

Maryland Department of Planning  
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**Preserving Our Past and  
Planning Our Future**



Maryland Department of Planning  
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*Preserving Our Past and  
Planning Our Future*

## State of Maryland

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor

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*Preserving Our Past and Planning Our Future*, Maryland Department of Planning  
2007 Annual Report

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*Cover background and title page photo: 'Roddy Road Covered Bridge' c. 1860 in Frederick County is Number F-6-6 in the Maryland Historical Trust's Inventory of Historical Properties. Photo taken by Mark Praetorius on November 10, 2007.*

# M e s s a g e   f r o m   t h e   G o v e r n o r

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As our state continues to grow and prosper, we Marylanders are increasingly aware that the quality of life we enjoy and the environment we so cherish are at risk. Challenges like traffic congestion, declining air quality, pollution in the waters of our beloved Chesapeake Bay, and the loss of valuable open space are all products of development patterns that encourage urban sprawl. As Marylanders, we know we must grow differently. We demand the kind of growth that makes communities stronger and more vibrant. We demand growth that provides choices in housing and transportation. We demand growth

that provides economic prosperity to all Marylanders while protecting our cultural and natural resources.

Smart Growth offers that promise. I have charged the Maryland Department of Planning with restoring Maryland's leadership in Smart Growth. Smart Growth is well-planned development providing a wide range of choices, guided by sound principles, laws, and practices that foster sustainability and enhance our quality of life. We have re-established a robust Smart Growth Sub-Cabinet and re-energized the Office of Smart Growth so far under my Administration. We have also initiated BayStat to monitor, evaluate and improve the way that state programs contribute to the health of the Chesapeake Bay and Maryland as a whole.

We are taking hold of our destiny but have farther to go in order to attain this sustainable future. Maryland is at a critical juncture. State and local governments, community groups, and citizens are working together to shape our communities and ensure that we realize our vision for Maryland's future. Thanks to the Maryland Department of Planning, we are moving in the right direction.

A handwritten signature in black ink, which appears to read "Martin O'Malley". The signature is fluid and cursive, with a large, stylized initial "M".

Martin O'Malley  
*Governor*

# Message from the Secretary

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I am pleased to present this 2007 annual report for the Maryland Department of Planning (MDP). We are on the front lines of establishing a sustainable future for Maryland, which is one of the core visions Governor O'Malley has for the State. To realize this future, we must implement effective practices and policies that concentrate growth and protect our environment.

MDP is forging solutions for the growth and preservation of our State by working with our sister State agencies, our local government partners and other stakeholders concerned with sound land use policy. By providing critical assistance in the form of high-quality research, data, mapping and technical assistance to local governments, State agencies and the private sector, we help to stimulate sound land use decision-making and development strategies. MDP is also making the land use decision process more transparent by putting MDP's comments on local government comprehensive plans on-line along with the local comprehensive plans.

Planning legislation enacted in the 2006 Session of the General Assembly added important new requirements for local government comprehensive plans such as the water resources element, the municipal growth element and the priority preservation element. These changes to the planning law highlight that planning is fundamental to smart growth. MDP has a significant role in providing technical assistance and review of these new elements. We are proactive in assisting local governments concerning these new planning elements by hosting workshops and providing technical guidance. We will continue to work with local governments as they craft these elements that will guide how they grow and make use of resources.

As Secretary, I believe that the challenge of growing sustainable, vibrant communities while preserving our treasured agricultural, recreational and water resources presents an opportunity for Maryland. It is a worthy endeavor and one in which solutions can and must be found. The Maryland Department of Planning is uniquely positioned to spark smart growth from the State House to Main Street.

A handwritten signature in black ink that reads "Richard E. Hall". The signature is written in a cursive, flowing style.

Richard Eberhart Hall  
*Secretary*

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***Sprawl... Sustainable Communities...  
Pollution... Traffic Congestion... Protecting the  
Environment... Drinking Water... Drought...  
Livable Communities... BRAC... Smart  
Growth... Planning***

These issues are competing for attention in Maryland.

Sound planning is vital to retaining the standard of living and the quality of Maryland life that we, as citizens, desire. From creating vibrant communities to safeguarding our precious natural and historical resources, planning is about people and for people. It is about making choices now to preserve this land of pleasant living for our future and the future of our children.

The mission of the Maryland Department of Planning (MDP) is to promote “growth that fosters vibrant, livable communities, preserves and protects the environment, and makes efficient use of State resources.” Everything that we do is guided by these principles of Smart Growth.

This publication reports MDP’s achievements toward fulfilling our mission and supporting the three goals of Governor O’Malley’s administration, especially “to expand opportunities in every part of our state to more of our people, including future generations.”

We actively work with local governments, non-profit organizations and others to ensure consistency with the State’s smart growth, resource preservation and growth management laws.

MDP collects and analyzes data about growth and the environment. We provide technical and practical planning assistance to local planning and zoning entities. The statewide review of development and financial assistance projects by government agencies is coordinated through the State Clearinghouse, a part of the Department. Information on Maryland’s population, housing and socioeconomic trends is consolidated, analyzed and shared through our State Data Center. The state’s 2.2 million properties are mapped in our geographic information system (GIS) to support smarter planning and smart growth.

Our mission includes the programs of the Maryland Historical Trust (MHT) – the State historic preservation office – which is dedicated to the identification, evaluation, protection, and interpretation of the State’s historic sites, cultural landscapes, archeological resources and community traditions.

Under MHT’s programs, MDP reviews the impact of State and federal undertakings on historic properties and assists with the rehabilitation of properties through grant and tax credit programs. Historic preservation easements are held on almost 9,000 acres and we conserve and care for over seven million artifacts. We provide financial and technical support for historical museums and heritage areas and actively work with local governments, non-profit organizations and other partners to ensure preservation of our past as we plan for our future.



MDP went right to work in January 2007 by reviewing the report of the Planning and Smart Growth Transition Workgroup of the O’Malley – Brown Transition Team. This report, entitled “Making Maryland the National Leader in Planning and Smart Growth,” outlined 57 recommendations for the revitalization of Maryland’s smart growth initiative. Department staff carefully considered each of the report’s recommendations and drafted a summary plan to implement the recommendations into our work program.

These recommendations invigorate our Office of Smart Growth (OSG) with new direction and renewed energy. A major focus of the OSG is achieving smarter and more sustainable growth through improved coordination, enhanced regulation, new resources, expanded outreach and strengthened accountability.

The decisions of the U. S. Department of Defense regarding Base Realignment and Closure (BRAC) grabbed many headlines in Maryland. As a result of the shifting of 15,000 direct jobs to Maryland's military bases (specifically Aberdeen Proving Ground, Andrews Air Force Base, National Naval Medical Center and Fort George G. Meade), we researched and prepared a comprehensive, 136-page report on the impacts of the expected in-migration of new residents.

Over 25,000 new households are projected for the eight-jurisdiction BRAC region. The General Assembly created the BRAC Sub-cabinet chaired by Lt. Governor Anthony G. Brown to identify priorities for accommodating this dramatic influx of new working families. As a member of this policy group, we take an active role in the Maryland BRAC dialogue and implementation process. We convened a special session of the local government planning directors and BRAC coordinators in order to discuss the regional implications of BRAC and planning for its impact.

The 2006 legislative session brought about the most sweeping changes to planning law in over a decade. House Bill 1141 introduced new requirements for local government comprehensive plans. This legislation requires counties to include a water resources element in their comprehensive plan, and calls for incorporated places to include a municipal growth element in theirs.

House Bill 2, which also became law in that session, introduced an optional priority preservation areas element for county comprehensive plans. This element is specified only for counties seeking certification of their land preservation programs.

MDP provides technical planning assistance to local governments for these and other planning statutes through our Local Planning Assistance staff. As part

of that effort, we issued two new publications in the *Models and Guidelines* series. *Models and Guidelines #25, Writing the Municipal Growth Element to the Comprehensive Plan*, and *Models and Guidelines #26, The Water Resources Element: Planning for Water Supply and Wastewater and Stormwater Management*. These publications were released in June to provide detailed guidance in satisfying the requirements of HB 1141. MDP, in partnership with the Maryland Departments of the Environment and Natural Resources, hosted six Water Resources Element workshops throughout the state to provide practical assistance on the water resources element.

One of the State's most popular smart growth incentive programs – the Heritage Structure Rehabilitation Tax Credit – continued to have a significant impact on Maryland's historic areas in 2007. In all, 74 commercial projects were awarded approximately \$24 million in available tax credits. Private investment leveraged by these projects will amount to more than \$98 million. This will reinforce and, in some cases, precipitate revitalization efforts in existing communities across the state.

MDP unveiled a new Internet portal that provides access to local government comprehensive plan drafts and MDP's comments on those plans. This website is a direct response to Governor O'Malley's initiative to provide Marylanders open access to the workings of State government and the public process.

Providing access to these plans, also known as master plans or master development plans, makes a somewhat complicated and often closed process more open to the general public. This site explains what comprehensive plans are, how they are adopted, their importance to smart growth and the role of the State in the process. The address for this site is [www.mdp.state.md.us/welcome.htm](http://www.mdp.state.md.us/welcome.htm).

Public awareness of smart growth has increased in 2007. People are much more aware of development issues. Awareness is promoted via the comprehensive planning process. This is the primary medium by which

Maryland citizens can participate in forming a vision and plan for how their communities should grow.

The resulting comprehensive plan is a blueprint of the future designed by the people and for the people. We continue to support the comprehensive planning process, which has a long and proven history in Maryland for giving citizens a voice in the outlook of their communities.

MDP initiated the practice of convening semi-annual meetings of statewide county and municipal government planning officials. The purpose of these meetings is to bring together all Maryland county and municipal planning directors.

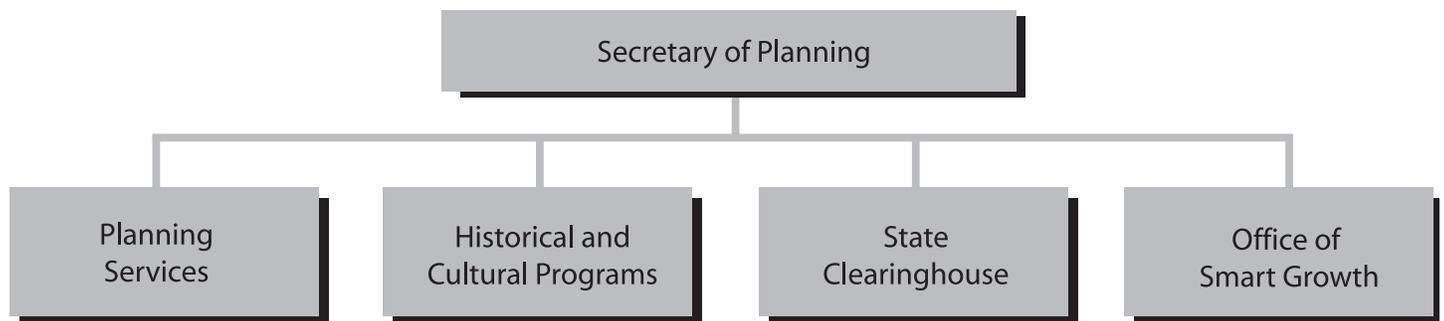
Two meetings were held this year. Having the State's leading planners in one room has helped to re-establish the smart growth discussion, to exchange ideas on local planning and growth issues and to develop the information flow with ongoing relationships that will move the State forward.

Solid planning laws and practices protect communities and natural resources. They promote economic

development and citizen participation. Without them, development projects would damage streams, shorelines, woods and wetlands. Unrestrained projects would harm wildlife and burden local roads with increased traffic congestion. Public health would be damaged by straining public water and sewer service or overloading first responders such as police, firefighters and emergency medical service providers.

Our goal is to create desirable, livable and sustainable communities. We promote public sector actions and private sector initiatives towards that end. Each Maryland community has its own unique challenges, so we employ a wide variety of planning tools and Smart Growth approaches to accomplish this goal.

In the upcoming year, the Maryland Department of Planning remains committed to help localities identify development and population growth options that fit local circumstances and local visions. We feel it is the smart way to create One Maryland, retaining the standard of living and quality of life that we, as citizens, desire.



## Smart Growth in Maryland

For decades, Marylanders have accepted urban sprawl and its consequences as the cost of progress. The prevailing development model over the past 60 years has promoted large lot suburban subdivisions and strip shopping centers and has become unsustainable. In the late 1990s Marylanders began to understand that the State can achieve balanced growth and a vibrant



economy while protecting its dwindling natural resources and open spaces. This understanding, combined with the State’s foundation of proactive land use and leadership in growth management (see timeline below), became a nationally renowned movement called “smart growth.”

Smart growth is well-planned development, guided by sound principles, laws and practices that spur economic growth and enhance quality of life while protecting the environment and minimizing infrastructure costs and household expenses. Smart growth has four straightforward goals:

- To strengthen existing communities by targeting resources to support development where infrastructure exists;
- To save our most valuable natural resources before they are forever lost;
- To save taxpayers from the high cost of building infrastructure to serve development that has spread far from our traditional population centers; and
- To provide Marylanders with a high quality of life, whether they choose to live in a rural community, suburb, small town, or city.

Maryland has a longstanding reputation as a national leader in land use policy and planning. So it was no surprise when Maryland came to the forefront with its smart growth legislation. In 1997, the Maryland General Assembly passed five pieces of legislation which collectively provided the framework for Maryland’s smart growth initiative.

The centerpiece of Maryland’s smart growth initiative is the **Smart Growth Areas Act**, also known as the Priority Funding Areas Act. This legislation created Priority Funding Areas, or PFAs, which are existing communities and places where local governments want to focus

Maryland General Assembly creates the State Planning Commission (first in the nation)

Staff from the Planning Commission organized into State Planning Department

State Planning Department becomes cabinet-level agency renamed Maryland Department of State Planning

State Growth Commission created

Futures Conference held commemorating the 50th Anniversary of the State Planning Commission

Maryland Department of Planning issues special report “Land Use or Abuse?”

1933

1959

1969

1973

1983

1985

State investment to support future growth. The law directs State spending for infrastructure and growth-related funding into PFAs in order to capitalize on the effect these expenditures have on economic growth and development.

The 1997 General Assembly created four other smart growth programs.

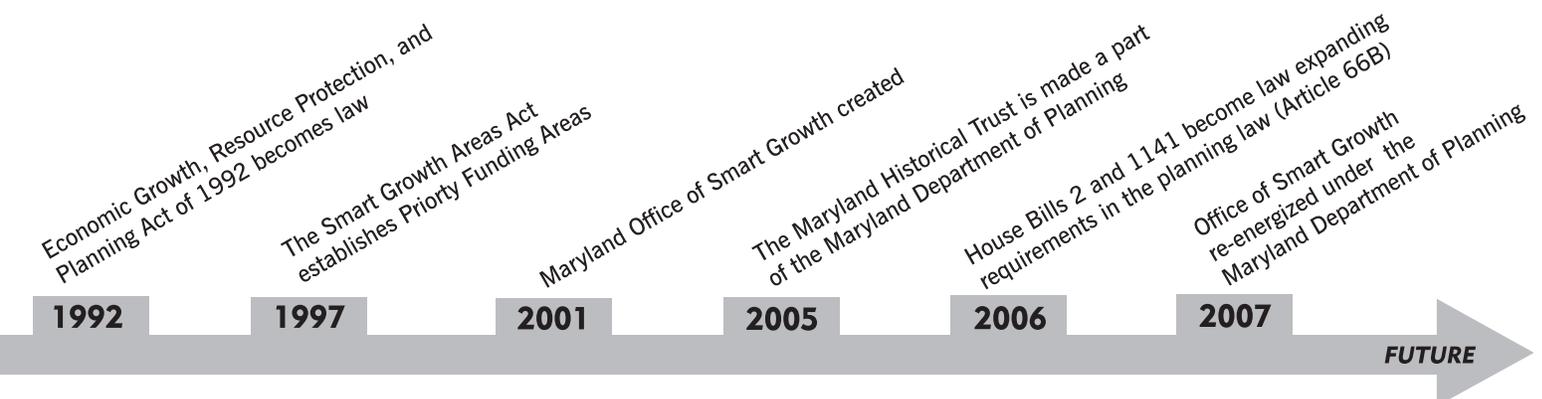
- The **Brownfields Revitalization Incentive Program** provides economic incentives to clean up previously contaminated industrial or commercial sites.
- **Live Near Your Work** provides a package of incentives, support services and partnerships with local governments, financial institutions and private employers to encourage employees to buy homes near their place of employment.
- The **Job Creation Tax Credits** program encourages small business development and job growth in areas accessible to available labor pools and encourages more efficient use of the State's existing infrastructure.
- The **Rural Legacy Program awards grants** to protect targeted rural resource areas from sprawl through the purchase of easements and developments rights in designated Rural Legacy Areas.

In all, Maryland manages over 80 programs that help to further smart growth. Many programs were established prior to 1997 and were either already consistent with the smart growth philosophy or were redirected to be more supportive of it.

As can be seen in the timeline at the bottom of this page, the 1997 smart growth initiative is only one part in the continuum of Maryland's growth policy development. However, it was a turning point in the State's refusal to fund wasteful sprawl development. In 2006, key legislation was passed (House Bills 1141 and 2) that significantly advances the way that comprehensive plans, annexations and land preservation programs relate to land use.

### Residential Development Trends in Maryland

With the passage of the 1997 Smart Growth Areas Act, tracking development trends in Maryland has become extremely important. The Maryland Department of Planning updates and maintains a database of improved residential parcels in the state by Priority Funding Area since 1990. MDP and local jurisdictions can use the database to determine whether growth is being directed to Priority Funding Areas, as intended, or to lands largely dedicated to agricultural preservation and resource conservation. There is a vast disparity in the amount of land consumed per unit inside and outside of PFAs. Between 1990 and 2005, 25.6% of all single-family residential units were built outside PFAs, yet these units consumed 74.9% of all land used for single-family residential activity. Conversely, although single-family units built inside PFAs constituted almost three quarters of the total built, they consumed less than one quarter of all the developed land. (See graph on page 6)



Between 1990 and 2006 Maryland's population increased by 816,000 persons while the total number of housing units (both single and multi-family units) increased by 451,200, or 1 unit for every 1.84 persons. New residential housing development consumed 279,300 acres of land (not including roads and surface parking associated with multi-unit housing), or 342.3 acres for every 1,000 person increase in population.

If lots outside the PFAs were the same size as lots inside PFAs, the benefits for smart growth would be tremendous. However, the average lot size outside of PFAs is over nine times as large as the average lot size inside of PFAs. Over the 1990 to 2005 time period, the average lot size of residential units built outside of PFAs was 2.20 acres, compared to an average lot size of 0.25 acres for parcels developed inside of PFAs.

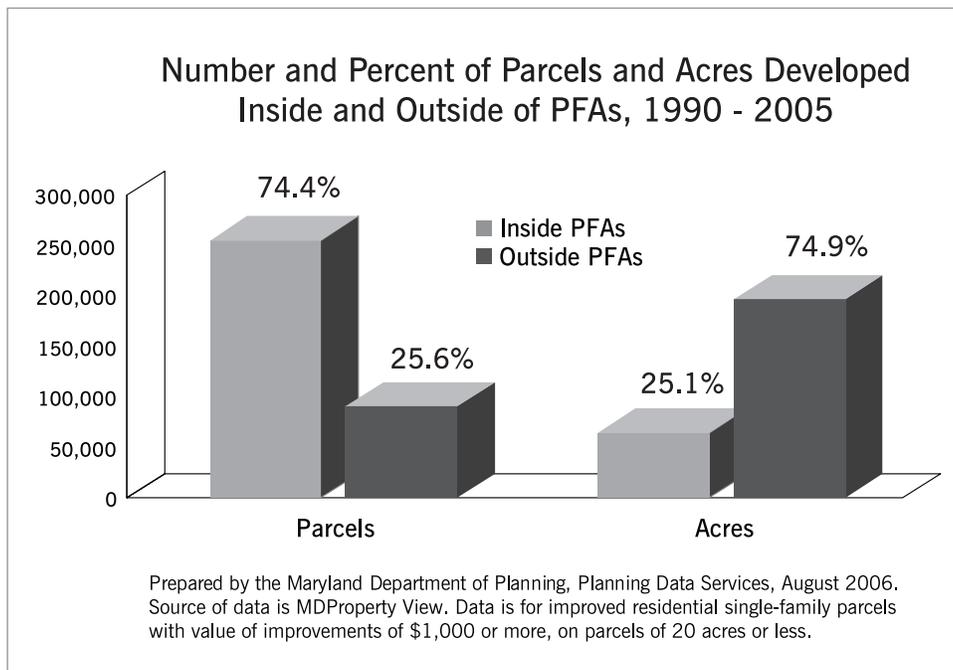
Outside PFAs the average lot size dropped to "record" lows in 2005. In contrast to the generally rising average lot sizes outside of PFAs over the 2000 to 2004 time period, the average acreage per lot in 2005 dropped to 2.008, the lowest in the 16-year data series. This decline was widespread, although not universal, among

Maryland's jurisdictions. As an illustration of how lot size affects the total consumption of land, if the 38,348 parcels developed outside of the PFAs in the 2000 to 2005 period had been developed at the 2005 lot size of 2.008 acres, then 3,454 acres, or nearly 5.4-square miles of land, would NOT have been consumed during the six-year period.

**Maryland's Future**

By tracking development on resource lands since the inception of Maryland's smart growth initiative, conclusions can be drawn about the success of current strategies. Development trends were analyzed between 1998 and 2006 for each county and its resource land area. (See graph on page 7 and map on page 8)

If past development trends and patterns continue as they have since 1973, development will continue to sprawl across the landscape consuming more and more resource land. As lot sizes continue to increase and average household size decreases, the amount of land consumed by development will increase faster and faster.



The Maryland Department of Planning uses several methods to project the existing landscape into a possible future landscape under different land management scenarios. The Growth Simulation Model (GSM) is used to disperse future growth across the landscape based on various assumptions. From this we can see changes in future development patterns in the state.

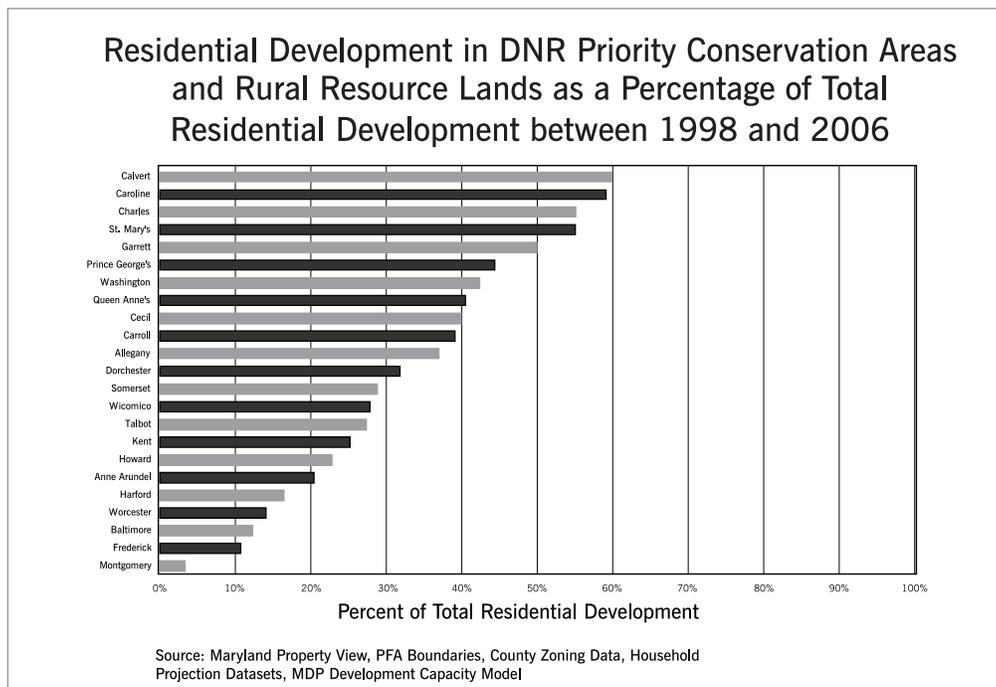
Using population, household and employment projections, the model estimates future land use change based on current policies, such as zoning and sewer service areas. The second scenario, smart growth, projects future land use based on some of the basic principles of smart growth. These include concentrating growth around existing development and targeted growth areas, particularly Priority Funding Areas (PFAs), and protecting farms and forests by assigning more restrictive zoning to them. (See map on page 9)

From the results of these analyses it is apparent that a more effective application of smart growth principles could prevent these trends from continuing. Implementation of these principles could reduce land

consumed by development by 75 percent, saving acres of farms and forests while accommodating the same number of households.

A development capacity analysis, sometimes referred to as a “build-out analysis” or “buildable lot inventory,” is an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g. zoning, environmental constraints, etc.)

In general, Maryland’s supply of potential lots for new residential development is very close to projected growth. There is a total supply of approximately 543,000 households in all of Maryland’s PFAs and a demand of about 551,000 households – an excess demand of approximately 8,000 households. The available capacity varies from county to county. Some counties in the state do not have sufficient supply or the demand closely equals available PFA supply, while other counties supply inside PFAs is substantially higher than demand. It is important to strive for the proper balance between land supply and demand.



The substantial population and employment increases projected for the state will make development capacity a critical piece of information when planning for future growth. Provide too little land for development (greenfields, redevelopment, or infill), and the land cost will become too high or development may spill over to adjacent areas. Provide too much land for development and it will tend to be used inefficiently.

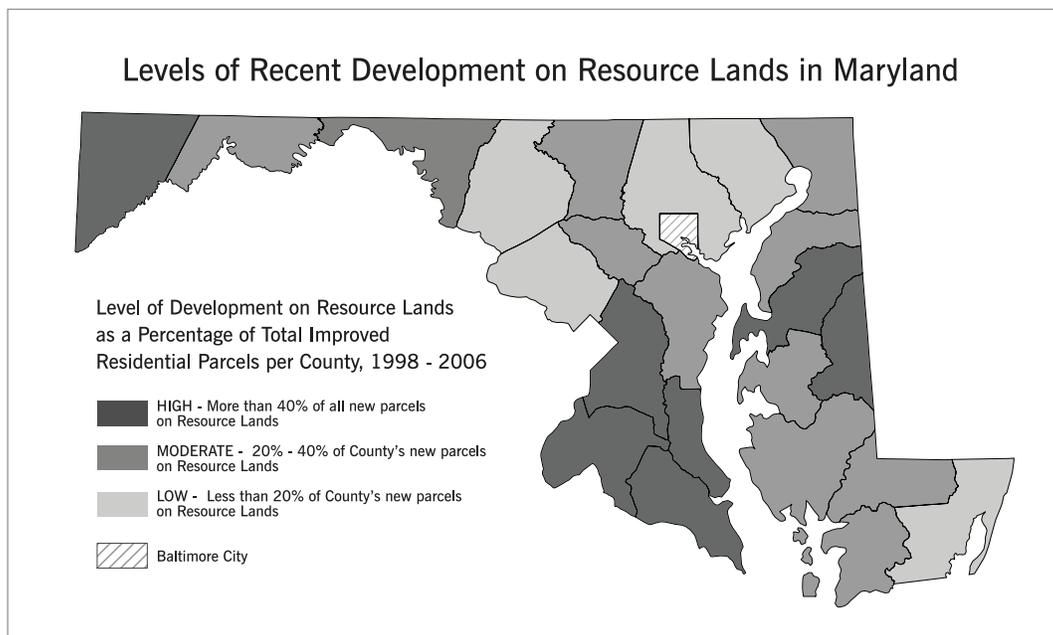
## The Path Ahead

The list of smart growth principles varies, depending on who you ask, but many would agree that the following are among them:

- Concentrating future growth within PFAs;
- Ensuring there is the proper balance between land supply and demand;

- Protecting rural resource lands and environmentally sensitive areas;
- Emphasizing mixed-use and walkable communities;
- Creating more transportation options;
- Preserving and reusing historic buildings;
- Renewing contaminated industrial land and dilapidated commercial strips; and
- Using existing infrastructure efficiently.

Implementation requires changes in existing zoning and subdivision laws, a commitment to resource protection and other environmental policies, and political vision and will. It is also extremely important that jurisdictions adhere to currently adopted smart growth policies and follow practices that can attain smart growth goals.

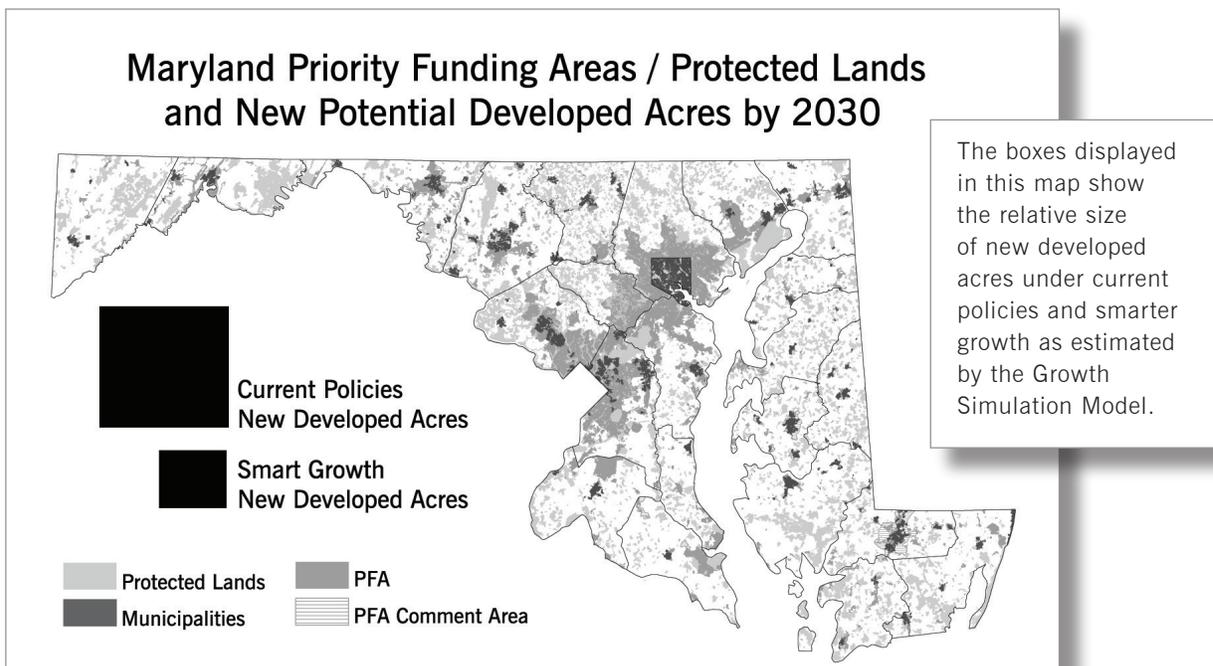


The following are recommendations for achieving those goals:

- **Future growth should be concentrated in PFAs or county-designated growth areas.** PFA designations should be done strategically and deliberately. They should not be in areas of key environmental resources or in areas such as wetlands and floodplains that are not suitable for growth.
- Local jurisdictions should also ensure there is the proper balance between land supply and demand to ensure the most efficient use of land.
- **Local governments should conduct a development capacity analysis or buildable land inventory to determine available lands.** This analysis will help guide policy and program decisions. If too little land is zoned for development, land cost will escalate and development will be forced onto rural resource

lands. If too much land is provided it will not be used efficiently. In addition, plans and growth controls will be marginalized because of an abundance of location options for each new development. This analysis should also be used in delineating future water and sewer service areas.

- **Local jurisdictions should provide zoning that creates viable and sustainable communities.** Designated growth areas or PFAs should have zoning densities of at least 3.5 housing units per acre. Rural resource and conservation areas should be zoned for no more than one house per 20 acres. MDP considers this to be the minimum amount of protection capable of stabilizing land use in the face of development pressure long enough for easement acquisition efforts to succeed and goals for resource areas to be achieved.



## Land Use Planning Analysis

MDP keeps a knowledgebase of state land use through the maintenance of its land use/land cover map and data. This data classifies land use by 22 general categories, such as low, medium and high density residential, commercial industrial, forest cover and cropland. MDP began the 2007 update of the State's land use/land cover data. MDP maintains these data and updates it for the State every five years. This dataset enables users to display generalized land use and land cover for the entire state in a uniform and consistent manner. These data are useful in providing an overview of growth trends and implications and are a key input to MDP's Growth Simulation Model that is used to develop future growth scenarios in the state.

With this update to the land use/land cover data, MDP will be adding two new land use categories, Very Low Density Residential (improved parcels greater than five acres but less than 20 acres) and Major Roads. These data will be used when completing impervious surface analysis or other types of analyses such as a nutrient loading analysis as needed for the Water Resource Element required under House Bill 1141.

MDP's Land Use Planning Analysis group uses several tools to project what the existing landscape might look like in the future under different land management scenarios. The Growth Simulation Model is used to disperse growth across the landscape based on various assumptions and projections. The model estimates future land use change based on current policies, such as zoning and sewer service areas. From this we can see changes in the future landscape and development patterns in the state.

The Land Use Planning Analysis group has run several alternative visioning scenarios to assist both the State and local governments with future planning and policy decisions. For example, local governments may wish to determine the impacts of providing different zoning classifications or standards on a particular area.

The Growth Simulation Model is also used to assist MDP in completing development capacity analyses.

Development capacity has become an important part of planning in Maryland. A memorandum of understanding (MOU) was signed by the Maryland Association of Counties (MACo), the Maryland Municipal League (MML) and Development Capacity Task Force members in late 2005 resulting in the commitment of local governments to conduct development capacity analyses.



In 2007, MDP's Land Use Planning Analysis group completed 14 development capacity analyses for local governments throughout the state. These include; Garrett and Somerset Counties and the Towns of East New Market, Brunswick, Perryville, Secretary, Vienna, Snow Hill, and Elkton. Many of the analyses were completed in preparation for meeting the requirements set forth in House Bill 1141. House Bill 1141 requires all municipalities to incorporate a municipal growth element into comprehensive plans by October 1, 2009. This element requires that a development capacity analysis be completed.

Land use analysis is an on-going effort that provides the base information for much of the department's analysis activities. MDP obtains, shares, creates, maintains and assimilates GIS and related data for planning-related analysis. This effort involves working with partner agencies, establishing and maintaining data

sharing agreements with local governments, reviewing local zoning ordinances and other efforts to keep the information accurate.

The Land Use Planning Analysis group also provided support and technical assistance for a variety of projects not only within MDP but with other State agencies and local governments. Staff reviewed and commented on 17 comprehensive plans and completed over 43 technical assistance projects. As the October 1, 2009 deadline nears for the new requirements of House Bill 1141, MDP expects to have a substantial increase in the number of technical assistance requests from local governments and the in the quantity of comprehensive plan reviews.

Technical assistance to local government includes:

- Development capacity analysis;
- Water resources element development;
- Municipal growth element development;
- Developed land analysis;
- PFA analysis; and
- Zoning analysis.

The Land Use Planning Analysis group is working on or has provided assistance for:

- Bay Stat;
- University of Maryland Scenario Project (Reality Check); and
- Sewershed analysis.

A **statewide sewershed analysis** was performed by the Land Use Planning Analysis group. This analysis examines the sewer service activity within each sewershed across the State of Maryland. A sewershed is the land area that drains into a sewer system. The study focuses specifically on making the link between wastewater treatment plants and their respective service areas. Phase One consisted of establishing a primary parcel point database that is designed for tracking all permitted discharge activity in the State

of Maryland. In Phase Two, the primary parcel point database will be broken down to a countywide scale to allow for finer analysis. This more detailed analysis will include sewershed examination at the level of the treatment plant: quality of service; available capacity; Enhanced Nutrient Removal (ENR) upgrades; and the potential impacts of growth and development capacity. This analysis will be used to fulfill the mandate in HB 893 (2007) to report on the effect of the State funded ENR treatment plant upgrades on development in communities receiving those grants.

MDP unveiled **Comprehensive Plans Online**, an Internet site that provides access to the proposed comprehensive plans of local jurisdictions and MDP's comments to those plans. This new web site was developed and launched in response to Governor O'Malley's initiative to provide Marylanders open access to the workings of State government and the public process. Providing access to comprehensive plans in this manner makes a somewhat complicated and often closed process more open to the general public. This site explains what comprehensive plans are, how they are adopted, their importance to smart growth and the role of the State in the process. The address for this site is [www.mdp.state.md.us/welcome.htm](http://www.mdp.state.md.us/welcome.htm).

MDP provides technical assistance to local governments for land use planning, zoning, urban design and a variety of other areas through regional planning staff. The department provides a wide range of services for local initiatives that support the Economic Growth, Resource Protection, and Planning Act, Priority Funding Areas Act and the Chesapeake Bay Critical Areas Act. The division also provides technical assistance to help local governments implement House Bill 1141 requirements. Staff has over 100 separate planning assistance and design projects underway.

MDP's local planning assistance is comprised of four regional offices – Central Maryland (Baltimore City), Western Maryland (Cumberland), the Upper Eastern Shore (Centreville) and the Lower Eastern Shore (Salisbury). MDP regional planners staffing these offices often serve as the primary professional planning

staff for many of the municipalities in these regions. They review many types of planning-related documents such as comprehensive plans, zoning ordinances, redevelopment plans, flood mitigation plans, water and sewerage plans and amendments, heritage plans and critical area plans.

MDP's Circuit Rider staff administers local assistance to the Chesapeake Bay Critical Area Circuit Rider Program. These staff work in concert with the Critical Area Commission by providing planning assistance to waterfront municipalities that are required by State law to adopt a Critical Area Protection Program. Circuit Riders must prepare annual Critical Area grant requests and scopes of work and also monitor grant awards on a quarterly basis.

A significant need for technical assistance has been generated by the passage of House Bills 2 and 1141 during the 2006 legislative session. House Bills 2 and 1141 required local governments to revise their comprehensive plans to include a water resources element, municipal growth element and an expanded sensitive areas element. These elements are required to be included in local government comprehensive plans by October 1, 2009 or the jurisdiction will lose the capability to rezone land. Additionally, the legislation changed the annexation law. Annexations are now reviewed based on their consistency with the existing and proposed zoning and must include an annexation plan which replaces the proposed outline for the extension of services and public facilities.

MDP published a guidance document entitled *Models and Guidelines 25 – Writing the Municipal Growth Element to the Comprehensive Plan*, to help local governments prepare effective comprehensive plans as required by House Bill 1141. Presentations have been given to local governments explaining the new requirements including one given at the 2007 Maryland Municipal League Convention.

The **Appalachian Regional Commission** (ARC) is coordinated and managed from MDP's Western Maryland regional office. ARC is a partnership

between the thirteen Appalachian states and the federal government. ARC is a major contributor to the economic growth and development of Maryland's Appalachian counties: Allegany, Garrett and Washington. In partnership with other sources, ARC provides funds for industrial parks, rail, air and highway transportation, water and sewer infrastructure, housing, telecommunications, labor skill development, high school and college-level education projects and more.

## Resource Conservation

Every six years, MDP coordinates the revision of county **Land Preservation, Parks, and Recreation Plans** (LPPRP), and subsequently revises the State LPPRP. The counties and Baltimore City completed their plans during 2005 and 2006. The draft State plan, under development by MDP, the Department of Natural Resources (DNR), and the Maryland Department of Agriculture (MDAg), will be released in 2008.



During the current round of planning, MDP emphasized ensuring good return on public investment in conservation and outdoor recreation programs. The goals of State and local programs for parks and recreation and the protection of agricultural and natural resource lands were reviewed. The ability of programs and funding sources to support and achieve

State and local goals were evaluated. Shortcomings in local and State programs have been identified and recommendations to improve effectiveness, achieve goals, and ultimately ensure good return on public investment are under development.

One of the evaluations completed in 2007 was a statewide assessment of the status and vulnerability of agricultural and natural resource lands. Among the innovative products produced for this effort were maps that divided all of Maryland resource lands into 100-acre grid cells, then categorized each cell according to the level of existing residential development and its vulnerability to future development. These maps provide a graphic image of the location and extent of threat that suburban sprawl poses to Maryland's resource lands.

**Maryland Agricultural Certification Program** – MDP helps protect Maryland's rural land and resources by certifying effective local agricultural land preservation programs in partnership with the Maryland Agricultural Land Preservation Foundation. Currently, 16 certified counties can retain an extra 42% of locally generated agricultural land transfer tax, which they use for their land preservation efforts. In fiscal year 2007, Anne Arundel, Baltimore, Calvert, Charles, St. Mary's, and Washington Counties were all re-certified.

As a result of passage of the Agricultural Stewardship Act of 2006 by the General Assembly, the certification program will undergo significant changes beginning in July 2008. Most notable is the requirement that certified counties designate and plan for Priority Preservation Areas. In fiscal year 2007, MDP prepared guidelines for these new requirements and held regional meetings to discuss changes to the certification program.

One of the State preservation programs that MDP supports is the **Maryland Agricultural Land Preservation Foundation (MALPF)**. In addition to having a seat on the Board of Trustees, MDP routinely produces maps of properties presented to the Board of Public Works for easement funding. MDP chaired and participated in specific committees to improve MALPF policy



and procedure and updated the MALPF districts and easements on GIS maps for all 23 counties.

**Rural Legacy Program** – The Secretary of MDP is on the Rural Legacy Board (along with the Secretaries of the Maryland Departments of Natural Resources and Agriculture) and MDP staff support the Board and the Rural Legacy Advisory Committee. MDP provided analysis of land use programs and expected return on investment in each Rural Legacy Area proposed for fiscal year's 2007 and 2008. Staff also worked with DNR to incorporate these factors into an application ranking system for 2008.

### **Water Resource Planning**

With assistance from the Maryland Department of the Environment (MDE) and DNR, MDP published a new guidance document entitled *Models and Guidelines 26 – The Water Resources Element: Planning for Water Supply and Wastewater and Stormwater Management* to help local governments prepare effective comprehensive plans as required by House Bill 1141. The newly required **water resources element (WRE)** to local comprehensive plans will help ensure that the water supply will be sufficient to meet future demand and that growth and development do not compromise water resources. MDP worked with MDE and DNR to design

and hold a series of six workshops throughout the state to present the concepts addressed in *Models and Guidelines 26* to all local jurisdictions, and to gain their feedback on how the State can best help them meet these objectives.



MDP attended monthly **Critical Area Commission** meetings and served on the Critical Area Commission Program Subcommittee. Secretary Hall briefed the commission at its July 11, 2007 meeting on MDP's new policy of examining growth allocation requests more critically if they fall outside of PFAs in order to better coordinate decisions with State smart growth policy.

The **Green Building Task Force** was established by the General Assembly in 2006 to develop recommendations for "facilitating public demand for environmentally sensitive communities and improving low-impact sustainable development."

MDP, along with the Maryland Department of Housing and Community Development (DHCD), organized the task force meetings and workgroups, conducted research, and led the group through the process of developing, refining, and finalizing recommendations. More information on the Green Building Task Force can be found at:

<http://www.dnr.state.md.us/ed/mgbtf.html>

In 1980, the General Assembly created the **Patuxent River Commission** to provide a clearinghouse for information on the Patuxent River and its watershed. The commission reviews and comments on activities that affect the river, reviews implementation of the Patuxent River Policy Plan, and coordinates Maryland's Tributary Strategy for the Patuxent with the policy plan.

MDP, with assistance from DNR, organizes and supports commission and workgroup meetings, conducts research, creates maps, writes letters on behalf of the commission and prepares for annual Patuxent events, including the Patuxent River Wade-in and Summit.

MDE is required to advise MDE on the consistency of County Water and Sewerage Plan amendments with local comprehensive plans and on any other appropriate matters. The State's ability to assure that the location and capacity of water and sewer service is consistent with local comprehensive plans and State smart growth policy is critical in backing up the planning work that local governments have accomplished and in implementing smart growth policies and practices. Where these plans and amendments are found to be inconsistent with local comprehensive plans, MDE has the power to deny their approval. The Department takes this important advisory responsibility seriously. During the past year, approximately 100 Water and Sewerage Plan plans and amendments were reviewed by MDP staff and comments sent to MDE.



## Planning Data Services

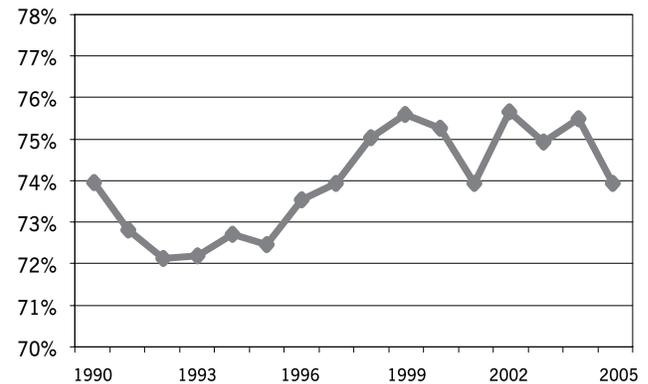
Planning Data Services (PDS) participated in developing **Smart Growth Metrics** for measuring the effectiveness of smart growth. PDS inventoried current data sets prepared by MDP that support measuring smart growth. From this listing, several key maps and metrics were identified that form the baseline for assessing where the State is today with regard to smart growth practices. These metrics are:

- single family residential development by county, inside and outside of PFAs and comment areas and average lot size for new single-family homes;
- share of development on previously undeveloped lands versus developed lands;
- comparison of the number of acres developed to the population increase by county;
- acres of environmentally-sensitive areas protected by county;
- Vehicle Miles Traveled per capita by county;
- supply of housing deemed "affordable" tied to local workforce salaries (i.e. teacher, firefighter) by county and demand for workforce housing in each county vs. gaps in supply; and
- schools inside and outside of PFAs including mapping of enrollment/catchment areas for each school.

MDP updated its annual analysis of growth trends inside and outside Priority Funding Areas through calendar year 2005. Data on single-family residential development can now be compared over a 16-year time period (1990-2005). (Graph at right)

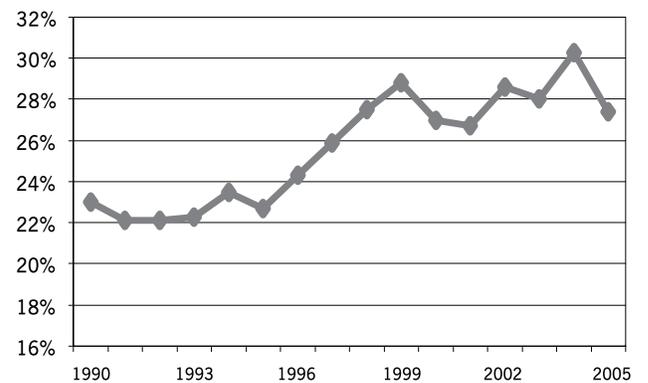
MDP analyzed single-family residential development for 1990-2005 in terms of land use/land cover data to evaluate the changes in the patterns of development since 1973. Since "sprawl development" was just emerging in 1973, this is a useful reference point for gauging the degree to which subsequent development occurred on lands that were typically in rural land uses. (See graph on page 16)

**Improved Residential Acres Outside of PFAs as a Percent of Total Residential Acres in Maryland, 1990 - 2005**



Prepared by the Maryland Department of Planning, Planning Data Services, September 2007. Source of data is MDProperty View. Data is for improved residential single-family parcels with value of improvements of \$1,000 or more, on parcels of 20 acres or less.

**Improved Residential Parcels Outside of PFAs as a Percent of Total Residential Parcels in Maryland, 1990 - 2005**

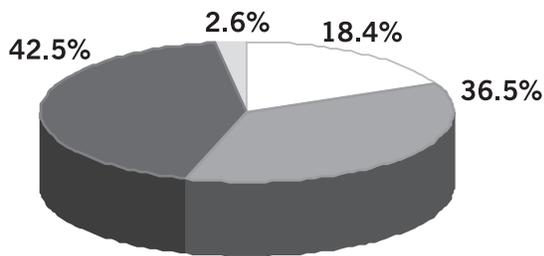


Prepared by the Maryland Department of Planning, Planning Data Services, September 2007. Source of data is MDProperty View. Data is for improved residential single-family parcels with value of improvements of \$1,000 or more, on parcels of 20 acres or less.

Comparing this rate of land consumption across the jurisdictions in Maryland reveals a rather wide variation in the number of acres consumed per 1,000 population increase. (See map on page 18)

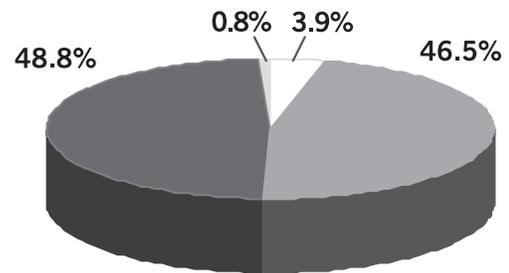
## Percent of Acres Developed on Lands that in 1973 had the Following Predominant Uses

Residential Single-Family Housing Developed Inside PFA (No Comment), 1990 - 2005



Total Acres = 63.6 thousand

Residential Single-Family Housing Developed Outside PFA, 1990 - 2005



Total Acres = 207.5 thousand



Using *MdProperty View*, extracts of sales were updated for calendar year 2006, giving MDP a unique database of spatially referenced housing sales over the 2002 through 2006 time period. Means and medians for sales for the state, counties, municipalities, zip codes census tracts, block groups, as well as in and out of PFAs were derived. Then the percent of affordable sales based on incomes of occupations and households were calculated. (See graph on page 17)

All Maryland public schools as of September 2006 have been mapped by type, enrollment, State rated capacity, test scores, SATs (selected jurisdictions) and special needs. The physical location of schools with respect to PFAs are flagged as well and future plans are to map, in cooperation with the Local Education Agencies (LEAs), the enrollment or catchment area for each school. The interactive public school map site is accessible via the web:

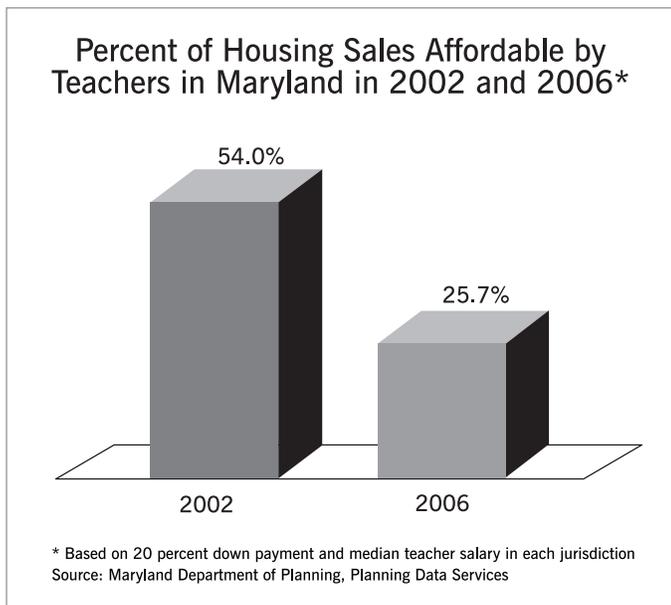
<http://imsweb05.mdp.state.md.us/website/schools/schools.aspx>

### *Geospatial Applications for Smart Growth*

MDP performed its annual update of the State's 2,800 tax maps and spatial linkage of the state's 2.2 million parcel points to the tax maps. These data form the base map essential to the ongoing smart growth efforts of the Maryland Department of Planning. They are also essential to the delivery of web and desktop GIS tools that support State and local government smart growth efforts as well as the needs of the private and non-profit sectors.

Several smart growth applications are supported by these geospatial map data. Among these are the MDP Priority Funding Areas online mapping site, tracking of development trends inside and outside PFAs, analysis of residential sales and the study of supply and demand for housing by income of households due to the jobs generated by Base Realignment and Closure (BRAC).

February 2007 marked the successful culmination of one of the Maryland Department of Planning's most ambitious projects: the launch of **FINDER Online** (FOL). FOL is a public release product for use by government agencies. In addition to providing browser-based access to Maryland's parcels and tax maps, FOL search tools enable users to search for parcels and recent sale transfers by factors such as total value, improvement value, land use type and more. Users can access a number of additional map layers, including generalized zoning and flood plains layers, to complete their analyses. In support of smart growth, FOL also includes a Priority Funding Areas map layer. FOL is designed to provide web access to MDP's State agency and local government subscribers with limited access and use by the private sector.



The *FINDER* desktop map viewer, launched in 2003, continues to be MDP's most accessible desktop tool for search and visual display of tax maps and parcel, sale and subscriber-created map layers. *FINDER* version 6.5 became even more-user friendly in 2007 with the inclusion of many enhancements to the user interface that allow *FINDER* to blend into the familiar Windows environment more seamlessly than ever. *FINDER*

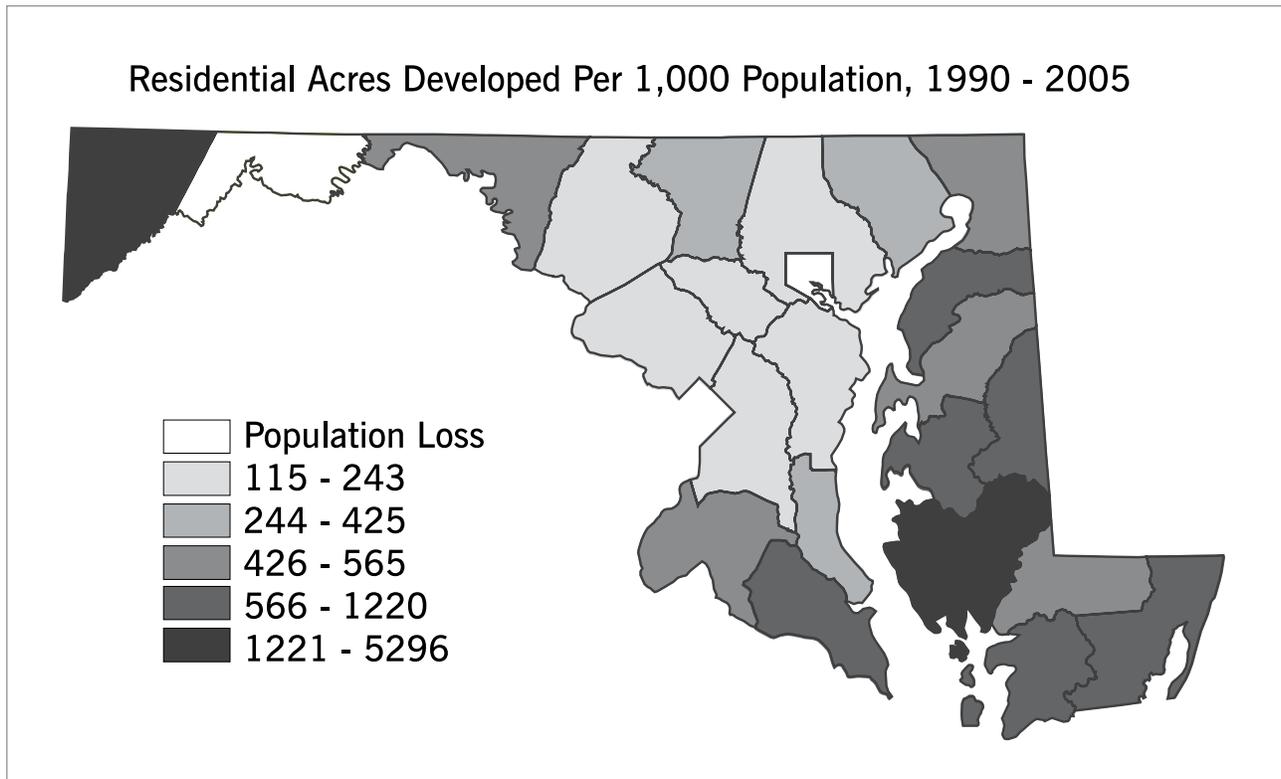
software version 7, scheduled for release in early 2008, will include integration with Google Earth™, higher-resolution aerial imagery and other expanded features.

With its September 2007 release, *FINDER* is poised for use as a tool to bring smart growth concepts and analyses to the general public and targeted audiences such as secondary school and higher education populations. Because *FINDER* includes free easy-to-use custom software and because street address, dataset and map layer updates to *MdProperty View* continue to be translated into improvements in *FINDER*, the product is uniquely suited to serve as a smart growth teaching tool.

*MdProperty View*, now in its 12th edition year, is MDP's most robust desktop parcel-based GIS, intended for use by GIS professionals. To facilitate MDP smart growth-related analyses such as the development of the Smart Growth Matrix and BRAC-related housing supply and demand reports, new map layers are included in the 12th edition, among them the 2002-2006 residential sales, sewer, generalized zoning, flood plain and protected lands map layers and National Agriculture Imagery Program (NAIP) color digital-ortho imagery.

The number of accurate, complete street addresses included in *MdProperty View* improved to 1.95 million this year, a 9.9% increase from the last edition. Ongoing support for parcel geocoding of client datasets and for quarterly statewide parcel geocoding updates for State agency subscribers such as the Maryland Emergency Management Agency and the Departments of Health and Mental Hygiene, Housing and Community Development and Human Resources also continues, enhanced by the improvement for ZIP code-related street addresses.

In August of 2007, Planning Data Services released the new **Schools Site**, an Internet-based mapping application, as part of MDP's participation in the BRAC project. Using the Schools Site application, users can quickly display a list of schools for any of Maryland's 23 counties or Baltimore City, view aerial photography of those schools and zoom in from school to school in



a near instantaneous fashion. Users can also view statewide overlays of sales data by census tract and residence type, for example, single-family, town house or condominium, for each school site in order to evaluate schools in a given area as well as the cost of purchasing a residence in that area. In keeping with MDP's smart growth mission, PFAs are also available to users as an overlay. On the technical side, this site is perhaps the first of its type offered up to the general public by a State or local government agency in Maryland, as it combines not only point data in the form of school markers, but also polygon layers to create a highly responsive, easy to use Microsoft Virtual Earth™ web-based application.

***Preparation for the 2010 Census***

The Maryland Department of Planning, as the lead State agency in the U.S. Census Bureau's State Data Center (SDC) program, has been designated by

the Governor to participate in the Bureau's program for the review of census housing unit addresses. The program is called Local Update of Census Addresses (LUCA) and provides State and local governments the opportunity to review the address list that the Census Bureau has on record prior to sending out the 2010 Census questionnaires. The SDC program is the Census Bureau's vehicle for outreach and data dissemination to local governments, the private sector, and the general public in each of the 50 states.

Having a complete and accurate address list is vital to getting an accurate housing and population count from the decennial census. Not only do many federal and State funding sources use population counts for distribution of funds but political districts are redrawn based on population.

MDP is using *MdProperty View* to develop address lists that can be compared to the Census Bureau's addresses

to determine those that are missing from the Bureau's file. MDP will submit the missing addresses to the Census Bureau in the prescribed format and the Bureau will field-verify these addresses and their locations prior to the 2010 Census.

In addition to participating directly in this program, MDP is coordinating with the U.S. Census Bureau to contact and encourage all local governments to participate in the address review process. MDP is providing technical assistance and custom address files to local jurisdictions on an as-requested basis.

MDP staff reviews the proposed federal guidelines and provides technical assistance to local governments in drawing the boundaries for statistical areas used to tabulate data from the 2010 census. This includes the boundaries for census tract and block group, which are small-area geographic divisions of a county, as well as the boundaries of census designated places, which are areas that look and act in ways similar to incorporated towns (e.g. Columbia in Howard County and Towson in Baltimore County).

MDP staff compares the Census Bureau's list of municipal annexations with that of the State and municipalities to verify and certify that municipal boundaries are correctly reported to the Bureau prior to the 2010 census.

Beginning in August 2008 the American Community Survey (ACS) data will be available for every county and municipality with a population over 20,000 persons. The ACS provides detailed socio-economic characteristics for areas (e.g. income, employment, commutation, educational attainment) that in the past were only available once every ten years via the long-form used in the decennial census. In 2008, ACS data will be available for Baltimore City and the 23 counties and perhaps another 11 municipalities, as well as 50 census designated places, the state, eight congressional districts and the Metropolitan Statistical Areas in Maryland. Those counties and municipalities with a population between 20,000 and 65,000 population will have data aggregated over a period of 3 years (2005

– 2007) while those counties and municipalities having a population over 65,000 will have annual data for 2007 reported in 2008. Beginning in 2010, ACS data will be available for not only for the state and counties but for all municipalities and census designated places as well as for small geographic areas like census tracts and block groups.

### ***Redistricting Technical Support and Database Development***

MDP continues to support technical assistance efforts in preparation for the Reapportionment of Congressional Districts and the Redistricting of State Legislative Districts after the 2010 census. The Census Bureau must report the redistricting and reapportionment population counts (as required by P.L.94-171) to the states by April 1, 2011.

Phase 2 of the 2010 Census Redistricting Data Program is called the Voting Districts/ Block Boundary Suggestion Project (BBSP). MDP, as the State's designated participant in this program, compares the boundaries of precincts to boundaries that Census Bureau guidelines say are acceptable as boundaries for blocks, the smallest geographic areas for which population counts from the decennial census are tabulated. MDP reports these block boundaries to the Census Bureau as "must hold" map features.

Subsequently, MDP staff will delineate the boundaries of the 2010 precincts on Census maps. These delineated boundaries will be verified and certified by local directors of 24 Board of Elections. Using mapping software MDP will create electronic voting precinct map files that assign the appropriate census blocks to their respective precinct. These files are submitted and verified by the Census Bureau as the basis for reporting the post census P.L. 94-171 population counts.

Preparations for 2010 redistricting may also require the acquisition from the State Board of Elections of electronic files for voter turnout and election results for past elections that can be linked to precinct map layers.

***Profiling the Past, Present and Future in Support of Smart Growth***

Intelligent solutions to resource problems caused by random population growth do not come about easily. At the fundamental level, they require us to maintain an accurate portrayal of the State's **past** population, housing experiences and land use patterns for benchmarks and perspective. They require us to take an unflinching look at current ground truth, our **present**, to identify problems and opportunities. Finally, they require us to advance planning technology that accommodates growth by efficiently providing public services while preserving resources for our **future** generations. The State Data Center web site provides many resources that help us do this. In 2007 this web site received over 650,000 visits. The following represent the core of updated information made available:

- U.S. Census Bureau's population estimates for Maryland's 24 jurisdictions (age/race/gender) and municipalities through 2006 and an analysis of the changing population by race used to track the demographic characteristics of Maryland's population.
- Demographic and socioeconomic characteristics from the 2006 American Community Survey that provide detailed information about social and economic characteristics of households.
- U.S. Census Bureau's monthly, quarterly and annual estimates through 2006 of housing units authorized for construction based on building permit data, which are used to track residential development activity throughout Maryland.
- U.S. Bureau of Economic Analysis' quarterly data on personal income and annual jobs and personal income for states; and annual data on personal income and jobs for jurisdictions, which are used to understand the health of the State's economy, particularly in relation to other states and localities.

MDP prepares Long Range (to 2030) Socioeconomic Projections for population, households, labor force,

jobs by place of work, total personal income and per capita personal income in five-year intervals for each of Maryland's 24 political jurisdictions. The socioeconomic projections are used by State agencies and local governments in planning for infrastructure and human services in support of smart growth and for the analysis of development capacity inside and outside the PFAs.

MDP completed Annual Public School Enrollment Projections for Maryland's 24 jurisdictions in August 2007. These are available by grade (K through 12) by individual year for the 2007 to 2016 time period. These annual projections are used by State and local facility planners for determining the funding of public school construction and renovations; by colleges and universities for enrollment planning; and by private consultants for marketing to population segments.

The Maryland Demographic and Socioeconomic Outlook, available on the SDC web site, provides a summary of historical and projected data for the State, six planning regions and the 24 jurisdictions on a single page.



## Office of Smart Growth

Maryland's 1997 smart growth laws required greater coordination than had previously existed, both among State agencies and between the State and local governments and the private sector. The Maryland Office of Smart Growth (OSG) was created in 2001 to facilitate this coordination.

Unfortunately, after a strong start, executive support for the policies of smart growth waned and the OSG suffered as a result. Eventually staff shrank to one person and the OSG was marginalized.

Under the leadership of Governor Martin O'Malley, the OSG is being revitalized. A new director has been named and new staff positions have been budgeted. The Office has also been reorganized within MDP to include the agency's transportation and public school construction units.

Along with the OSG, the Smart Growth Sub-Cabinet (SGSC) and its attendant staff level coordinating committee are being revitalized. The SGSC was originally envisioned as the Governor's principal adviser and implementer for smart growth policy. However, in recent years the SGSC's meetings grew increasingly infrequent and its purpose confused. Now the SGSC has begun meeting monthly and the coordinating committee even more frequently.

In June 2007, Governor O'Malley directed the Smart Growth Sub-Cabinet to review the State's existing smart growth programs and policies and develop a comprehensive, inclusive and forward-looking strategy to more effectively foster and manage growth in Maryland. The Office of Smart Growth is taking a lead role in developing this strategy, working closely with the SGSC. The OSG is also leading the effort to implement the elements of the strategy: improved coordination, strengthened programs, enhanced regulation, expanded outreach, and increased accountability.

**Public School Construction** – As a member of the Interagency Committee on Public School Construction (IAC), MDP/OSG plays an important role in the State's

Public School Construction Program. MDP/OSG's primary roles involve analysis of proposed school sites, review of educational facility master plans (EFMPs), preparation of annual public school enrollment projections, and evaluation of local capital improvement programs (CIPs).

In fiscal year 2007 staff conducted approximately ten visits to proposed school sites and made recommendations to the IAC for approval based on a number of planning considerations. MDP/OSG is currently developing a publication in the *Models and Guidelines* series to encourage better integration of school siting and design with smart growth principles.



Local jurisdictions are required to submit an annual educational facilities master plan to MDP at the start of each fiscal year. MDP/OSG staff review all plans and our comments are incorporated into our reviews of local project justifications during the capital improvement program process, which begins every October. OSG is developing a strategy to encourage a closer connection between EFMPs, CIPs and counties' comprehensive plans.

The department's Planning Data Services division prepares annual enrollment forecasts for Baltimore City and the 23 counties. MDP/OSG compares them with local governments' forecasts to determine if they are within a five percent margin with MDP's projections, as required under this program. Letters of consistency are sent to local jurisdictions, which use these projections to prepare their EFMPs and in turn their capital facility program for the upcoming fiscal year.

MDP/OSG staff reviewed and prepared analyses of hundreds of school construction, planning and renovation projects submitted under local CIPs. These analyses were used in determining funding recommendations for the State's fiscal year 2008 CIP budget of \$400 million. Additionally, the Capital Improvement Program for Schools Statewide database is maintained by MDP.

### Transportation Planning

In fiscal year 2007, MDP/OSG transportation planning staff worked to better integrate transportation and land use planning and to ensure that the State's transportation investments follow the letter and the spirit of Maryland's smart growth laws. It did so by working collaboratively with other State agencies, regional planning organizations, and local governments.

MDP/OSG staff collaborated with other State agencies in a number of settings. As part of the Maryland Department of Transportation's (MDOT) Annual Consolidated Transportation Plan (CTP) development process, staff attended the 2007 CTP Tour Meetings and reviewed the draft fiscal year 2007 – 2012 CTP. MDP/OSG staff participated in project planning by providing comments and analysis and by attending meetings conducted by the MDOT, Maryland State Highway Administration (SHA), Maryland Transit Administration (MTA), and Maryland Transportation Authority (MdTA). MDP/OSG staff evaluated 27 projects for consistency with the principles of smart growth and Maryland's PFA law. Additionally, during the 2007 Legislative Session, staff worked with MDOT to review legislation related to

transportation, State growth policy, public infrastructure and smart growth.

MDP/OSG focused on the integration of smart growth, land use, and transportation planning at the regional level by participating in transportation planning processes of the Metropolitan Planning Organizations (MPOs). In particular MDP/OSG staff regularly attended the meetings of the Baltimore Regional Transportation Board (BRTB) and several of its committees. Staff provided inputs on the development and update of regional transportation goals and policies and analyzed the smart growth implications of proposed projects for the BRTB's long range plan. Working with BRTB, MDP/OSG staff prepared a BRAC transportation facility impact analysis as part of MDP's BRAC Impact Study. MDP/OSG staff also provided input to the National Capital Region Transportation Planning Board (NCRTPB) on issues pertaining to Maryland's smart growth policies.

Working with local governments, MDP/OSG transportation planning staff, along with MDP Clearinghouse and local planning staff, reviewed 13 local comprehensive plans in 2007. On several occasions, comments on the adverse smart growth implications of locally proposed highway improvements prompted discussions between the State and local planners and policy makers, increasing coordination between State and local governments.

### Project Implementation

In 2005 and 2006, the State selected seven sites as projects to receive heightened State assistance. The Office of Smart Growth, working with representatives of SGSC agencies, continues to oversee the implementation of these projects. The State's specific assistance to these projects is described below.

The **Carroll Creek** project in the City of Frederick has generated over 250,000 square feet of office and 100,000 square feet of retail space as well as over 1000 full time jobs and over 2000 new structured parking spaces. MDP provided research on alternative

streetscape design, signage and public access. MDP also provided support for the city's public outreach efforts and attended numerous work sessions and public meetings regarding the design of the last phase of the project.



The redevelopment of the **Long Branch** commercial core in the Silver Spring has been delayed by lawsuits arising from a proposed medical office building on one of the properties. The lawsuit has moved to the Maryland Court of Appeals. However, plans for a pedestrian walkway bridge to link housing with the commercial core are moving forward, with three options being considered by county staff.

In May 2007, the **City of Crisfield** in Somerset County was awarded a \$50,000 grant from DNR to support the city-led effort to develop a strategic revitalization effort

for the city. The plan will guide the way for the future redevelopment of the City of Crisfield, while outlining a strategy to maintain the vital coastal character, public access and protection of Crisfield's natural resources.

In Prince George's County, the **City of Hyattsville's** ongoing redevelopment of the Route 1 corridor has made substantial progress. Some housing units have already been completed and sold. In 2006 the State worked with Prince George's County, the Maryland-National Capital Park and Planning Commission (M-NCPPC), the developer Eakin Youngentob Associates (EYA), and SHA to develop conceptual plans to mitigate traffic impacts at the intersection of US 1 and MD 410.

The City of Baltimore is completing acquisition of the first two blocks to be developed in **Poppleton**. The City is also working with the Hampstead Companies to redevelop two largely vacant, affordable housing developments adjacent to the 13-acre site planned for redevelopment: Poppleton Place and Poppleton Co-ops. The two developments comprise 36 properties. With the help of a \$75,000 grant from DNR, Baltimore City was able to undertake a study of green building guidelines for proposed new housing and commercial development in Poppleton, which was completed in September 2007.

Phase I of the **Leonardtwn Wharf** – the on-land portion – is expected to be completed in late 2007. A grand opening celebration will be held in the spring. Phase II – the dockage, slips and piers – is in the planning and design stage with construction expected to begin in 2008. Leonardtown, in St. Mary's County, continues to receive planning assistance from MDP and financial assistance from a number of State agencies, including Waterway Improvement Grants from DNR, a Parks and Playgrounds Grant from DNR, a Community Legacy Grant from DHCD and a Southern Maryland Heritage Area Grant from the Maryland Historical Trust.

The State has not yet signed a memorandum of understanding with the most recent implementation project, the **East Baltimore Development Initiative (EBDI)**. The State is currently discussing how to best work with and aid EBDI in the future.

## The Maryland State Clearinghouse for Intergovernmental Assistance

The Maryland State Clearinghouse for Intergovernmental Assistance is the designated Single Point of Contact (SPOC) for the receipt and review of selected federal and State financial assistance applications, federal and State direct development projects and other planning activities requiring intergovernmental review.



The State Clearinghouse coordinates and manages their reviews through the **Electronic Maryland Intergovernmental Review and Coordination Process (E-MIRC)**. E-MIRC is a web-based process that gives State, regional and local public officials the opportunity to comment on and ensure the consistency of proposed financial, direct development and planning activities with State, regional and local plans and programs.

With the advent of E-MIRC, the Clearinghouse has increased the timeliness, efficiency and effectiveness of application, project and plan reviews.

In fiscal year 2007, the Clearinghouse coordinated the review of 1,266 projects requesting \$3,140,932,600 from federal and State sources and \$174,746,407 in local funds. Of the 1,266 total project number, 1,109 were requests for financial assistance, 155 were direct development projects and two were plans.

In the area of State direct development the top three project categories were environmental impact statements (EIS), including National Environmental Protection Agency (NEPA) documents, senior centers and telecommunications.

One of the notable environmental projects that was circulated through the Clearinghouse was a Notice of Intent to prepare an environmental impact statement regarding the proposed Sparrows Point Liquid Natural Gas Project and the associated pipeline. The project involved the plans of AES Sparrows Point LNG, LLC and Mid-Atlantic Express, LLC to build an on-shore liquid natural gas import and storage terminal and an approximately 87-mile natural gas send-out pipeline. The estimated cost for the storage terminal is \$400 million. The location is in Baltimore County in an area close to the Edgemere residential neighborhood to the east and Bear Creek and Dundalk and other residential communities to the west. The planned pipeline would run through Baltimore, Cecil and Harford Counties. As an example of the implementation of the **Maryland Intergovernmental Review and Coordination** process concerning this proposal in Central Maryland and the Upper Eastern Shore, eleven State agencies and four local governments were notified and given an opportunity to comment on this project. Comments from 13 agencies were incorporated into a summary of findings that was prepared on December 18, 2006.

The Clearinghouse, through the review and recommendation process, seeks to solicit comments that address whether projects are located within Priority Funding Areas and whether direct development projects are consistent with local and regional plans and programs prior to project approval and implementation. In addition the Clearinghouse process is able to track potential funds coming into the State and to serve as a

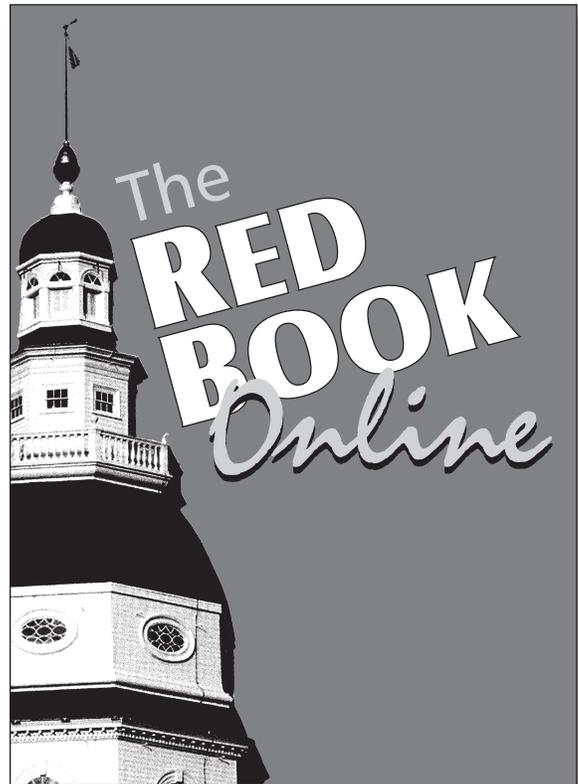
check for whether these resources are being channeled into places and projects that are most beneficial to the State.

The Catalog of State Assistance Programs, known as the **Red Book**, now contains over 800 programs of technical, financial and nonfinancial assistance provided by State agencies. Updating programs is easier and timelier through the addition of **The Red Book Online** ([www.mdredbookonline.com](http://www.mdredbookonline.com)). This is an Internet-based tool that allows State agencies to update their program information in real time. For fiscal year 2007, more than 650 program listings have been updated by designated State agency coordinators.

The **Intergovernmental Monitor** is a web-based publication that provides information on projects and grant proposals submitted to the Clearinghouse for intergovernmental review. Details on projects, such as descriptions, locations, applicants, open dates and close dates, are available online. This is valuable to project reviewers because it serves as a notification tool and a check for projects that reviewers may not have seen but may have an interest in.

The Maryland Department of Planning's **Inventory of State-owned Real Property** is an online database that lists over 13,000 holdings owned by the State. The Inventory is based on data provided by the Maryland State Department of Assessments and Taxation (SDAT). This tool affords State custodial agencies the opportunity to record real property transactions (e.g., acquisitions, disposals and transfers) in real time. In addition, specialized reports can be prepared from the inventory database.

In the course of a year, the Clearinghouse receives numerous requests for technical assistance from the public and private sector, as well as individuals, regarding the MIRC process, State, federal and private funding sources, business start-up loans, tuition assistance and student loans for college and grant writing tips. The Clearinghouse also receives a large number of requests from public and private sources regarding the availability of excess State-owned property for private and/or public uses.



## Division of Historical and Cultural Programs The Maryland Historical Trust

### Office of Research, Survey, and Registration (ORSR)

Research and survey projects document historic and archeological sites for inclusion in the **Maryland Inventory of Historic Properties**, a broad-based catalog of historic resources throughout the state. The Inventory, consisting of written, photographic and graphic documentation of over 50,000 historic and archeological resources, is constantly expanding through contributions from a broad range of sources including grant funded research and survey projects.



For 2007, through September, MHT added 257 standing structures and survey districts and 464 archeological sites to the Maryland Inventory, updated 172 Maryland Inventory of Historic Properties forms and surveyed 7,524 acres to determine the presence of cultural resources.

Also in 2007, staff reviewed and administered three county-wide architectural surveys; a survey of rural villages in Washington County; an archeological survey of the Rhodes River; a documentation project on historic tobacco barns; and a study of African-American resources associated with the Civil War. Data resulting from these grant-funded projects will be added to the MHT Inventory.

The **National Register of Historic Places** is a federal program designed to recognize properties significant in American history and culture. In 2007, as of October, 15 nominations to the National Register were reviewed by the Governor's Consulting Committee and 17 nominations comprising 1,300 contributing resources were forwarded to the National Park Service.

Properties listed in the National Register during 2007 include Clifton Park in Baltimore City, Glenview Farm in Rockville, the Goucher College campus in Baltimore County, the Highfield House apartment building (Baltimore City) designed by Mies van der Rohe, Graystone Lodge in Harford County and Union Station in Salisbury.

The **Cultural Conservation Program** and its allied partners are wrapping up an outstanding year. In June, Program administrator Dr. Elaine Eff received the Forrest Pogue Award for Lifetime Achievement in Oral History. The Maryland Traditions program, in its seventh year of collaboration with the State Arts Council, received the Best of Baltimore award from Baltimore Magazine for its annual Master and Apprentice showcase. The culminating event also inaugurated the ALTA (Award for Living Traditions and Arts), recognizing people, places and traditions. The first three recipients are Anna Holmes, a community scholar and quilter from North Brentwood, the Spruce Forest Artisan Village-Penn Alps in Grantsville and the National Outdoor Show of Dorchester County. Technical assistance for oral history and cultural documentation projects continue, as do lectures, teaching and conference and festival participation.

The Division's **Library and Archives** provided services to approximately 1,000 researchers in 2007. A significant portion of the library's holdings are now accessible electronically, allowing clients to conduct research off-site. The Division completed purchase of software for a web-based automated catalog and in early 2008 researchers and the public will have Internet access to titles in the library's collection of books, serials, site-specific reports, architectural drawings, maps, videos and oral histories.

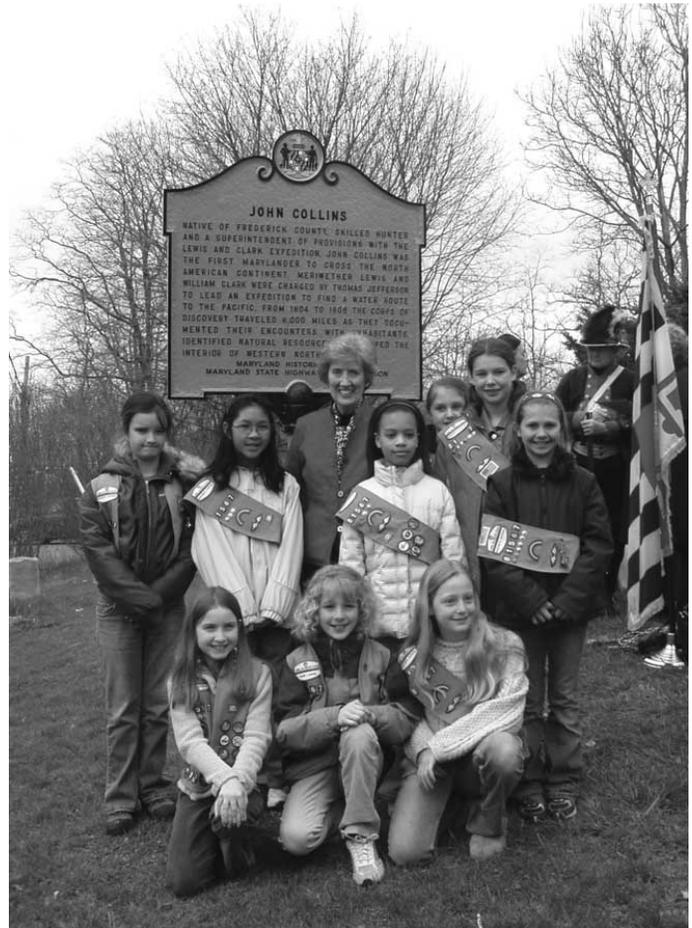
In addition to overseeing the management of the division's library and archival holdings, library staff served on the Collections Committee and provided assistance throughout 2007 to the library staffs at the Jefferson Patterson Park and Museum and at the Banneker-Douglass Museum.

The MHT **Geographic Information System (GIS)** consists of computerized maps and databases containing information on historical and archeological resources, as well as other management districts such as Heritage Areas. Maps, data and documents, once accessible only in the MHT library, are now reaching an ever-growing number of citizens through Internet access and other digital media.

In 2007, GIS development continued under a transportation enhancement grant administered by the State Highway Administration. Three funded GIS products have been completed and the final product, the posting of a Roadside Markers web site, is scheduled for completion early in 2008. Work also began on the digitizing of inventoried historic properties in Baltimore City.

The ORSR provides support and expertise to the **Governor's Commission on Maryland Military Monuments**, which was created in 1989 to inventory and preserve military memorials honoring Maryland's veterans. In 2007 cyclical conservation maintenance was completed for twelve monuments and tablets.

The **Maryland Roadside Historical Marker Program** commemorates people, events and places of significance to the State. Six new markers were installed in 2007, commemorating an African American mutual aid society in Baltimore County; the City of Elkton in Cecil County; John Collins, a member of the Lewis and Clark Expedition in Frederick County; ENIAC, an early electronic computer in Harford County; Logan Field, Maryland's first commercial aviation facility in Baltimore County; and the site of a War of 1812 skirmish in Queen Anne's County.



## Office of Preservation Services (OPS)

The Trust's **Review and Compliance Program** is a regulatory program that reviews State and federal undertakings to ensure that Maryland's important historic and archeological properties will not be adversely affected or destroyed by the actions of federal and State agencies or by entities receiving assistance from those agencies. Through consultation with the involved agencies, project sponsors, local governments, consultants and the interested public, the Trust assists program users in fulfilling their historic preservation responsibilities and ensures the appropriate stewardship of Maryland's heritage resources.

In 2007, Trust staff reviewed over 4,000 public undertakings pursuant to federal and State historic preservation legislation to assess the effects of those projects on historic and archeological properties. The consultation resulted in the development of over 20 Memoranda of Agreement (MOAs) to resolve the adverse effects of projects on significant cultural resources and to afford pertinent mitigation measures. Staff also provided extensive technical assistance to program clients through numerous meetings, site visits, telephone and email contacts, document reviews, agreement negotiations, participation in interagency working groups and agency trainings.



The **Historic Preservation Easement Program** protects the State's financial investment in the acquisition and rehabilitation of historic, archeological and cultural resources, ensuring that they are cared for and remain available to the public in perpetuity. In turn, these resources contribute greatly to the development of the State's heritage tourism initiatives and to heritage-related educational programs. MHT acquires easements in a variety of ways: as a condition of grant and bond bill awards; as mitigation measures; and as gifts.

In 2007, as of October 19, the Trust holds 593 easements on over 700 properties and 8,718 acres. During 2006 Trust staff inspected 67 easement properties and thus far in 2007, 33 easement properties have been inspected.

The **Heritage Structure Rehabilitation Tax Credit Program** is one of the State's most powerful economic development and community revitalization tools. Complemented by the Federal Rehabilitation Tax Credit Program, State tax credits are available for up to 20% of the qualified capital costs expended in the rehabilitation of a certified heritage structure. These programs are some of the very few financial incentives that the Trust is able to provide to encourage historic preservation capital activity by for-profit businesses and private individuals.

As of October 2007, tax credit staff received 439 proposed projects, both residential and commercial, federal and State, while continuing to finalize certifications on projects from past years. Staff certified \$77,830,897 worth of rehabilitation expenditures, equal to about \$15,566,179 in credits for the Maryland Tax Credit. In addition, staff held workshops about the tax incentives in Bel Air and Cambridge.

**Capital Historic Preservation Grants and Loans** offer assistance to non-profit organizations, local jurisdictions, business entities and private individuals in



their sponsorship of successful acquisition, rehabilitation and restoration of historic properties eligible for the Maryland Register of Historic Properties. Non-profit and local government applicants also receive funding for pre-development costs such as historic structure reports and studies, the preparation of plans and specifications, necessary archeological investigations and reasonable fees for architectural, design, engineering and other special services.

In fiscal year 2007, the Trust awarded grants to 15 projects and made one capital expenditure totaling \$711,991. So far for fiscal year 2008, the Trust has awarded \$643,635 for 15 projects.



The staff of the **Maryland Maritime Archeology Program** (MMAAP) actively document Maryland's underwater

historic resources and offer education programs and hands-on training experiences in the field and lab. In the safety arena, the Underwater Program assists in locating areas hazardous to commercial and recreational mariners, and reporting those locations to the National Oceanic and Atmospheric Administration (NOAA) for their Automated Wreck and Obstruction Information System. The program also participates in and acts as coordinator/facilitator for projects that involve broad partnerships including working with federal and State agencies.

This year MMAAP completed an electronic remote sensing survey of 19,200 acres (30 square miles) through a revenue-generating contract with the Department of Natural Resources' NOAA-funded Coastal Zone Management Program. This survey covered Maryland's Atlantic waters from Ocean City to the Delaware state line. Also in 2007, MMAAP provided oversight on projects documenting shipyard sites on the Eastern Shore, researching vernacular watercraft in the collection of the Museum Division of St. Mary's County and documenting submerged archeological historic properties in the Potomac River. The program provided cultural resources law training to 260 Department of Natural Resources police officers and training and field opportunities for other non-profit volunteer organizations.

## Office of Preservation Planning and Museum Programs

The **Maryland Heritage Areas Program** was created in 1996 to help communities use heritage tourism to strengthen their economies through the development, protection and promotion of local cultural, historical and natural resources. To accomplish this, the program targets financial and technical assistance within a limited number of areas designated by the State as Certified Heritage Areas. In calendar year 2007 the **Maryland Heritage Areas Authority** (MHAA) awarded \$2,634,442 in grants to 63 projects and programs within eleven Certified Heritage Areas and

one Recognized Heritage Area. These matching grants leveraged \$9,927,603 in non-State cash and in-kind investments in heritage tourism across the State.

Additionally, MHAA staff worked with the Garrett County Chamber of Commerce on development of a heritage area management plan. This planning process will involve extensive consultation with local governments, interested non-profit organizations and tourism and heritage-related businesses, among others. Upon completion of the plan, Garrett County may apply to MHAA for approval as Maryland's 12th Certified Heritage Area.

Maryland is home to over 220 heritage museums, located in every county in the state. In an effort to encourage and implement important contributions to education, research, conservation and heritage tourism, the **Historical and Cultural Museum Assistance Program** provides technical assistance, services and financial aid in the form of grants to these non-profit and local government entities.

Museum Program Grants are designed to encourage excellence in museum practices. Grant funds may be used to assist museums, historical societies and historic sites in creating organizational plans to guide their programming and institutional development and to provide support for a wide range of projects from public interpretation to collections management. In fiscal year 2008, the Museum Advancement Program awarded a total of 29 grants in 12 counties totaling \$1,259,691.

The issuance of terrestrial archeology permits is the primary mechanism for ensuring stewardship of those archeological resources owned by the State. The **Terrestrial Archeology Permit Program** provides a process for partnership between State land managers, the State Office of Archeology and those individuals and institutions that seek to excavate State owned archeological sites. Through this regulatory partnership, State land management and archeological expertise are brought together in a way that safeguards our irreplaceable archeological heritage while allowing wise use for researchers, the public and future generations

of Marylanders. Six terrestrial archeology permits were issued this year for work undertaken at a rock shelter site in Baltimore County, at Harford Community College, on Department of Natural Resources land in Garrett County, on State Highway Administration land on the Eastern Shore, on Transportation Administration land in northeastern Maryland and in Historic St. Mary's City.

Archeology educational outreach efforts were extensive this year. Primary events included the Archeology



Workshop in March, the Spring Symposium in April, Archeology Month in April and the Annual Field Session in May. These outreach efforts reached hundreds of volunteers, avocational archeologists and members of the general public.

Ongoing throughout 2007 was an important initiative concerning the place of appropriate repose for archeological collections cared for by the Maryland Historical Trust, which include the human remains of at least 139 prehistoric Native American individuals. Consultation with the Maryland Commission on Indian Affairs and with the public on this matter will continue into 2008.

MHT provides technical and financial assistance to local governments, non-profit organizations and individuals engaged in preservation activities across the state.

One of the tools most useful to local governments and non-profits engaged in developing and operating successful historic preservation programs at the local level is the **Non-Capital Historic Preservation Grant Program**. These grants are available for research, survey, planning and educational activities involving architectural, archeological or cultural resources. In 2007, MHT awarded seventeen non-capital grants totaling \$375,000. These grants funded a variety of heritage preservation projects including archeological investigations in Talbot County, development of a National Register nomination for the Town of Sharpsburg, creation of historic district design guidelines for the Town of Snow Hill and statewide educational events.

In addition to Non-Capital Grants, each year the State of Maryland makes at least 10% of its annual apportionment of the federal Historic Preservation Fund available to Certified Local Governments (CLGs) through the **CLG Subgrant Program**. In 2007, MHT awarded five subgrants totaling \$63,660. Projects funded ranged from a survey of scenic and historic roads in St. Mary's County to the development of historic preservation design guidelines in Montgomery County and support for training opportunities for CLG historic preservation commissioners and staff.

## Banneker-Douglass Museum

The **Banneker-Douglass Museum (BDM)**, named for Benjamin Banneker and Frederick Douglass, is dedicated to preserving Maryland's African American heritage and serves as the State's official repository of African American material culture. The museum annually sponsors and hosts a variety of preservation, arts and cultural lectures, workshops, performances and other programs.

BDM had a remarkable year in 2007. Re-opened to the public in 2006 following completion of a significant expansion and rehabilitation project, this year's visitation numbers far exceeded estimates. Group tour bookings have increased 300% and the site rental rate

has increased four-times what it was before the museum renovation.

The museum undertook a very successful monthly series of public events focusing on topics such as genealogy, Maryland Negro League baseball teams, a children's art camp taught by Maryland artists and the unique Maryland tradition of the Singing and Bands. During the summer, the museum overhauled its school programs offerings, adding hands-on museum workshops, tour enhancement activities and teacher workshops. Among the topics covered by the new programs are visual literacy through quilting, the importance of oral history, and the significance of Maryland-born African American heroes Benjamin Banneker, Frederick Douglass and Harriet Tubman through their individual connections to the North Star. The new program offerings allow teachers to customize their visit to meet their individual



curriculum needs while providing an immersive learning experience. In its first two months, these new programs generated a registration increase of 50% over the previous year.

The Banneker-Douglass Museum Library and Archive also underwent a transformation in 2007, making it available to the public for the first time in over two years. At a fall event, the library was dedicated in honor of Sylvia Gaither Garrison. In addition to her roles as a Wiley Bates High School teacher, this Fulbright Scholar,

librarian, church leader, sorority sister and community activist was the central force behind the establishment of the Banneker-Douglass Museum's library. In effect, she was their first librarian.

Also in 2007, the BDM temporary exhibit gallery hosted the award winning Northern Arundel Cultural Preservation Society exhibition, **Trails, Tracks, Tarmac**. The exhibit included 25 documentary story quilts and artifacts such as manumission papers, personal items, railroad and farming tools and a full-size "Arabber" wagon, which presented stories of African American contributions, influence, and work roles in northern Anne Arundel County life.

## Jefferson Patterson Park and Museum (JPPM)

As the State Museum of Archeology, **Jefferson Patterson Park and Museum (JPPM)** preserves, researches and interprets the diverse cultures of the Chesapeake Bay region. Located on 560 acres along the Patuxent River in Calvert County, JPPM contains over 70 documented archeological sites spanning 9,000 years. The rich archeological, agricultural and historical resources of the property are interpreted to the public through a wide range of exhibits, educational programs and services.

JPPM had over 26,000 visitors in 2007 including over 2,600 students participating in various school programs. An additional 10,500 people were served through outreach programs, bringing the total served to 36,500. In observance of the reenactment of Captain John Smith's exploration of the Bay, JPPM and the Friends of JPPM coordinated an important educational and exhibit project in 2007 called *Patuxent Encounters*. This year-long project represented the Native American perspective of Captain John Smith. *Patuxent Encounters* included a speaker series, construction of an ADA accessible Eastern Woodland Indian village, installation of an interpretive sign program and a culminating, two-day festival focusing on Native American contributions, past and present.



The Maryland Archeological Conservation (MAC) Lab, administered by JPPM, houses the State's archeological collection including over 7 million objects amassed over the past 100 years and serves as the statewide support facility for artifact conservation. In 2007, the MAC Lab continued to work on an archeological records digitization project, funded in part by a grant from the National Endowment of the Humanities, scanning photographic and paper archives from over 30 of the most important state-owned collections. The Lab received approximately 65 new archeological collections



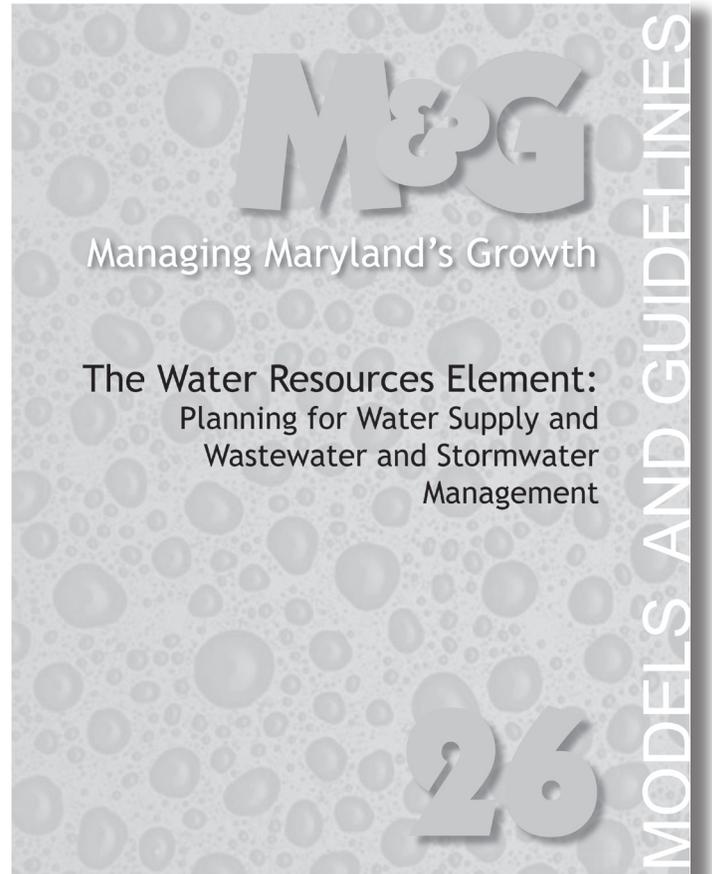
and entered into various agreements to curate federal archeological collections from Maryland. Collections staff also continued to work on a full inventory of all archeological collections stored at the Lab. Work continued under a National Park Service contract to conserve Hurricane Isabel-damaged artifacts from Jamestown in Virginia and Fort Jefferson in Florida. Artifacts from the State collection, Monticello, the Naval Historical Center and the Alexandria Archeology Museum were also conserved at the Lab. JPPM's Public Archeology Program attracted 90 volunteers who put in 809 hours of time excavating and analyzing an 18th-century site. MAC Lab staff also provided training opportunities through cooperative agreements with St. Mary's College and the Maryland Higher Education Commission and sponsored workshops for the public throughout the year.





2007 Publications

- 2007-001      Models & Guidelines 25: Writing the  
Municipal Growth Element
  
- 2007-002      Maryland Growing Smarter
  
- 2007-003      Models & Guidelines 26: The Water  
Resources Element: Planning for Water  
Supply and Wastewater and Stormwater  
Management
  
- 2007-004      Public School Enrollment Projections  
2007-2016
  
- 2007-005      Planning Guidance Bulletin – Sensitive  
Areas Element Vol. 1,  
Number 1
  
- 2007-006      Planning Guidance Bulletin – Workforce  
Housing Element Vol. 1,  
Number 2
  
- 2007-007      Vision Series: A Shore for the Future
  
- 2007-008      Preserving Our Past and Planning Our  
Future, 2007 Annual Report
  
- 2007-009      2007 Annual Report on the Maryland  
Barn Preservation Fund
  
- 2007-010      Maryland Historical Trust  
2007 Grant and Loan Report



## Appendix: PFA Exceptions

The Priority Funding Areas Act of 1997 requires that all “growth related” state spending, such as highway construction, water and sewer systems, and economic development, be spent within designated growth areas known as Priority Funding Areas (PFAs). However, exceptions are allowed where growth-related needs exist outside of PFAs. Such exceptions must be approved by the Smart Growth Sub-Cabinet. The SGSC’s Coordinating committee performs an initial review and analysis of these requests. The following exceptions were reviewed by the Sub-Cabinet in fiscal year 2007:

### August 2006 – MDE – Streamline Water and Sewer Concurrency Review Process

The Department of the Environment (MDE) sought a special exception to streamline the water and sewer concurrency review process for capital projects located outside of Priority Funding Areas (PFAs). MDE is now responsible for reviewing and assembling projects located outside of the PFA by classifying those projects under certain specific categories. Any project that does not fall in any of those categories is subject to concurrency review. In addition, reporting guidelines were outlined in the supplemental operating procedures.

No funding was attached to this request.

### August 2006 – DBED – Quarantine Facility Feasibility Study

The Maryland Department of Business and Economic Development (DBED) sought a PFA special exception to help fund a quarantine facility feasibility study requested by the Maryland Horse Industry Foundation. The purpose of this study was to assess the impact of a Maryland-based quarantine facility, determine possible locations, requirements, costs and funding sources as well as to evaluate jurisdictional issues. Additionally, the feasibility study was prepared to help determine whether a quarantine facility was practical in Anne Arundel County, Maryland, near the BWI airport.

Funding: \$21,250 or 25% MEDAF Grant

### October 2006 – DBED – Maryland Industrial Development Financing Authority (MIDFA)

The Department of Business and Economic Development sought a PFA special exception to guaranty the Fair Hill Condominium Association, Inc.’s request for MIDFA insurance. The purpose of the loan guarantee was to finance the installation of a Tapeta Surface on the training track for the stabling and training of thoroughbred racehorses in Elkton, Maryland.

Funding: \$750,000 in MIDFA insurance (guaranty)

### October 2006 - DBED – Maryland Industrial Development Financing Authority (MIDFA)

The Department of Business and Economic Development sought a PFA special exception to guaranty Susquehanna Bancshares’s request for MIDFA funding to allow the Adventures Sports Center, Incorporated to construct an 8,956 square foot operations building and a conveyor system to the re-circulate whitewater course atop Marsh Mountain in Garrett County.

Funding: Up to \$1,000,000 MIDFA Insurance (guaranty)

### January 2007 – MDE - Table Rock Water Line Extension Project – Garrett County

The Department of the Environment sought an exception for a grant and loan to extend public water service to 26 existing homes and 20 existing lots of record. The Garrett County Health Department documented their support for

this proposal based on public health and safety concerns. Based on this information, the Committee voted to approve this as an exception based on public health necessity criteria of the PFA law with the following conditions: (1) Take action to ensure that the proposed sewer lines are minimally sized, hence hydraulically limited to help preclude new hookups. (2) Designate sewer lines as “restricted access” in the county water and sewer plan. This change is contingent upon Garrett County’s adopted update or amendment of the water plan, which shows a map and text amendments of water service to approximately 26 existing homes and 20 existing lots of record that pass local health requirements for well/septic requirements and could otherwise be developed by no later than December 31, 2007.

Funding: \$350,000 Grant and Loan

#### **January 2007 – MDE – Andover Road Sewer Project – St. Mary’s County**

St. Mary’s County Sanitary Commission (METCOM) requested funding from MDE’s State Revolving Loan Program to remedy the failed septic system servicing 45 existing homes along Piney Point and Andover Estates Road. The proposed connection to the existing Marley Taylor wastewater treatment plant was supposed to remedy the public health threat as well as the migration of groundwater contamination into the Chesapeake Bay. Based on this information, the Committee voted to approve this as an exception based on the public health necessity criteria of the PFA law with the following conditions: (1) Take action to ensure that the proposed sewer lines are minimally sized, hence hydraulically limited to help preclude new hookups. (2) Designate sewer lines as “restricted access” in the county water and sewer plan. This change is contingent upon St. Mary’s adopted update or amendment of the county’s water and sewer plan, which shows a map and text amendments of water service to approximately 45 existing homes that pass local health requirements for well/septic requirements and could otherwise be developed by no later than December 31, 2007.

Funding: \$1,116,000 - State Revolving Loan Program

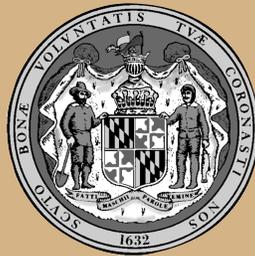
#### **March 2007 – DBED – Brownfields Voluntary Cleanup Program**

The Coordinating Committee understands that the original intent of the Brownfields Voluntary Cleanup Program program was to encourage participation of eligible properties in the Maryland Department of the Environment’s Voluntary Cleanup Program (VCP) as well as to promote economic development of underutilized commercial properties. In compliance with the Financing Programs Consolidation Act of 2000, various financing programs within the Department of Business and Economic Development were consolidated into the Maryland Economic Development Assistance Fund, which restricts funding to projects located within PFAs. Based on this information the Coordinating Committee voted to approve a blanket PFA exception for a finite period of time for BRIP project requests that are “necessary to protect the health or safety, or are related to commercial or industrial activity that cannot be accommodated in an already developed area” with the following conditions: (1) The blanket exception would expire on 12/31/07, thereby providing DBED with a sufficient amount of time to craft legislation for the next legislative session. This is the most appropriate long-term solution to the problems caused by the consolidation of the Brownfield Revitalization Incentive Program into the Maryland Economic Development Assistance Fund. (2) The request for a blanket exception for BRIP projects will be discussed at the Smart Growth Subcabinet meeting scheduled on May 1st, 2007. (3) DBED is required to submit quarterly reports to the Coordinating Committee on the details and status of each BRIP project approved.

No funding was attached to this request.







Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

**MDP**

*Maryland Department of Planning*

Richard Eberhart Hall, AICP, Secretary  
Matthew J. Power, Deputy Secretary