



Ten Years Later:

An Assessment of Smart Growth in Maryland

Gerrit-Jan Knaap and John W. Frece
National Center for Smart Growth



Milestones in MD Land Use Policy

1935 – State Planning Commission

1974 - **State Development Plan**

1983 – Chesapeake Bay Agreement

1984 – Critical Areas Program

1988 – Year 2020 Panel

1992 – Economic Growth, Resource Protection and
Planning Act

1997 – Forest Conservation Act

1997 – **Smart Growth Initiative**

2000 – **National Center for Smart Growth**

2001 – Office of Smart Growth

2003--Development Capacity Task Force

2006--House Bill 1141 and House Bill 2



Smart Growth Legislative Package

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



Five Major Challenges

- Programmatic Balance
 - stronger focus on conservation than development
- Urban Containment
 - PFAs inherently weak tools
- Infrastructure Finance
 - APFOs promote sprawl;
- Land Conservation
 - Costly and unsupported by local zoning;
- Statutory Framework
 - Smart growth not integrated with planning statutes.



Recommendations

- Require that MDP be authorized to review and approve comprehensive plans on the current six-year cycle.
- Require that comprehensive plans include housing, economic development, and rural resource elements.
- Require that PFAs are coterminous with growth areas in local comprehensive plans.
- Strengthen administration and monitoring of “growth-related” spending.
- Develop and adopt the state development plan.





UNIVERSITY OF
MARYLAND

The National Center for Smart Growth
Research and Education

Suite 1112, Preinkert Field House
College Park, Maryland 20742
301.405.6788

www.smartgrowth.umd.edu

