

PlanMaryland Revised Draft – September 2011

Highlights

Why A State Development Plan?

By 2035:

- 1,000,000 new residents
- 500,000 new homes
- 600,000 new jobs

Where will people live, work and play and how will they get around?

How will we keep our existing and planned communities healthy and vibrant while sustaining our natural, historical, and cultural resources for future generations AND maintain a high quality of life?

Land Use Trends

- Rate of development outpaced population growth between 1973 and 2010 - developed lands increased by 154% while the population grew by only 39%.
- Large-lot development dominates the landscape - more than 50% of all our developed land holds only 15% of the houses in the State
- More than 1 million acres of agriculture and forest lands have been converted to development since 1973.

Land Use Projections

- From 2010 to 2035, there will be an additional 400,000 acres of forests and farms converted to development if we do nothing different
- If we follow a smarter growth pattern, there would be about 100,000 acres converted to development, saving us 300,000 acres

What PlanMaryland Does

- Informs choices for the future
- Provides a smart growth strategy for Maryland that protects our Bays and keeps our communities vibrant
- Enhances long-term economic development and job creation
- Leads to more efficient use of tax dollars for infrastructure, other public services, and programs
- Provides a structure to coordinate State agencies with local governments
- Helps to implement the 12 Planning Visions adopted by the General Assembly in 2009

PlanMaryland Framework

- Process to guide state agencies – Implementation Strategies
- Process to establish clearly defined places – Designated Places
- Align/focus State capital and noncapital plans, programs, and procedures
- Align state and local places and local implementing mechanisms with local plans

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Key points about the Plan

- Policy & process plan
- Staged process
- Ongoing stakeholder Involvement

How PlanMaryland Works

Improves coordination and requires collaboration:

- Among State agencies
- Between State and Local Governments
- Collaborative Process to:
 - Formulate criteria for Designated Places
 - Identify areas for growth and preservation
 - Target state assistance to growth and preservation areas
 - Help implement local comprehensive plans

Three Plan Themes of Goals

- Growth
- Preservation
- Sustainability

GrowthPrint, GreenPrint and AgPrint

- Mapping tools to assist local governments and the State in identifying growth and preservation areas
- They are not state designated areas

PlanMaryland can save money and help the environment

Over the next 20 years, potential savings of:

- \$29 billion in new road construction and associated new road maintenance costs
- \$406 million in water/sewer and school construction costs
- 2.2 Million lbs/yr nitrogen loads water and wastewater

Example: Low Density vs. Smart Growth Development Comparison

	Low Density Development	Compact Development
Site Area	790 acres	790 acres
Number of Detached DUs	215 DUs	2130 DUs
Average Lot Size	2 ½ acres	¼ acre
Assessed value per acre	\$152,666	\$730,125
Total Assessed value	\$120,606,520	\$576,798,560
Units on Septic Systems	215 DUs	0 DUs
Nitrogen loading	22.82 lbs/hh/yr	2.51 lbs/hh/yr

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PlanMaryland Benchmarks

- Grow
 - Focus 90% of new development in PFAs/GrowthPrint areas
- Protect
 - Preserve 300,000 acres of forest and farmland

What PlanMaryland will NOT do

- Be a substitute for local comprehensive plans
- Be a top-down approach that forces compliance
- Be a silver bullet to solve all problems
- Be a “one size fits all” approach to state planning
- Be a mandate to spend more money

Public Involvement

- 29 formal public outreach meetings
- Over 100 stakeholder meetings
- Met with more than 3,000 people in the last 3 years
- 10,000 visits to PlanMaryland website
- Hundreds of comments received on draft Plan

Completion Process - How PlanMaryland will be completed and updated

- Completion of the 120 day comment period on the April 2011 Draft Plan ended on September 1, 2011
- Revised Draft PlanMaryland issued on September 9, 2011
- Additional 60 day comment period on September Revised Draft, through November 9, 2011
- Plan to be provided by the Secretary of Planning to the Governor
- Plan will be updated as needed

Legal Authority

- PlanMaryland is not a substitute for local comprehensive plans.
- It will not and cannot take away local planning and zoning authority.
- It is a policy plan that works within existing statutory authority and does not create new laws or regulations.
- PlanMaryland does not supplant existing laws and regulations that State agencies must follow.
- Through the implementation of PlanMaryland, if State agencies identify the need to amend laws or regulations to more effectively achieve the desired public outcomes, those laws and regulations will be subject to the legislative process under the General Assembly.
- The Plan serves as a management and planning tool to improve the efficient use of State resources and better coordinate those resources with local government resources and decision-making.

Highlights

What PlanMaryland is and isn't

What PlanMaryland Is

It's a plan to:

- Improve the way in which state agencies and local governments work together to accomplish common goals and objectives for growth, development and preservation.
- Help accommodate a projected 1 million additional residents, 500,000 new households and 600,000 new jobs by the year 2035 without sacrificing our agricultural and natural resources.
- Stimulate economic development and revitalization in towns, cities and other existing communities that have facilities to support growth.
- Save 300,000+ acres of farmland and forest over the next 25 years.
- Save Maryland an estimated \$1.5 billion a year in infrastructure costs during the next 20 years through a smart-growth approach to land use.
- Address the rapid pace of land consumption, which since 1970 has escalated at double the rate of housing growth and triple the rate of population increase.

What PlanMaryland Is Not

It's not a:

- Substitute for local comprehensive plans nor will it take away local planning and zoning authority.
- Top-down approach to force compliance with a statewide land-use plan.
- Silver bullet that will solve all of our problems, but it is a strategic plan to address issues such as community disinvestment, sprawl development and inefficient use of existing resources.
- "One size fits all" approach. PlanMaryland recognizes that different areas of the state have different characteristics, problems, issues and opportunities.
- Mandate to spend more. On the contrary, if PlanMaryland helps local governments implement their existing comprehensive plans, it will save money by avoiding expenditures for unnecessary infrastructure and other costs.
- It's the beginning of a collaborative process between the State and local governments to address critical issues of environmental and fiscal sustainability.