
EXHIBIT D

Balanced and Phased Growth

Introduction

A goal of this General Plan is to have an appropriate balance of land uses. Balanced growth offers all residents opportunities for work, housing and recreation, as well as convenient access to schools, stores, services and green space. In a small county such as Howard, there are many demands on the limited amount of remaining land. Balanced growth ensures that all land use needs are met without favoring one to the detriment of another, and helps promote a healthy fiscal base for the delivery of public services needed by the County's population.

With land use patterns substantially established, this General Plan does not recommend major changes to land use designations or to the balance of opportunities for employment and housing. Instead, this chapter examines issues that are growing in importance as the County approaches build-out of its available land. The development pressure on Howard County's limited land resources increases the importance of maintaining the County's planned growth boundary. The boundary encourages more compact development patterns in eastern Howard County, allowing more efficient provision of public services and facilities.

Vision 3:

Our development will be concentrated within a growth boundary, will be served by adequate public facilities and will encourage economic vitality.

The Adequate Public Facilities Act, passed in 1992, was designed to ensure that public schools and roads are adequate to accommodate new development in the County (Map 4-1). The Act promotes orderly growth by synchronizing new development with the availability of public facilities in order to achieve the goals and growth targets of the 1990 General Plan. The Adequate Public Facilities process requires development projects pass certain tests as a condition of subdivision or site development plan approval.

maining dwelling units (committed and uncommitted) that will be single-family detached from 70% in 1990 to 62% under current zoning. This allows the mix of housing at build-out to be close to the current mix, although with a slight increase in the proportion of single-family detached units and a slight decrease in the proportion of single-family attached and apartment units.

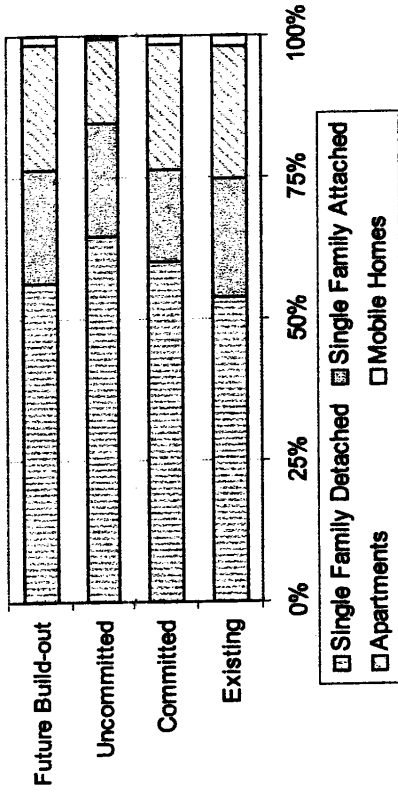
When the present housing mix is arrayed against other counties in the region, as in Figure 4-9, it is apparent that Howard County has a relatively low percentage of single-family detached units compared to Anne Arundel, Carroll and Harford Counties. This comparatively low percentage of detached units in Howard County is partially attributable to the presence of Columbia, which has a large proportion of single-family attached and multifamily units. The more urbanized Montgomery, Prince George's and Baltimore Counties have slightly lower percentages of single-family detached units compared to Howard County. As indicated earlier, the percentage of single-family detached units in Howard County is expected to increase slightly by build-out, based on units in the development pipeline and the current zoning of uncommitted residential land.

Affordable Housing

The employment section of this chapter indicates the need for additional affordable housing. This need is related to the County's employment growth and its demand for low and moderate income workers. To the degree that such workers can be housed in the County, economic development prospects are improved. In addition, by providing more affordable housing it becomes possible for residents' children and parents, as well as teachers, firemen and policemen to live in the County. Opportunities are also increased for residents who are now renters to become homeowners.

Affordable housing is housing that is affordable to low and moderate income households. A low income is defined as 50% or less of the median income for an area, and a moderate income is defined as up to 80% of the median. In 1998, the median household income in Howard County was estimated to be \$69,200. Compared to other counties in the region, Howard County has the highest median income, as shown in Figure 4-10. In 1998, a

Figure 4-8
Housing Unit Mix by Type



Source: Howard County DPZ, July 1999

Figure 4-9
Estimated Regional Housing Stock by Structure Type, 1999

County	% Single-Family Attached		% Multi-Family	% Mobile Homes
	Detached	Attached		
Anne Arundel	57.1%	15.1%	26.1%	1.7%
Baltimore	47.0%	25.2%	26.9%	0.8%
Carroll	78.5%	8.2%	11.7%	1.6%
Harford	61.1%	18.3%	15.7%	4.9%
Howard	54.0%	20.6%	23.5%	2.0%
Montgomery	52.0%	17.6%	30.4%	0.1%
Prince George's	52.7%	10.9%	35.9%	0.5%

Source: DPZ for Howard County, M-NCPPC for Prince George's and Montgomery Counties, BMC & 1990 Census for Remaining Counties

Figure 4-10
1998 Median Household Income

Jurisdiction	Median Income
Anne Arundel	\$59,500
Baltimore City	\$35,200
Baltimore County	\$48,600
Carroll	\$56,800
Harford	\$54,300
Howard	\$69,200
Frederick	\$56,700
Montgomery	\$67,300
Prince George's	\$51,100

Source: MDP

moderate income household in Howard County would have earned about \$55,360. A low income household would have earned \$34,600. These low and moderate household incomes are for a typical family of four. Housing units in the \$80,000 to \$120,000 price range are affordable to moderate income households. Housing priced below \$80,000 would be affordable to low income families but is generally unavailable in the unsubsidized, for sale housing market.

Affordable housing, however, is not limited to certain types of dwellings. It can include rental or owner-occupied units, subsidized or market-rate units, and apartment, townhouse, mobile home or single-family detached structures.

The high property values and the high proportion of recently-built homes in Howard County cause most market-rate housing to be priced out of reach of low or moderate income households. However, a rental housing survey conducted in 1998 indicates that market-rate rental units in some communities are affordable to low and moderate income households, based on the reported average monthly rent (Box 4-2). Affordable, market-rate, single-family housing can also be found within the County's mature neighborhoods in the form of older houses with modest square footage and smaller yards.

Box 4-2

1998 Howard County Rental Housing Survey

A 1998 survey of rental housing in Howard County found that there are over 22,000 rental units out of a total of 87,500 housing units. The County has 67 multifamily rental communities as well as individual homes available for rent. Some of these units receive various forms of governmental housing subsidies, while most charge market rates.

Rental units subsidized by Federal or County programs offer most of the housing that is affordable to low income households. Twenty-eight multifamily communities offer 1,782 housing units assisted through Federal or County programs. The majority of these units are located in the Columbia Villages of Long Reach, Oakland Mills and Wilde Lake. Most are one and two bedroom units in multifamily apartment communities.

The average multifamily community containing subsidized units was built approximately 19 years ago. Four subsidized housing developments with 281 housing units, primarily for the elderly, have been built since 1990. Twenty-two percent of the subsidized housing in the County is used by the elderly or disabled.

In the unsubsidized rental market, the most affordable area in Howard County is the Columbia neighborhood of Long Reach, with an average monthly rent of \$826 for 1,459 square feet. The most affordable community outside of Columbia is North Laurel, with an average monthly rent of \$886 for 1,263 square feet.

The amount of affordable housing will not be expanded significantly by new construction. As the supply of residential land diminishes, the price of land and housing is likely to increase. In zoning districts that permit a variety of unit types, builders will, in most instances, choose the most profitable type – higher priced, single-family detached units. There is little undeveloped land in the zoning districts that allow townhouses and apartments. Since much of the remaining land is relatively small infill parcels within single-family detached neighborhoods, rezoning for higher density is unlikely.

Some affordable units will be created within the major Mixed Use Districts (MXD), which permit construction of townhouses and apartments, subject

Chapter 4: Balanced and Phased Growth

to certain limits. The MXD regulations require that 5% to 10% of the dwellings be affordable to households with incomes between 50% and 80% of the median income in the Baltimore region. In addition, the Corridor Revitalization Studies discussed in Chapter 5, *Community Conservation and Enhancement*, will evaluate the potential to use some undeveloped or underused sites as small mixed use centers which may include housing. The amount of housing that could be achieved cannot be estimated until these studies are underway.

Existing housing in older neighborhoods includes both rental and owner-occupied units. The Office of Housing and Community Development (OHCD) seeks to promote home ownership to help stabilize single-family neighborhoods where a trend towards a greater proportion of rental properties is leading to deferred maintenance, neglect and code violations. County-sponsored programs to make home ownership more affordable have been very successful. These programs offer such assistance as below market-rate mortgages, settlement/down payment loans and shared equity (co-ownership).

While it will be difficult to construct affordable new units, housing programs can more readily promote the use of older homes to meet affordable housing needs. Creative programs to make use of the existing supply of older homes are expected to be an important part of the County's affordable housing program. It is more cost efficient to establish programs that make existing older homes affordable to low and moderate income households than to subsidize the cost of expensive new housing. Incentives and/or programs to assist with maintenance and renovation would also be beneficial, especially for elderly homeowners.

The OHCD prepares a Consolidated Plan, as required by the US Department of Housing and Urban Development, in order to receive Federal funds for programs such as the Community Development Block Grant. This five-year plan provides a comprehensive strategy for addressing the housing, economic and social needs of low and moderate income individuals and the needs of special populations, such as the homeless and persons with disabilities. The current Consolidated Plan is scheduled to be updated by mid-2001. The 2001 Consolidated Plan will provide an opportunity to

specify the most effective means of providing affordable housing, such as retaining existing assisted housing projects, using existing older homes to address affordable housing needs, and providing affordable housing in small mixed use centers.

The County recently expanded the OHCD's program authority to provide funding for low and moderate income home ownership and to provide loans to encourage revitalization of existing neighborhoods. OHCD is also working with the Economic Development Authority to institute a Live Near Your Work program (similar to one component of the State Smart Growth program) in conjunction with employers in the County. This program will provide grants for home ownership to employees moving closer to their place of employment.

Home ownership programs, combined with programs which promote self-sufficiency, educational attainment, improved job skills and effective financial management, could help reduce demands for subsidized rental housing. Nevertheless, there will be a continuing need for both home ownership and rental assistance programs. Corridor Revitalization Studies and Community Master Plans can be used to identify affordable housing needs, opportunities and strategies for specific areas.

Several programs supply assisted rental housing in the County. The Federal Section 8 rental voucher and certificate program provides subsidies that help low income households rent housing in the private market. OHCD also rents County-owned housing at below market rates, including one County-owned public housing development and scattered housing units. OHCD will continue to purchase and subsidize scattered apartments, town-houses and single-family dwellings as funding levels allow. The supply of assisted or subsidized rental housing is summarized in Figure 4-11. Older assisted housing projects may become eligible for conversion to market rate housing in the future. While the State is responsible for monitoring the status of Federal and State assisted projects, a clearer process for communicating with the State and a process for monitoring other assisted projects are both needed in order for the County to determine an appropriate and timely response to a conversion proposal. The County needs to develop strategies to monitor and maintain existing assisted housing projects as part

**Figure 4-11
Howard County's Assisted Housing In 1998**

Type	Units	Details
Owner	1,015	Howard County Settlement Down Payment Loan Program (SDLP)
Occupied	54	Howard County Shared Equity Program
	36	Howard County Homeownership - Community Development Block Grant Homeownership Rental Property Conversion
	700	Variety of State Programs administered through the State Community Development Administration (CDA)
Rental	1,688	Section 8 Units - New Construction
	230	Howard County owned and developed housing
	246	Housing Commission owned and developed housing
	1,063	Units through Department of Finance in part by Howard County
	792	Units financed through Industrial Revenue Bonds - 792 represents 20% of all units which are set aside for moderate income households
	503	Section 8 Certificates and Vouchers
TOTAL	6,327	Approximately 7% of residential units

Source: Howard County Office of Housing and Community Development

of the larger affordable housing program.

Howard County discourages concentrations of subsidized rental housing. Any multifamily community with 20% subsidized housing can refuse to take additional Section 8 housing certificates. Concentrations of housing that are affordable to low income households create a localized need for social services. For example, families with subsidized housing often move to find better housing. This means the children may change schools frequently. Families and children may need more services to promote self-sufficiency, such as affordable day care, tutoring for middle and high school students, youth mentors, programs to motivate youth, health services and transportation services. Obtaining sufficient funding for these support services is an important element of an effective program to provide affordable housing. The County also provides grant-in-aid support for non-profit providers of emergency, crisis and transitional shelter and related services.

Housing for Seniors and the Disabled

The Maryland Department of Planning projects that the number of County residents over age 65 will increase from 17,030 in 2000 to 47,180 by 2020, an increase from about 7% of the total population to nearly 16% (Figures 4-12 and 4-13). This increase will include both aging residents and in-migration of their elderly parents. The County will need to support the ability of seniors who desire to "age in place" in their own homes or in their own communities. Aging in place can mean different choices at different stages: perhaps initially in an existing home and later in a smaller home or in another type of housing with more support services. The County will need to consider programs to help people stay in their homes and to promote services and housing options for seniors who need help with personal or medical care.

The housing market and County Zoning Regulations have evolved to recognize that as seniors' ability to live independently diminishes, they often need to move to housing that provides support services. A range of congre-

Figure 4-12
Howard County Population by Age, 1970-2020

Age	1970	1980	1990	2000	2010	2020
0-4	5,702	8,224	15,352	17,690	16,950	15,770
5-19	19,961	31,791	37,275	53,740	60,410	50,940
20-44	21,894	52,064	88,243	98,600	102,980	96,420
45-64	11,027	20,412	35,128	61,890	89,130	93,150
65+	3,327	6,081	11,330	17,030	28,480	47,180
TOTAL	61,911	118,572	187,328	248,950	297,950	303,460
0-4	9%	7%	8%	7%	6%	5%
5-19	32%	27%	20%	22%	20%	17%
20-44	35%	44%	47%	40%	35%	32%
45-64	18%	17%	19%	25%	30%	31%
65+	5%	5%	6%	7%	10%	16%
TOTAL	100%	100%	100%	100%	100%	100%

Source: MDP, September 1999

gate and group housing options for seniors exists in the County, offering varying levels of support and services:

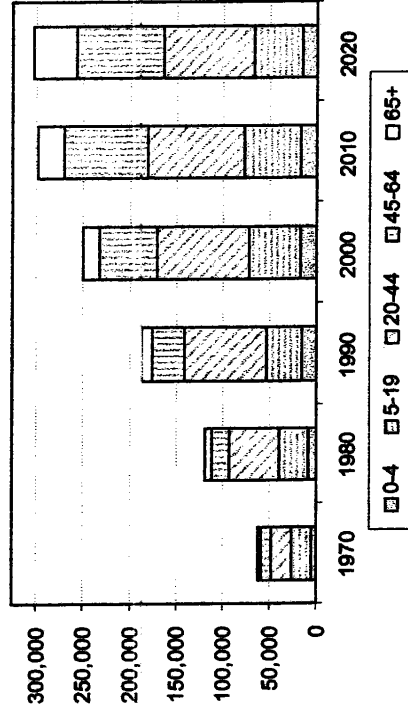
Acute Care. Acute care includes nursing homes, hospices and other special care facilities. Howard County has two nursing homes with approximately 543 beds.

Congregate Assisted Living. Congregate assisted living units are generally rental or condominium apartments that do not have full kitchens. Residents have a full meal plan and both health and daily living support services. The County has over 500 beds in congregated assisted living.

Assisted Living in Group Homes. Assisted living in small group homes of 15 or fewer residents is generally more affordable than in the larger congregated facilities. The County has approximately 550 beds in about 80 licensed group homes.

Figure 4-13

Howard County Population by Age, 1970-2020



Source: Howard County DPZ, July 1999

Congregate Independent Living. Congregate independent living units are generally rental or condominium apartments with full kitchens. The County has seven congregated independent living apartment communities for seniors, with a total of about 710 units. Three are low and moderate income communities and the others have some subsidized rental units.

Continuing Care Retirement Communities. The County has one continuing care retirement community that provides a continuum of care including independent living units, assisted living units and skilled nursing care. This community has a total of approximately 290 units. A second continuing care community is planned to add about 250 units.

Retirement Communities. There are two retirement communities in the County providing independent living as well as assisted living units. Although they do not provide skilled nursing services, both are adjacent to and work closely with a nursing home. These communities have a total of 476 units.

Chapter 4: Balanced and Phased Growth

Persons with disabilities may also need specialized housing. Disabled persons may have three types of housing needs: modification of existing units for handicap-accessibility; provision of handicap-accessible units; and provision of supervised group homes for persons with developmental disabilities to live independently of their families. Special populations are often transportation-dependent to a much greater degree than the general population. Planning for housing and transportation for the elderly, persons with disabilities and lower income individuals must be closely coordinated.

With the number of seniors expected to triple by 2020, opportunities must be in place to provide for additional senior housing offering various levels of support and services. The growing scarcity of residential land will make it increasingly difficult to find sites for new senior housing. Senior housing has recently been built or approved for construction in two of the County's office/employment districts (Planned Office Research and Planned Employment Center) that permit certain types of congregate and group housing in addition to employment uses. The need for senior housing should be balanced against the County's need to reserve its employment land for economic development.

Although congregate and group home living arrangements are important, most seniors will continue to live in single-family houses, often in homes with mortgages that are substantially paid off. Several types of assistance can help prevent older residents from leaving these homes prematurely, including help with home renovations and home maintenance and transit services for seniors who can no longer drive.

Home renovations are often needed to address increasing physical limitations. "Universal design" refers to a range of design features to accommodate such limitations. Housing with universal design features is suitable for healthy, as well as frail or disabled residents. It is much less expensive to construct homes with universal design than to retrofit them later. Incorporating universal design into the design of new or renovated housing makes these units usable by all County residents, especially households that include an individual of any age with physical limitations. To the extent that these design features are built into the County's housing stock,

housing opportunities will be significantly expanded for this segment of the County's population.

County zoning regulations permit renovation of owner-occupied, single-family homes on lots of 12,000 square feet or larger to create accessory apartments. This may allow a senior homeowner to have a rental unit, which provides income and perhaps some assistance with home maintenance and errands. Accessory apartments also may allow a senior to live independently in the home of an adult child.

Many active seniors desire to sell their large family home and yard to purchase a smaller, easier-to-maintain home with a first floor bedroom. This active senior market is the largest segment of the senior housing market, according to the County's Office on Aging, but it is not well accommodated in Howard County. Many residents have expressed concern about having to move out of the County to find this type of housing. The County needs to encourage both renovation and construction of housing for active seniors. However, in light of competition for the declining residential land supply, it is likely that much of the demand for active senior housing will have to be accommodated by renovation of existing homes. Ranch and split-level homes on smaller lots are good candidates, as are two-story homes that can add a first floor bedroom through remodeling or an addition.

In terms of new construction, senior housing products are evolving rapidly and County zoning regulations do not fully reflect current market distinctions. The regulations for "housing for the elderly" were written with congregate independent and assisted living in mind, but are currently being looked to as a means of addressing the active senior segment of the housing market. Refinement of these regulations is needed to ensure that zoning requirements fit the specific type of housing being built. For example, elderly housing requires a common dining area and permits higher densities, on the outdated premise that all elderly need meal assistance, are less active and will have a limited impact on neighborhood traffic. In order to supplement the congregate and apartment housing choices now available to seniors, the County should amend the Zoning Regulations to provide other housing options for seniors, including attached and detached single story, single

Chapter 4: Balanced and Phased Growth

family homes. Such active senior housing developments would be age-restricted and include less extensive shared community facilities than currently required for elderly housing.

In addition, the County needs to reconsider senior housing developments that are currently allowed in the Rural West. The Rural Conservation (RC) and Rural Residential (RR) zoning districts allow housing for the elderly and group assisted housing by special exception. However, the West has fewer services available and does not have transit service that could provide access to services. The regulations related to this special exception use need to be reviewed and revised while keeping in mind the County's overall goals of providing housing opportunity for special populations, including the elderly, in all parts of the County and of assisting those active seniors who wish to age in place within their own communities.

Howard County's housing is expensive, which poses difficulties for seniors on limited incomes. Although several independent living communities for low and moderate income seniors have been built using Federal, State and County financing, the amount of affordable housing built is not keeping pace with the growth of the senior population. Accessory apartments and small group homes allow some affordable housing to be created. Programs to help renovate more affordable existing homes may be an effective way to meet affordable housing needs for seniors and the disabled.

How well senior housing needs are accommodated will influence how many and which seniors retire in Howard County. This has significant implications for government services, tax revenues and the local economy. See the final section of this chapter, *Fiscal Impacts, County Services and Growth Projections*, for further discussion on this issue.

Policies and Actions

POLICY 4.1: Ensure that the County's needs for uncommitted residential land for government facilities and land preservation are met in light of competing needs for housing.

- ◆ ***County Facilities.*** Determine the amount, types and location of land needed for future County and public school facilities.
- ◆ ***Land Preservation.*** Determine agricultural and green space preservation priorities.
- ◆ ***Acquisition Priorities.*** Establish and implement a realistic set of land acquisition priorities through the ten-year Capital Improvement Master Plan.

POLICY 4.2: Provide affordable housing for existing low and moderate income residents and for the diverse labor force needed for continuing economic growth. Reaffirm the County's long-standing policies of dispersing affordable housing units and providing housing for people of all income levels throughout the County.

- ◆ ***Existing Subsidized Housing.*** Develop an effective monitoring and intervention system for Federal and State assisted housing projects to ensure compliance with all requirements concerning conversion of such units to market rental rates.
- ◆ ***Funding for New Affordable Housing.*** Seek funding sources that will enable the Office of Housing and Community Development to expand the supply of affordable housing to serve low or moderate income households, including seniors and persons with disabilities.
- ◆ ***Existing Housing Stock.*** Update the Consolidated Plan to specify the most effective means of using existing older homes as the principal means of addressing affordable housing needs. Increase funding for home ownership programs and provide incentives to convert homes from rental to ownership.
- ◆ ***Services to Promote Self-Sufficiency.*** Provide services that promote self-sufficiency for families in subsidized housing (for example, affordable day care, tutoring for students, mentoring programs for youth, health services and transportation support).
- ◆ ***Homeless Shelter.*** Maintain support for providers of emergency, crisis and transitional shelter and related services.

Chapter 4: Balanced and Phased Growth

POLICY 4.3: Ensure an adequate housing supply for the elderly, disabled and special populations.

- ◆ **Congregate Living Arrangements.** Support expansion of affordable congregate housing arrangements throughout the County for the elderly, the disabled and special populations.
- ◆ **Active Senior Housing.** Amend the Zoning Regulations to better distinguish and accommodate active senior, congregate independent and assisted living developments.
- ◆ **Senior Housing in the West.** Review the elderly housing special exception to determine the most suitable criteria and requirements for this special exception use in the Rural Conservation and Rural Residential Districts and, if necessary, amend regulations as appropriate.
- ◆ **Transportation Links.** Encourage the provision of transportation services to better link housing for seniors, the disabled and special populations to services and shopping.
- ◆ **Aging in Place.** Work with the nonprofit and for-profit sectors to assist seniors wishing to remain in their homes by developing programs to assist them with universal design renovations, creation of accessory apartments and needed home maintenance (for example, grants, tax credits and assistance with contracting).
- ◆ **Universal Design.** Educate builders on the concepts of universal design, which incorporates design features that ease use by seniors and persons with disabilities. Evaluate whether revisions to the Building Code are desirable. Develop programs that encourage or require builders to use universal design concepts in new housing and in substantially renovated housing.

Employment Land Use

Prospects for Employment Growth

Job growth in Howard County has been strong since 1980. Figure 4-14 compares job increases in Howard County with other counties in the region and indicates that from 1980 through 1998 Howard County's annual job growth has surpassed that of neighboring counties. This is particularly apparent from 1990 to 1998, when Howard County's job growth was highest of all the surrounding counties in terms of percentage increase and second highest in absolute increase.

The 1990 General Plan established the following targets for annual job growth in Howard County: 2,820 jobs annually between 1990 and 1995; 3,040 between 1995 and 2000; 2,860 between 2000 and 2005; and 2,260 between 2005 and 2010. The national and regional recession in the early 1990s resulted in a net job loss in the County. However, this loss was erased by strong job growth during the remainder of the decade. As indicated in Figure 4-14, 41,200 new jobs were created between 1990 to 1998, an average of about 5,150 new jobs per year, which exceeds the 1990 General Plan projections. Using more recent data from the Maryland Department of Labor, Licensing and Regulation, job growth from 1998 to 1999 was estimated to be even higher, with 6,500 new jobs added.

The Economic Development Authority's (EDA) Strategic Plan: A Vision for 2007 seeks a 5% annual increase in job growth. During the 1990s, a 5% annual increase would have equaled an average of about 5,000 jobs. While 5,000 jobs per year has been achieved over the latter part of this decade, it is an aggressive target for the long term in light of normal business cycle fluctuations, the current low unemployment rate and the anticipated retirement rate of aging baby boomers from 2010 on. The declining availability of large, well-located parcels for new development will also likely impact economic growth rates in the long term. Renovation and redevelopment of older business properties will allow for continued economic growth, but perhaps at a slower rate.

Figure 4-14
Regional Employment (1,000's)

Jurisdiction	1980		1990		1995		1998		1990 to 1998	
	Jobs	Percent	Jobs	Percent	Jobs	Percent	Jobs	Percent	Jobs	% Increase
Anne Arundel County	176.0	10%	251.4	11%	262.9	11%	275.3	11%	23.9	10%
Baltimore County	309.0	17%	399.6	17%	409.2	17%	433.9	17%	34.3	9%
Carroll County	36.2	2%	52.8	2%	58.7	2%	64.4	3%	11.6	22%
Frederick County	44.2	2%	72.6	3%	86.6	4%	97.2	4%	24.6	34%
Harford County	51.0	3%	75.5	3%	81.9	3%	89.0	4%	13.5	18%
Howard County	56.9	3%	106.6	5%	125.3	5%	147.8	6%	41.2	39%
Montgomery County	349.9	20%	516.3	22%	526.4	22%	566.6	22%	50.3	10%
Prince George's County	264.7	15%	378.4	16%	369.7	16%	393.0	16%	14.6	4%
Baltimore City	504.0	28%	514.4	22%	457.8	19%	454.6	19%	(59.8)	-12%
TOTAL	1,791.9	100%	2,367.6	100%	2,378.5	100%	2,521.8	100%	154.2	7%

Source: U.S. Bureau of Economic Analysis, June 2000

The EDA's Strategic Plan also establishes an annual goal of increasing the County's commercial/industrial assessable real property tax base by 2% over the Consumer Price Index. This goal is a better measure of the benefit that economic development brings to the County, because income tax revenues generated by County job growth only accrue to Howard County when workers are County residents. An increase in property tax revenues from non-residential development, on the other hand, directly benefits the County.

The fiscal study prepared for this General Plan evaluated four scenarios that vary residential and job growth rates, as described previously in Box 4-1. Two scenarios use the 1990 General Plan job growth pace and two scenarios use the 1990s trend pace of 5,000 jobs per year. Refer to the final section of this chapter for a discussion on the fiscal study results and the new job growth targets.

Availability of Employment Land

The County has about 15,000 acres of land zoned for employment uses, of which 37% or 5,470 acres, is undeveloped (Figure 4-15). However, not all of the undeveloped land is available for development. If parcels that are not

fully developed but are unavailable based on ownership (for example, the Johns Hopkins University Applied Physics Laboratory and W. R. Grace) are excluded, there are only about 3,000 acres of available uncommitted land.

The location of the available uncommitted employment land is identified in Map 4-4. Similar to Map 4-3 showing the uncommitted residential land, Map 4-4 was developed using Fall 1998 State Assessment data on unimproved employment zoned parcels, with deductions for development proposals in the plan review process as of Spring 1999 and with deductions based on ownership.

Much of the undeveloped land is in locations considered highly desirable by developers and businesses. Proximity to I-95 is the most highly sought after location in the County. Columbia and the US 29 corridor are also highly desirable. The I-70 corridor has not been perceived to be as well located, which has slowed the development of the employment land in the Waverly mixed use community near I-70.

Most of the available employment land does not tend to have major devel-