NCSG
National Center for Smart Growth Research & Education

Smart Growth in Maryland: Towards a New Paradigm

Chesapeake Environmental Protection Association

October, 2016

Town Creek Foundation

Overview of Presentation

- Smart Growth in Maryland
- Smart Growth Performance
- Toward A New Paradigm
- Presto: A Glimpse into the Future
- A Sustainable Maryland Manifesto!

Ten Principles of Smart Growth

- Mix land uses;
- Take advantage of compact building design
- Create a wide range of housing opportunities and choices;
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place;
- Preserve open space, farmland, natural beauty and critical environmental areas;
- Strengthen and direct development toward existing communities
- Provide a variety of transportation choices;
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions.

Maryland's 12 Visions

- Quality of Life and Sustainability
- Public Participation
- Growth Areas
- Community Design
- Infrastructure
- Transportation
- Housing
- Economic Development
- Environmental Protection
- Resource Conservation
- Stewardship
- Implementation

1997 Smart Growth Legislation

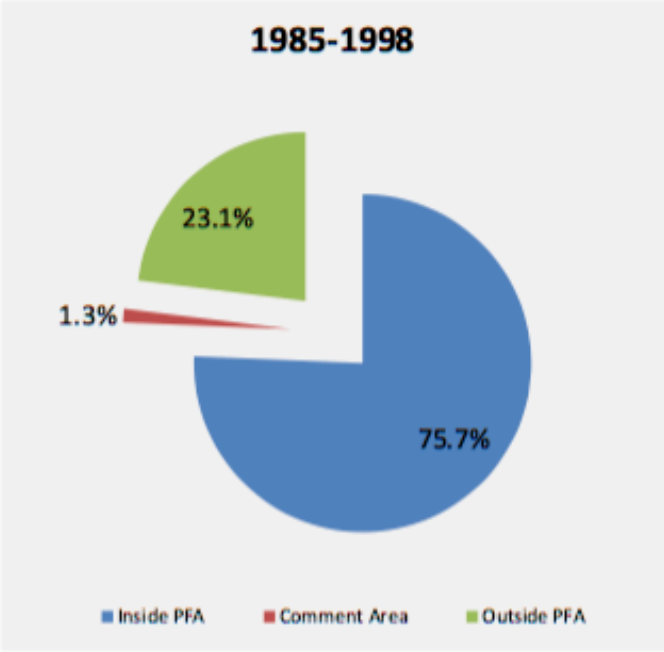
- Priority Funding Areas
- Rural Legacy
- Brownfields Cleanup
- Job Creation Tax Credit
- Live Near Your Work

INCENTIVES, NOT REGULATIONS!

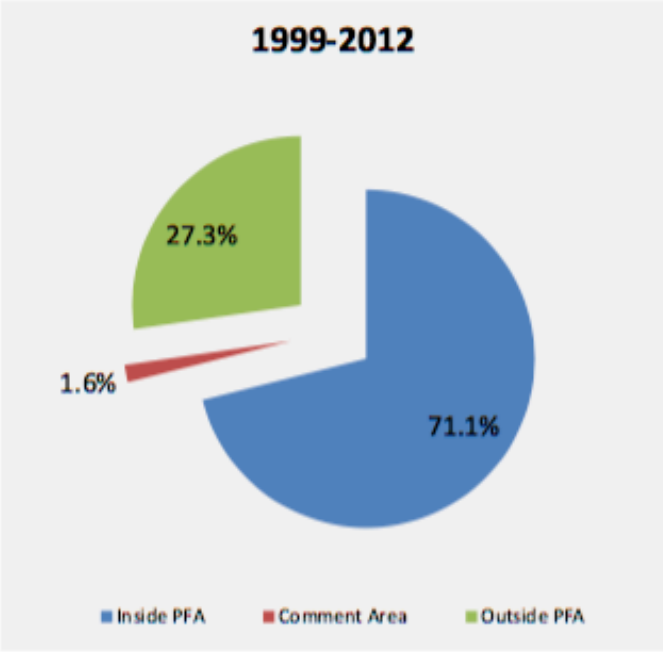
Smart Growth Performance

Improved Single Family Residential Parcels in Maryland

Pre-Smart Growth Laws



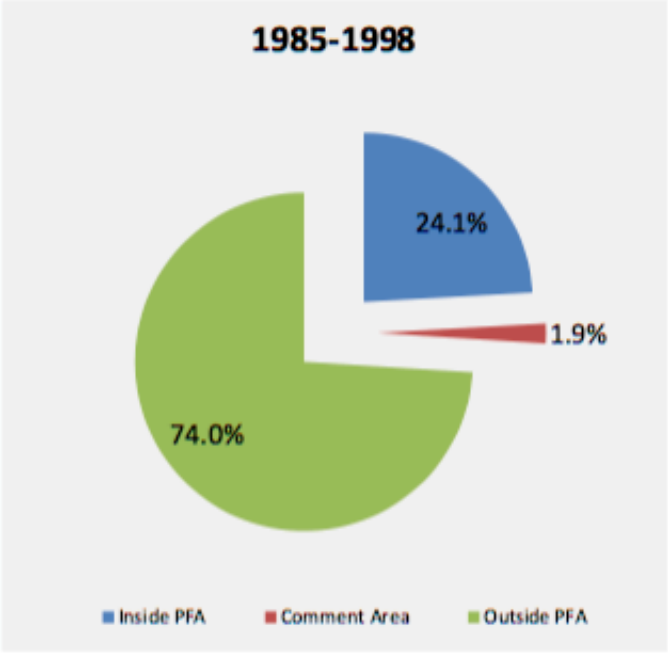
Post Smart Growth Laws



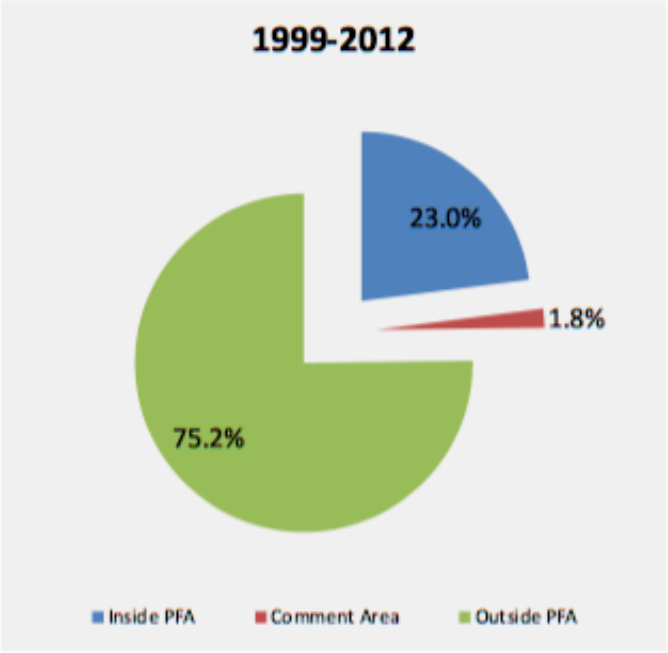
Source: Maryland Department of Planning, Planning Data Services, from MD Property View

Improved Single Family Residential Acres in Maryland

Pre-Smart Growth Laws

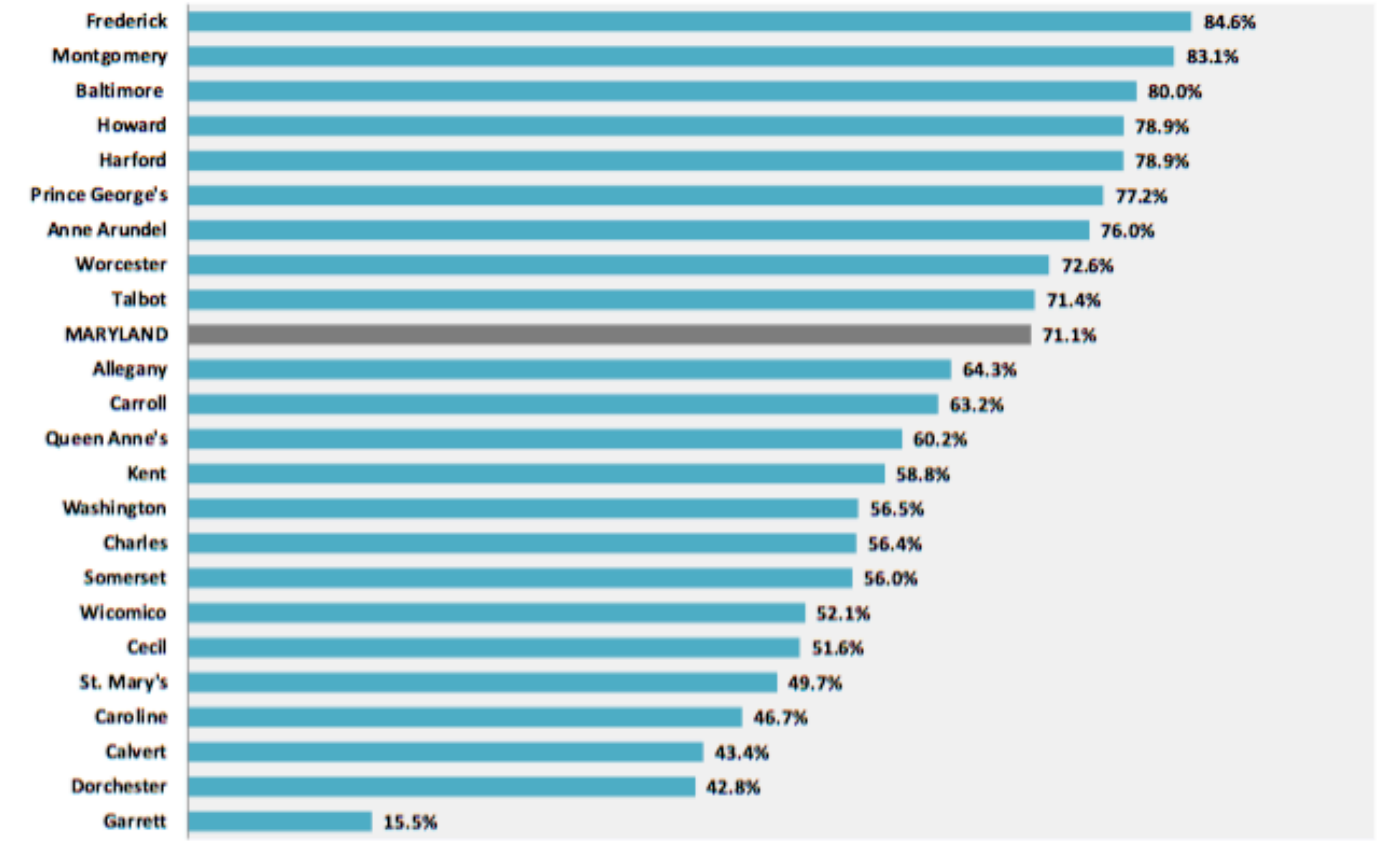


Post Smart Growth Laws



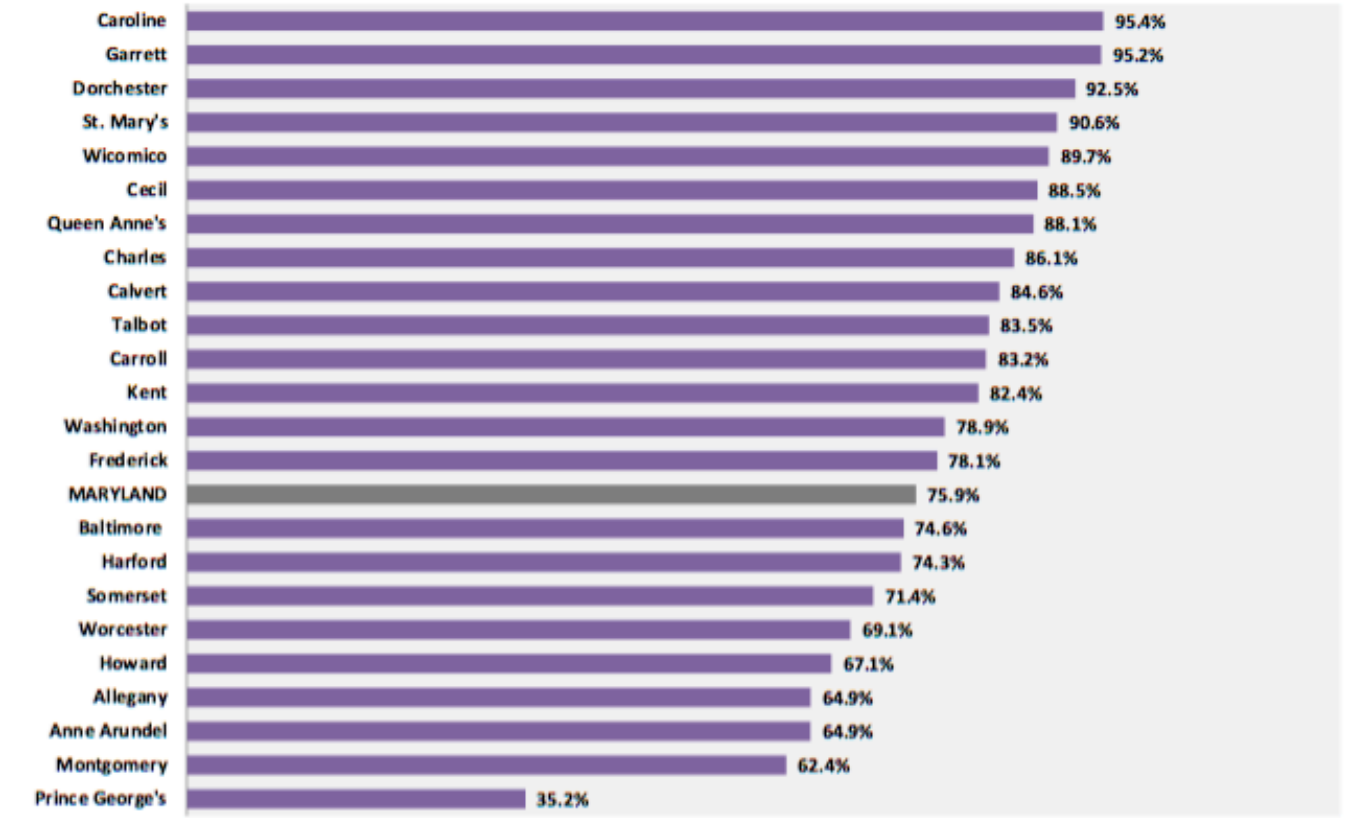
Source: Maryland Department of Planning, Planning Data Services, from MD Property View

Percent of Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1999-2012 *



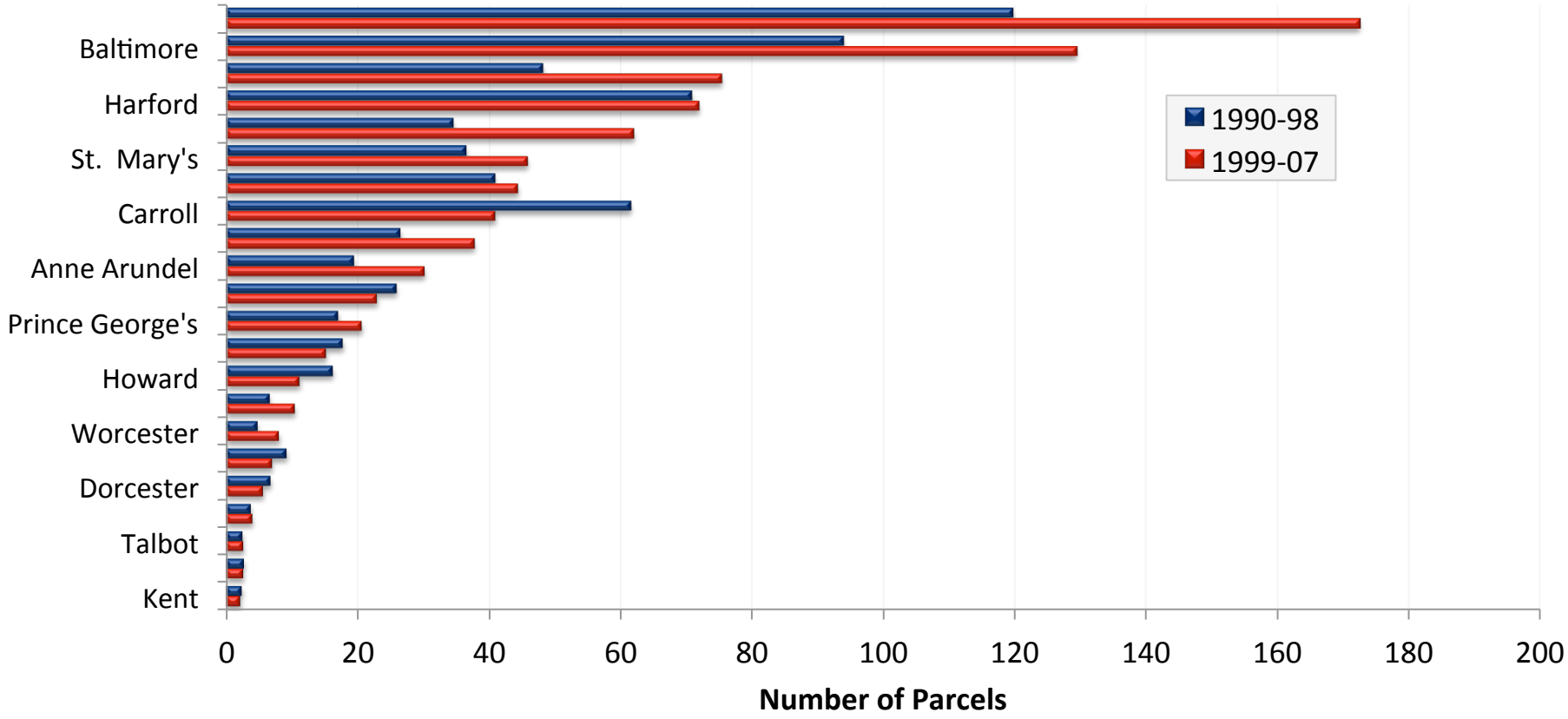
* Does not include comment areas. All of Baltimore City is a PFA, so is not shown separately but is included in Maryland totals.
Source: Maryland Department of Planning, Planning Data Services, from MD Property View

Percent of Single-Family Improved Residential Acres Outside of PFAs for Maryland's Jurisdictions, 1985-1998 *



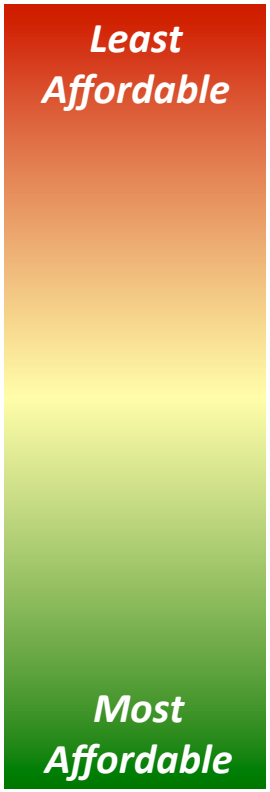
* Includes comment areas. All of Baltimore City is a PFA, so is not shown here..

Average *Parcels* Developed Annually in Rural Legacy Areas



Source: Maryland Department of Planning, Maryland Property View Database

Housing Affordability, State Index, 2001-09



	2001	2002	2003	2004	2005	2006	2007	2008	2009
Baltimore Region									
Anne Arundel	3.07	3.52	4.07	4.73	5.28	5.29	5.00	4.57	4.26
Baltimore	2.35	2.51	2.85	3.28	3.82	3.89	3.82	3.45	3.25
Baltimore City	1.17	1.24	1.38	1.58	1.95	2.16	2.25	2.17	1.95
Carroll	3.35	3.71	4.24	4.82	5.36	5.07	4.93	4.25	3.90
Harford	2.62	2.64	3.12	3.51	3.96	3.97	3.82	3.62	3.41
Howard	3.58	4.18	4.65	5.52	6.09	5.92	5.74	5.32	4.91
DC Suburbs									
Frederick	3.01	3.37	3.78	4.39	5.04	4.96	4.56	3.83	3.40
Montgomery	4.05	4.74	5.44	6.23	6.91	6.75	6.53	5.60	4.91
Prince George's	2.64	2.93	3.38	3.98	4.81	5.07	4.71	3.90	3.18
Southern Maryland									
Calvert	3.25	3.53	4.27	4.56	5.28	5.23	5.22	4.40	4.18
Charles	2.92	3.15	3.61	4.38	5.12	5.15	4.85	4.24	3.76
Saint Mary's	2.92	3.16	3.63	4.17	4.79	4.90	4.84	4.26	4.00
Western Maryland									
Allegany	1.18	1.19	1.22	1.17	1.34	1.37	1.51	1.28	1.63
Garrett	2.77	3.34	4.26	4.55	5.02	4.96	4.74	3.89	3.61
Washington	2.31	2.36	2.76	3.09	3.66	3.57	3.24	2.77	2.43
Upper Eastern Shore									
Caroline	1.85	2.19	2.49	2.81	3.17	3.55	3.06	2.70	2.53
Cecil	2.54	2.78	3.08	3.49	3.83	3.87	3.75	3.33	3.25
Kent	2.54	2.62	2.95	3.86	3.98	4.31	3.96	3.47	3.03
Queen Anne's	3.45	3.94	4.60	5.35	5.74	5.61	5.44	4.61	4.12
Talbot	3.31	3.71	4.54	5.26	5.69	5.53	5.37	4.75	4.76
Lower Eastern Shore									
Dorchester	1.73	1.76	2.24	2.61	3.17	3.15	2.64	2.48	2.17
Somerset	1.38	1.11	1.52	1.92	2.05	2.71	2.26	2.07	2.29
Wicomico	2.07	2.15	2.38	2.62	2.78	2.98	2.84	2.76	2.48
Worcester	2.78	3.90	4.19	5.41	5.17	5.42	5.15	4.50	4.62

Source: Maryland Association of Realtors; U.S. Census Bureau SAIPE

People can examine the same data and come to different conclusion; ours are these…

- Indicators alone cannot ascertain whether trends would have been worse in the absence of Maryland's Smart Growth Program;
- Changes in development patterns take a long time; Currently available indicators are highly imperfect measures of environmental quality or quality of life;
- If the success of Maryland's Smart Growth Program was measured only on currently available indicators, however, the indicators generally suggest that substantial progress has not been made.

Toward a New Paradigm

United Nations Sustainable Development Goals

STAR Framework of Sustainability Goals & Objectives

Built Environment	Climate & Energy	Economy & Jobs	Education, Arts & Community	Equity & Empowerment	Health & Safety	Natural Systems	Innovation & Process
Ambient Noise & Light	Climate Adaptation	Business Retention & Development	Arts & Culture	Civic Engagement	Active Living	Green Infrastructure	Best Practices & Processes
Community Water Systems	Greenhouse Gas Mitigation	Green Market Development	Community Cohesion	Civil & Human Rights	Community Health	Biodiversity & Invasive Species	Exemplary Performance
Compact & Complete Communities	Greening the Energy Supply	Local Economy	Educational Opportunity & Attainment	Environmental Justice	Emergency Management & Response	Natural Resource Protection	Local Innovation
Housing Affordability	Energy Efficiency	Quality Jobs & Living Wages	Historic Preservation	Equitable Services & Access	Food Access & Nutrition	Outdoor Air Quality	Good Governance
Infill & Redevelopment	Water Efficiency	Targeted Industry Development	Social & Cultural Diversity	Human Services	Health Systems	Water in the Environment	
Public Parkland	Local Government GHG & Resource Footprint	Workforce Readiness	Aging in the Community	Poverty Prevention & Alleviation	Hazard Mitigation	Working Lands	
Transportation Choices	Waste Minimization				Safe Communities		

Presto!
A Glimpse into the Future

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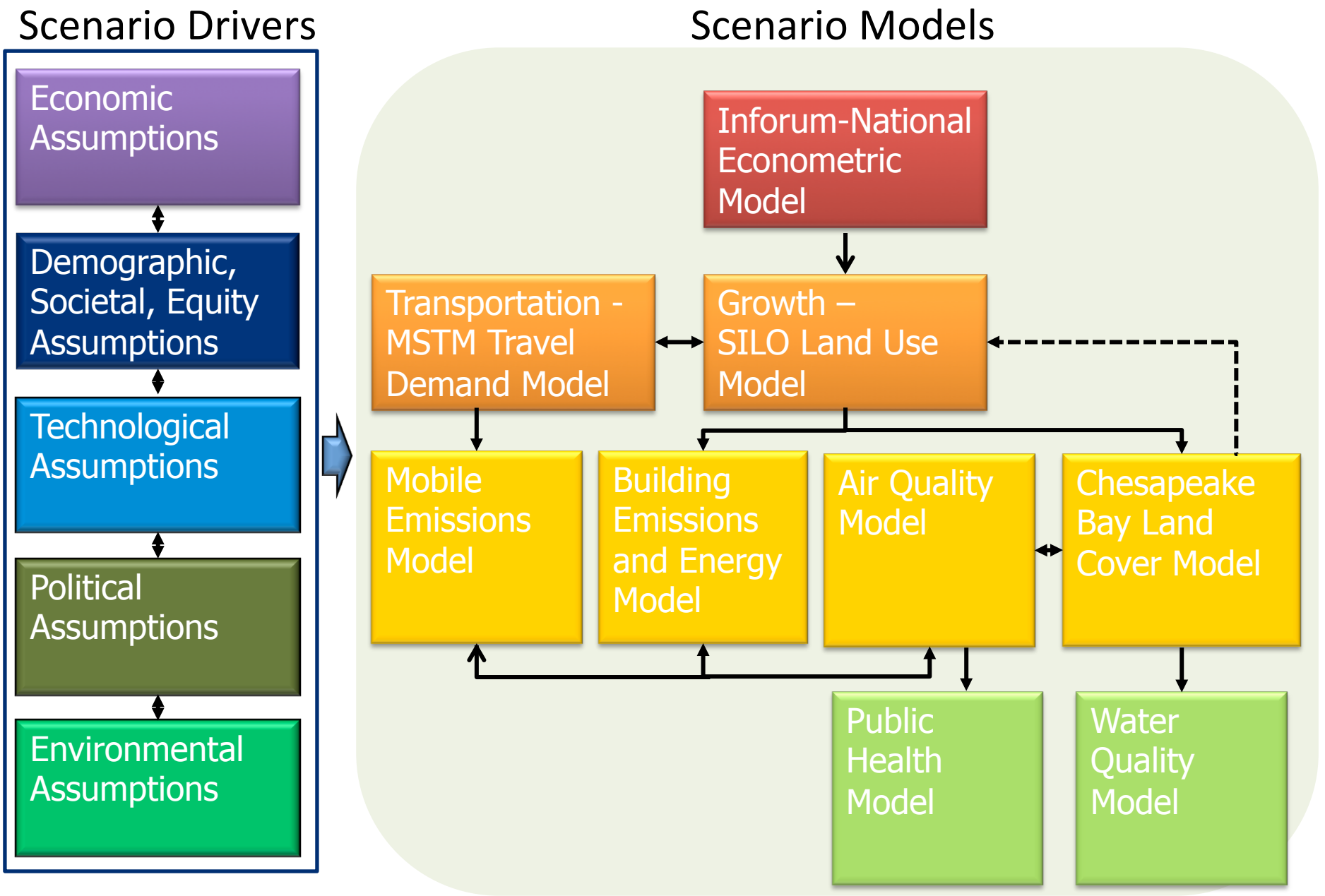
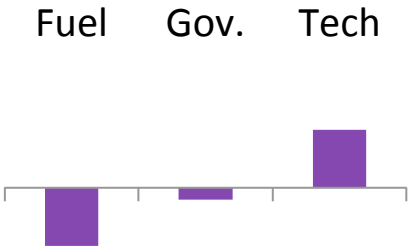
PRESTO!

Town
Creek
Foundation

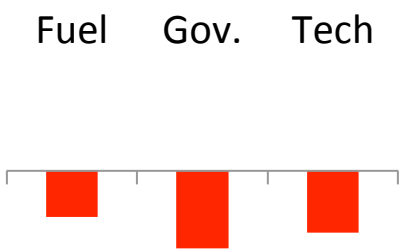
The PRESTO Modeling Framework



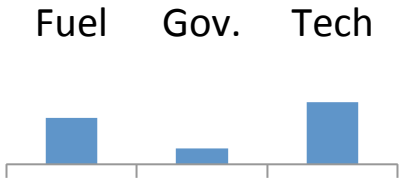
Revenge of the Nerds



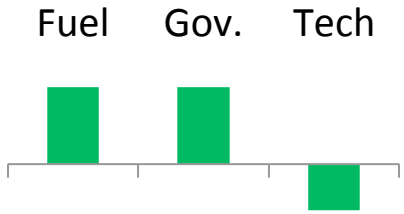
Ashes and Diamonds



Blue Planet



Last Call at the Oasis



Inputs

CAFE standards + green vehicles

- Vehicle Operating Cost
- ZEV Rate in 2040

Infrastructure Investments

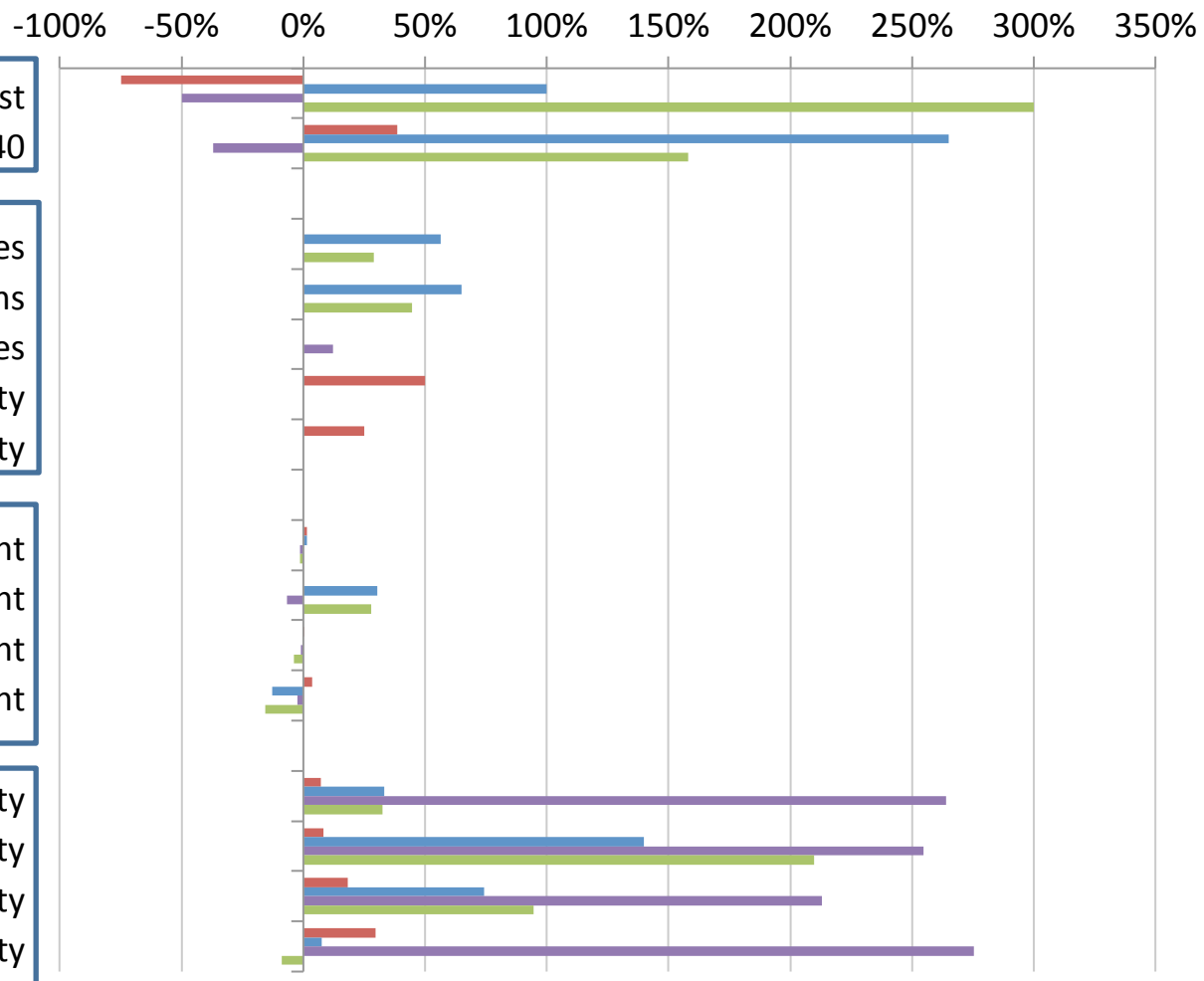
- Rail Miles
- Rail Stations
- Limited Access Highway Miles
- Hihgway Lane Capacity
- Arterial Lane Capacity

Employment Impacts

- Total Employment
- Core Employment
- Suburban Employment
- Exurban Employment

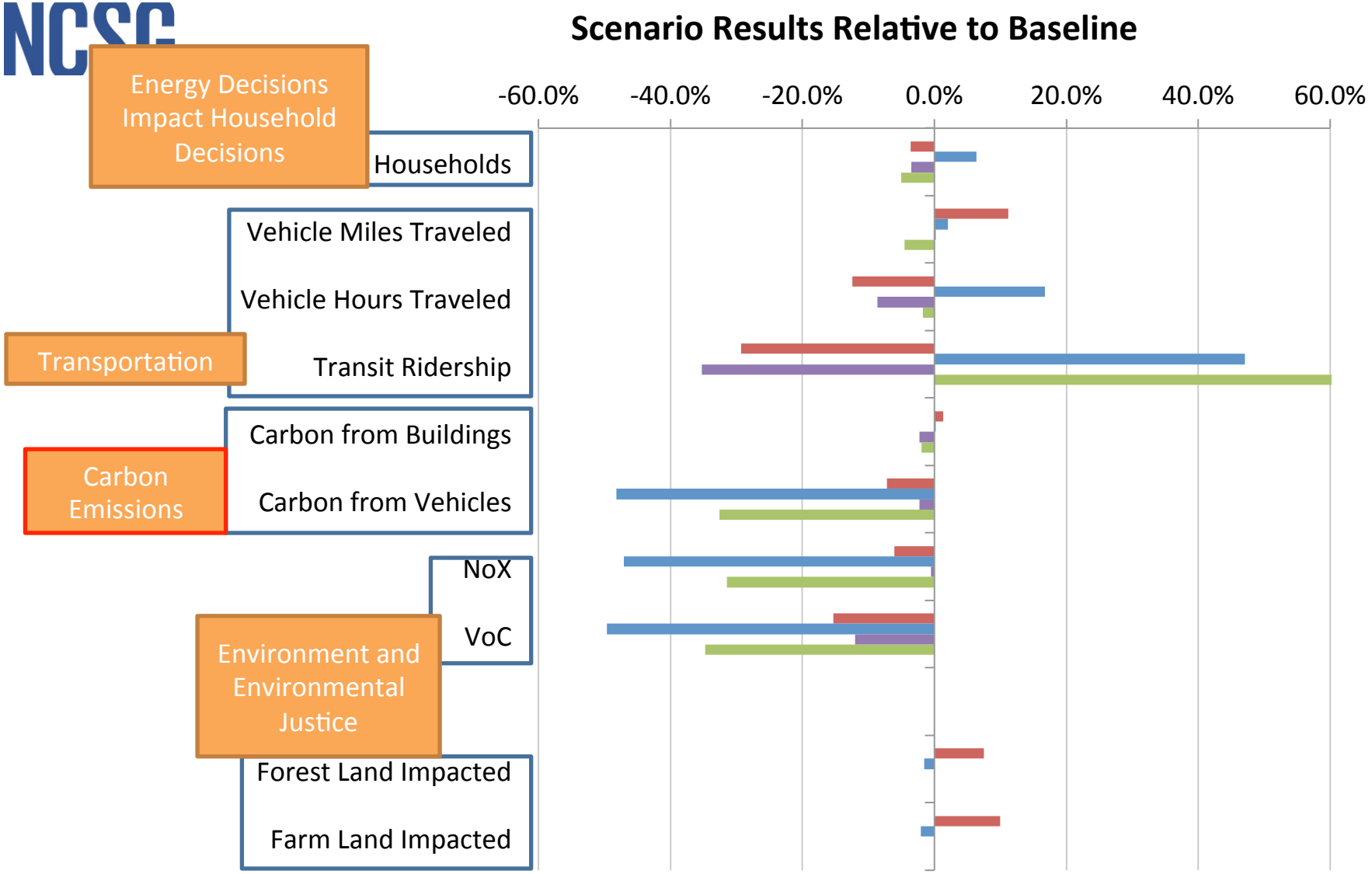
Land Use Policy

- Development Capacity
- Core Development Capacity
- Suburban Development Capacity
- Exurban Development Capacity



PRESTO! F G T Revenge of the Nerds F G T Blue Planet shes and Diamonds F G T Last Call at the Oasis F G T

Outputs


Scenario Results Relative to Baseline
-60.0%
-40.0%
-20.0%
0.0%
20.0%
40.0%
60.0%
Energy Decisions Impact Household Decisions
Households
Transportation
Vehicle Miles Traveled
Vehicle Hours Traveled
Transit Ridership
Carbon Emissions
Carbon from Buildings
Carbon from Vehicles
Environment and Environmental Justice
NoX
VoC
Forest Land Impacted
Farm Land Impacted
Revenge of the Nerds
Blue Planet
Ashes and Diamonds
Last Call at the Oasis

Toward a New Sustainable Maryland Agenda

1. Accelerate adoption of renewable energy
2. Accommodate new modes of transportation
3. Remove barriers to affordable housing in high opportunity areas; invest in low opportunity areas
4. Target preservation toward ecologically sensitive areas; focus on forests not farms
5. Invest in 21st century workforce
6. Adopt smart city technologies
7. Promote sustainable business practices
8. Protect and enhance ecosystem services
9. Celebrate the arts
10. Promote active lifestyles

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COMMENTS OR QUESTIONS?