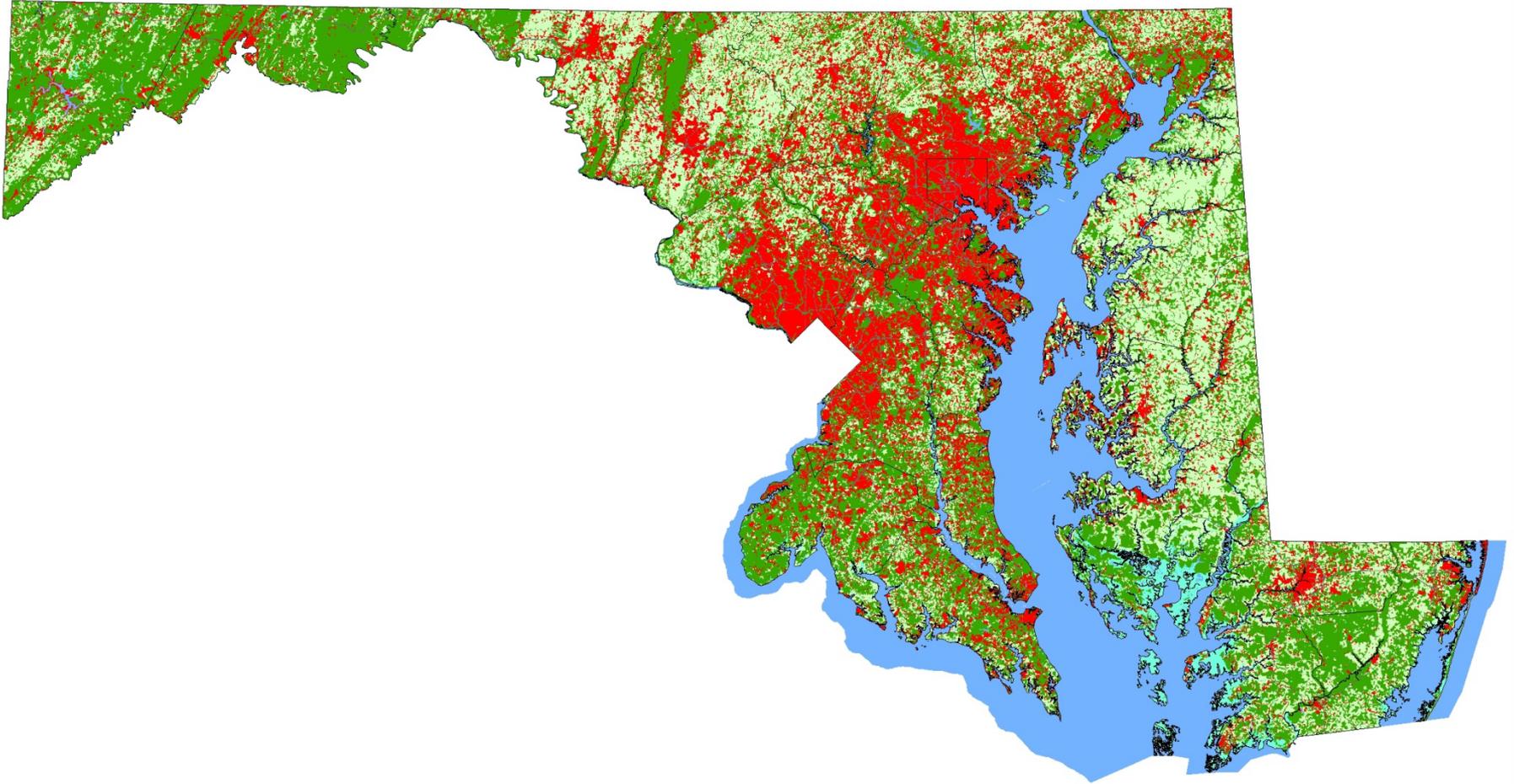


State of Maryland Development, 1973

Maryland Department of Planning
Land Use Planning and Analysis Division
Map Created September 2010

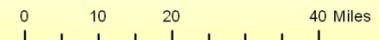
0 10 20 40 Miles

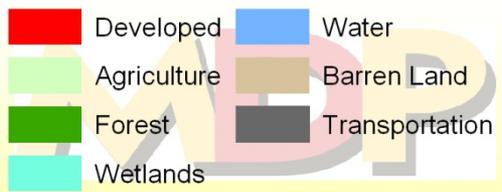
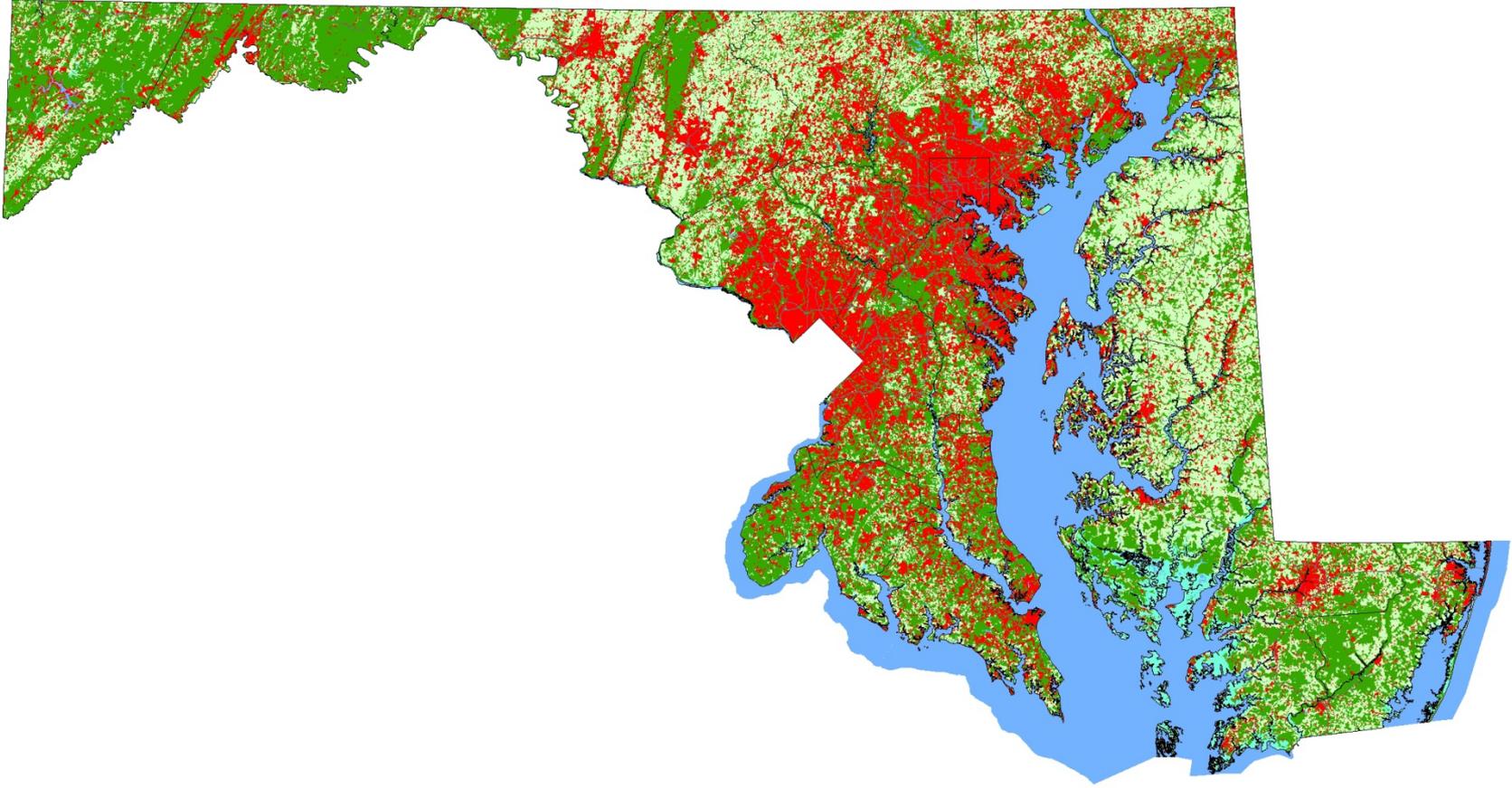




State of Maryland Development, 2002

Maryland Department of Planning
Land Use Planning and Analysis Division
Map Created September 2010

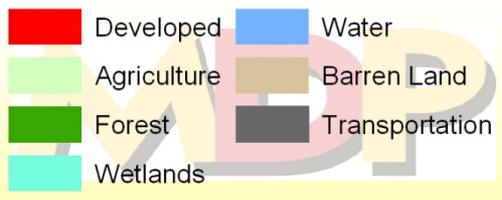
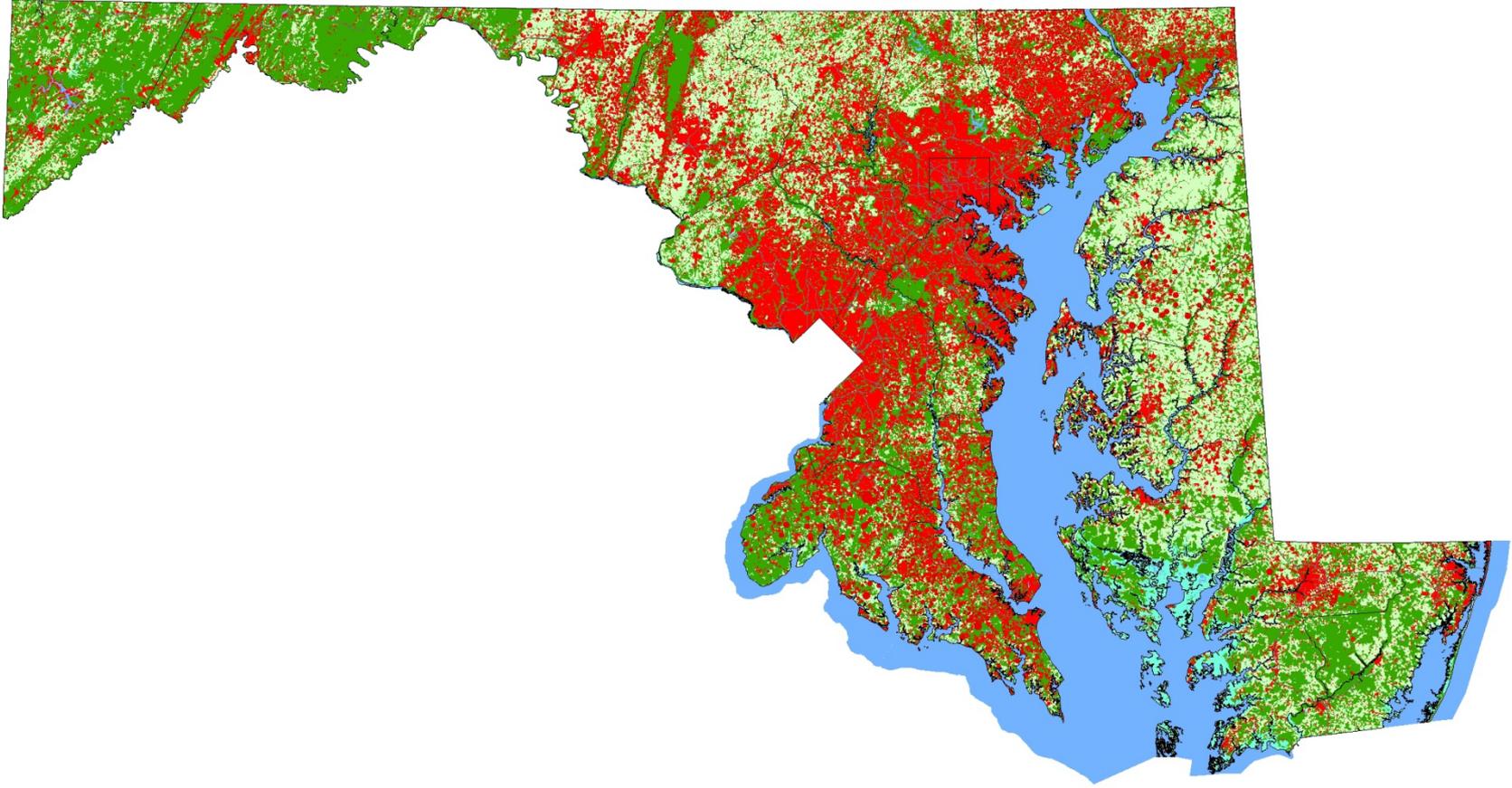




State of Maryland
2010 Land Use/Land Cover

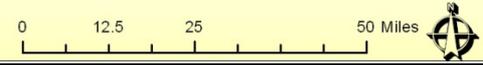
Maryland Department of Planning
Land Use Planning and Analysis Division
Map Created September 2010

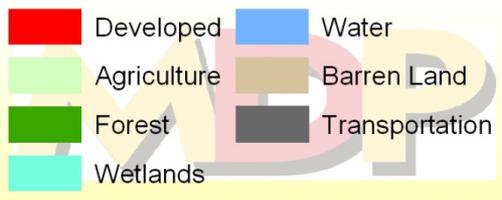
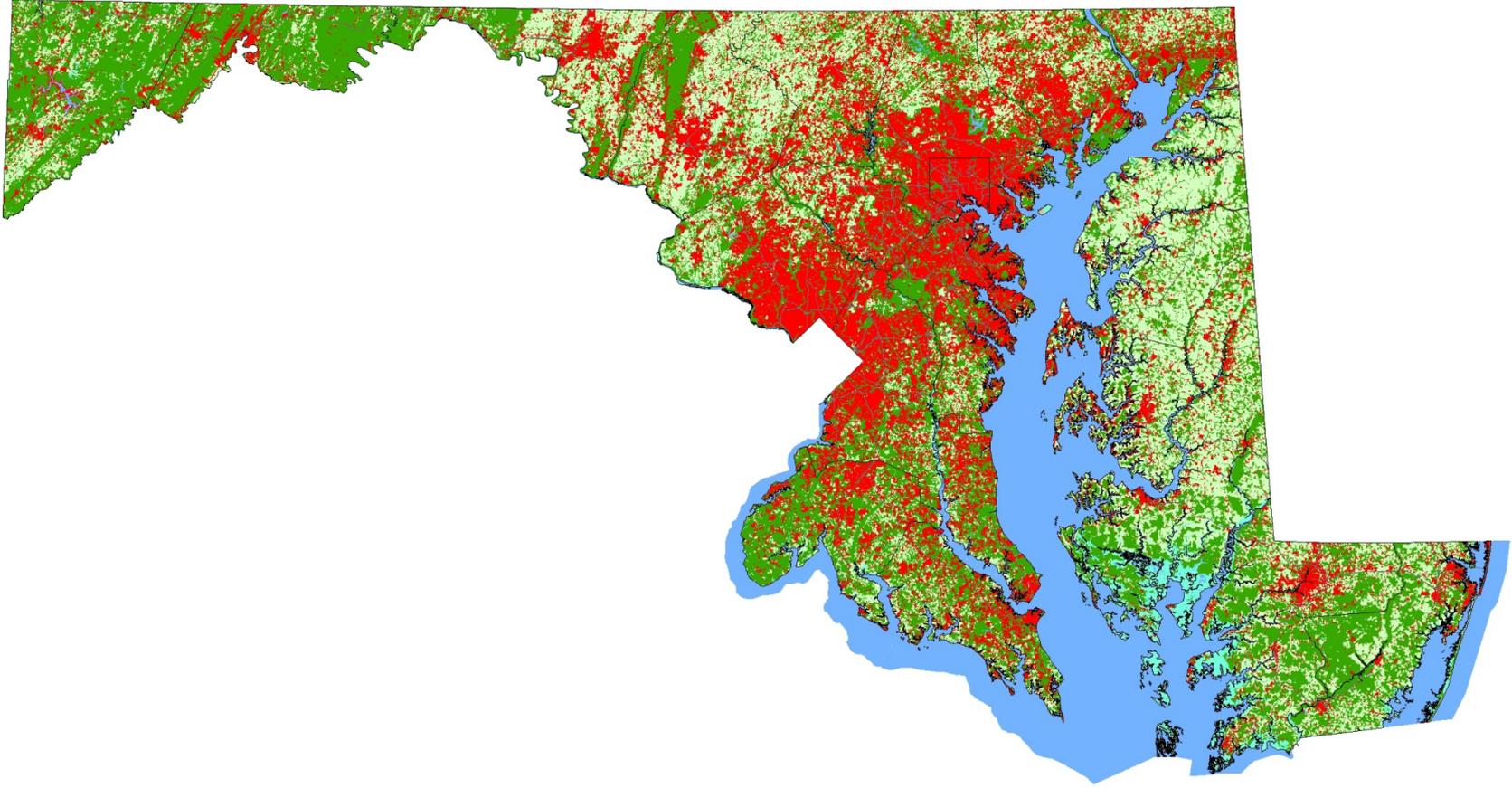




**State of Maryland
Development, 2030
Current Trends Scenario**

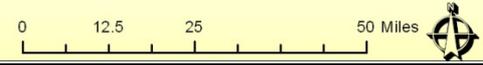
Maryland Department of Planning
Land Use Planning and Analysis Division
Map Created September 2010



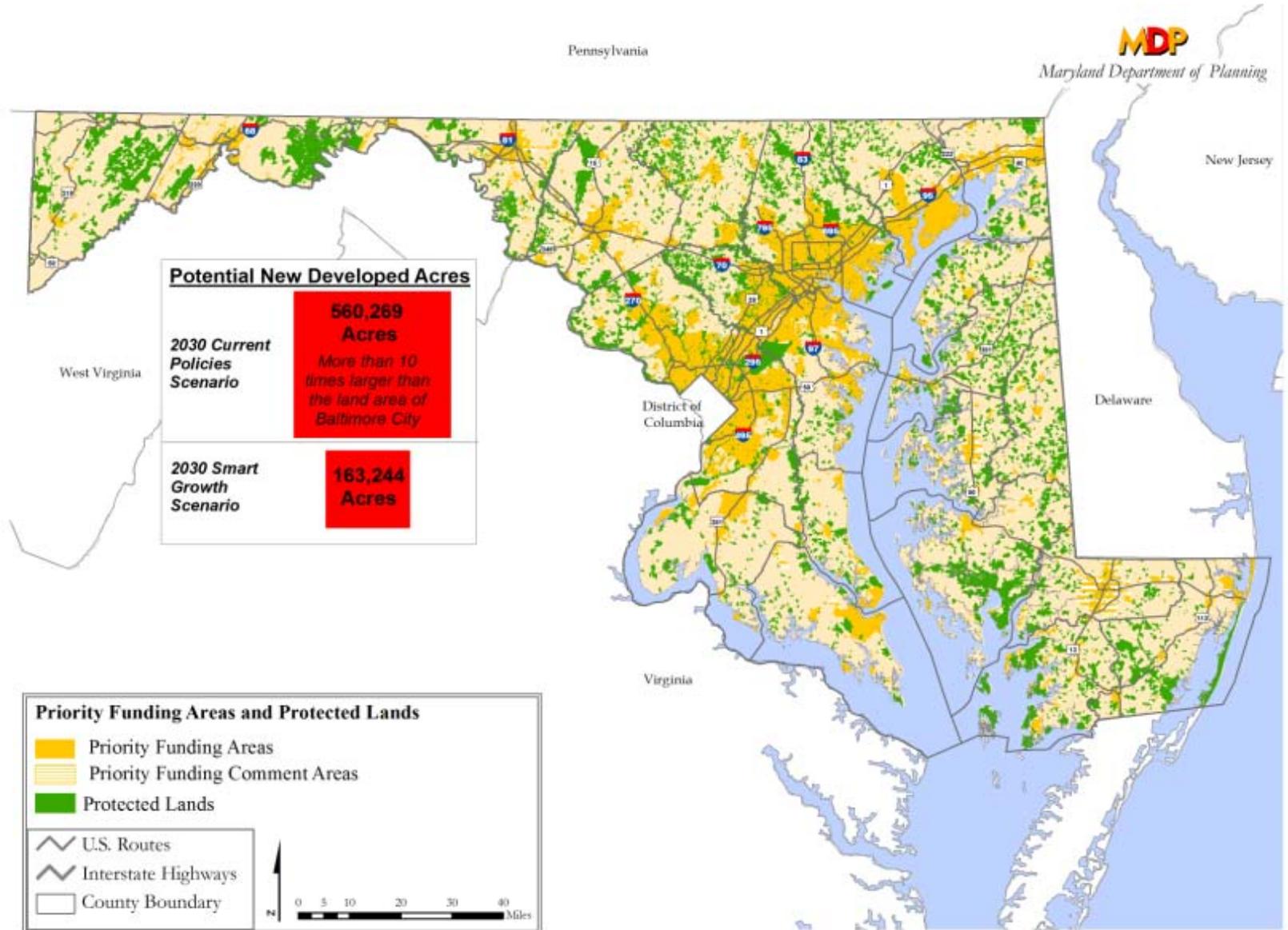


**State of Maryland
Development, 2030
Smart Growth Scenario**

Maryland Department of Planning
Land Use Planning and Analysis Division
Map Created September 2010



Putting Future Growth into Perspective



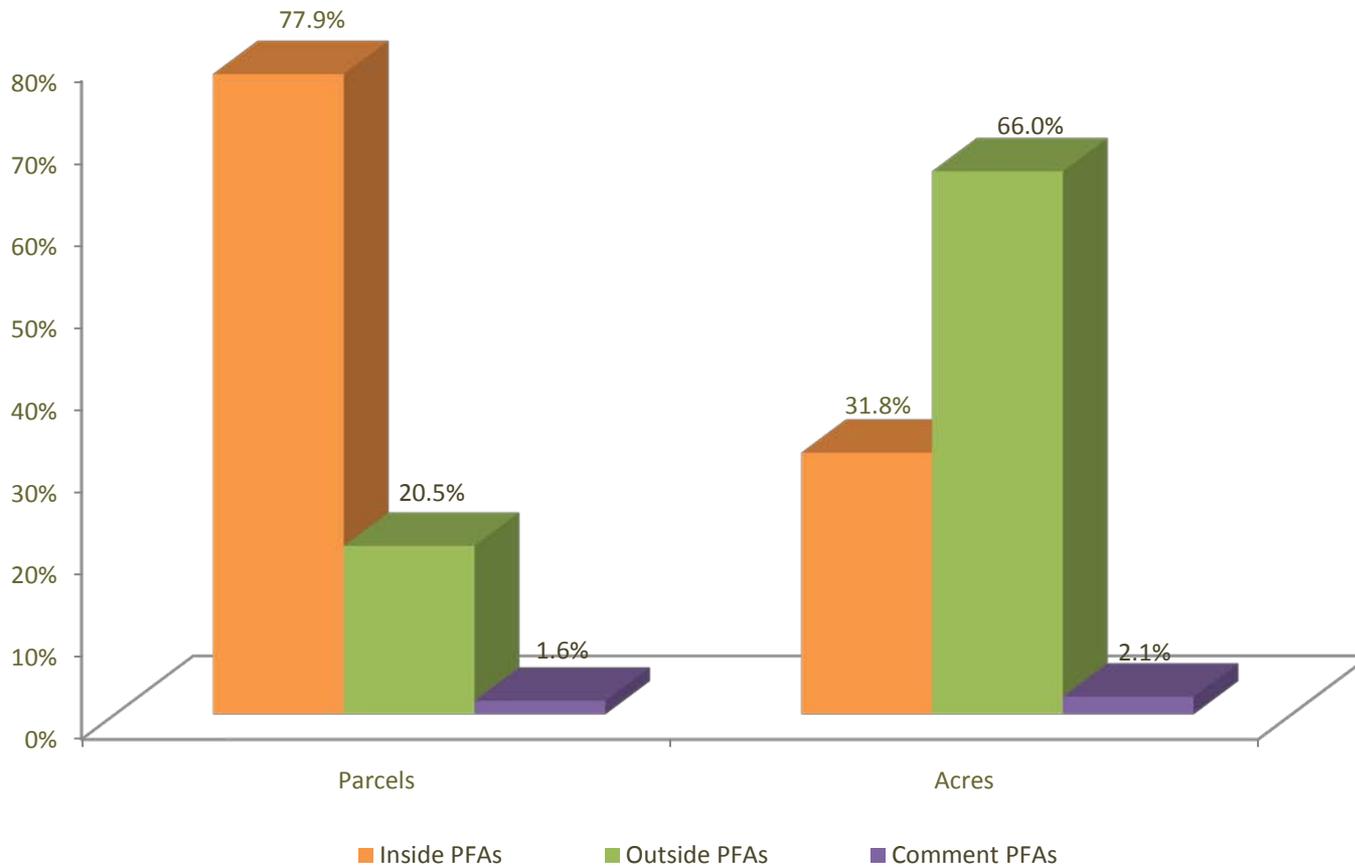
Why?

- Planning issues getting tougher as we grow—no margin of error.
- High QoL expectations of Maryland citizens.
- Important natural, rural, cultural, community, and built resources.
- Demand for tracking, accountability, and means-testing.
- Increased need for return on investment: resource protection, infrastructure, etc.

Smart Growth: key issues

- Community Preservation & Revitalization.
- Housing
- Water Resource Protection (Bay, rivers, streams).
- Historic & Cultural Preservation.
- Tourism.
- Rural Land Protection and Production.
- Efficient use of infrastructure.
- Climate Change.

Percent Residential Parcels and Acres by PFA
1997-2007



The 3 Good Growth Gnomes

The Location



The Site



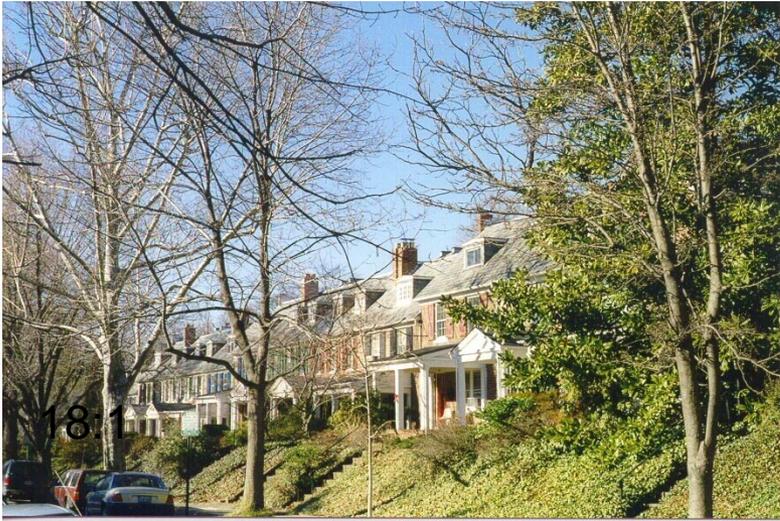
The Building



Sprawl vs. Agriculture



Lot Sizes



Maryland's Current Smart Growth Efforts

Maryland's current smart growth policies and programs

- **Priority Funding Areas**
- **Land Protection**
- **Visions**
- **Indicators**
- **Local Planning Technical Assistance**
- **TOD**
- **Historic Structure Preservation and Rehabilitation**
- **Support of downtown businesses**
- **Other agency programs (DHCD, MHT, MDOT)**

What Does Smart Growth Look Like?

Preservation of Important Land and Water Resources



Enhancing Livable Communities



What is PlanMaryland: A Statewide Plan for Sustainable Growth & Protection

PlanMaryland will:

Provide direction to:

- 1,000,000 new residents
- 400,000 new homes
- 600,000 new jobs

Address Land, Economy And Energy needs

Improve coordination

- Among State agencies
- Between State and Locals
- Leverage Federal Resources

Measure State and local progress on sustainability



Authority: Annotated Code of Maryland

**Provides that the
Secretary of Planning
prepare a State Development
Plan containing recommendations for land
use, major public works, circulation, and
areas of critical state concern**

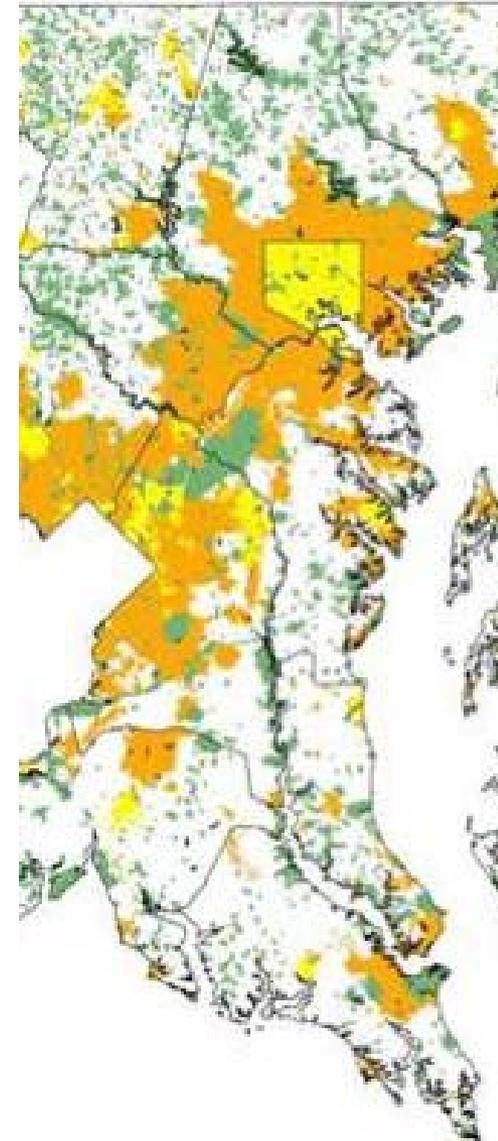


A Slice of Smart & Sustainable Growth

Healthy, Vibrant Communities to Live, Work, and Play

Putting the issues and programs on a map

- Resource Protection & Production
- Multi-pronged Approach to Transportation (including TOD)
- Infill, Redevelopment & Revitalization
- Housing (type, location, supply)
- Employment and Economic Development
- Urban & Agricultural BMPs
- Wastewater Treatment
- Addressing sprawl & septic systems
- Climate Change & Coastal Hazards



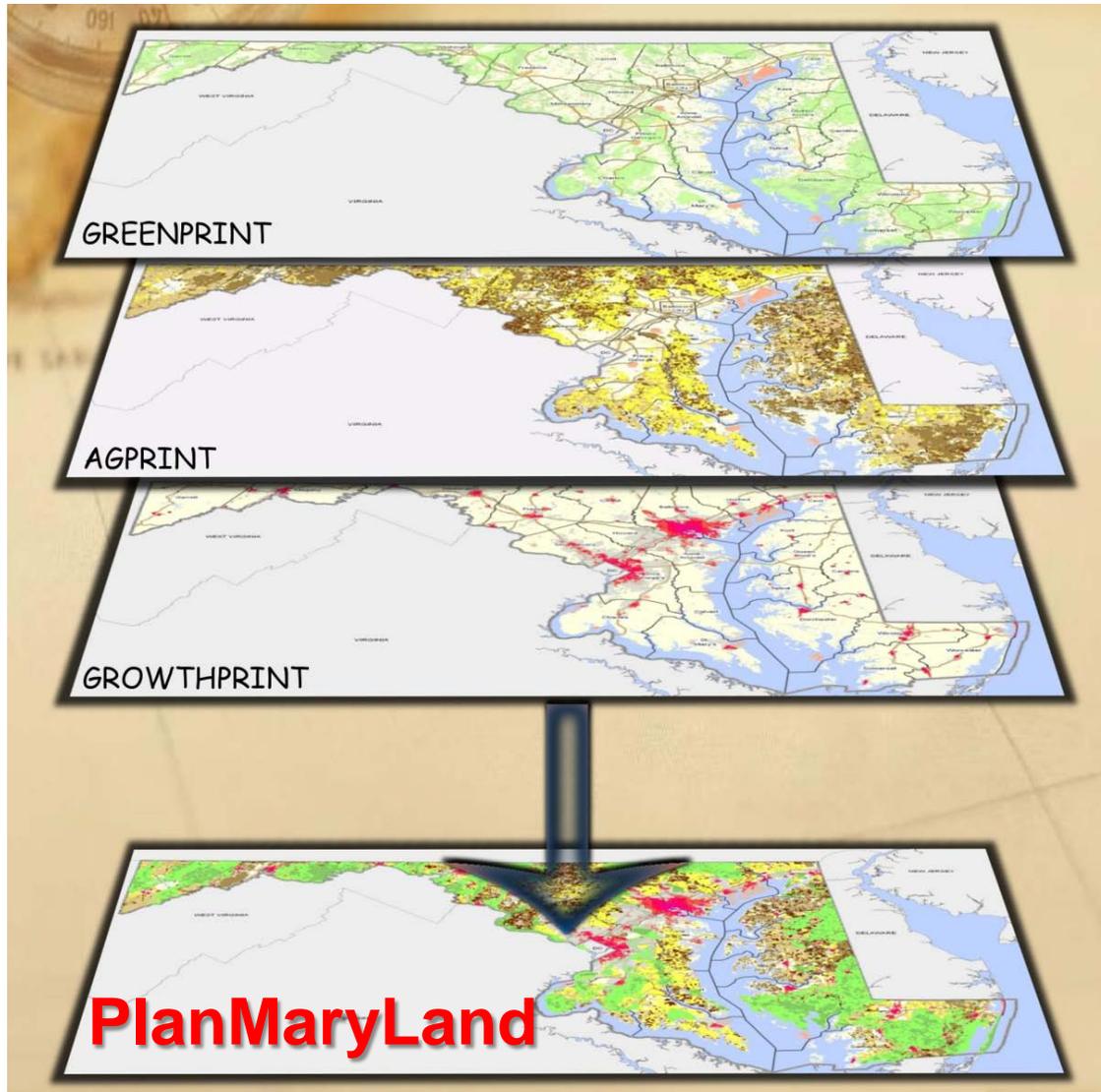
Implementation with projects, programs & policies

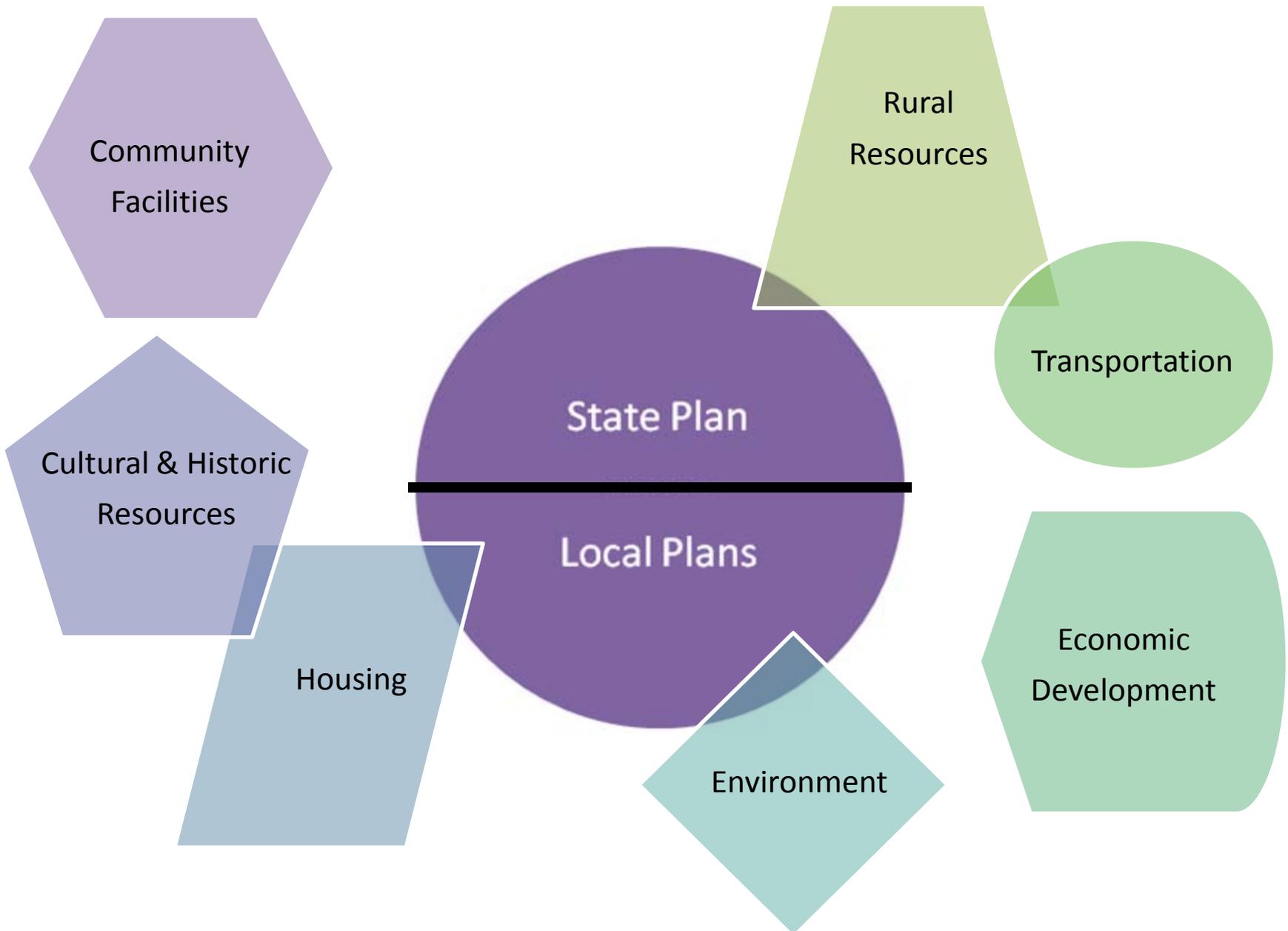
One Size Doesn't Fit All



Maryland's Print Programs:

building blocks to a Statewide growth strategy





Community
Facilities

Rural
Resources

Transportation

State Plan

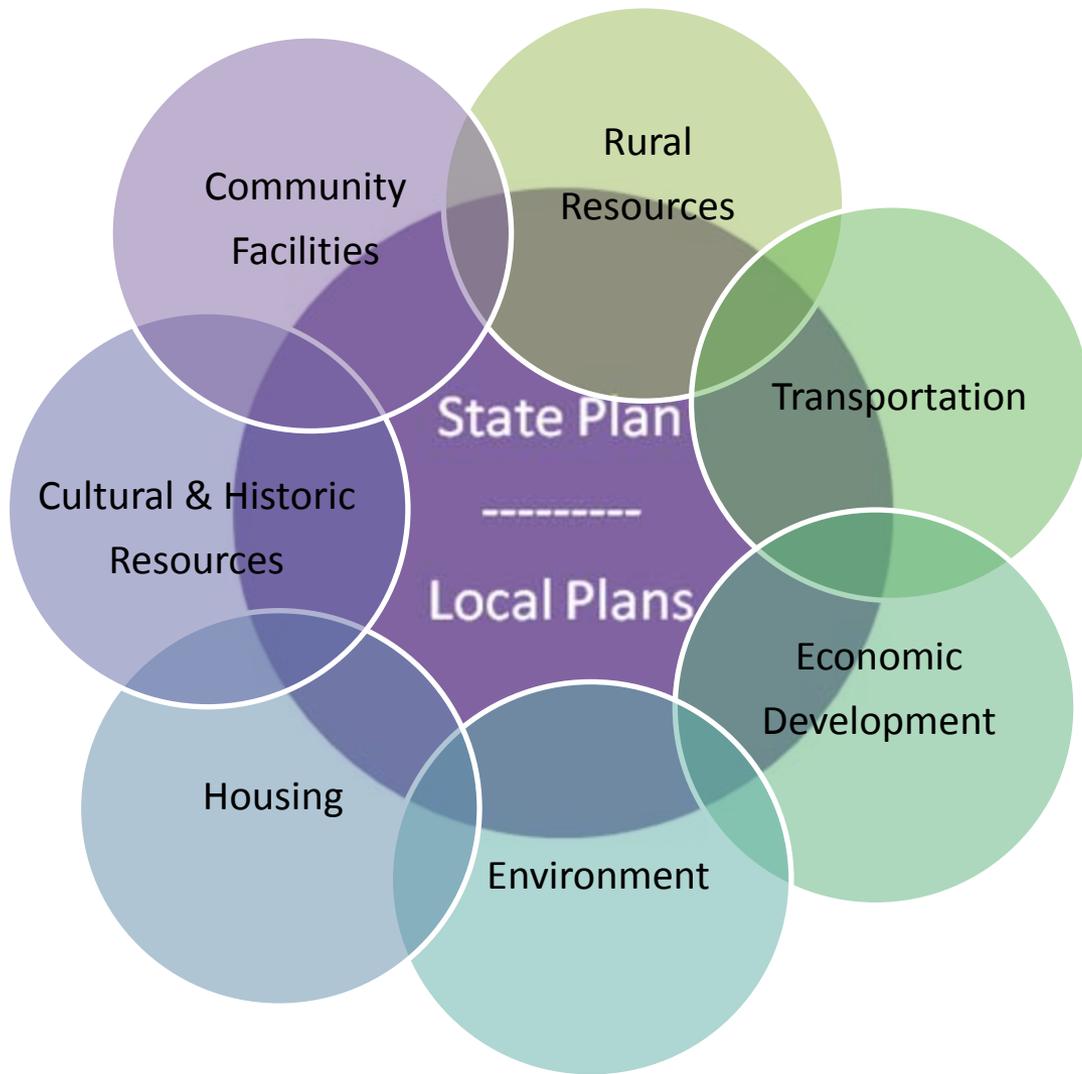
Cultural & Historic
Resources

Local Plans

Housing

Environment

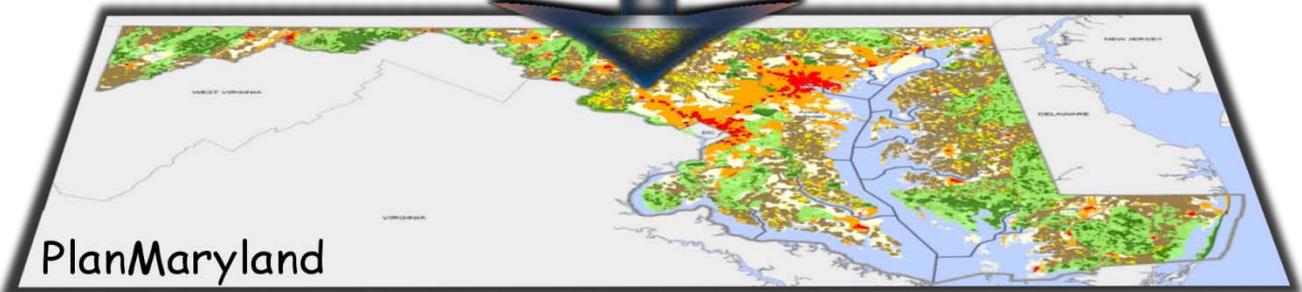
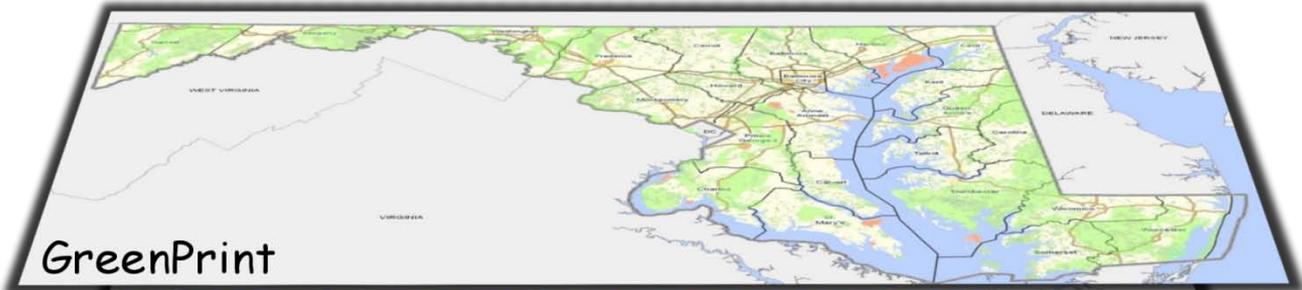
Economic
Development

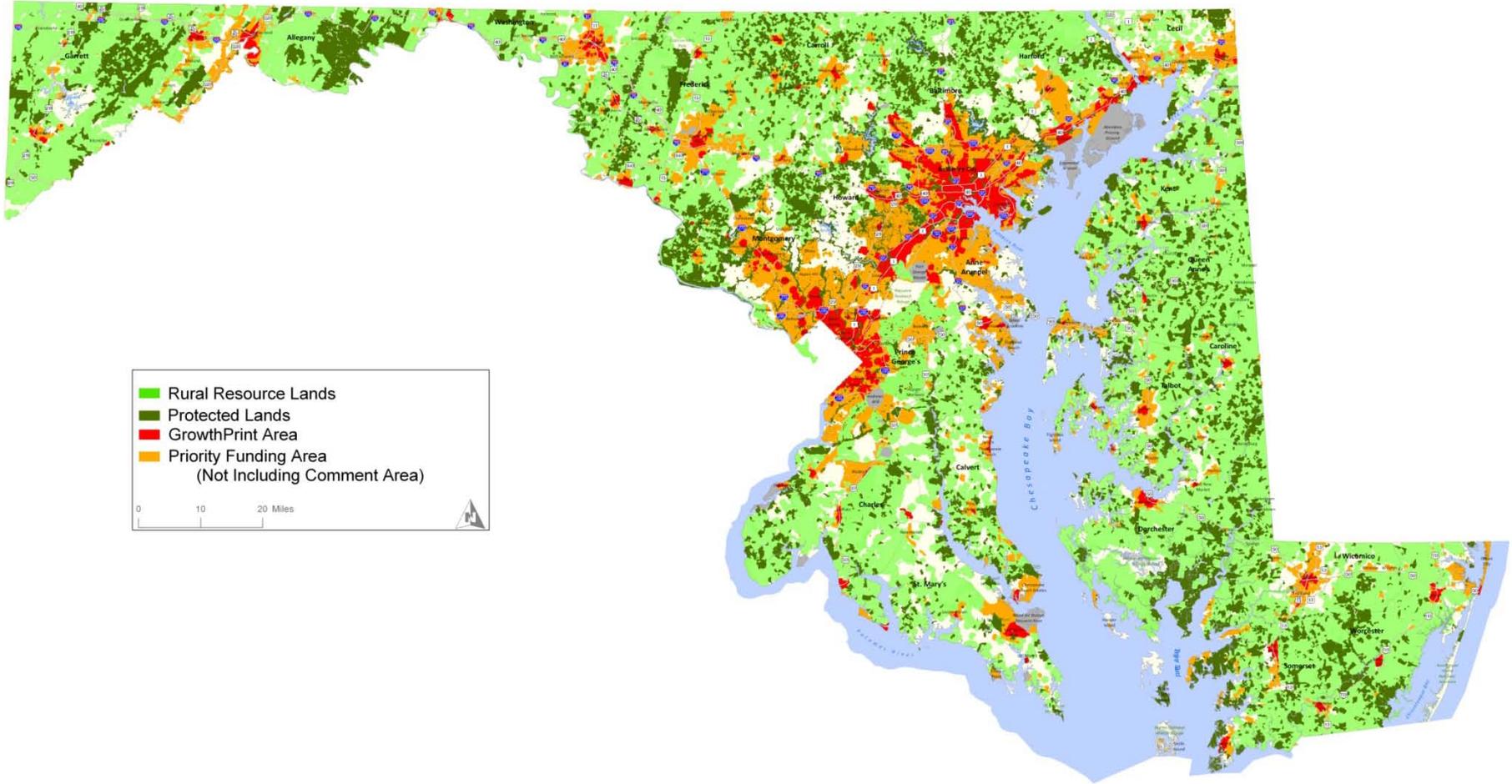




Plan MD







PlanMaryland – Progress to-date

- **Publications**

- What is PlanMaryland?
- Why is PlanMaryland Needed?
- PlanMaryland: What We're Hearing



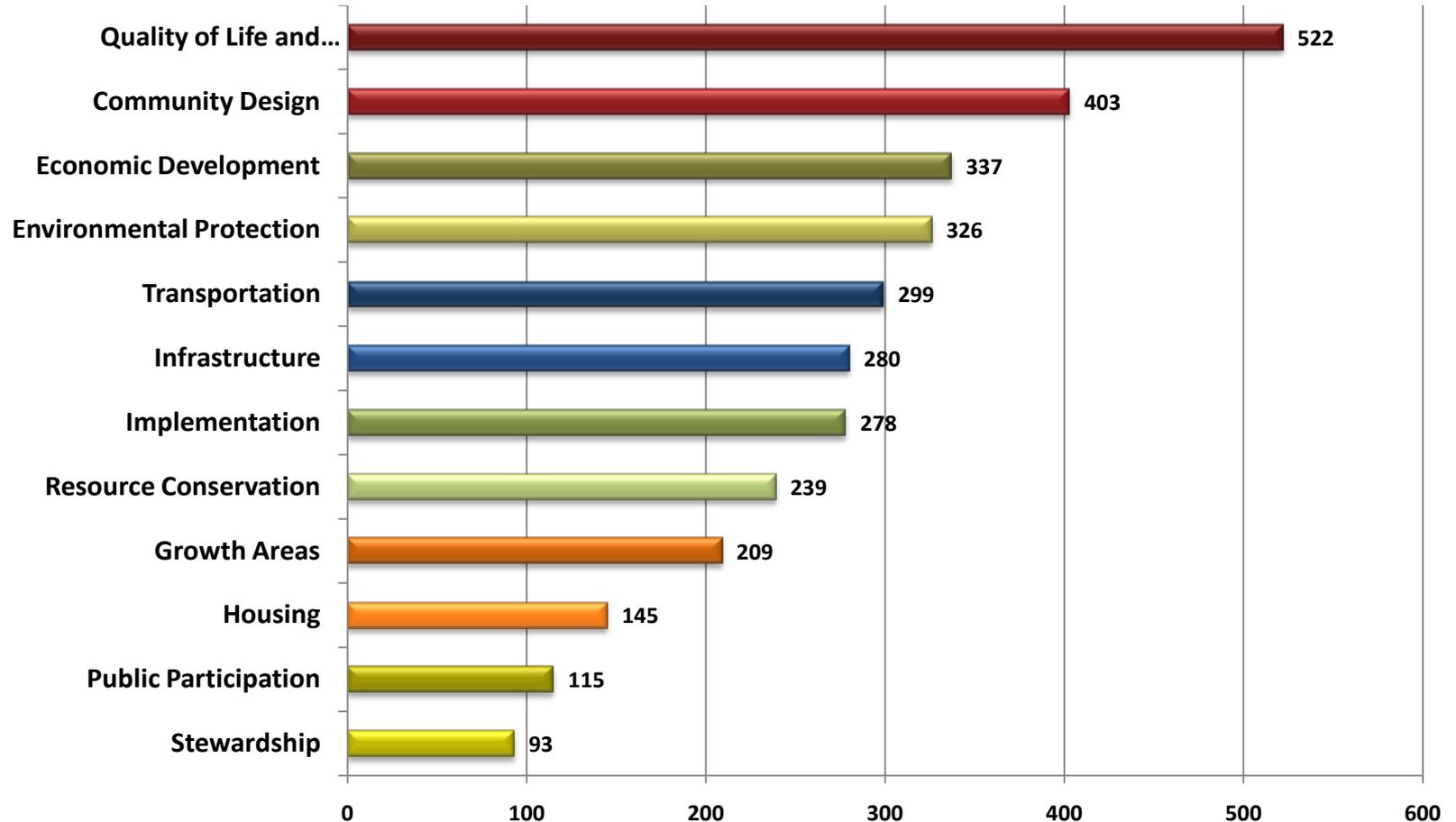
- **Outreach** – 1,600+ reached face to face so far at:

- Listening Sessions, 2008
- Stakeholder interviews, 2009-2010
- 13 PlanMaryland Public Forums, 2010
- Meetings with chambers of commerce, ethnic commissions, and student groups



- **State Agency Collaboration Process**

Vision Rankings at Spring 2010 Forums



Smart & Sustainable Growth

Strategies for Healthy, Vibrant Communities to Live, Work, and Play

- Resource Protection & Production
- Multi-pronged Approach to Transportation (including TOD)
- Infill, Redevelopment & Revitalization
- Range of Housing Types and Affordability
- Employment and Economic Development
- Urban & Agricultural BMPs
- Wastewater Treatment
- Addressing sprawl & septic systems
- Climate Change & Coastal Hazards

Process for Completing PlanMaryland

Next Steps:

- **State, local, NGO, private sector collaboration**
- **Interagency collaboration**
- **Draft recommendations – Spring 2011**
- **Public outreach throughout**
- **Final plan document – Fall 2011**

Plan.Maryland.Gov



Visit Plan.Maryland.gov



• 500 followers on Facebook at www.facebook.com/plan.maryland

• 500 followers on Twitter at www.twitter.com/SmartGrowthMD

Water Resources and Growth



Incidents leading up to passage of HB1141



LIGHT FOR ALL
THE BALTIMORE SUN

Moratorium On Centreville Building Permits Considered

POSTED: 7:40 am EDT April 27, 2004

CENTREVILLE, Md. -- Rep. Wayne Gilchrest said he's confident that maintenance problems have been solved at Centreville's aging sewage treatment plant.

Gilchrest, other elected leaders and Maryland Department of the Environment officials toured the plant on Monday.

MDE officials said recent problems at the plant -- which caused untreated sewage to be dumped into a tributary of the Chesapeake Bay -- were caused by both maintenance and overcapacity problems.

City plans to quench thirst with quarry water

Council may pay \$12,000 a day to truck supplies

August 28, 2002

If the heavens don't open to provide significant rain this week, Westminster will address its water shortage with human ingenuity: employing a convoy of trucks to ferry millions of gallons of water from an abandoned quarry to the city's water treatment plant.

Growth and the Chesapeake Bay

One step forward and two back?

- Office of Inspector General for EPA concludes that new development is increasing nutrient and sediment loads at rates faster than restoration efforts are reducing them.
- In other words: 1 step forward and 2 steps back.



OFFICE OF INSPECTOR GENERAL

Catalyst for Improving the Environment

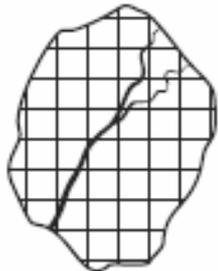
Evaluation Report

Development Growth Outpacing Progress in Watershed Efforts to Restore the Chesapeake Bay

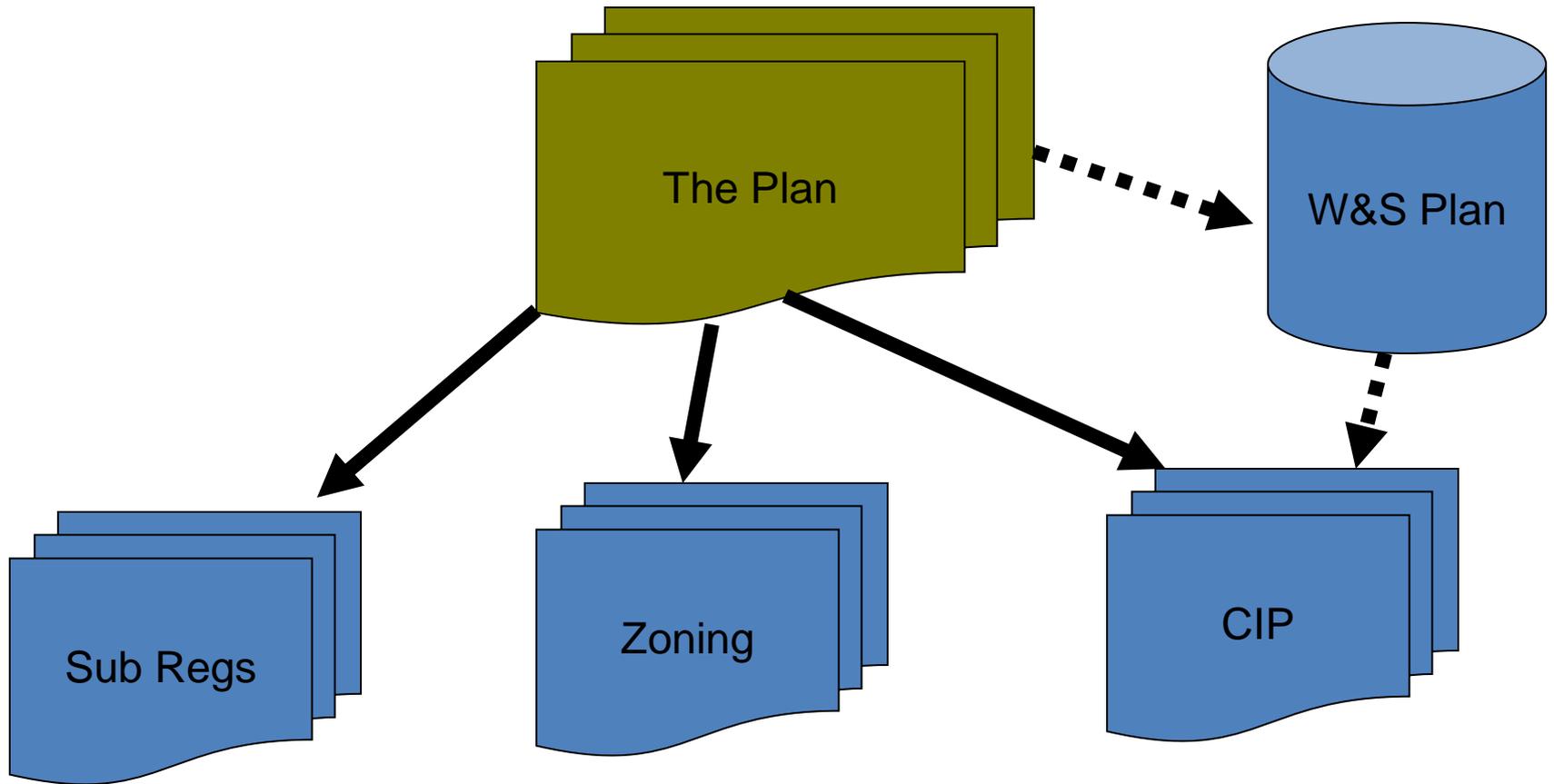
Report No. 2007-P-00031

September 10, 2007

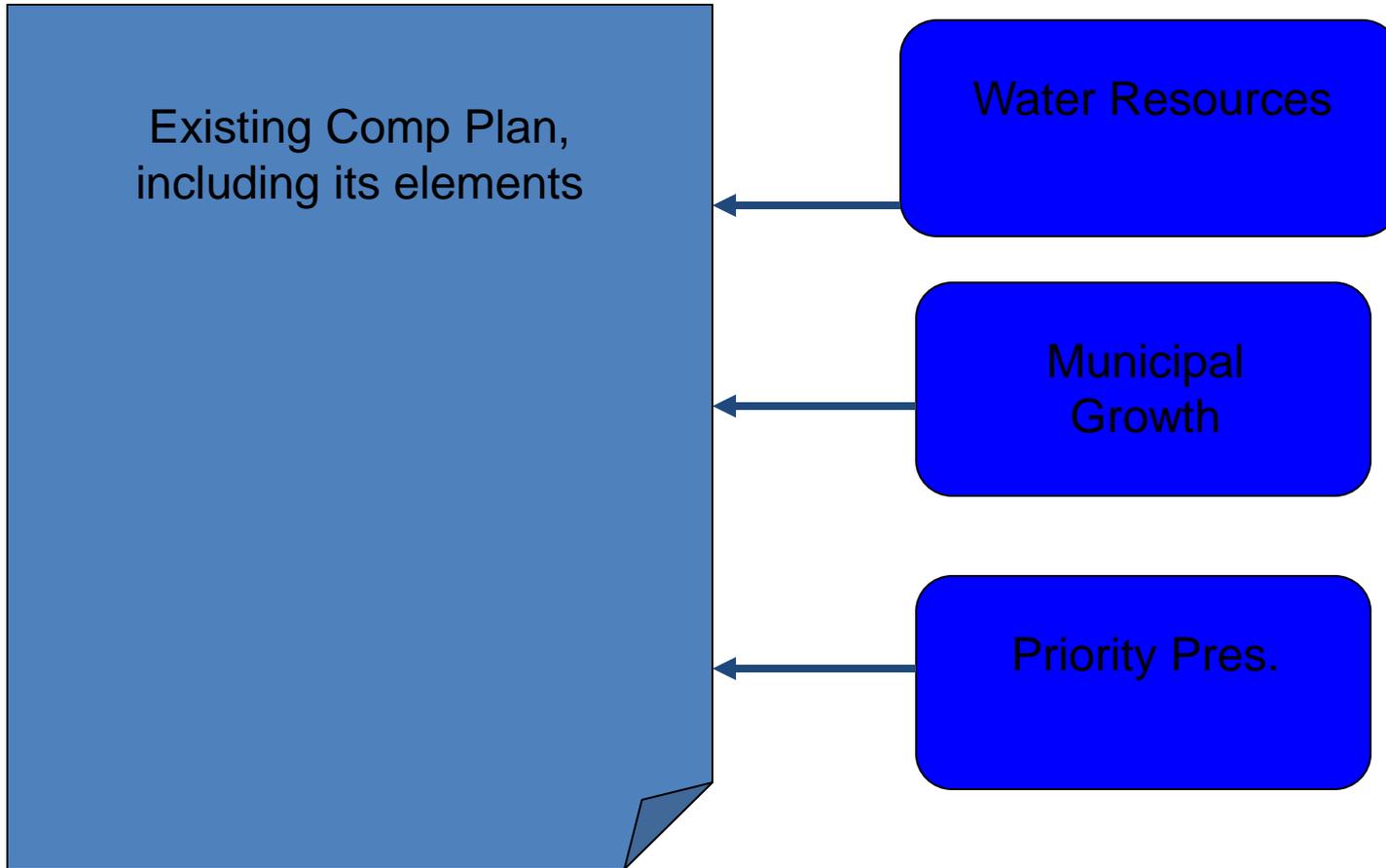


Scenario A	Scenario B	Scenario C
 <p data-bbox="397 634 585 672">1 acre lots</p>	 <p data-bbox="846 634 1049 672">1/4 acre lots</p>	 <p data-bbox="1317 634 1539 672">1/8 acre lots</p>
<p data-bbox="305 719 658 939">10,000 houses built on 10,000 acres produce: 10,000 acres x 1 house x 18,700 ft³/yr of runoff =</p> <p data-bbox="305 961 629 1039">187 million ft³/yr of stormwater runoff</p> <p data-bbox="305 1061 658 1139">Site: 20% impervious cover</p> <p data-bbox="305 1160 595 1239">Watershed: 20% impervious cover</p>	<p data-bbox="772 719 1126 939">10,000 houses built on 2,500 acres produce: 2,500 acres x 4 houses x 6,200 ft³/yr of runoff =</p> <p data-bbox="772 961 1126 1039">62 million ft³/yr of stormwater runoff</p> <p data-bbox="772 1061 1126 1139">Site: 38% impervious cover</p> <p data-bbox="772 1160 1056 1239">Watershed: 9.5% impervious cover</p>	<p data-bbox="1240 719 1593 939">10,000 houses built on 1,250 acres produce: 1,250 acres x 8 houses x 4,950 ft³/yr of runoff =</p> <p data-bbox="1240 961 1582 1039">49.5 million ft³/yr of stormwater runoff</p> <p data-bbox="1240 1061 1593 1139">Site: 65% impervious cover</p> <p data-bbox="1240 1160 1530 1239">Watershed: 8.1% impervious cover</p>

Land Development in Maryland



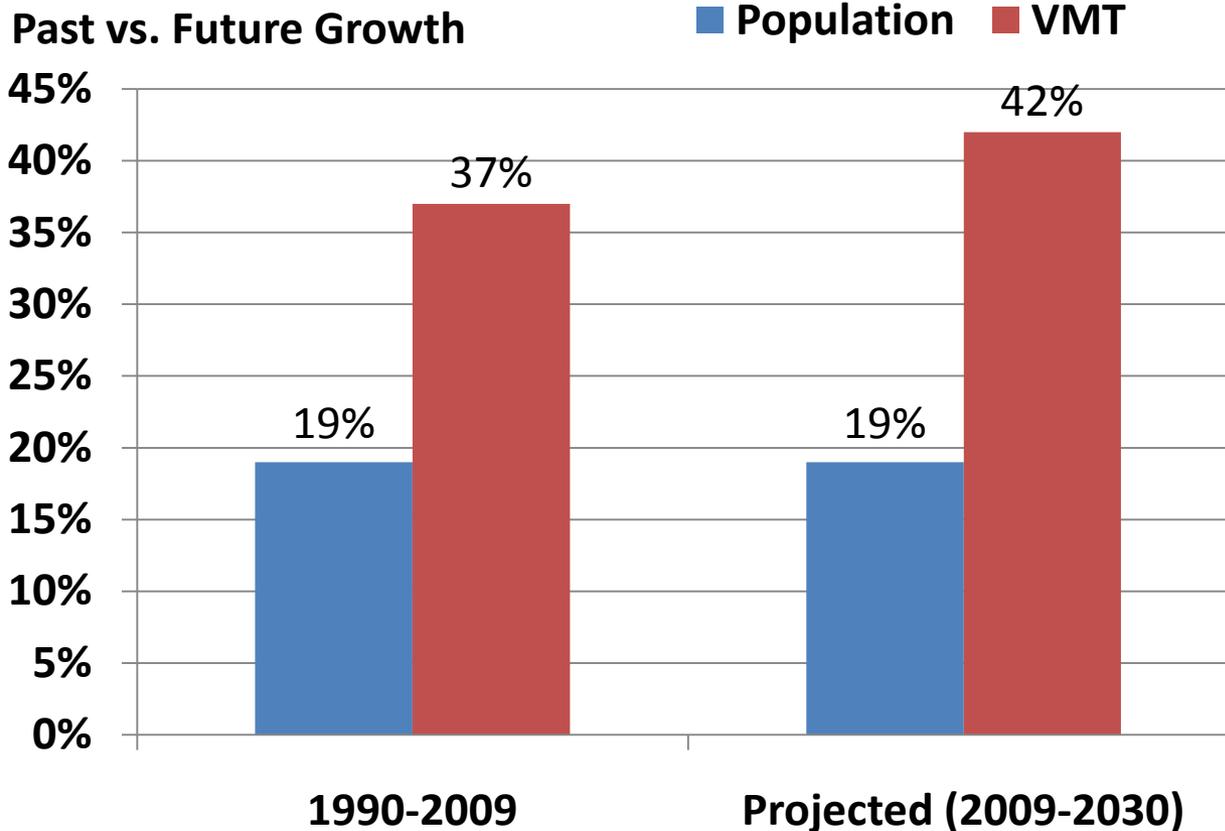
New Comp Plan Elements



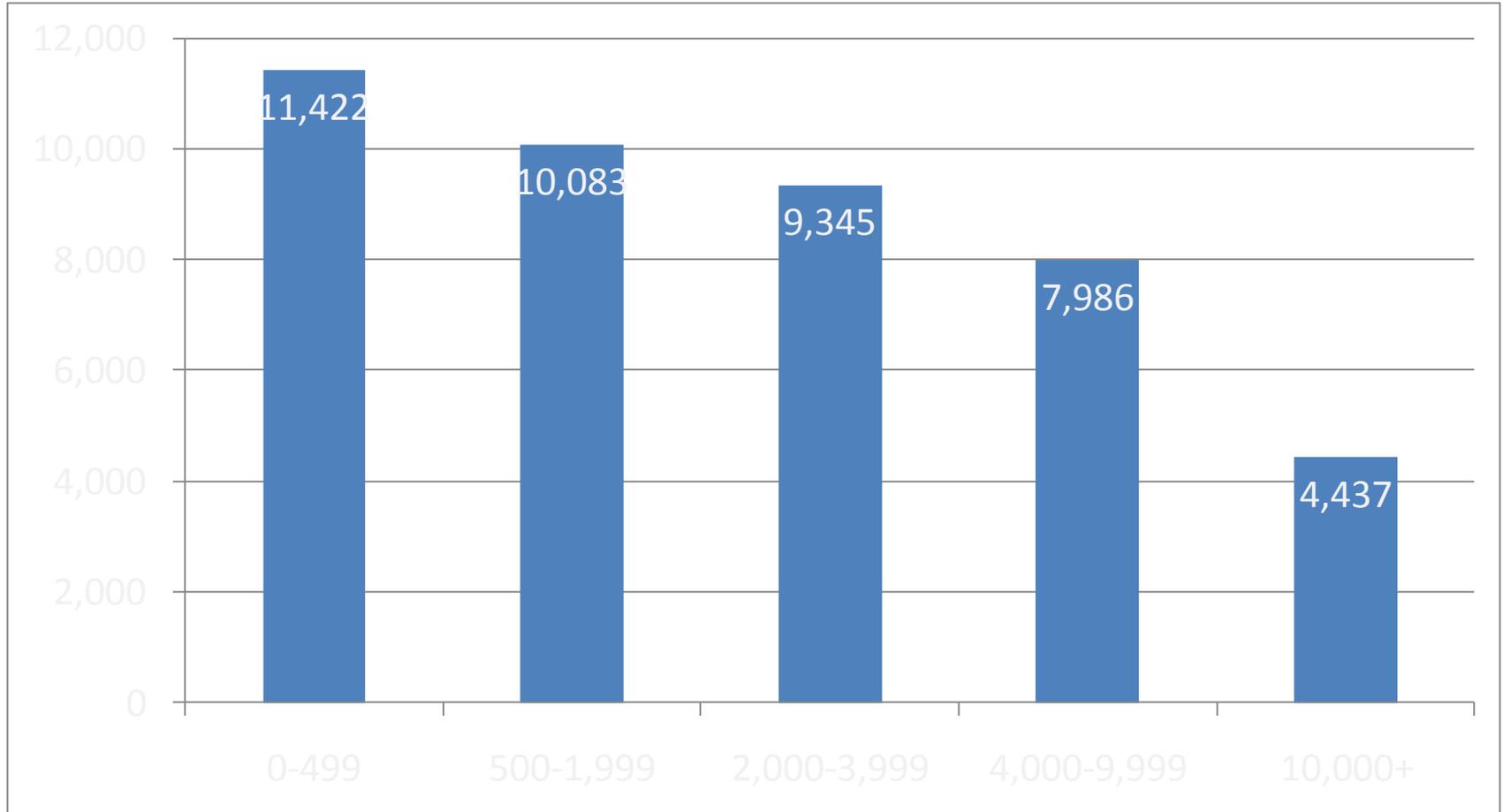
Transportation and Growth

VMT and Population Growth

	1990	2009	2030
Population (Thousands)	4,782	5,700	6,684
VMT (millions)	40,536	55,631	78,989

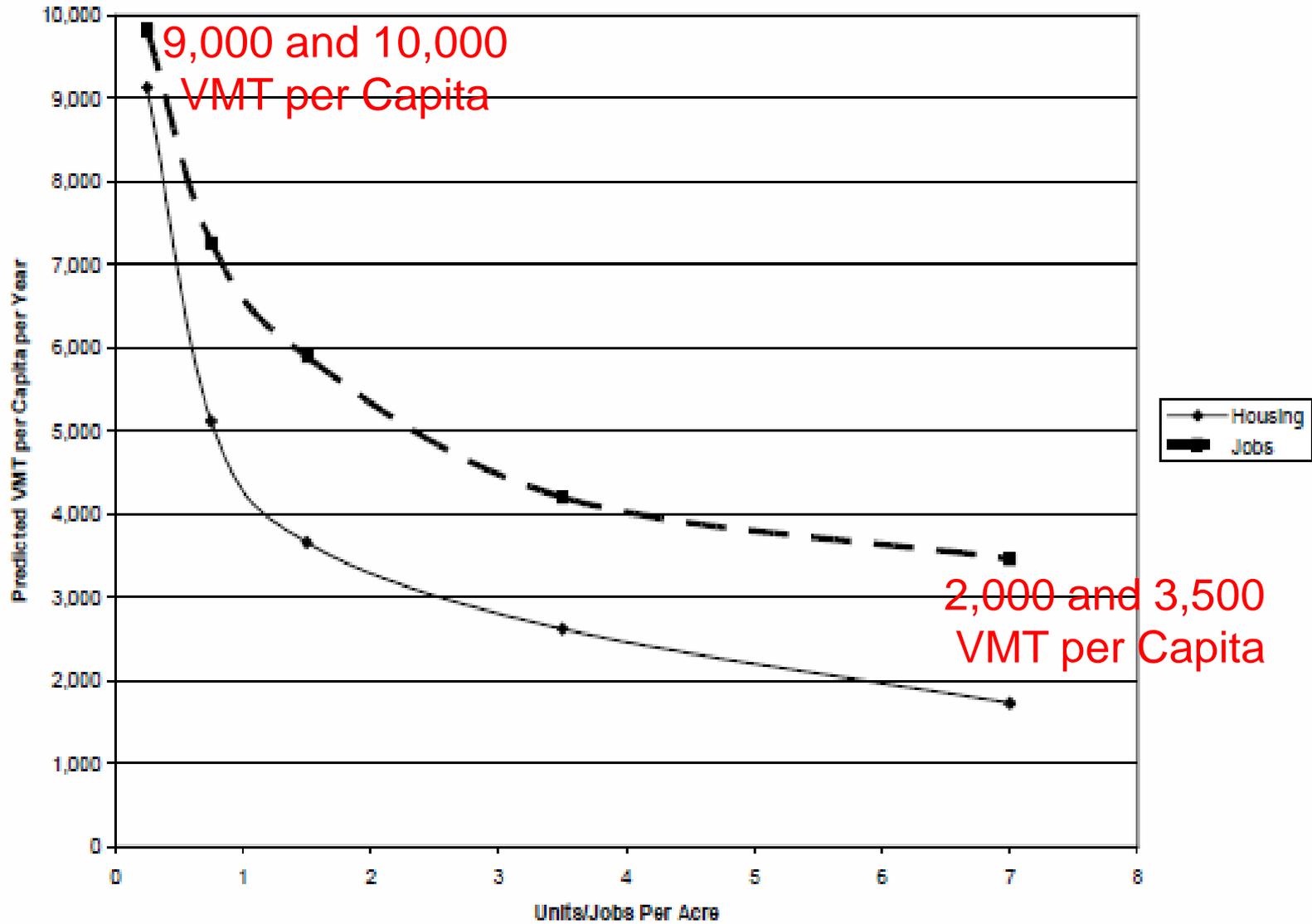


U.S. Annual VMT per Capita



Census Tract Density
(ppsm)

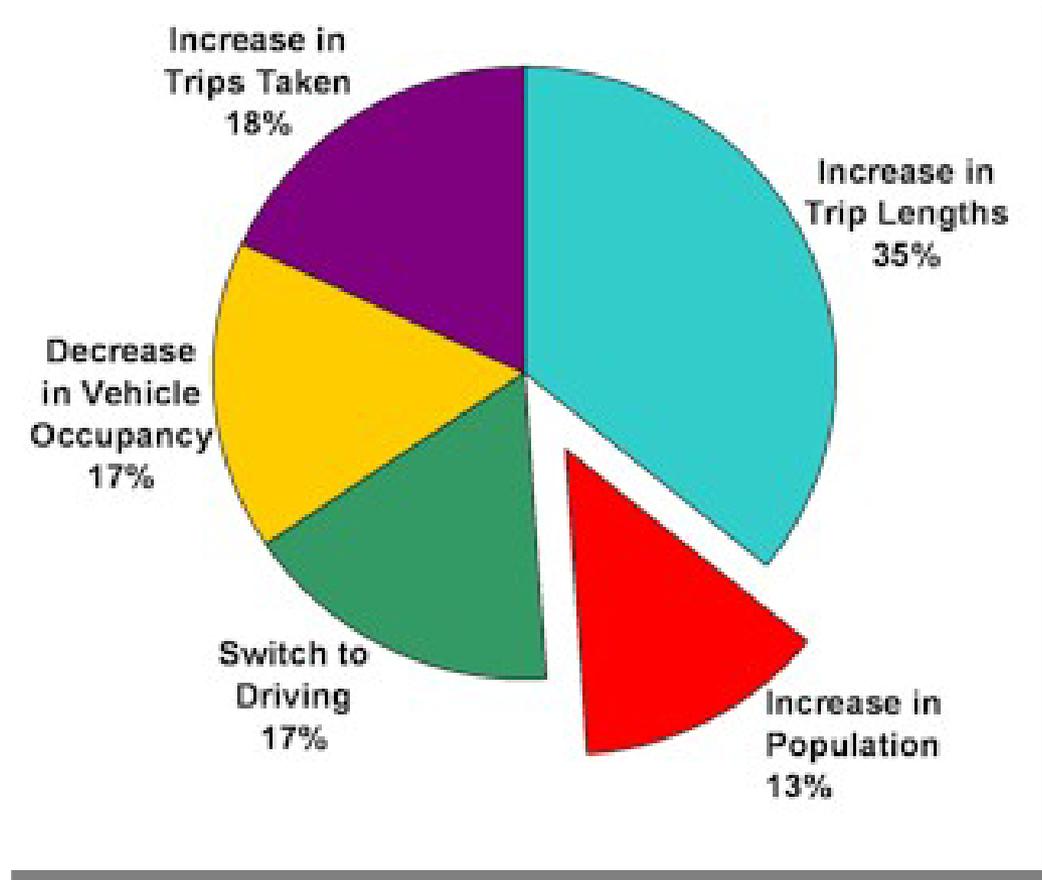
Figure 2: Predicted VMT per Capita per Year versus Housing and Job Densities



Source: *Growth Opportunities for Reducing Greenhouse Gas Emissions in Massachusetts*. 2008



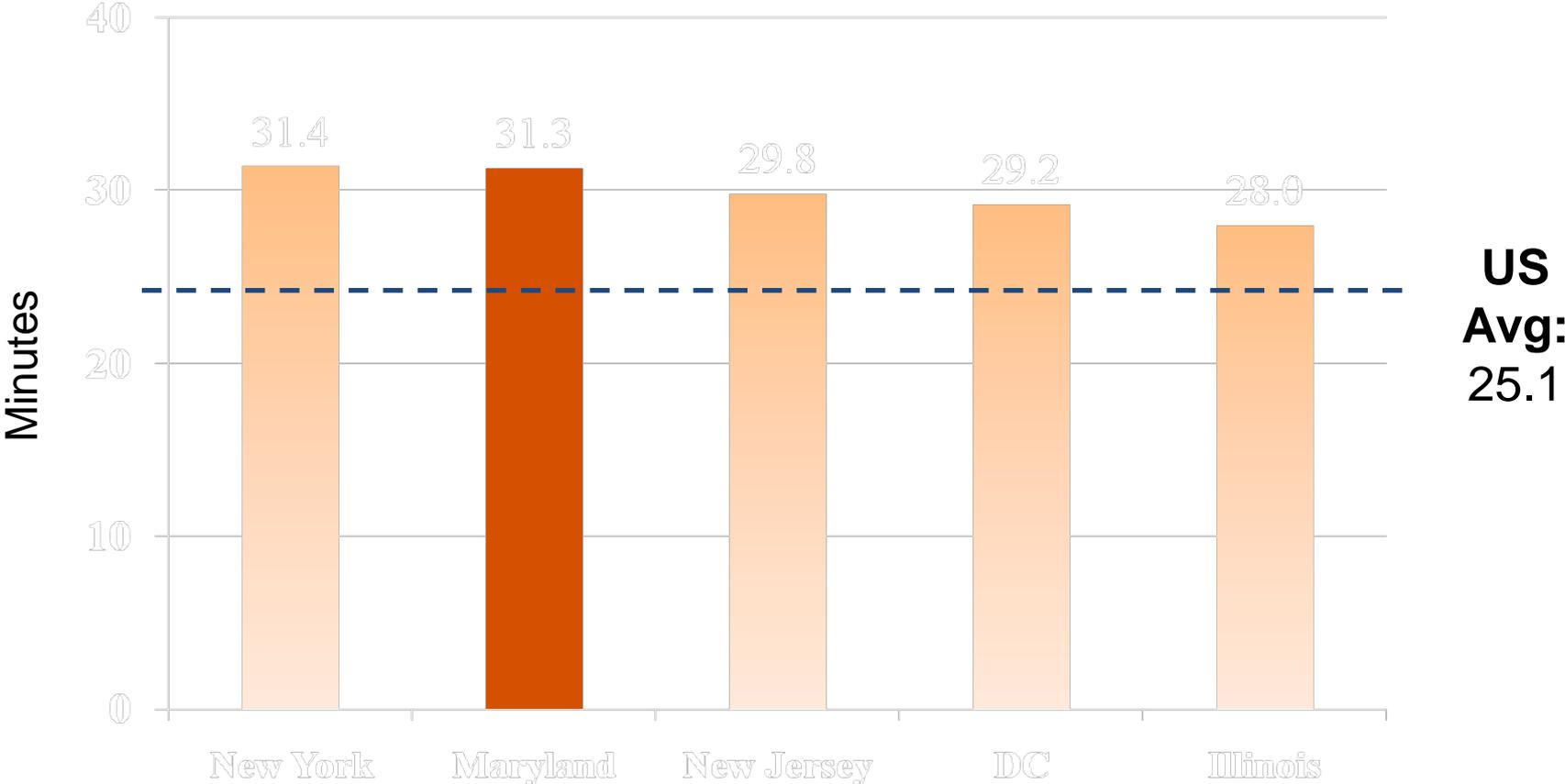
Factors Contributing to the Growth in Driving



Travel Time to Work

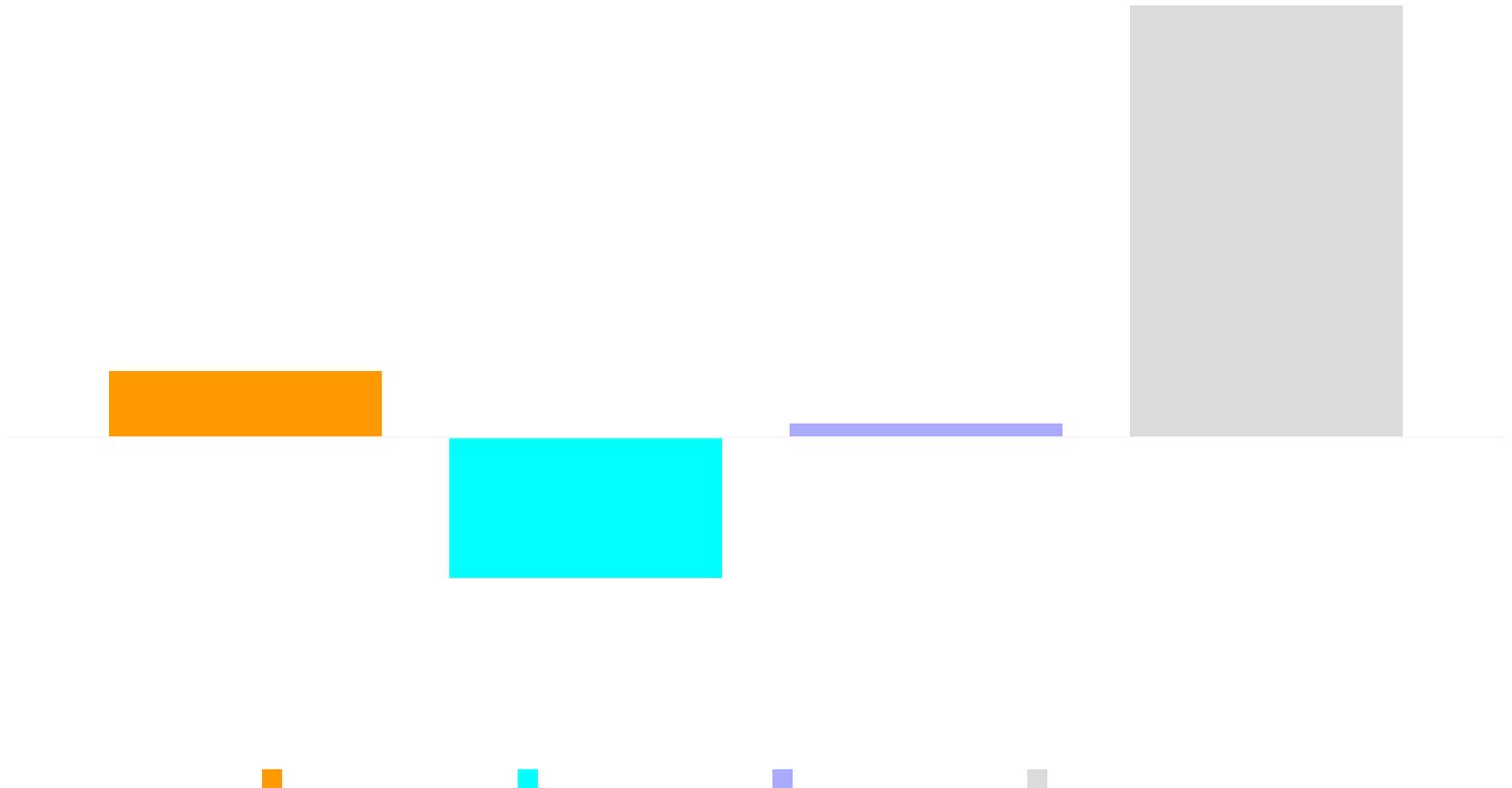
Top Five States

Mean Travel Time to Work, 2009

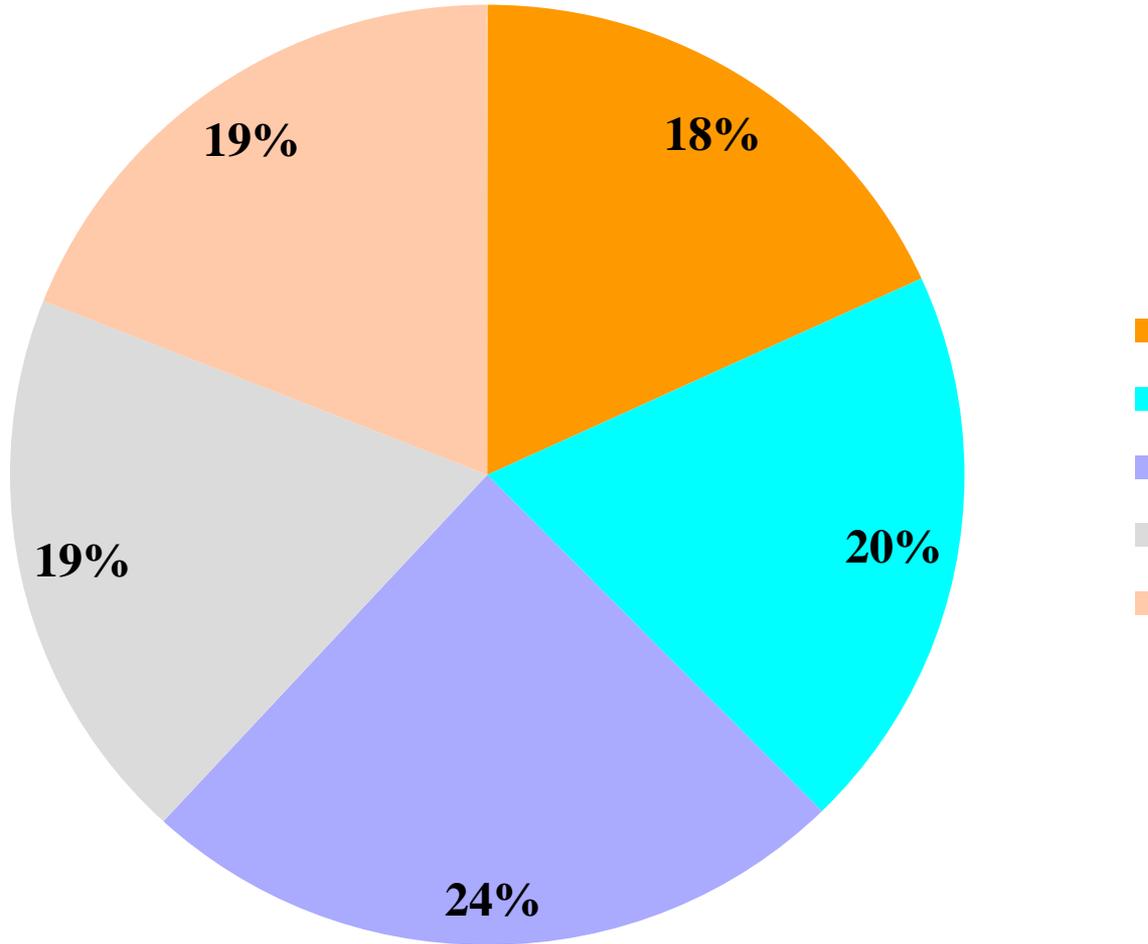


SOURCE: American Community Survey, US Census Bureau, 2009

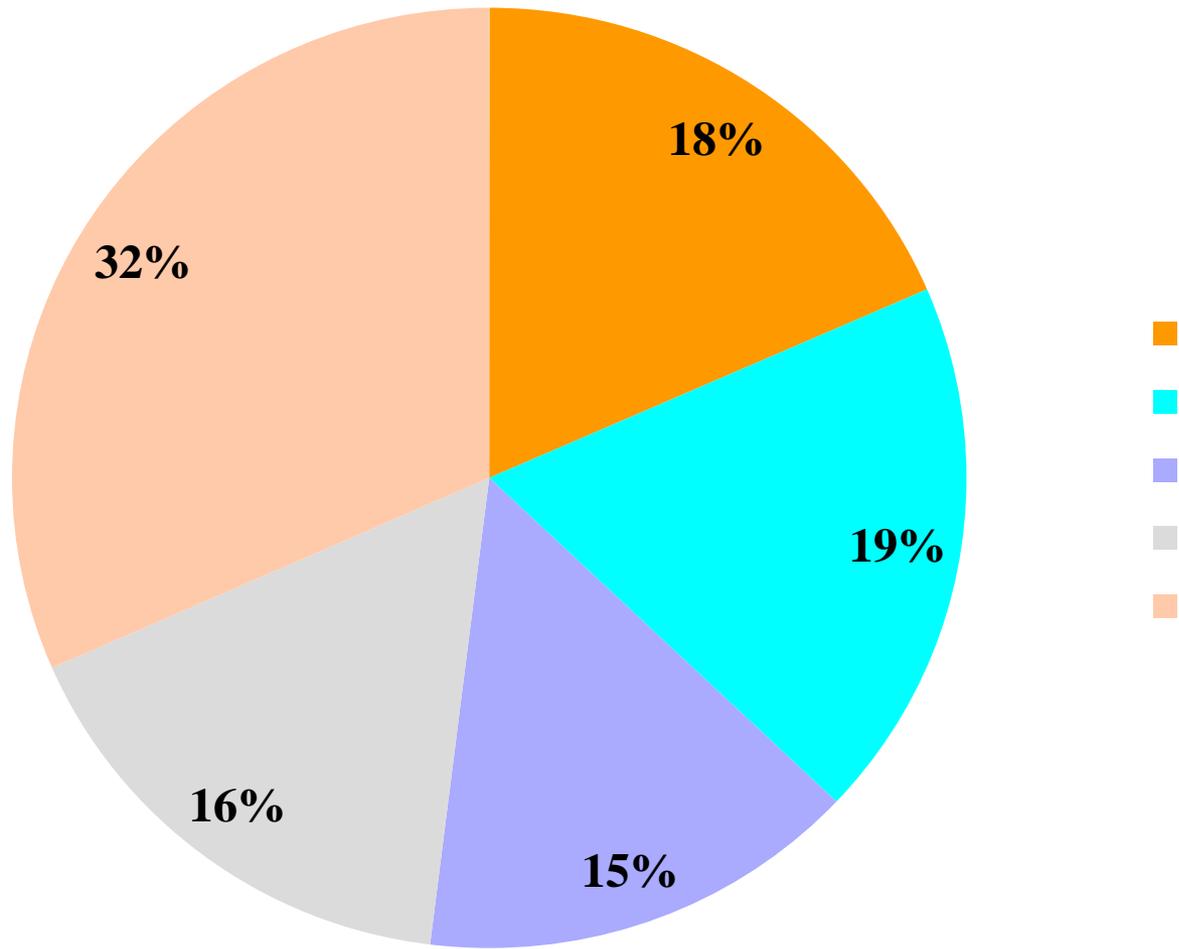
Projected Change in Households by Age of Household Head in Maryland 2010 - 2030



Percent of Households by Age of Household Head in Maryland - 2010



Percent of Households by Age of Household Head in Maryland - 2030



Older Households are more likely to:

- Be less dependent on auto travel
- Be more amenable to transit-rich environments
- Be more oriented to high quality urban neighborhoods rather than suburban large lot developments

Smart Growth Benefits Transportation in Many Ways

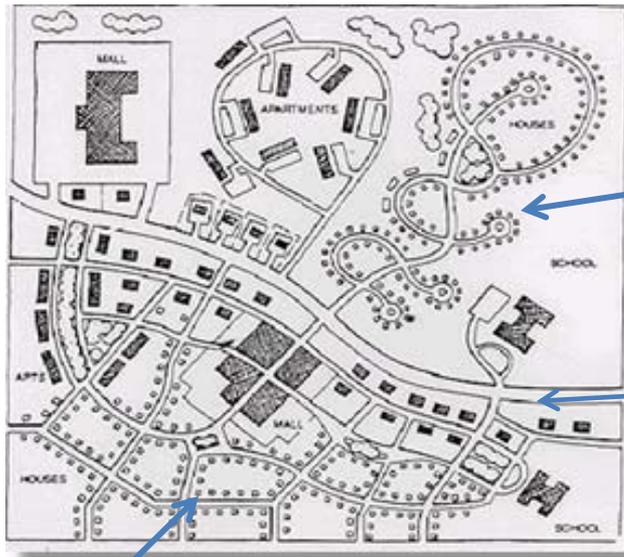
Smart Growth saves transportation dollars

- Less investment on roads overall
- Drive less (lower VMT/capita)  less demand on transportation infrastructure
 - Shorter commuting (more balanced Job/Housing)
 - Shorter distances to other destinations

Smart Growth Benefits Transportation in Many Ways

Smart Growth helps reduce congestion on major highways

- Regional Job-Housing balance → reduces long distance travel needs
- Compact development/TOD → reduces travel demand on major/regional highways



Disconnected street network:
Local trips have to travel on the major road

Major Road

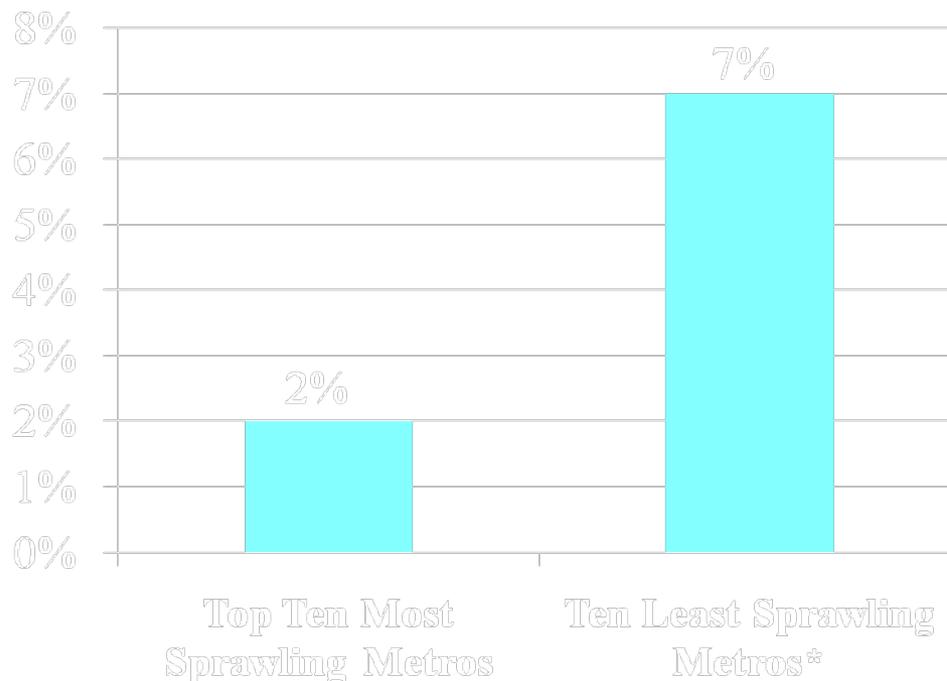
Well-connected street network:
Local trips could use local streets

Smart Growth Benefits Transportation in Many Ways

Smart Growth helps reduce congestion on major highways

- Use more other transportation modes (transit, walking)

Average Share of Commute Trips by Transit

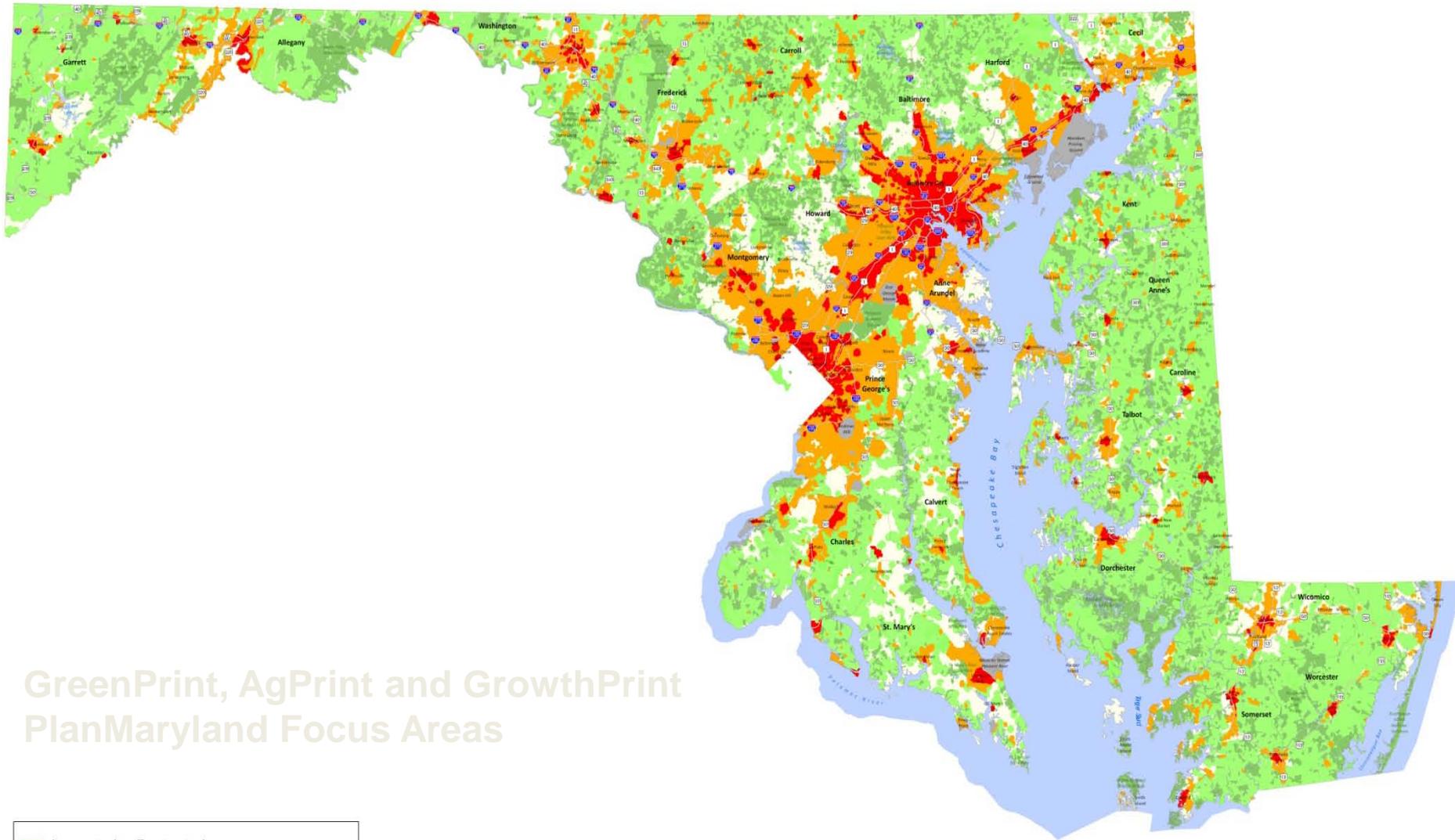


Transit Oriented Development

Maryland's TOD Program

- A key Smart Growth program of SGG
- 2008/2009 TOD legislation;
- Work to implement TOD (designated 14 TOD sites, 7 under development)
- Use available financial tools (e.g., TP3 (Transportation Public-Private Partnership) to promote TOD
- Supporting early planning effort: local/the State's TOD planning efforts



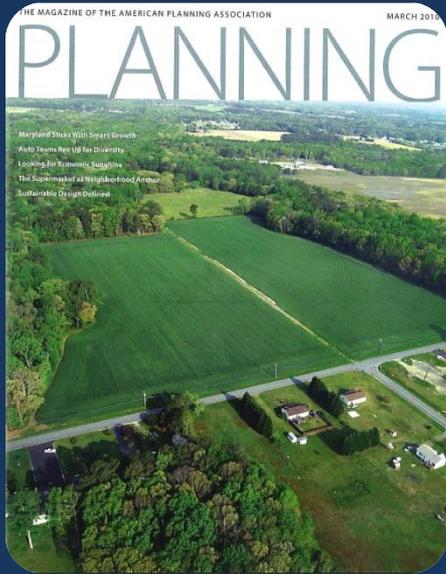


GreenPrint, AgPrint and GrowthPrint PlanMaryland Focus Areas

■	Areas to be Protected
■	Protected Lands
■	GrowthPrint Area
■	Priority Funding Area (Not Including Comment Area)

0 10 20 Miles





American Planning
Association,
“Planning” magazine,
March 2010

"This latest chapter in Maryland's smart growth saga is still being written, but ... so promising is Maryland's system - infiltrating smart growth throughout every department and virtually every action of state government that federal smart growth is following the same model."

-- "Maryland's Second Generation of Smart Growth"

Highlights of 2010

Census 2010



- Matched 2000 result w/fraction of spending
- Baltimore City one of best rates of improvement U.S. 2010 vs. 2000
- Each person counted represents \$1,100+ per year in federal funds to state
- In FY 2008, Maryland received \$6.4 billion in federal dollars

Highlights of 2010

Sustainable Communities Tax Credit

- Broadened successful historic rehab tax credit to create jobs, strengthen existing towns and cities
- Est. 700+ jobs this year
- Est. \$8.50 in economic output for every \$1 invested by state
- New credit expands existing program beyond historic building renovations to Main Street business districts, TOD and BRAC Zones

Highlights of 2010

Sustainable Growth Commission

- Expanded Task Force for Growth & Development
- 36 members
- Greater geographic and industry representation



Highlights of 2010

PlanMaryland

- As much land development occurred in recent 30-year span as in previous 300 years
- Sprawl consumes 8 times more land per household than Smart Growth
- Produces almost 5 times more nitrogen pollution into bay



PlanMaryland Outreach

- Met 1,600+ Marylanders to discuss sustainable growth and PlanMaryland
- At Listening Sessions (2008) and at 13 forums (Spring 2010, including at FSU below). Also, w/business groups, ethnic commissions, student groups



Technical Assistance to Local Gov't

- Helped local governments update local plans to meet state requirements (House Bill 1141 of 2006) for water and municipal growth elements
- MDP created models, guidelines to help towns plan for water resources, municipal growth

Commissioner Training

- Produced a Planning Commission and Board of Appeals training Course to help locals meet state requirements (SB 280 Of 2009)
- Created online course used by **600+** local officials
- Training classes at MACO, MML, MPCA and Lower Eastern Shore in November

