Mastering the Master Plan

July 16, 2021

MPCA
Maryland Planning
Commissioners Association

Poll Question

What do you want to know about comprehensive plans to perform your role more effectively?

A. Planning process

B. Role of the Planning Commissioner

C. Required elements

D. Comprehensive planning resources

E. Planning analysis

Joe Griffiths, AICP   Eric Leshinsky, AICP   Krishna Akundi   Bill Butts

Training Objectives

- To better understand and/or perform….

  - what a comprehensive plan is and what it is required to contain

  - how Maryland land use law affects comprehensive planning in the state

  - the roles of local staff, board members, and other stakeholders in the development of comprehensive plans

  - the comprehensive planning process

  - data analysis and projections for comprehensive planning

  - strategies for tracking comprehensive plan implementation

  - available resources assisting with the development of comprehensive plans

MPCA

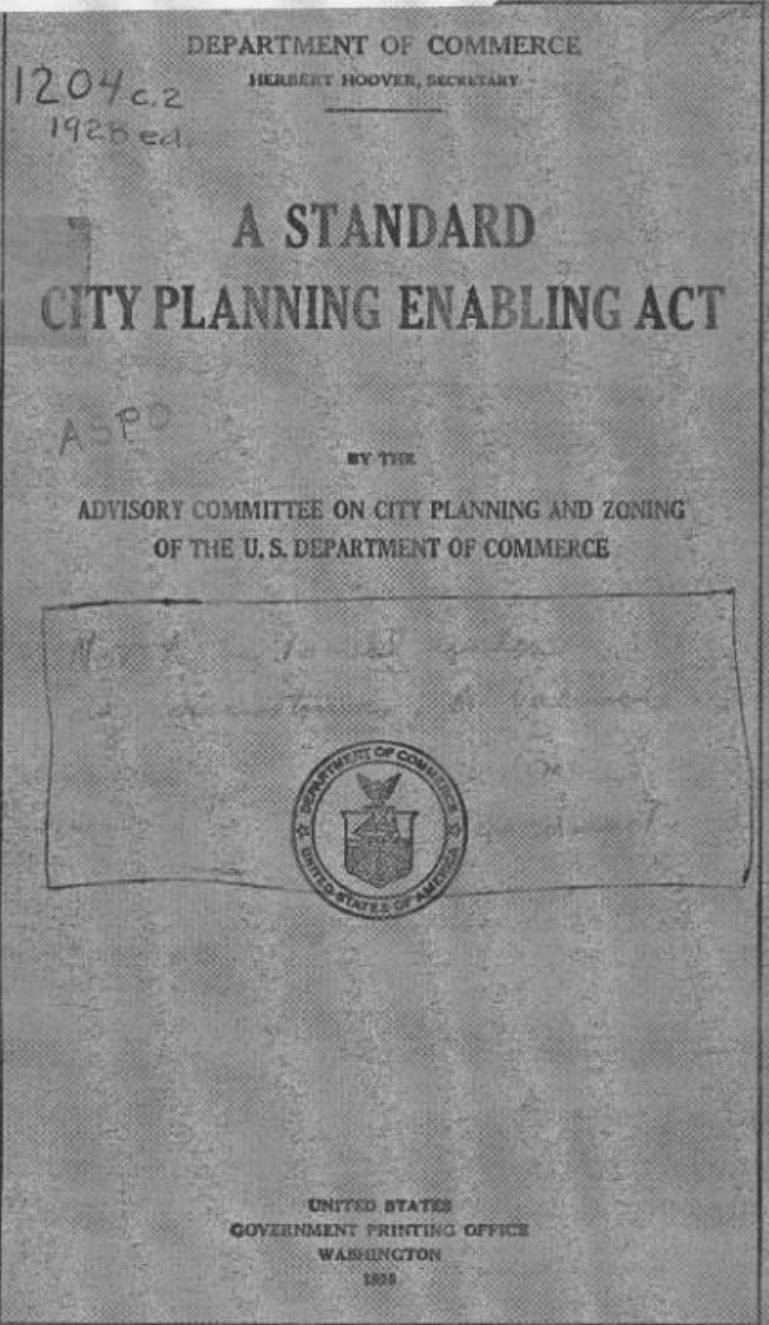Maryland Planning Commissioners Association

What is a comprehensive plan?

History

DEPARTMENT OF COMMERCE
HERBERT HOOVER, SECRETARY

A STANDARD
CITY PLANNING ENABLING ACT

BY THE

ADVISORY COMMITTEE ON CITY PLANNING AND ZONING
OF THE U.S. DEPARTMENT OF COMMERCE

UNITED STATES
GOVERNMENT PRINTING OFFICE
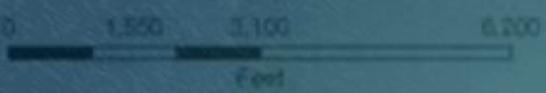WASHINGTON

- U.S. Department of Commerce Enabling Acts
- Model Laws
  - Standard State Zoning Enabling Act (1924)
    - States could use to enable zoning within their jurisdictions
  - Standard City Planning Enabling Act (1928)
    - Organizing a planning commission, directed to prepare and adopt a master plan
- Maryland Enabling Act (1933)

Purpose of Comprehensive Plans

Continuity

Balance Competing Interests

Protect Public Investments

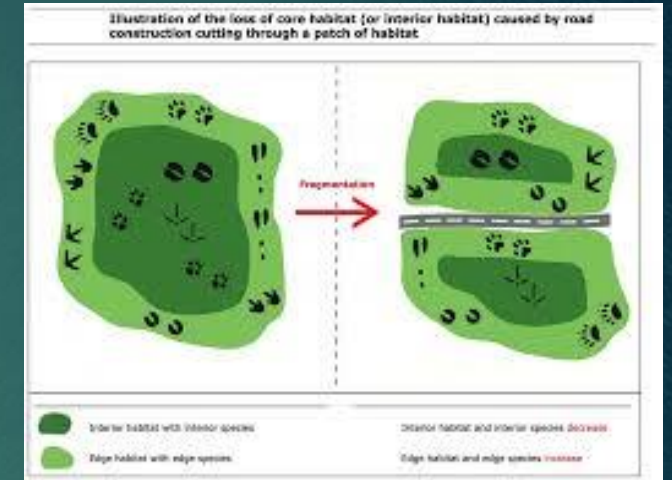# Protect and Enhance Valued Resources

Viewshed

Riparian Buffer

Habitat Core

Military Installation

Transit Network

Affordable Housing

Shape Community Appearance

Promote Economic Development

Provide Justification for Decisions

Express a Collective Vision

Comprehensive planning in Maryland

Quality of Life and Sustainability

Public Participation

Growth Areas

Community Design

Infrastructure

Transportation

Housing

Economic Development

Environmental Protection

Resource Conservation

Stewardship

Implementation

Land Use Article § 1-201 and § 3-201

Local Government Article	Land Use Article
• Former Article 25A • Enables charter counties to enact local planning and zoning laws	• Former Articles 66B and 28 • Enables non-charters to enact planning and zoning • Divisions I (Single Jurisdictions) and II (Montgomery and Prince Georges) • Requirements of comprehensive plans and process

Charter Counties (Land Use Article §1-406)

- Required Elements

  i. a development regulations element

  ii. a sensitive areas element

  iii. a transportation element

  iv. a water resources element

  v. a housing element

  vi. a mineral resources element, IF current geological information is available
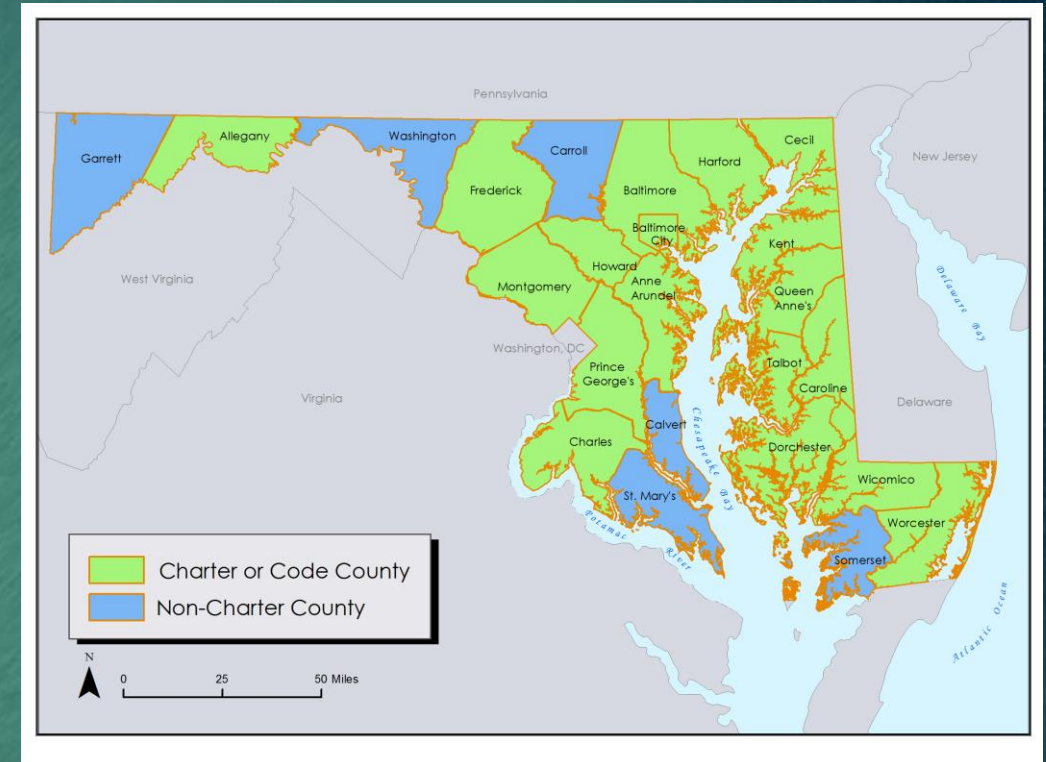
Both Charter and Non-charter counties, as well as municipalities, must implement the 12 Visions in their comprehensive plans

Non-charter Counties and Municipalities (Land Use Article: § 3-102. Elements)

- Required Elements

  (i) a community facilities element

  (ii) an area of critical State concern element

  (iii) a goals and objectives element

  (iv) a land use element

  (v) a development regulations element

  (vi) a sensitive areas element

  (vii) a transportation element

  (viii) a water resources element

  (ix) a housing element
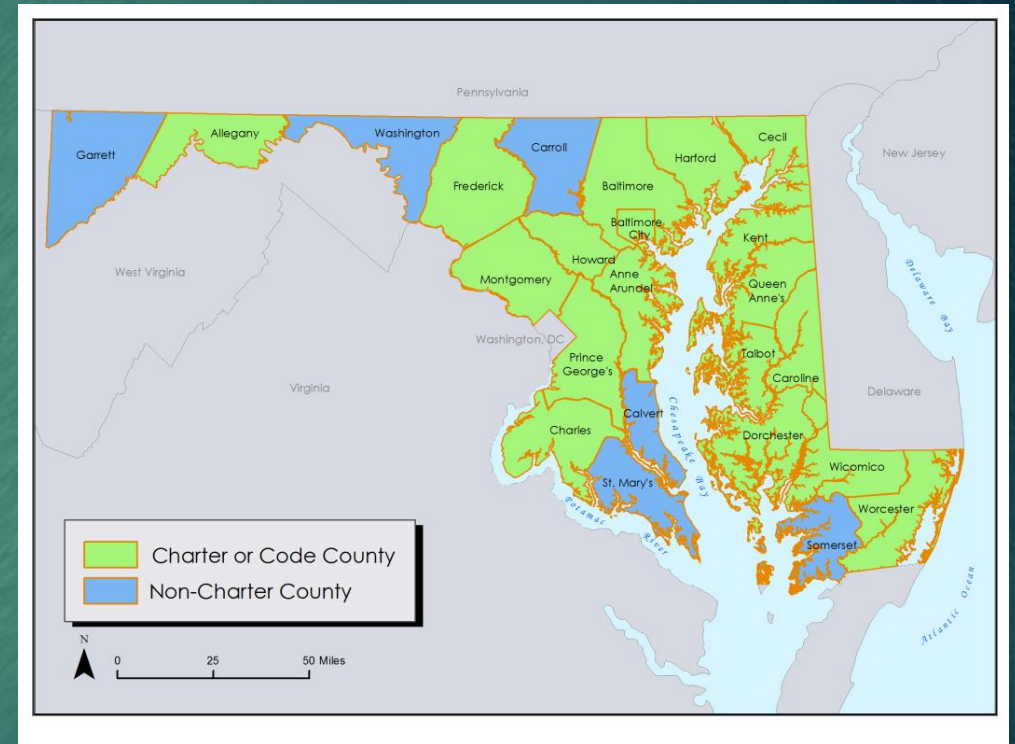
Non-charter Counties and Municipalities (Land Use Article: § 3-102. Elements)

- Elements if:

  - If current geological information is available, the plan shall include a **mineral resources element**

  - The plan for a municipal corporation that exercises zoning authority shall include a **municipal growth element**

  - The plan for a county that is located on the tidal waters of the State shall include a **fisheries element**

Vague Language

- § 3-103. Development regulations element.
  - (a) In general. -- The development regulations element shall include the planning commission's recommendation for land development regulations to implement the plan.

    (b) Purpose. -- The development regulations element shall encourage:
    (1) the use of **flexible development regulations** to promote **innovative** and cost-saving site design and protect the environment; and
    (2) within the areas designated for growth in the plan:
       (i) economic development through the use of **innovative techniques**; and
       (ii) **streamlined review** of applications for development, including permit review and subdivision plat review.

Local Comprehensive Planning Process

State Agency Review Process
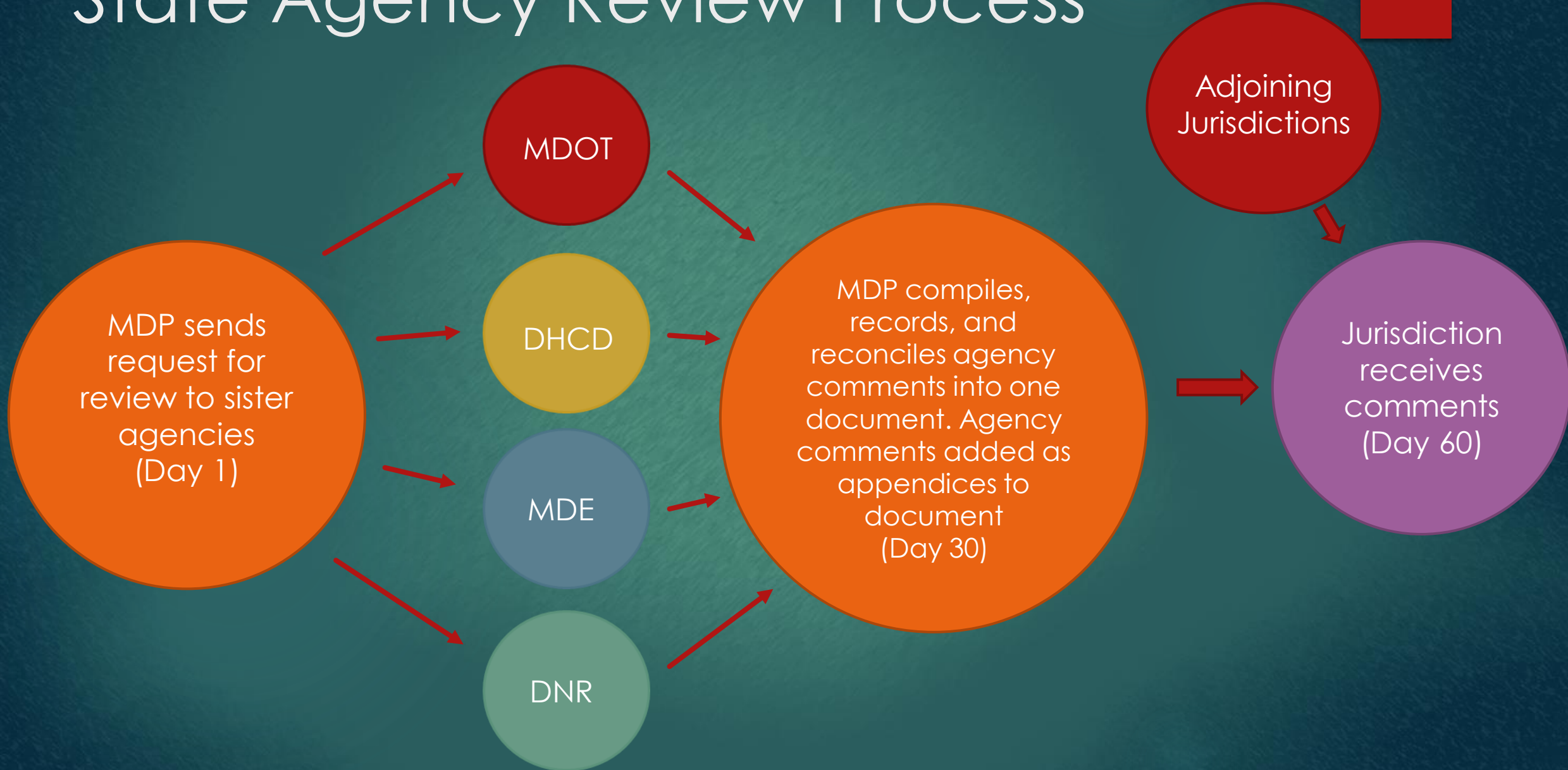
Planning to plan

Start with what you already have

Do you need a new comprehensive plan?

▶ House Bill 409 (2013) changed comprehensive plan review cycle requirement from 6 to 10 years

▶ Also requires 5-year implementation report

Transitioning to the Comprehensive Plan Ten Year Review Cycle

▶ Preliminary Checklist

▶ Evaluation Checklist

Managing Maryland's Growth
Transitioning to the Comprehensive Plan
10-Year Review Cycle

November 2015
Publication no. 2005-005

Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201
Planning.Maryland.gov

Preliminary Checklist	Evaluation Checklist
When was last planning commission/board review?

Does the comprehensive plan include all required elements?

Does the comprehensive plan include the 12 visions?

Do we have an established procedure for reviewing and updating the comprehensive plan? | Have we adopted a growth tier map?

Do our annual reports identify issues of concern?

Have any of our neighbors amended their comprehensive plan in a way that impacts us?

Have we implemented recommendations from the previous comprehensive plan?

Does our comprehensive plan have the correct statutory references and address changes to state law since adopted?

Do we have any new designations, such as Sustainable Communities, Historic Districts, or others? |

Other Questions To Consider

Does new Census data reflect changes in our community that a new plan should address?

Do the goals, objectives, and strategies of the previous comprehensive plan still apply?

Have there been any annexations that a comprehensive plan should account for?

Do we have enough available land for desired development?

Do we have any new major employers, or have major institutions, such as a military installation or college, expanded?

Other Plans to Consider

- Water and Sewer Plans
- Small Area or Neighborhood Plans
- Sustainable Communities Action Plans
- Market Studies/Economic Analyses
- Regional Transportation Plans
- School Facility Plans
- Other Comprehensive Plans

Stakeholders
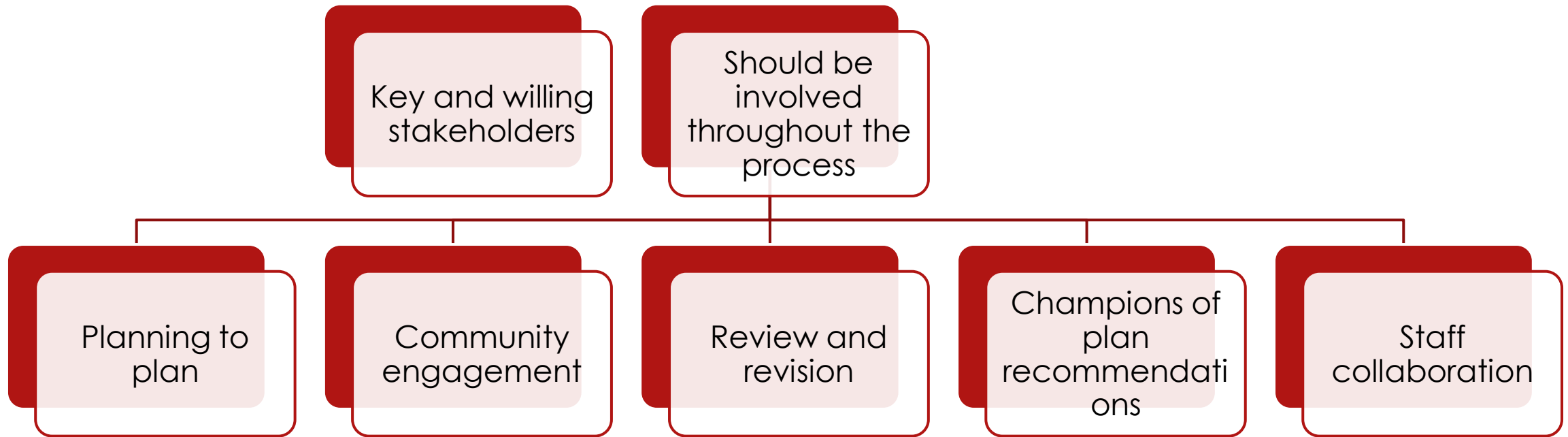
Residents/Landowners

Businesses/Employers

Advocacy/Community Groups

Government Agencies (Internal and External)

Organizations/Institutions

Neighboring Jurisdictions

Advisory Groups

- Key and willing stakeholders
- Should be involved throughout the process
  - Planning to plan
  - Community engagement
  - Review and revision
  - Champions of plan recommendations
  - Staff collaboration

Plan Charters/ Frameworks
(Plans to Complete the Plan)

- Background information and reason for new/updated comprehensive plan

- Existing conditions

- State requirements

- Preliminary list of issues to be addressed

- Planning process and schedule

- Organizational structure

- Community engagement and outreach

Project Initiation (3 Months)	Plan Preparation (6 Months)	Plan Development (6 Months)	Plan Review & Adoption (3 Months)
City Council Initiation Existing Conditions and Plan Evaluation Consultant RFP/Selection	Community Conversations Phase II Initiate Special Studies	Vision & Policy Formation Plan Development Public Review Plan Refinement	Planning Commission Review & Recommendation City Council Review & Adoption

FIGURE 4. COMPREHENSIVE PLAN PROCESS OVERVIEW

Manassas Va 2018 Comprehensive Plan framework

Role of the Citizen Planner in Early Stages

Reviewing previous plan for applicability and needed changes

Working with staff to establish advisory groups

Reviewing rezonings, variances, and other issues over the life of existing plan that should be addressed with new plan

Consultant selection

Reviewing plan charters, outreach plans, other informative plans, and existing conditions analyses

SWOT Analyses
Strengths, Weaknesses, Opportunities, Threats

▶ What community strengths should we build upon?

  ▶ Access to open space, Developable land

▶ What community weaknesses should we address?

  ▶ Struggling main street, Lack of sidewalks

▶ What opportunities exist that we could plan to maximize?

  ▶ Major employer attraction, Residential demand

▶ What threats have the potential to hinder our progress?

  ▶ Rising housing prices, Loss of transit service

Consultants

Pre-planning informs the need for a consultant, if any

Assessment

- What issue(s) must the comprehensive plan address?
- What is the final product?
- Do we have in-house expertise and capacity to develop the final product?
- Do state requirements necessitate the services of a consultant?
- Do we want the objectivity that consultants may provide?
- Can we hire a consultant for only one or a few portions of the comprehensive plan?
- Are we trying to do something new or innovative with which a consultant could assist?
- What is our budget? Are there sources of technical assistance or funding that could help us?

Request for Proposals

- Writers: Staff, Attorney, County and State Assistance
- Content
    - Background
    - Desired outcome/product/deliverables
        - Specific enough to limit price discrepancies
        - Direction from pre-planning
        - Selection criteria and scoring
    - Clarify roles of staff and consultant
    - Whole or part of plan
        - State comprehensive planning requirements
        - Requirements of funding agency
    - Budget
    - Public hearing and advertising requirements
    - Specify submission requirements, how and in what format
    - References and comparable projects
    - Questions for consultants to answer

Request for Proposals

- Develop marketing plan. Where, how, and for how long?
- Wide Distribution
  - Proactive
  - Leverage partners
  - eMaryland Marketplace
  - APA MD
  - Direct to vendors
  - Minority owned businesses
    - Governor's Office of Small, Minority & Women Business Affairs
    - MDOT Directory

Request for Proposals

- Selecting a vendor
  - Clear criteria
    - Lowest bidder
    - Technical and professional ability
    - Quality of work plan
    - Demonstrated successful past performance
    - Scoring
  - Mixed review team
    - Staff
    - Citizen planners
    - Elected officials
    - Stakeholder partners

Funding Resources for Comprehensive Plans

- Community Development Block Grants (CDBG)
  - Non-entitlement with 51% or more Low & Moderate Income persons (List of eligible jurisdictions)
  - Allocated annual funding for planning, separate from block grant cycle
  - Know to ask (Cindy Stone, Director Community Development Programs (DHCD)
    - Available upon consultation
    - Low to moderate income
- Grants Gateway
  - Hazard mitigation, sea level rise, climate change
  - Whole or part of plan depending on how many resiliency elements included
- American Rescue Plan (May Change after July 16)
  - Not yet fully clear
  - Planning or an analysis to improve programs addressing pandemic
  - Maryland Local Fiscal Recovery Funds Website
- Counties

Outreach and Engagement
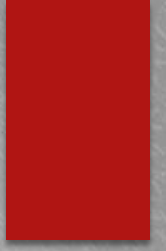
Communications (What you say)

Outreach Project Communication Guidelines

Purpose of this Document

To establish common messaging for The Maryland Planning Commissioners Association (MPCA) led outreach effort, which will be conducted in a series of regional meetings and surveys throughout the state in the summer and fall of 2017. This is an *internal document* intended to serve as a guide for how the MPCA communicates the project to those it wishes to engage.

Purpose of the Outreach Effort

To connect with planning staff, Planning Commissioners, and other officials (stakeholders) across the state of Maryland and solicit their feedback on how the MPCA can craft training and provide resources that will best support local planning efforts and needs. The MPCA values and needs the feedback of stakeholders to create the most effective workplan and enhance its services.

Themes

The following themes should be used as quick descriptors of the project

1. **Listening**: The MPCA wants to hear from stakeholders about how it can be a valuable resource to planning efforts around Maryland.
   a. Examples: Focus Groups, Surveys

- Messaging first. Why are we doing this?
  - Internal and external
- Themes
  - Talking points
- FAQs
- Expected project outcomes and limitations
- Protocol and message control
- Community education
- Branding

Why should stakeholders engage?

Outreach (How and to whom you say it)

- **Most important part!**
- Establish roles and outreach groupings
  - Staff, partner, officials, consultants
  - Public, focus groups, organizations, demographics
- Gather and use communication assets from stakeholders, such as those on an advisory group
  - Newsletters, email distribution lists, regular meetings, events
  - What communication assets can commissioners leverage
- Communication methods
  - High tech and high touch
- Trusted community leaders as messengers
  - Training and trust
- Tracking who is engaged

Not complicated, but requires diligence and time

Engagement (How you get them to respond)

What will you do with stakeholders when you have their attention?

Education
- Existing plan and conditions
- Pre-planning insight (themes, issues, categories)
- Planning process
- Explain how input will inform the plan

Questions
- General to specific (visioning to regulatory)
- Start with the positive
- Listen, summarize, and avoid unnecessary corrections
- Accept harsh criticisms

Meeting the Needs of Stakeholders
- Time and Location
- Food
- Children
- Translation

Engagement (How you get them to respond)

- General
  - What are our community strengths?
  - In one sentence, how would you describe your desired community 20 years from now?
  - In what ways does your community need to grow? This could be physical growth or growth in addressing issues.
  - What makes you feel connected to your neighborhood and community?
- Specific
  - Ranking amenities, economic development, environmental resources, infrastructure, housing, and other planning topics by priority
  - Prioritizing growth related/supportive services
  - Assessing community aesthetic desires
  - Area/institution focused questions unique to your community (redevelopment, natural resources, community anchors, major employers, neighboring jurisdictions)
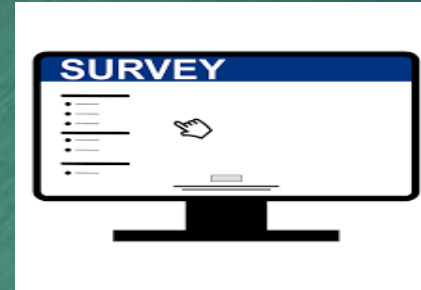
Engagement Methods

Visual Preference Surveys

Crowdsourced Mapping
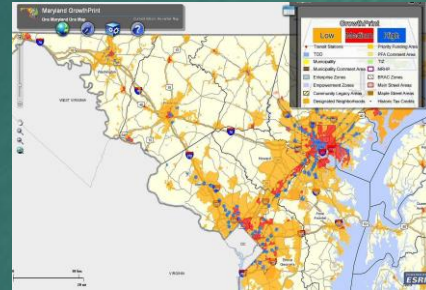
Surveys

Public Workshops

Meeting in a Box

- Mix up your methods
- Summarize and categorize what you are hearing. Instant feedback
- Ensure staff coverage at public meetings
- Train key stakeholders and community leaders to assist and lead
- Multiple languages
- Matching shirts!

Feedback and Using Input

Stakeholders
- Engagement input
- Advisory group meetings/reports

Staff
- Input summaries
- Interim deliverables
- Website updates
- Newsletters
- Mass emails

Officials
- Worksessions
- Community meeting attendance
- Newsletters/emails

Consultants
- Regular reporting
- Assistance to staff

Communicating Comprehensive Plan Relevance

An Annapolis Case Study

Eric Leshinsky, AICP

Chief of Comprehensive Planning

City of Annapolis

Communicating Comprehensive Plan Relevance
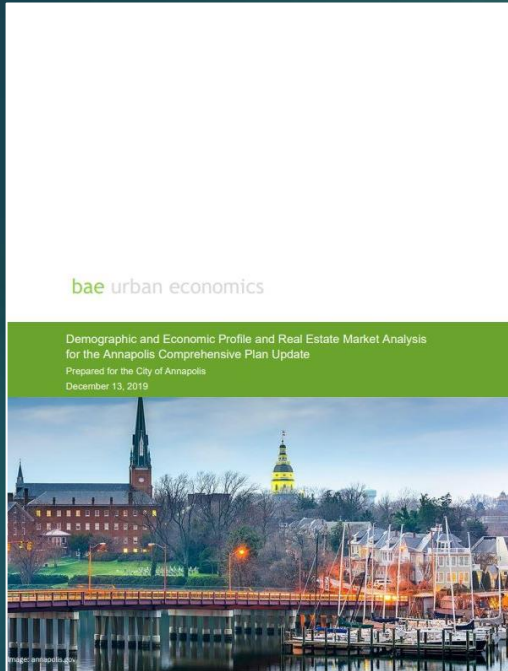
Communicating Comprehensive Plan Relevance
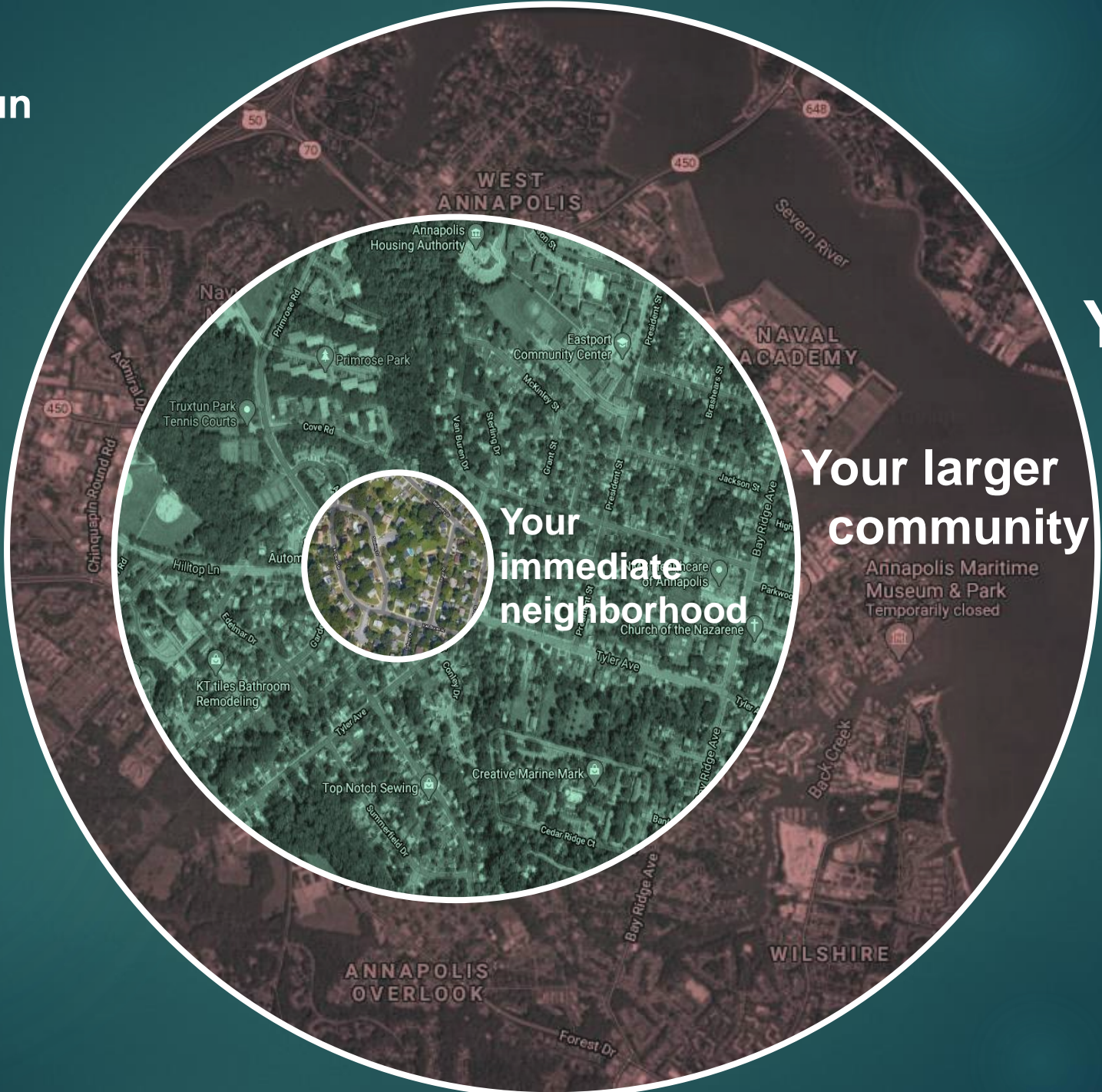
Your City
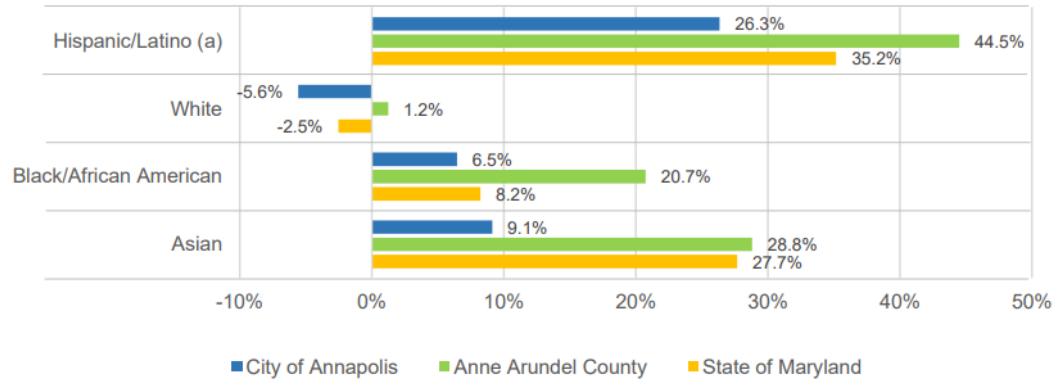
Your larger community

Your immediate neighborhood

Knowing Your Audience

Demographic and Economic Profile and Real Estate Market Analysis for the Annapolis Comprehensive Plan Update
December 13, 2019

Figure 8: Percent Change in Number of Residents by Race and Ethnicity, 2010 - 2018

Hispanic/Latino (a): 26.3%, 44.5%, 35.2%
White: -5.6%, 1.2%, -2.5%
Black/African American: 6.5%, 20.7%, 8.2%
Asian: 9.1%, 28.8%, 27.7%

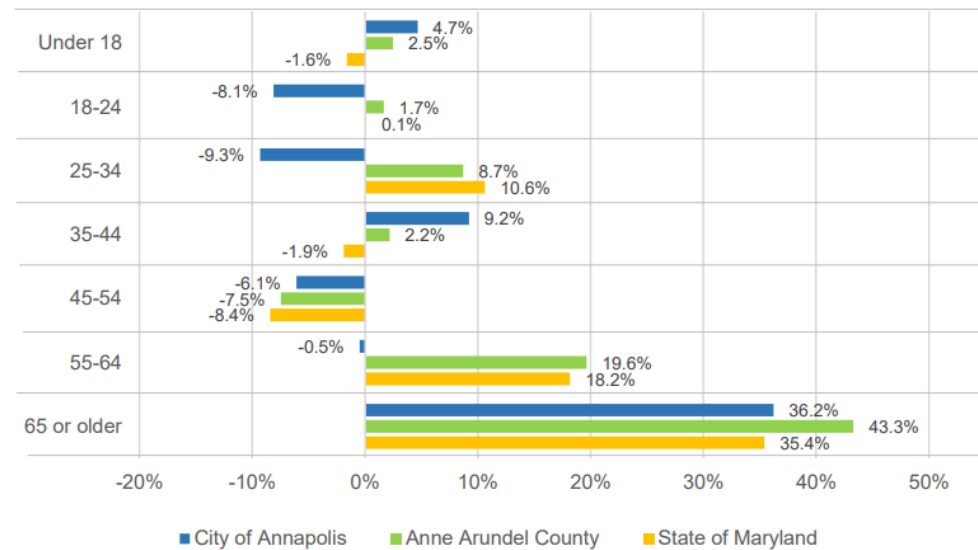■ City of Annapolis ■ Anne Arundel County ■ State of Maryland

Notes:
Only includes racial/ethnic groups that make up at least three percent of the population in at least one of the three geographies.
(a) Includes all races for those of Hispanic/Latino background.
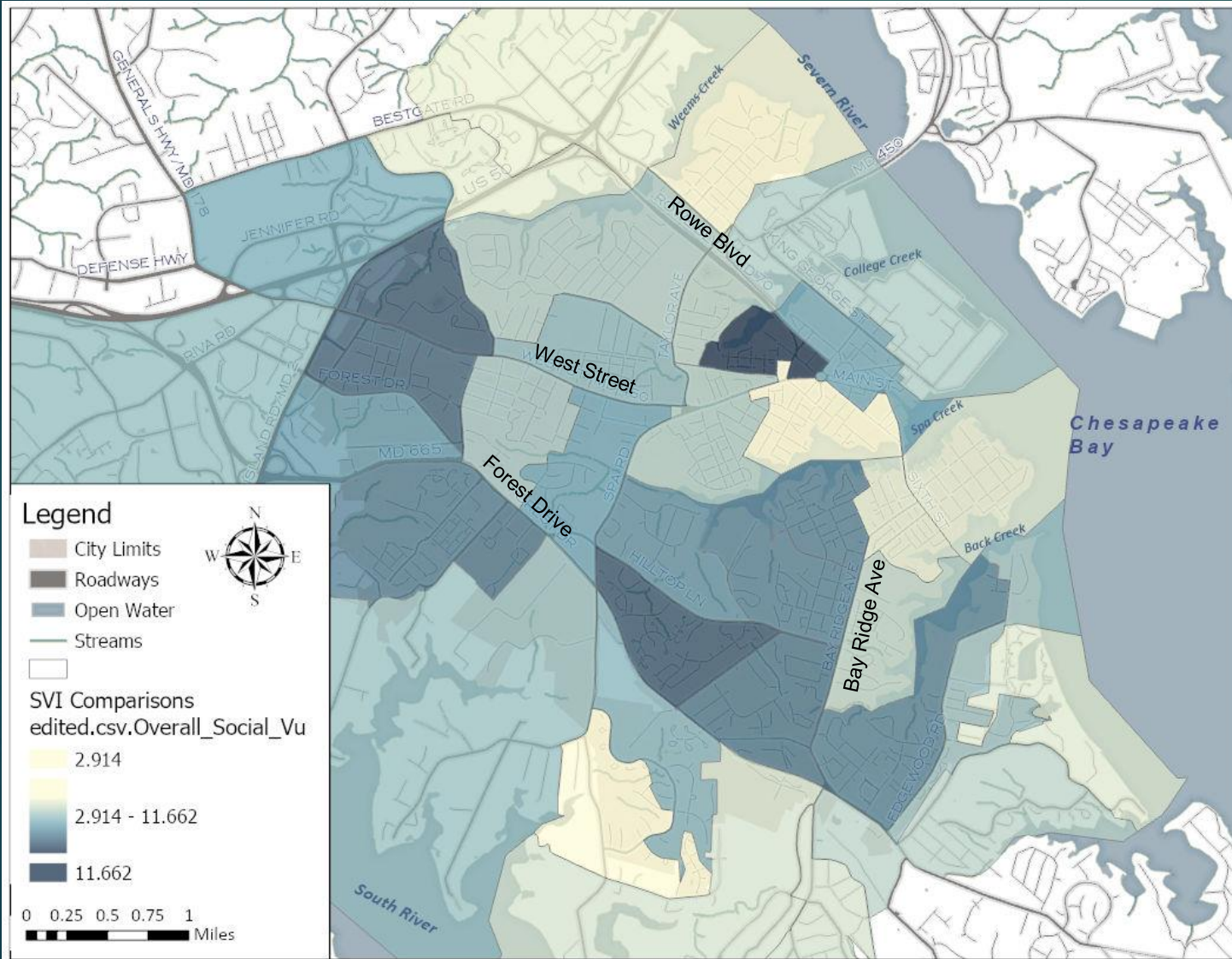Sources: Esri Business Analyst 2019; BAE, 2019.

Figure 6: Change in Number of Residents by Age Group, 2010 – 2018

Under 18: 4.7%, 2.5%, -1.6%
18-24: -8.1%, 1.7%, 0.1%
25-34: -9.3%, 8.7%, 10.6%
35-44: 9.2%, 2.2%, -1.9%
45-54: -6.1%, -7.5%, -8.4%
55-64: -0.5%, 19.6%, 18.2%
65 or older: 36.2%, 43.3%, 35.4%

■ City of Annapolis ■ Anne Arundel County ■ State of Maryland

Sources: Esri Business Analyst, 2019; BAE, 2019.

Knowing Your Audience
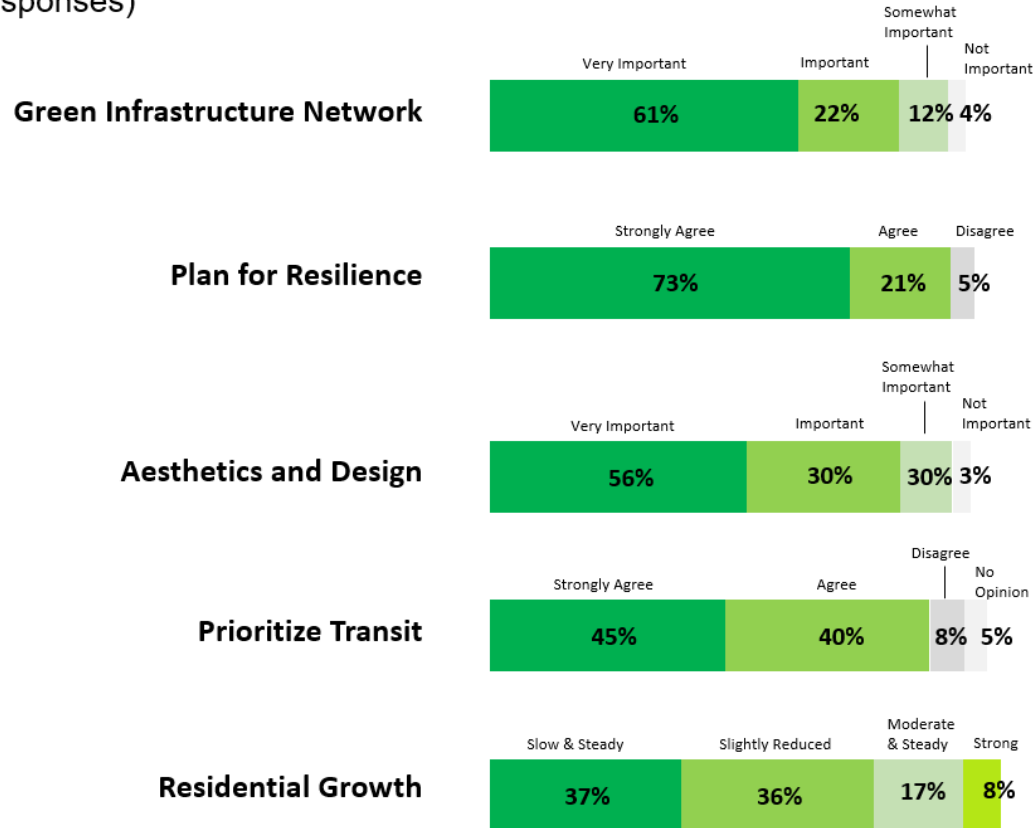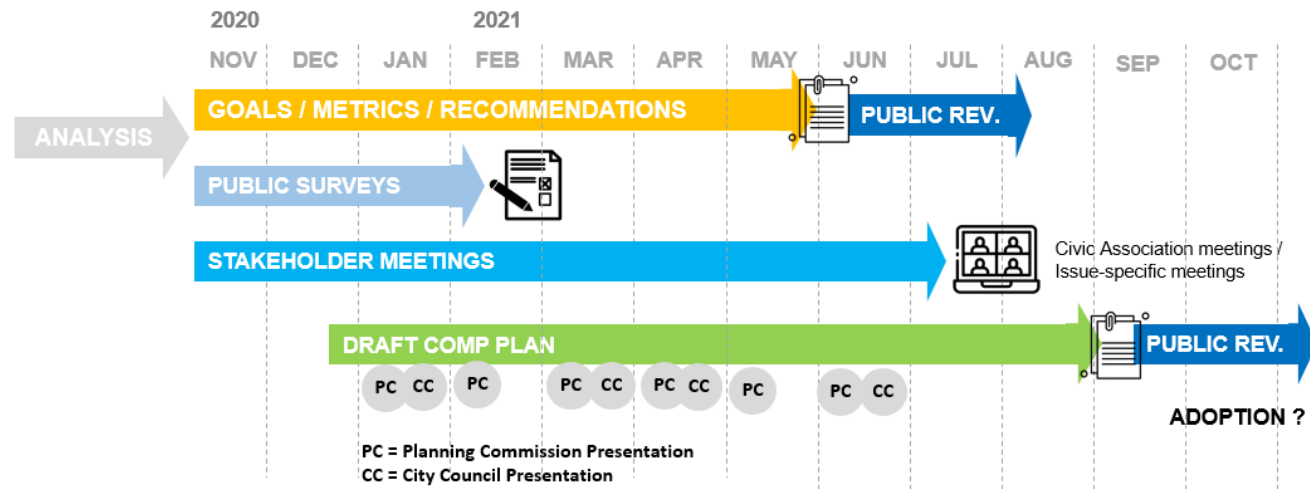
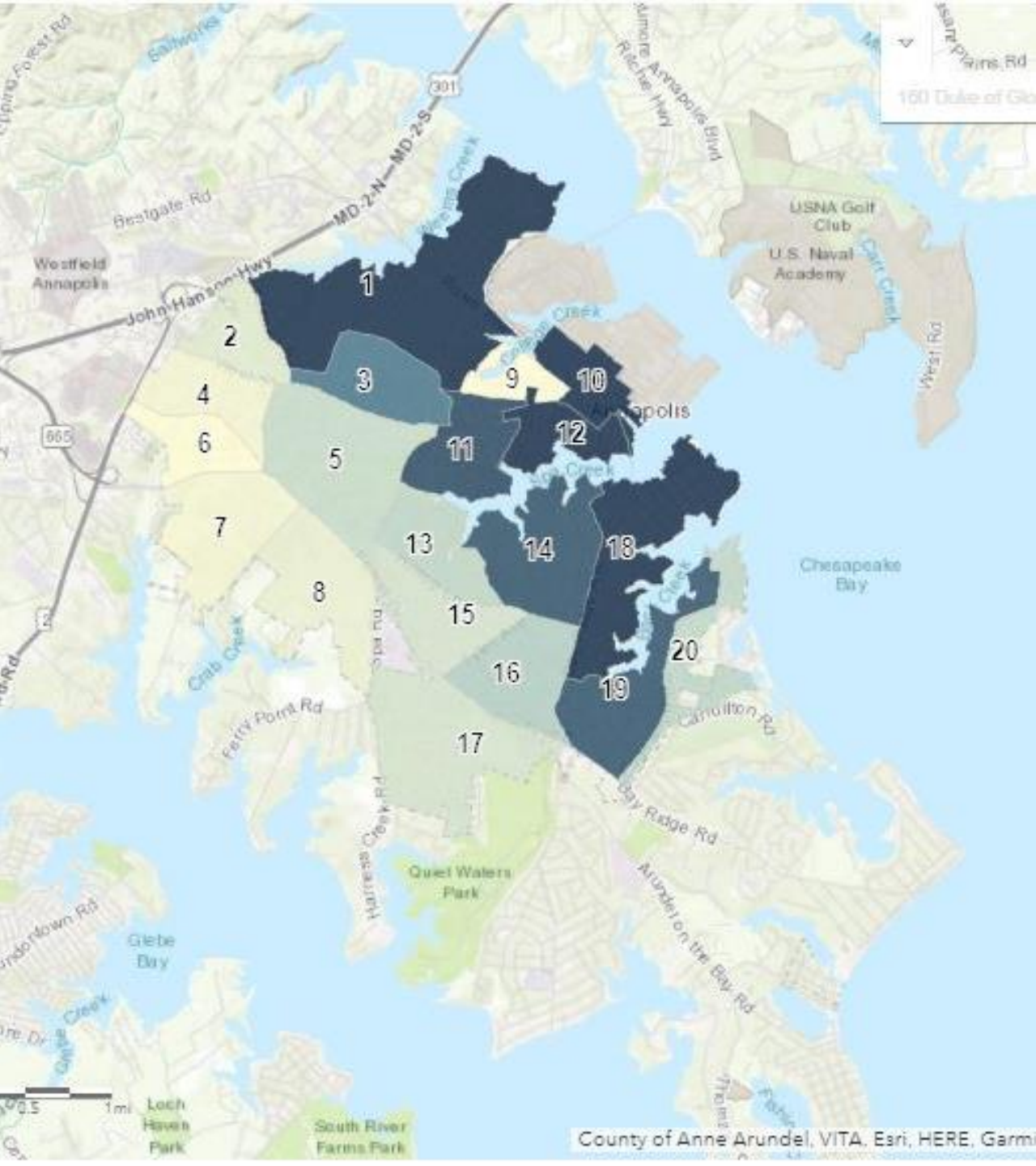**WHAT WE'VE HEARD SO FAR**
Public Survey #1
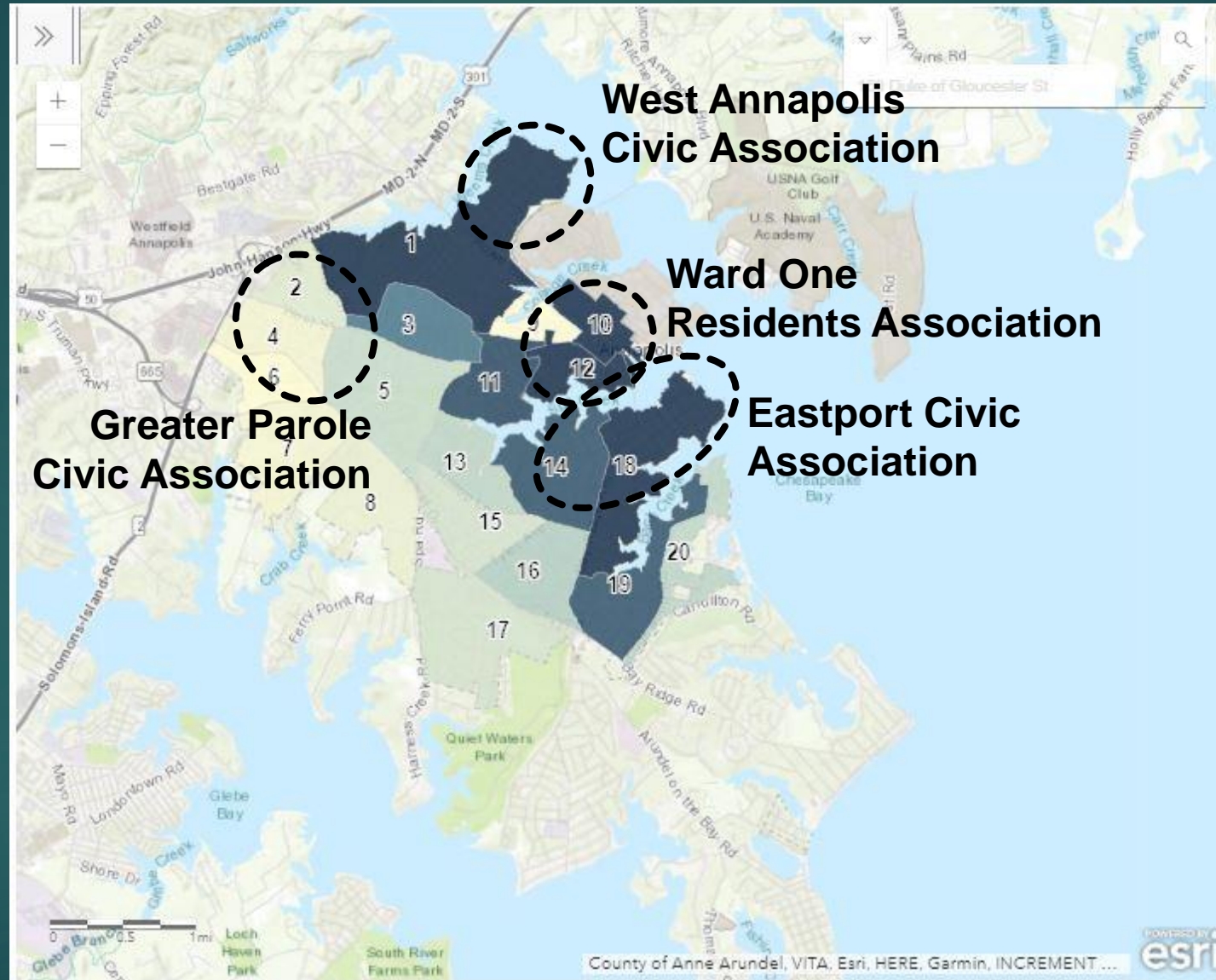(385 responses)

An Iterative Process

An Iterative Process

Identify the Gaps

▶ Annapolis Ahead 2040

▶ Public Survey #1

▶ (385 responses)

▶ The darker the color, the more respondents

Identify the Gaps

Annapolis Ahead 2040 Public Survey #1
(385 responses)

The darker the color, the more respondents

Figure 36: Home Sales in Annapolis, April 2018 – March 2019

Home Sales in Annapolis
(May 2018 - April 2019)

○ $0 - $234,999

● $235,000 - $329,999

● $330,000 - $449,999

● $450,000 - $649,999

● $650,000+

▨ Annapolis

0   0.5   1   1.5   2 mi
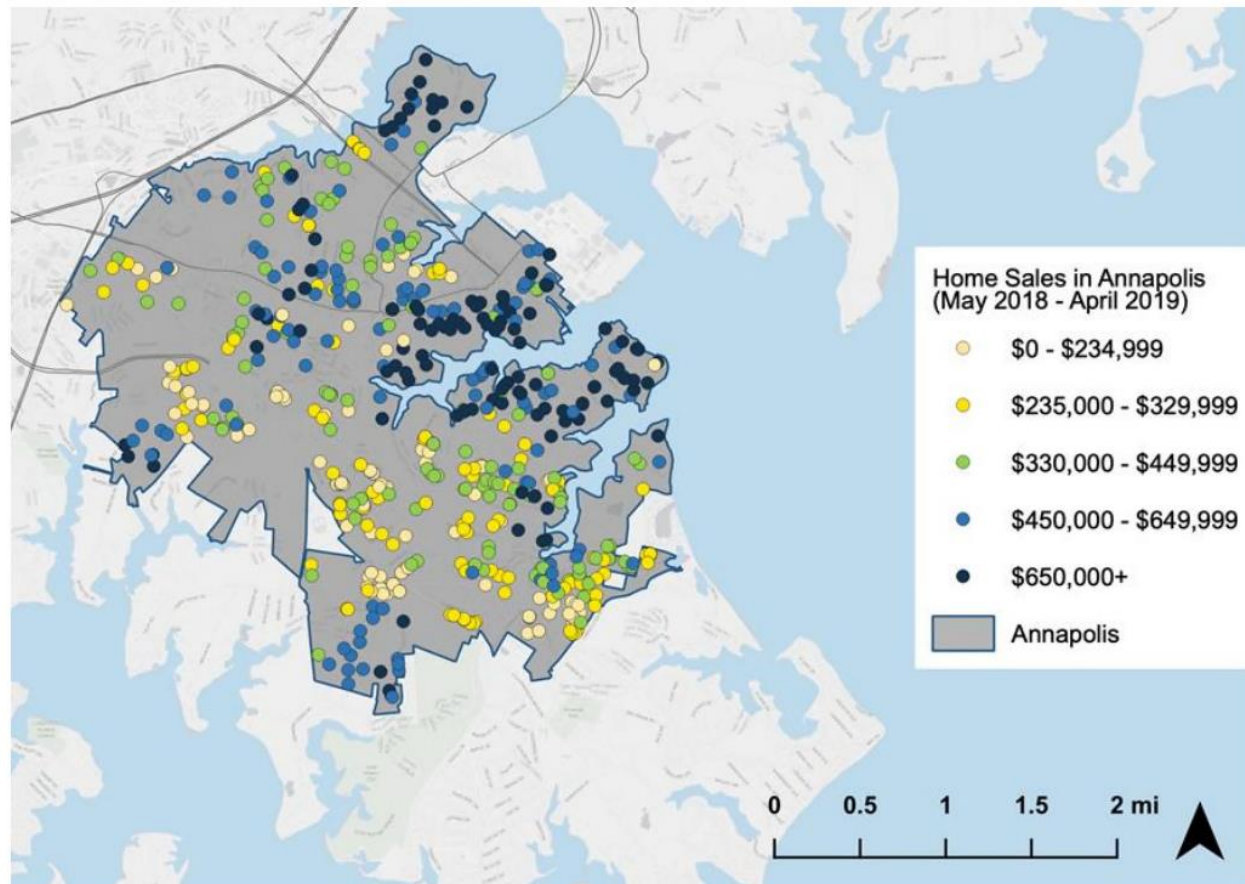
Sources: Corelogic/ListSource via DQNews; ArcGIS Pro; U.S. Census Bureau; BAE, 2019.

Identify the Gaps

1. What kind of change would most positively impact your **community?**

2. What kind of change would most positively impact **Annapolis overall?**

"Simple Survey"

What's in Your Comprehensive Plan?

The City of Annapolis is currently working on a comprehensive plan called *Annapolis Ahead* that will set a vision for the city we want to create over the next twenty years. The plan will include recommendations ranging from housing and transportation options to improved park and water access, and a variety of other priorities. What are YOUR priorities for the plan?

Which part of the City do you live in? Use the map linked below to find your home and determine in which numbered area you live:

Annapolis Neighborhood Map

What age group do you fit into?

☐ 25 and under

☐ 26-40

☐ 41-60

☐ 61 and over

☐ Prefer not to answer

When you look around your neighborhood, what are some things that would really help to improve the place?

1000

When you look around Annapolis as whole, is there anything you see holding the city back from being a better place to live?

1000

Briefly describe the future Annapolis that you would like to see. What would change look like?

1000

Submit

HOW DID WE GET HERE ?

In-Person Presentations and Input Gathering (Pre-COVID): **25 total meetings**
- (1) Workshop in 2019 with residents across all Wards
- (1) Workshop with participants from every board and commission
- (1) Workshop with representatives from neighborhood and civic associations, all City Wards
- (1) Nitty-Gritty Committee meeting comprised of representatives from community and civic associations
- Numerous individual meetings with boards/commissions and civic associations

Virtual Presentations and Input Gathering: **15 total meetings**
- West Annapolis Master Plan – (2) Community Workshops residents, property owners, and business owners
- Nitty Gritty Committee – (1) meeting
- Civic association meetings – (4) meetings with members of ECA, (2) meetings with WORA
- Business Associations – (2) meetings with SOFO Business Alliance, (2) meetings with the Annapolis Arts District
- Boards/Commissions – (1) meeting with Environmental Commission, (1) meeting with AIPPC

Working Group and Task Force Meetings: **49 total meetings**
- Resiliency Working Group – (9) meetings with City reps, consultants, residents, other experts
- Housing Working Group– (4) meetings with housing providers, community advocates, housing experts, residents, City staff
- Forest Drive Task Force – (15) Task Force meetings with residents and staff from Anne Arundel County and SHA
- Affordable Housing Task Force – (4) Task Force meetings, and (3) working group meetings with residents and housing experts
- Maritime Task Force – (2) full Task Force meetings, (6) working group meetings, and (6) sub-working group meetings with propert owners, business owners, residents, and institutional stakeholders

City Council and Planning Commission: **7 total meetings**
- City Council Work Sessions – (4) presentations
- Planning Commission meetings – (3) presentations

Community Surveys: **625 responses**
- Kickoff survey – (385) participants between Summer '19 and Spring '20, over 70% of which are City residents
- Youth Survey – (39) participants, developed in collaboration with Annapolis High School faculty and students
- Redevelopment Survey – (99) participants, open since November
- Transportation Survey – (51) participants, open since November
- Simple Survey– (51) participants, open since January

Iterative Process

Still Interested ?

https://www.annapolis.gov/1446/2040-Comprehensive-Plan

CONTACT

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Chief of Comprehensive Planning
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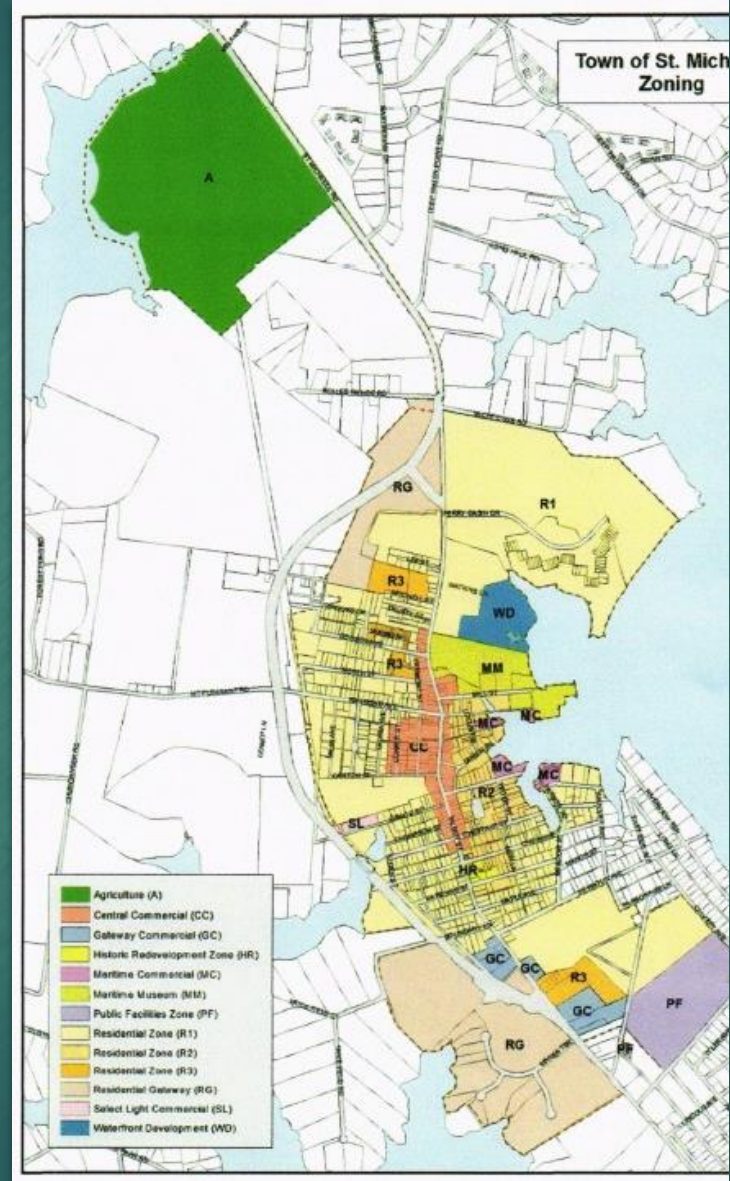
Planning Process

Existing Conditions

Existing Conditions (Snapshot of your Community)

History of growth and development	Demographics	Evolution of planning efforts and current plans	Regional context	Environmental systems, constraints, and natural resources	Infrastructure (water and sewer, stormwater, roads, bike/ped transit, technology, green)
Travel patterns and connectivity	Housing	Community facilities and schools	Current land use and zoning	Employment and economy	Amenities and entertainment
Historic and cultural resources	Open space	Neighborhoods	Urban design	Density	Institutions
	Tourism	Market analyses			

Visioning

- **What community should look and feel like in 20 years**
- **Assets over needs (focus on the positive)**
- **Shared values and purpose. Building consensus**
- **Involve all stakeholders**
- **Context or "test" against which goals, objectives, policies, and strategies are measured**
- **Present tense**
- **Vision is the dream, the plan is the path**

Visioning Process

- ▶ **Inform and educate, but lightly**
- ▶ **Consider example vision statements from other communities**
- ▶ **Set the ground rules, but don't overcorrect**
- ▶ **Visual exercises**
  - ▶ **Preference surveys, mapping, sketching, modeling**
- ▶ **Questions (high level)**
  - ▶ **Why do you live in the community?**
  - ▶ **Where do you go in your community?**
  - ▶ **What will convince you to live or work in the community in 20 years?**
- ▶ **Whole group and breakout group exercises**
- ▶ **Feedback and iteration**

Community Vision

*It is the year 2040. **Frederick County** is a vibrant and unique community where people live, work, and thrive while enjoying a strong sense of place and belonging*

*The Town of **Port Deposit** is an economically revitalized community that seeks to promote and enhance the inherent Nineteenth Century character of its Old Town, preserve its unique natural resources and association with its riverfront, and stimulate new development that strengthens the Town's traditional core.*

Population Statistics and Related Data

Krishna Akundi

Maryland Department of Planning State Data Center

PROJECTIONS and STATE DATA CENTER

- Is a resource to other divisions in the Planning Department, state agencies, local governments, and residents.

- Develop projections for Maryland's 24 jurisdictions, six regions and the state.

- Member of the Census Bureau's State Data Center network.

- Maintain a wealth of information at SDC website

Census (Decennial)	Population and Housing Unit Estimates (PEP)	American Community Survey (ACS)
• Enumeration of the resident population	• Administrative Records based on - Births - Deaths - Migration	• Survey of a representative sample of the population conducted every three months
• Produced Every Ten Years	• Released Annually	• Released Annually — One-year Estimates — Five-year Estimates
• Statistics — Population — Age — Sex — Race/Ethnicity — Households and Families — Group Quarters — Housing	• Covers three main geographies — States — Counties — Municipalities	• Comes with a Margin of Error
	• Statistics — Population — Age — Sex — Race/Ethnicity — Natural Increase — Net Migration	• Covers all Geographies except blocks.
• Short Form Questionnaire entire population. Long Form Questionnaire sample of population (not used since 2010)		• Statistics — Demographic — Economic — Housing — Social
• Apportionment.	**• Preferred Statistic for Intercensal population numbers**	**• Preferred Statistic for socioeconomic characteristics.**
• PL 94-171 statistics to be released by September 30th for redistricting. Data available at the block geography.		

MARYLAND POPULATION PROJECTION 1970 - 2045

IN MILLIONS

3,923.9

5,773.6

6,873.3
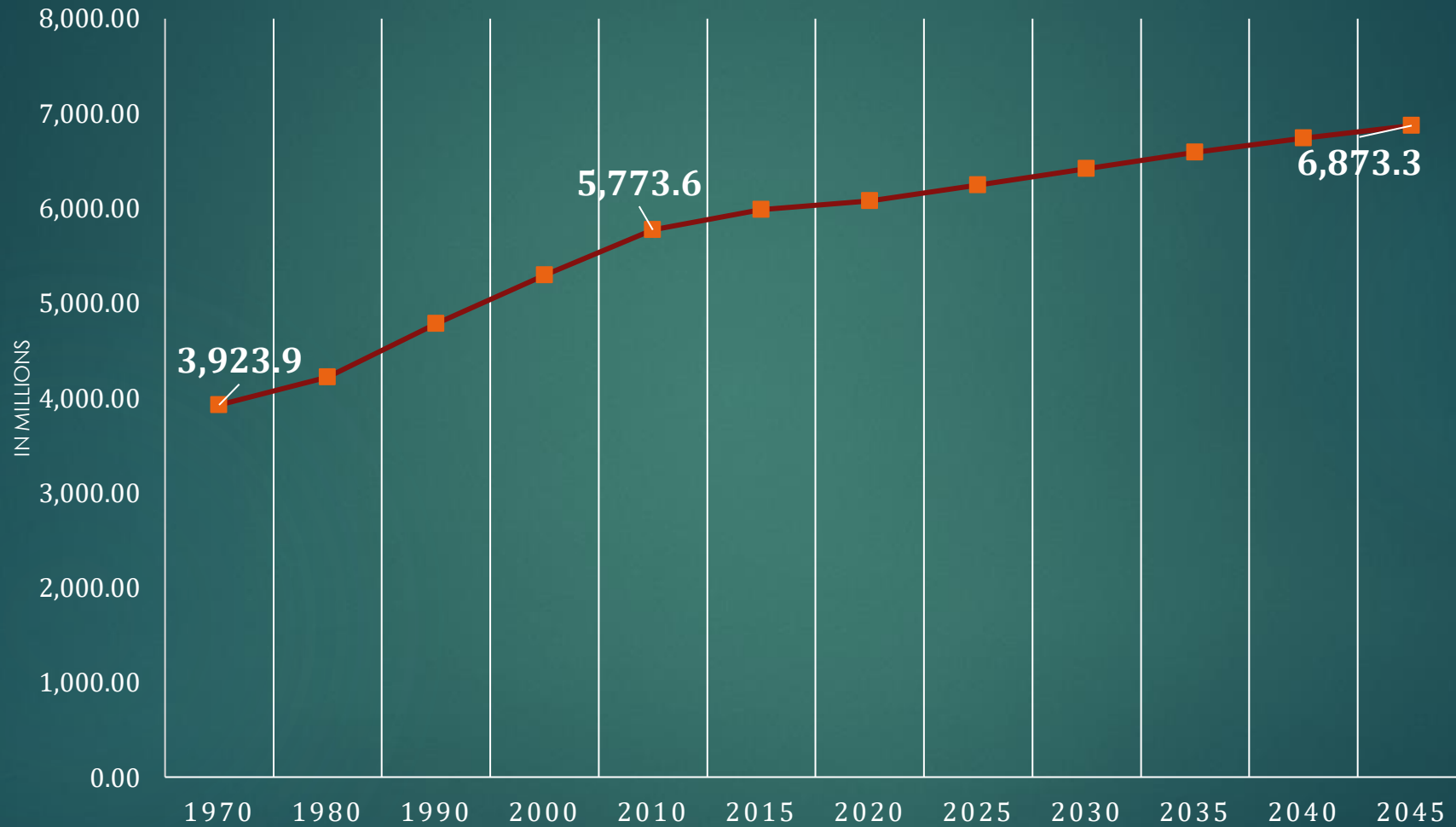
Source: Maryland Department of Planning, Projections and State Data Center, Projections to 2045. (Revised December 2020)

PROJECTIONS & PROJECTION TECHNIQUES
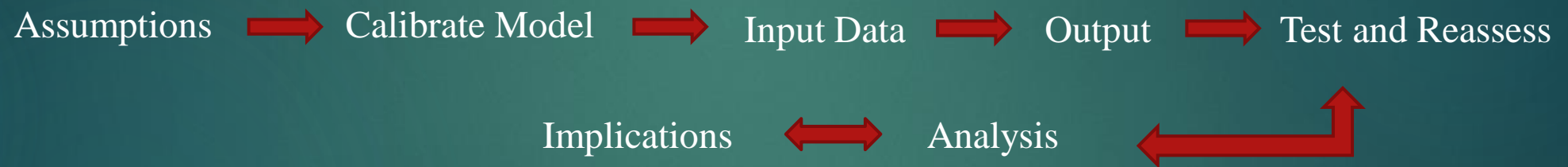
- Population
  - Households
  - Avg. Household Size
  - Housing Units
  - Labor Force

- Employment
  - Income

- Linear Models

- Housing Unit Method

- Cohort Component Model

- Econometric Models

PROJECTIONS

- Projections and State Data Center uses a cohort-component model to generate its population projections

- Take a bottom-up approach: develop projections for the counties, add up to create the regional projections and state projections.

- Population projections are updated every three years with annual revisions as needed.

- In addition to Population, State Data Center also produces Employment Projections and School Enrollment Projections.

Projections are not just a math exercise…

Developing a projection or forecast requires an iterative process

Assumptions ➡ Calibrate Model ➡ Input Data ➡ Output ➡ Test and Reassess

Implications ⬅➡ Analysis ⬅

▶ Data Sources

▶ Maryland State Data Center

▶ https://planning.maryland.gov/MSDC/Pages/default.aspx

▶ Census and American Community Survey

▶ https://data.census.gov

▶ Public Use Microdata

▶ https://data.census.gov/mdat

▶ NHGIS (Historical Census data)

▶ https://www.nhgis.org

▶ OnTheMap (Commuting)

▶ https://onthemap.ces.census.gov/

CONTACT

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Staff Link:
https://planning.maryland.gov/MSDC/Pages/msdc_staff.aspx

The Land Use Plan

- Development Capacity Analysis
- Inventory
  - Amount, type, intensity and/or net density of existing land uses
  - Map of area served by public water and sewer
  - Existing land use patterns, annexations, large developments, preserved land, pipeline
  - Infrastructure capacity to accommodate projected growth
  - Environmental constraints
  - Redevelopment needs analysis, including infill capacity
  - Land use needs based on projected growth

TASK 3a: Estimate Dwellings	TASK 3b: Allocate Growth to Classifications		TASK 3c: Convert to Space Requirements* (in acres)	TASK 3d: Add Safety Margin	Space Required for New Dwellings (in acres)	Add Existing Development	Total Land Required
Population Forecast ▼ Convert to Households ▼ Add Vacancies ▼ Dwellings Required (Say Additional 3000 Dwellings) 30% 60% 10%	**Developed Classification** 900 DUs → Sector A 600 DUs Sector B 300 DUs		÷ 2.0 = 300a.** ÷ 3.0 = 100a.	x 1.2 x 1.2	= 360a. = 120a. ——— 480a.	600a. 600a. ——— 1200a.	960a. 720a. ——— ~1700a.
	Transition Classification 1800 DUs ↔ Sector A 500 DUs Sector B 500 DUs Sector C 800 DUs		÷ 2.0 = 250a. ÷ 2.0 = 250a. ÷ 1.5 = 550a.	x 2.0 x 2.0 x 2.0	= 500a. = 500a. = 1100a. ——— 2100a.	60a. 50a. 105a. ——— 215a.	560a. 550a. 1205a. ——— ~2300a.
	Rural Classification 300 DUs → 300 DUs		÷ 1.0 = 300	X 1.0	= 300a.	n.a.	n.a.

* Density assumption in this column is dwellings per acre, city scale gross density. Existing city scale gross density, for example, is estimated by dividing the number of dwellings by the total developed acreage in the urban area. This will adjust space requirements to include land for all non-residential urban users, including transportation (roads).

** (a = acres)

*Urban Land Use Planning, Fifth Edition (2006)*

Fig. 11-2   Diagram of tasks in estimating space requirements for future growth.

Alternatives and Scenarios

▶ Using existing conditions analysis, initial stakeholder input, data and projections, framed within the vision, develop a set of plausible future alternatives or scenarios

▶ Metrics resulting from scenarios

   ▶ Land consumption

   ▶ Housing units by type

   ▶ Jobs

   ▶ Vehicle miles traveled (VMT)

   ▶ Energy consumption

   ▶ Air and water quality

   ▶ Fiscal impact

▶ Policies and strategies needed to reach each scenario

▶ Constraints and tradeoffs

Business As Usual
Maintains existing policies supporting land use, keeping our direction for future growth "as is." The future direction of growth in the county develops as a continuation of the current land use configuration following the pattern of past trends.
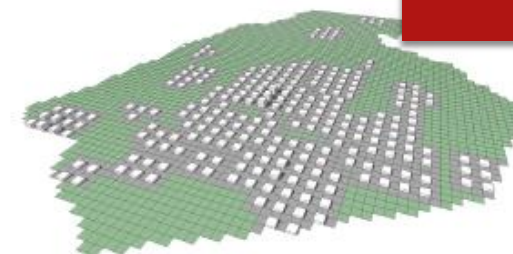
City Centers Rising
The City of Frederick and surrounding developed county land form a major urban, cultural, and activity center. Therefore, growth potential is maximized in and around the City to create even stronger places for walkable, urban living and working while retaining our sense of historic significance and connection.
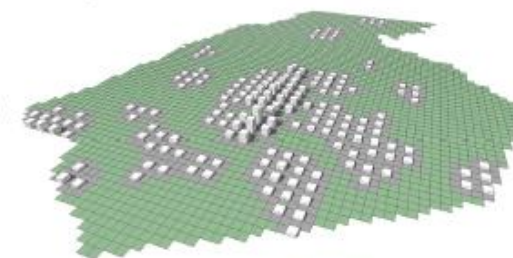
Suburban Place-Making
Many of our residents love suburban living. Therefore, in this scenario, reinvestment is targeted toward existing suburban communities through infill development and redevelopment that creates additional opportunities to walk, shop, work, and recreate closer to home.
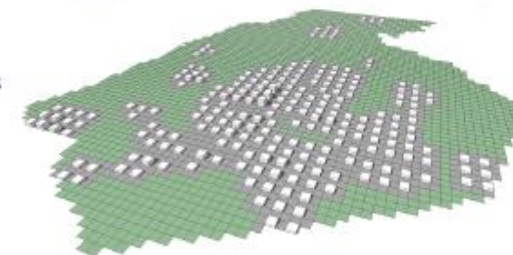
Multi-Modal Places and Corridors
Our county has existing infrastructure connections to the greater Baltimore-Washington Region, through rail service, transit operations, and major highways. In this scenario, these existing assets are leveraged to create multi-modal corridors that help catalyze the redevelopment of aging retail and office areas, while creating new mixed-use places in the southern part of the county.

The Livable Frederick Master Plan, 2019
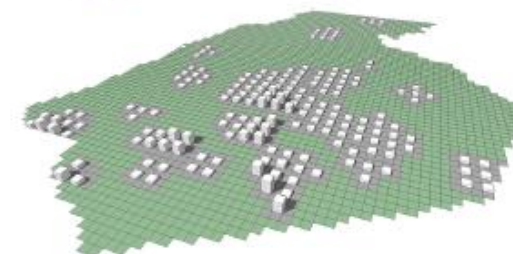
Goals, Objectives, Policies, Strategies/Actions

- **Goals:** Themes guiding a jurisdiction into the future **(Desired state of being)**

  - *The City's sensitive areas and the balance of its natural ecology (including critical areas, wetlands, 100-year floodplains, streams and stream buffers, steep slopes, and habitats of threatened and endangered species) are protected (2011 Aberdeen Comprehensive Plan)*

- **Objectives:** Measurable results arising from plan implementation **(Where we will be)**

  - *Continue to preserve a minimum of 1,000 acres per year in the Priority Preservation Area (HarfordNEXT)*

- **Policies:** Rules for decision-making that will implement objectives **(How we think)**

  - *Where appropriate, consider waiving the water and sewer capacity fees for affordable housing projects (2010 Salisbury Comprehensive Plan)*

- **Strategies/Actions:** The means for achieving goals **(What we do)**

  - *Direct public investment to infrastructure, services, and support facilities in Town Centers* (Calvert 2040)

Strategies and Actions

- Land Use and Zoning

- Prioritization

- Incentives

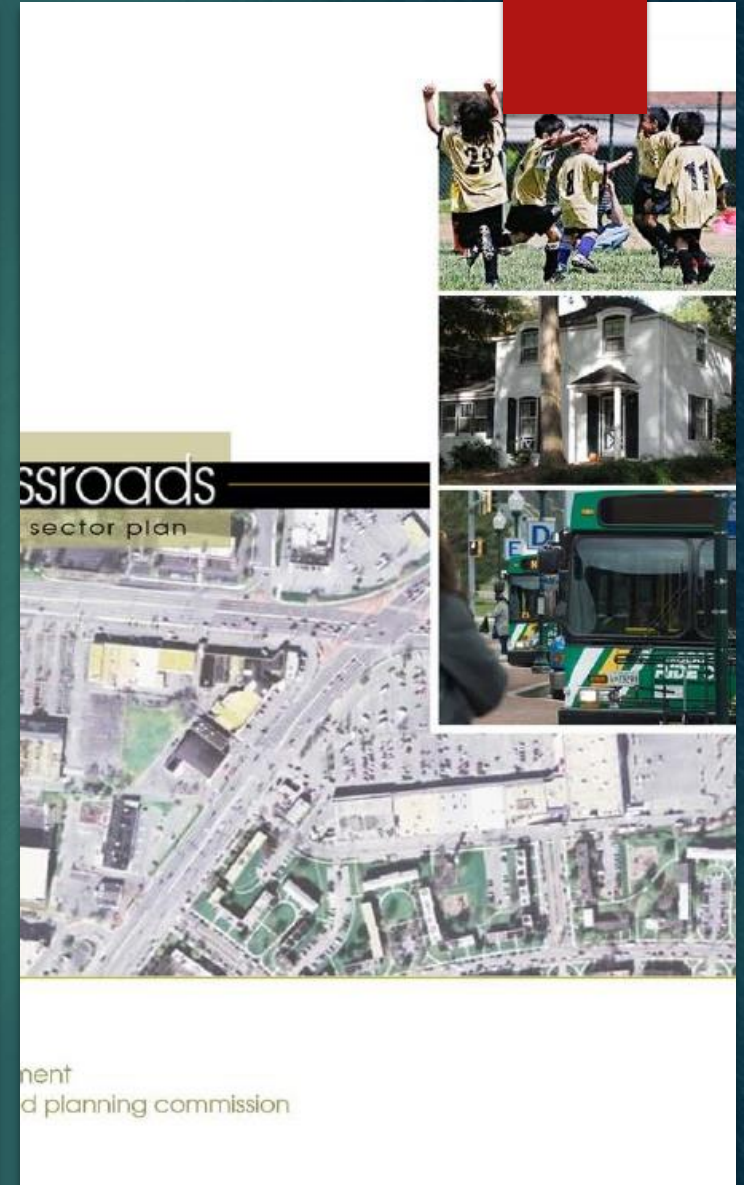- Programs

- Partnerships

- Funding

- Additional Plans

Other Types of Plans

- Master Plan

- Functional Plan

- Sector Plan

Consistency with Other Plans/Documents/Designations

Water and Sewer Plans Environment Article §9–507 (b)(2)

Annexations Local Government Article § 4-415 (c)

MDOT Priority Letters Chapter 725 (2010 laws of Maryland)

Sustainable Communities Housing and Community Development Article § 6-205 (a)(5)

Priority Funding Areas State Finance and Procurement Article § 5-7B-03 (e)(1)(i)

Policy, not Regulation

Zoning is required to be consistent with the comprehensive plan as part of the implementation of a plan

- Non-Charter Counties: § 3-303(b)
- Charter Counties: § 1-417

Consistency is defined in Land Use Article sections § 1-301 - 1-304

Bill Butts

Vice President, MPCA

Vice-Chair, Mt. Airy Planning Commission

Implementing Comprehensive Plans

A Mt. Airy Case Study

Overview of Mt. Airy's Planning Process

Desired Outcome: Achieve & maintain a broad &
deep Community Connection as context for
development & implementation of the
new Master Plan Update

Big Picture

Assess current status of the Town vs. current MP

Gather ongoing feedback on key issues from community components: residents & stakeholders

Identify any new issues or changes in perspective

3 Primary Components

Utilize	Utilize Comprehensive Town Survey & feedback
Build	Build a Plan Development Team & Coordinated Process
Utilize	Utilize a Plan Implementation & Tracking Matrix

I. Comprehensive Town Survey/Feedback

▶ <u>Factfinding & Assessment Phase</u> – involves a community-wide survey & public feedback sessions.

II. Build Development Team & Process

- Fully utilize all Town Commissions/Boards as the Development Team for the entire MP Update Process

Plan Development Process

1 > Assign MP chapters/sections to each Comm/Board

2 > Thoroughly review previous MP goals & progress to date

3 > Request new goals & initiatives for each chapter

4 > Draft, review & finalize MP, chapter by chapter

III. Utilize a Plan Implementation Matrix to Track Progress

▶ Maintains critical focus & coordination of the MP Update Team for implementation & progress tracking of the MP Update Work Plan

Implementation Matrix

Establishes shared responsibility for implementation

The Implementation Matrix track progress on each goal

Utilize an Annual Info Sharing Event in addition to

monthly updates at Town Council & PC meetings

CONTACT

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Vice-Chair, Planning Commission

MPCA
Vice President

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Drafting and adopting

THE PLANNING COMMISSIONER'S ROLE
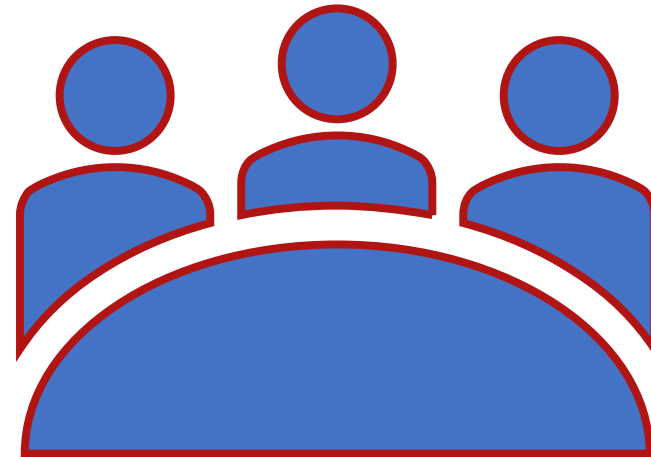
Planning Commission

Worksessions and Public Input

PC Agrees on Draft Plan

Sends to Adjoining Jurisdictions and MDP for Review

Agency and Jurisdiction Comments Included at Public Hearing

At least 60 days prior to Public Hearing

Worksessions

- In addition to regular meetings
- Open to public, but generally not for comment
- Planning Commission, staff, consultants
- Review and discuss
    - Current plan
    - Pre-planning documents
    - Studies
    - Existing conditions
    - Community input
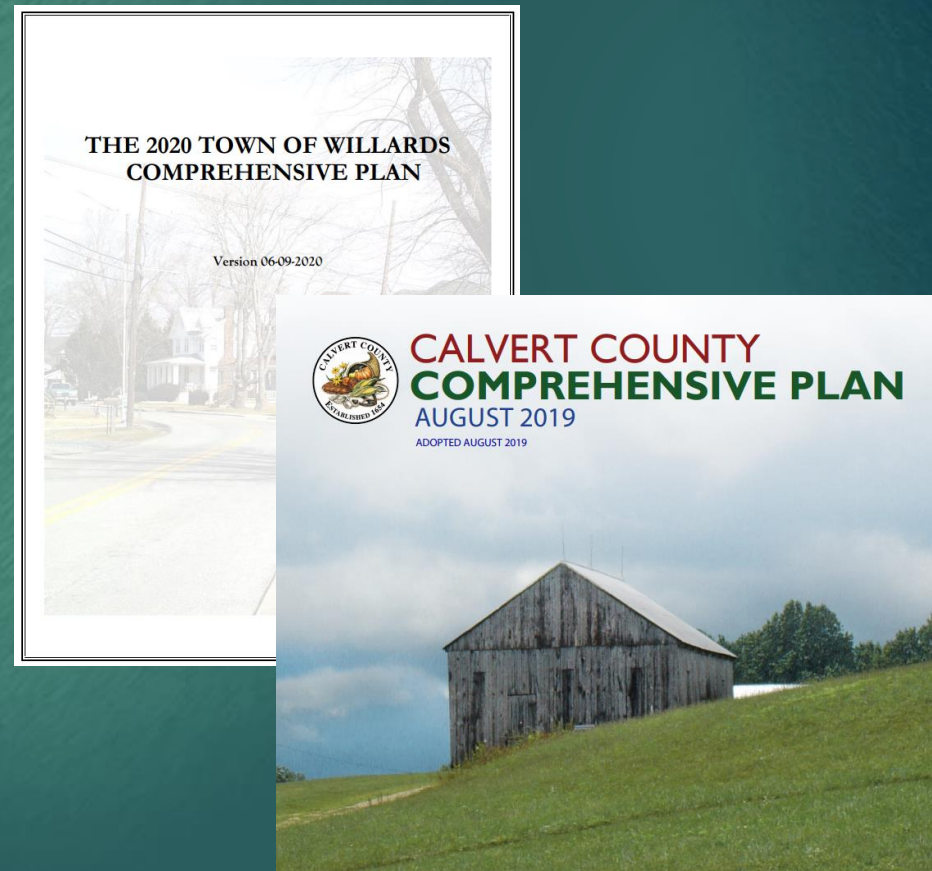   - Key issues
    - Goals, objectives, strategies

Thematic

▶ Elements *within* Chapters

Topical

▶ Elements *as* Chapters

Public Hearing (Land Use Article § 3-203)

Planning Commission sends draft plan out for review 60 days prior to the public hearing

- State: mdp.planreview@maryland.gov
- Adjoining jurisdictions
- Regional units

Comments must be included in the public record for the hearing

- Must hold at least one, but can have more

Majority recommendation for approval by resolution

- Shall refer expressly to plan
- Signature of chair and secretary
- Attested copy certified to legislative body

Legislative Body

Four Options	Public Hearing Optional	Public Hearing Required
Adopt		X
Modify		X
Disapprove	X	
Remand	X	

Legislative body can make changes without sending the plan back to the planning commission (Changed for non-charter counties and municipalities with HB 919/SB 551 in 2015)

Amendments and Reviews

Amendment process is the same as the plan drafting process

- But can be shortened

Why Amend?

- Conditions change
- Add to growth or service areas
- In preparation for a desired zoning amendment
- Incorporate master or functional plans
- Legislative requirements

HB 409 (2013)

- Changed review cycle from 6 to 10 years
- Added 5-year implementation reporting requirement
  - Submitted to Maryland Department of Planning

Resources

Resources, Other State Agencies

Department of Natural Resources

- 2022 LPPRP Guidelines
- Nuisance Flood Plan Development Guidance
- Maryland Coastal Atlas
- Ecosystem Services
- Maryland's Environmental Resource & Land Information Network
- Smart DG+: Renewable Energy Siting Mapping Tool
- Green Print

Department of the Environment

- 2030 Greenhouse Gas Emissions Reduction Act
- Land Restoration Program
- Maryland's Tier II Waters
- Climate Change Program

Department of Health

- Maryland Environmental Public Health Tracking Map
- Environmental Public Health Tracking County Profiles

Resources, Other State Agencies

Department of Transportation

- 2019 Attainment Report
- GIS Connection
- Mobility in Maryland
- Maryland's Freight Story
- Maryland's Consolidated Transportation Program
- MD Archaeology Storymap
- Maryland Bikeways Program
- SHA Road Ready Dashboard
- SHA Climate Change Vulnerability Viewer

Department of Commerce

- Community Demographics Tool (ZoomProspector)
- Property Search Tool (ZoomProspector)

Department of Housing and Community Development

- Housing Market Pulse
- State Revitalization Programs
- Housing Economic Research Office
- Interactive Mapping & Dashboards

Department of Labor

- Workforce and Labor Market Data
- Workforce Dashboard
- Workforce Region Occupational Projections
- Wage Statistics

Resources Continued

Regional Planners and Project Managers

- Maryland Department of Planning
- State Highway Administration
- Maryland Department of Housing and Community Development
- Regional Resources Workgroup

State Plans

- A Better Maryland State Development Plan
  - Areas of Critical State Concern
  - Other State Plans
- Reinvest Maryland
  - Redevelopment toolbox, technical assistance, and case studies
- 2040 Maryland Transportation Plan
  - Framework for statewide goals and objectives
  - Strategies to meet state goals
- Strategic Plan for Accelerating Economic Development in Maryland
  - Goals and strategies for economic prosperity in Maryland
- Land Preservation and Recreation Plan (2019-2023)
  - Resource and guide for enhancing public outdoor recreation opportunities
- 2016 Maryland Hazard Mitigation Plan
  - Hazard identification, vulnerability assessment, mitigation strategies, management and local hazard mitigation plans

Resources Continued
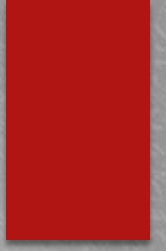
Counties

Regional Planning Organizations

- Baltimore Metropolitan Council
- Metropolitan Washington Council of Governments
- Wilmington Area Planning Council
- Tri-County Council for Southern Maryland
- Tri-County Council for Western Maryland
- Hagerstown/Eastern Panhandle Metropolitan Planning Organization

Institutions of Higher Learning

- Johns Hopkins: Maryland Food Systems Map
- University of Maryland: Partnership for Action Learning in Sustainability (PALS)
- Morgan State University: City and Regional Planning Program
- Salisbury University: Urban and Regional Planning Program

American Planning Association

MACo and MML

Questions