



The U.S. Census Bureau predicts that Maryland's  
population will grow from approximately  
**5.5 million today to 7 million by 2030** –  
less than 25 years from now.



25 Jul 09: FIX the broken land-use regulatory system to MAXIMIZE sources and destinations of PEDESTRIANS within WALKING DISTANCE of rail stations.

(see Sec. 28 on Woodmont Triangle web-page of — [www.VirtualAdjacency.com](http://www.VirtualAdjacency.com) )



## Executive Summary

The level of growth projected to come to many parts of the state during the next 25 years could have adverse consequences for Maryland without better coordinated, long-range planning, say the approximately 850 Marylanders who participated in “Reality Check *Plus*,” a unique series of growth visioning exercises held around the state in May and June 2006. This broad cross-section of Maryland residents said they need a community vision for the future, comprehensive plans that codify that vision, and zoning that faithfully follows those plans. And, they said the state must step up to provide the financial support to meet critical local infrastructure needs. Reality Check participants in all four regions of the Maryland expressed strong and consistent support for a pattern of development that is different from the pattern that exists in Maryland today and vastly different from the pattern that is forecast for the state’s future or which current local zoning policies would permit.

**This is why La Plata's Vision Plan is so important!**

Reality Check participants broadly supported protection of the state’s “green infrastructure” and its remaining agricultural lands, goals they said could be achieved largely by re-directing much of the new growth projected to come to the state to existing urban areas, both large and small. Participants throughout the state expressed interest in finding ways to re-direct some of the state’s projected new growth to the city of Baltimore, which has lost about a third of its population over the last half century.



Photo courtesy of Kai Hagen.

Participants in all four regions also expressed support for improved regional coordination of land use and infrastructure planning, for greatly expanded transit opportunities, and for an increase in the supply of housing for middle and lower income workers. Participants from every region also called for renewed efforts to locate housing closer to where people work as a means of cutting back the time and expense of long-distance commuting. While there was general support for maintaining local control over land use decisions, many participants said they also recognized the value of more oversight by regional and state entities. The state government, Reality Check participants seemed to uniformly agree, has an obligation to provide the funding necessary to build the infrastructure – roads, schools, sewers and water lines – that will be necessary to support well-planned, compact growth.

**Virtual Adjacency makes this possible!**

A statewide analysis of the results of the four regional events specifically revealed that Reality Check participants supported:

- ▶ Placing more of the state’s future growth inside already designated Priority Funding Areas and less growth on green field sites than is currently forecast by either Baltimore or Washington regional planning councils or that current zoning would allow;
- ▶ Protecting the state’s “green infrastructure” more consistently than either regional forecasts suggest or current zoning would allow;
- ▶ Keeping the same percentage of development inside the Baltimore and Washington beltways as is currently there, even while adding significant new growth. This would represent a greater share than regional forecasts suggest will go there;

<http://www.realitycheckmaryland.org/>