



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

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# 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

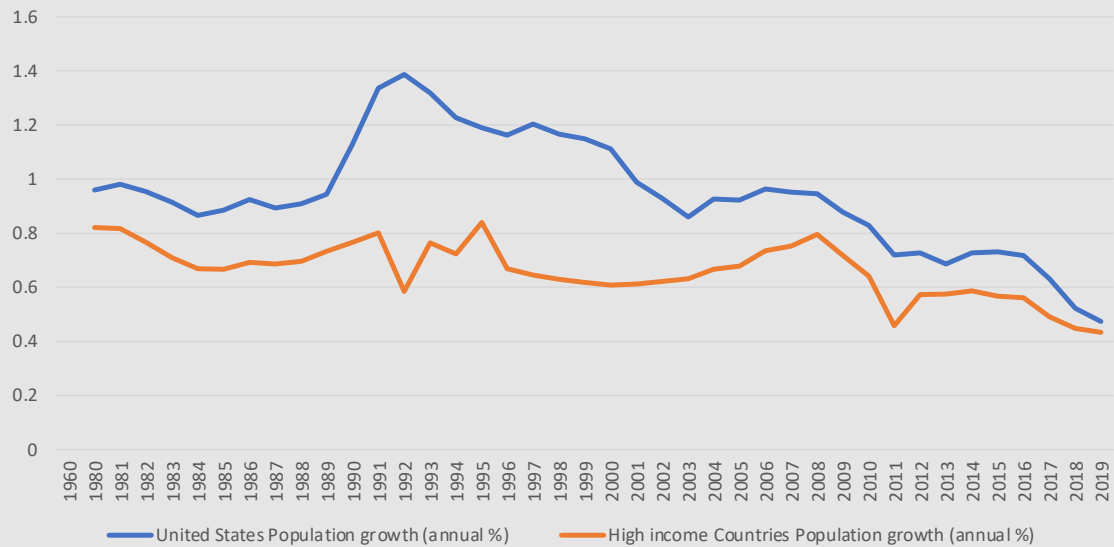
Recognize areas in Maryland that contain population growth over the state average.



Demonstrate

Demonstrate how these contributors are affecting these areas.

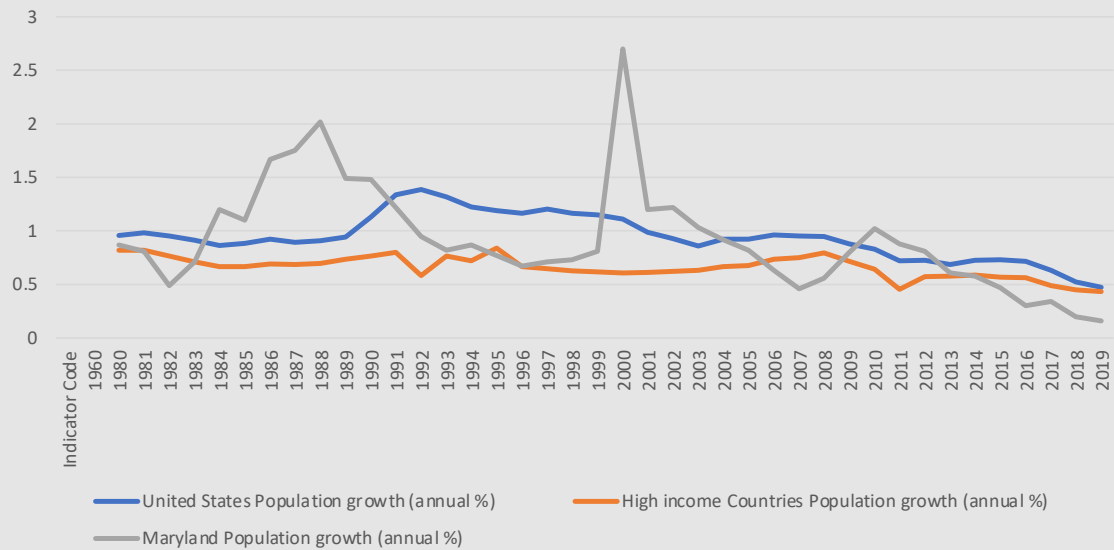
Population Growth Percentage 1980-2019



## 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

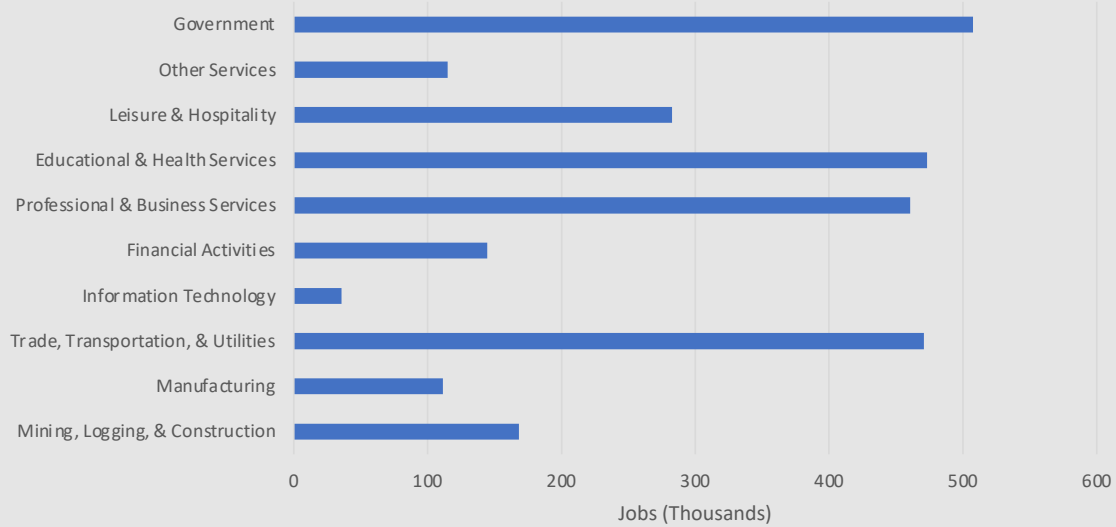
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Background

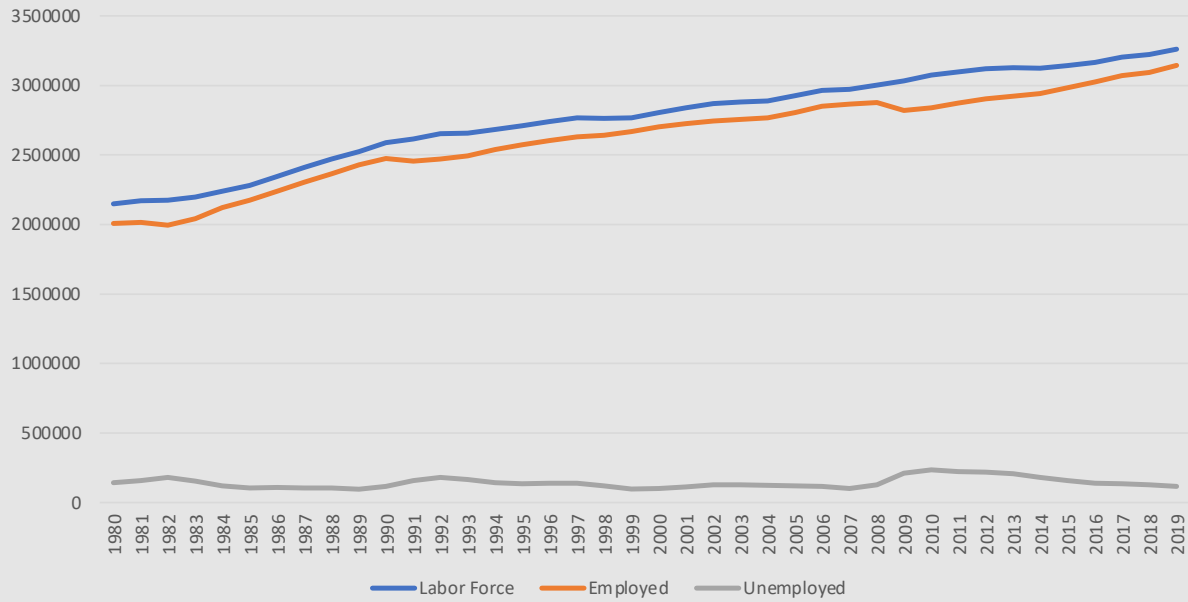
Number of Jobs By Industry (Jan. 2019)



- Expansive employment opportunities
- Government
- Manufacturing jobs fade away as services increase

Jobs

Labor Force and Employment Rate



- Generally growing labor force
- 65% increase from 1980-2019

Jobs

Housing Type	1980 (in 2000's \$'s)	2000	Delta
Rural → Rural	\$141,000	\$185,000	31%
Rural → Suburban	\$139,000	\$213,000	53%
Suburban → Suburban	\$344,000	\$464,000	35%
Suburban → urban	\$211,000	\$303,000	43%
Urban → Urban	\$62,000	\$75,000	20%
Urban → High Crime Urban	\$167,000	\$105,000	-38%

- 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%.

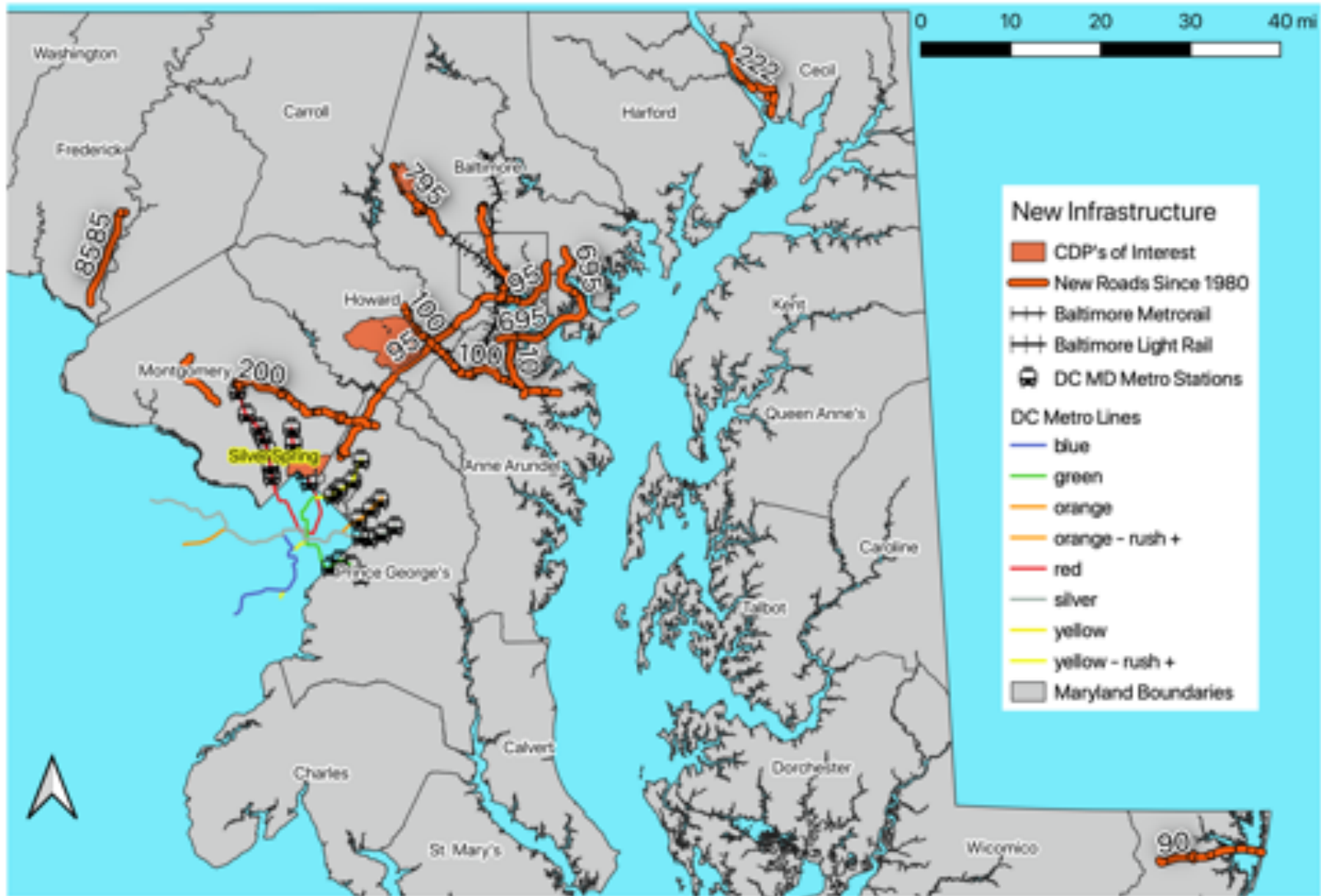
# Housing



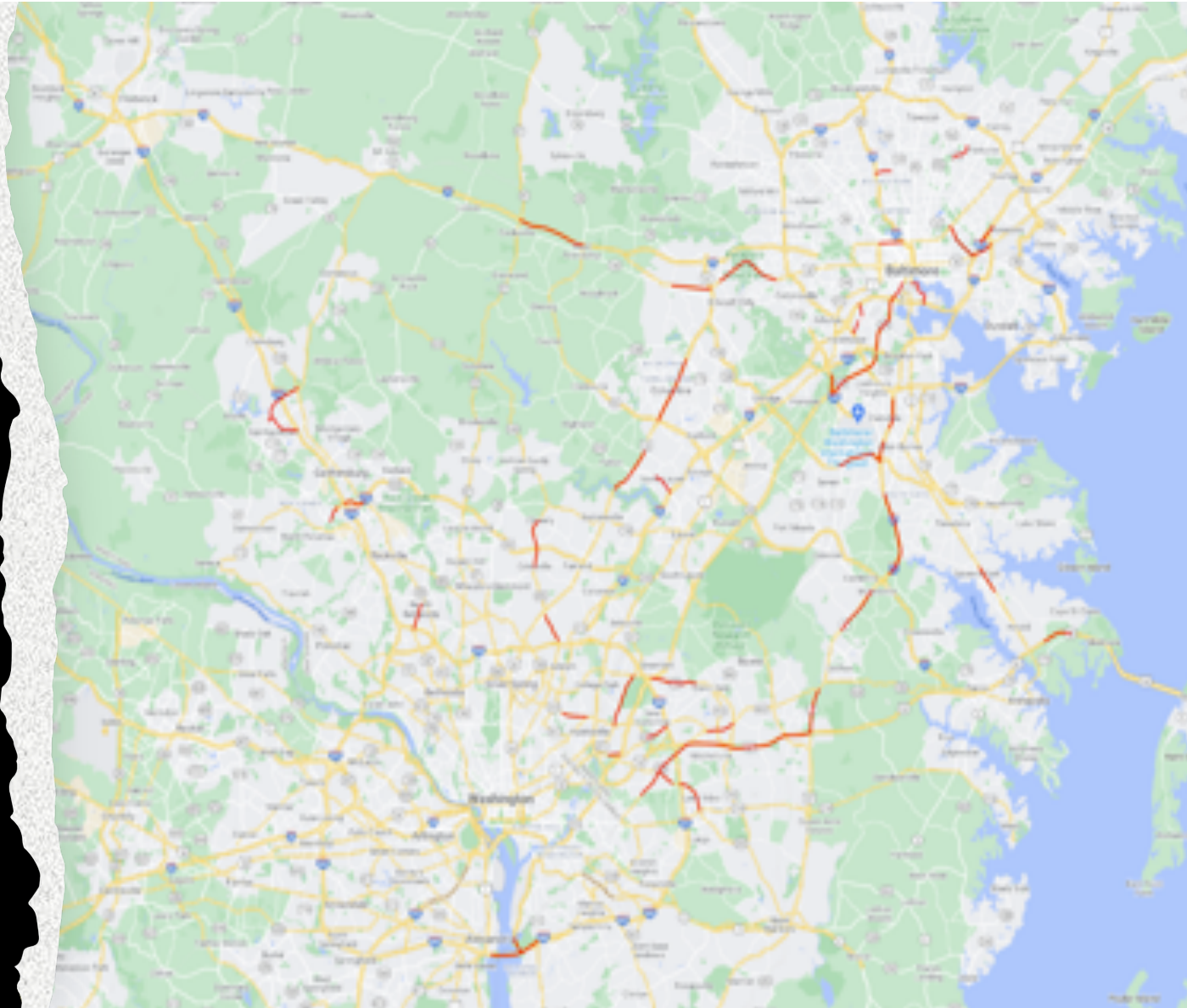


# Transportation Infrastructure

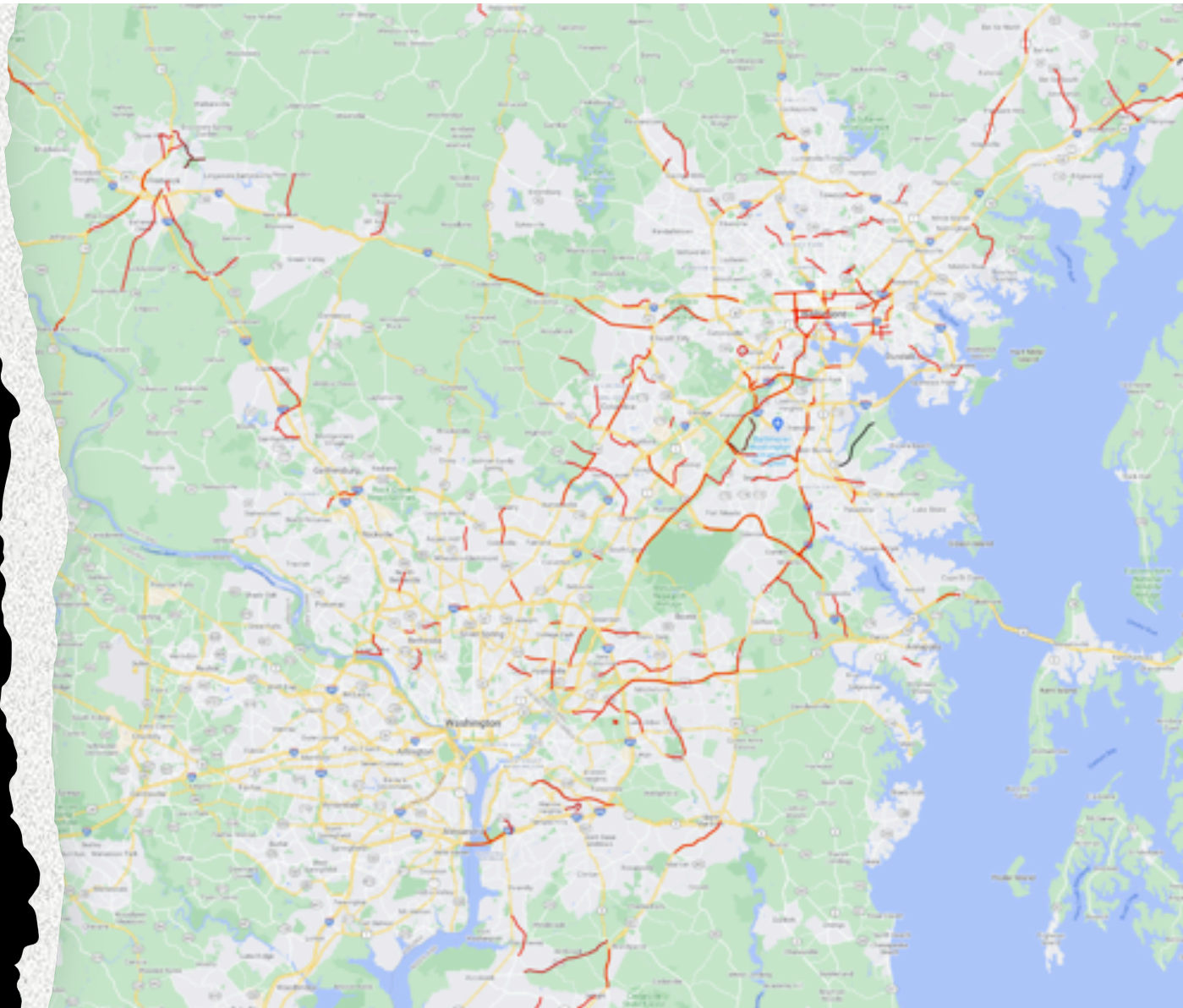
- Increases in population demands continually improved infrastructure
- Numerous additional state and interstate freeway segments added since 1980
  - Continuation of I-95 through Baltimore to D.C. and construction of the Ft. McHenry Tunnel
  - Continuation of I-695 and construction of the Francis Scott 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

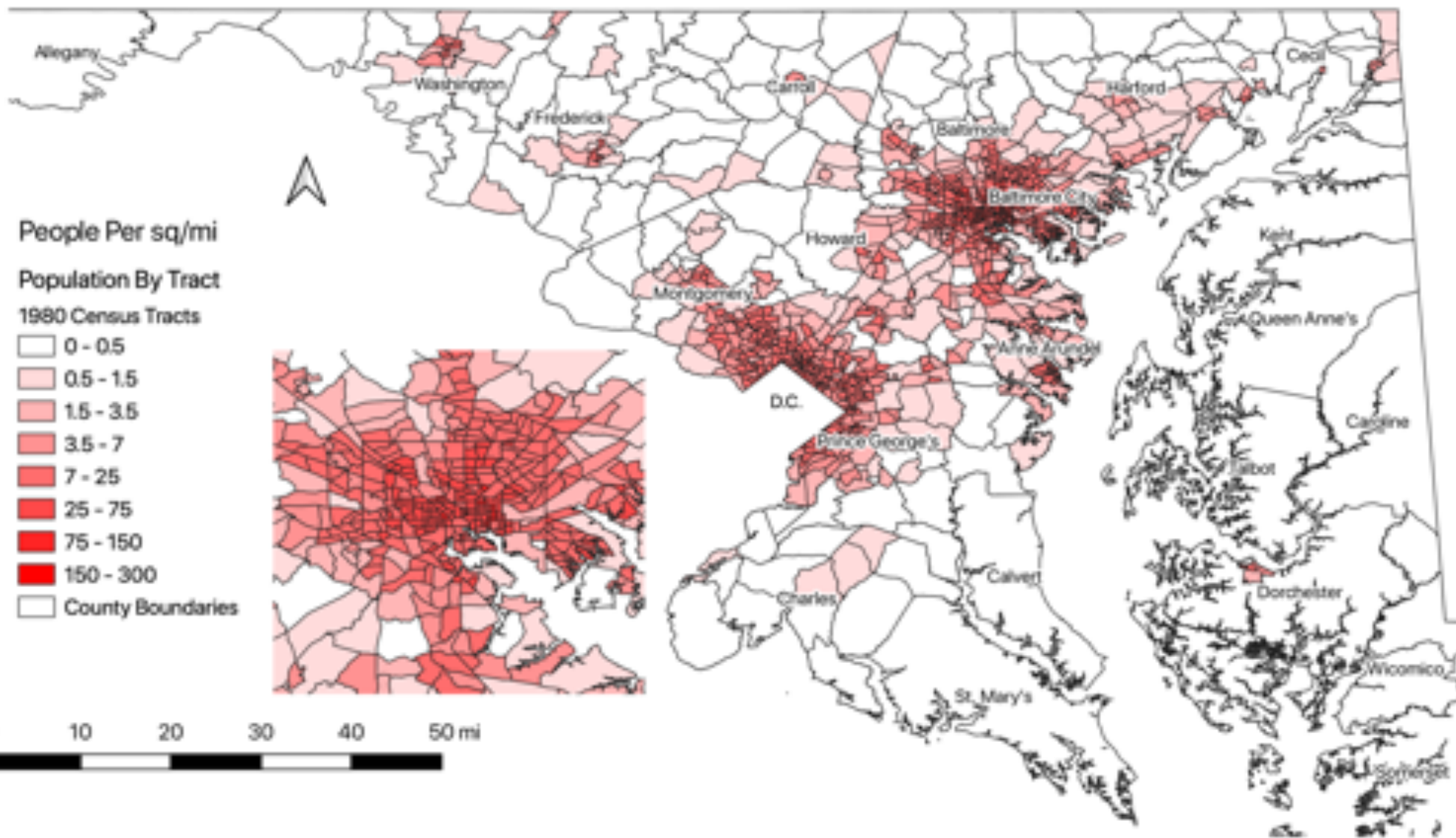


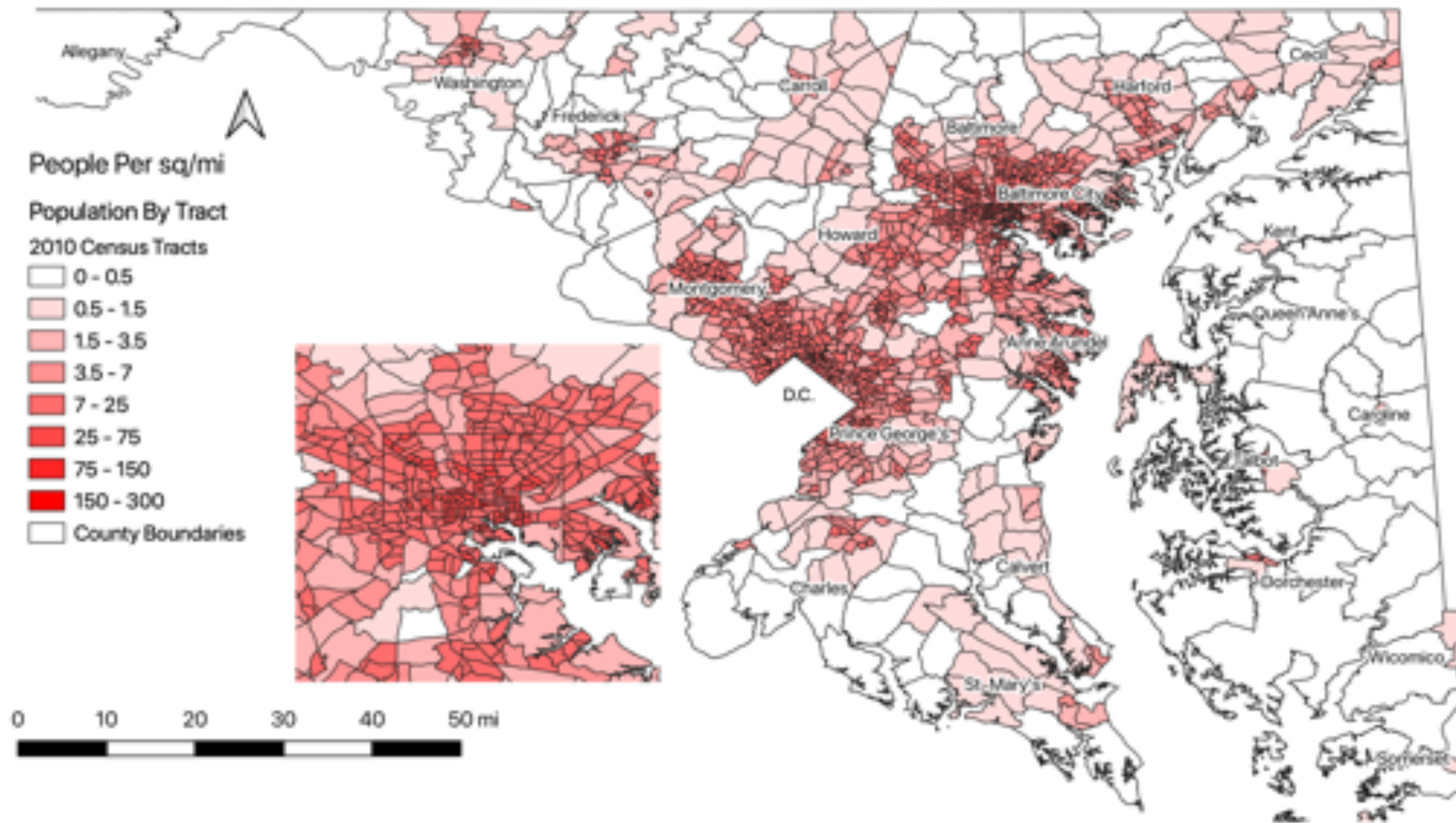
4+ lane Roads with traffic over  
15% greater from 2012-2018

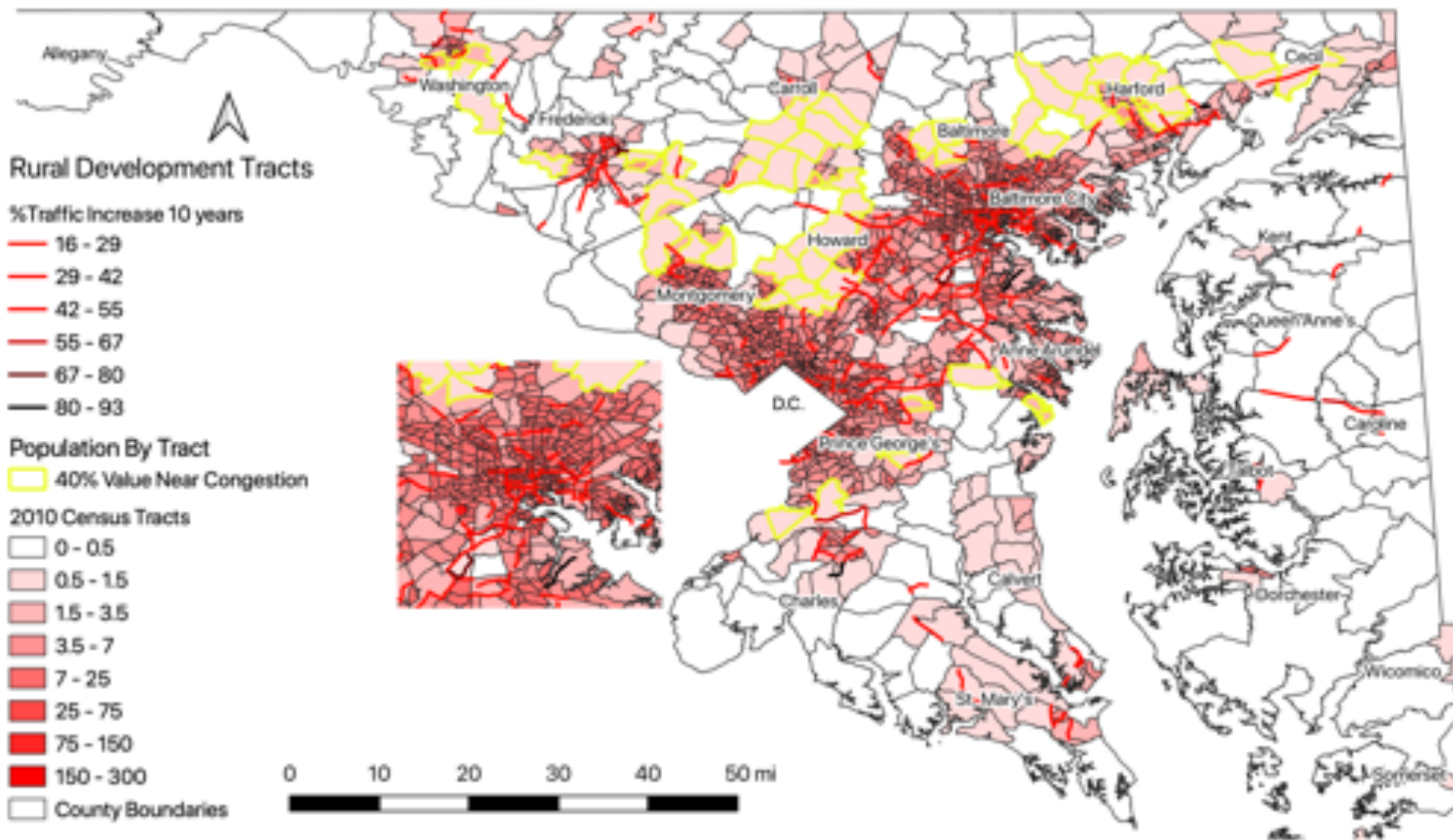


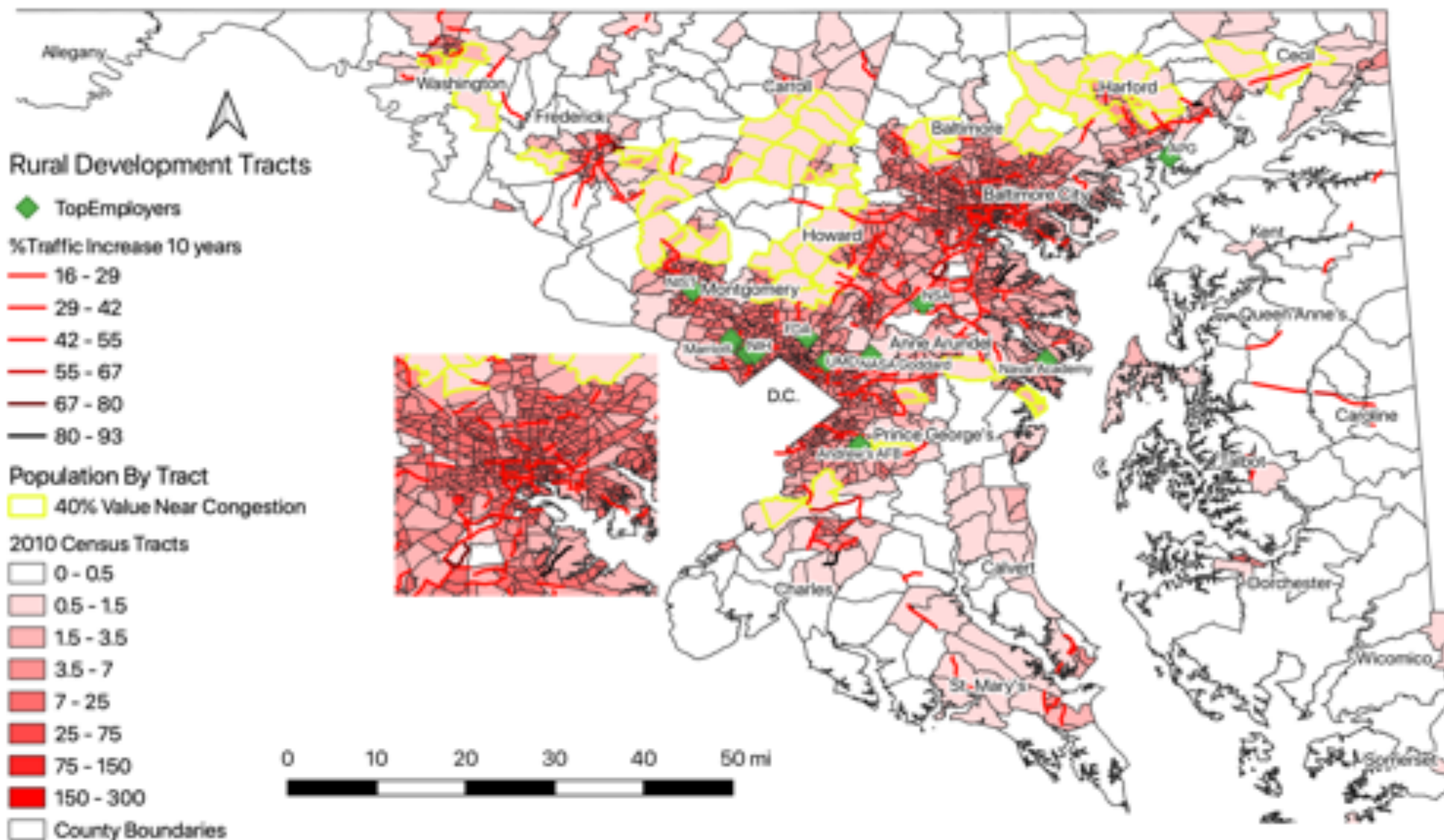
All Roads with traffic over  
15% greater from 2012-2018













Questions?



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