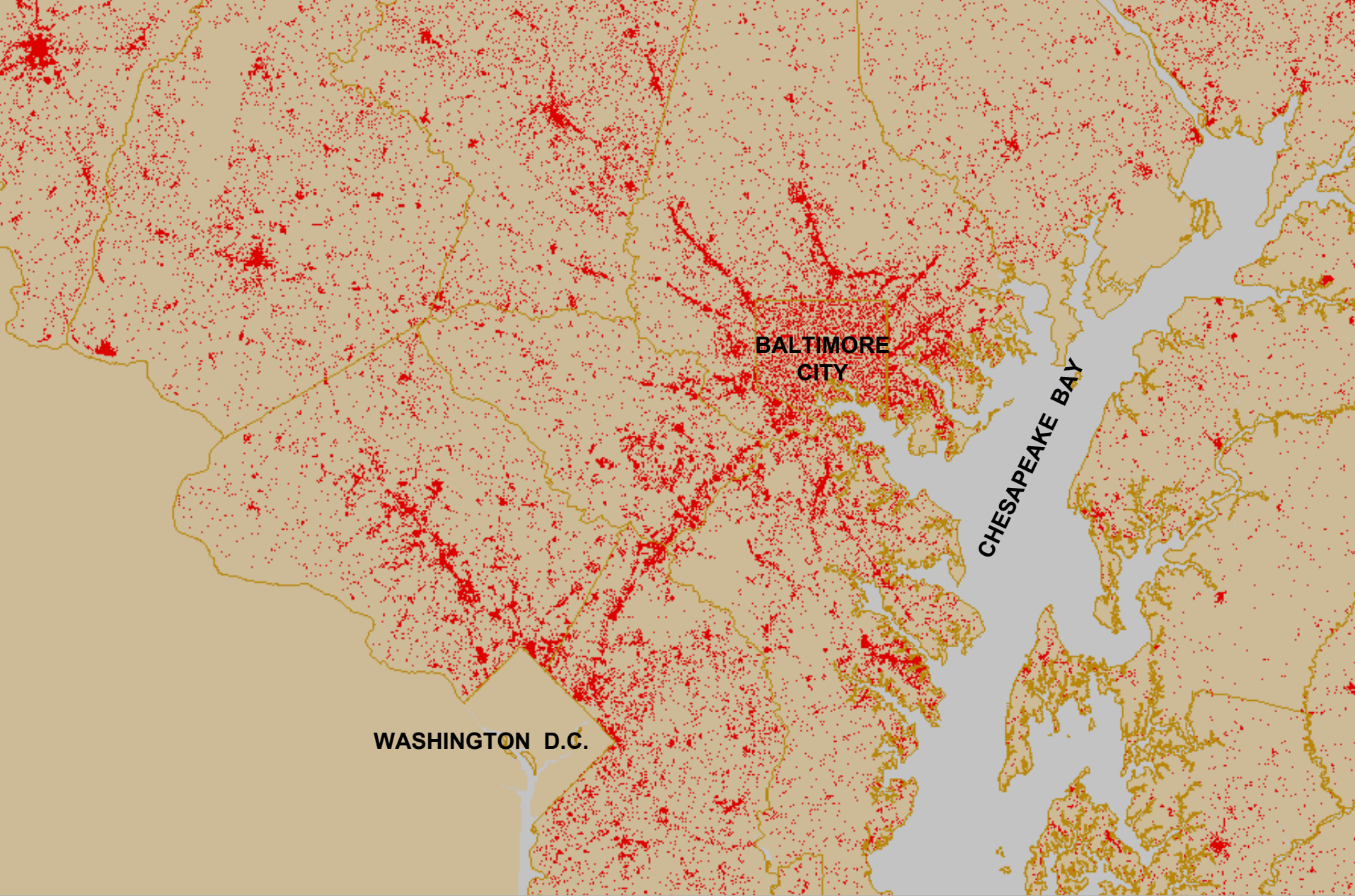




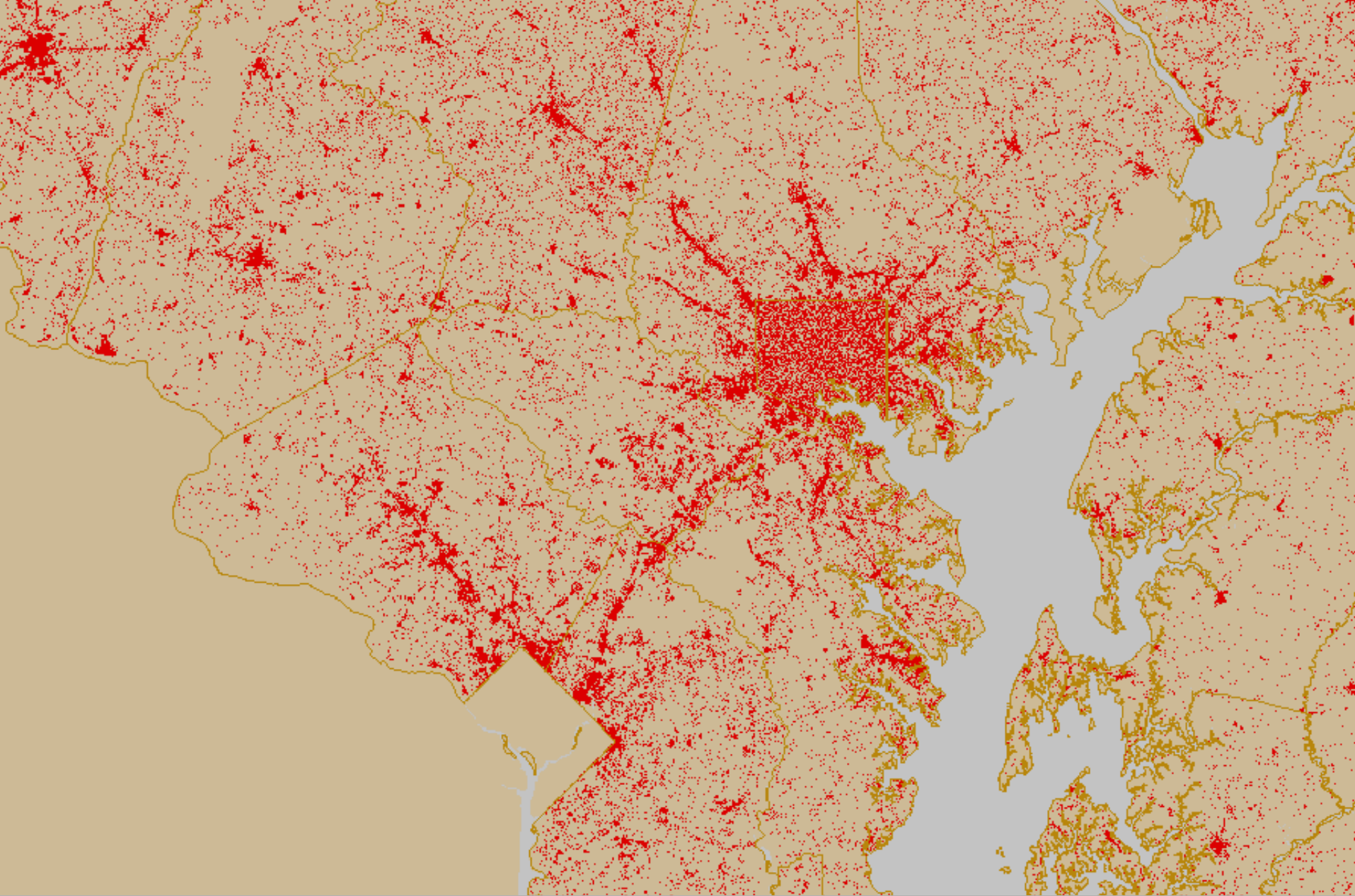
Maryland's Smart Growth

&

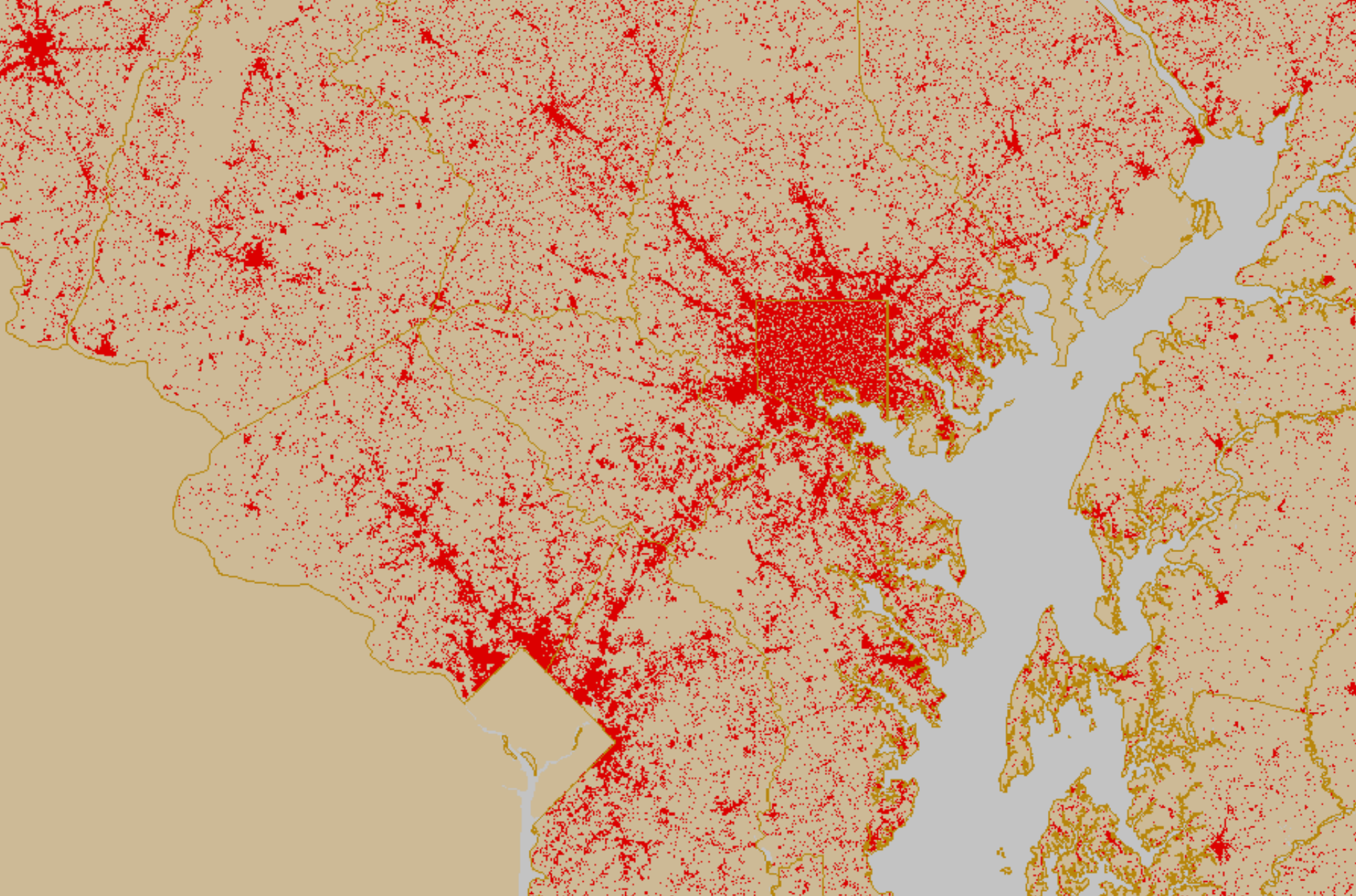
Neighborhood Conservation Initiative



Development Patterns through:
1900

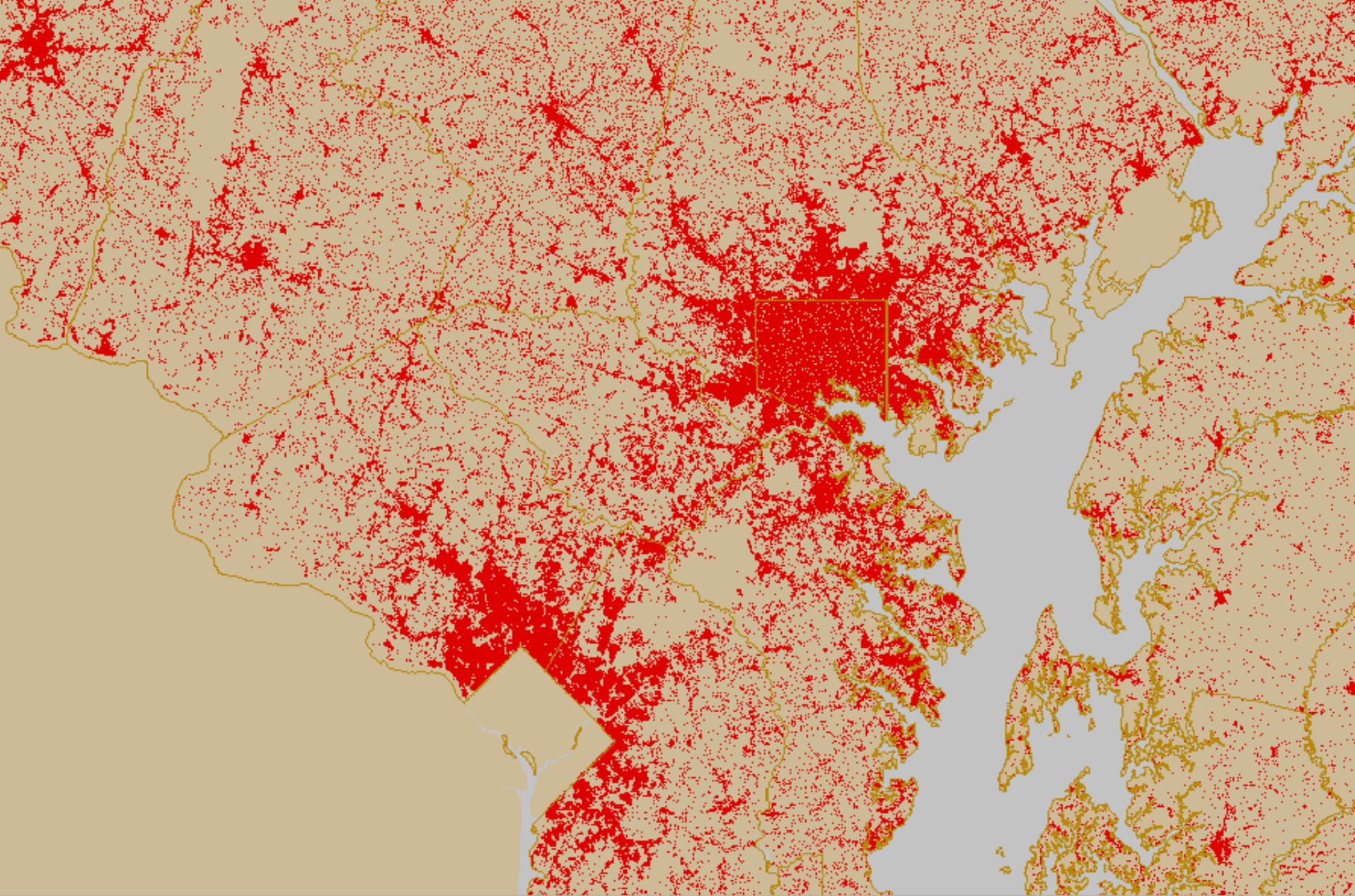


Development Patterns through:
1920

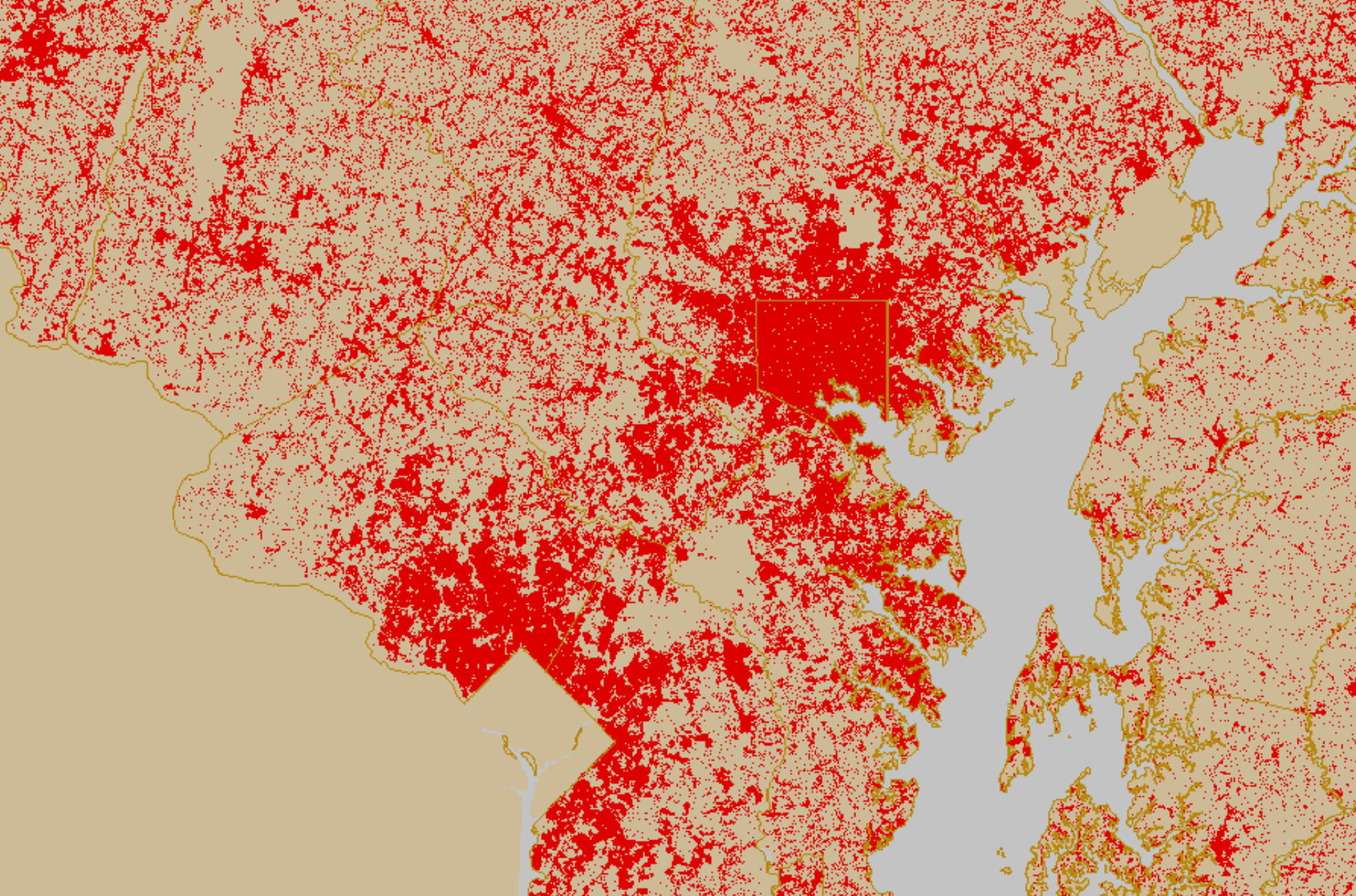


Development Patterns through:

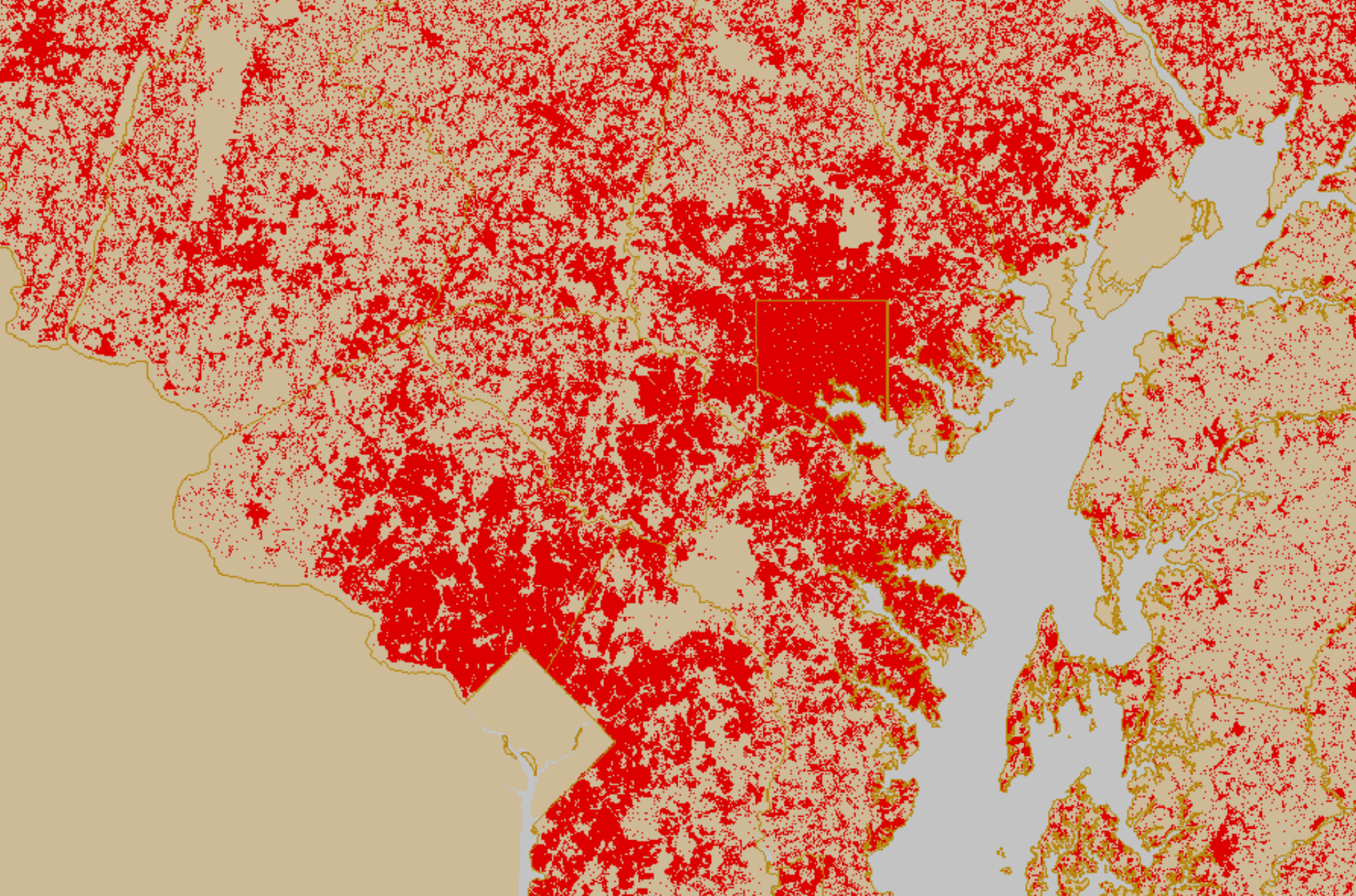
1940



Development Patterns through:
1960



Development Patterns through:
1980



Development Patterns through:
1997



Large Lot Development





Loss
of
Farmland





Abandoned Neighborhoods



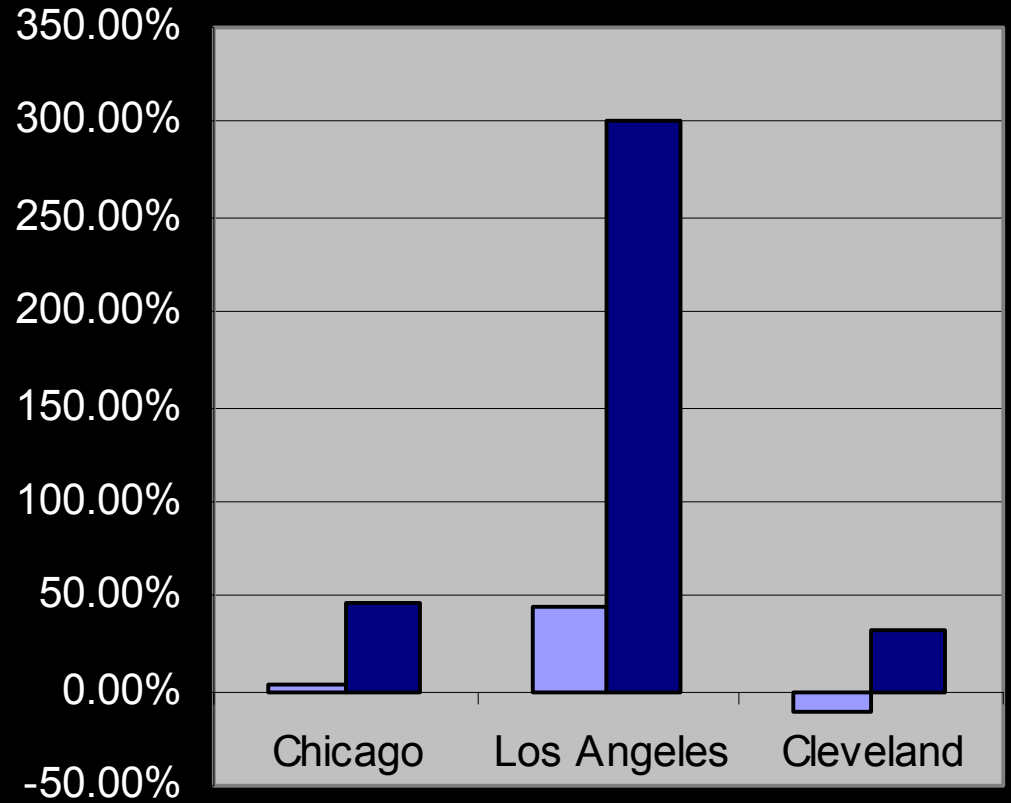


Pollution

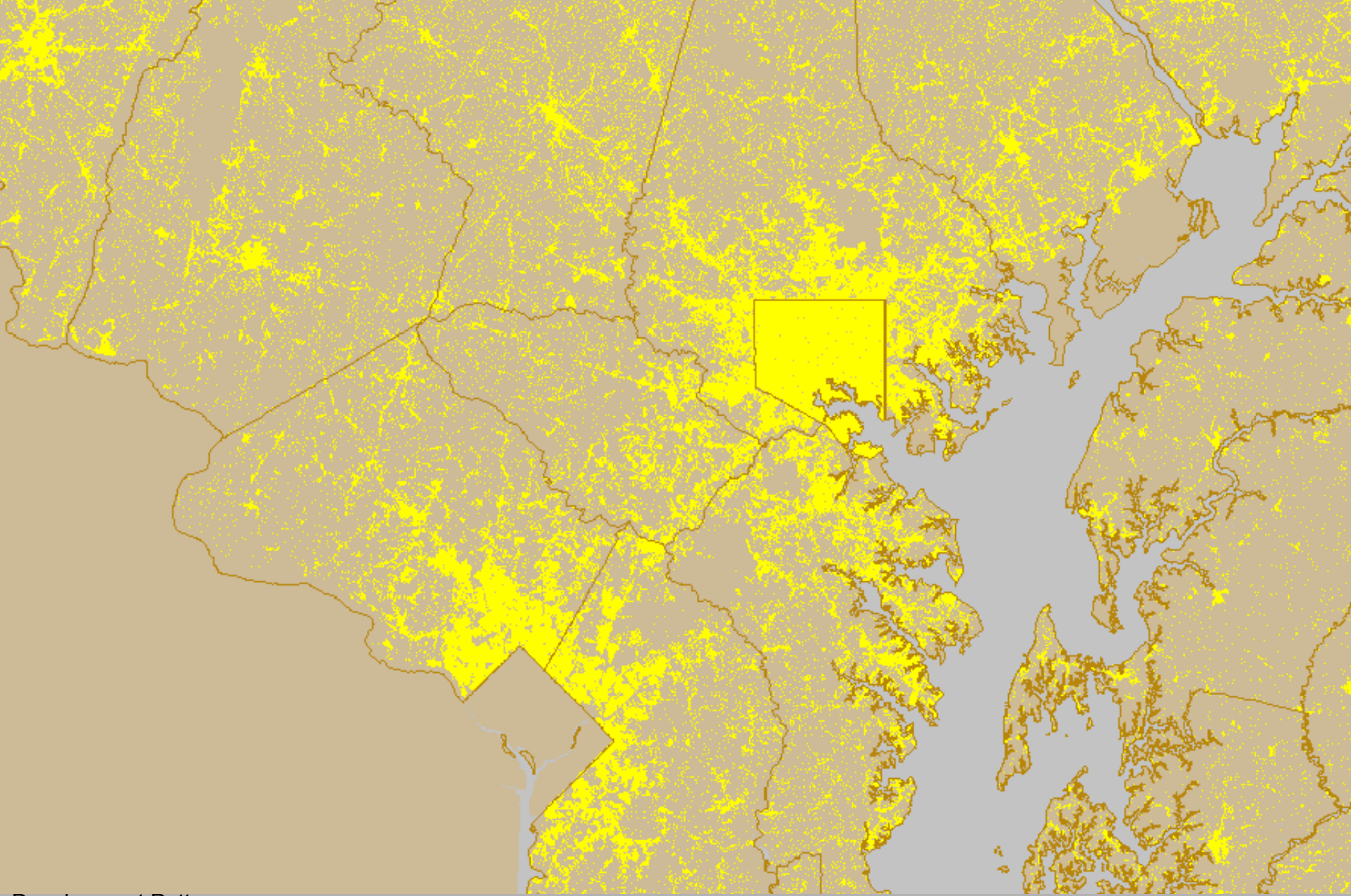




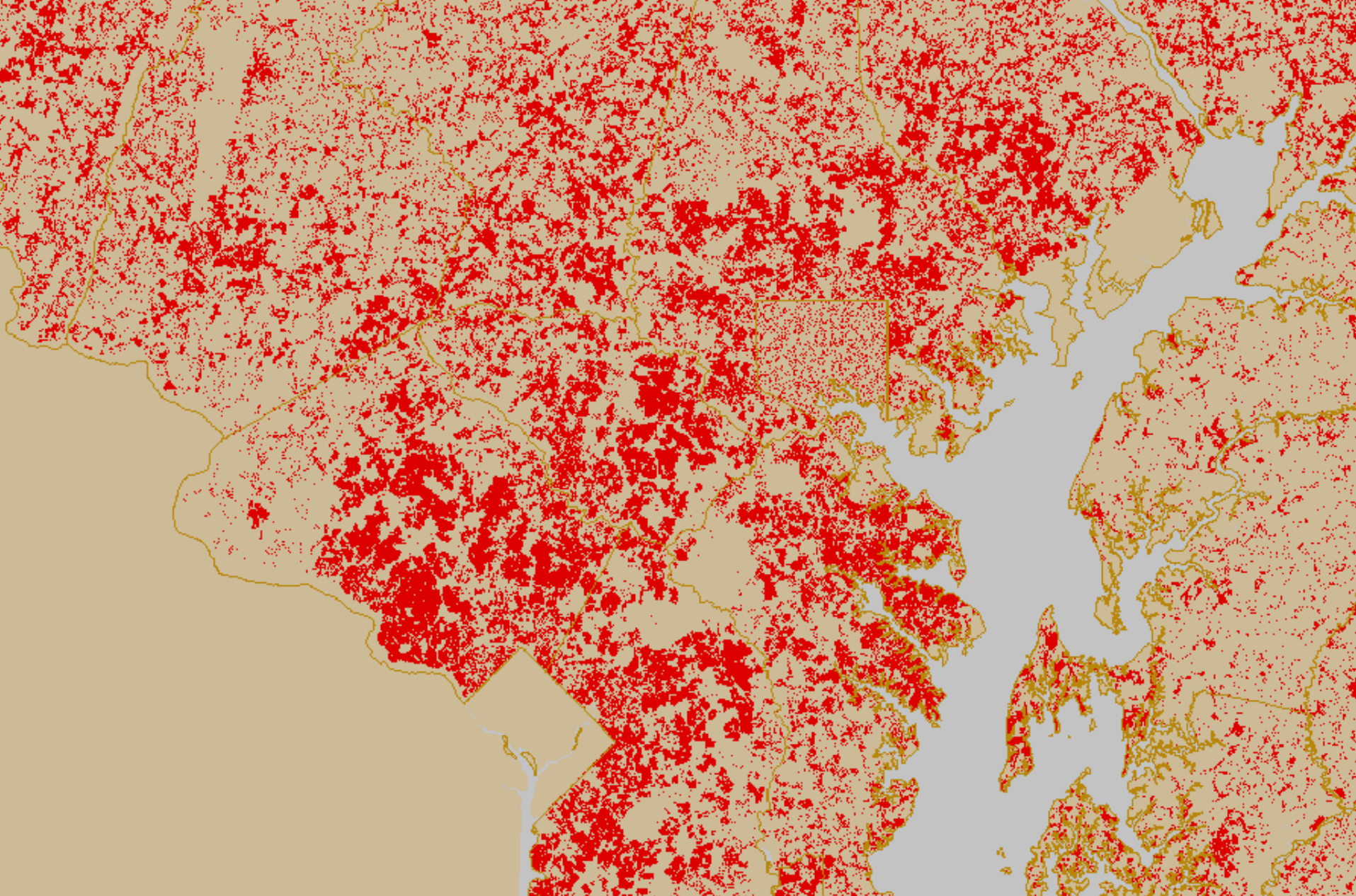
How Have We Been Growing?



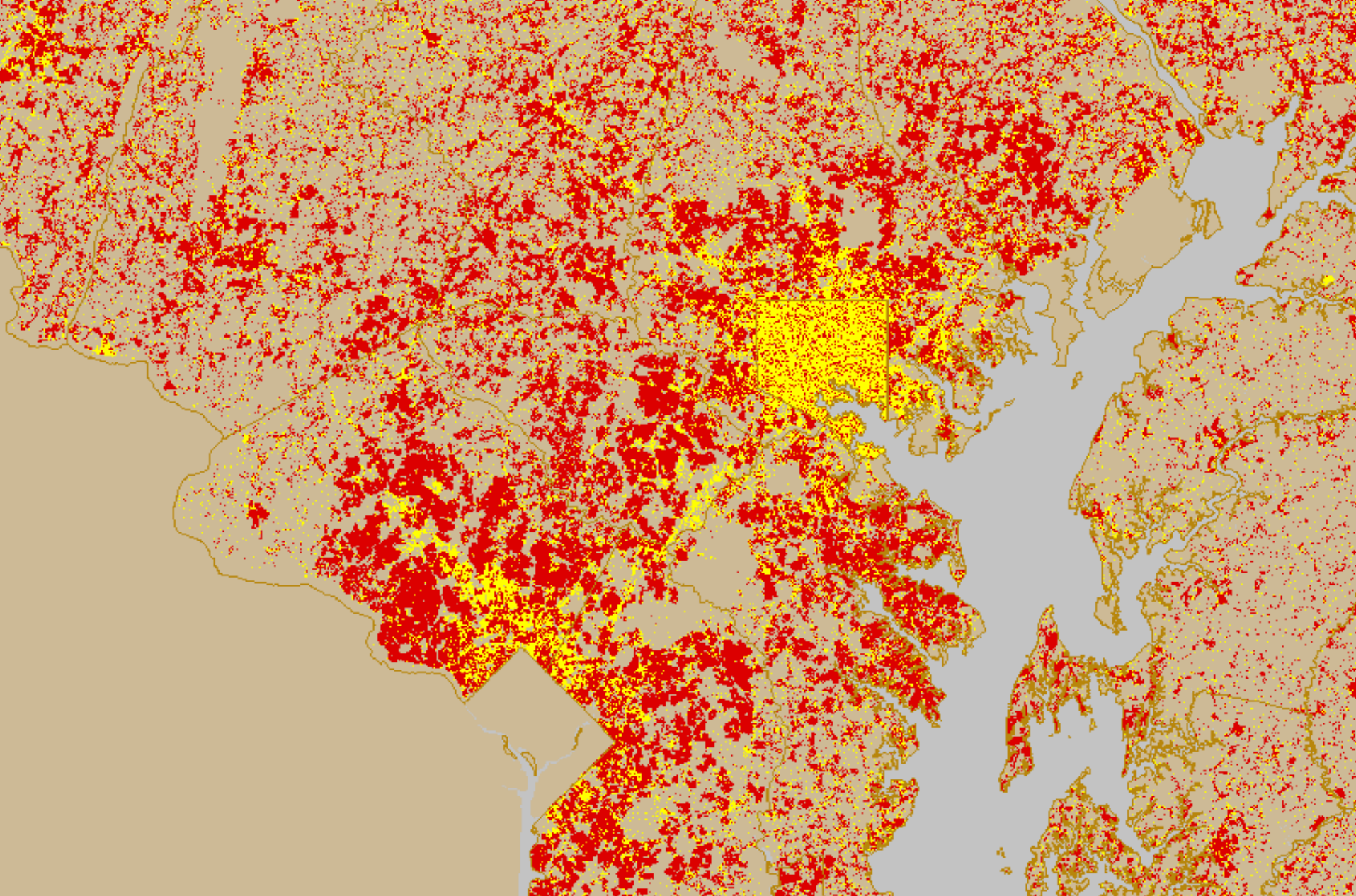
■ Population ■ Urbanized Area



Development Patterns:
1900 - 1960



Development Patterns:
1961 - 1997



Development Patterns:
1900 - 1997



1997
Passage
of Smart
Growth
Legislation





Smart Growth Goals

- Support and enhance existing communities
- Preserve natural resources and agricultural areas
- Save on the cost of new infrastructure



Incentive
Based
—
Not
Regulatory





Smart Growth

--

Not

“No Growth”

Or

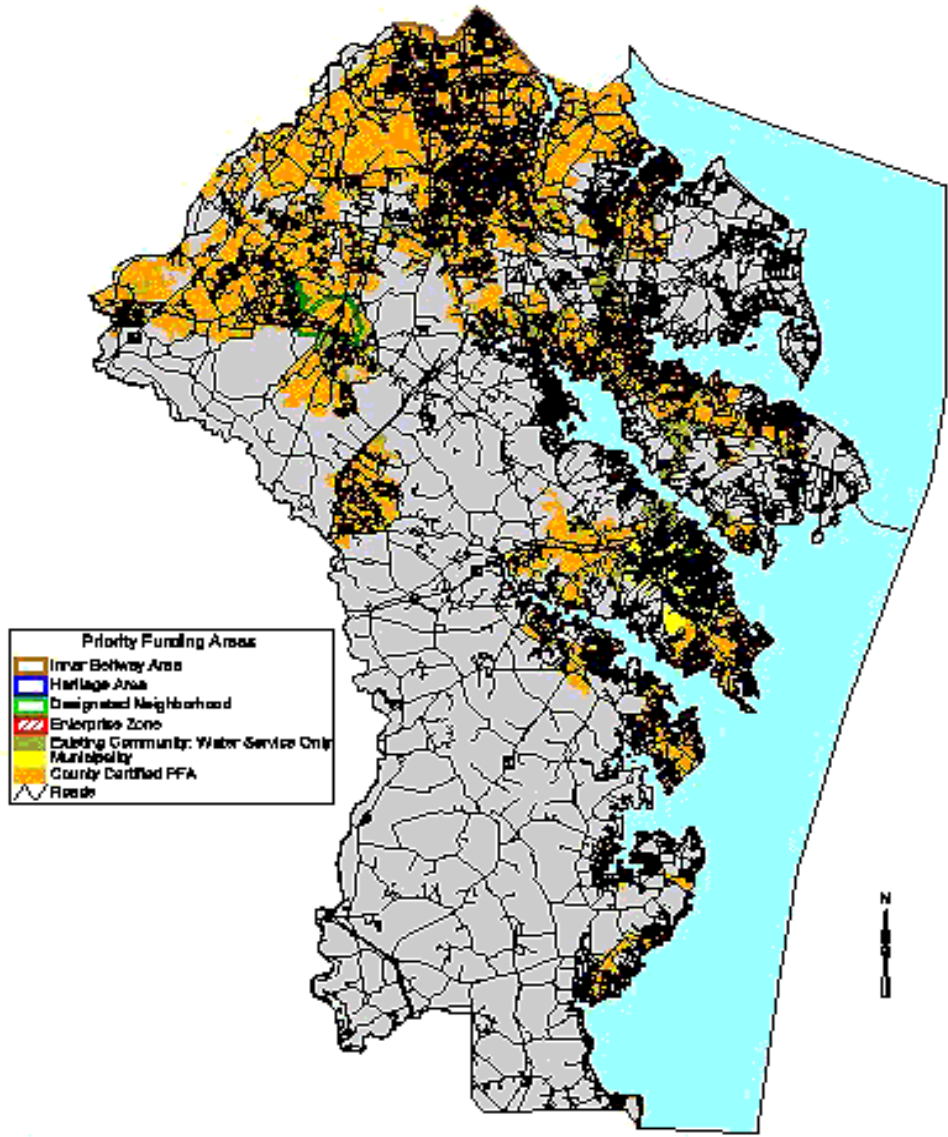
“Slow Growth”



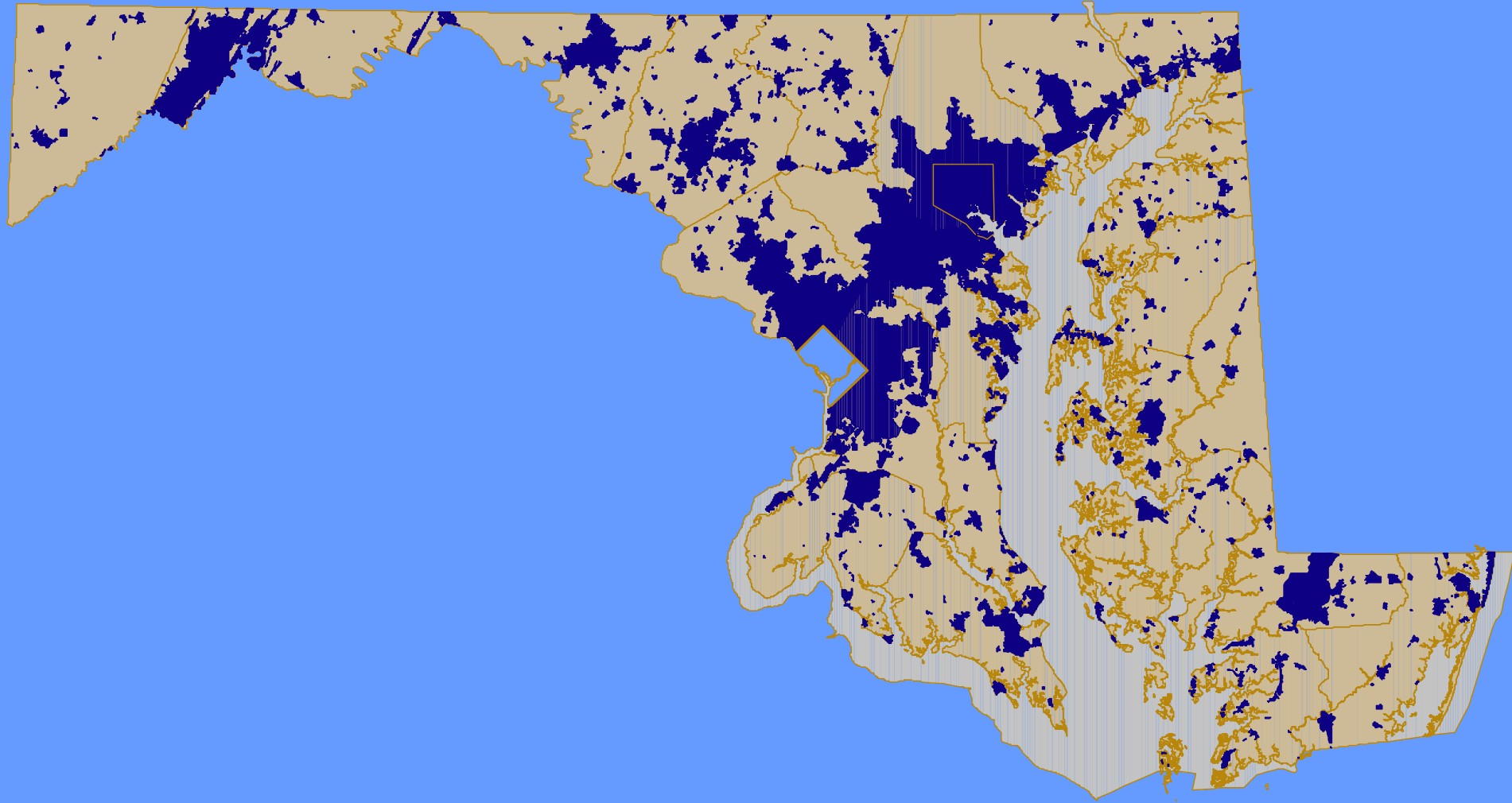


Anne Arundel County PFA

ANNE ARUNDEL COUNTY Priority Funding Areas



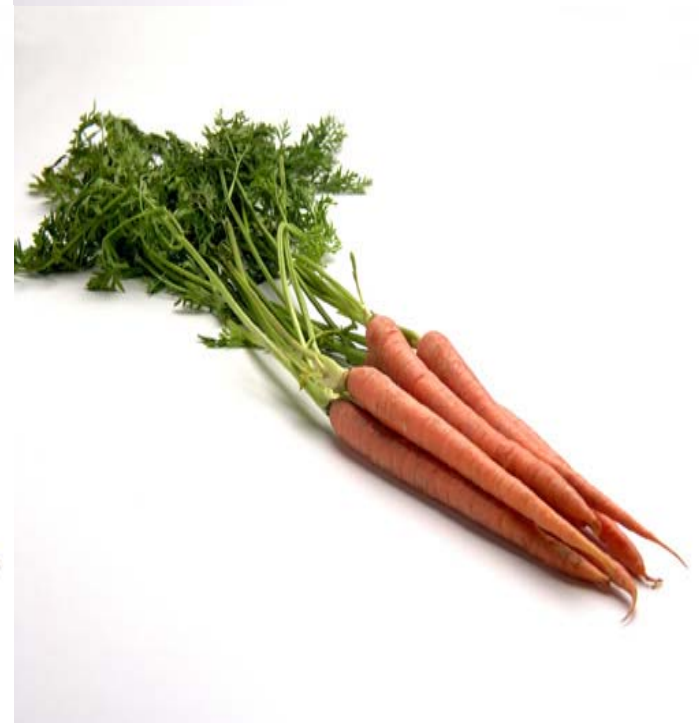
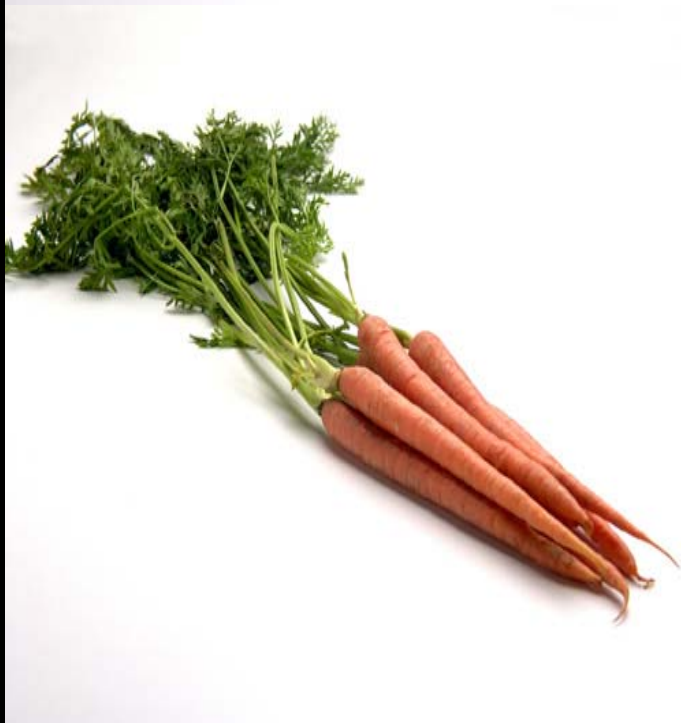
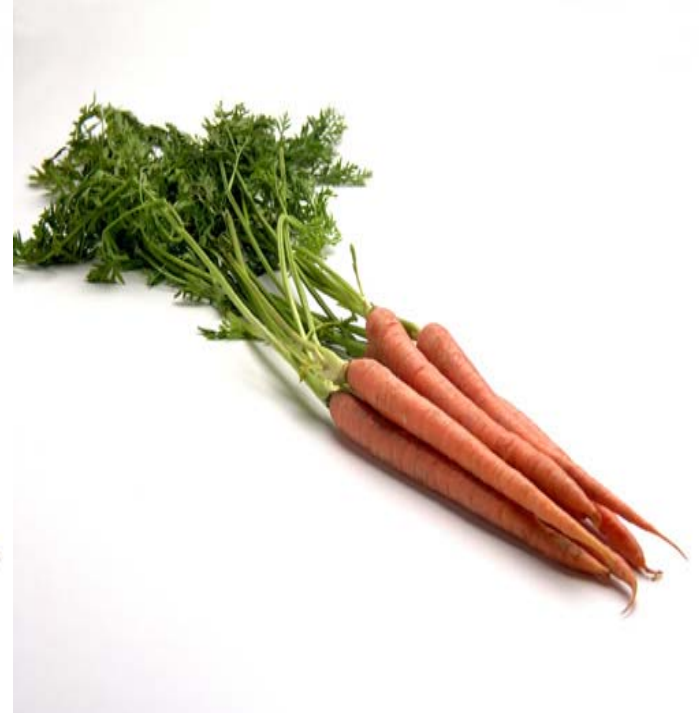
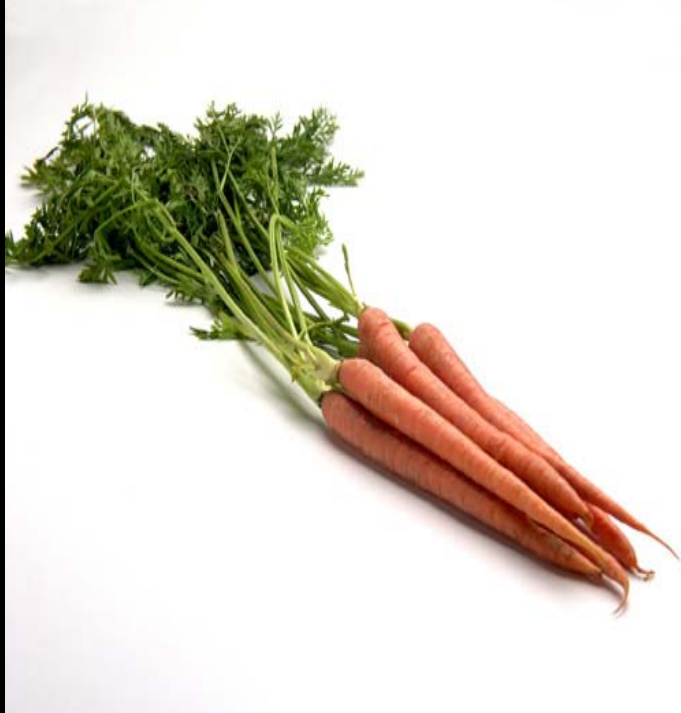
Priority Funding Areas (PFA)





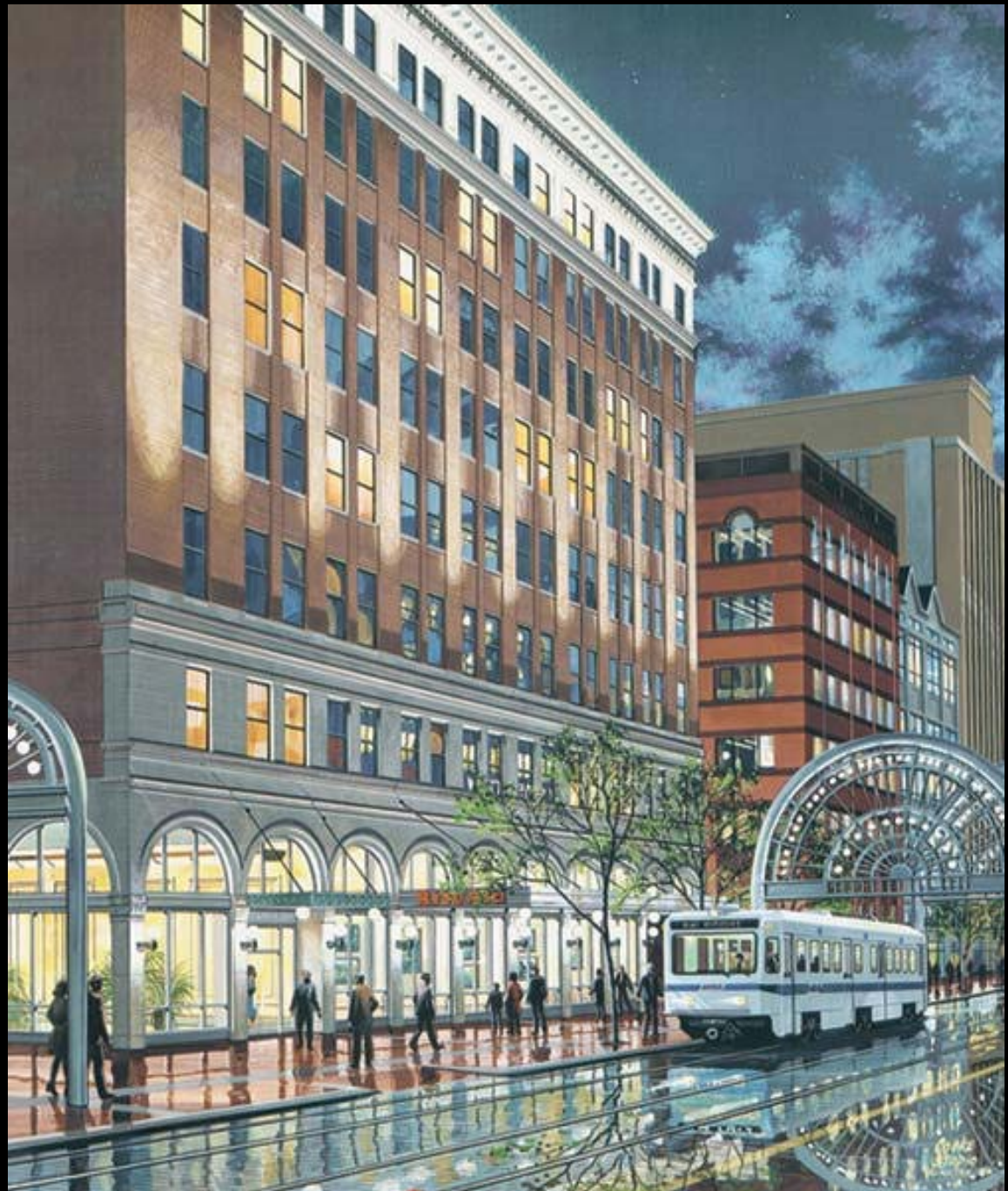
Incentives:

Carrots
Before Sticks





Atrium
Apartments
--
Baltimore's
Westside
Renaissance





Neighborhood
Business
Development
Program

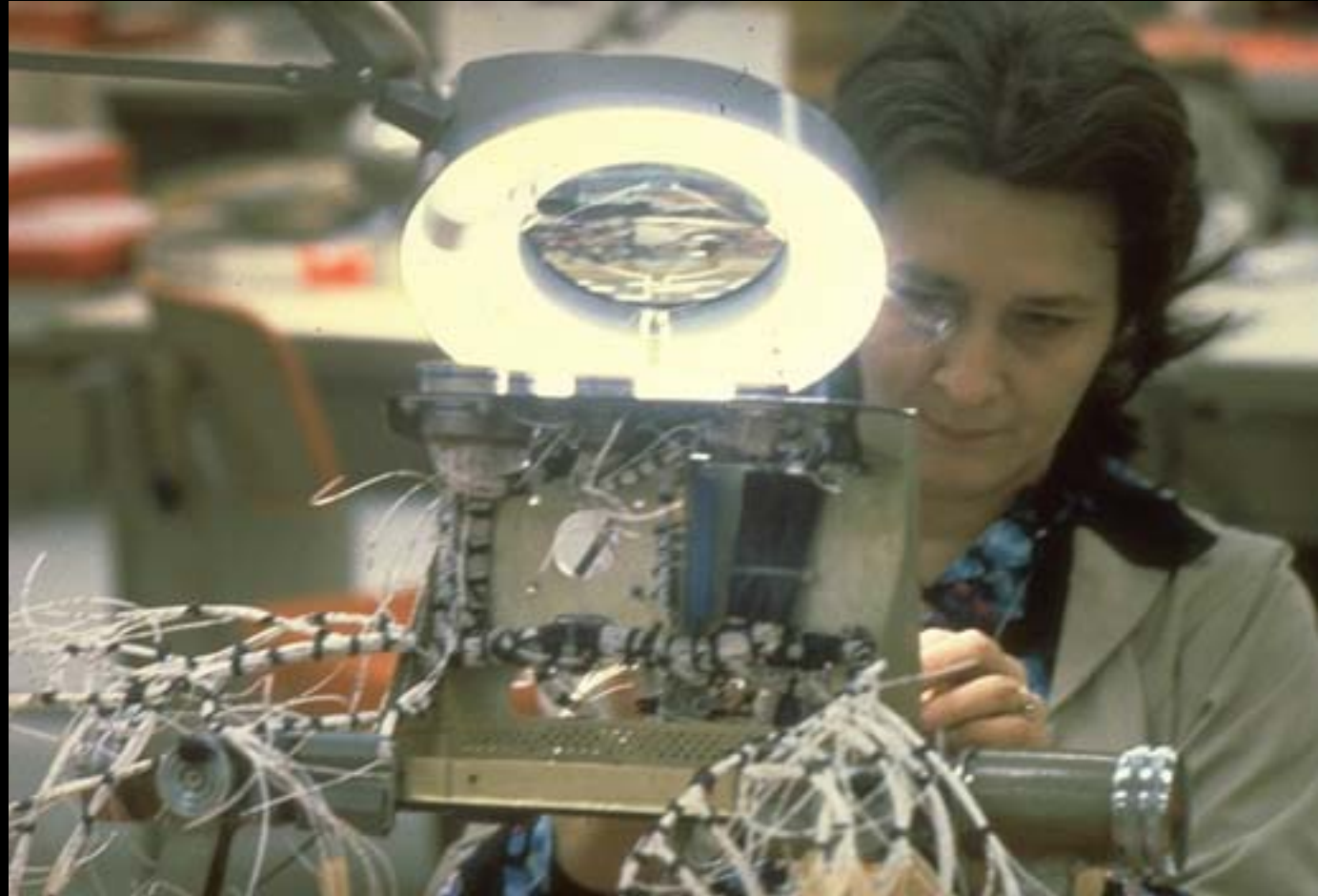
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Paradiso Italian
Restaurant





Job Creation Tax Credit





BY MICHAEL OBERLIN FOR THE WASHINGTON POST

University of Maryland researcher Wendy Fineblum, with dogs Elsa and Calli, got \$3,000 in home-buying assistance for a house in College Park.

Help Is for Just Around the Corner

In Maryland, Some Buyers Win Grants for Staying Close to Work

By SANDRA FLEISHMAN
Washington Post Staff Writer

Wendy Fineblum, a veterinary medicine researcher at the University of Maryland, found a state home-buying assistance program that's a bit different from many others—income was not a factor.

Maryland's Live Near Your Work Program is aimed at reducing sprawl and cutting commutes, rather than just helping out needy families. Because only certain neighborhoods targeted for redevelopment are eligible, however, it may not appeal to everyone.

The program is a component of Gov. Parris N. Glendening's "Smart Growth" initia-

targeted areas. The state provides \$1,000, the local jurisdiction gives \$1,000 and the employer gives \$1,000. Employers can give more if they wish.

Fineblum had been traveling to the College Park campus from Towson for three months before she found a house through the program. The commute "was horrible." On average, the ride took 90 minutes "but it could easily be stretched to 2½ hours for who knows what reason."

Fineblum had doubted that she would be able to buy near the university because of the frenzied market.

"I thought Baltimore prices were high when I moved there four years ago from

that she couldn't afford to rent by neighborhoods, let alone buy.

After discovering Live Near Your Work, Fineblum said she concentrated on College Park to get the \$3,000 grant.

The money covered the down payment of a \$103,000 postwar Cape Cod last October.

"It's hard to know for sure," she said, "but I think the program sold her on College Park. Fineblum certainly made it much easier. I didn't have to hit up my employer for loans."

Fineblum said that "the only [with the program] was convincing her that it was real . . . that I



Live Near Your Work

\$3000 GRANT



The Live Near Your Work Program (LNYW) provides a \$3000 grant to employees who purchase a home near their place of employment. This money can be used for closing costs or a down payment on a home within the employer's targeted neighborhoods.

The program is a partnership among the Maryland Department of Housing and Community Development, local governments, and businesses and institutions.

To participate in the program, simply visit your company's Human Resources department and fill out an application. Then, provide at least \$1000 toward the purchase of a home within the LNYW designated area and maintain it as your primary residence.

You can receive...
\$3000 for costs associated with the purchase of your home
Shorter commute times and more time at home
Tax benefits of home ownership

For a list of participating employers, or to find out how you can sign up for the LNYW program, call or visit us on the web...



The Live Near Your Work Program
Maryland Department of Housing and Community Development
2000 North Point Street, Suite 200
Baltimore, Maryland 21201
410-336-5000
www.dhcd.state.md.us





Brownfield
Cleanup
at
The
Can Company
-
Before
&
After



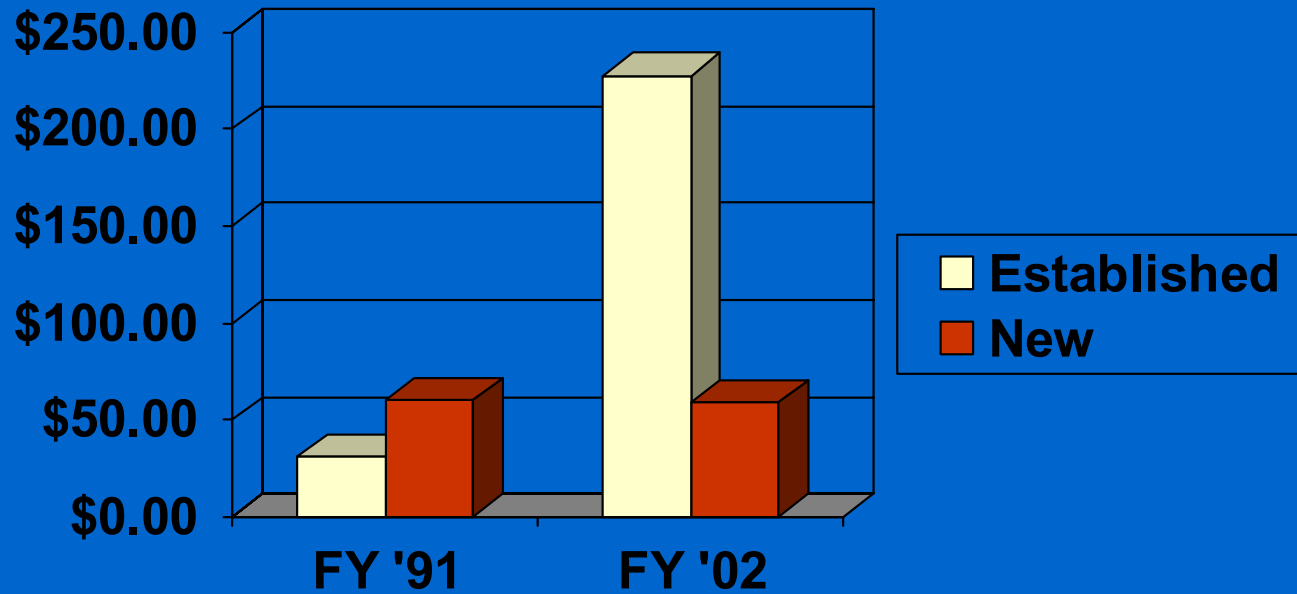
Urban Parks
&
Playgrounds





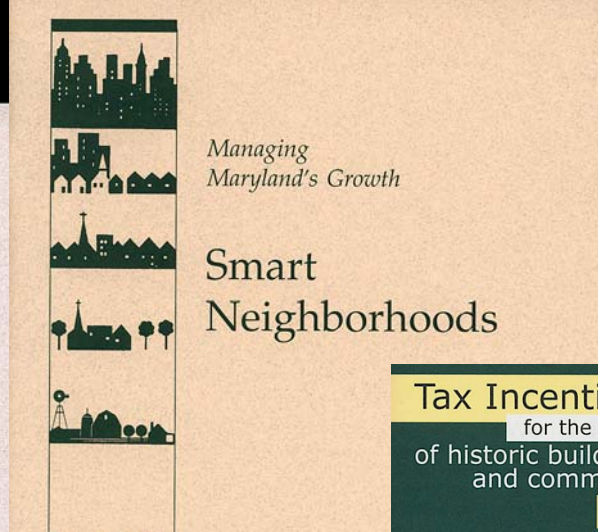
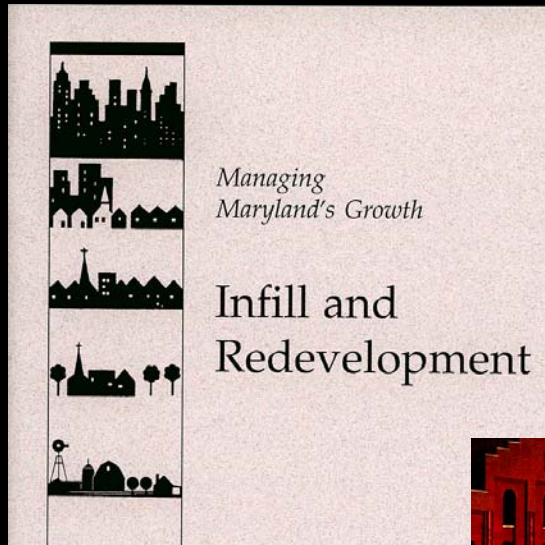
Investing in Older Schools

School Construction Funding In Millions

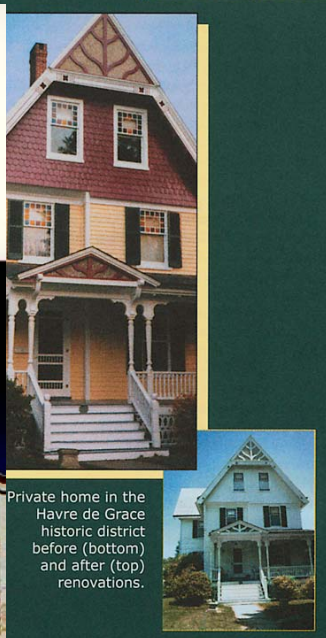
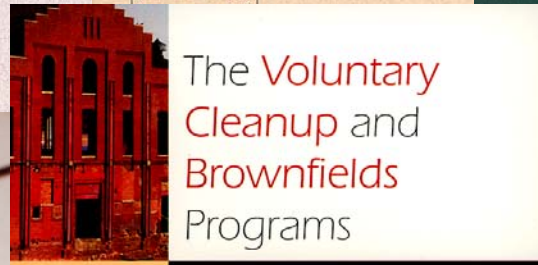




Smart Codes -- Rehab, Infill, Mixed Use



Tax Incentives
for the rehabilitation
of historic buildings
and communities
in Maryland



**Smart Growth and
Neighborhood Conservation**
Maryland Department of Housing
and Community Development



Preserving
Greenbelts
Battlefields
Farmland
Coastal Bays



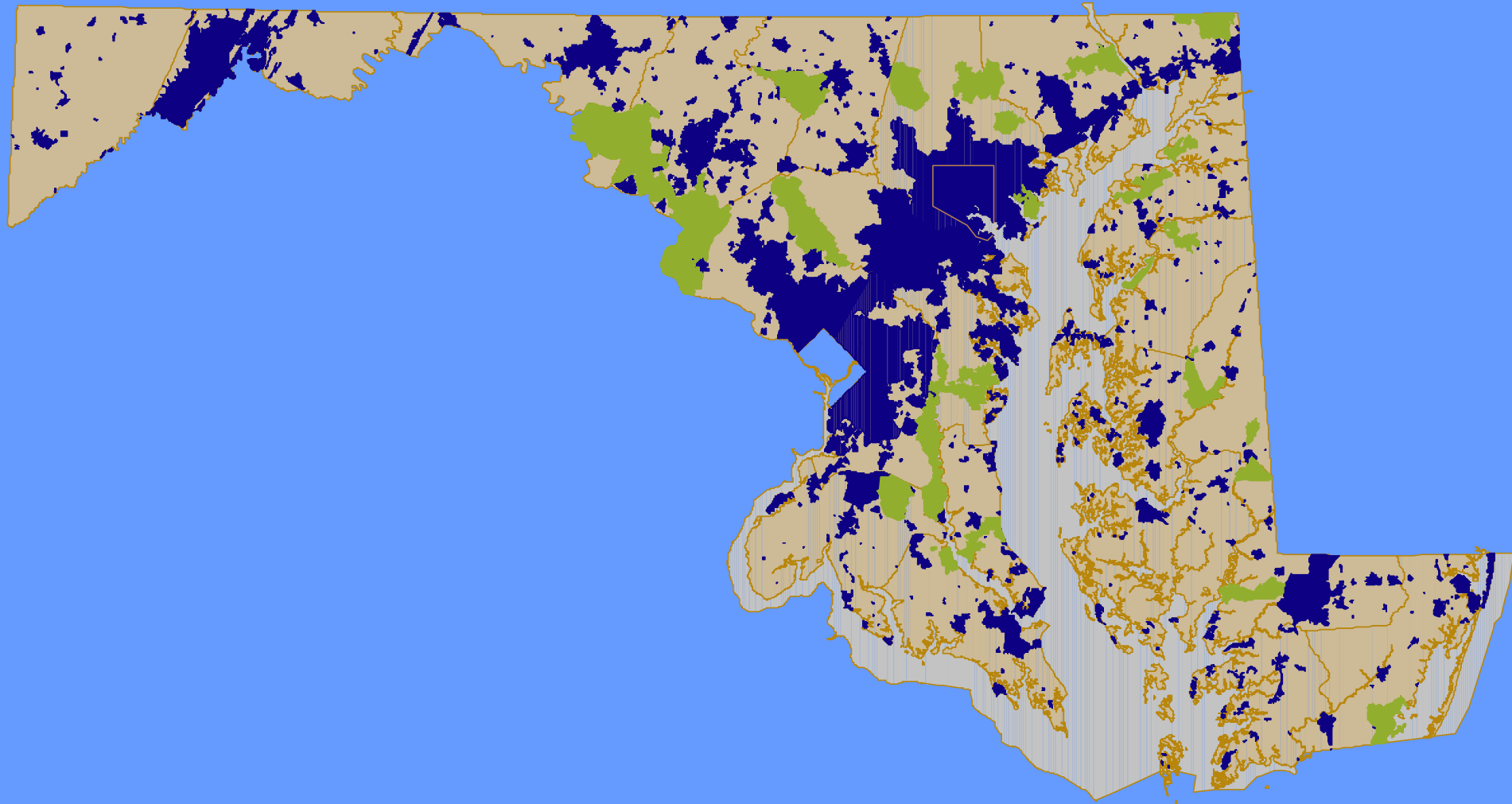


Status of Rural Legacy Program After 4 Years

- 24 Rural Legacy Areas designated
- \$137 million in RL & POS funds
- 20 Counties, 21 Land Trusts
- 54,000 acres to be protected
- 200,000 acre protection goal in 15 years
- Requests annually exceed resources 3:1



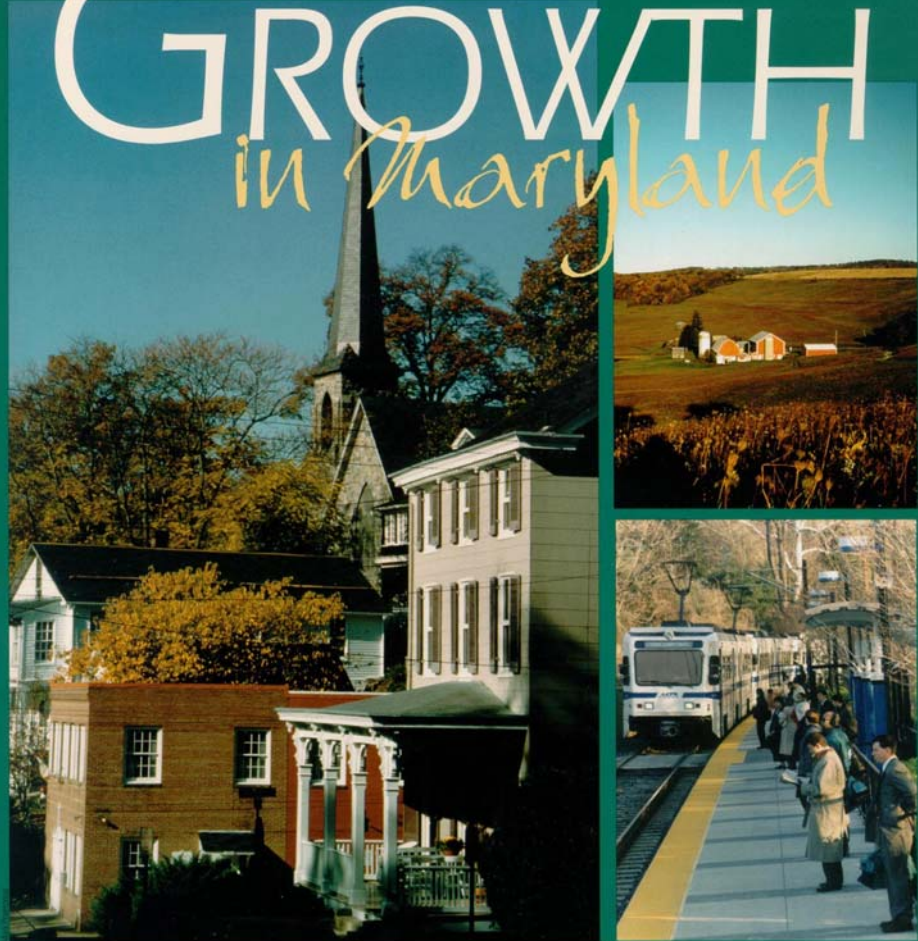
PFA and Rural Legacy Areas





Maryland's
Smart Growth
Toolbox

SMART GROWTH *in Maryland*





The Future

Where is Smart Growth Headed?

- Helping Bring Smart Growth Projects Out of the Ground
- Focusing on Transportation
- Changing the Culture by Educating the Next Generation

The Office of Smart Growth



- Facilitate development and redevelopment projects in existing neighborhoods
- Coordinate activities of State Agencies
- Provide education & information to the public on Smart Growth



Evaluating and Assisting Projects

SMART GROWTH SCORECARD

	STATUS QUO	IMPROVES CONDITIONS	GREAT	EXCELLENT
LOCATION	→			
SERVICE AVAILABILITY AND EXPENDITURES	→			
DENSITY AND COMPACTNESS	→			
MIXED USE	→			
HOUSING DIVERSITY	→			
TRANSPORTATION	→			
COMMUNITY CHARACTER AND DESIGN	→			
ENVIRONMENTAL PROTECTION	→			
STAKEHOLDER PARTICIPATION	→			
ECONOMIC DEVELOPMENT	→			



Colliers Magazine, 1955



BY THE SEA: Seaside towns have a special lure for travelers. The picturesque sig





Congestion





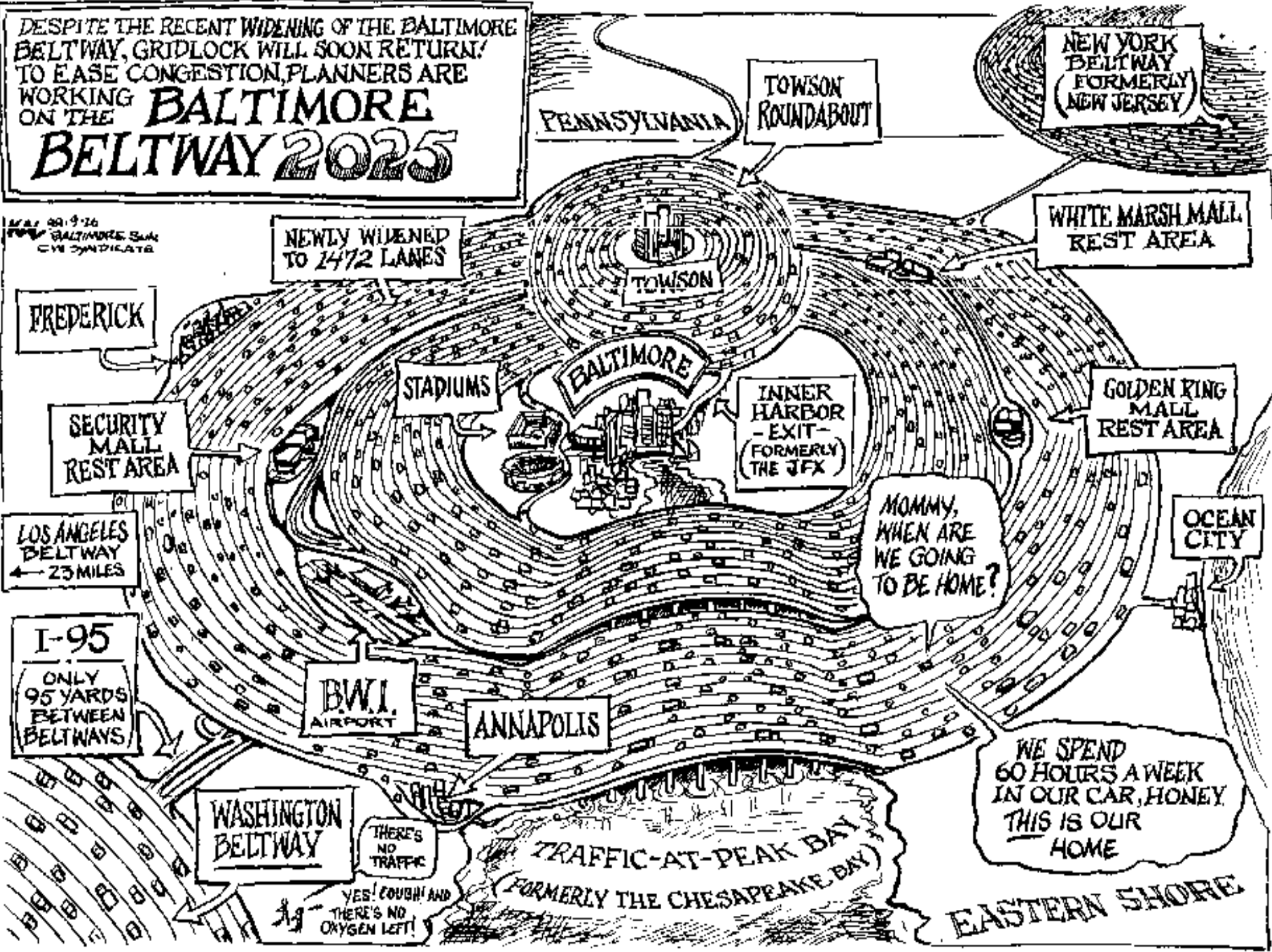
Costly
Infrastructure



DESPITE THE RECENT WIDENING OF THE BALTIMORE BELTWAY, GRIDLOCK WILL SOON RETURN! TO EASE CONGESTION, PLANNERS ARE WORKING ON THE

BALTIMORE BELTWAY 2025

W.A. 99-9-26
BALTIMORE SUN
CIVIL SYNDICATE



NEWLY WIDENED TO 1472 LANES

TOWSON ROUNDABOUT

NEW YORK BELTWAY (FORMERLY NEW JERSEY)

WHITE MARSH MALL REST AREA

GOLDEN RING MALL REST AREA

OCEAN CITY

WE SPEND 60 HOURS A WEEK IN OUR CAR, HONEY. THIS IS OUR HOME

EASTERN SHORE

ANNAPOLIS

BWI AIRPORT

THERE'S NO TRAFFIC

TRAFFIC-AT-PEAK BAY (FORMERLY THE CHESAPEAKE BAY)

YES! COUGH! AND THERE'S NO OXYGEN LEFT!

MOMMY, WHEN ARE WE GOING TO BE HOME?

INNER HARBOR - EXIT - (FORMERLY THE JFX)

BALTIMORE

STADIUMS

SECURITY MALL REST AREA

LOS ANGELES BELTWAY ← 23 MILES

I-95 ONLY 95 YARDS BETWEEN BELTWAYS

WASHINGTON BELTWAY

FREDERICK

PENNSYLVANIA

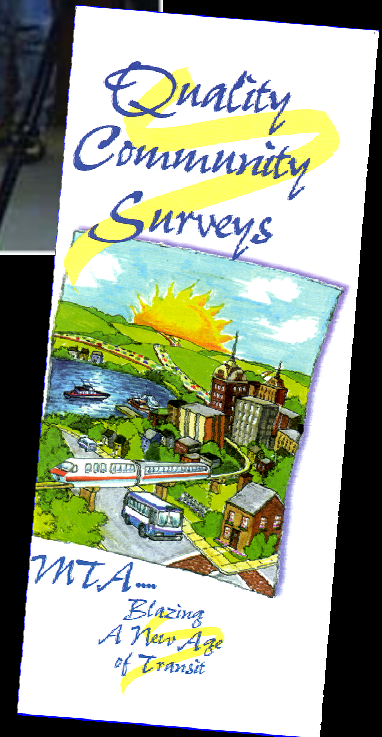


“Thinking
Beyond’
the
Pavement”





Helping
Communities
Envision
Their Future





Increasing Transit Ridership





Supporting Transit





The
Purple
Line

M metro Proposed System Map

Legend

- Purple Line - Bethesda to New Carrollton (PS)
- Red Line - Glenmont to Shady Grove
- Orange Line - New Carrollton to Vienna/Fairfax/GMJ
- Blue Line - Potomac-Springfield to Largo Town Center
- Green Line - Branch Avenue to Greenbelt
- Yellow Line - Huntington to Mt. Vernon Sq/7th St-Gommes Center



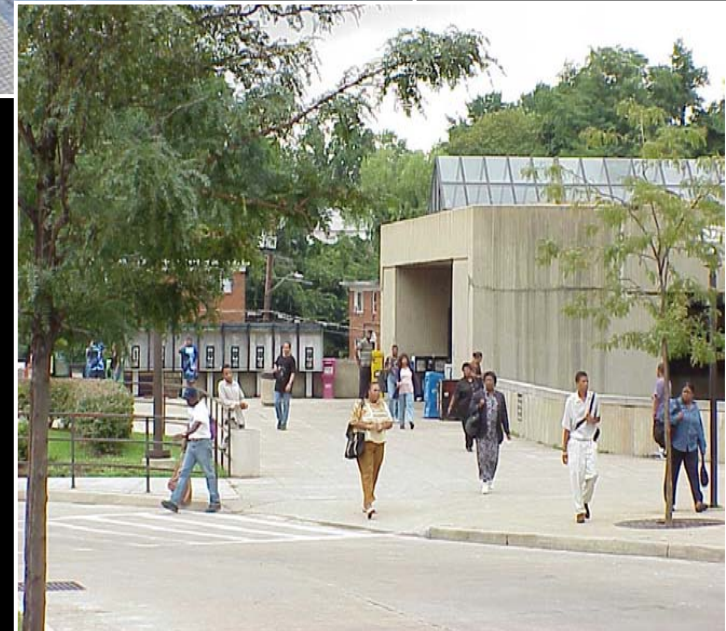


Transit Oriented Development





Commuter Benefits Act



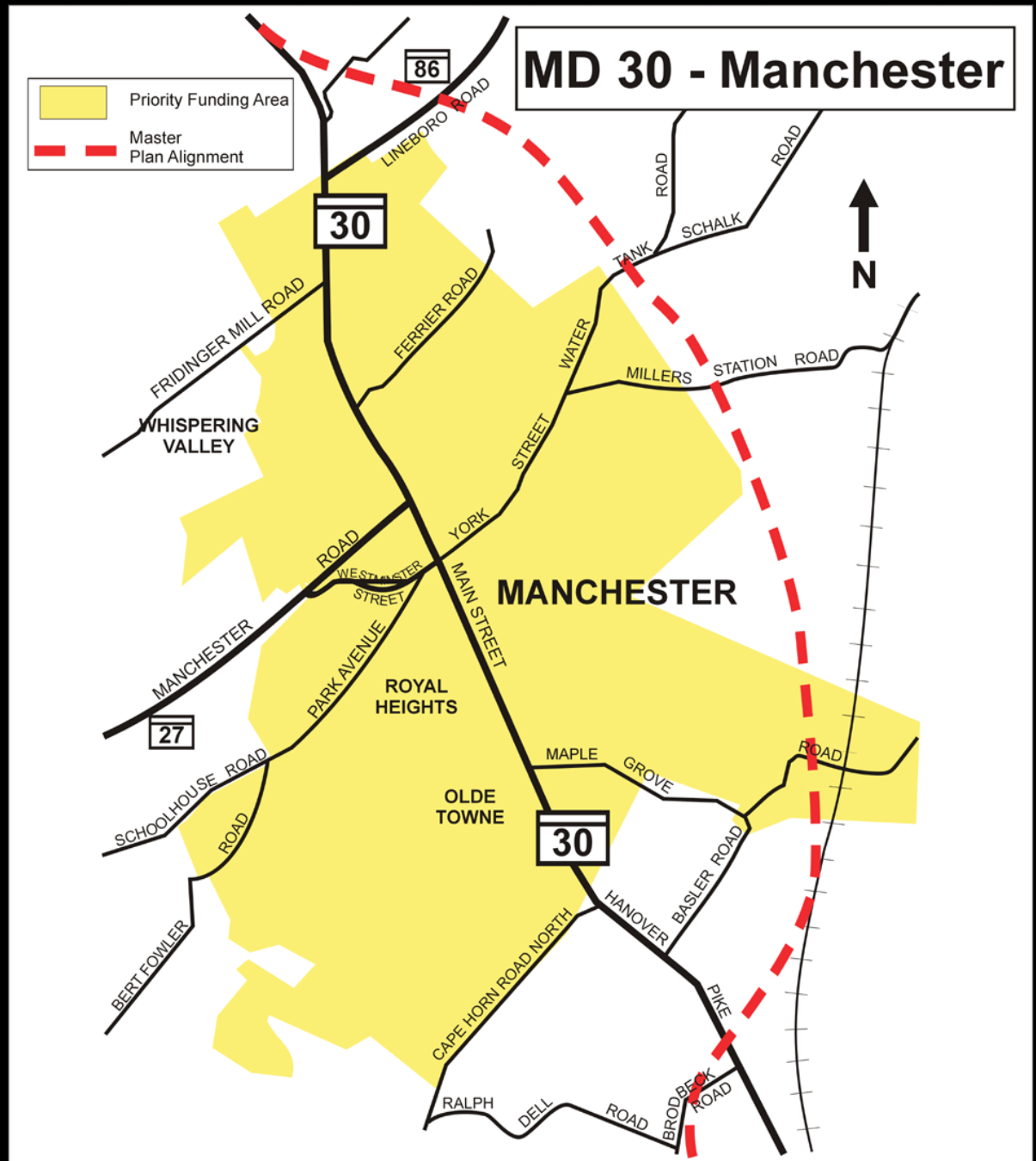


Smart Growth
Test for
Transportation
Projects

- u Was the project grandfathered in 1997? If not:
- u Is the project within a Priority Funding Area ?
- u Does the project connect Priority Funding Areas ?
- u Is there a reasonable alternative that is in a Priority Funding Area ?
- u Does the project serve a business that has to be located away from other development?
- u Is there a significant safety need ?



Manchester Bypass



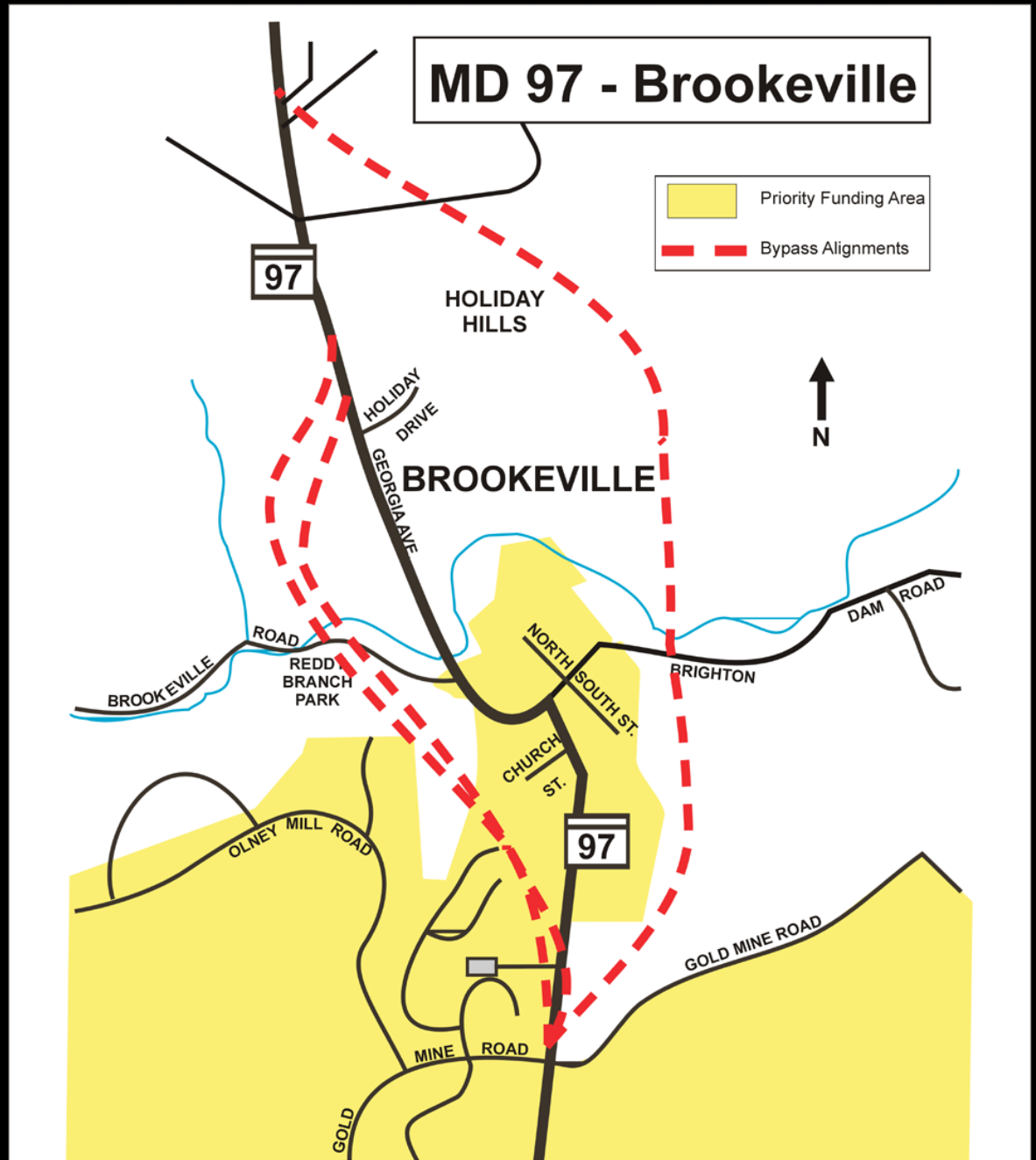


Brookeville Bypass





Brookeville Bypass





Neighborhood Conservation Program



Town Square
in Hagerstown



Commercial Area Revitalization



Towson Business District - Before



Commercial Area Revitalization



Roundabout in Towson - After



Providing
Transportation
Choices

--

Bicycling





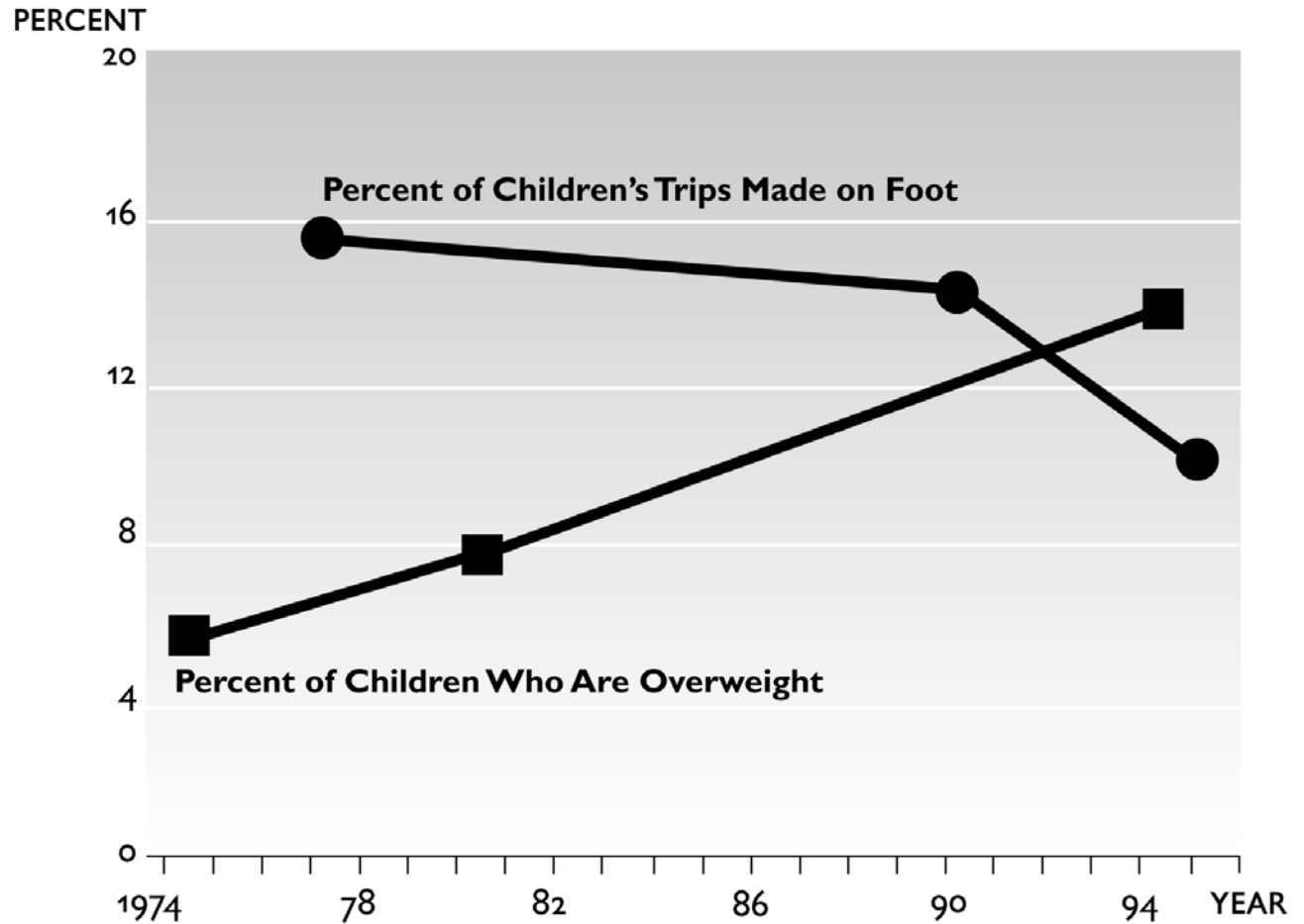
Walkable Communities





Children Are
Walking
Less ...

and More
Are
Becoming
Overweight

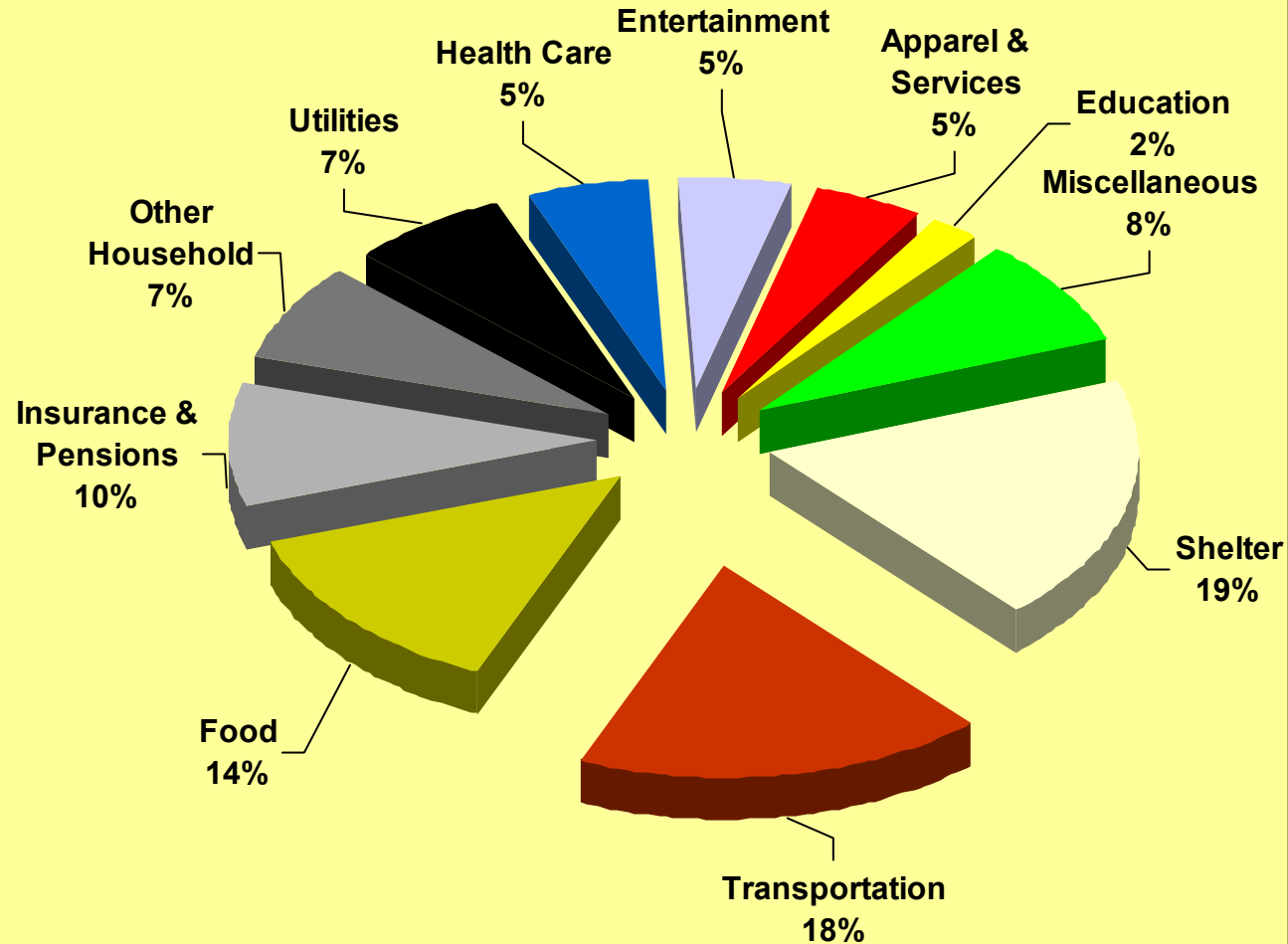


Based on data from the Nationwide Personal Transportation Survey and the Centers for Disease Control and Prevention.



Transportation
is
Second
Largest
Household
Expense

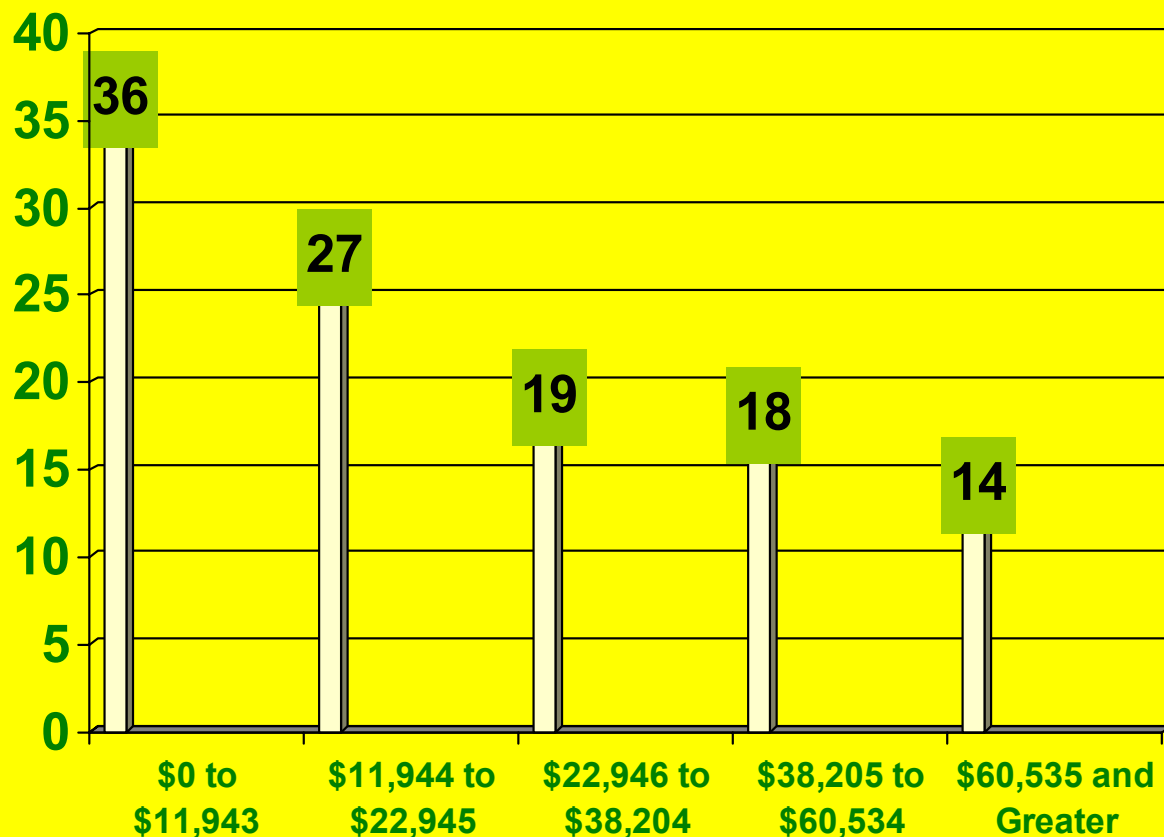
How Households Use Each Dollar





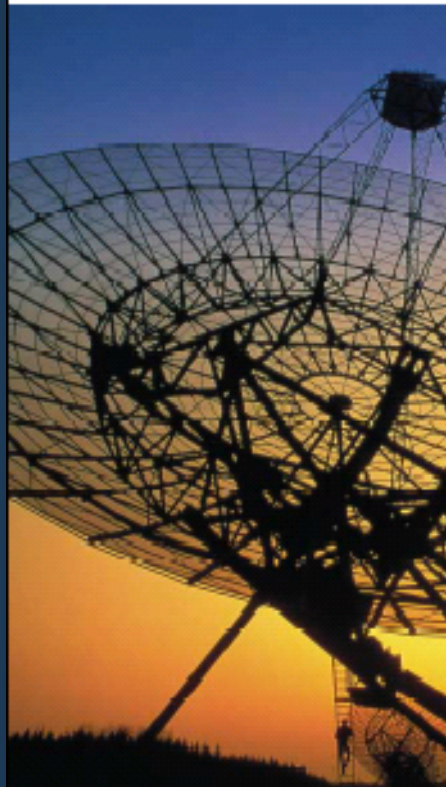
Poor Pay
Largest
Percentage
of Income
for
Transportation

Transportation Spending by Income





Emerging Trends in Real Estate 2002

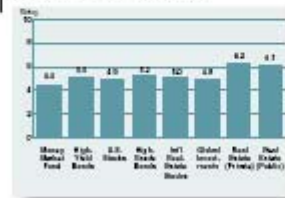


THE SURVEY: INVESTMENT TRENDS 2002

2

recognition is followed by residential as a return for real estate investors. Emerging trends in investment include private equity and REITs—9 of respondents) and to 10% (10% of respondents) and to 10% (10% of respondents).

Asset Class Investment Potential for 2002



Source: NAIOP's Emerging Trends in Real Estate Survey, 2002.

5

Buy or hold 24-hour downtown office.

With rates softened from record or near record highs—"there's been enough volatility that you'll be able to buy below replacement cost again." Big IT markets (New York, Boston, Washington, D.C., Chicago, and San Francisco) will not experience a material decline, despite possible short-term jumps in vacancies and as "paid-for-to-cost" large tower growth slows inflation, with good absorption and low overall drag." Urban infill will remain in vogue. Suburban infill will also remain steady markets and should be targeted.

6

Watch for REIT attention and buy into larger-cap office, apartment, and industrial stocks.

Repeat REITs to convert in the face of some erosion of net operating income, and then rebound. Use the opportunity to concentrate holdings in the bigger, better managed companies. There should be a good buy after their post-September 11 trading. The real sector, after a 2001 run-up, is more problematic as concerns pull back their spending.

CONTRARIAN PLAYS

7

Buy well-located suburban office in established nodes and leverage up.

Look for suburban office in established nodes and leverage up. Suburban office in established nodes north of 10%. "Pricing is still low, and office is a short-term acquisition opportunity." Acquire property, enhance upside with financing, then flip when markets recover. "The long-term overgrowth and appreciation won't be there."

8

Look for commodity properties in cap infill locations.

Capitalize on a surge pricing on lower-quality properties—in a submarket where rates come down in better space. Focus only on product that can be upgraded—in markets with high barriers to entry. It's a great time to buy parking lots. Avoid obsolete assets at all cost—that's throwing money down the rat hole. Buy cap suburban office, a way from the line, should be off limits "It's too much of a stretch to be on the edge."

9

Prepare for the future—look for land in megapolitan infill areas.

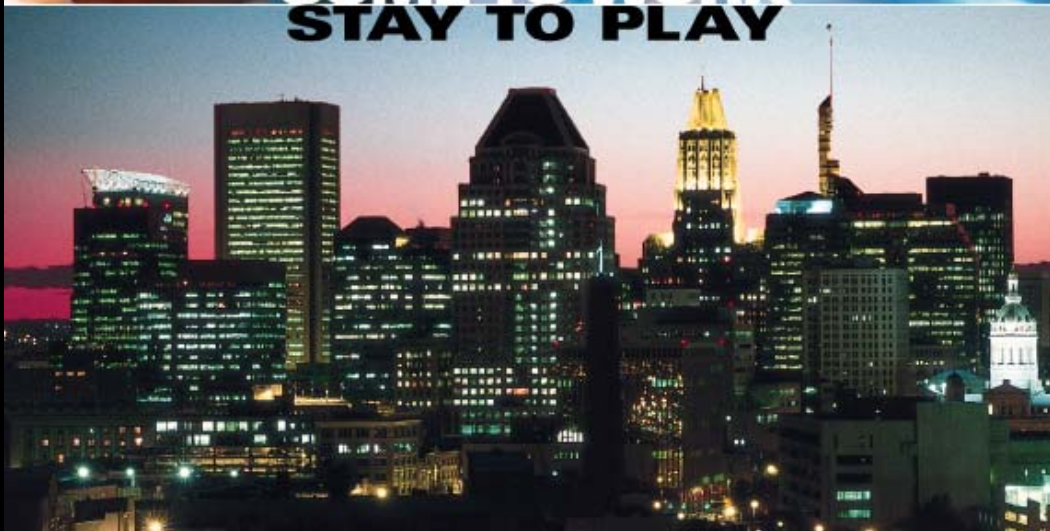
Land of prime quality within urban development prospects due to market forces—i.e., right now. In the future, population growth will drive new suburban development and steadily growing suburban along the Atlanta-Chattanooga corridor and within the greater Charlotte megapolitan. Suburban applications in markets offer similar significant opportunities. Target locations desirable for the near growth view. "Now is the time to position for the future."



Marketing Maryland's Quality Of Life



**COME TO WORK
STAY TO PLAY**



It's easy to take the lead when you start with all the advantages.

Maryland isn't just an address. It's access. Access to a highly trained workforce—one of the top three in the country for Ph.D.s, college graduates, technical and professional workers. Access to world-renowned research facilities like the University of Maryland, the Johns Hopkins University, and the National Institutes of Health. Access to Washington, DC, New York City, and the world via three major airports and the Port of Baltimore. That's why the businesses that created 50,000 new jobs last year have chosen to see the light here. Then again, maybe they just came here to play and enjoy the sights.




To find out more, call 1-888-CHOOSE-MD or visit us at www.choosemaryland.org | Parris N. Glendening, Governor | Kathleen Kennedy Townsend, Lieutenant Governor

More Choices, Better Places



Maryland's
Future





Governor's Office of Smart Growth



6 St. Paul St., Suite 2204

Baltimore, MD 21201

410.767.8710

www.smartgrowth.state.md.us