Possible Sustainable Growth and Conservation Categories, Objectives & Indicators

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Growth, Development & Redevelopment Objectives & Indicators

Accommodate the vast majority of development in Priority Funding Areas (PFAs), and minimize market demand on resource and environmentally sensitive lands (time series & recent period)

- *% Single Family Residential Developed Parcels and Acres in/out of PFAs*
- *% all residential units in PFAs (including multifamily)*
- *% share multifamily units (over time)*
- *# of Commercial/Institutional Parcels & Acres Developed in/out of PFAs*
- *# of Industrial Developed Parcels & Acres in/out of PFAs*

Accommodate mixed uses in a walkable environment within PFAs

- *Mixed use/ Walkable Environment in PFAs (composite of four indicators)*
  - *Proximity of Residential Parcels to Local Intersections*
  - *Proximity of Residential Parcels to Trails/ Recreation Facilities*
  - *Proximity of Residential Parcels to Commercial Parcels*
  - *Proximity of Residential Parcels to Transit in PFAs*

PFAs provide a range of housing types, densities, sizes and values to accommodate socio-economic diverse population

- *Housing Diversity by Type in PFAs*
- *Affordability of homes sold in PFAs (assuming 80% AMI and Teachers incomes)*
- *Affordability of combined housing and transportation costs in PFAs (measured as percentages of 80% AMI and Teachers incomes)*

Rural, Agricultural and Environmental Resource Objectives & Indicators

(*Data for these indicators are compiled for all land outside PFAs. Indicators can be calculated for any targeted conservation subarea desired: Priority Preservation Areas, Rural Legacy Areas, and PlanMaryland Natural and Water Resource areas*)

Outside PFAs/ inside target conservation areas, residential fragmentation of resource lands & vulnerability to and threat of additional subdivision and development are minimized by local land use plans, zoning and other tools. Land use stability is maximized, providing time to achieve conservation goals before resources are excessively compromised by development.

- *Land use stability index: composite index of fragmentation, vulnerability, threat& preservation*
  - *Residential Fragmentation: Current number of built residential parcels per 100 acres resource lands*
  - *Vulnerability: Current number of additional residential lots that could be subdivided under current zoning and other land use tools, per 900 acres of resource land*

- *Threat: current potential market threat of additional residential lots per 900 acres of rural resource land*
- *% Land permanently protected*

The preceding objectives are maximized in Priority Preservation Areas, Rural Legacy Areas, and other PlanMaryland Natural and Water Resource areas
- *Stability, fragmentation, vulnerability, threat, and permanent preservation metrics in target resource conservation areas*

Socio-Economic Equity Objectives & Indicators

Lower income households have access to essentials: (note: indicators can be measured for PFAs or other selected targeted areas)

- Good education: *student performance at elementary, middle and high schools*
- Affordable housing: a*ffordability of homes sold (assuming 80% AMI and Teachers incomes)*
- Affordable costs of living: a*ffordability of combined housing and transportation costs (measured as percentages of 80% AMI and Teachers incomes)*
- Workforce investment area training programs: *access/ distance to workforce training programs*
- Jobs commensurate with education & training: *balance between population skills and jobs accessible within a 45 minute transit commute*

Populations of poverty and high risk are not geographically concentrated and isolated
- *Concentrations of Vulnerable Population, Emergency Management Index*

Transportation – Land Use Objectives

Transportation, growth and redevelopment are planned and implemented in concert to enhance connectivity within and between PFAs; increase multimodal travel; and reduce travel times, vehicle miles traveled, and greenhouse gas emissions from mobile sources

- *Job accessibility within a 45-minute commute by walk, transit, and auto*
- *Number of people & jobs within 1/2 mile of transit station*
- *VMT per capita*
- *Percent PFA jobs held by PFA residents*
- *Percent Commute trips to Work by Type*

Economic Development Objectives

Real estate values, employment, income relative to cost of living, workforce and jobs balance, and infrastructure assets contribute to economic vitality and help support and attract new residents, business and employers to PFAs.

- *Assessed value of residential, commercial, industrial and institutional real estate over time*
- *Number of jobs in PFAs over time*
- *Combined housing & transportation costs as % of 80% AMI and Teachers incomes*
- *Numbers of low, moderate, high skilled workers by education*
- *Balance between population skills and jobs accessible within a 30 minute auto (transit?) commute*
- *Number of schools above state rated capacity limits*

- *School construction funding for capacity expansion*
- *Wastewater treatment plant capacity*
- *Multimodal job accessibility within 45 minutes*
- *Consolidated Transportation Plan spending*
- *APFOs impeding growth*
- *Consent orders limiting water and sewer capacity*

The business environment for agricultural, forestry and other resource based industries is stable or improving

- *Value of farmland by year*
- *Cropland and pasture rents by year*
- *Cash receipts for agricultural commodities by year*
- *Personal income by resource sector: farms, farm owners, mining, and forestry, fishing and other resource based sectors, by year*

Land use outside PFAs and within designated resource conservation areas is stable and supports resource based and compatible businesses

- See *Rural, Agricultural and Environmental Resource Indicators*