What Drives Place-Based Development in Maryland? An Examination of 1980-2020
Overview

- Background
  - Maryland features
  - Factors that can influence populations
- Goals and objectives
- Data Sources
- Results
Maryland Overview

- Topography
  - Beaches
  - Farmland
  - Urban
  - Suburban
  - Rural
  - Mountainous
- Experiences all 4 seasons
- Close proximity to Washington D.C.
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Project Objectives

- **Identify**: Identify 3 main factors that coincide with the development of once rural areas.
- **Recognize**: Recognize areas in Maryland that contain population growth over the state average.
- **Demonstrate**: Demonstrate how these contributors are affecting these areas.
• Various factors lead to the development of once rural areas
• Development/Growth:
  • Increase in employment or types of employment
  • Increase in housing units/values
  • Increase in transportation
• Not all growth is ‘natural’
  • Transit oriented development
Background

- Various factors lead to the development of once rural areas
- Development/Growth:
  - Increase in employment or types of employment
  - Increase in housing units/values
  - Increase in transportation
- Not all growth is ‘natural’
  - Transit oriented development
• Expansive employment opportunities
• Government
• Manufacturing jobs fade away as services increase
- Generally growing labor force
- 65% increase from 1980-2019
Newly developed areas tend to go up in value
Unimproved urban areas tend to go down in value.
Conclusion: Look for rural where home values increase by >40%.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>1980 (in 2000’s $’s)</th>
<th>2000</th>
<th>Delta</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural -&gt; Rural</td>
<td>$141,000</td>
<td>$185,000</td>
<td>31%</td>
</tr>
<tr>
<td>Rural -&gt; Suburban</td>
<td>$139,000</td>
<td>$213,000</td>
<td>53%</td>
</tr>
<tr>
<td>Suburban -&gt; Suburban</td>
<td>$344,000</td>
<td>$464,000</td>
<td>35%</td>
</tr>
<tr>
<td>Suburban-&gt; urban</td>
<td>$211,000</td>
<td>$303,000</td>
<td>43%</td>
</tr>
<tr>
<td>Urban -&gt;Urban</td>
<td>$62,000</td>
<td>$75,000</td>
<td>20%</td>
</tr>
<tr>
<td>Urban -&gt; High Crime Urban</td>
<td>$167,000</td>
<td>$105,000</td>
<td>-38%</td>
</tr>
</tbody>
</table>
Transportation Infrastructure

- Increases in population demands continually improved infrastructure
- Numerous additional state and interstate freeway segments added since 1980
  - Continuation of I-95 through Baltimore to D.C. and construction of the Ft. McHenry Tunnel
  - Continuation of I-695 and construction of the Francis Scott Key Bridge.
- Rail Expansion
  - MARC Train: Links DC and Baltimore
  - Baltimore Metrorail: Services Reisterstown and Owings Mills to Baltimore City
  - Light Rail
  - WMATA: Numerous lines extending into Maryland
4+ lane Roads with traffic over 15% greater from 2012-2018
All Roads with traffic over 15% greater from 2012-2018
Questions?