

## **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*
- *Total # 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 (synthesis of following four indicators)*
- *Mixed Use/Walkability: Avg # Local Intersections Within ¼ mile of Residences in PFAs*
- *Mixed Use/Walkability: % Residential Parcels within ¼ Mile of Trails/ Recreation Facilities in PFAs*
- *Mixed Use/Walkability: Avg # Commercial Parcels Within ½ Mile of Residential Parcels in PFAs*
- *Mixed Use/Walkability: Proximity of Residential Parcels to Transit in PFAs*

PFAs provide a range of housing types, densities, sizes and values and 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)*

Fragmentation of the landscape by subdivision and development is limited outside PFAs/ inside target conservation areas

- *Residential Fragmentation: Number of built residential parcels per 100 acres resource lands*

Outside PFAs/ inside target conservation areas, vulnerability of resource lands to subdivision and development is minimized by local land use plans, zoning and other tools

- *Vulnerability: Number of additional residential lots that could be subdivided under current zoning and other land use tools, per 900 acres of resource land*

Outside PFAs/ inside target conservation areas, threat to resource lands of subdivision and development is minimized

- *Potential market threat of additional residential lots per 900 acres of rural resource land*

Land use is stable outside PFAs/ inside target conservation areas, providing time to achieve conservation goals before resources are excessively compromised by development

- *Land use stability index: composite index of fragmentation, vulnerability and threat*

Resource lands are permanently preserved by easement or in-fee acquisition outside PFAs/ inside target conservation areas

- *% Land permanently protected*

The preceding objectives are maximized in Priority Preservation Areas, Rural Legacy Areas, and other PlanMaryland Natural and Water Resource areas

- *Fragmentation, vulnerability, threat, stability and permanent preservation metrics in target resource conservation areas*

### **Socio-Economic Equity Objectives & Indicators**

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

- *Good education: student performance at elementary, middle and high schools*
- *Affordable housing: affordability of homes sold (assuming 80% AMI and Teachers incomes)*
- *Affordable costs of living: affordability 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 from PFA's*
- *Number of people & jobs within 1/2 mile of transit station*
- *VMT per capita, trips from, to & in PFAs*
- *Percent PFA jobs held by PFA residents*
- *Percent Commute trips to Work by Type in PFA's*
- *Percent of VMT in congested conditions*

### **Economic Development Objectives**

The value of residential, commercial, and industrial real estate in PFAs is stable or increasing

- *Assessed value of residential, commercial, industrial and institutional real estate over time*

The number of jobs in PFAs is stable or increasing

- *Number of jobs in PFAs over time*

Household income in PFAs is commensurate with costs of living

- *Combined housing & transportation costs as % of 80% AMI and Teachers incomes*

A diverse, educated, skilled workforce is available for current and potential employers

- *Numbers of low, moderate, high skilled workers by education*
- *Balance between population skills and jobs accessible within a 30 minute auto (transit?) commute*

Physical assets (infrastructure) in PFAs have potential to support and attract new residents, business and employers

- *Number of schools & student capacity above state rated limits*
- *School construction funding for capacity expansion*
- *Wastewater treatment plant capacity*
- *Multimodal job accessibility within 45 minutes*
- *State Capital Budget and Consolidated Transportation Plan spending*
- *APFOs impeding growth*
- *Consent orders limiting water and sewer capacity*

The value of agricultural and forested land is stable or increasing

- *Value of farmland by year*
- *Cropland and pasture rents by year*

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

- *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*