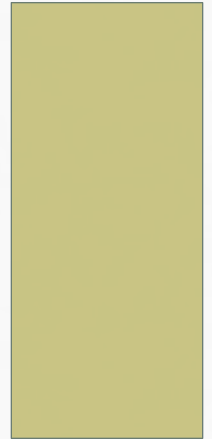# SMART GROWTH
YESTERDAY, TODAY, TOMORROW

KIMBERLY GOLDEN BRANDT

SMART GROWTH

- Development occurs in areas targeted for growth
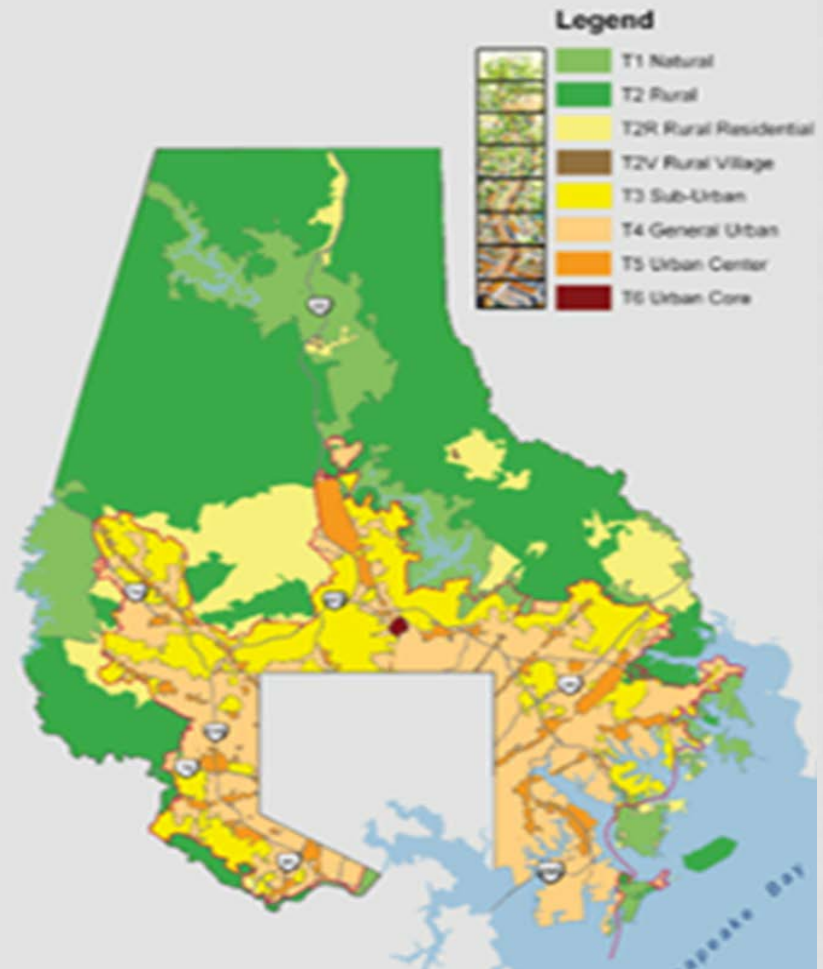- Rural land lost to development is minimized

1992 – ECONOMIC GROWTH, RESOURCE PROTECTION, AND PLANNING ACT

- 7 visions
- Focus on concentrating growth in suitable areas and protecting sensitive areas
- Requires local jurisdictions to address the 7 visions in their comprehensive plans
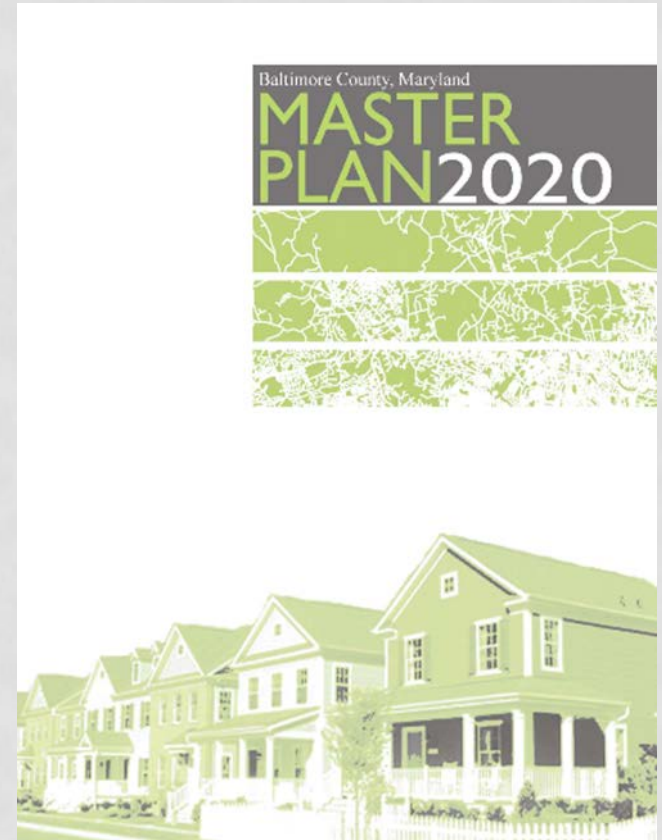
THE COMPREHENSIVE PLAN

- Master Plan / General Development Plan
- Identifies the land use envisioned for different areas

Legend

- T1 Natural
- T2 Rural
- T2R Rural Residential
- T2V Rural Village
- T3 Sub-Urban
- T4 General Urban
- T5 Urban Center
- T6 Urban Core

1997 – PRIORITY FUNDING AREAS ACT

- Geographic focus for State investment in growth, such as roads, public water and sewer
- All municipalities (as they existed on 1/1/97), Baltimore City, and areas inside the Baltimore and Capital Beltways are designated PFAs

Priority Funding Areas
Carroll County Master Plan

Legend

Rural Villages

Priority Funding Areas

Priority Funding Area

URDL
Major Roads
Waterways
Priority Funding Area
Baltimore County, Maryland
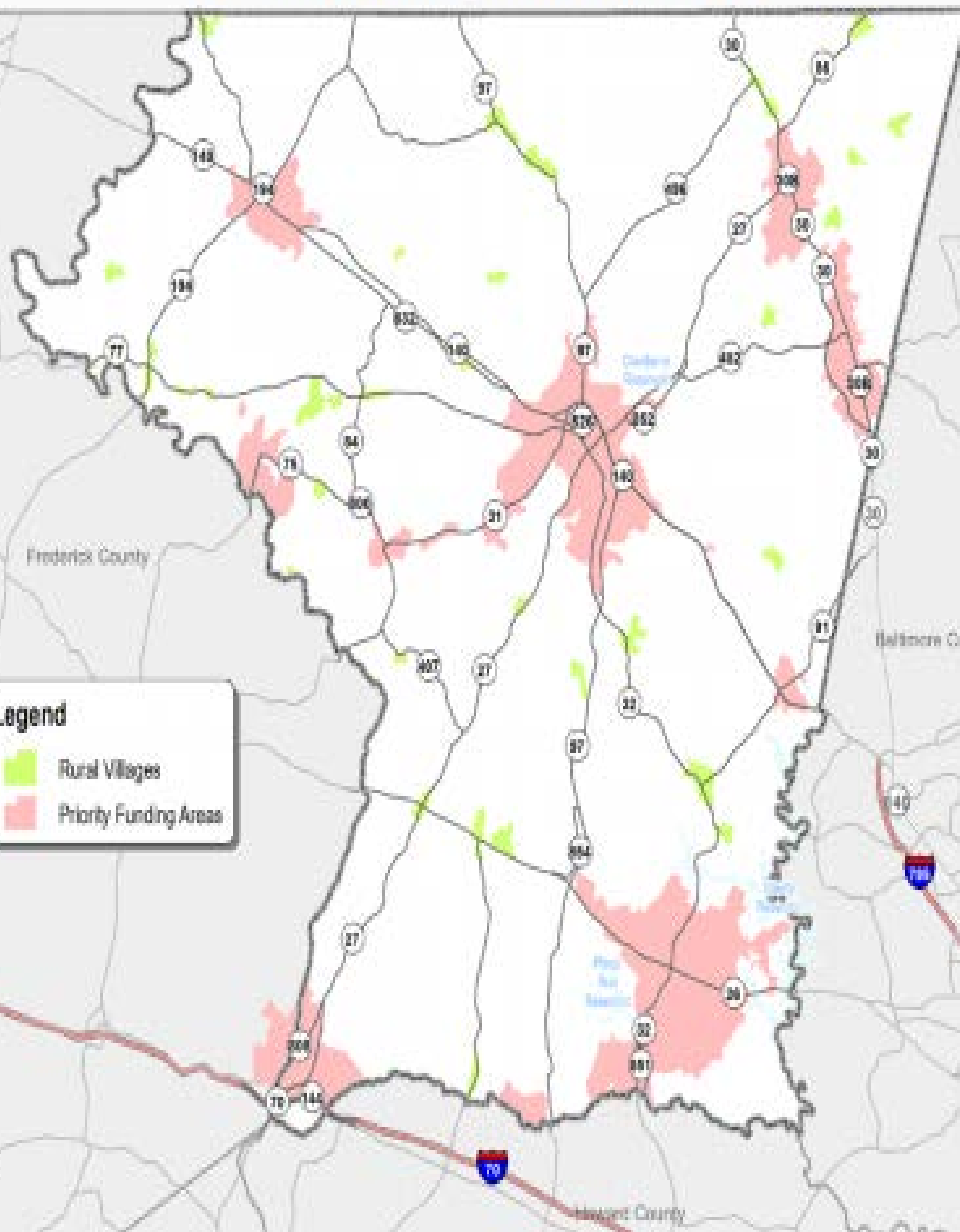
2009 – SMART, GREEN, AND GROWING

- 3 planning bills
- 8 visions grow to 12 visions
- New visions address community design, housing, transportation, public participation, economic development, environmental protection

2009 – SMART, GREEN, AND GROWING

Housing

- Range of densities, types, sizes
- Options for all ages and incomes

2009 – SMART, GREEN, AND GROWING

Transportation

- Well-maintained and multimodal
- Safe, convenient, affordable

2009 – SMART, GREEN, AND GROWING

Community Design

- Compact, mixed-use walkable design consistent with existing community character
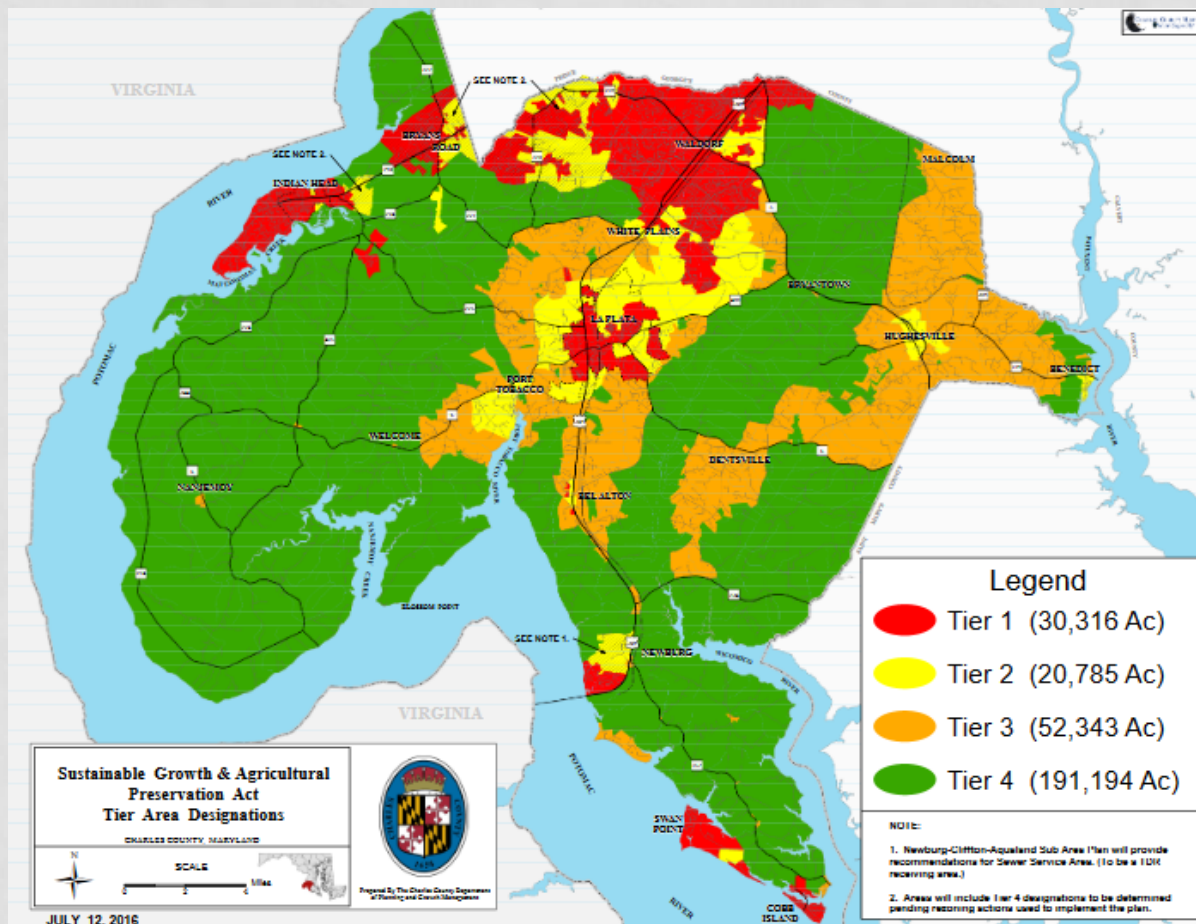- Located near available or planned transit

2009 – SMART, GREEN, AND GROWING

"Clarifies that local jurisdictions must implement and follow the comprehensive plans they adopt." Maryland Department of Planning website
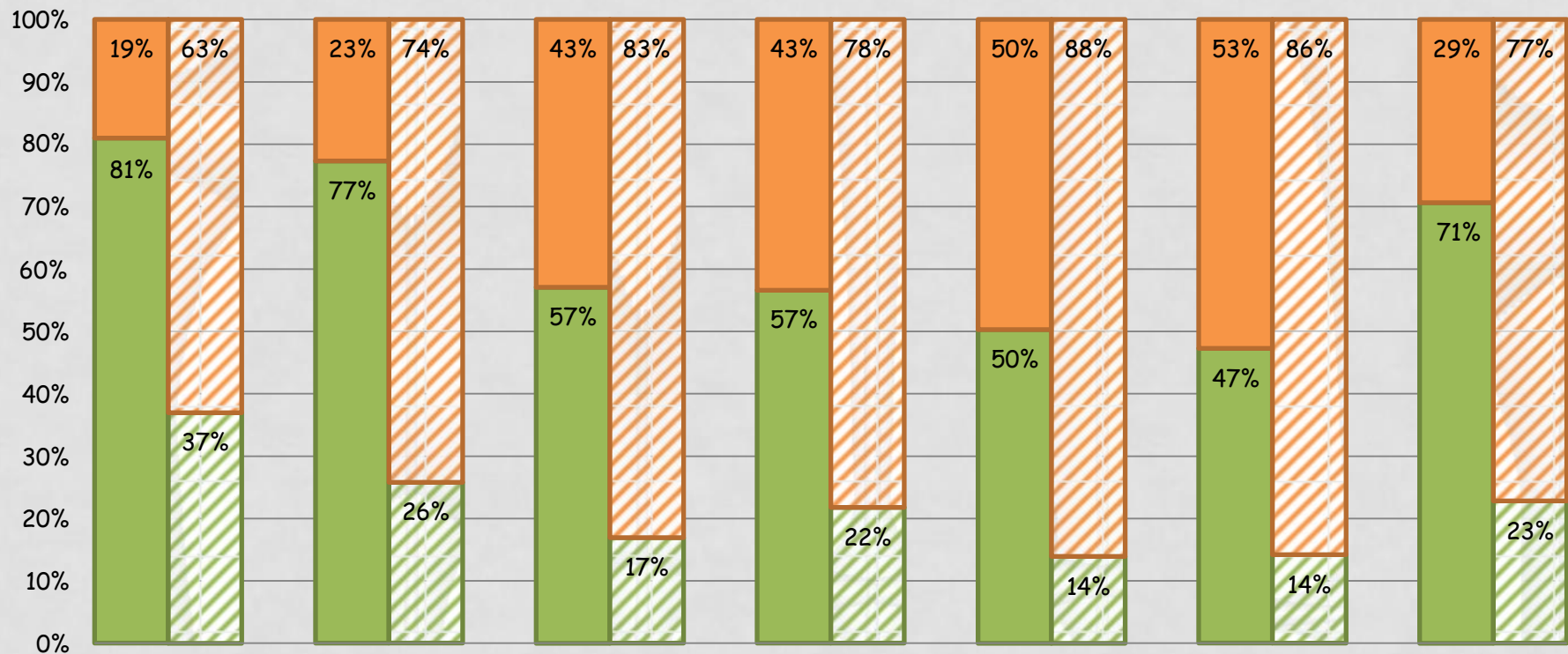
2012 – SEPTICS LAW

RESIDENTIAL DEVELOPMENT, 1999-2013
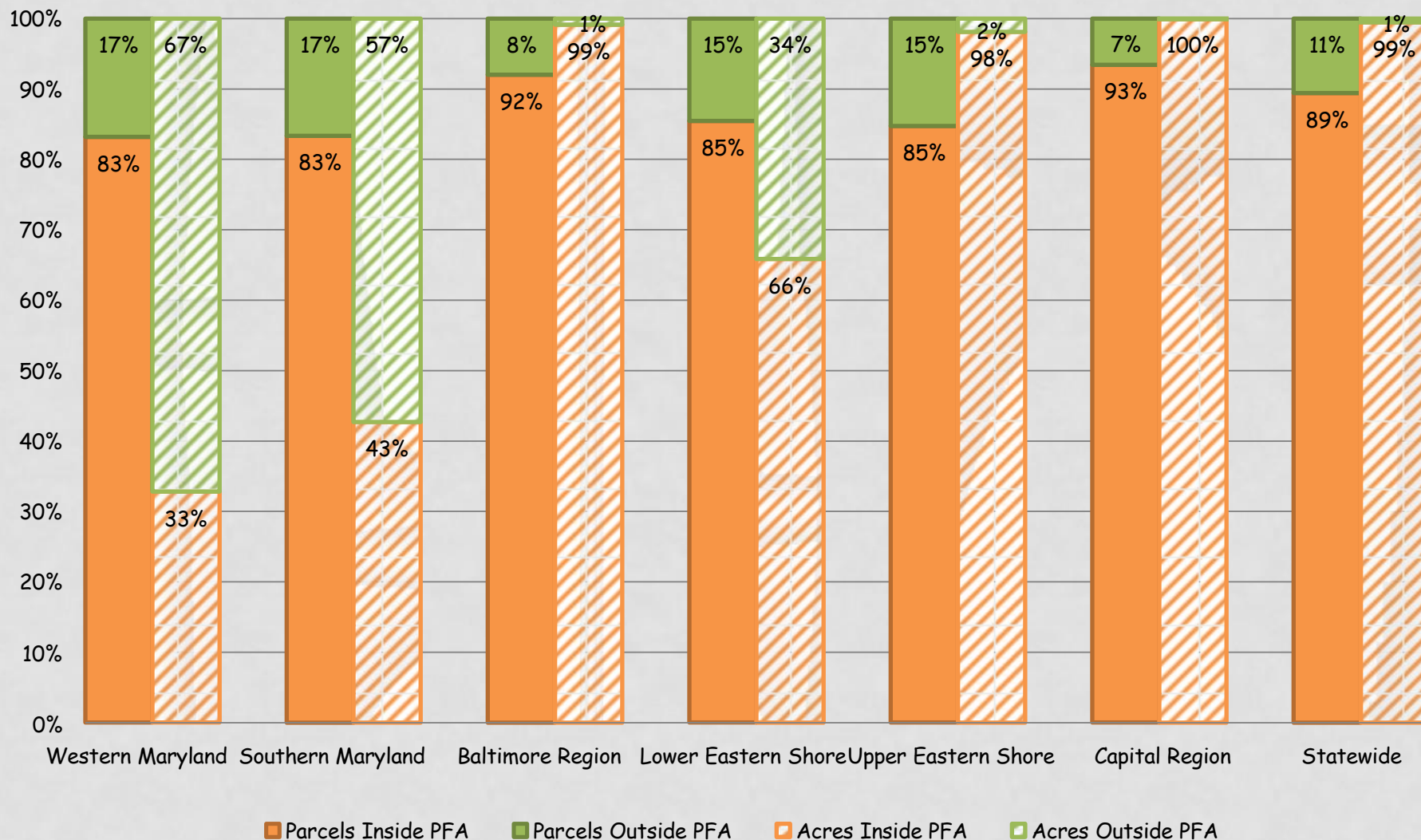## PARCELS AND ACRES IN AND OUTSIDE PFAs*

	Capital Region	Baltimore Region	Upper Eastern Shore	Lower Eastern Shore	Southern Maryland	Western Maryland	Statewide
	72,202 Parcels	85,421 Parcels	17,874 Parcels	15,601 Parcels	27,880 Parcels	12,234 Parcels	231,212 Parcels
	33,820 Acres	53,997 Acres	19,755 Acres	14,007 Acres	33,325 Acres	16,946 Acres	171,850 Acres

Legend: ■ Parcels In PFA ■ Parcel Out PFA ▨ Acres in PFA ▨ Acres Outside PFA

*Improved residential parcels not including apartments.

COMMERCIAL/INSTITUTIONAL DEVELOPMENT, 2001-2013
PARCELS & ACRES DEVELOPED INSIDE/OUTSIDE PFAs

Region	Parcels Outside PFA	Parcels Inside PFA	Acres Outside PFA	Acres Inside PFA
Western Maryland	17%	83%	67%	33%
Southern Maryland	17%	83%	57%	43%
Baltimore Region	8%	92%	1%	99%
Lower Eastern Shore	15%	85%	34%	66%
Upper Eastern Shore	15%	85%	2%	98%
Capital Region	7%	93%		100%
Statewide	11%	89%	1%	99%

Legend: ■ Parcels Inside PFA ■ Parcels Outside PFA ▨ Acres Inside PFA ▨ Acres Outside PFA
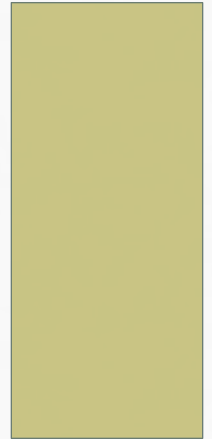
CONTINUING PRIORITIES

- Make it easier to "do the right thing"
- Maintain and enhance existing programs – inside and outside growth areas.
- Treat community development / strong town development as a key component of state, regional, and local economic development strategy
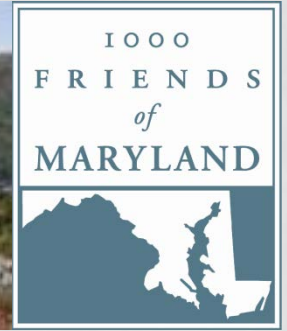
THANK YOU

KIM@FRIENDSOFMD.ORG

Mission and Vision

➨ Regional non-profit *committed to preserving and sustaining the vibrant communities of the Eastern Shore and the lands and waters that connect them.*

➨ **Our Vision: By 2050…**

  ➨ Towns are vibrant and well defined;

  ➨ Farms, forests, and fisheries are thriving; and,

  ➨ Scenic, historic, natural, and riverine landscapes are maintained.

EASTERN SHORE
LAND CONSERVANCY

How we approach our work
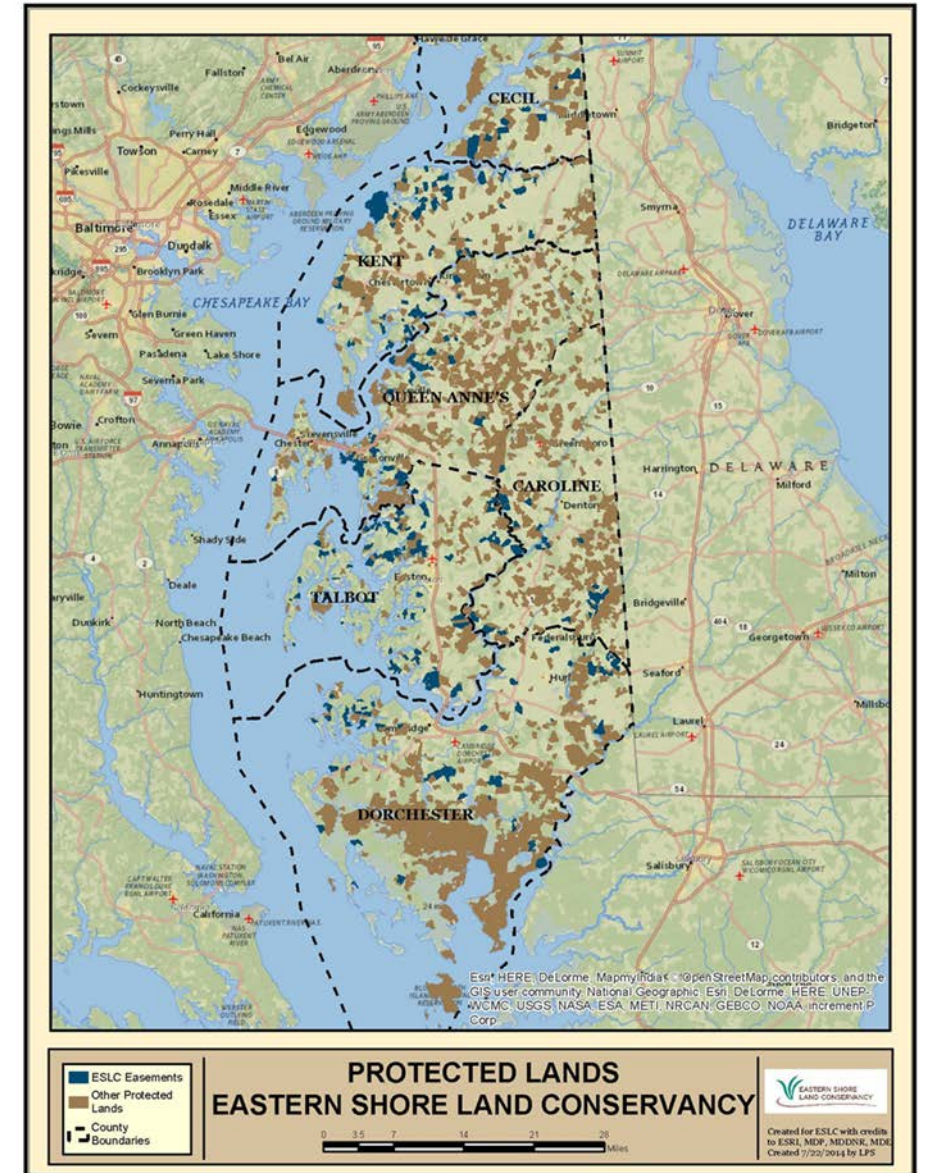
- LAND
  - Land Preservation
  - Land Management
  - Land Stewardship
  - Public Access

- TOWNS
  - Town Planning & Design
  - Adaptive Reuse

- PEOPLE
  - Coastal Resilience
  - Policy/Advocacy
  - Education (kids and all!)
  - Community Leadership

PROTECTED LANDS
EASTERN SHORE LAND CONSERVANCY

One look at the satellite picture of the East Coast tells the tale. Even today, the Peninsula is a refuge of quiet among the bright lights in one of the busiest corridors of the country.

Conservation and a Healthy Economy Go Hand-in-Hand on the Delmarva Peninsula

- 1.3 million acres of farmland holds 7,000 farms (including 5,500 family-owned farms), yielding $2.8 billion in farm products a year. This strong base of agriculture is a main reason that this region has successfully staved off overdevelopment

- The annual value of commercial fishing in the Chesapeake Bay alone is $300 million and the Delmarva Peninsula fishery leads the nation in total weight of catch.

- Delmarva's 1.7 million acres of wetlands, 450,000 acres of forests, and 3.2 million acres of grassland, pasture, and farm fields contribute over $15 billion in ecological benefits, supporting important regional industries that rely on fisheries and tourism.

- Boaters, hunters, anglers, cyclists, and other outdoor enthusiasts spend up to $3.9 billion per year on Delmarva, supporting 27,900 jobs.

Center for Towns

Center for Towns

- Launched in 2011, we focus on **creating strong, vibrant, well-defined towns.**
- What is a **"vibrant and well-defined"** town…
    - Centered by a lively downtown core - walkable mix of neighborhoods, businesses, and community gathering places;
    - A strong sense of place and commitment to a high quality of life;
    - People of all means are welcomed by a diversity of choice in mobility, opportunities for meaningful civic engagement, services, and housing; and,
    - A good steward of the environment, making choices that advance sustainability and coastal resilience

Eastern Shore Conservation Center

Eastern Shore Conservation Center

- An abandoned brownfield site revitalized into a mixed use campus, **a beautiful example of the revitalization potential to be found in Maryland's historic downtowns.**

- **A $7.6 million dollar project…**

  - Formerly the McCord Building, a thriving laundry business that served the region for 75 years and closed in 2009;

  - 50 jobs created in downtown Easton, preservation of 3 -100 year old historic buildings, and;

  - Catalyst for economic rejuvenation in a challenged area of downtown Easton
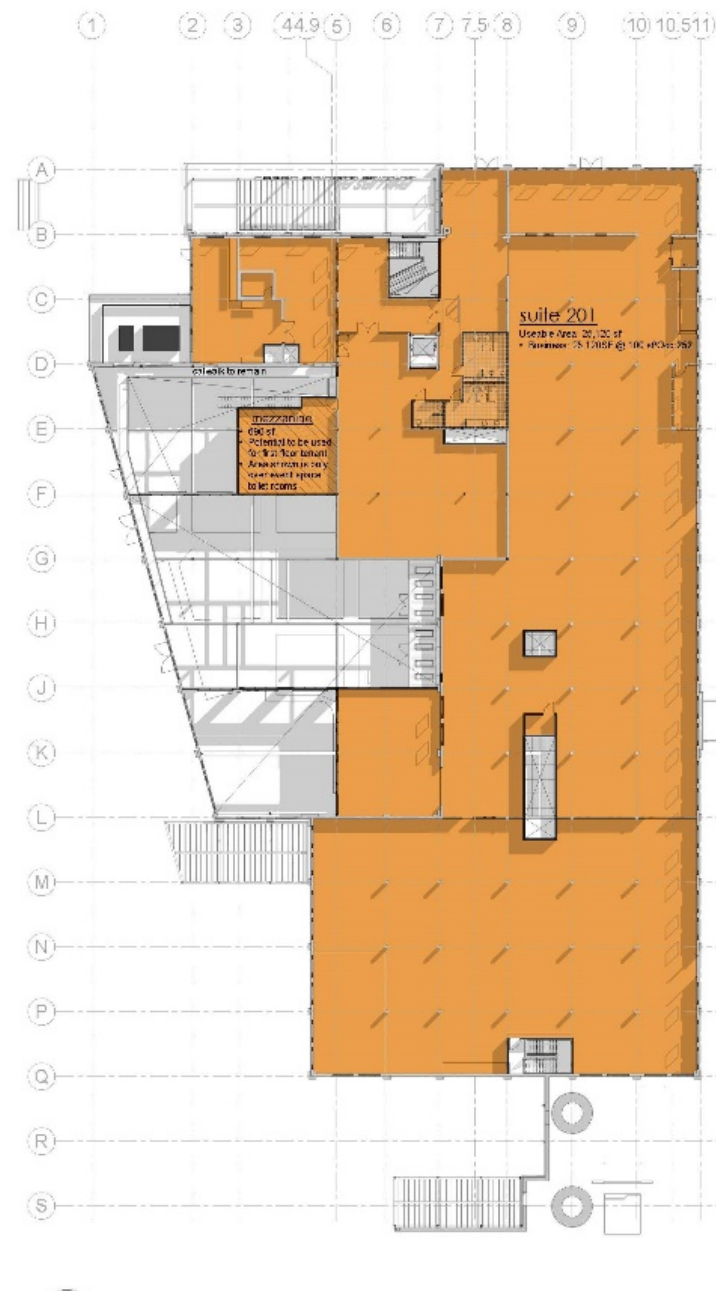
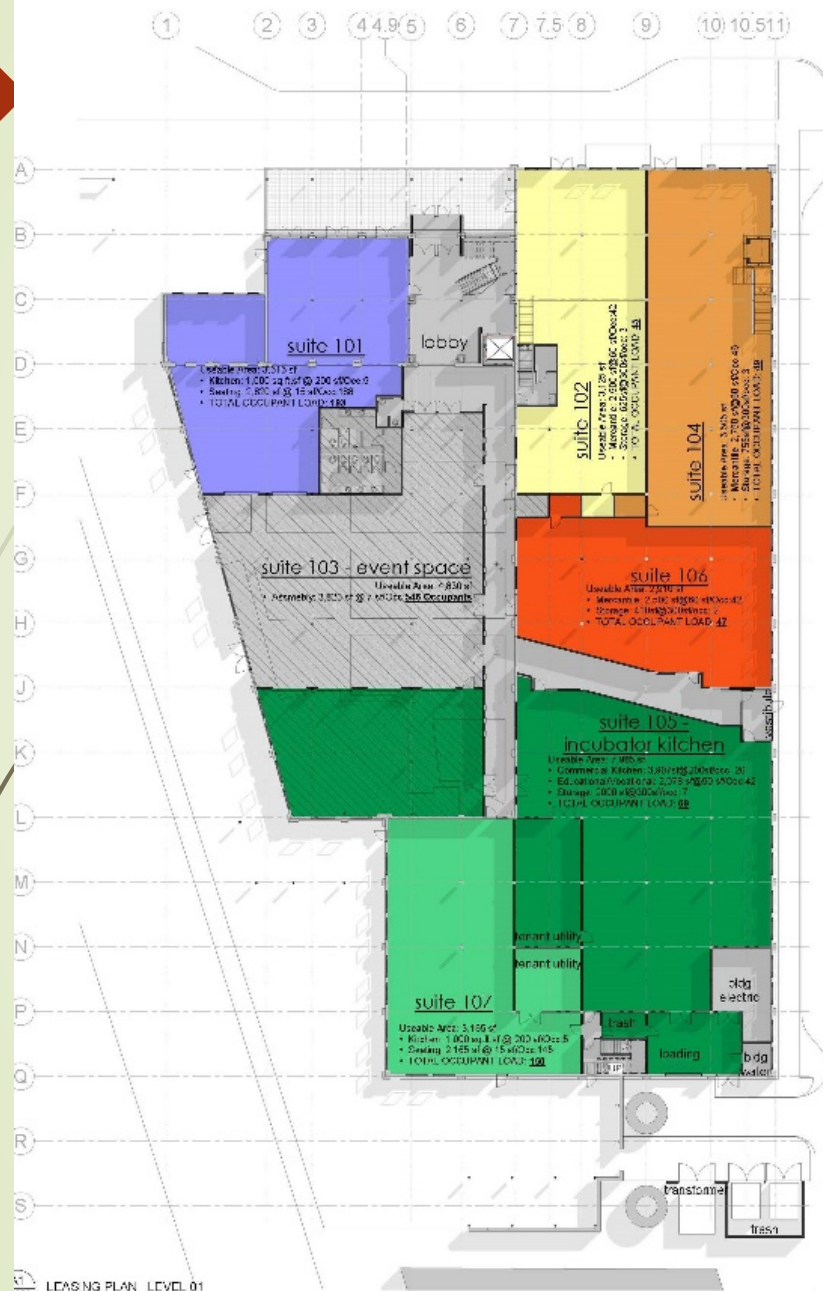# Initial Conditions

Current Conditions

Phillips Packing Company, Factory F

Atrium

LEVEL 01
USEABLE AREA: 29,035 SQ.FT.
GROSS AREA: 34, 015 SQ.FT.
EFFICIENCY FACTOR: 85.4%

LEVEL 02
USEABLE AREA: 25,120 SQ.FT.
GROSS AREA: 25,550 SQ.FT.
EFFICIENCY FACTOR: 98.3%

OVERALL BUILDING:
USEABLE AREA: 54,155 SQ.FT.
GROSS AREA: 59,565 SQ.FT.
EFFICIENCY FACTOR: 90.9%

Packing House Rendering

The Packing House

411 Dorchester Avenue
Cambridge, Maryland

ThePackingHouseCambridge.com

#WhatCambridgeMakes

https://www.razoo.com/story/Packinghouse

Future home of Cannery Park

Cannery Park: Master Concept Plan

CANNERY PARK

Cambridge, Maryland

ERNEST POUX
PARIS
CAEN
ST MERE EGLISE
ST LO

Reimagining Chesterfield

WEST PARCEL CONCEPTUAL FRAMEWORK PLAN

LEGEND

- DESIGNATED COMMUNITY GREEN SPACE
- RESOURCE CONSERVATION
- RESIDENTIAL USE IN TND PATTERNS
- POTENTIAL TRAIL CONNECTION
- ADJUSTED 8' TOWN PATH PER CAC

CHESTERFIELD | QUEEN ANNE'S COUNTY
CENTREVILLE
MARYLAND

0   100'   200'   400'   NORTH

JAKUBIAK
TOWN · CITY PLANNING

emfesis
Landscape Architecture
Planning | Urban Design
www.emfesis.com

Date: 01 December 2016
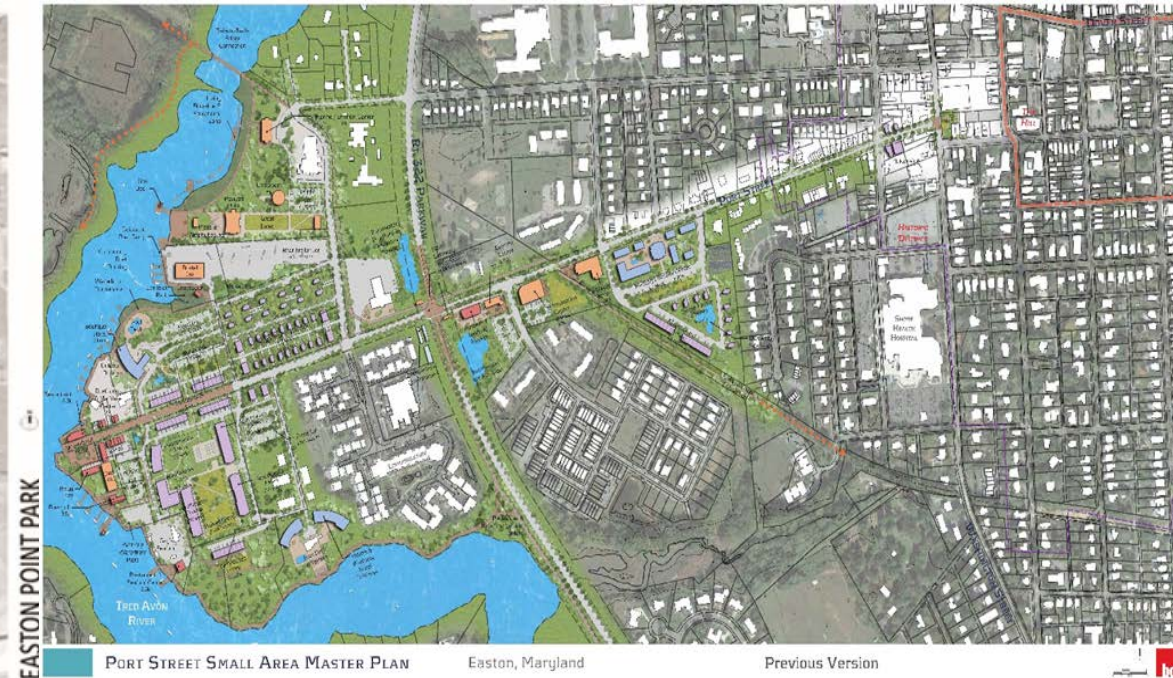
Easton Point Park/Port Street Master Plan

- **Location:** 11-acre brownfield site in Easton, includes water access

- **Role:** ESLC led a series of community charrettes to guide visioning and design of a new park; Open space for walking, biking, water access, community gatherings, & a music venue are included in park's schematic design (2012).

- **Result:** Easton leaders resolved to create park and are now focusing on connectivity, including plans for extending the rails-to-trail network that would connect the park to town core & surrounding homes. Easton conducting full Port Street charrette to knit together several small area plans and Park concept.

PORT STREET SMALL AREA MASTER PLAN   Easton, Maryland   Previous Version

Land. Towns. People.

EASTERN SHORE LAND CONSERVANCY

Towards a Smart Growth 2.0

Gerrit Knaap

National Center for Smart Growth

1997 Smart Growth Legislative Package

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

INCENTIVES, NOT REGULATIONS!

Land Use and Growth Management in Maryland

1935 – State Planning Commission

1969 - Program Open Space

1974 - State Development Plan

1977 - Maryland Agriculture Land

Foundation

1983 – Chesapeake Bay Agreement

1984 – Critical Areas Program

1992 – Economic Growth, Resource

Protection and Planning Act

1997 – Forest Conservation Act

1997 – Smart Growth Initiative

2001 – Office of Smart Growth

2006 - House Bill 1141 and House
Bill 2

2009 – Smart and Sustainable
Growth Act

2010 – Sustainable Communities Act

2012 – Sustainable Growth and
Agriculture
Preservation Act

2013 - Sustainable Communities Tax
Increment Finance
Designation and
Financing Law

SMART GROWTH @ 2.0

NCSG

Structure of Planning in Maryland

- 24 Counties
- 157 Cities
- 6 MPOs
- Maryland Department of Planning
- Office of Smart Growth
- Smart Growth Subcabinet
- Sustainable Growth Commission

The Planning Process in Maryland

- The State authorize local governments to plan and zone
- State and local plans must address planning visions
- State and local governments plan
- The Maryland Department of Planning provides technical assistance
- State agencies review and comment on local plans
- State and local governments implement their plans

1992 Economic Growth, Resource Protection, and Planning Act

- Seven Visions, before "Smart Growth":
  - Development is concentrated in suitable areas.
  - Sensitive areas are protected.
  - In rural areas, growth is directed to existing population centers and resource areas are protected.
  - Stewardship of the Chesapeake Bay and the land is a universal ethic.
  - Conservation of resources, including a reduction in resource consumption, is practiced.
  - To assure the achievement of items (1) through (5) of this section, economic growth is encouraged and regulatory mechanisms are streamlined.
  - Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur.
  - Funding mechanisms are addressed to achieve these Visions.

2009 – Twelve Planning Visions

1. Quality of life and sustainability
2. Public Participation
3. Growth Areas
4. Community Design
5. Infrastructure
6. Transportation

7. Housing
8. Economic Development
9. Environmental Protection
10. Resource Conservation
11. Stewardship
12. Implementation

2009 – Twelve Planning Visions-what's missing?

1. Quality of life and sustainability
2. Public Participation
3. Growth Areas
4. Community Design
5. Infrastructure
6. Transportation
7. Housing
8. Economic Development
9. Environmental Protection
10. Resource Conservation
11. Stewardship
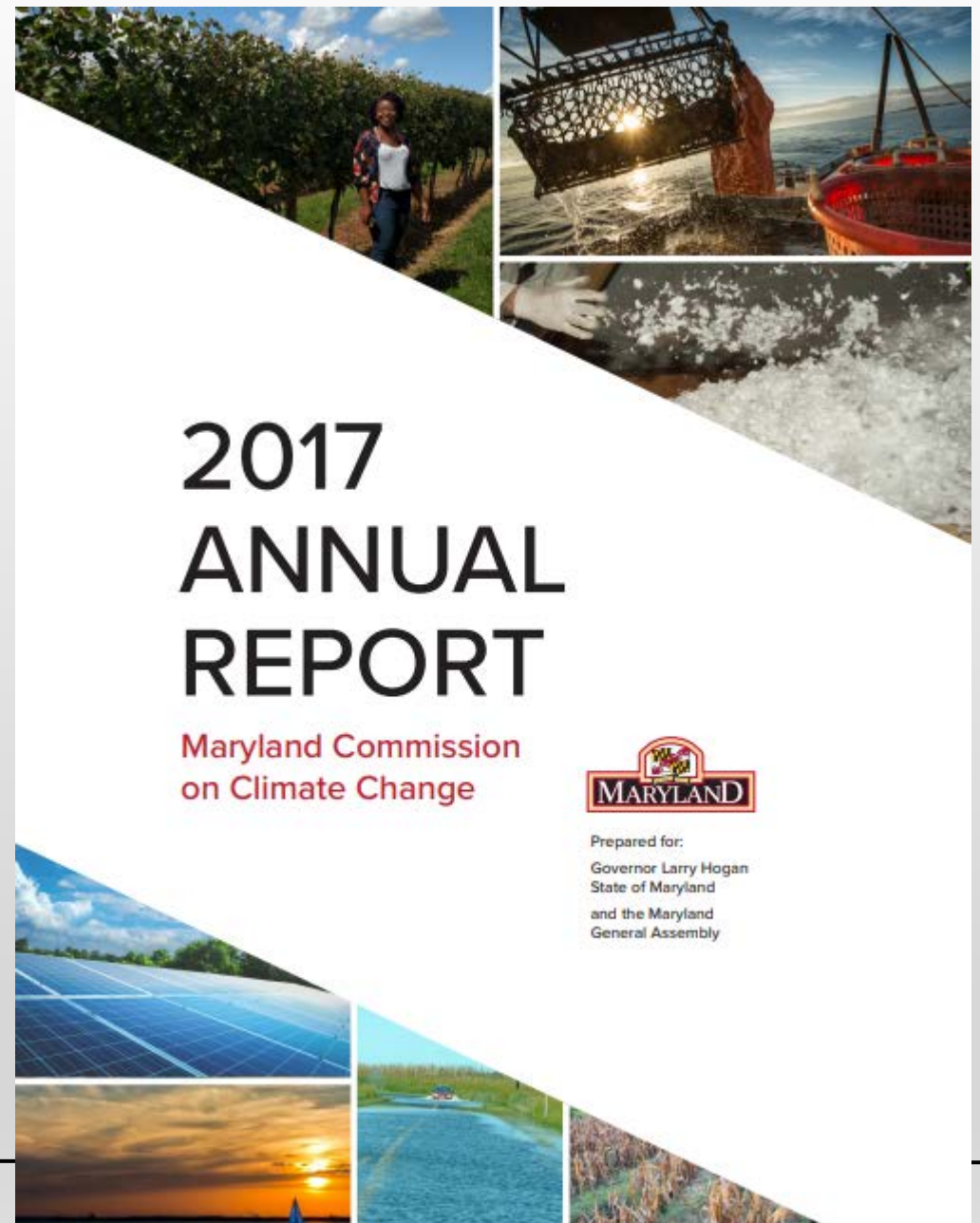12. Implementation

Climate change

Renewable energy

Public health

Economic opportunity and social equity

Human capital

Smart Cities

Climate Change

- Maryland Commission on Climate Change
- 2009 Greenhouse gas emission reduction act
- 2012 Maryland's plan to reduce greenhouse gas emissions
- Renewal of 2012 plan in 2015
  - MCCC codified by general assembly
  - Economic and equity considerations required
  - 40% reduction in GHG by 2040

2017 ANNUAL REPORT

Maryland Commission on Climate Change

Prepared for:
Governor Larry Hogan
State of Maryland
and the Maryland
General Assembly

Renewable Energy

- Renewable Portfolio Standard
- 25% of retail electricity by 2020
- Solar
- Offshore wind
- EmPOWER Maryland
  - Reduction in consumption
- EV tax credits and infrastructure

Public Health

- University of Maryland School of Public Health, Center for Health Equity Workgroup on Health in All Policies

- Recommendations to inform laws and policies that will promote health equity – in areas such as education, public safety, housing, employment, and more

HEALTH IN ALL POLICIES

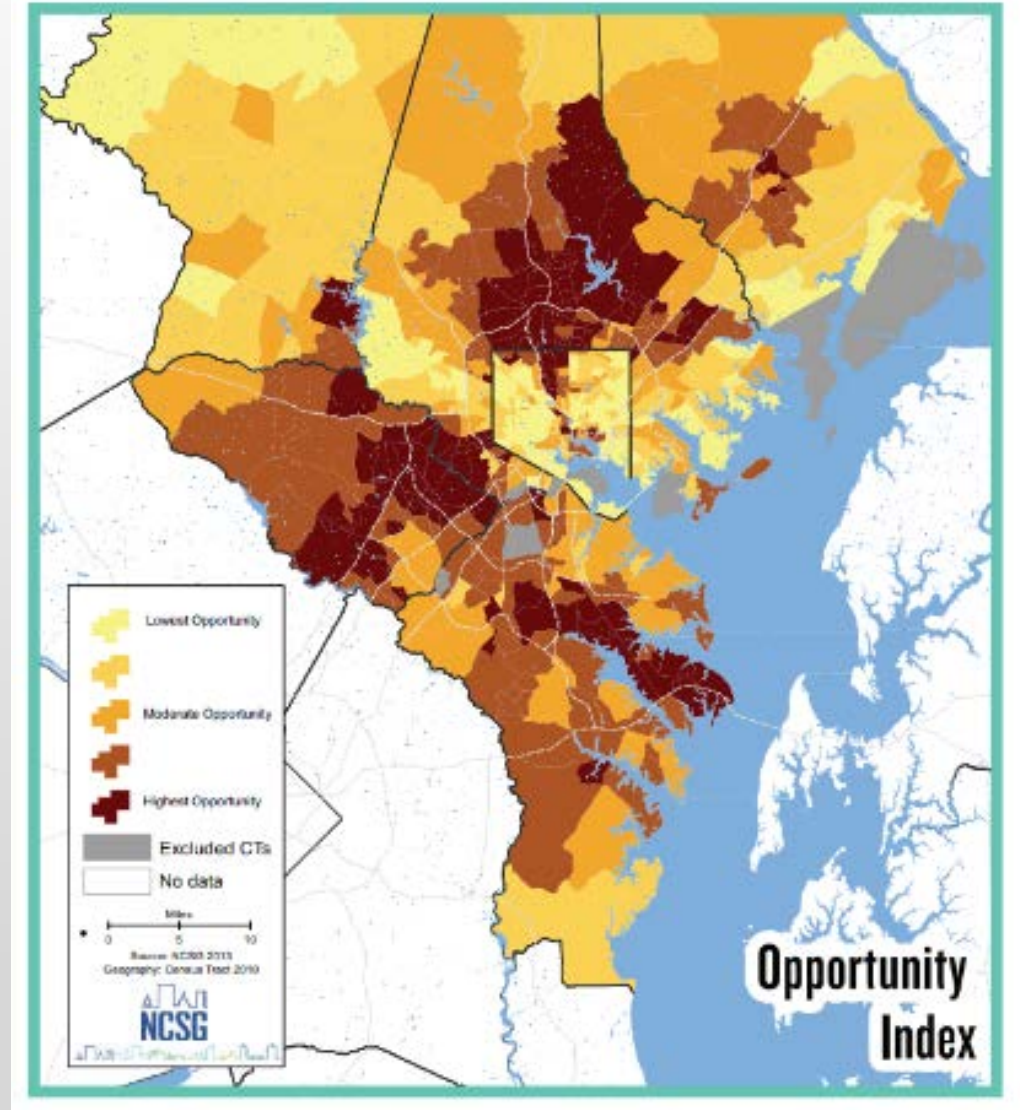A Guide for State and Local Governments

Social Equity

- Access to opportunity

- Economic mobility

Human Capital

- Governor's workforce development board
- Maryland Workforce Innovation and Opportunity Act – State Plan
- Manufacturing tax credits
- Workforce development scholarships
- Baltimore 21st century schools

Smart Cities

- National Science Foundation Smart and Connected Communities Program (S&CC)

- Studying the use of smart cities technologies to improve residents' lives

Draft New Visions—Planning Values

- Quality of Life and Sustainability
  - A high quality of life for all Maryland residents can be achieved through universal stewardship of the land, water, and air, resulting in sustainable, equitable options in communities and a protected environment

- Public Participation
  - Stakeholders are active partners in the planning and implementation of community initiatives, and are sensitive to their responsibilities in advancing community goals.

- Stewardship
  - Government, businesses, and residents are responsible for the creating sustainable communities by collaborating to balance growth with resource protection.

- Implementation
  - Strategies, policies, programs and funding for growth and conservation are integrated across the local, regional state and interstate levels.

Draft New Visions

- Concentrate Population Growth
  - Direct growth to existing and planned population centers.

- Maintain and Design Diverse Communities
  - Design compact, mixed-use, walkable communities to enhance sense of place and preserve local culture,

- Provide Efficient Infrastructure
  - Provide water, energy, and information infrastructure at the appropriate time, place and form in ways that complement private development, strengthen communities, and minimize environmental impacts.

- Balance Competing Transportation Needs
  - Maintain and construct a multimodal transportation system facilitates the safe, reliable, convenient, affordable and efficient movement of people, goods, and services between population and business centers, while accommodating new modes of transportation with an understanding of their larger social and environmental impacts.

Draft New Visions

- Provide Access to Opportunity through Housing
  - Provide a range of housing densities, types and sizes across all Maryland communities to enhance residential options and provide access to opportunity for residents of all ages and incomes.
- Build a 21st Century Economy
  - Build a prosperous economy in which Maryland businesses can compete in a global market place, small business entrepreneurship is common and encouraged, and workers receive livable incomes and wages.
- Protect Maryland's Environment and Ecosystem Services
  - Carefully manage land and water resources, including the Chesapeake, watersheds, coastal bays and critical areas to restore and maintain healthy air and water, natural systems, and living resources; further, preserve Maryland's inherent environmental diversity and valuable productive resources through stewardship and conservation of forests, farmland, and open space.
- Preference Clean and Renewable Energy (NEW)
  - Support the development and use of clean and renewable energy to advance the transition to clean and renewable fuels in electricity generation, building heating and cooling, and transportation.

SMART GROWTH @ 2.0

NCSG

New Draft Visions

- Mitigate the Impacts of Climate Change (NEW)
  - Plan for resiliency in the face of climate change, by addressing causes and consequences through climate change mitigation and adaptation.

- Wisely Adopt New Technologies (NEW)
  - Support the adoption of technologies that enhance the efficiency of public services, increase public safety, facilitate mobility, and facilitate connectivity after careful consideration of their broader impacts.

- Promote Public Health (NEW)
  - Assure access to healthy food, environmental justice, access to public health amenities such as parks and trails, safe places for children to play outdoors, and access to healthcare through public transportation.

- Human Capital and Development (NEW)
  - Ensure that Maryland residents of all races, abilities, race and ethnicities, incomes, and length of residencies, have access to education and training for a variety of jobs.

SMART GROWTH @ 20

NCSG

Plan Revision Strategy

- Conduct focus group exercises
- Raise awareness- Smartgrowth@20
- Assemble critical interest groups
- Reach consensus on new visions
- Introduce legislation in 2019 general assembly

Stay Tuned