



# Sustainable by Design: Urban3 Analysis of the Eastern Shore

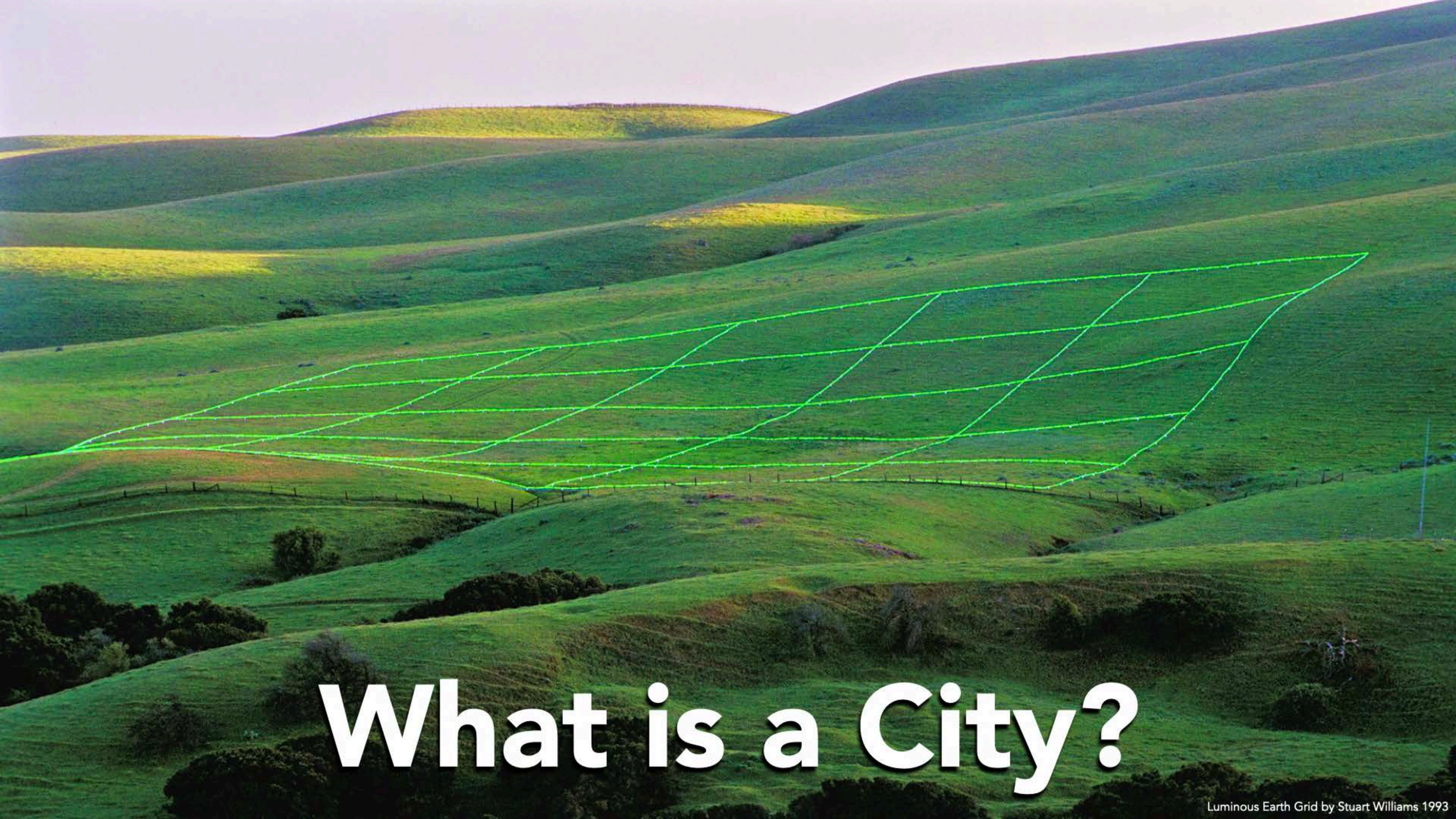






# What is a City?





# What is a City?



# Land Production







For 40 years this building remained vacant..... its tax value in 1991 was just over **\$300,000**



Today the building is valued at over **\$11,000,000**

An increase > **3500%**

in **15 years**

The lot is less than **1/5 acre**



# Asheville Walmart

Total Tax Value:  
**\$20M**



# Downtown Building

Total Tax Value:  
**\$11M**

**34**

Land Consumed (Acres)

**0.2**

Total Property Taxes Per Acre

**\$6.5K**

**\$634K**

City Sales Taxes Per Acre

**\$48K**

**\$84K**

Residents Per Acre

**0**

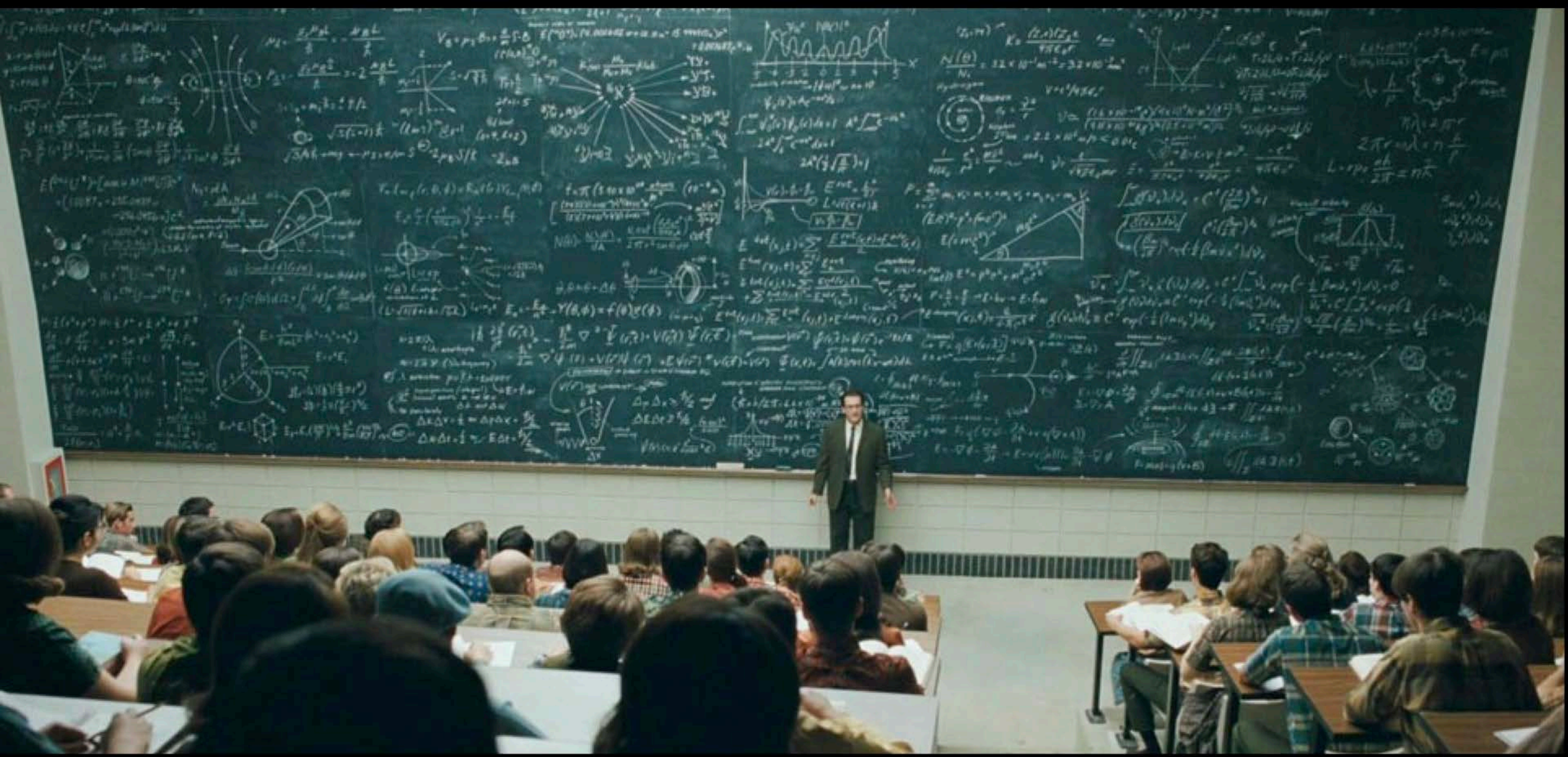
**90**

Jobs Per Acre

**6**

**74**





Scary Math



# How do we compare cars?

*Miles per tank*



1955 BMW Isetta

Rolls-Royce Phantom  
Drophead

Bugatti Veyron SS

Toyota Prius

Ford F150 Lariat LTD



# How do we compare cars?

*Miles per tank*



1955 BMW Isetta

Rolls-Royce Phantom Drophead

Bugatti Veyron SS

Toyota Prius

Ford F150 Lariat LTD



# How do we compare cars?

*Miles per gallon*



50/70 mpg



11/18 mpg



8/14 mpg



51/48 mpg



13/18 mpg

1955 BMW Isetta

Rolls-Royce Phantom  
Drophead

Bugatti Veyron SS

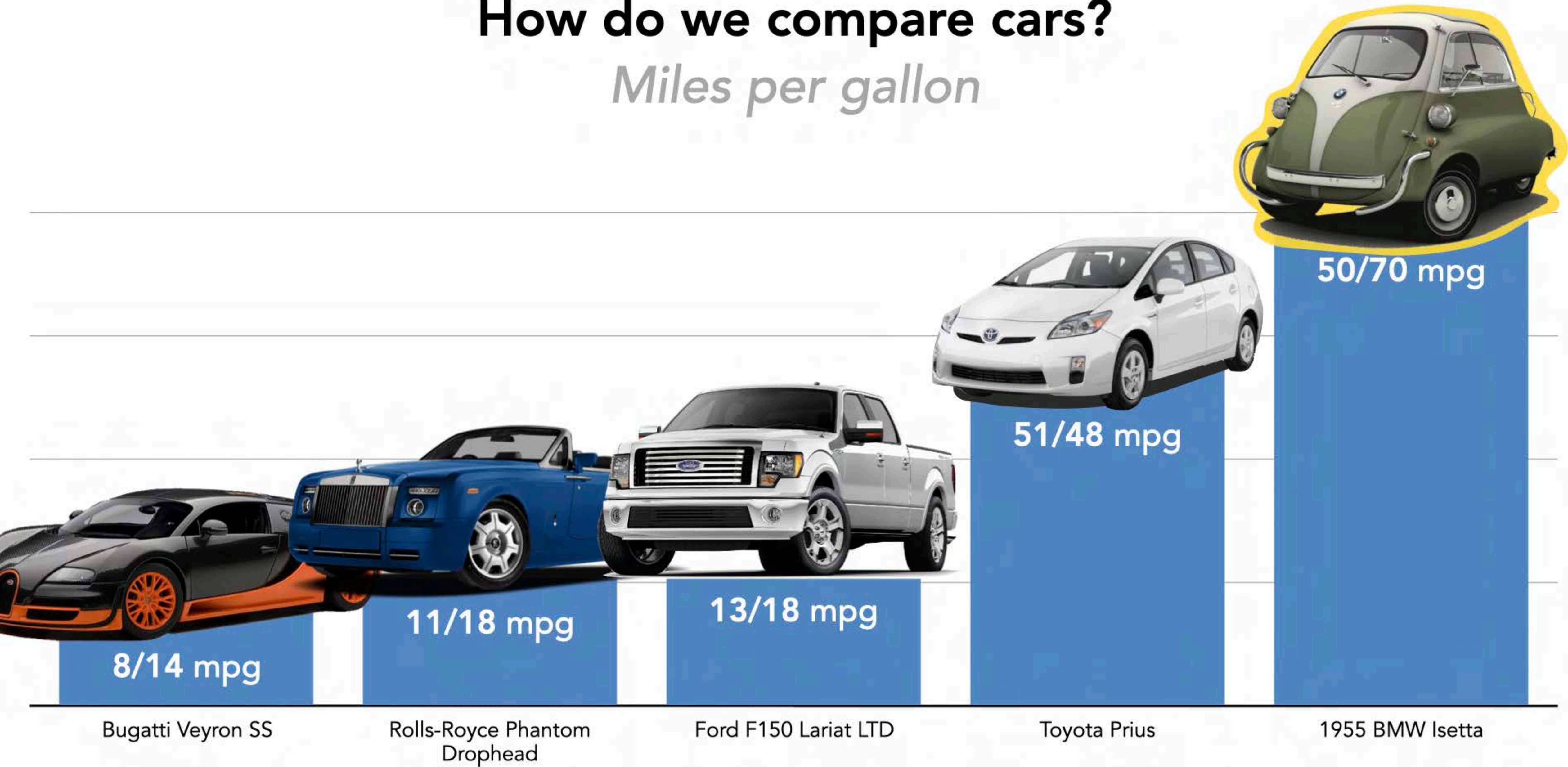
Toyota Prius

Ford F150 Lariat LTD



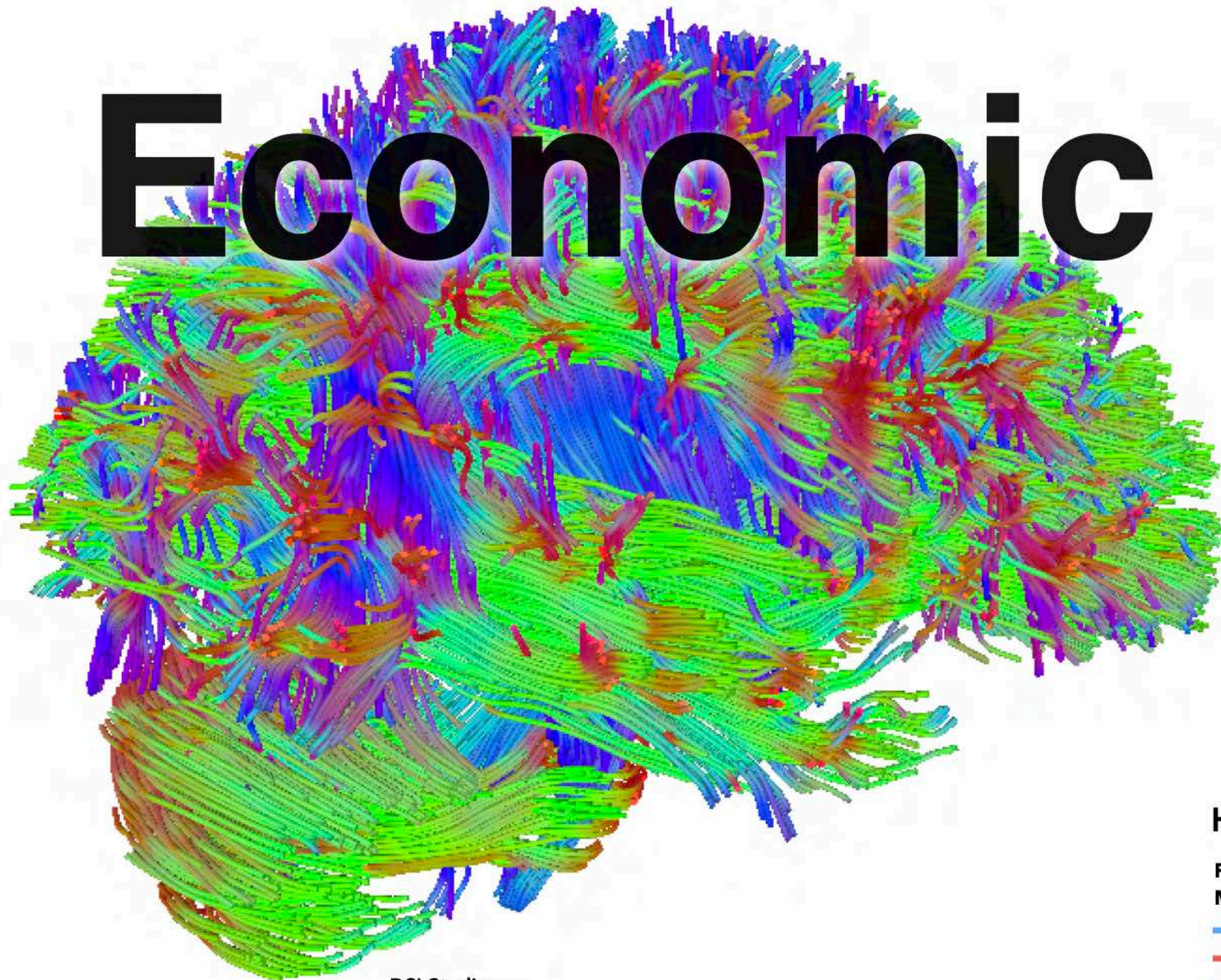
# How do we compare cars?

*Miles per gallon*





# Economic MRI™



DSI Studio

## Human Connectome Project

Fiber architecture of the brain.  
Measured from diffusion spectral imaging (DSI).

-  up-down
-  left-right
-  anterior-posterior





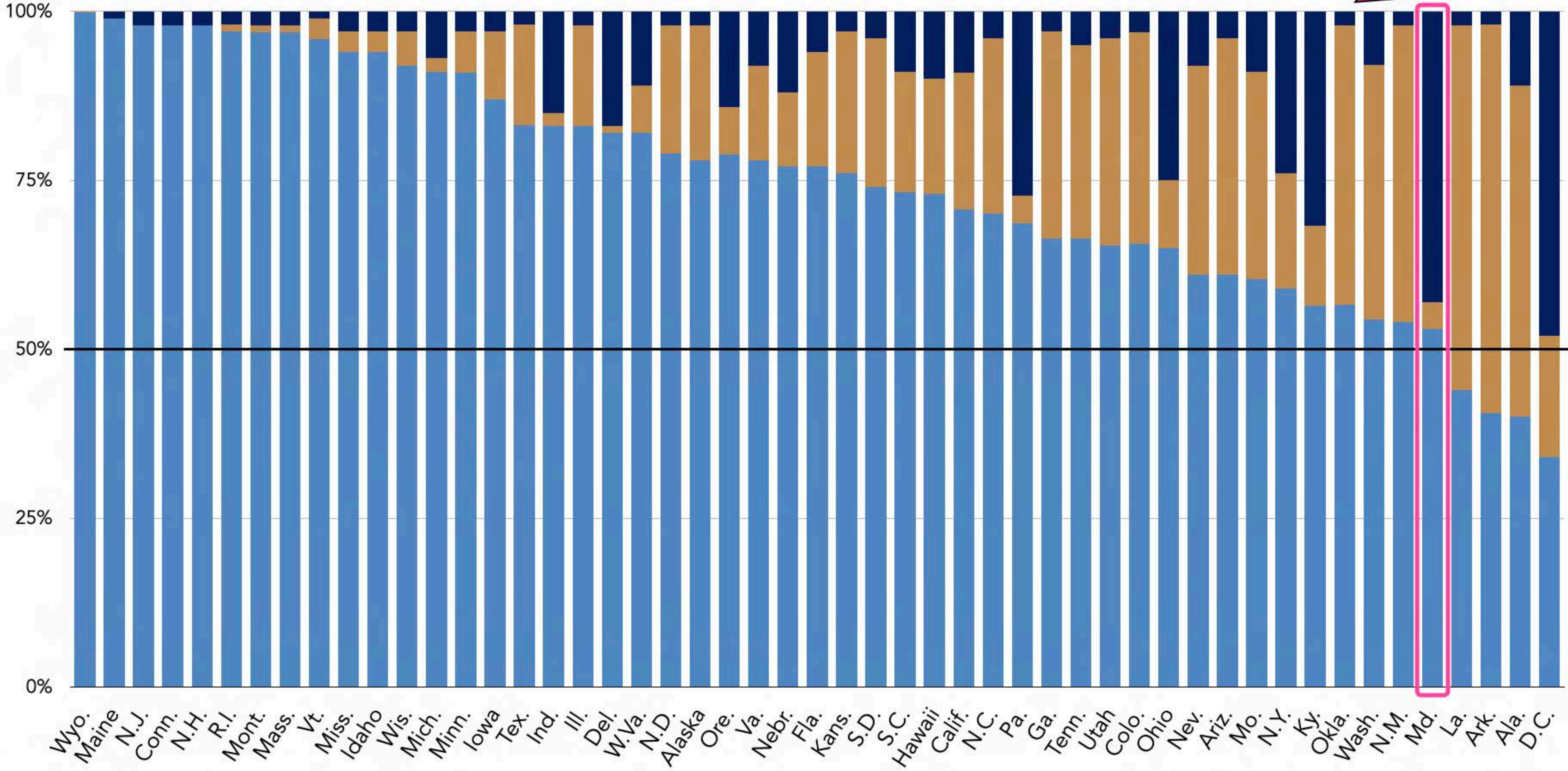
# Tax Systems

How Your Services are Funded



URBAN3 **Local Tax Revenue Sources**  
United States

Property Sales Income & Other



Source: US Census 2021 State & Local Government Finance Historical Datasets and Tables





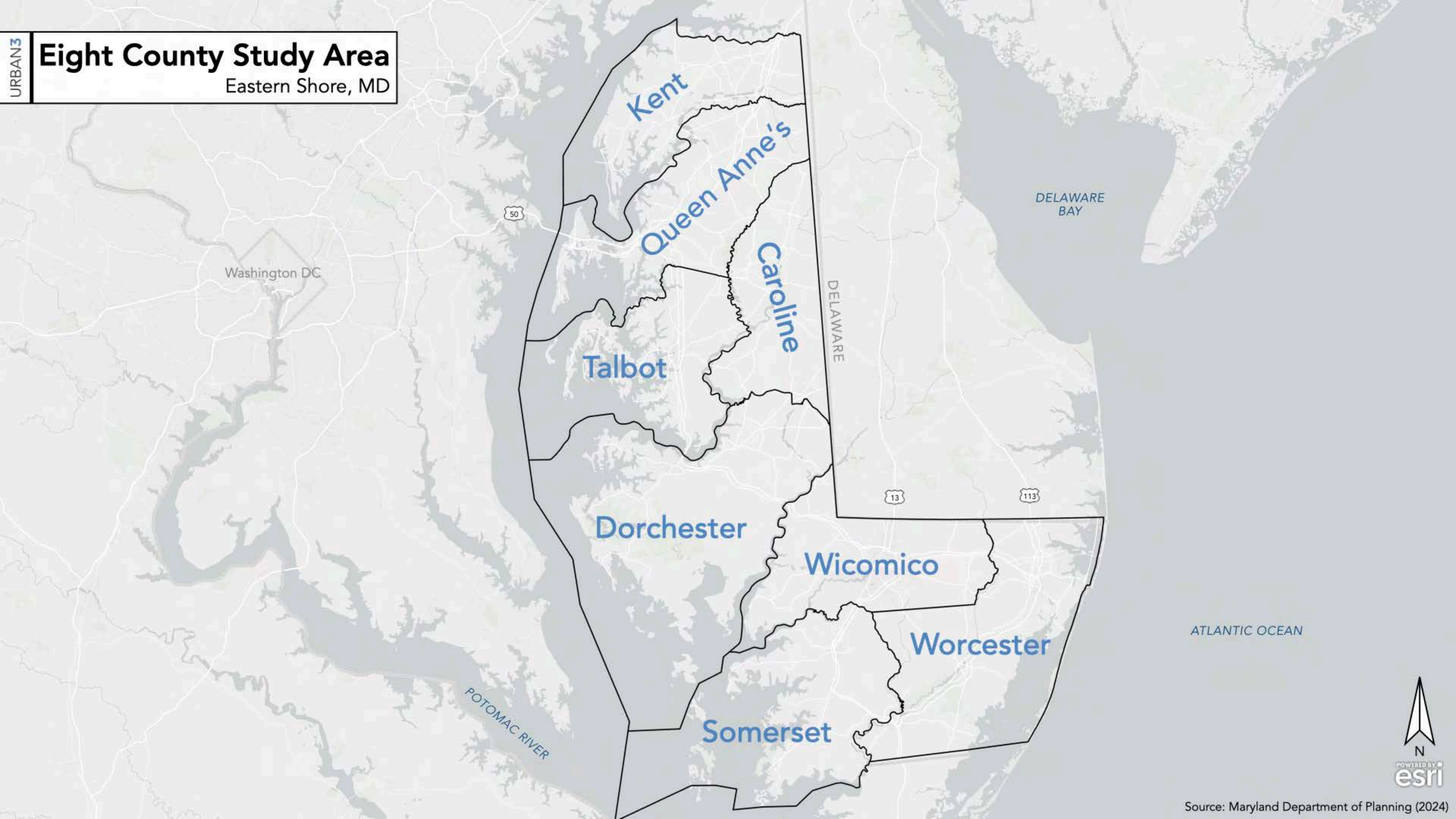
Case Study: Economic MRI®

# Eastern Shore, Maryland



# Eight County Study Area

Eastern Shore, MD



Washington DC

DELAWARE BAY

DELAWARE

ATLANTIC OCEAN

POTOMAC RIVER

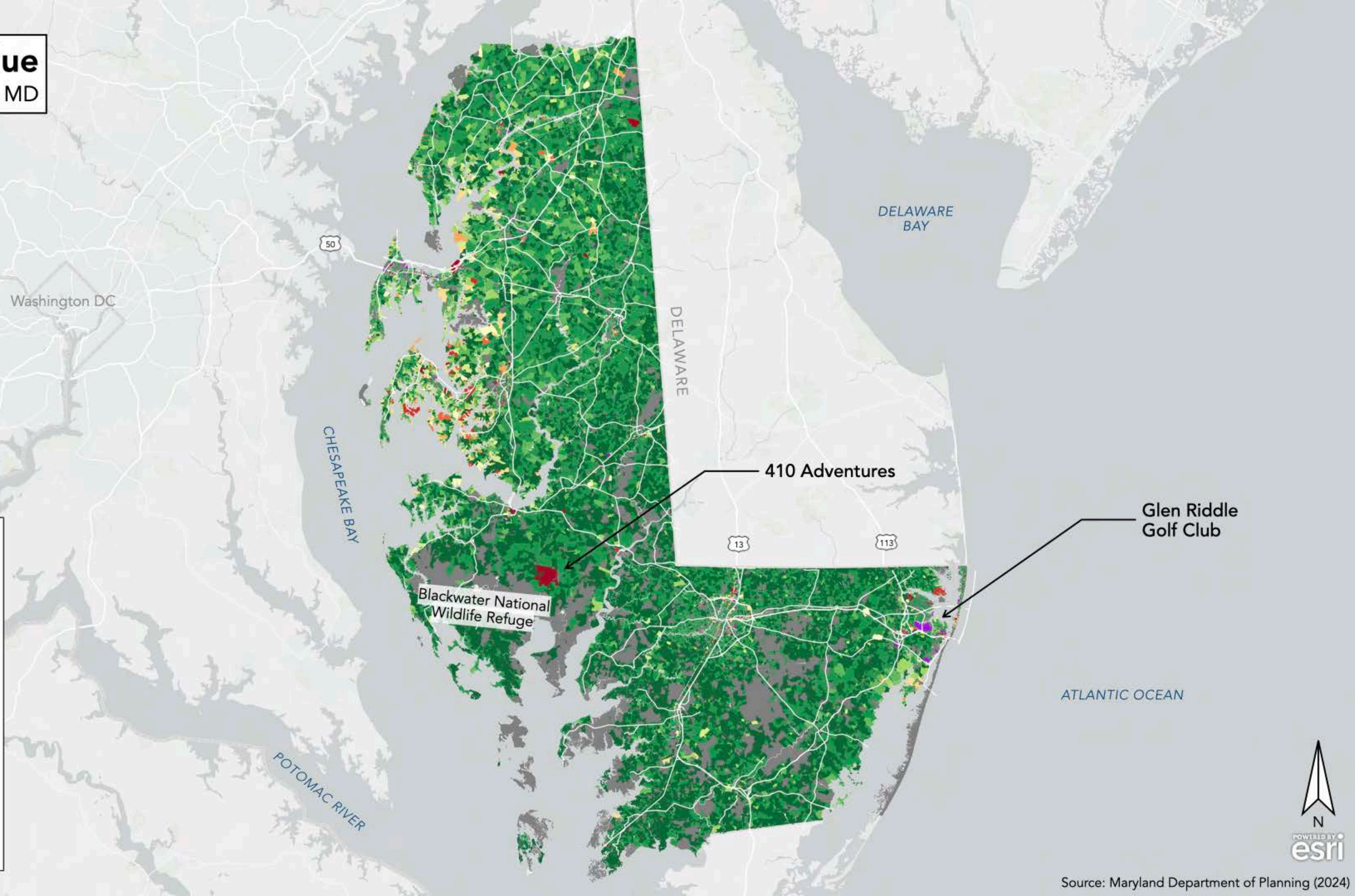
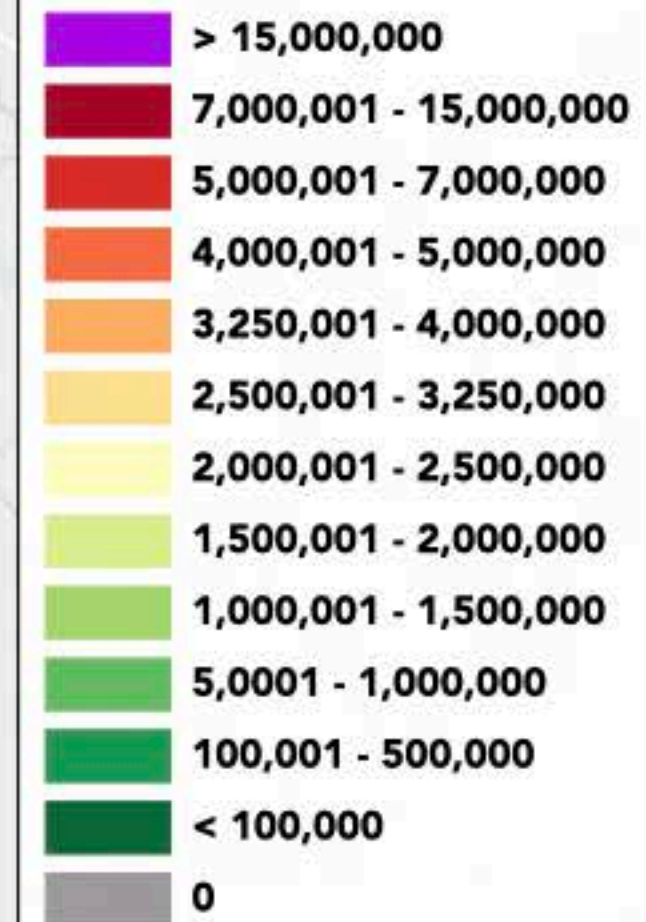




# Total Tax Value

Eastern Shore, MD

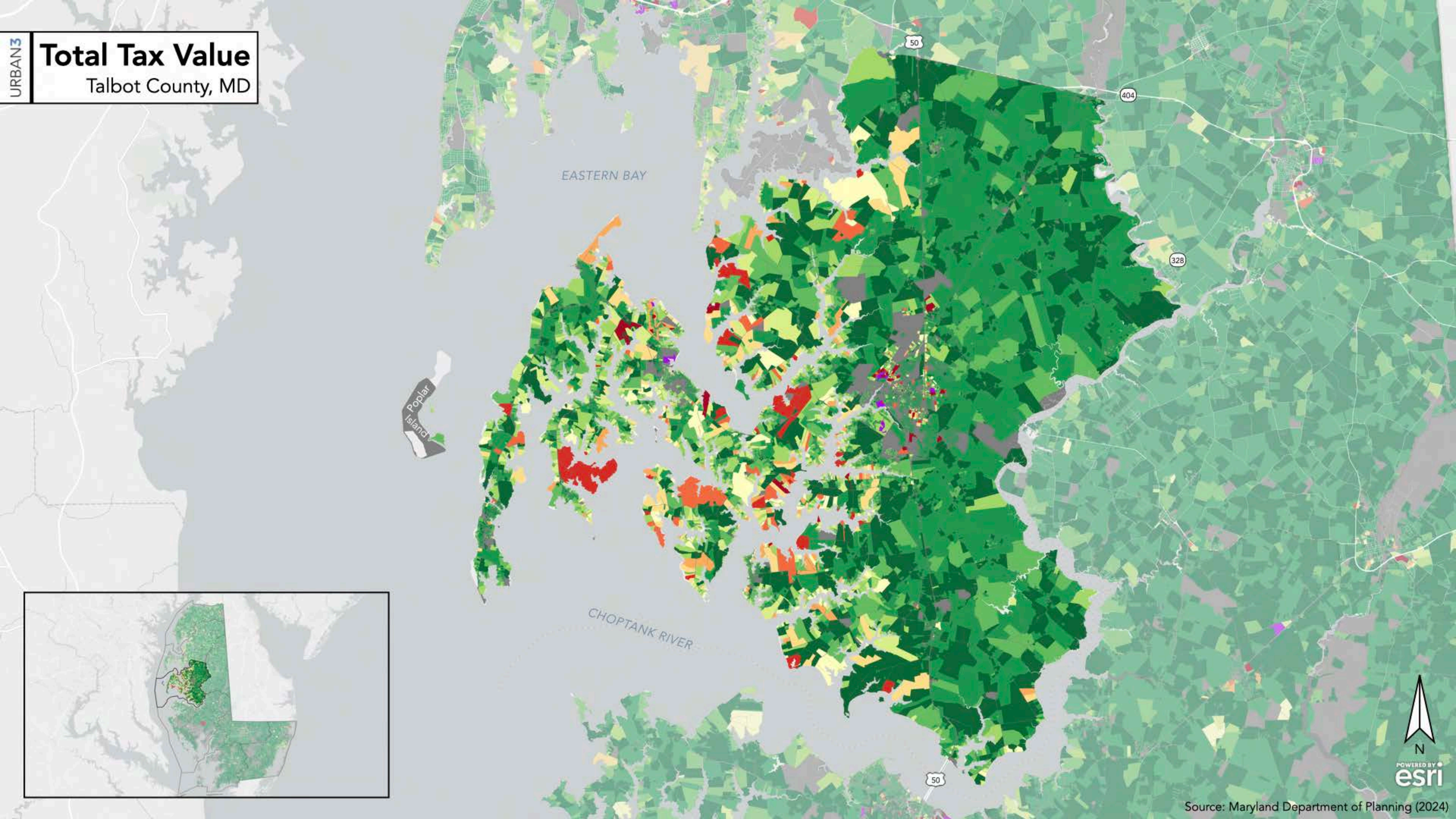
## Total Taxable Value (\$)





# Total Tax Value

Talbot County, MD

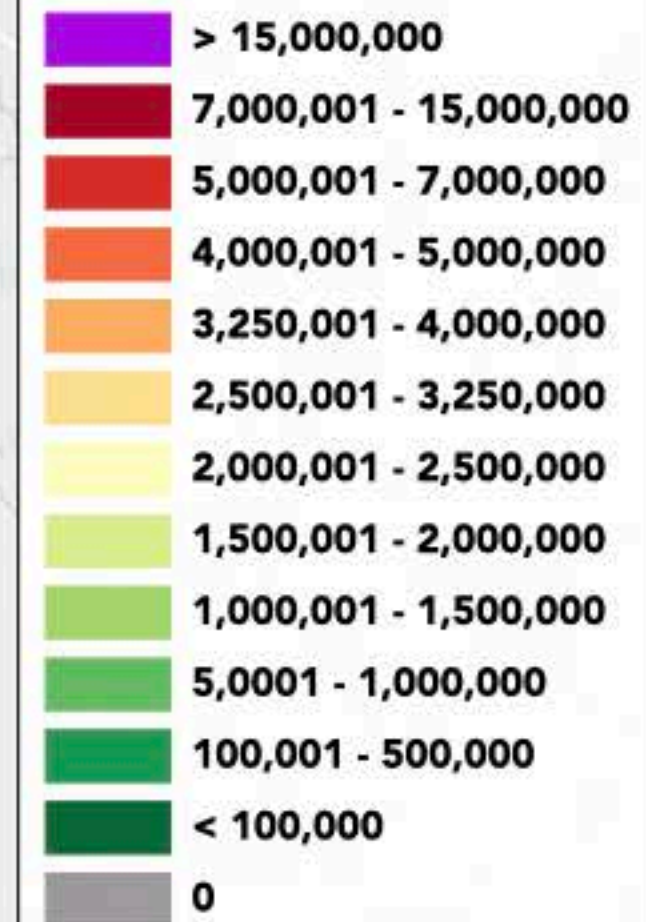




# Tax Value Per Acre

Eastern Shore, MD

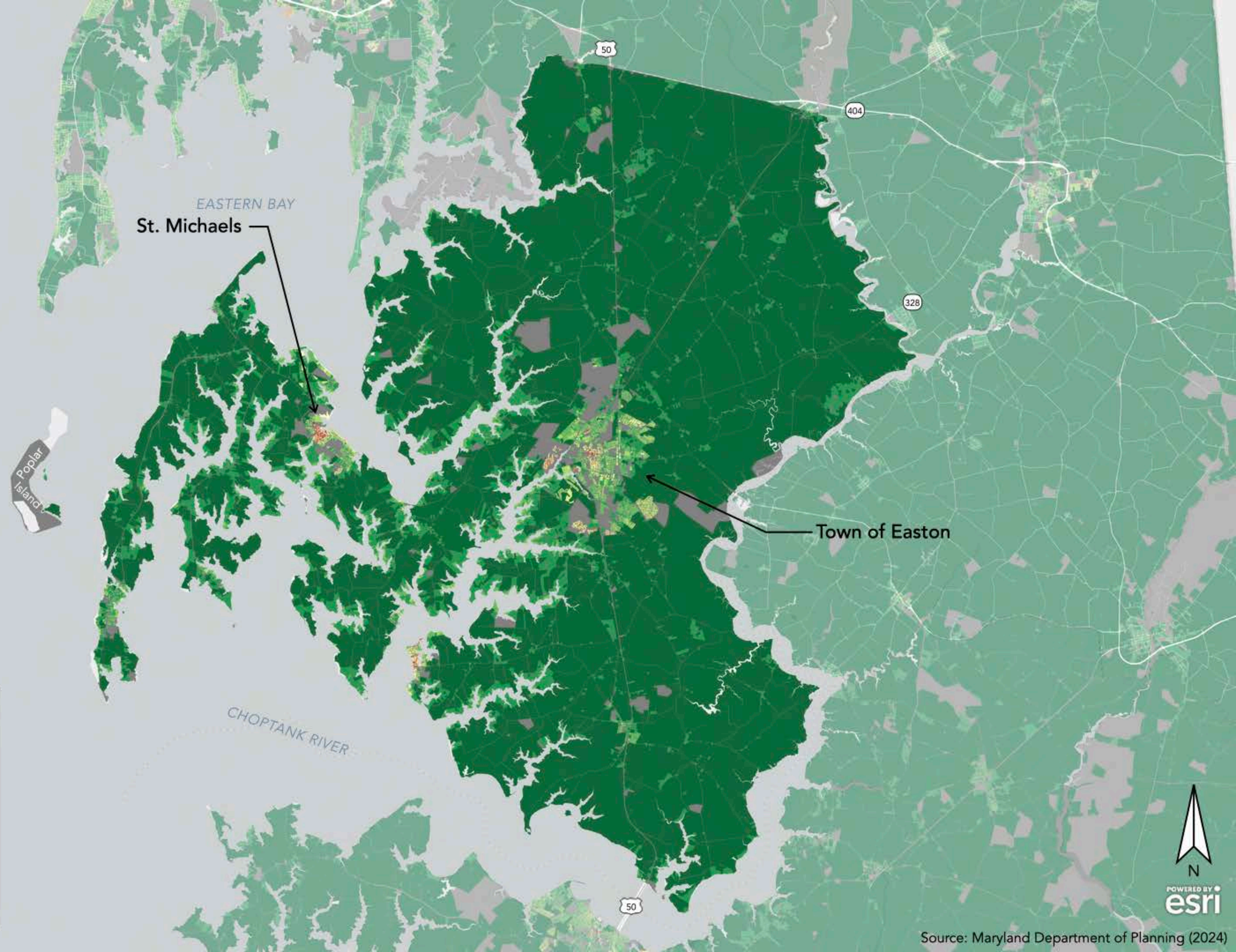
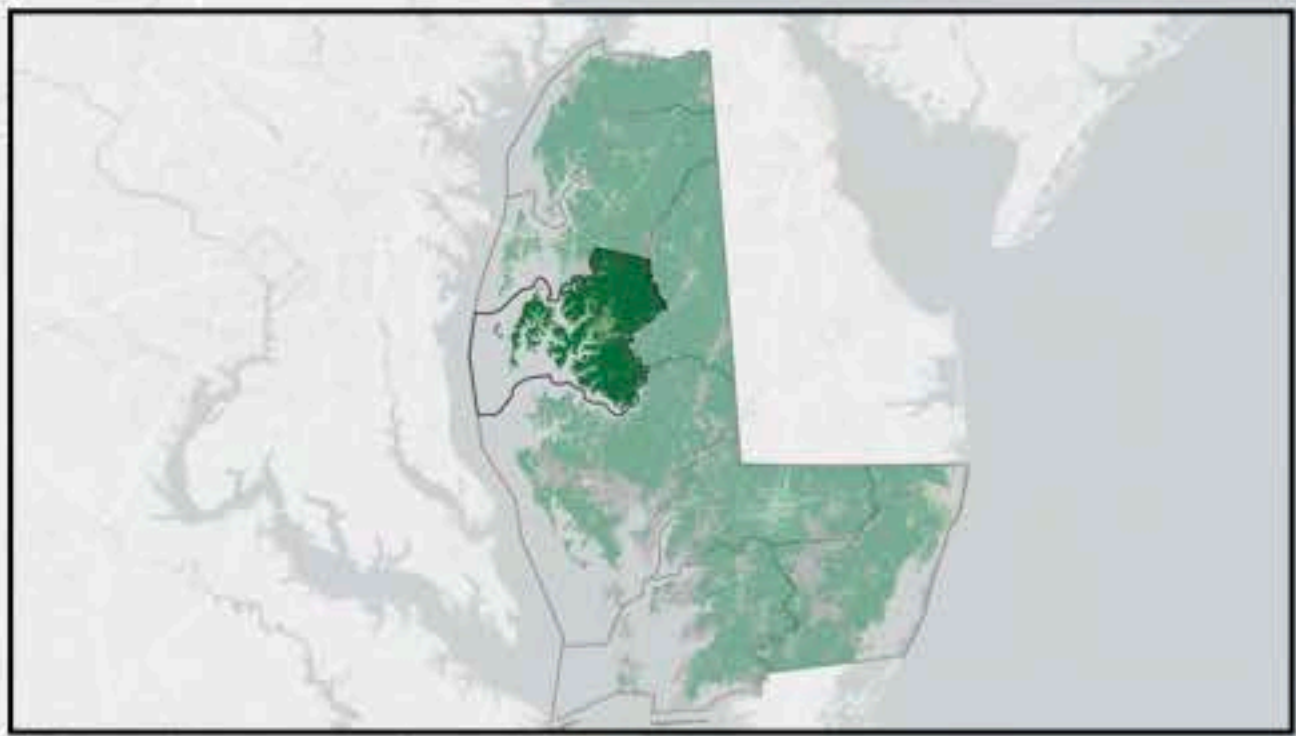
## Taxable Value Per Acre (\$)





# Tax Value Per Acre

Talbot County, MD

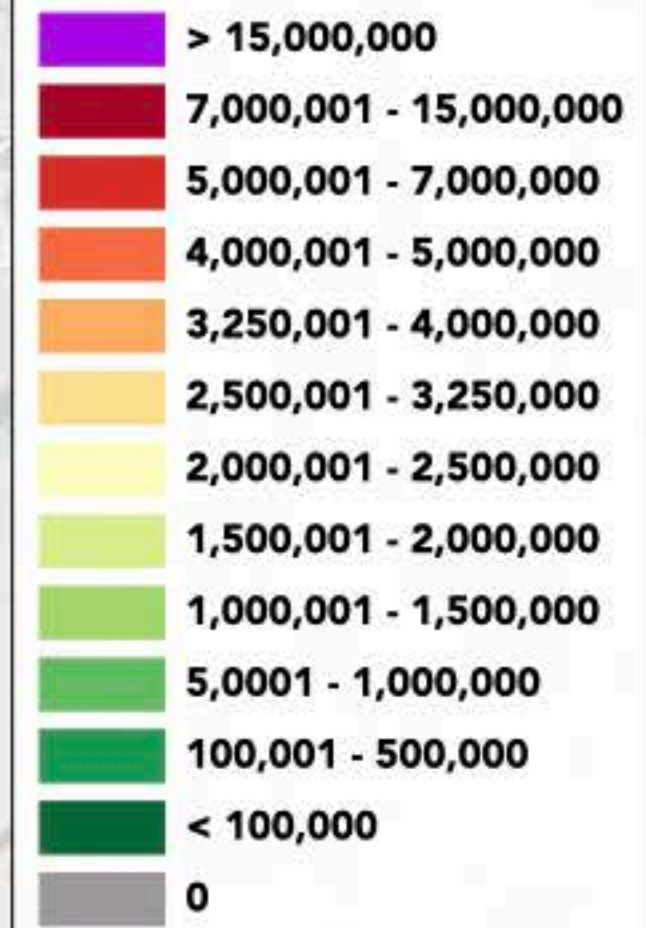




# Tax Value Per Acre

Eastern Shore, MD

## Taxable Value Per Acre (\$)



Chestertown

Centreville

Easton

Stevensville

Salisbury

Ocean City

Grasonville

Cambridge

Snow Hill

Princess Anne

Philadelphia

DELAWARE BAY

DELAWARE

VIRGINIA

ATLANTIC OCEAN

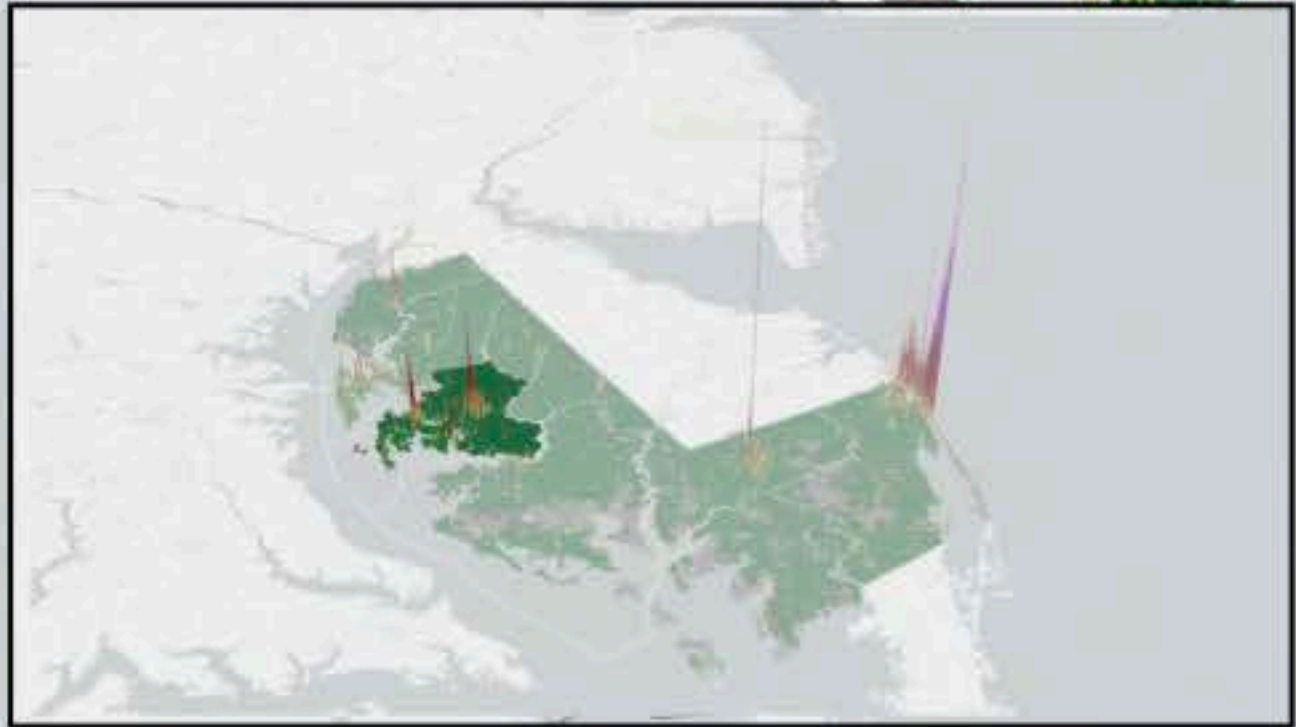
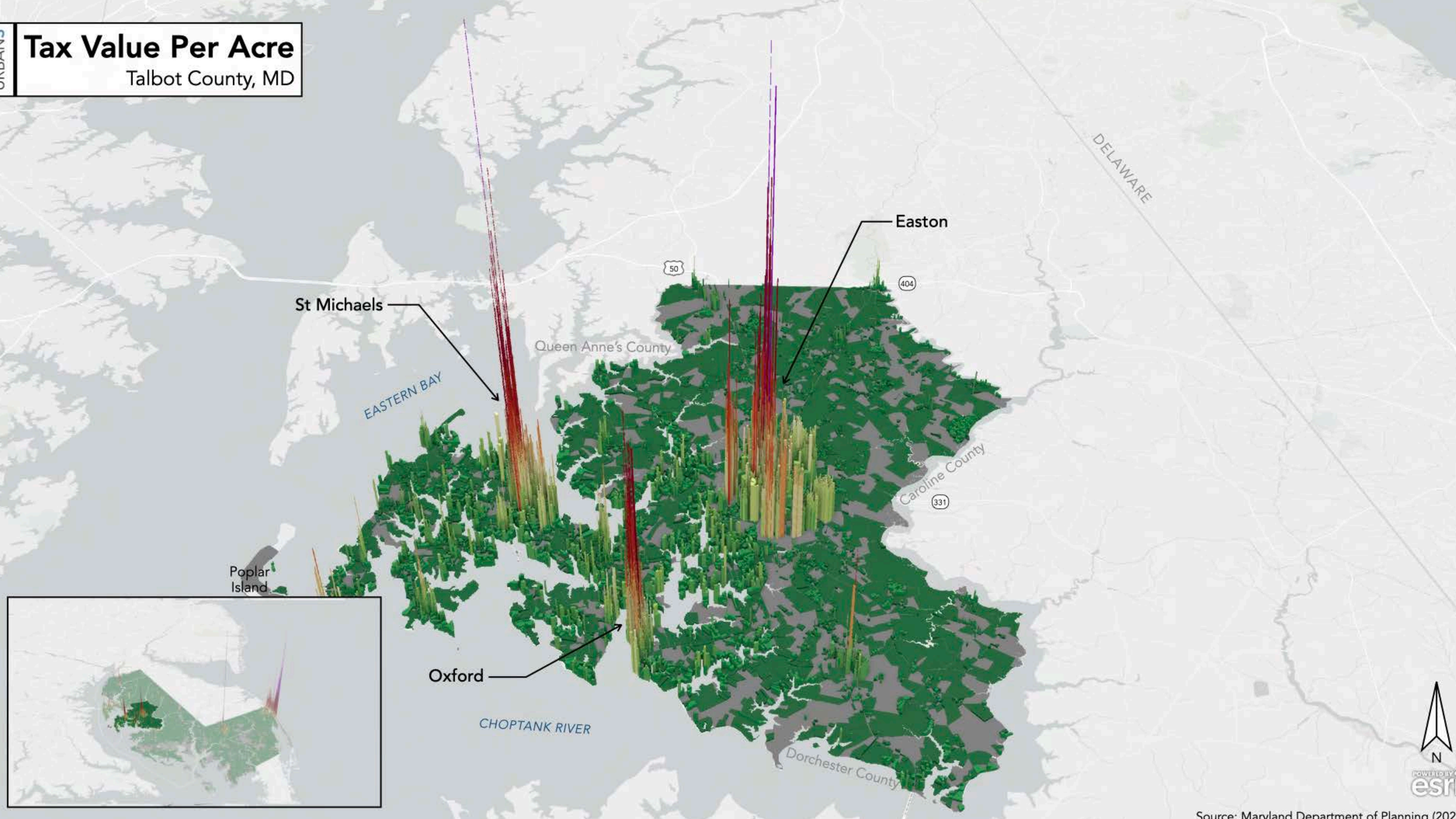
CHESAPEAKE BAY





# Tax Value Per Acre

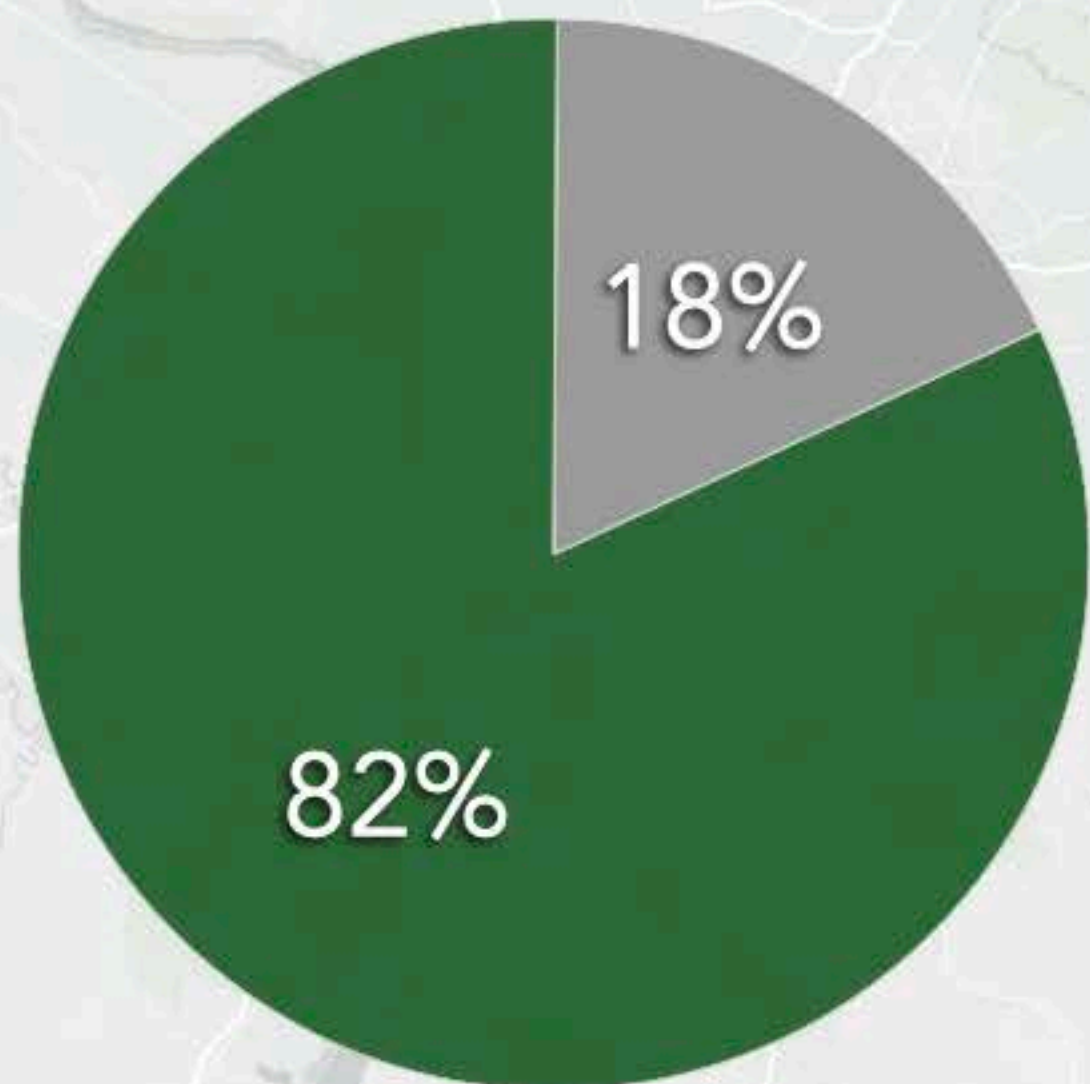
Talbot County, MD



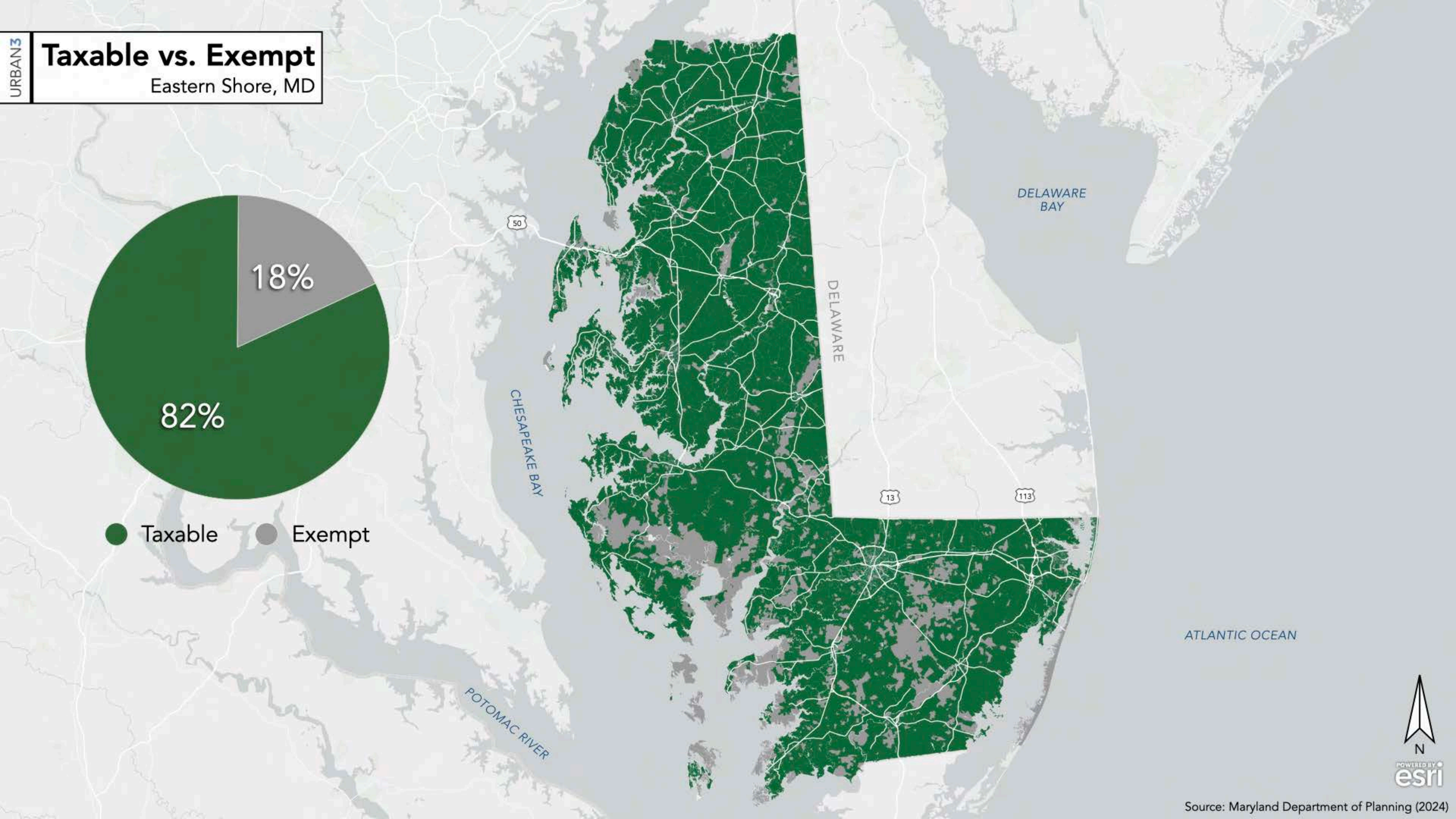


# Taxable vs. Exempt

Eastern Shore, MD



● Taxable ● Exempt



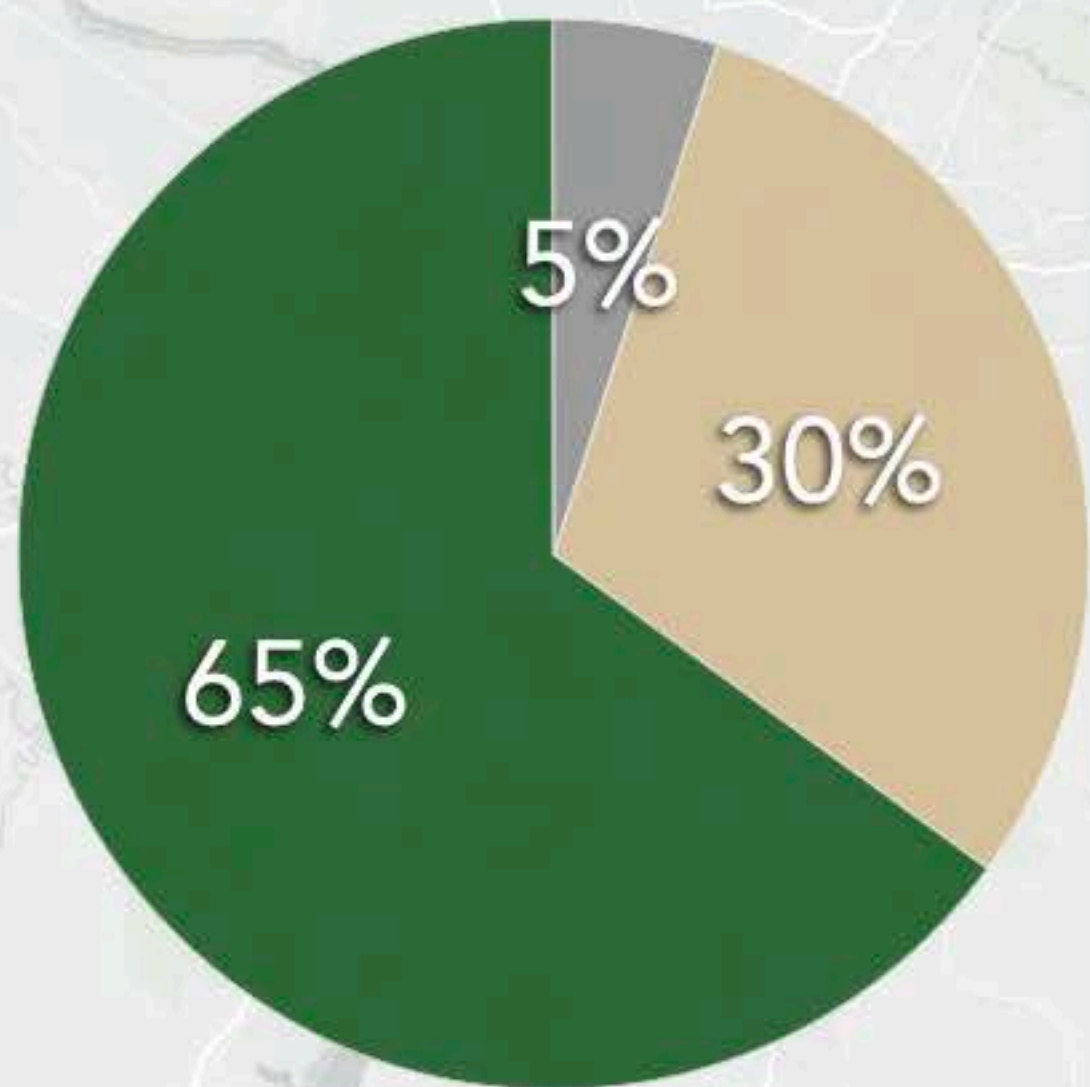
ATLANTIC OCEAN



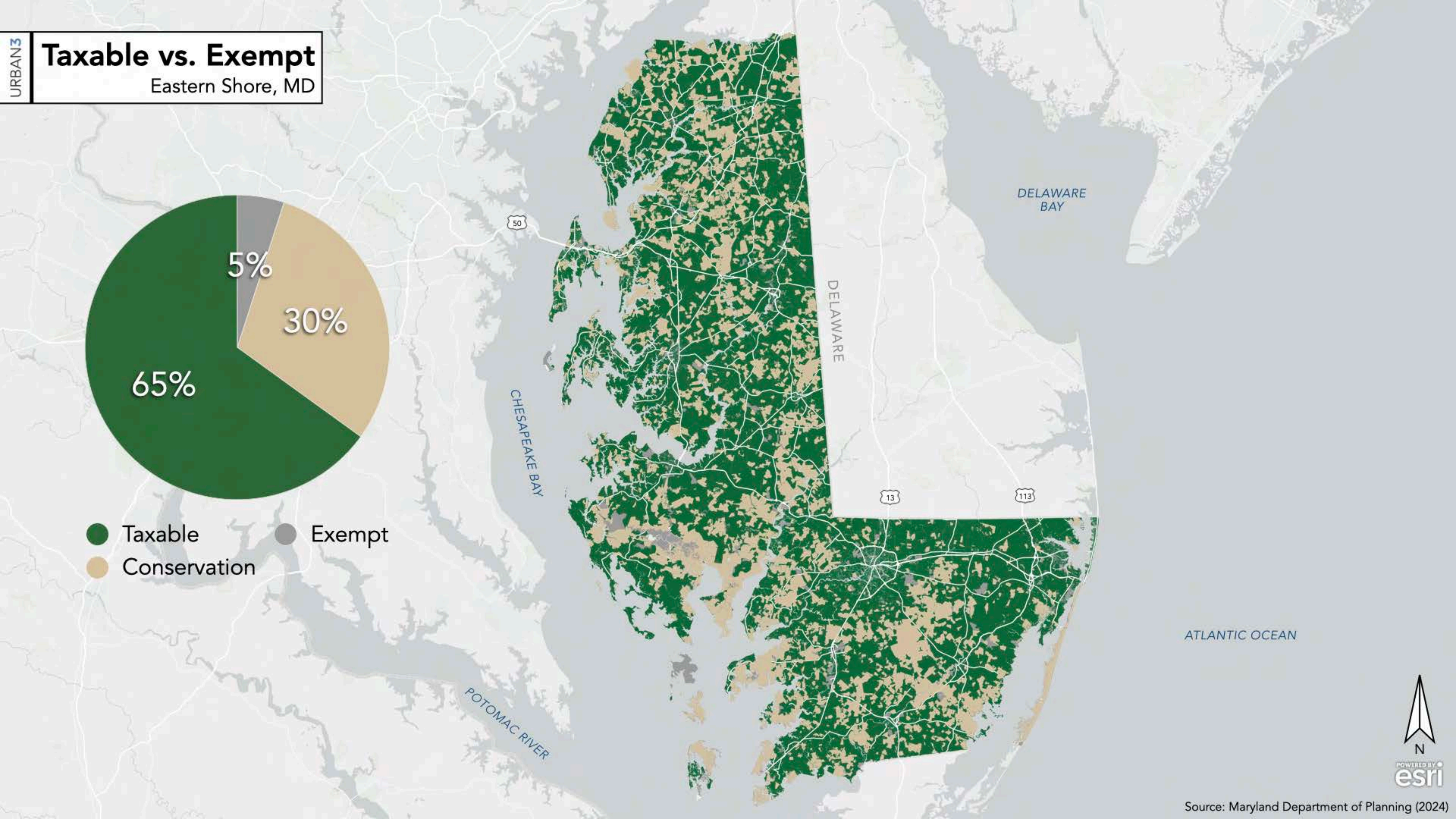


# Taxable vs. Exempt

Eastern Shore, MD



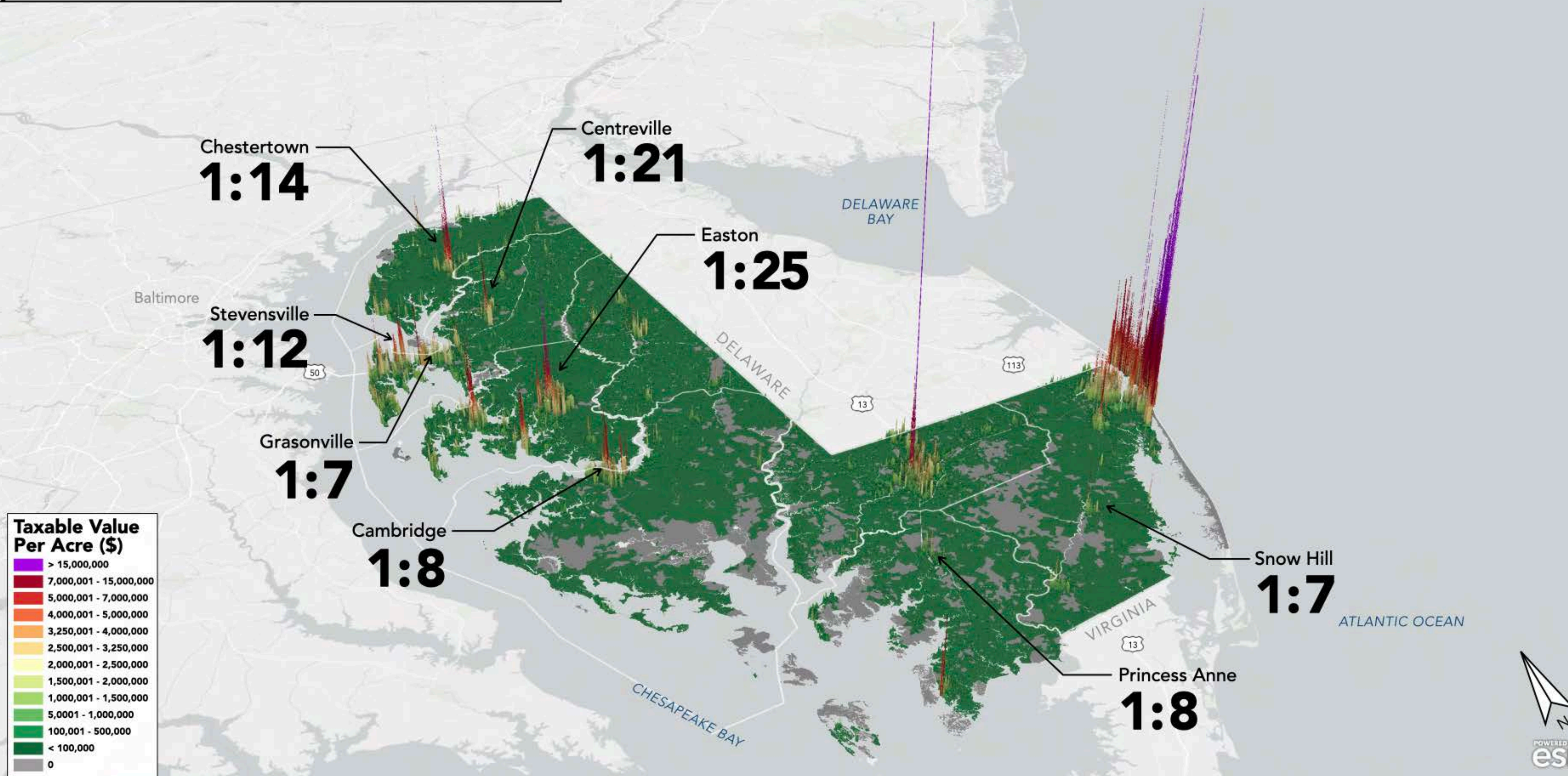
- Taxable
- Conservation
- Exempt





# City to Region Productivity Ratios

Eastern Shore, MD



### Taxable Value Per Acre (\$)

> 15,000,000
7,000,001 - 15,000,000
5,000,001 - 7,000,000
4,000,001 - 5,000,000
3,250,001 - 4,000,000
2,500,001 - 3,250,000
2,000,001 - 2,500,000
1,500,001 - 2,000,000
1,000,001 - 1,500,000
500,001 - 1,000,000
100,001 - 500,000
< 100,000
0

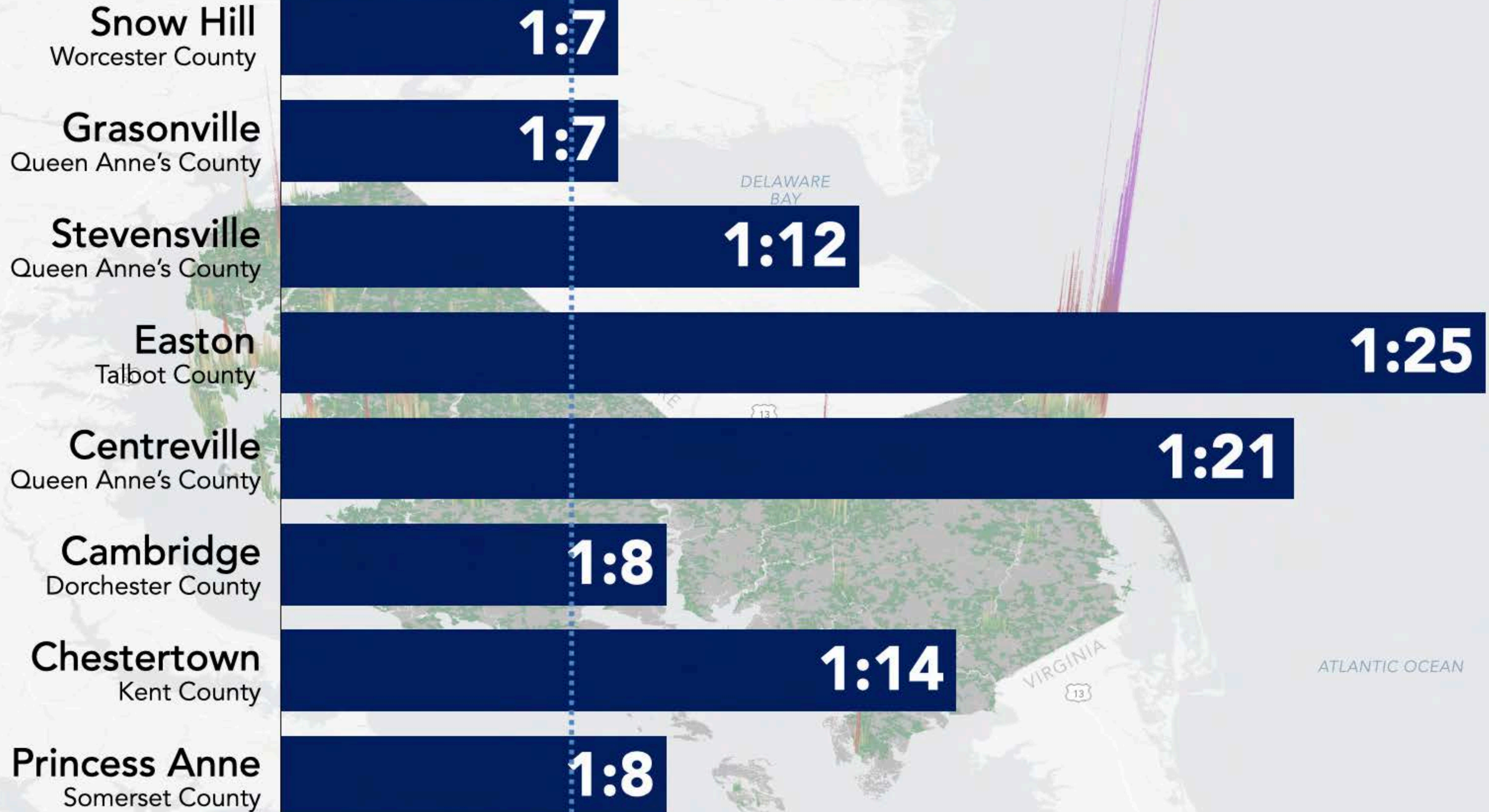




# City to Region Productivity Ratios

Eastern Shore, MD

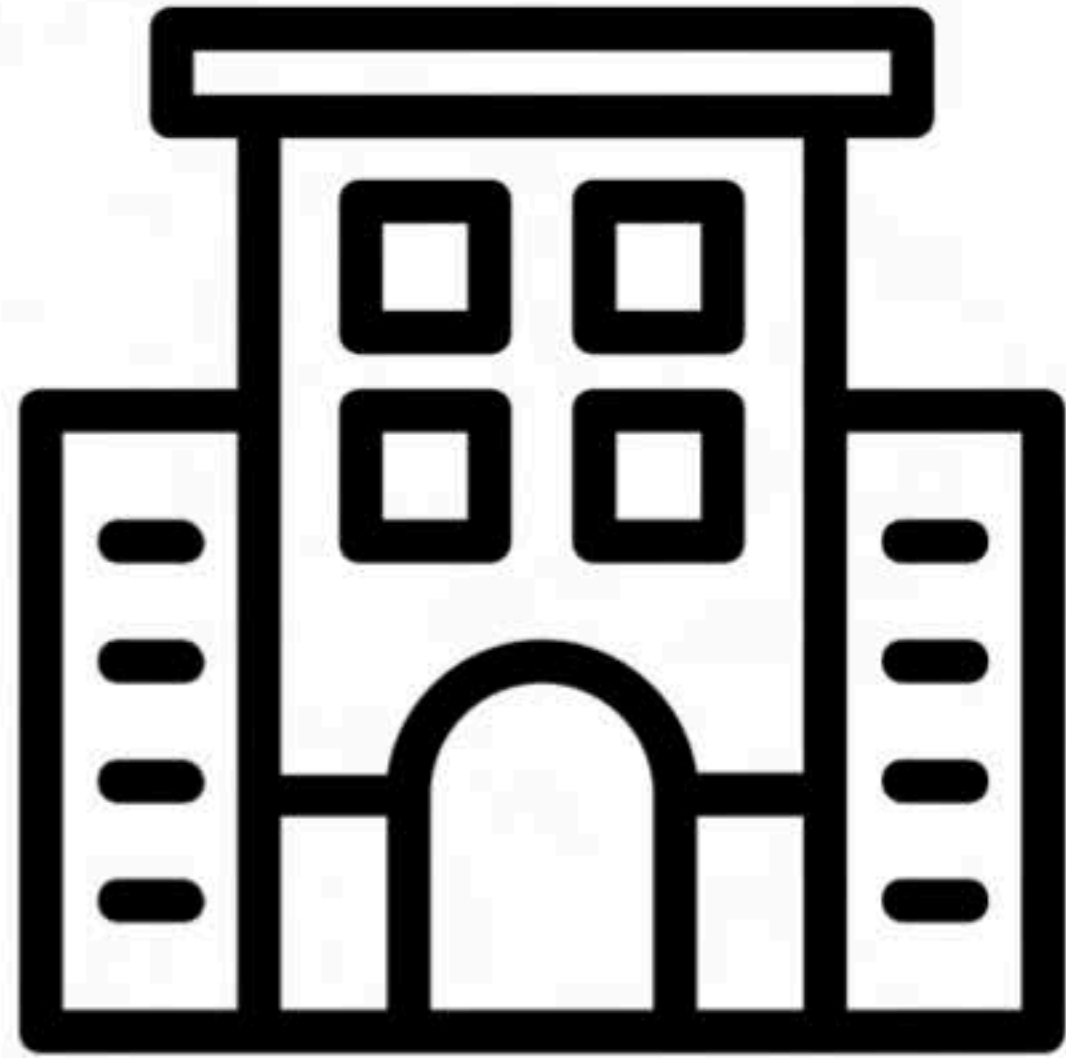
Recommended  
Baseline



ATLANTIC OCEAN







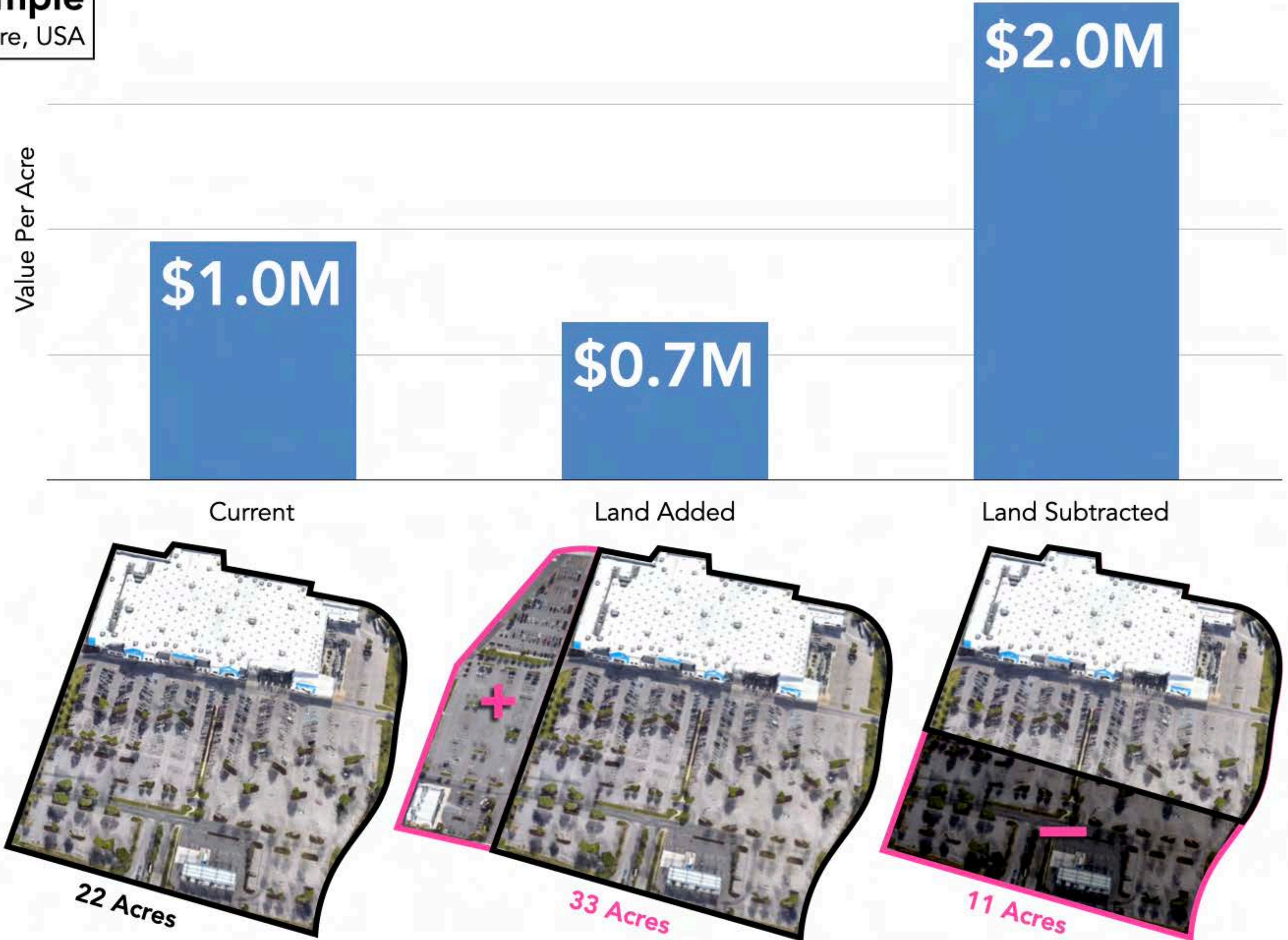
# Land Use Types

Local Samples of Buildings and Developments



# Taxable Value Per Acre Example

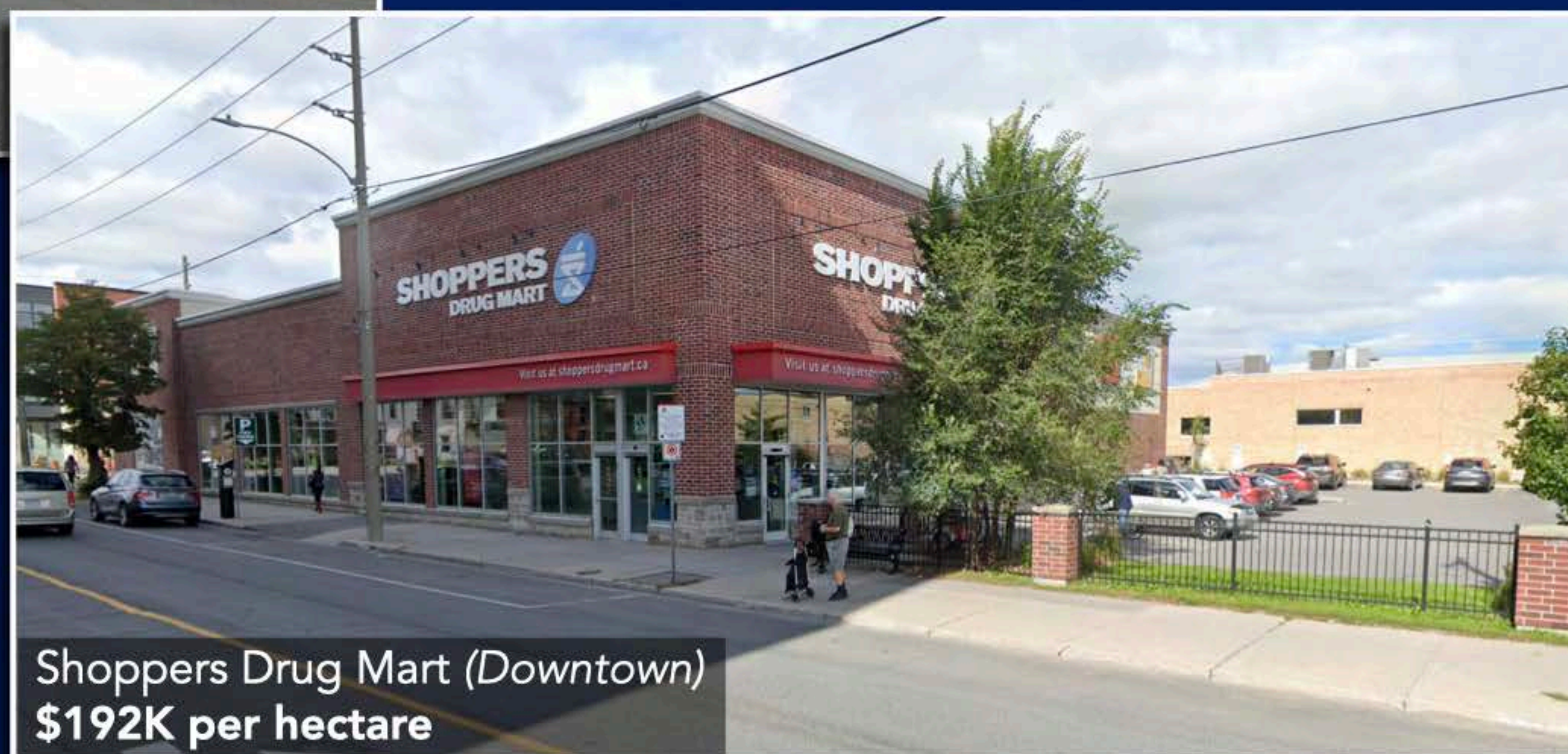
Anywhere, USA





# Tax Revenue Per Hectare: Small Box Retail

Peterborough, ON



Walmart Average  
**\$73K per hectare**

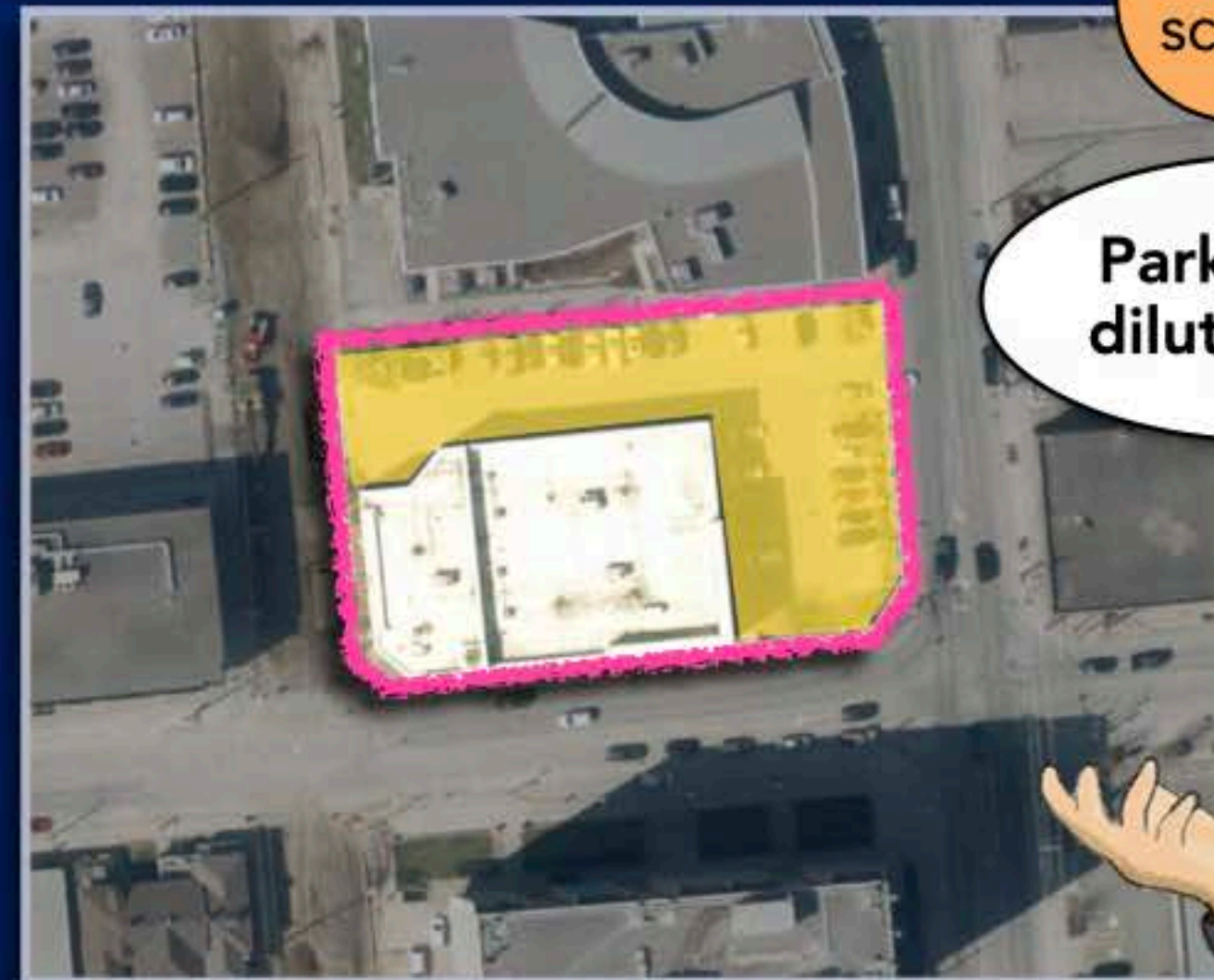


# Tax Revenue Per Hectare: Small Box Retail

Peterborough, ON



To scale!



Parking can dilute value.



Walmart Average  
\$73K per hectare



# Value Per Acre: Walmarts

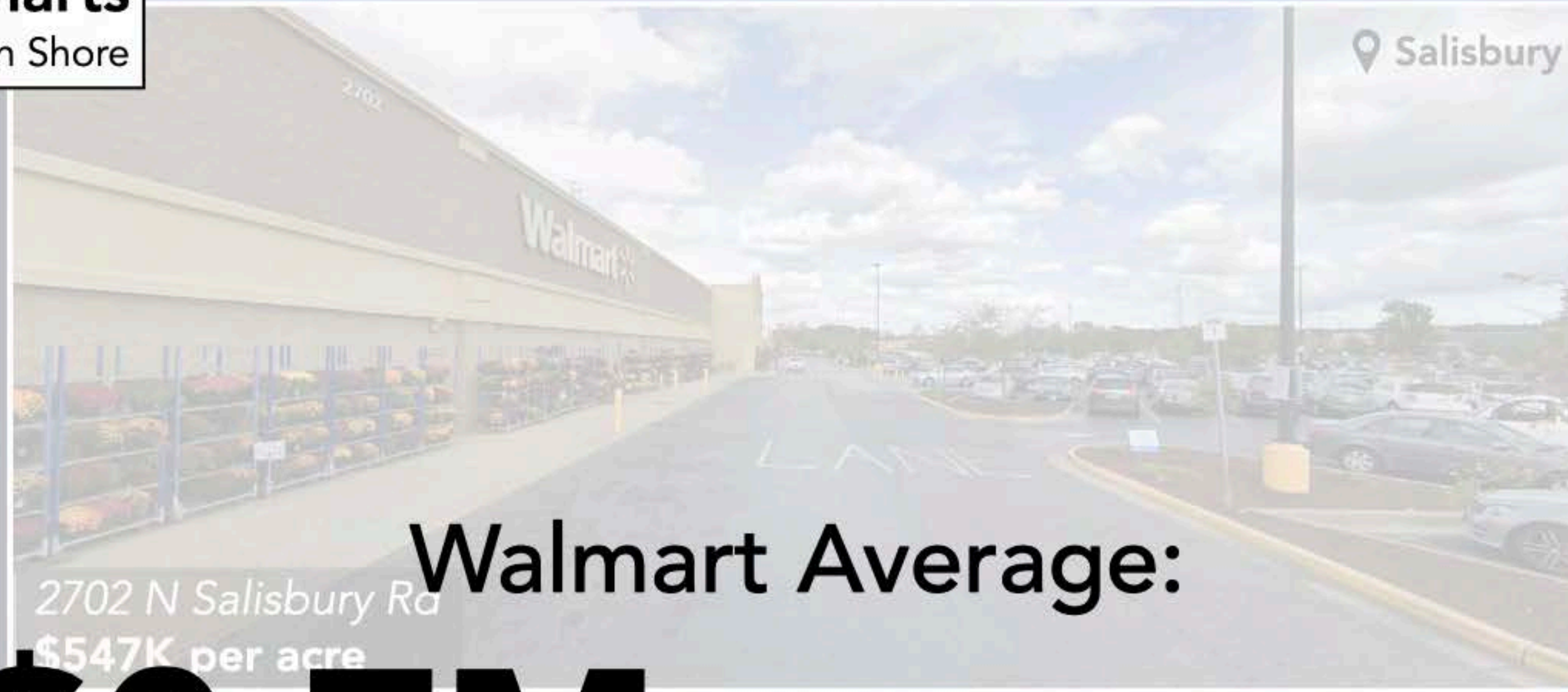
Eastern Shore





# Value Per Acre: Walmarts

Eastern Shore



2702 N Salisbury Rd  
\$547K per acre

Walmart Average:

# \$0.7M per acre



8155 Elliot Rd  
\$806K per acre



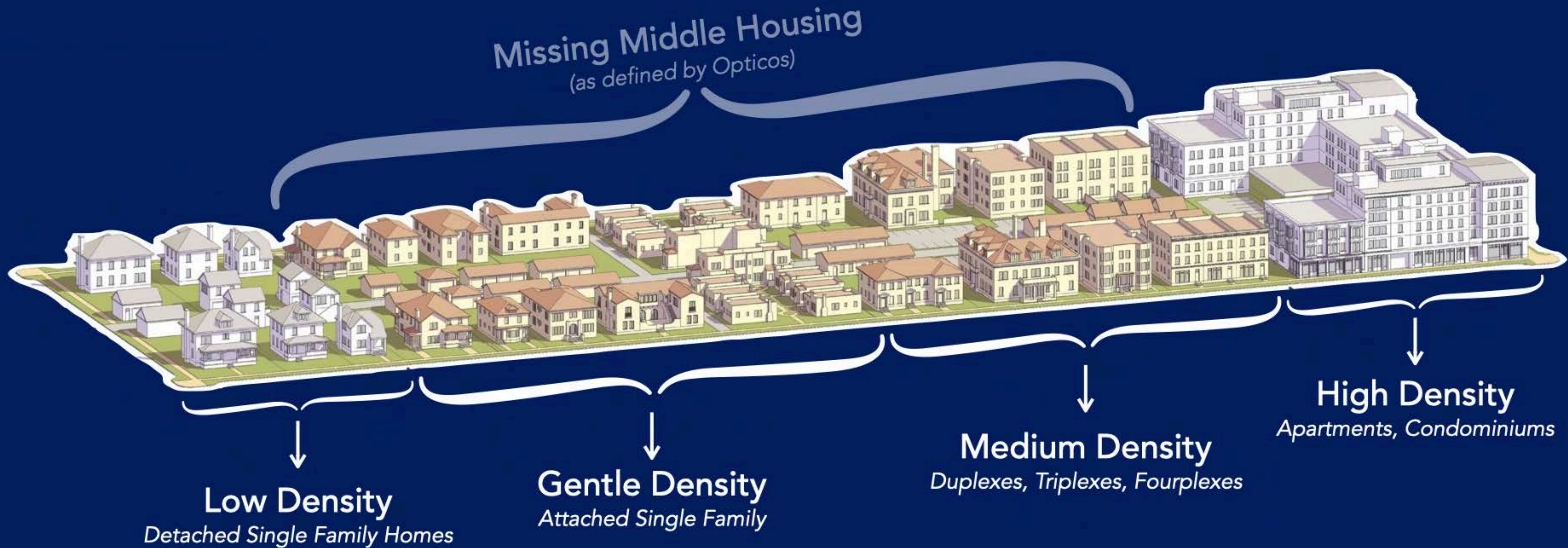
Land Use Type:

**Residential**



# Residential Typologies

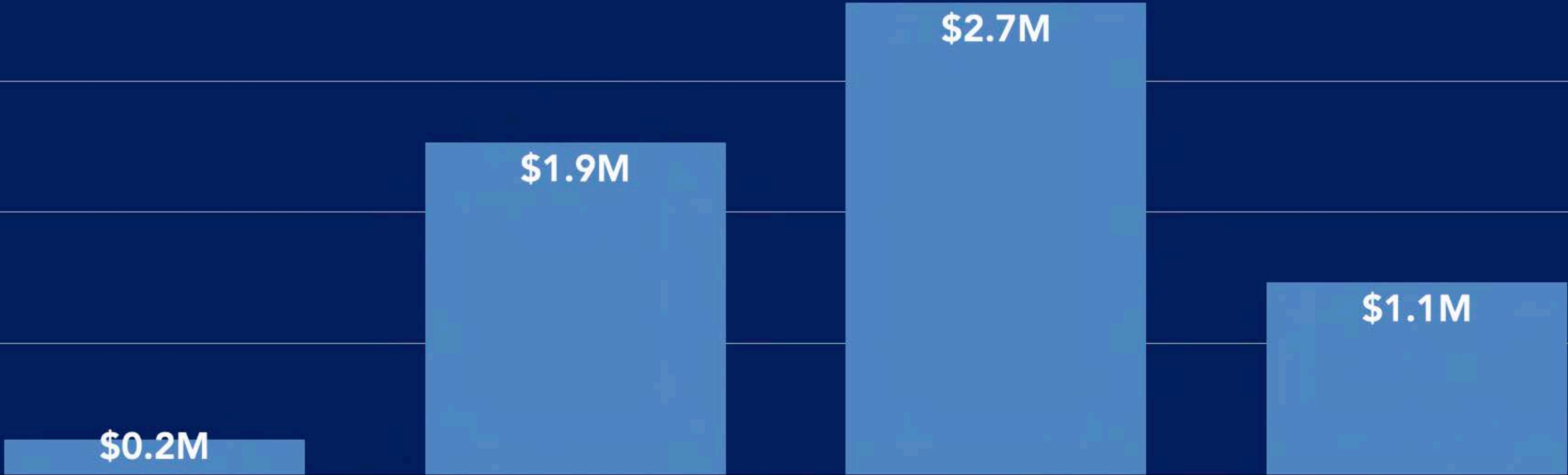
Anywhere, USA





# Comparison of Average Value Per Acre for Residential Properties

Eastern Shore, MD



Walmart Average  
\$0.7M per acre



Land Use Type:

**Commercial**



# Comparison of Average Value Per Acre for Commercial Properties

Eastern Shore, MD



Walmart Average  
**\$0.7M per acre**



A Closer Look:




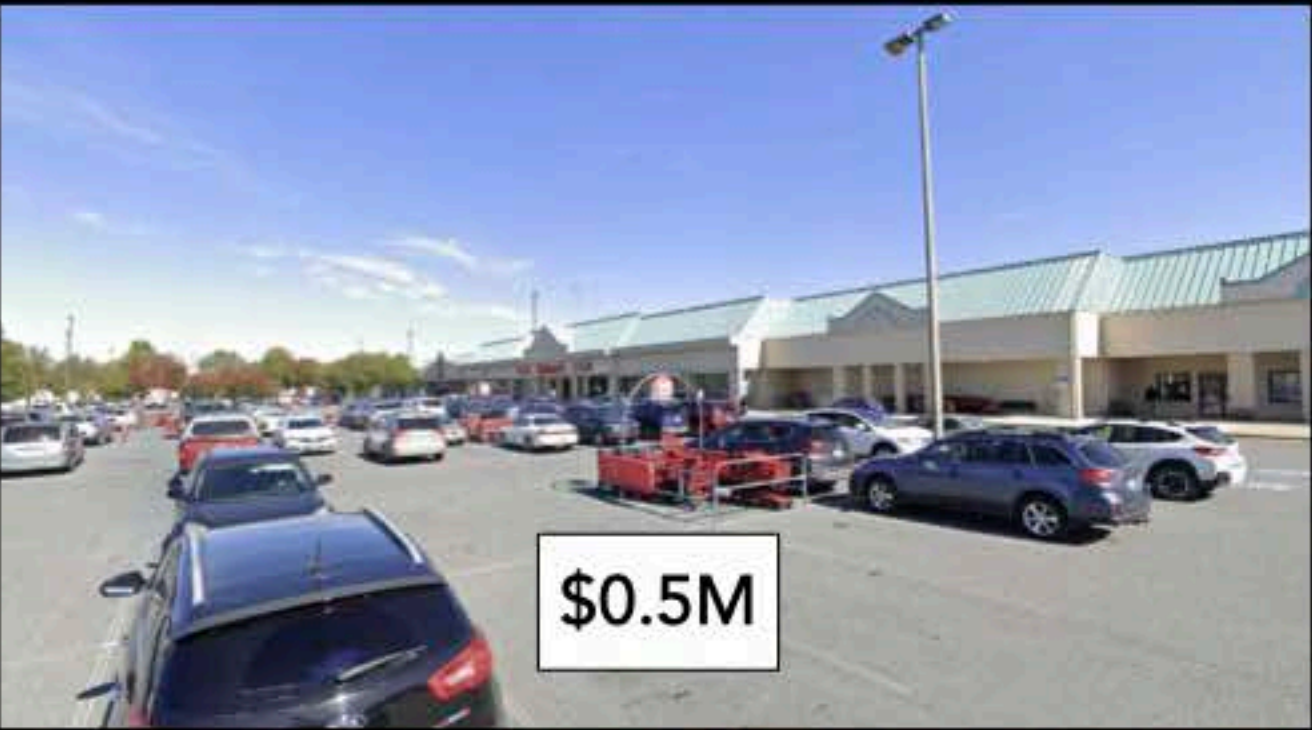





# The Brady Bunch!





# Value Per Acre Examples by Building Type

Eastern Shore, MD

	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY
RESIDENTIAL	 <p>\$0.8M</p>	 <p>\$2.9M</p>	 <p>\$16.0M</p>
COMMERCIAL	 <p>\$0.5M</p>	 <p>\$3.7M</p>	 <p>\$12.3M</p>
MIXED USE	 <p>\$0.4M</p>	 <p>\$4.8M</p>	 <p>\$15.0M</p>

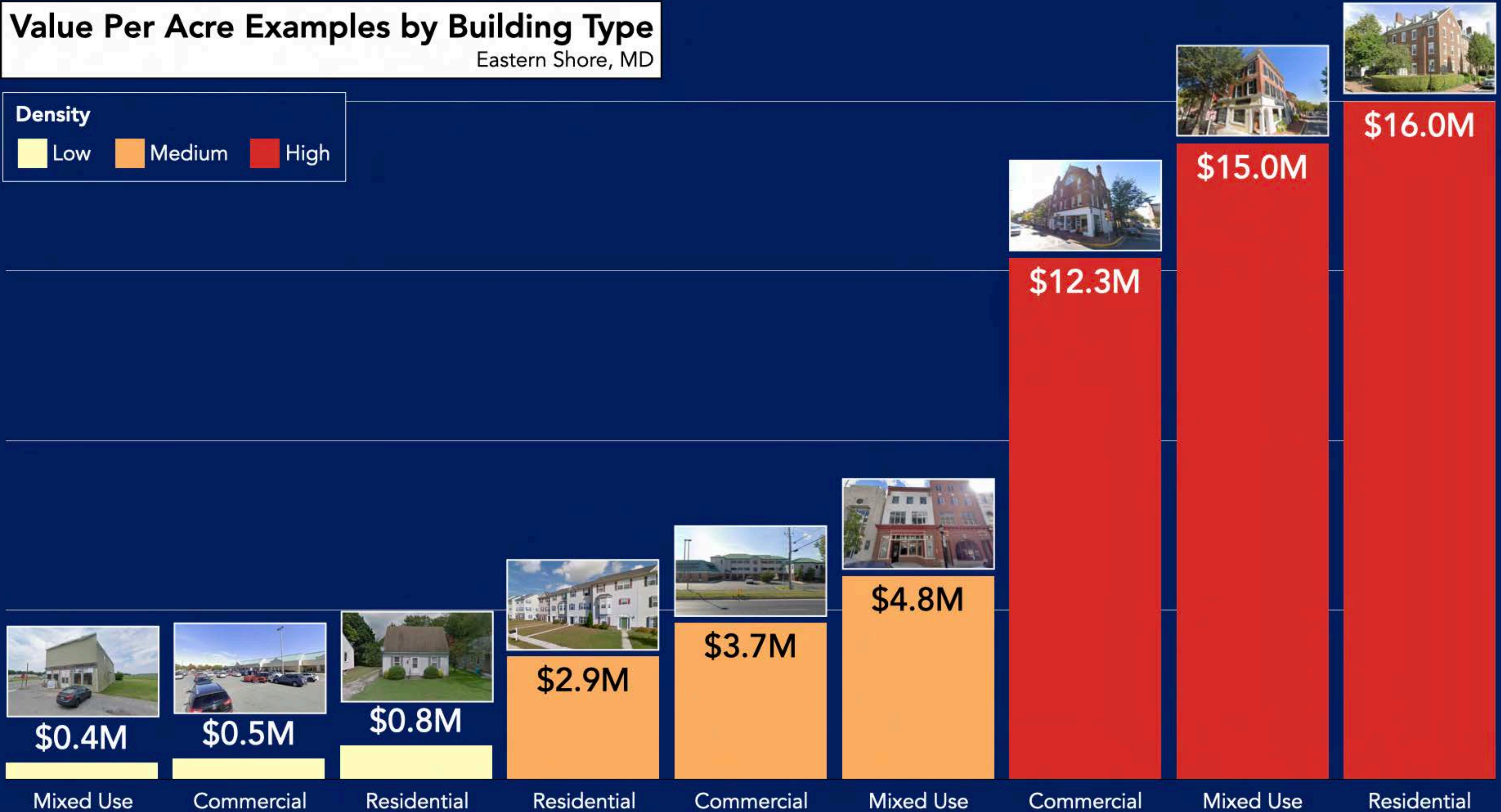


# Value Per Acre Examples by Building Type

Eastern Shore, MD

## Density

Low
  Medium
  High





A Closer Look:

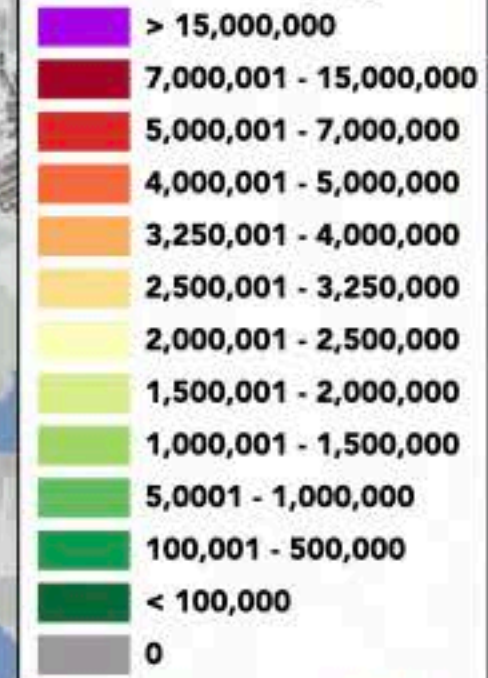
# Land Use Productivity



# Neighborhood Comparisons

Easton, MD

## Taxable Value Per Acre (\$)





# Neighborhood Comparisons

Easton, MD



Ashby Commons



VS



Mulberry Station





# Neighborhood Comparisons

Easton, MD

## Ashby Commons



**\$3.6M**

83 Taxable Parcels 104

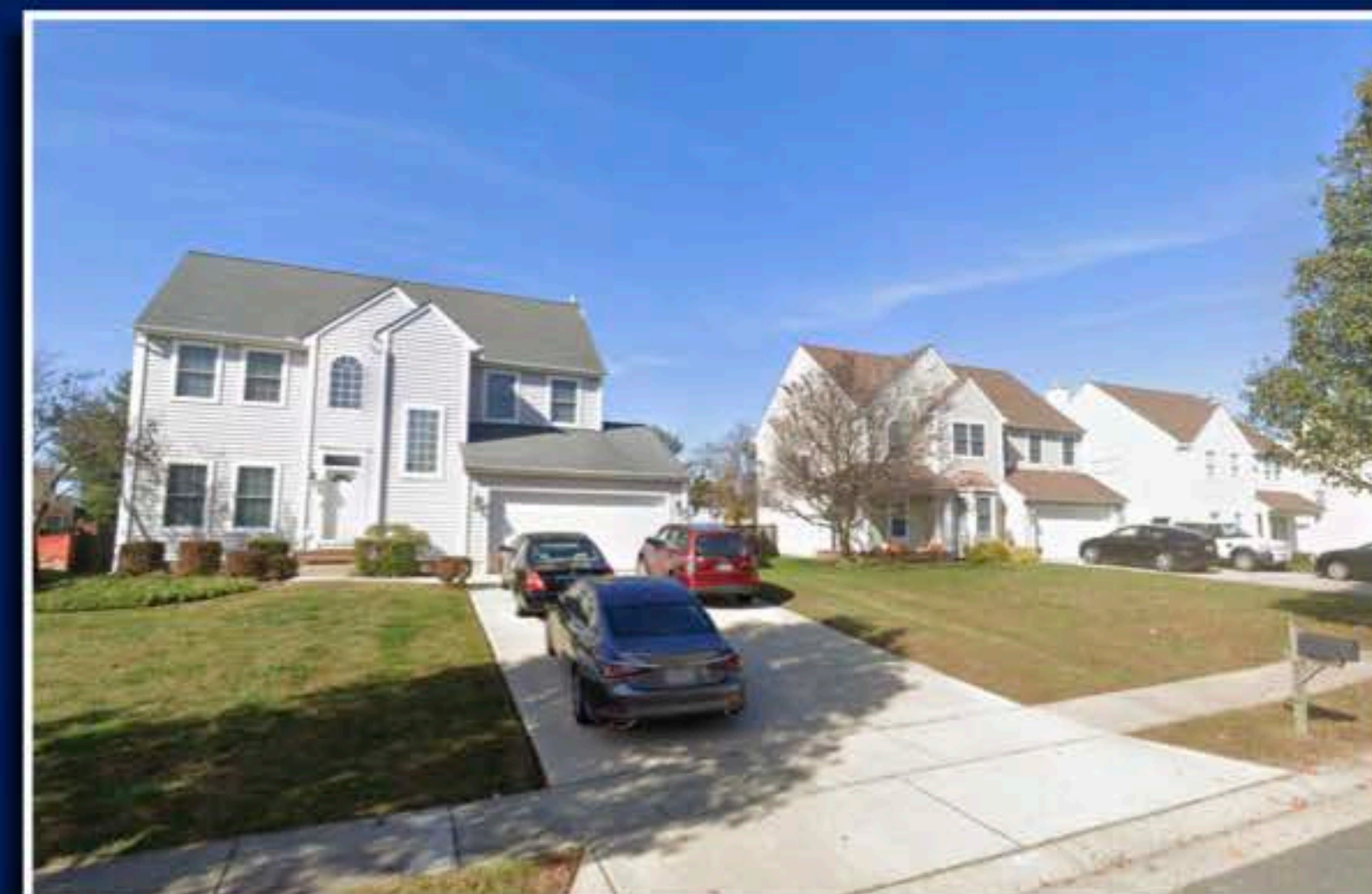
6 Taxable Acres 32

0.1 Average Lot Acreage 0.3

\$22M Total Tax Value \$37M

Value Per Acre

## Mulberry Station



**\$1.2M**



# Neighborhood Comparisons

Easton, MD



Ashby Commons



0.03 acre parcels



x 442



Mulberry Station





# Total Taxable Value

Mulberry Station, Easton, MD



3x its current value!

# \$115M







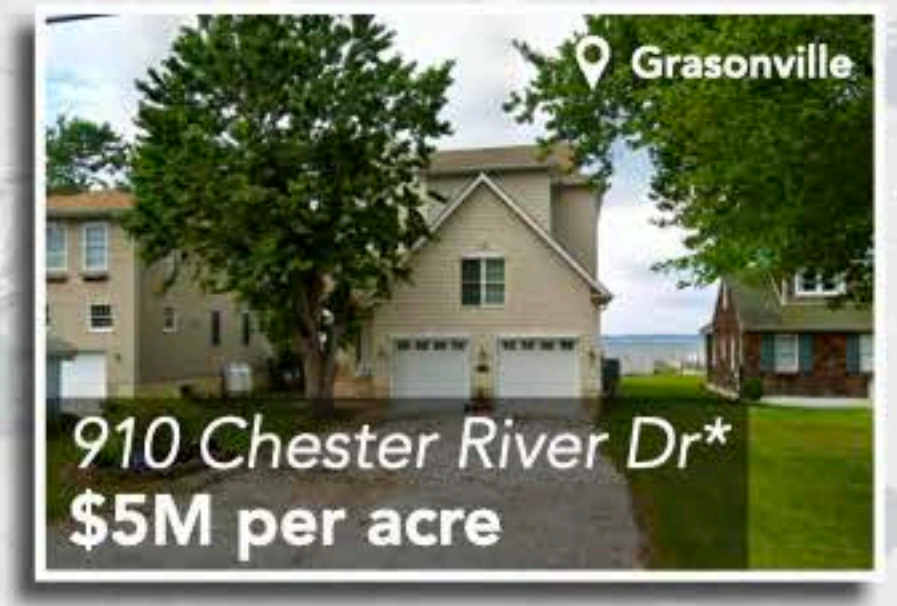
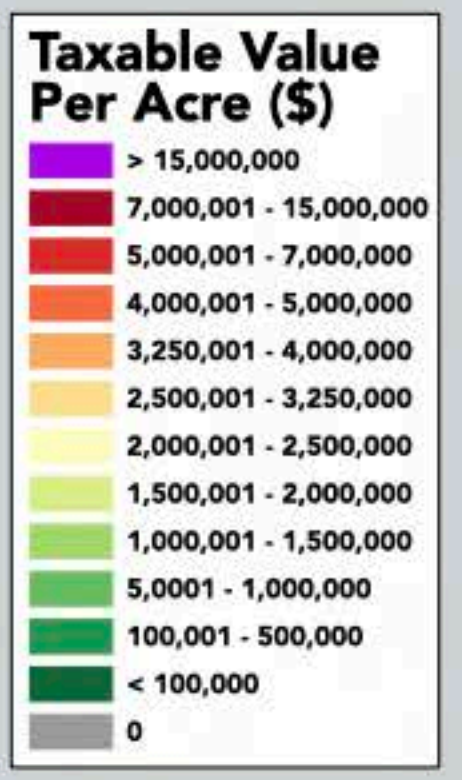
# Land Uses in the Model

Reconnecting the Tax Model with On-Street Examples



# Peak Tax Value Per Acre by City

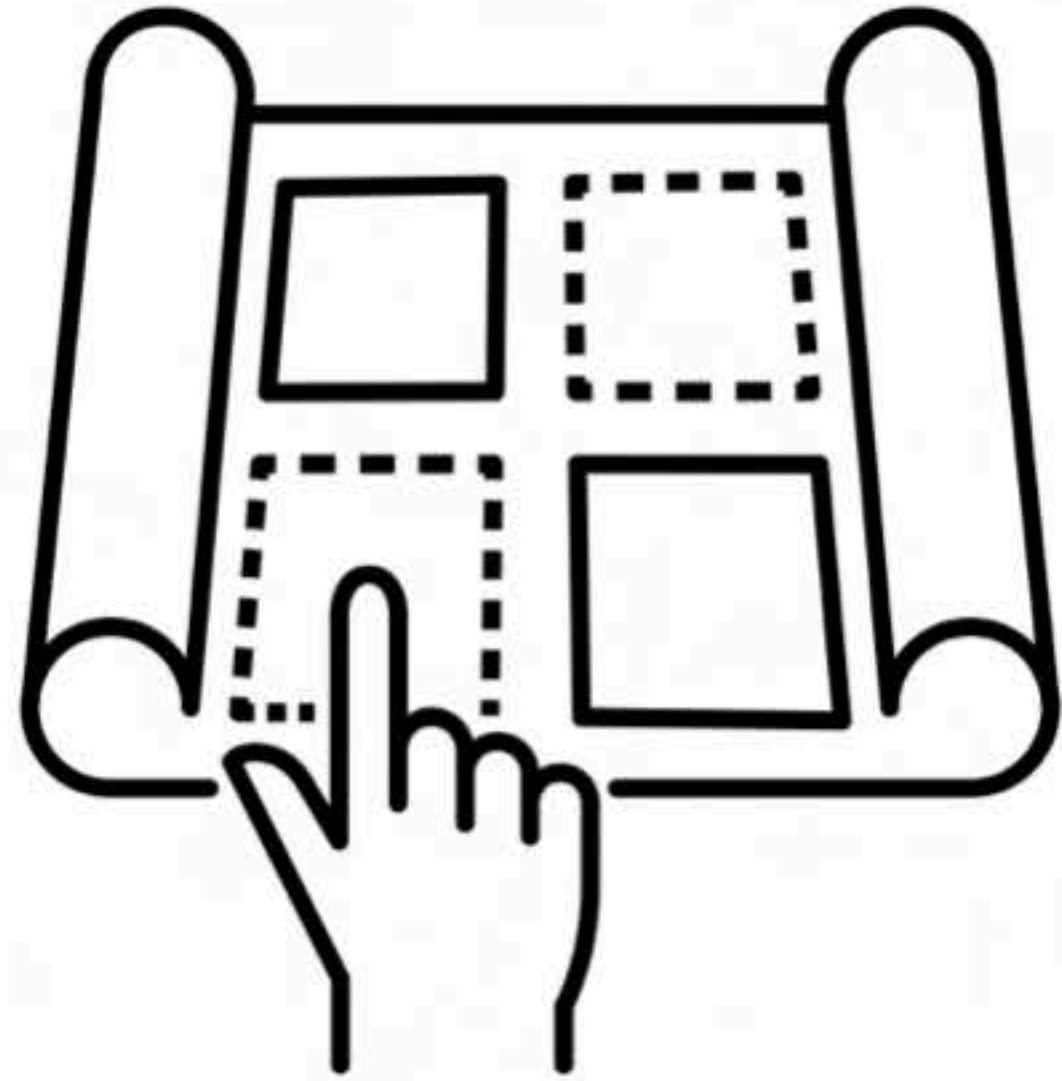
Eastern Shore, MD



\*Photo stand-in. Value per acre of house shown: \$3M (4th highest in Grasonville).







# Land Use

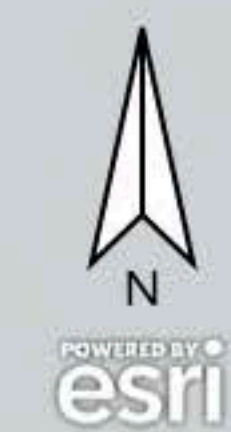
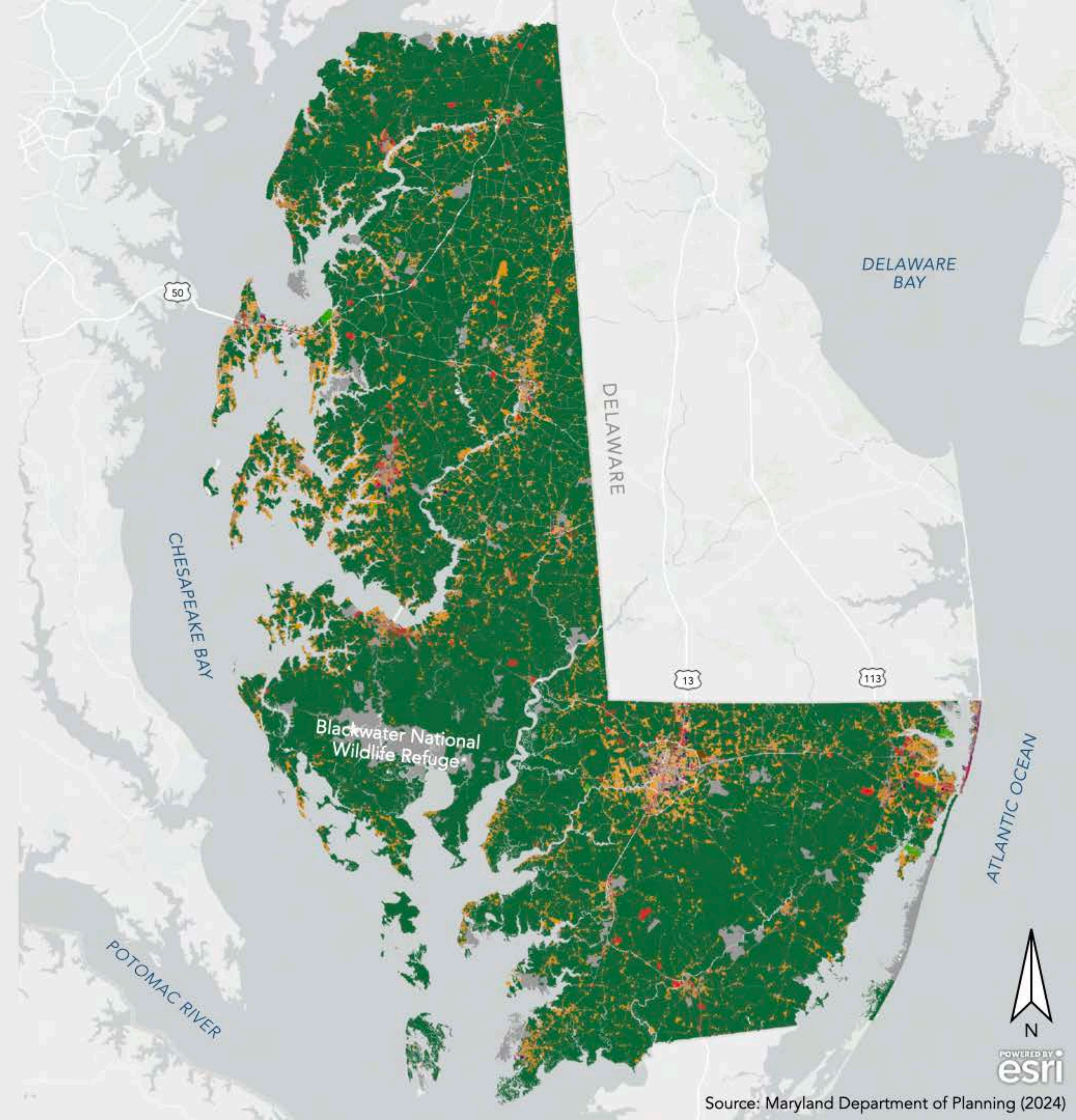
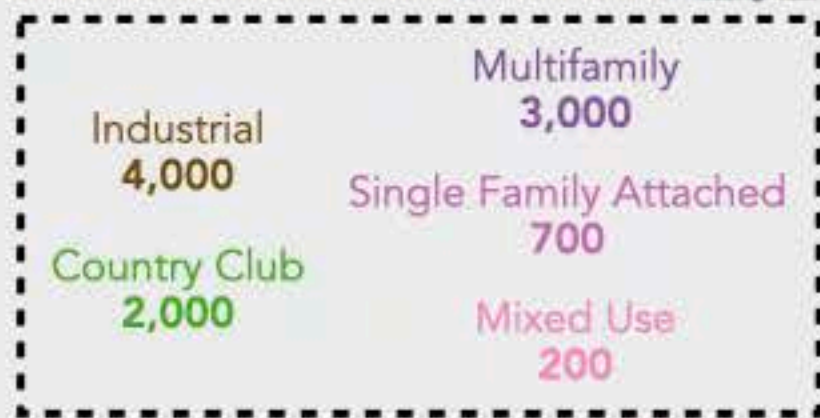
How Land Use Affects Fiscal Productivity



# Land Use

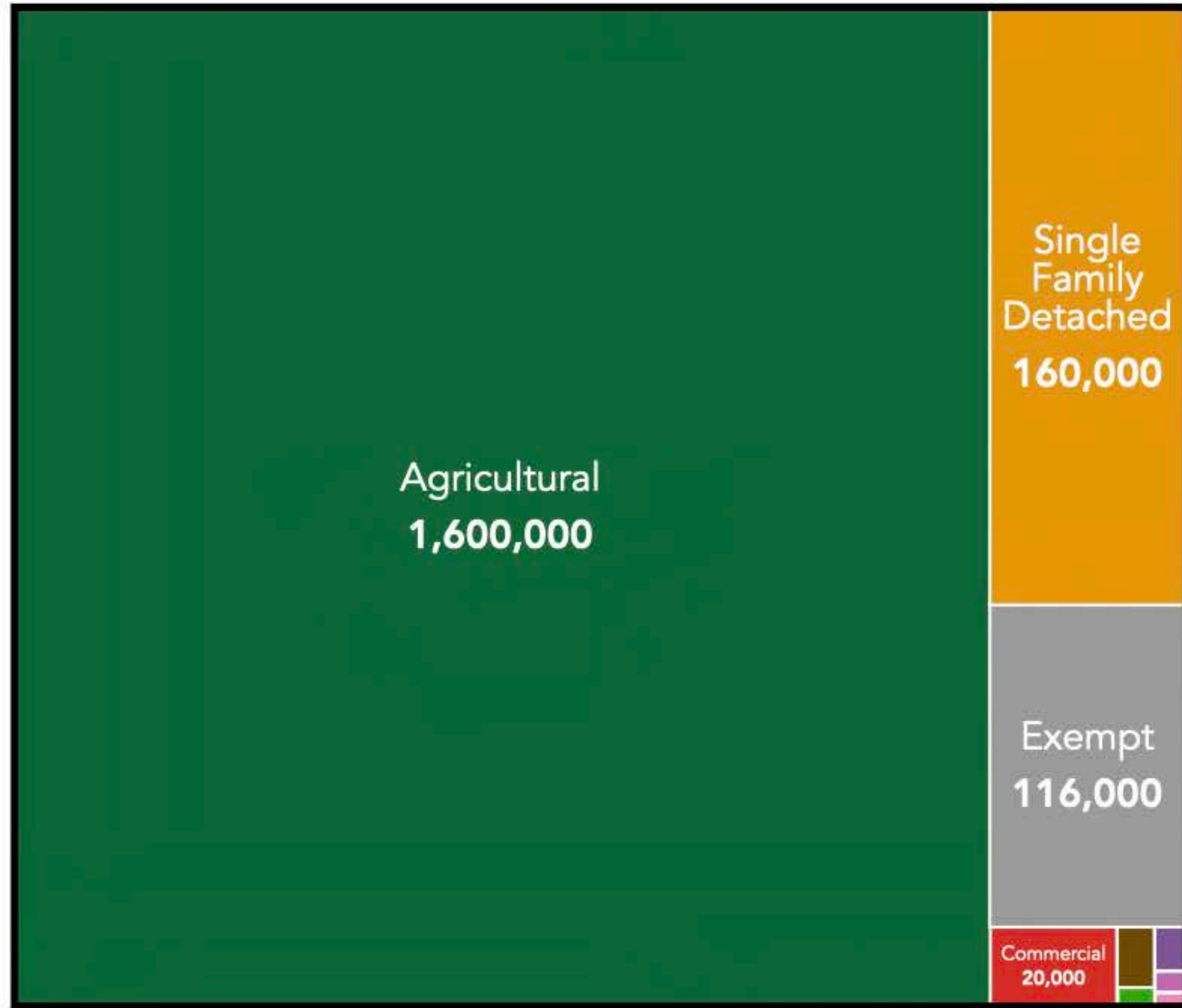
Eastern Shore, MD

1,900,000 Acres





## Acres



## Value





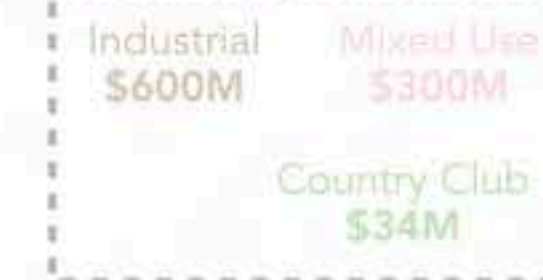
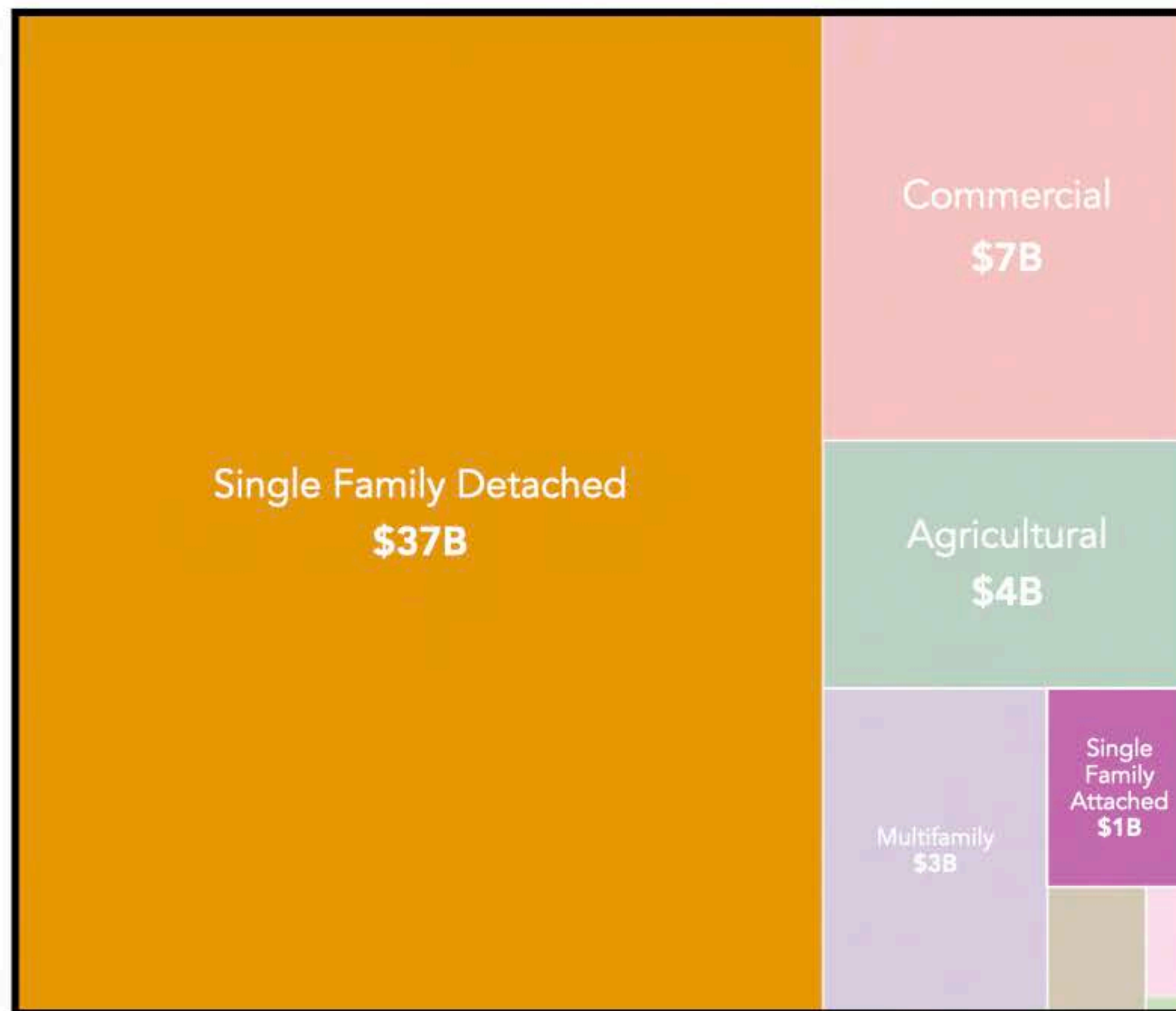
# Single Family Residential Land Use

Eastern Shore, MD

## Acres



## Value



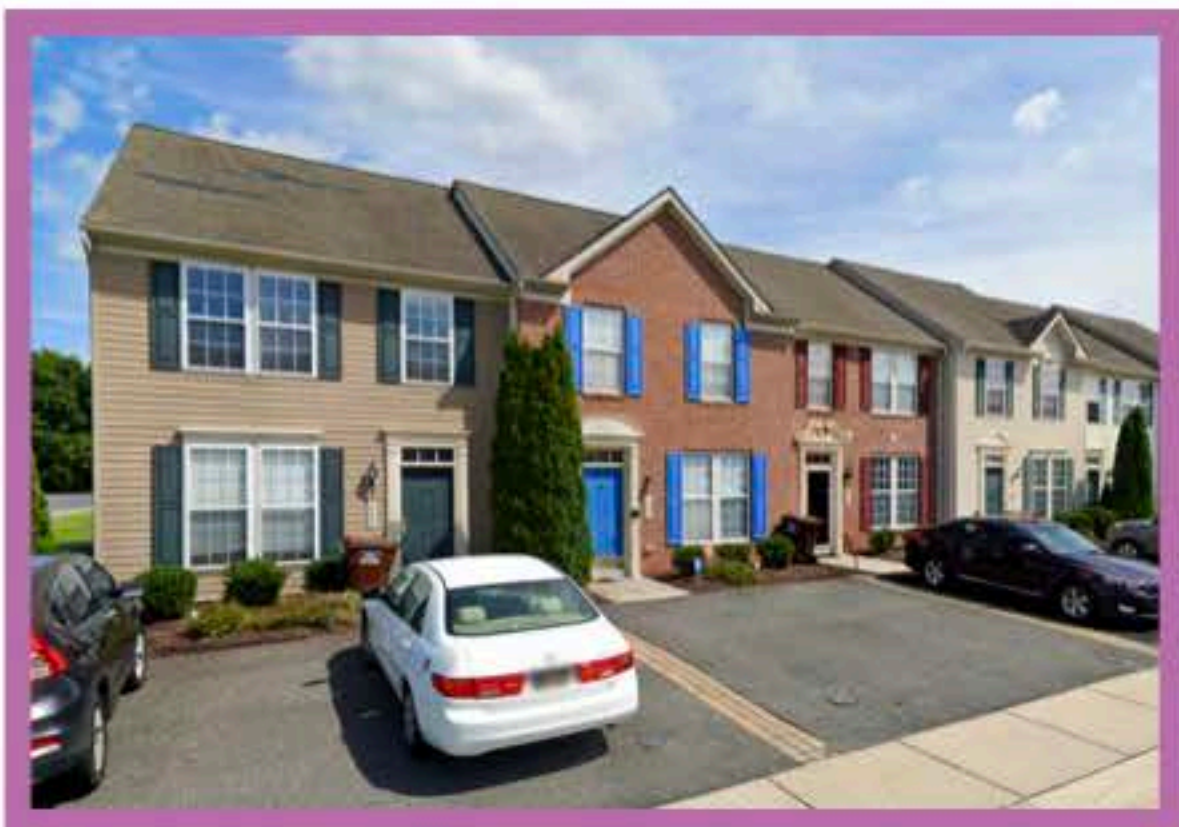


# Single Family Residential Land Use

Eastern Shore, MD



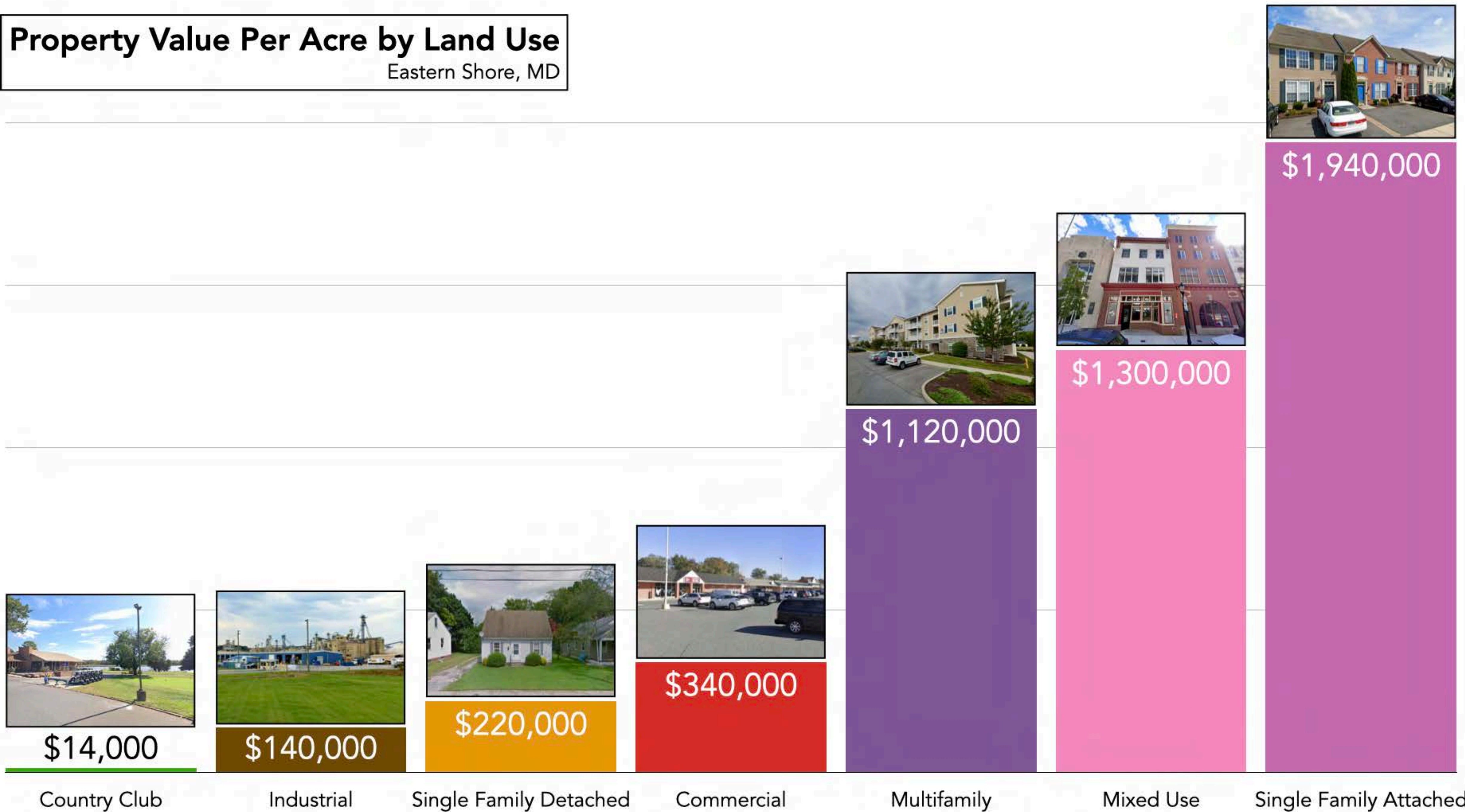
Acres



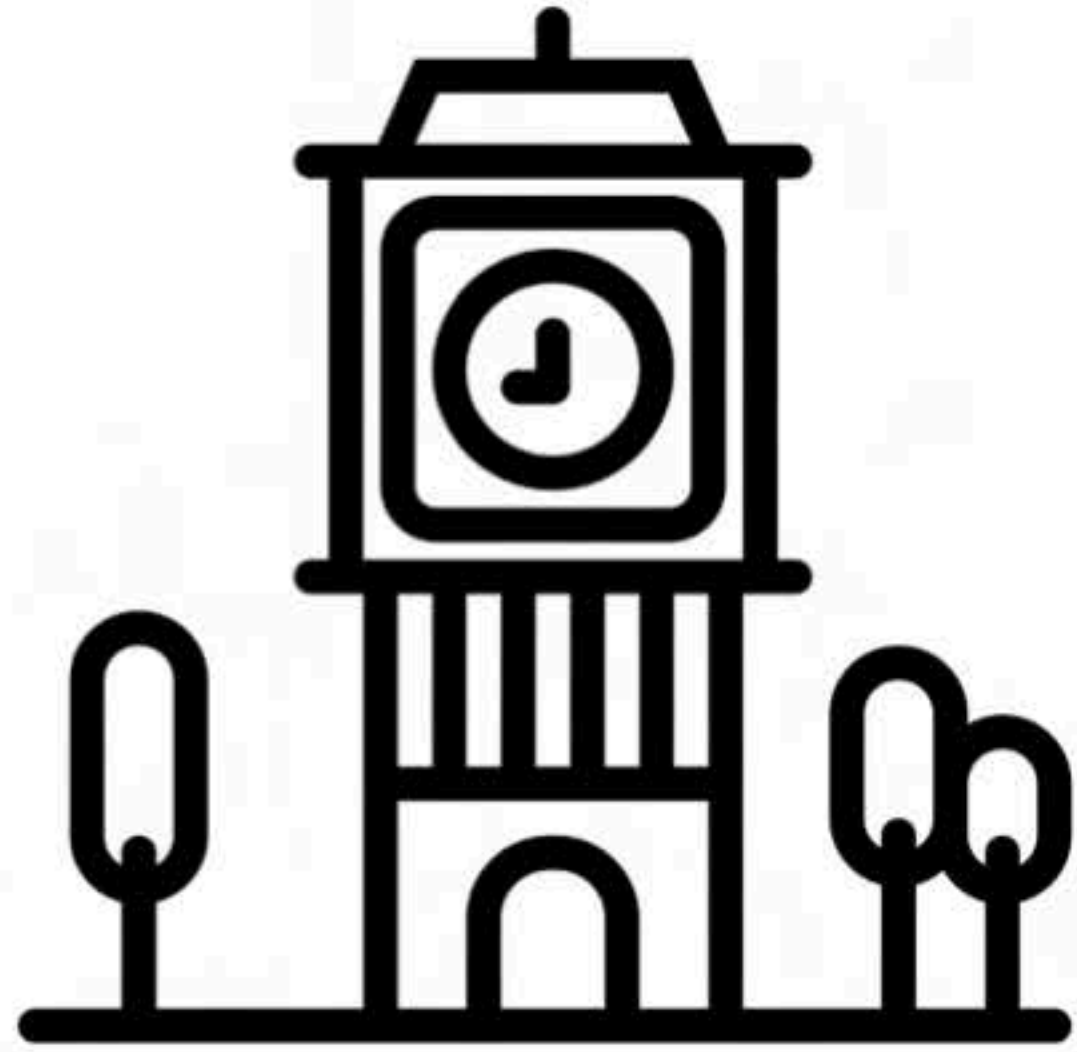


# Property Value Per Acre by Land Use

Eastern Shore, MD







# Historic Development

Analyzing Development Patterns Before and After  
Chesapeake Bay Bridge Construction







# Chesapeake Bay Bridge

Eastern Shore, MD

50

CHESAPEAKE BAY

POTOMAC RIVER



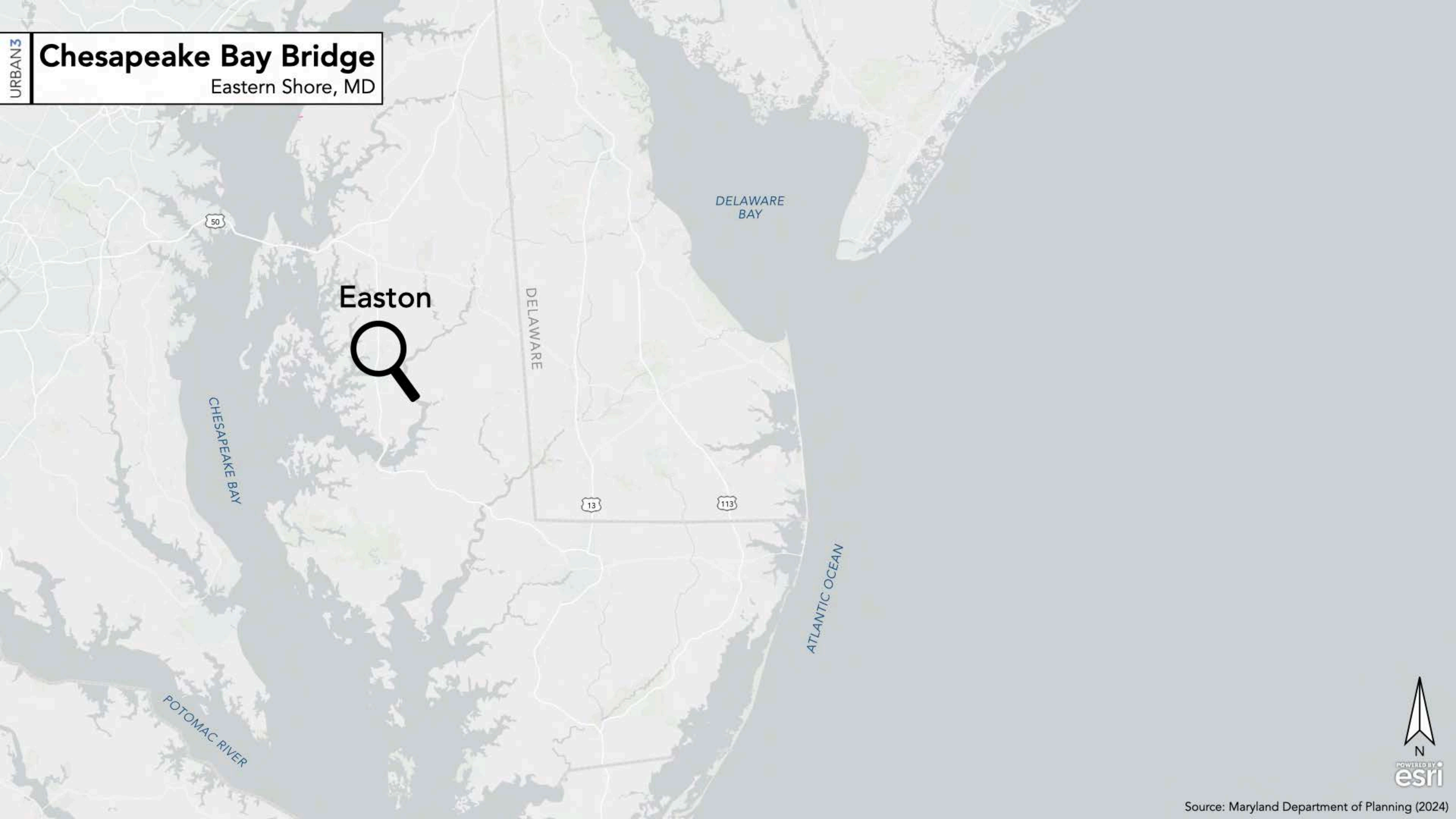
Construction completed  
**1952**





# Chesapeake Bay Bridge

Eastern Shore, MD



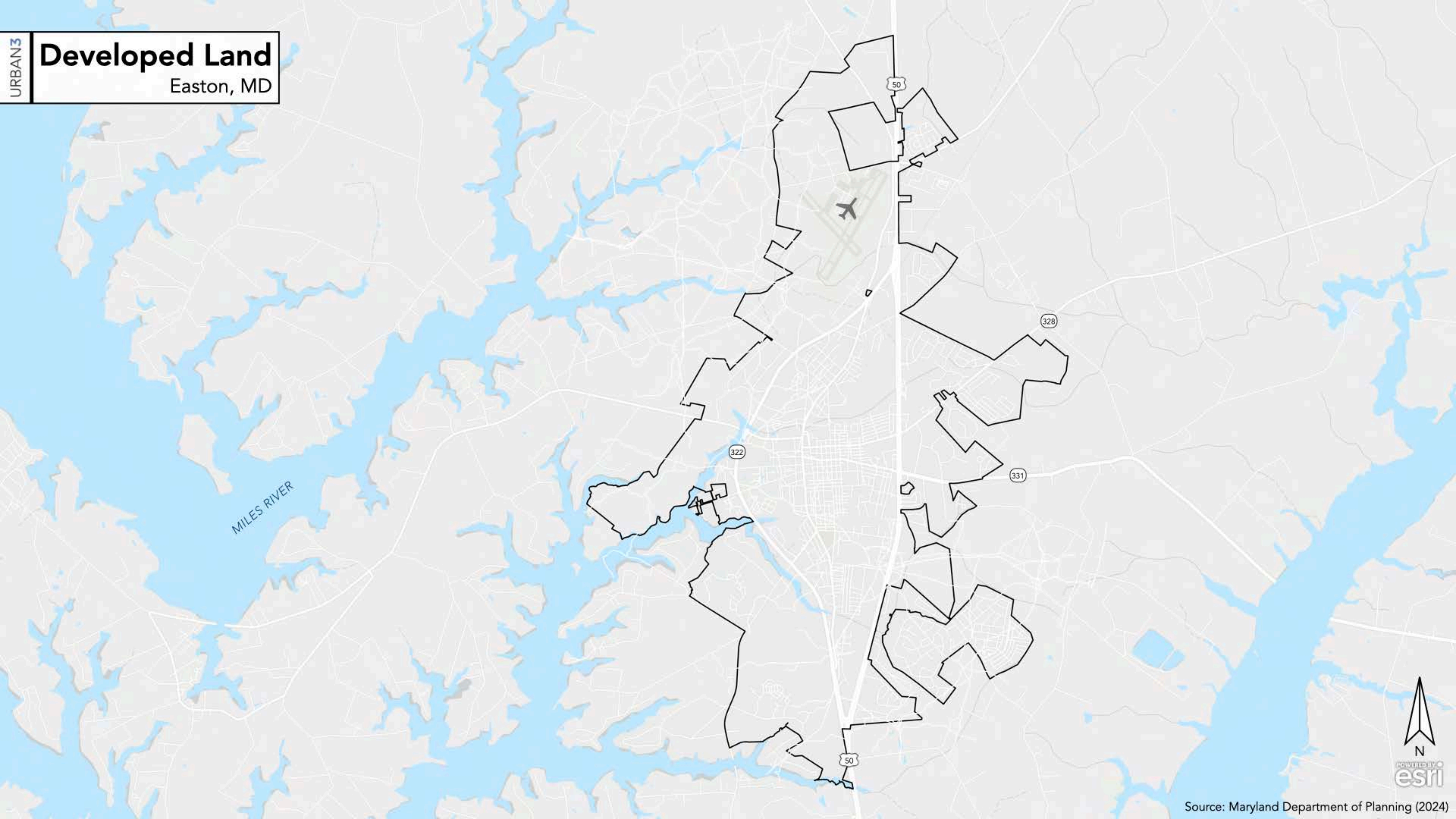
Easton





# Developed Land

Easton, MD





# Developed Land

Easton, MD



	Developed
	Not Developed

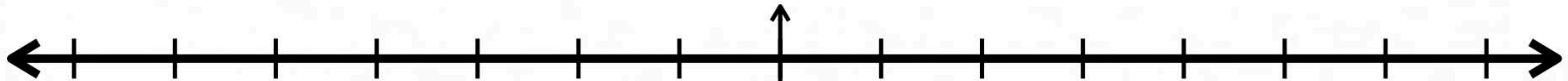


# Development Timeline

Eastern Shore, MD



1952

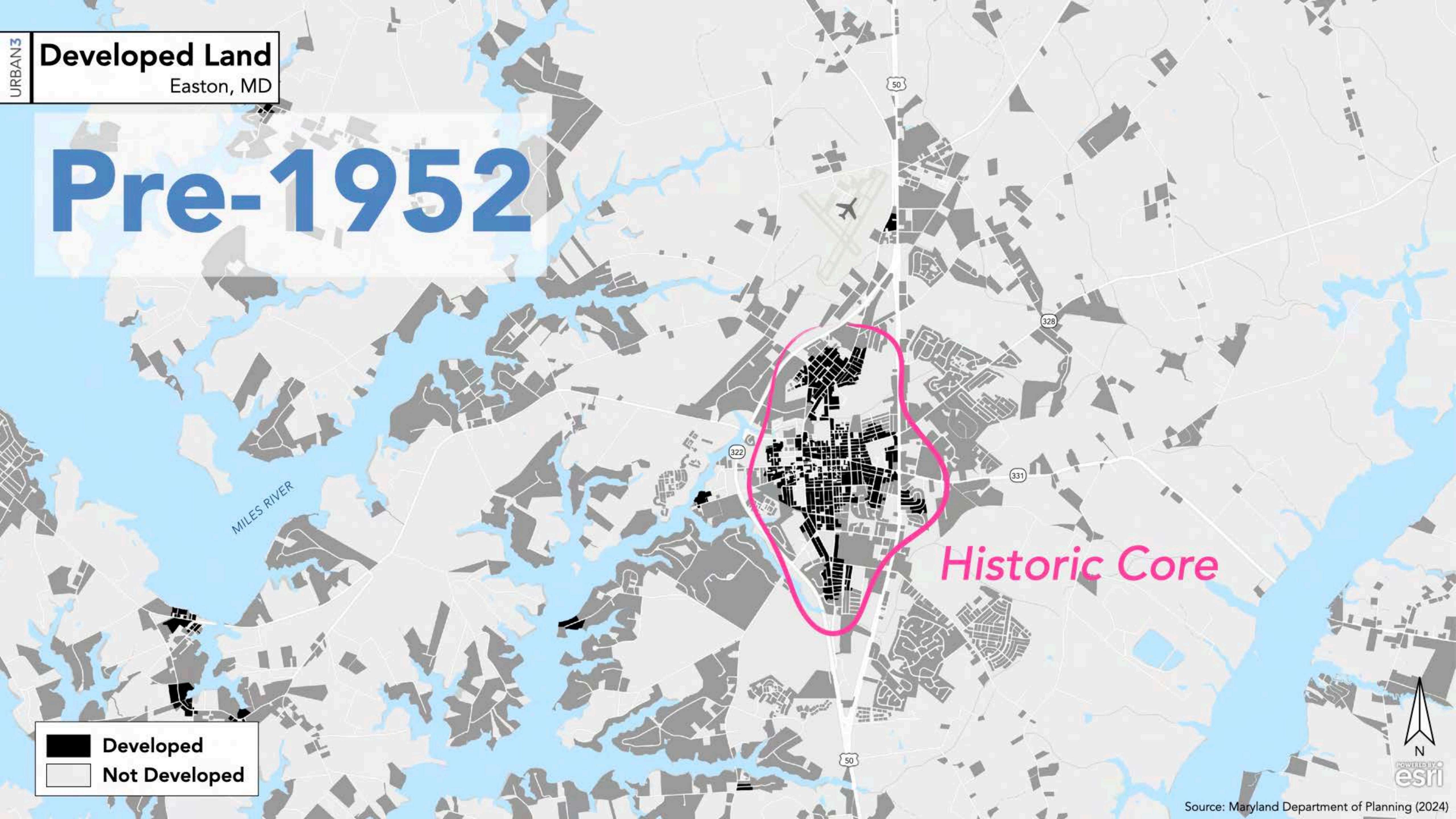


*Pre-1952*

*Post-1952*



# Pre-1952



MILES RIVER

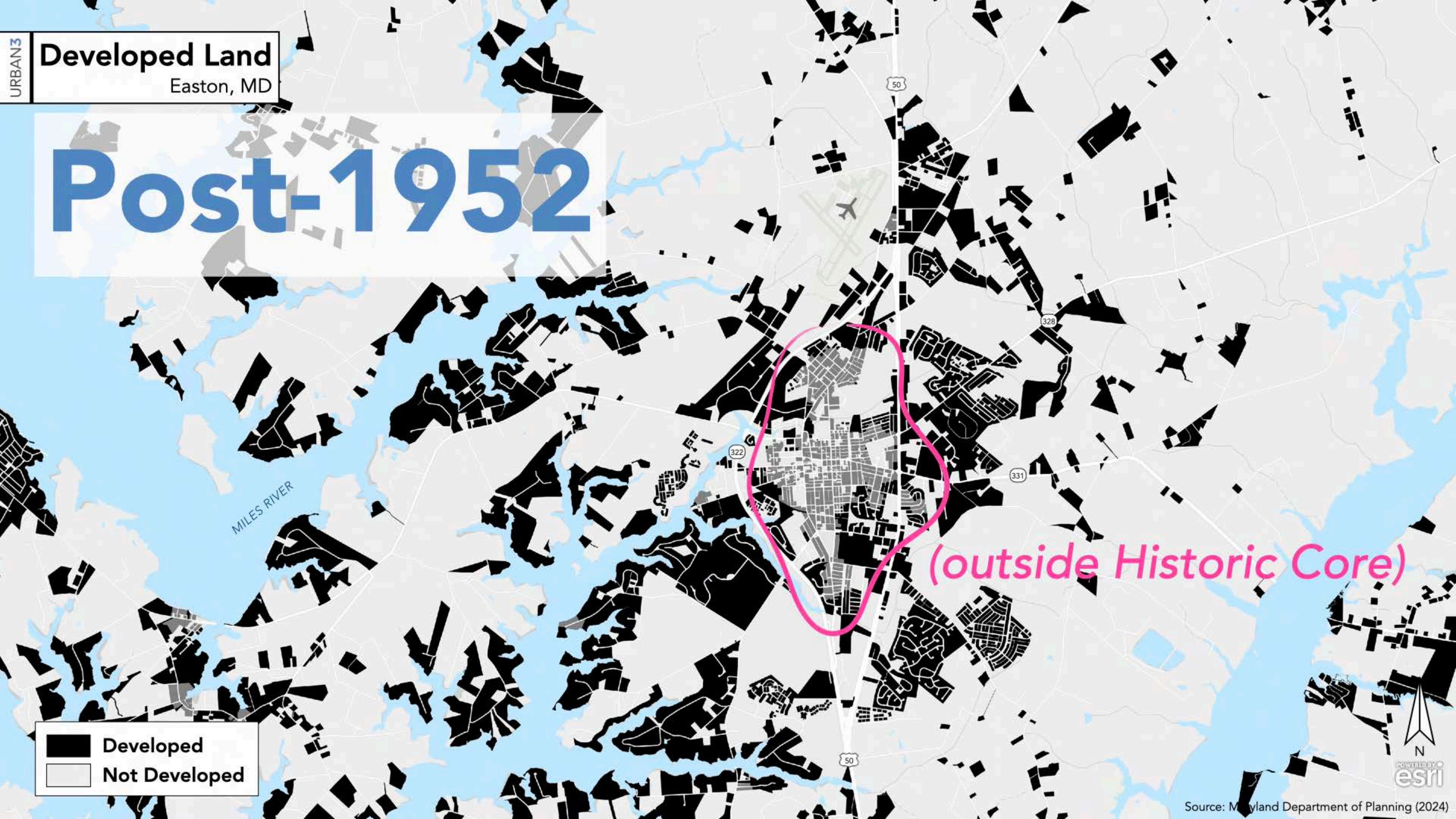
*Historic Core*

 **Developed**  
 **Not Developed**





# Post-1952



Legend:

- Developed
- Not Developed

*(outside Historic Core)*





# Developed Land

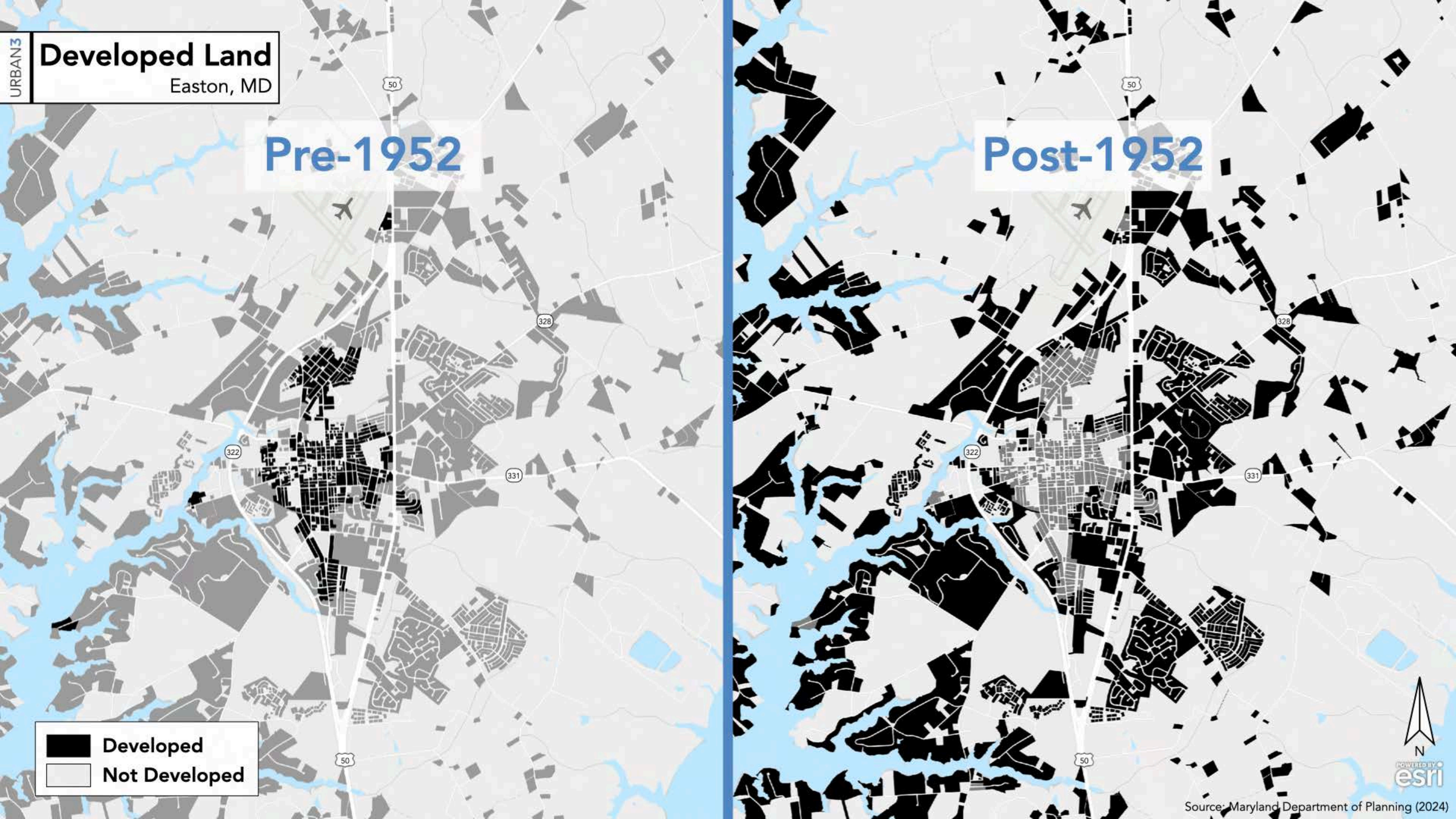
Easton, MD

## Pre-1952

 Developed

 Not Developed

## Post-1952



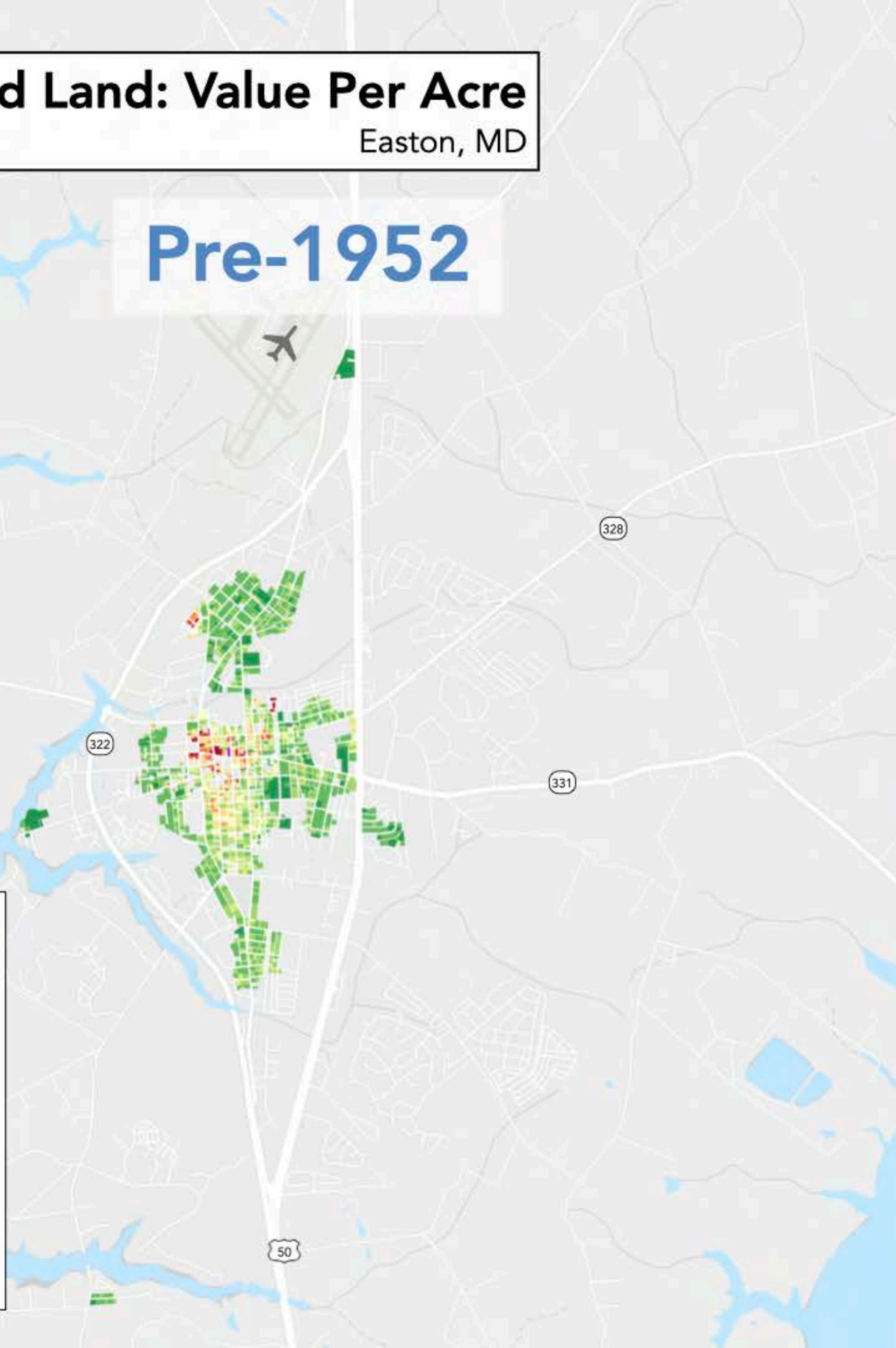
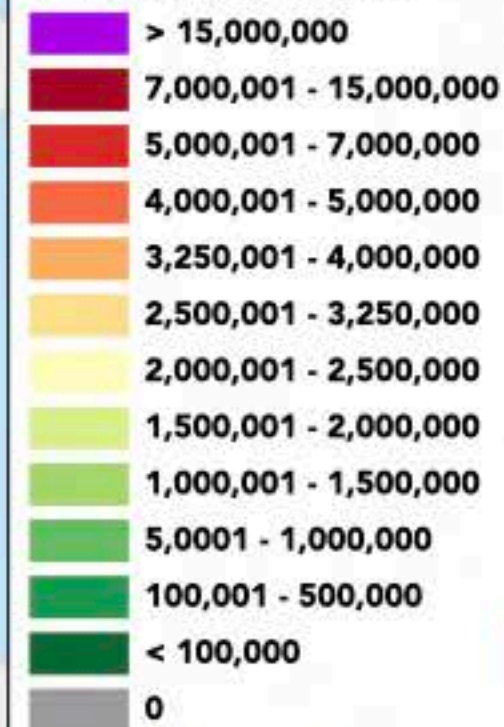


# Developed Land: Value Per Acre

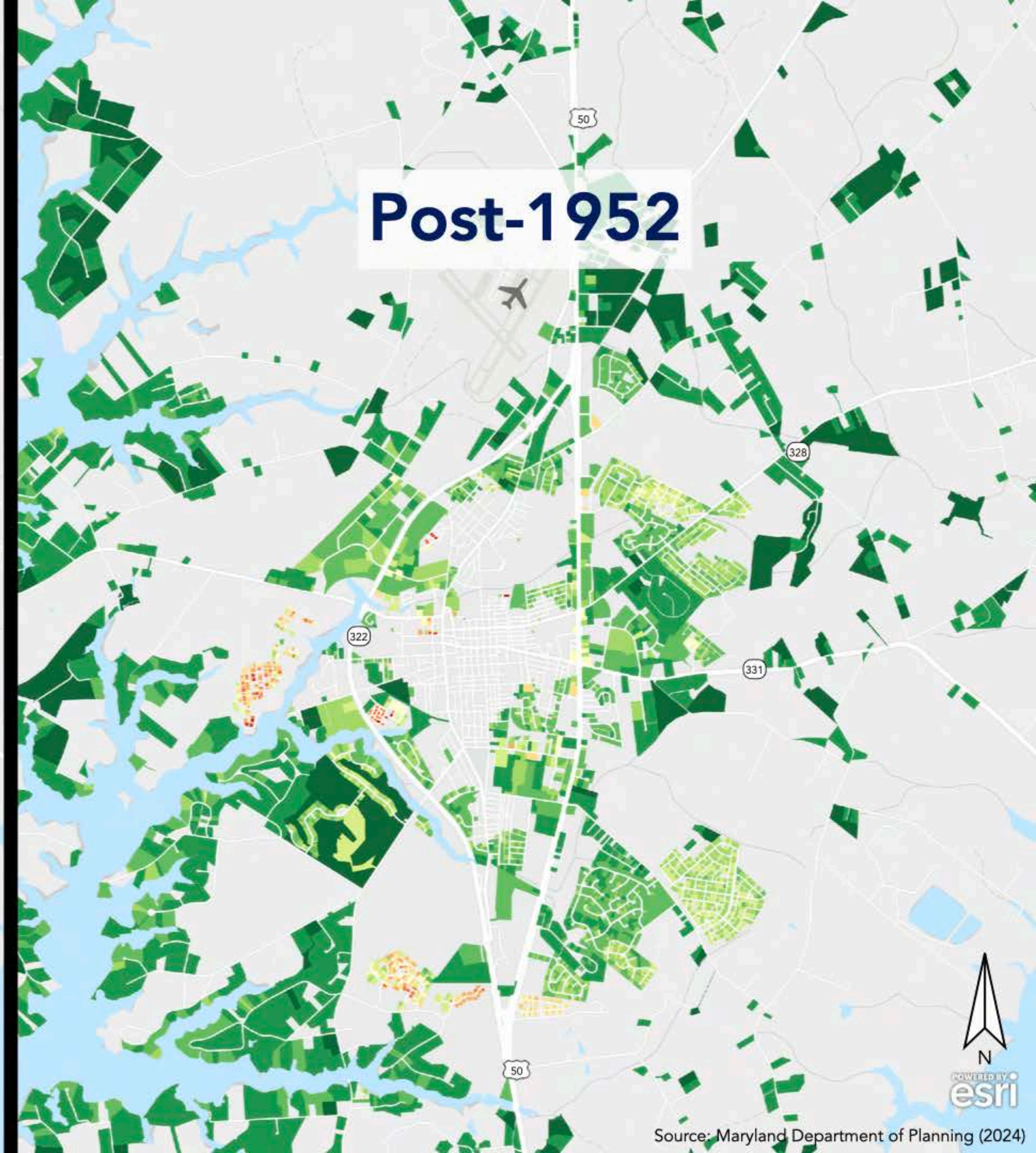
Easton, MD

## Pre-1952

### Taxable Value Per Acre (\$)



## Post-1952





# Developed Land: Value Per Acre

Easton, MD

## Pre-1952

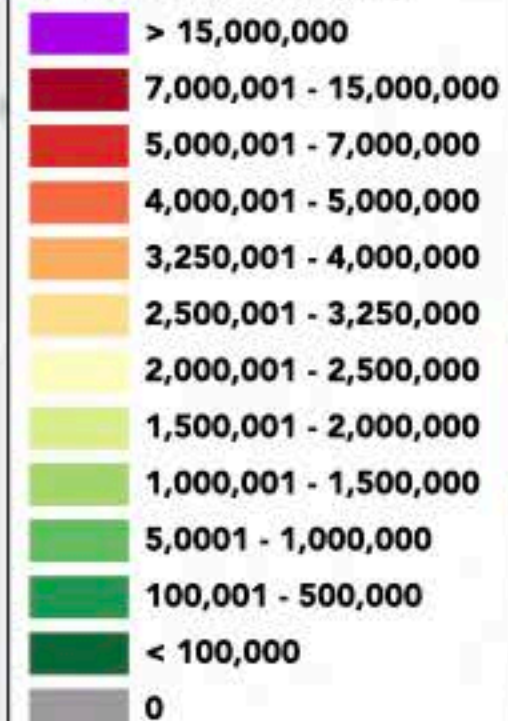
\$557K

## Post-1952

\$220K

# Average Value Per Acre

### Taxable Value Per Acre (\$)





# Developed Land Comparison

Eastern Shore, MD

## Pre-1952



Single Family Attached



Mixed Use

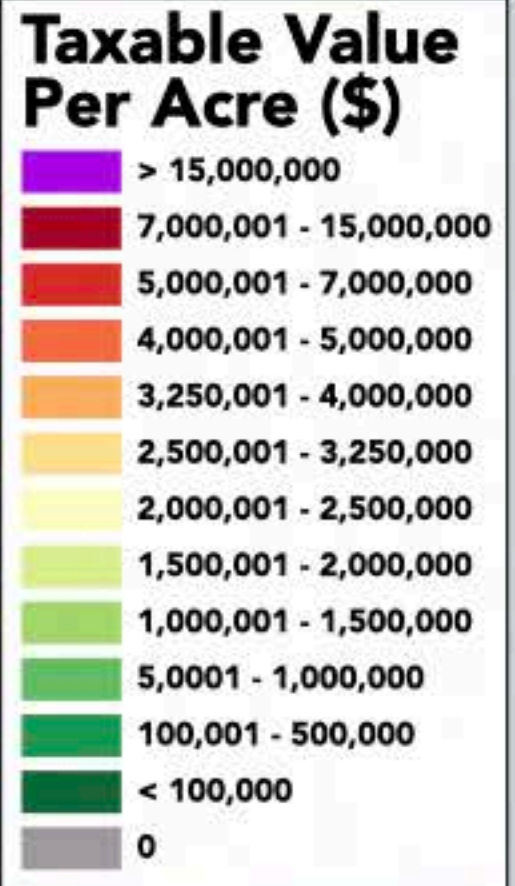
## Post-1952



Commercial



Single Family Detached



Total Developed Acres

10,000

163,000

State Property Tax Revenue Per Acre

\$620

\$250

Average Value Per Acre

\$557,000

\$220,000



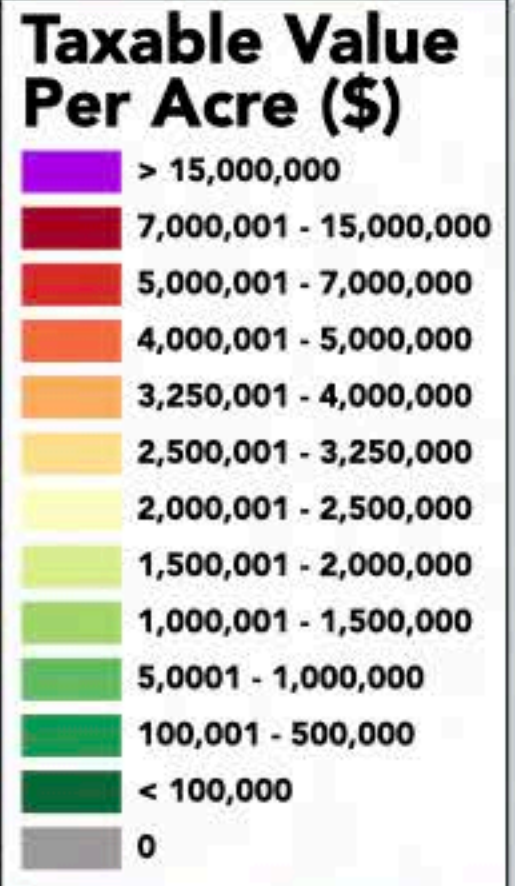


# Developed Land Comparison

Eastern Shore, MD

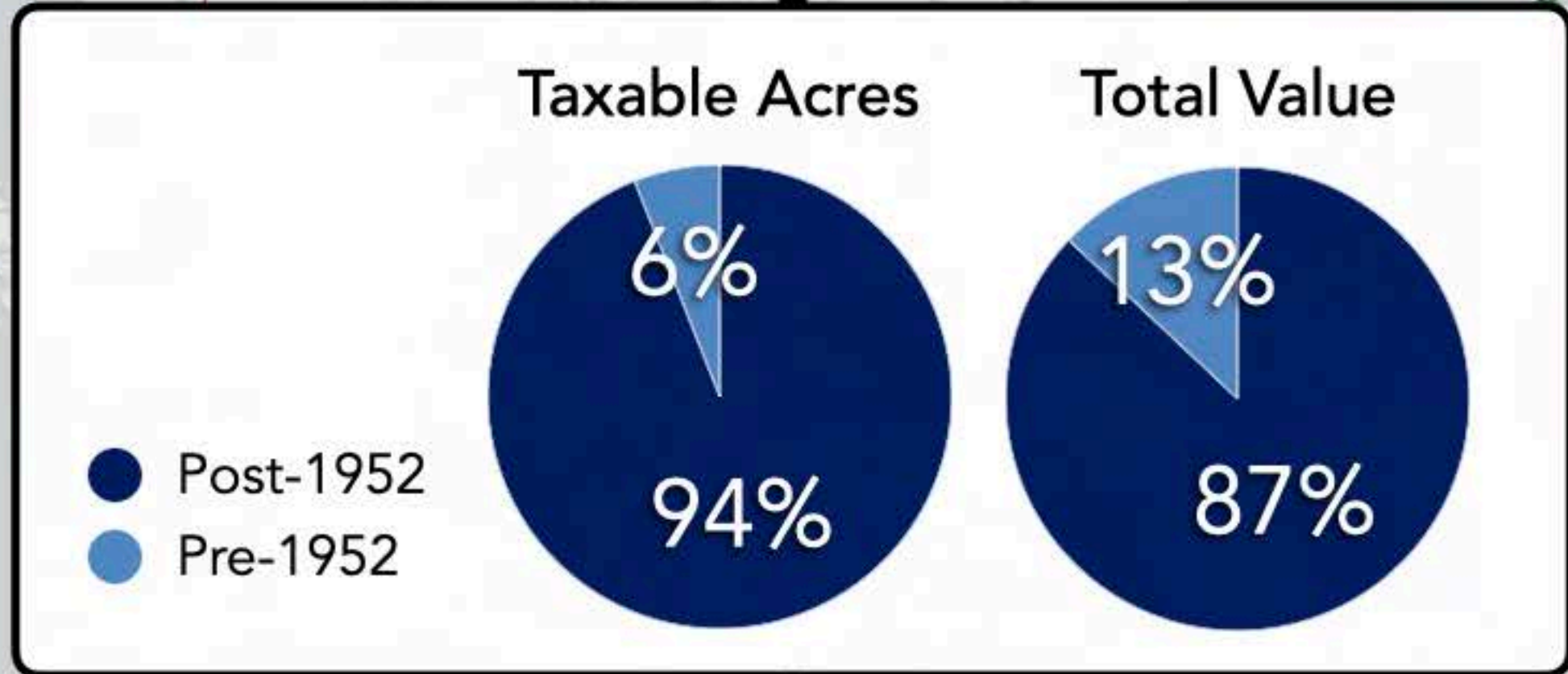
## Pre-1952

## Post-1952

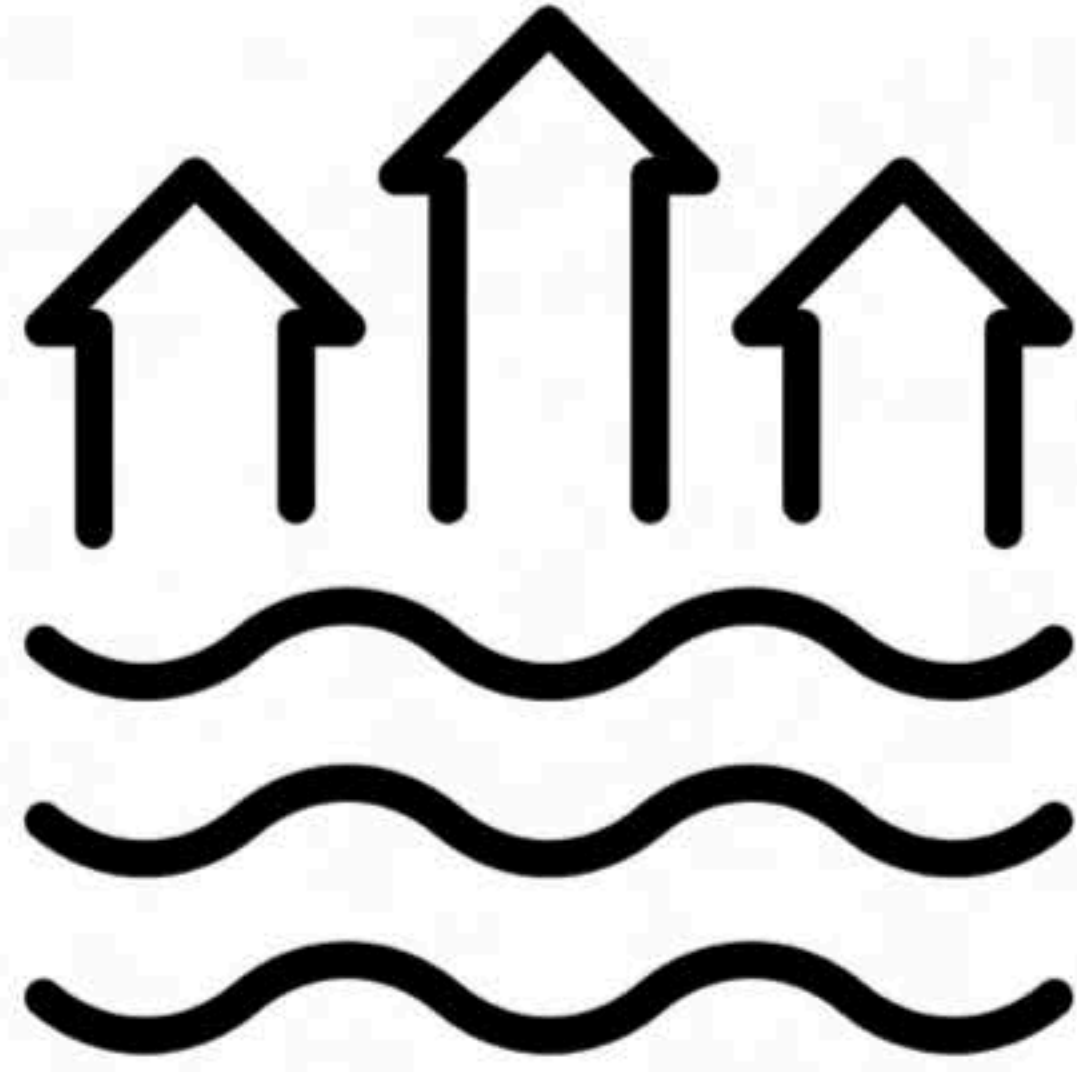


# 1:2.3

# 1:0.9







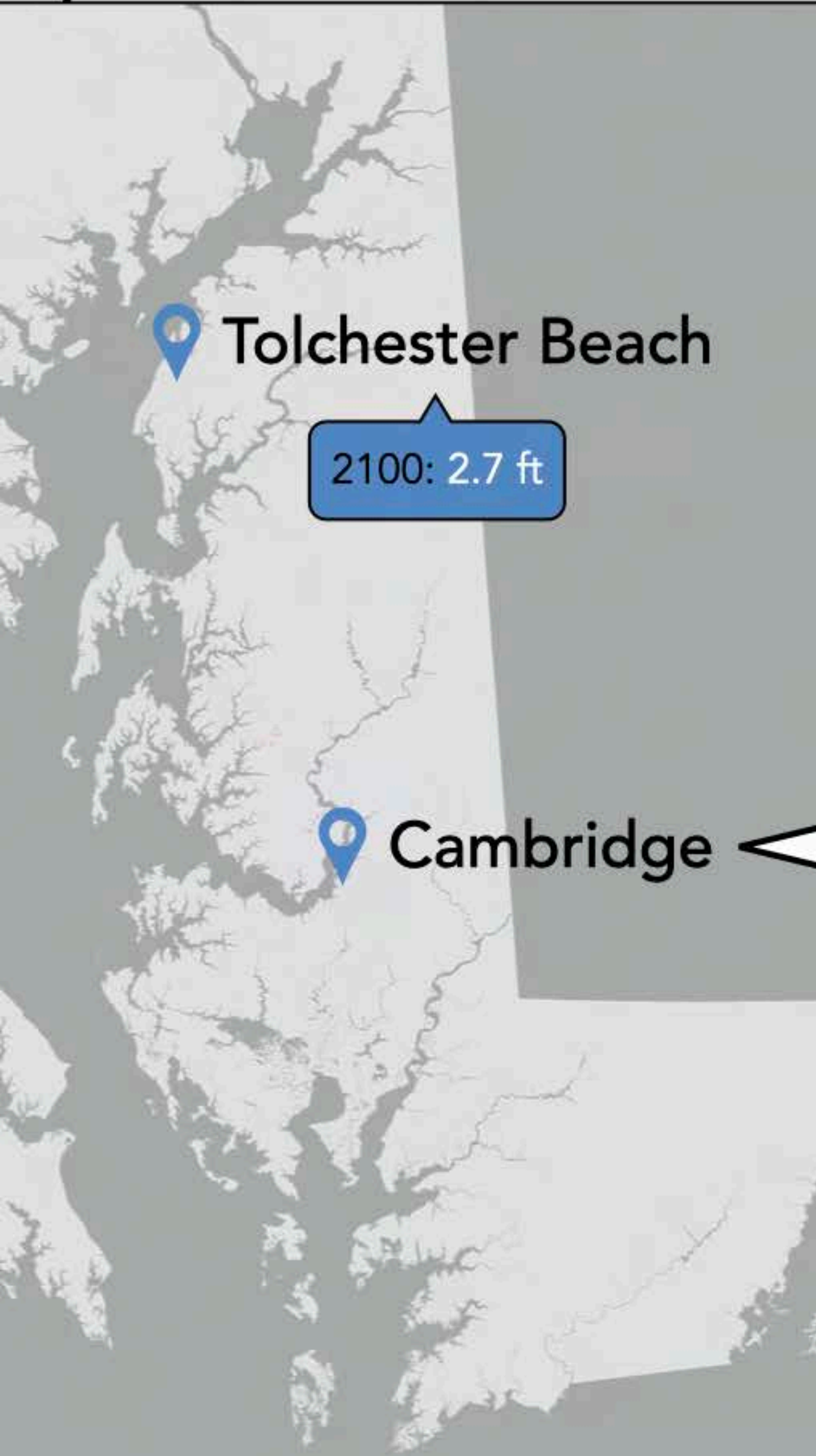
# Sea Level Rise

Projections Up To 10 Feet



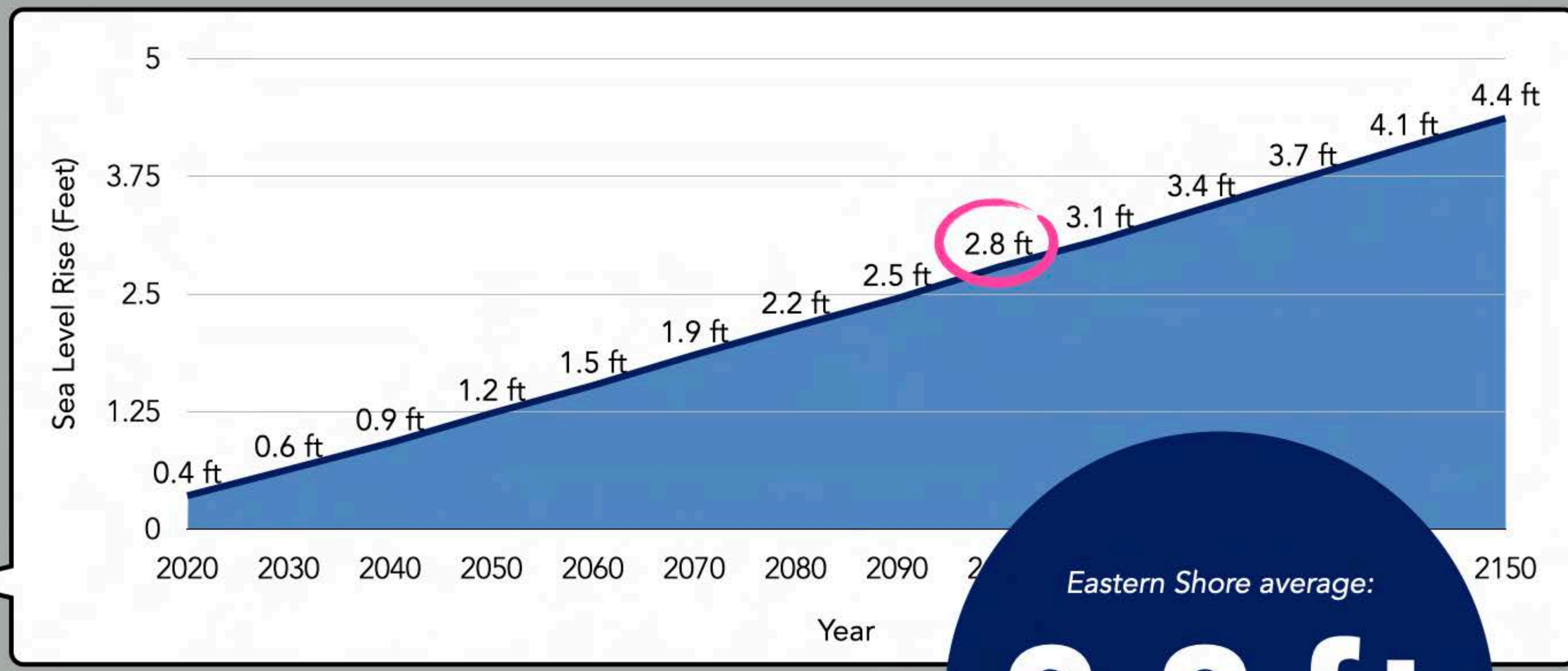
# Sea Level Rise Projections, 2100

Eastern Shore, MD



2100: 2.7 ft

2100: 3.0 ft



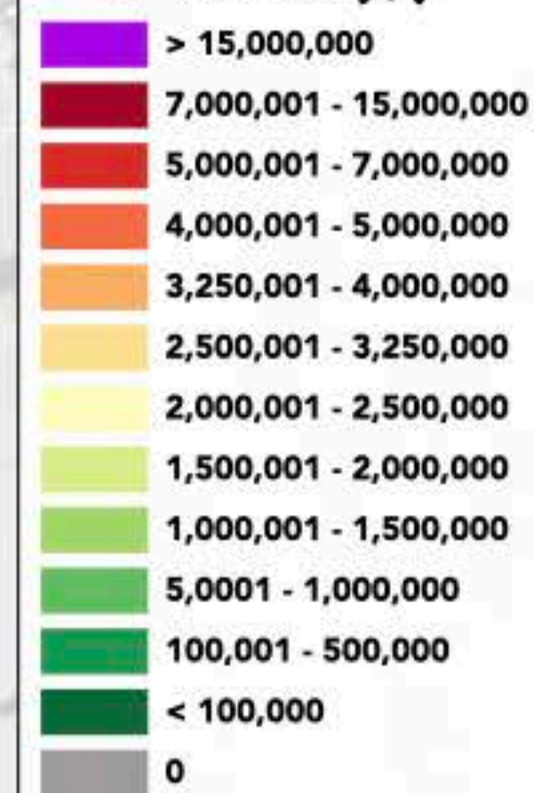
Eastern Shore average:  
**2.8 ft**  
by 2100



# Sea Level Rise Impact

Eastern Shore, MD

## Taxable Value Per Acre (\$)



Chestertown

Centreville

Easton

Stevensville

Grasonville

Cambridge

Snow Hill

Princess Anne

Philadelphia

DELAWARE BAY

DELAWARE

VIRGINIA

ATLANTIC OCEAN

CHESAPEAKE BAY

Blackwater National Wildlife Refuge



VGIN, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS

Source: Maryland Department of Planning (2024), NOAA Sea Level Rise, SLOSH Category 4 Storm Surge



# Sea Level Rise Impact

Eastern Shore, MD

Road Miles

1%

Lost: 90

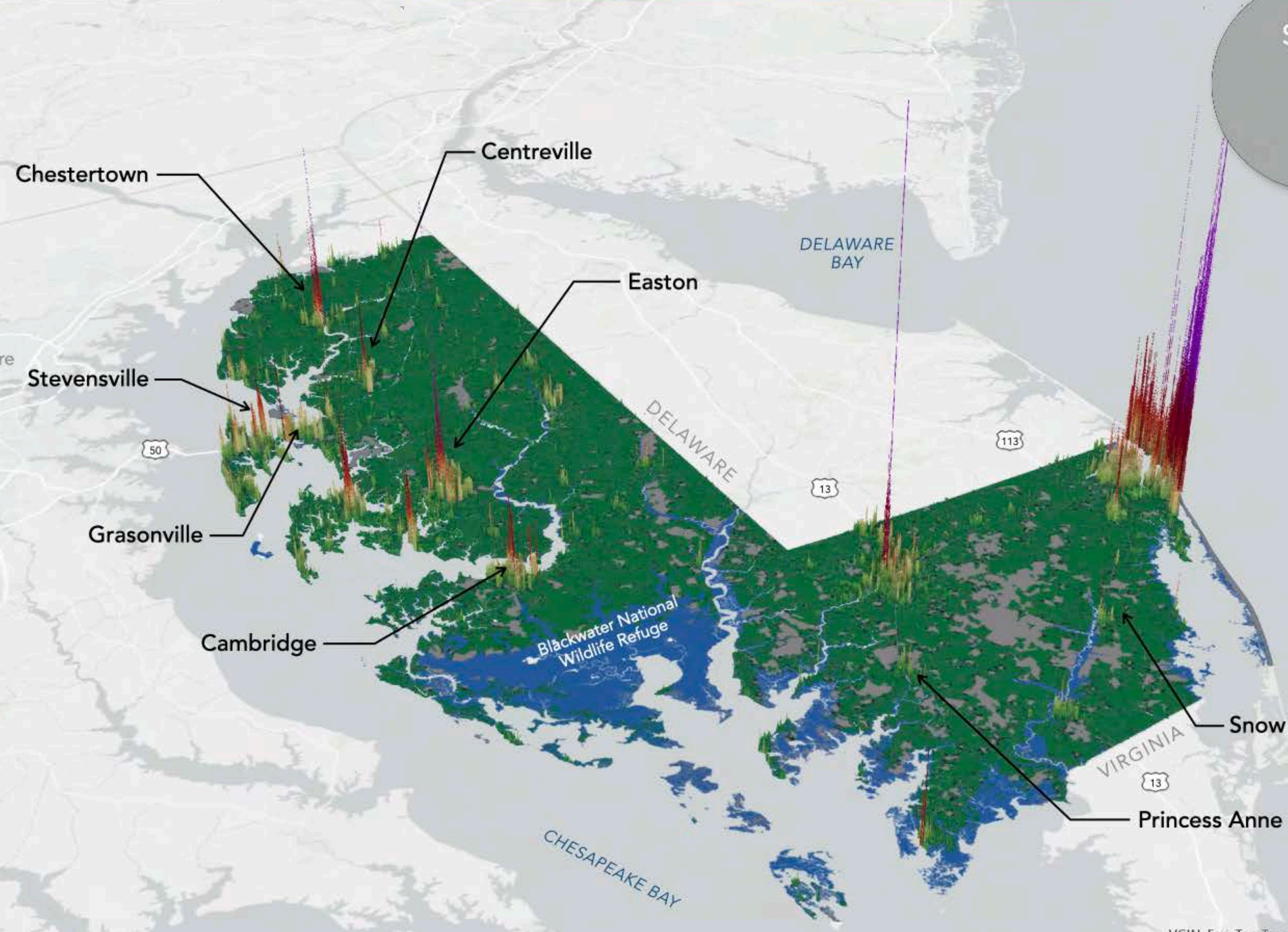
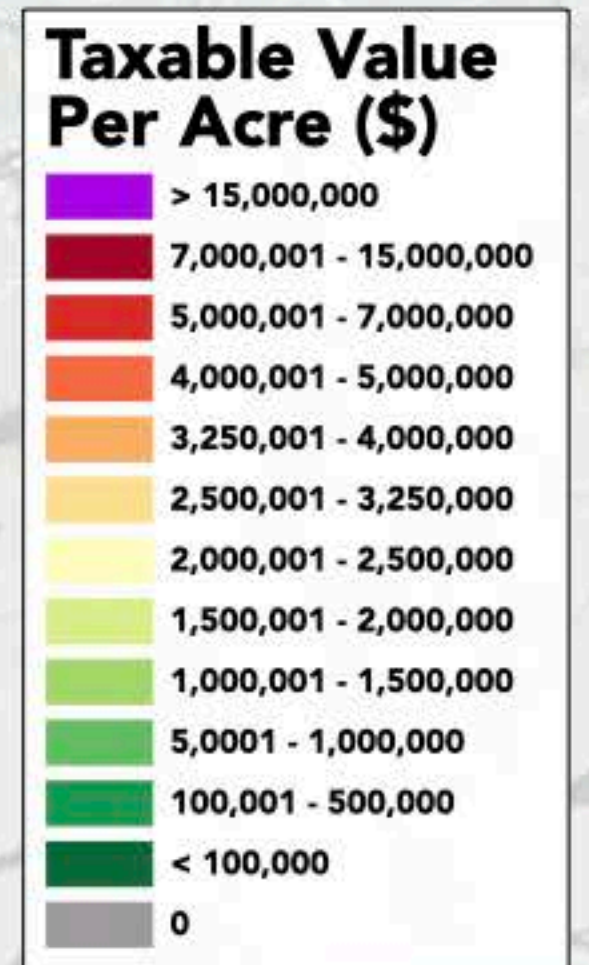
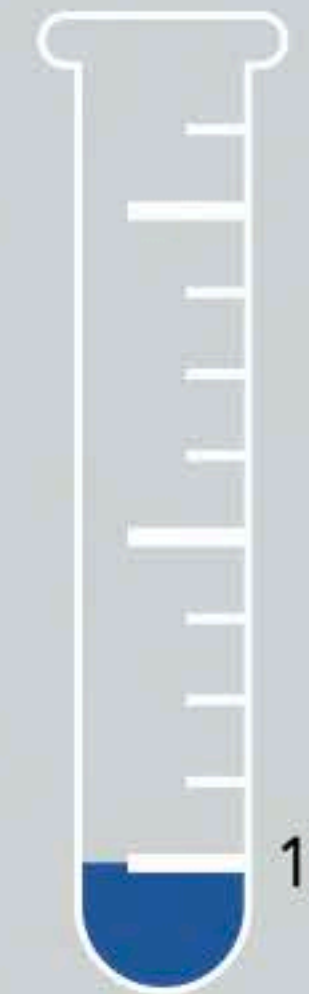
Value

Lost \$0.1B

Land

Lost 130K acres

## Sea Level Rise



ATLANTIC OCEAN





# Sea Level Rise Impact

Eastern Shore, MD

Road Miles

4%

Lost: 266

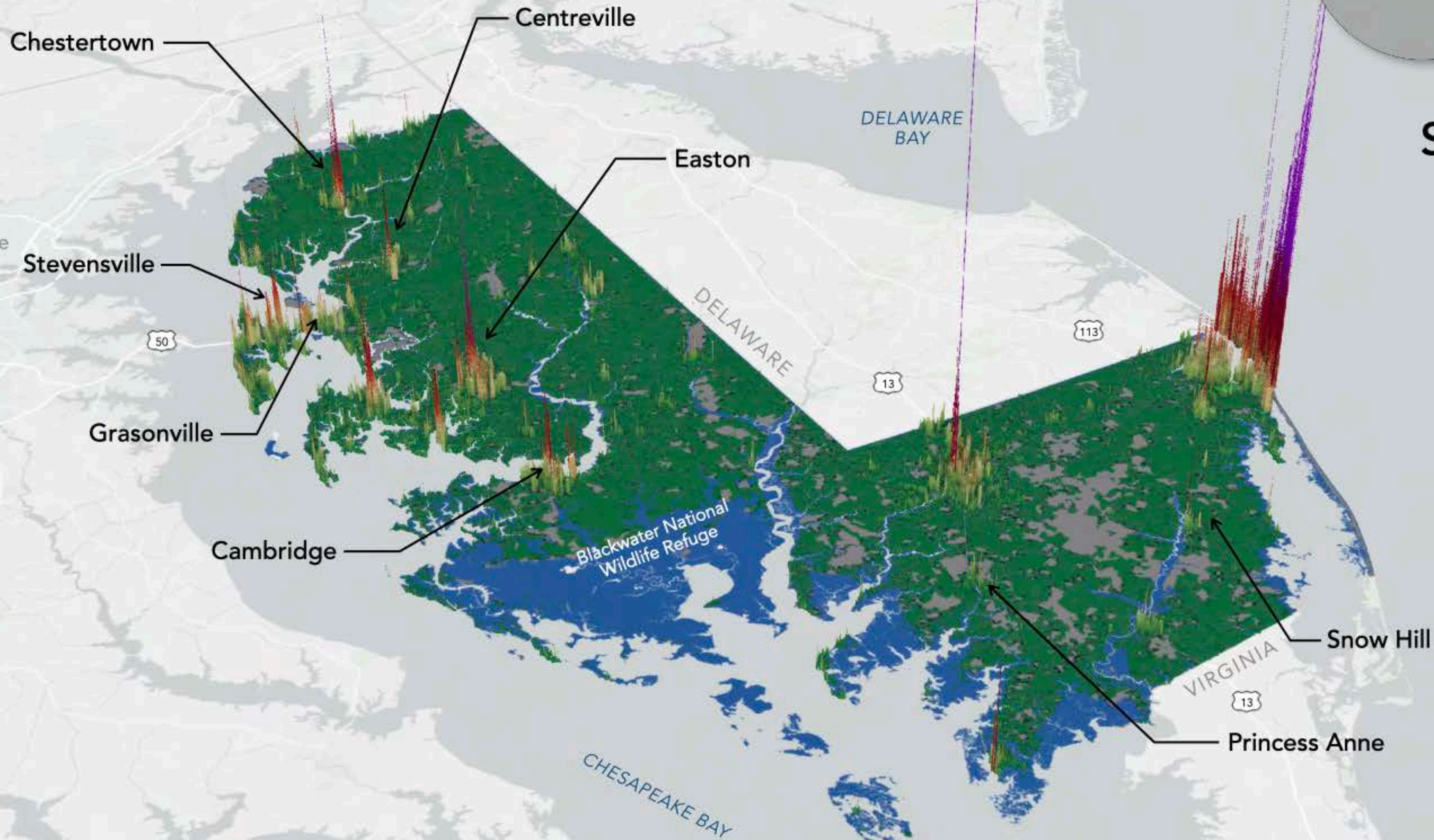
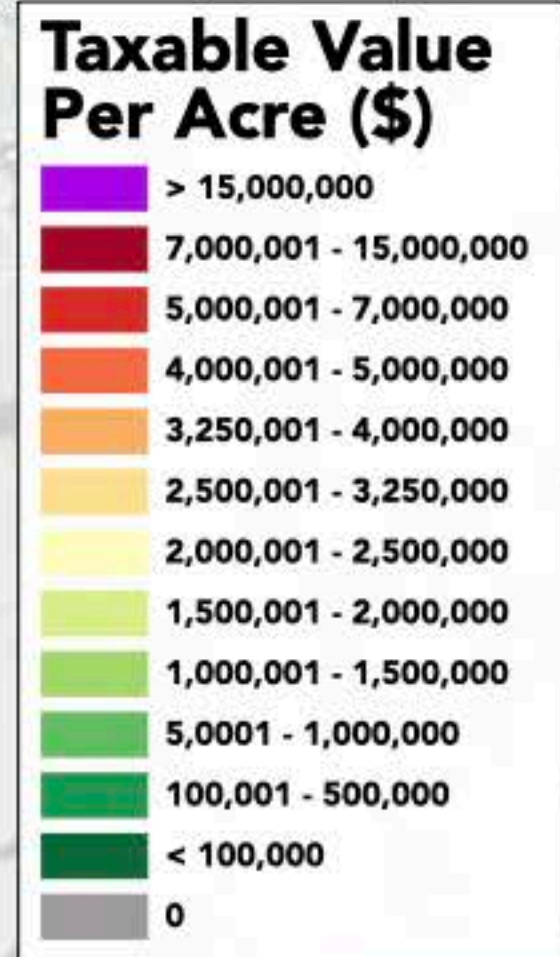
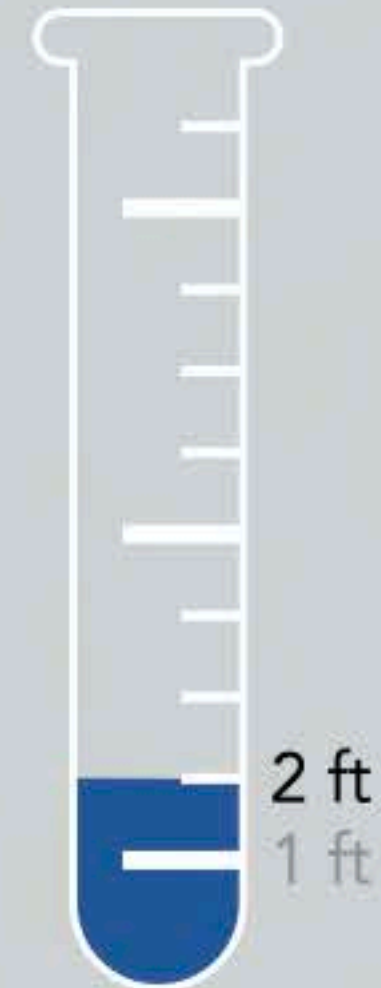
Value

Lost \$0.5B

Land

Lost 230K acres

## Sea Level Rise



ATLANTIC OCEAN



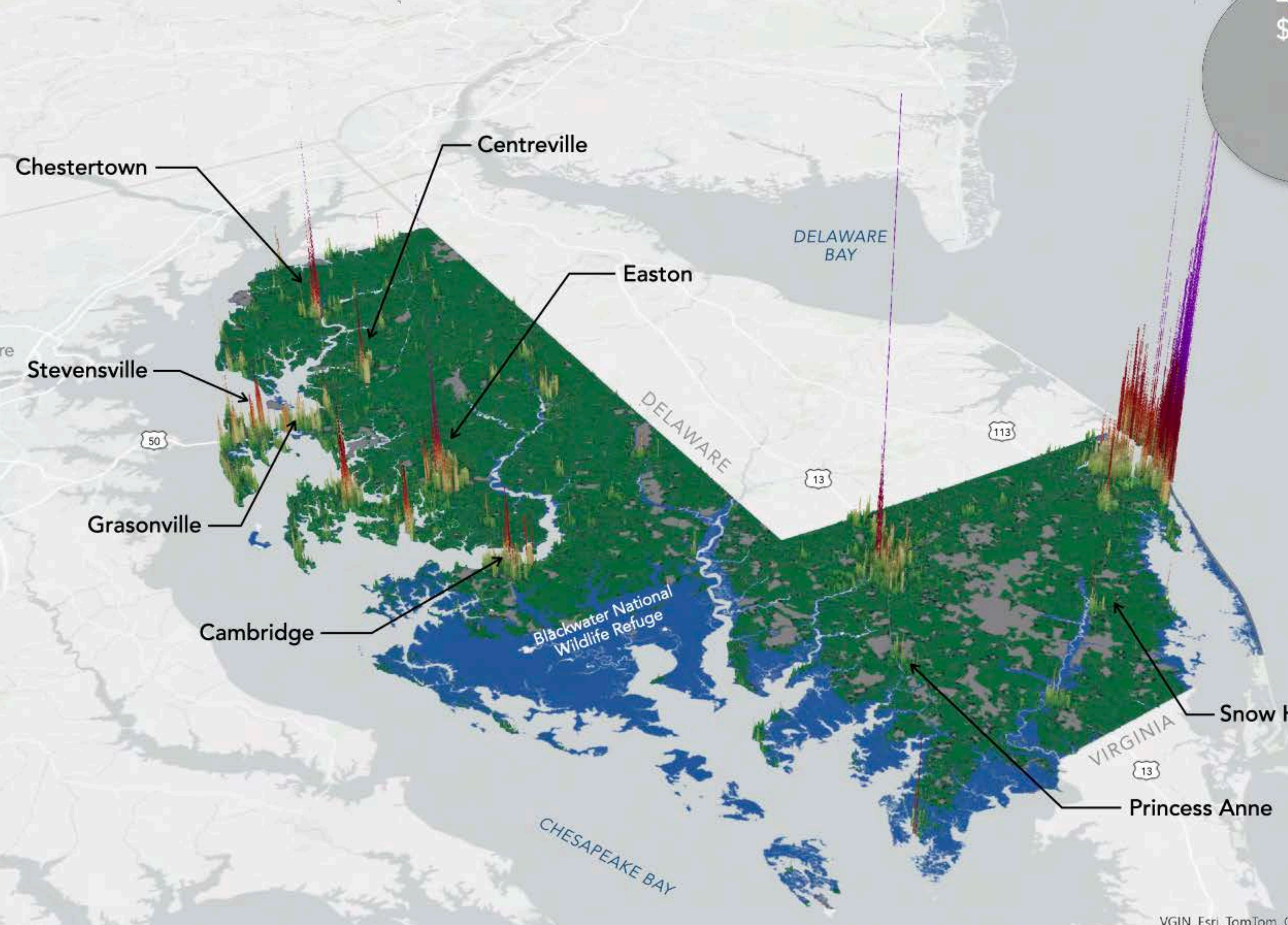
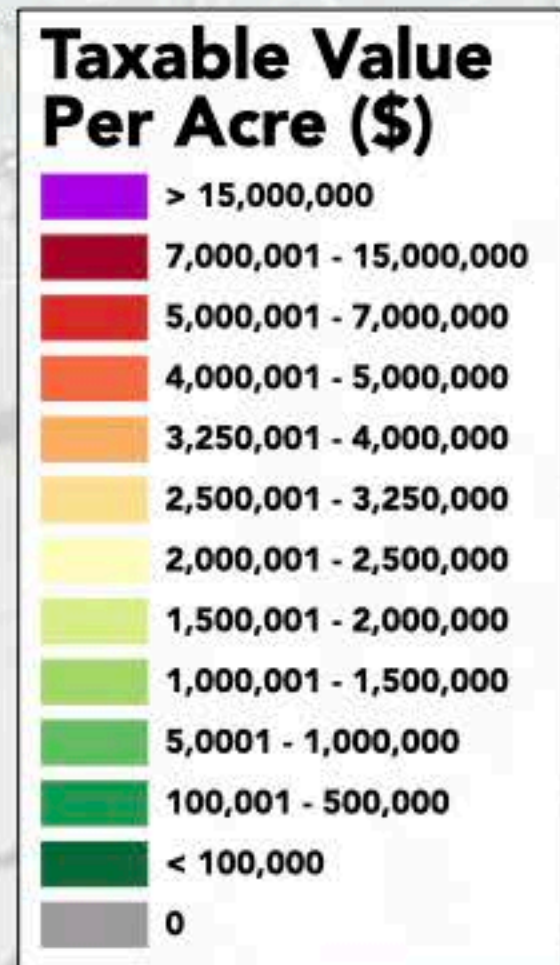
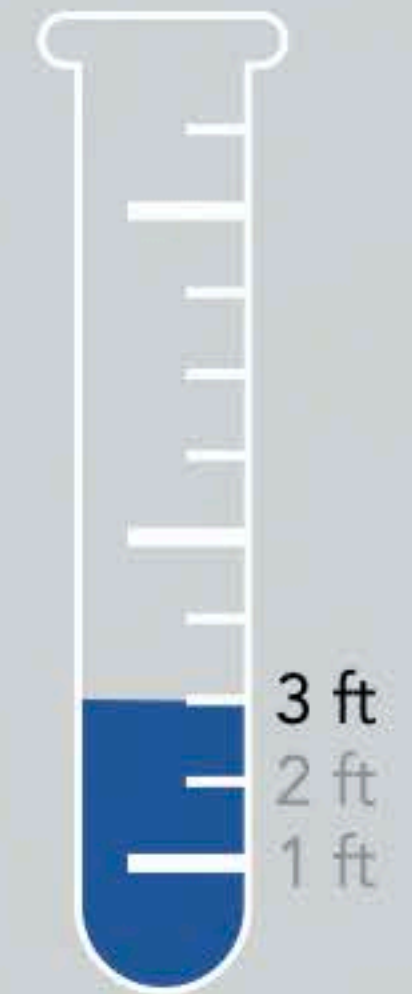


# Sea Level Rise Impact

Eastern Shore, MD



## Sea Level Rise



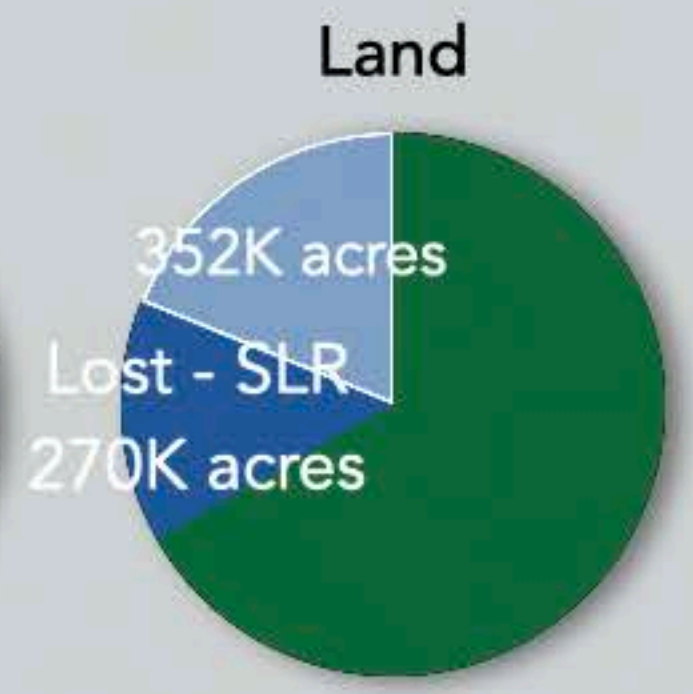
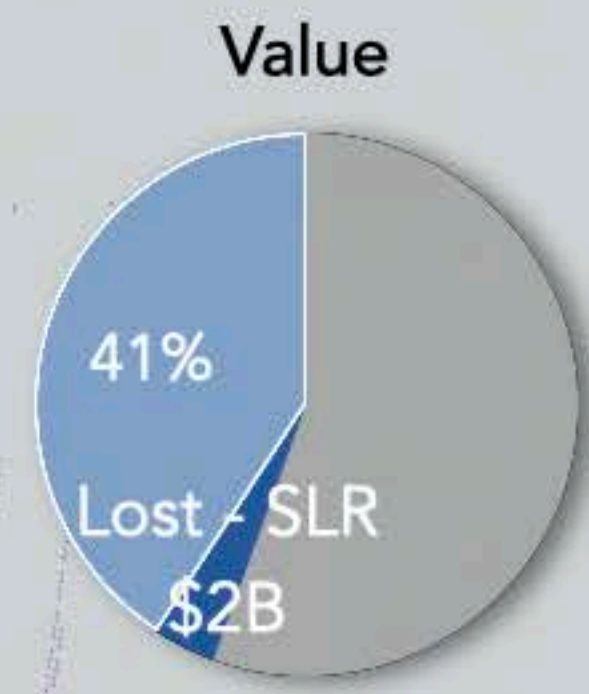
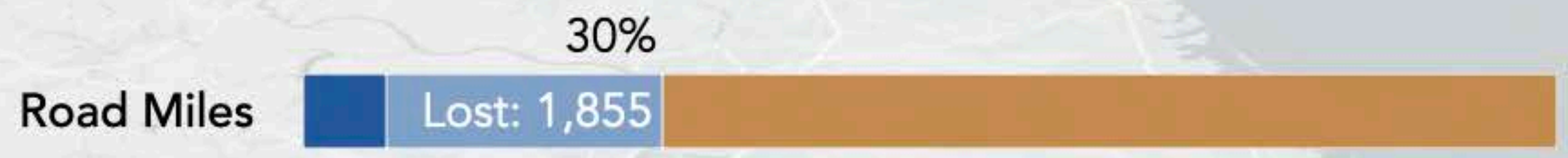
ATLANTIC OCEAN



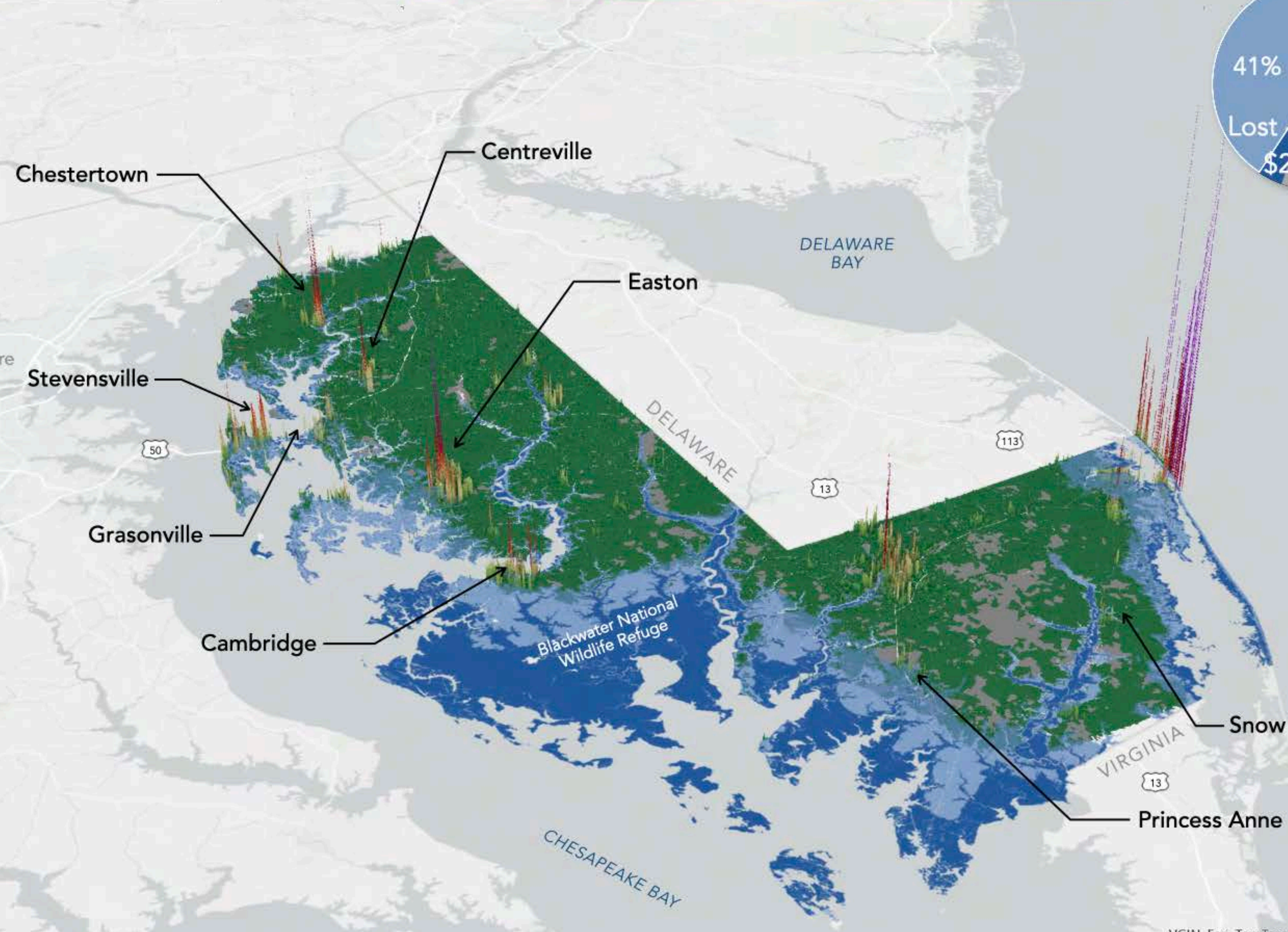
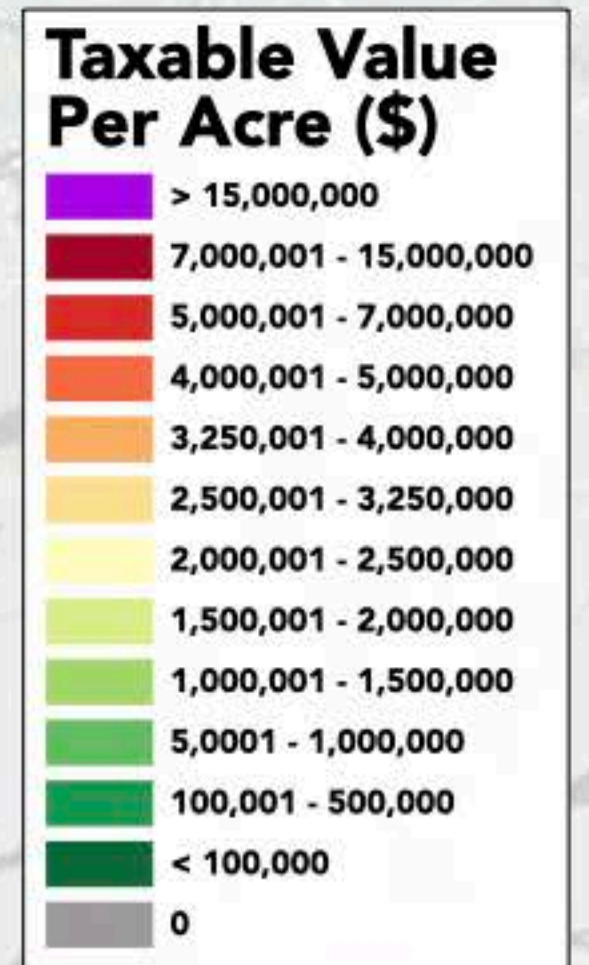


# Sea Level Rise Impact

Eastern Shore, MD



## Sea Level Rise



\*Storm surge flooding is similar to 10 feet of sea level rise.

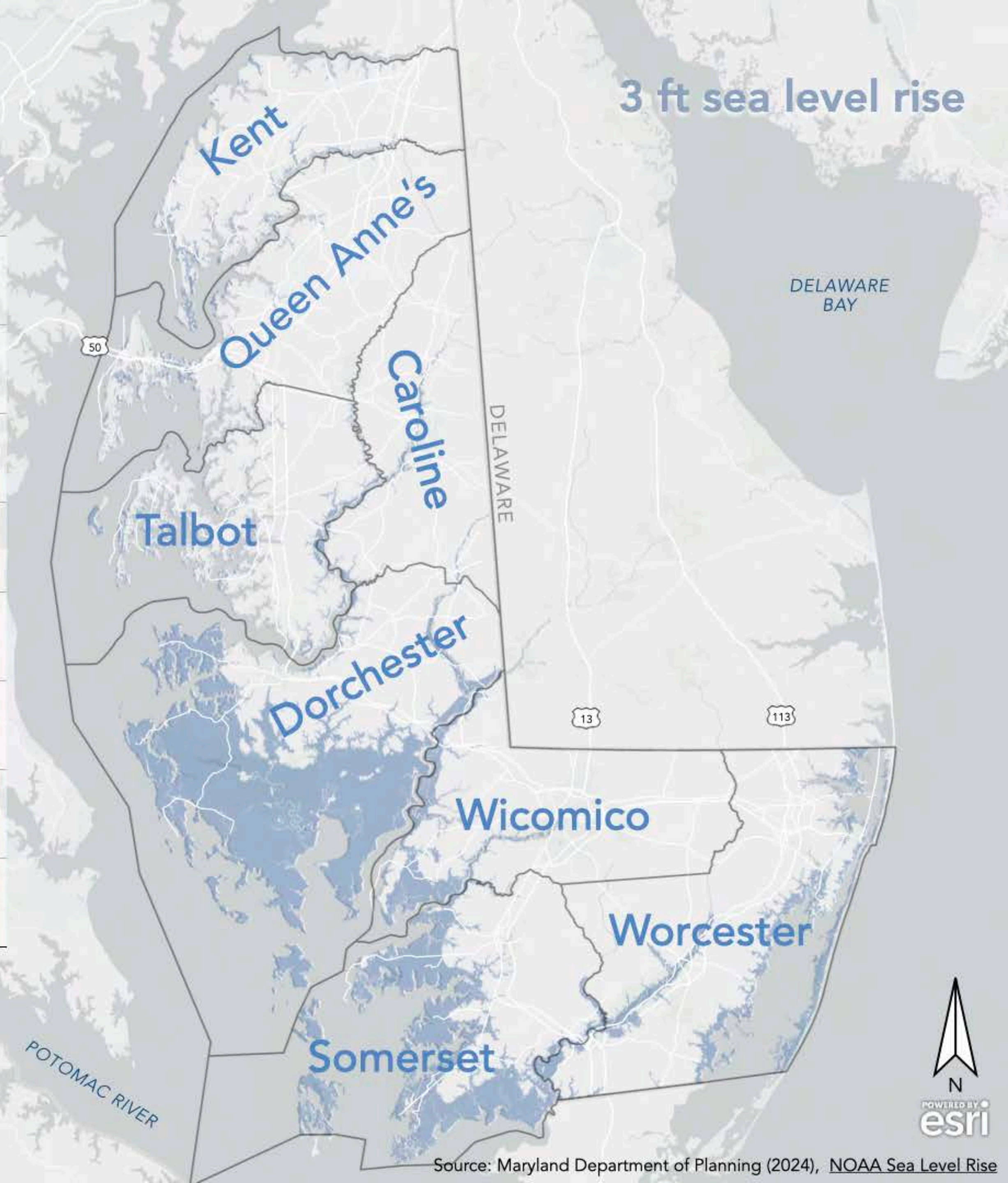
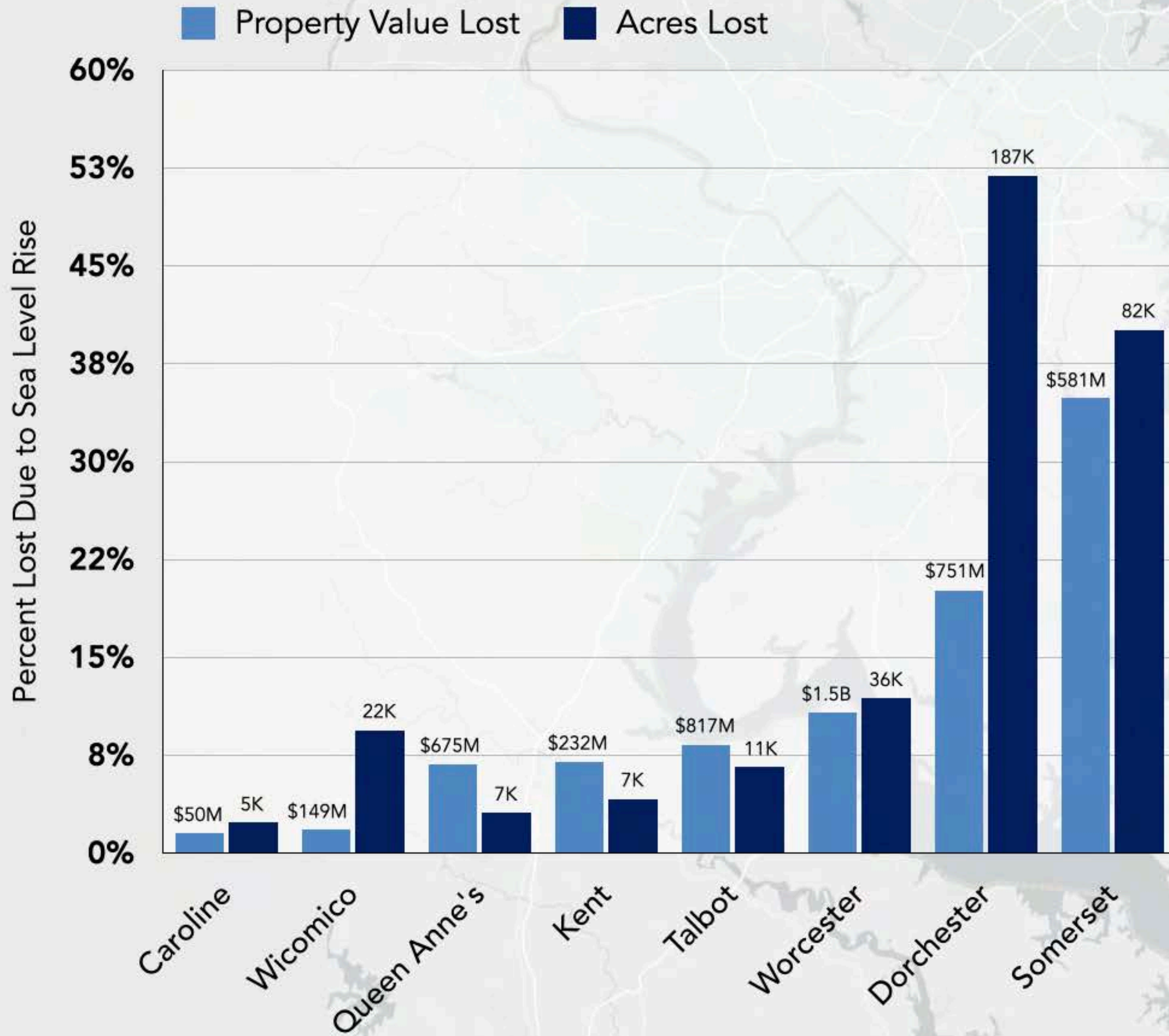




# Impact of Sea Level Rise by County, 2100

Eastern Shore, MD

3 ft sea level rise

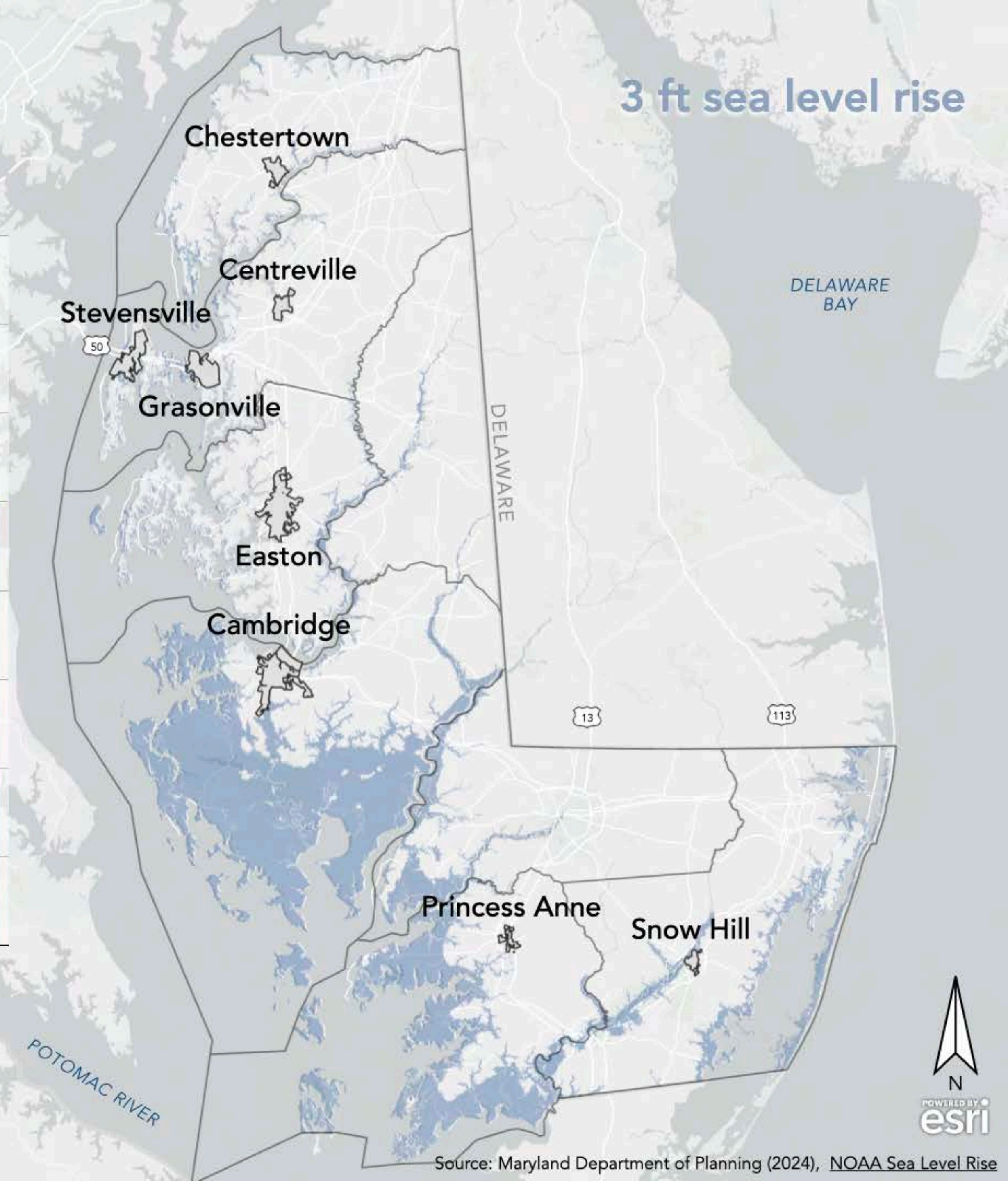
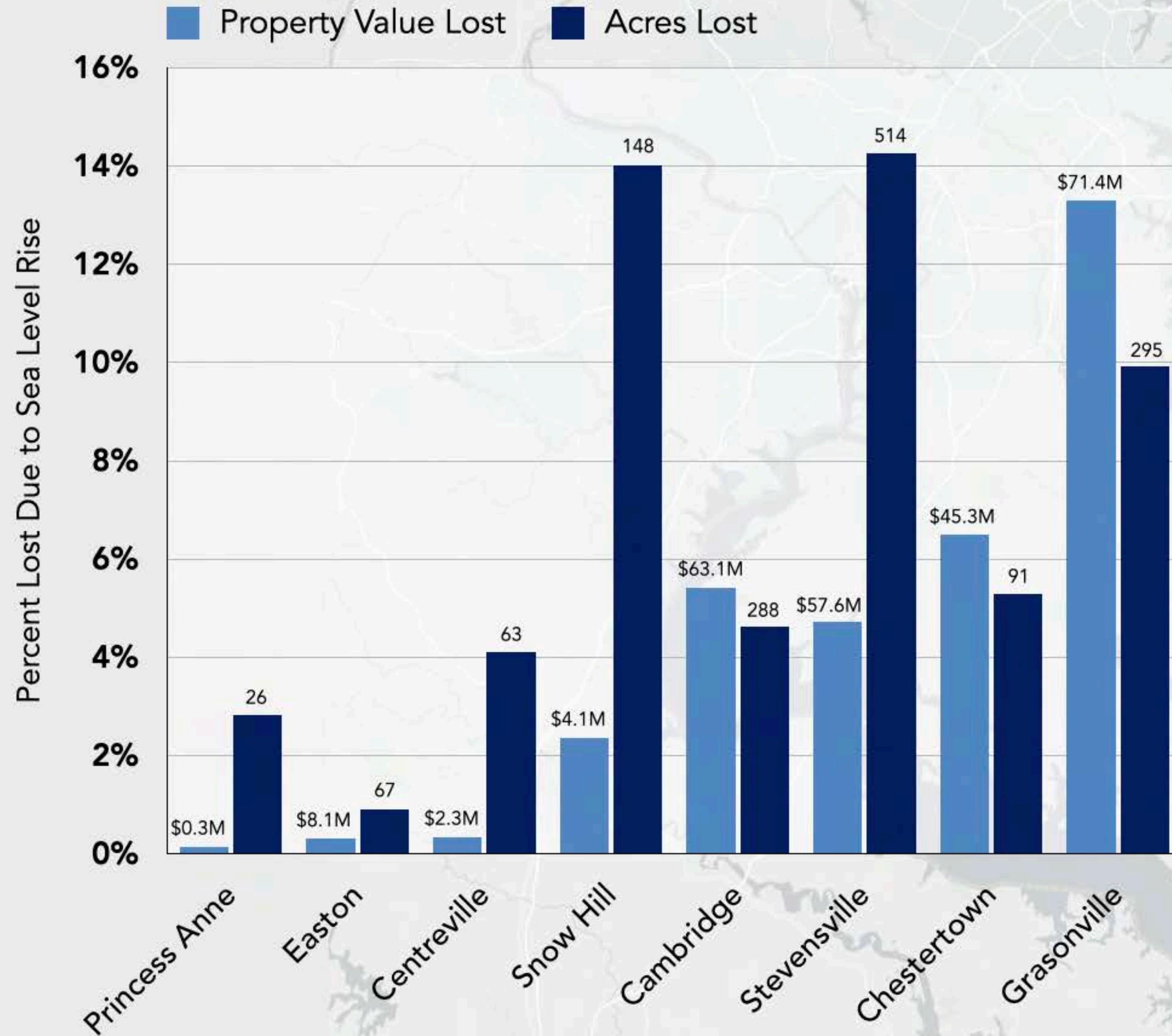




# Impact of Sea Level Rise by City, 2100

Eastern Shore, MD

3 ft sea level rise



Source: Maryland Department of Planning (2024), NOAA Sea Level Rise

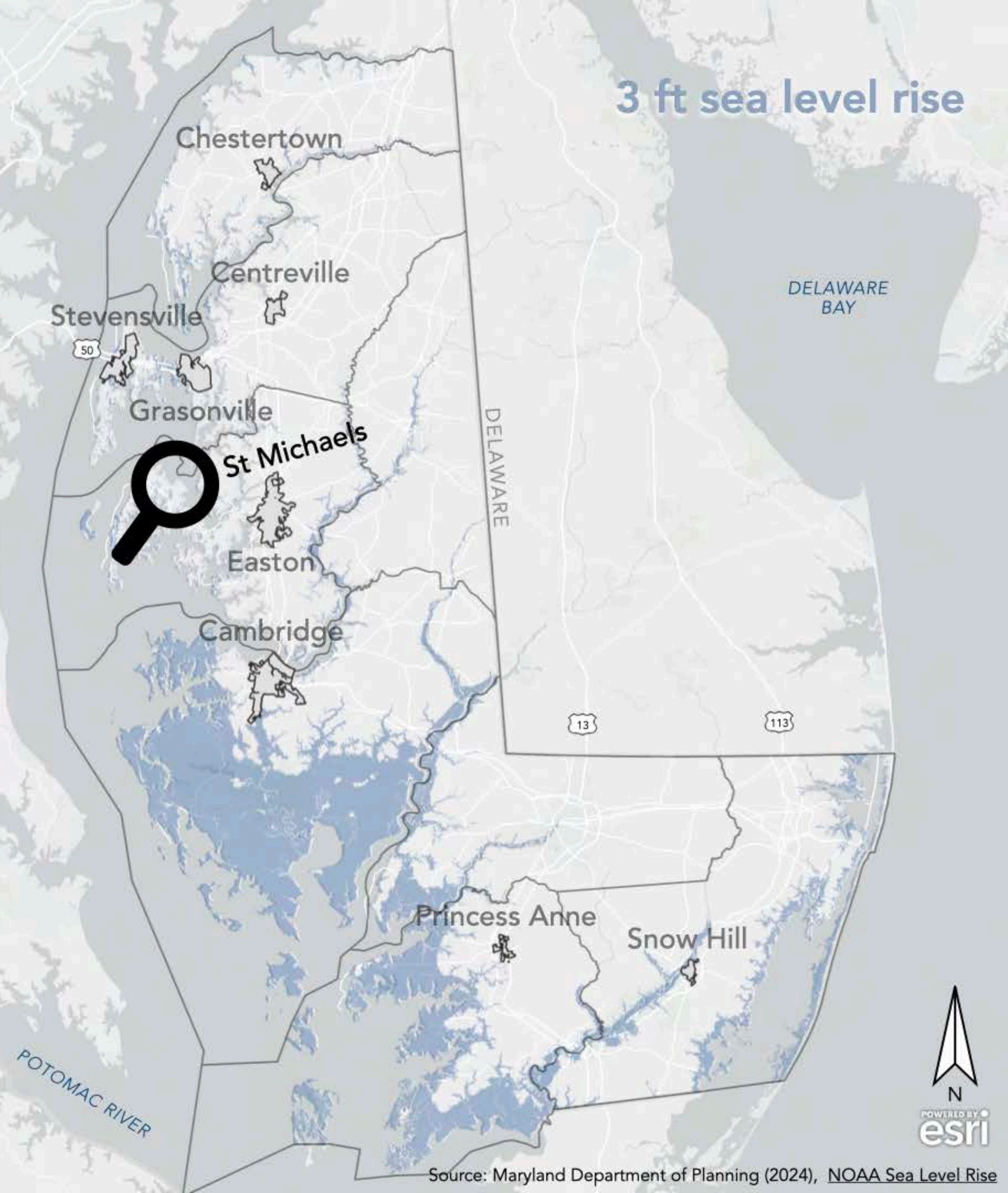
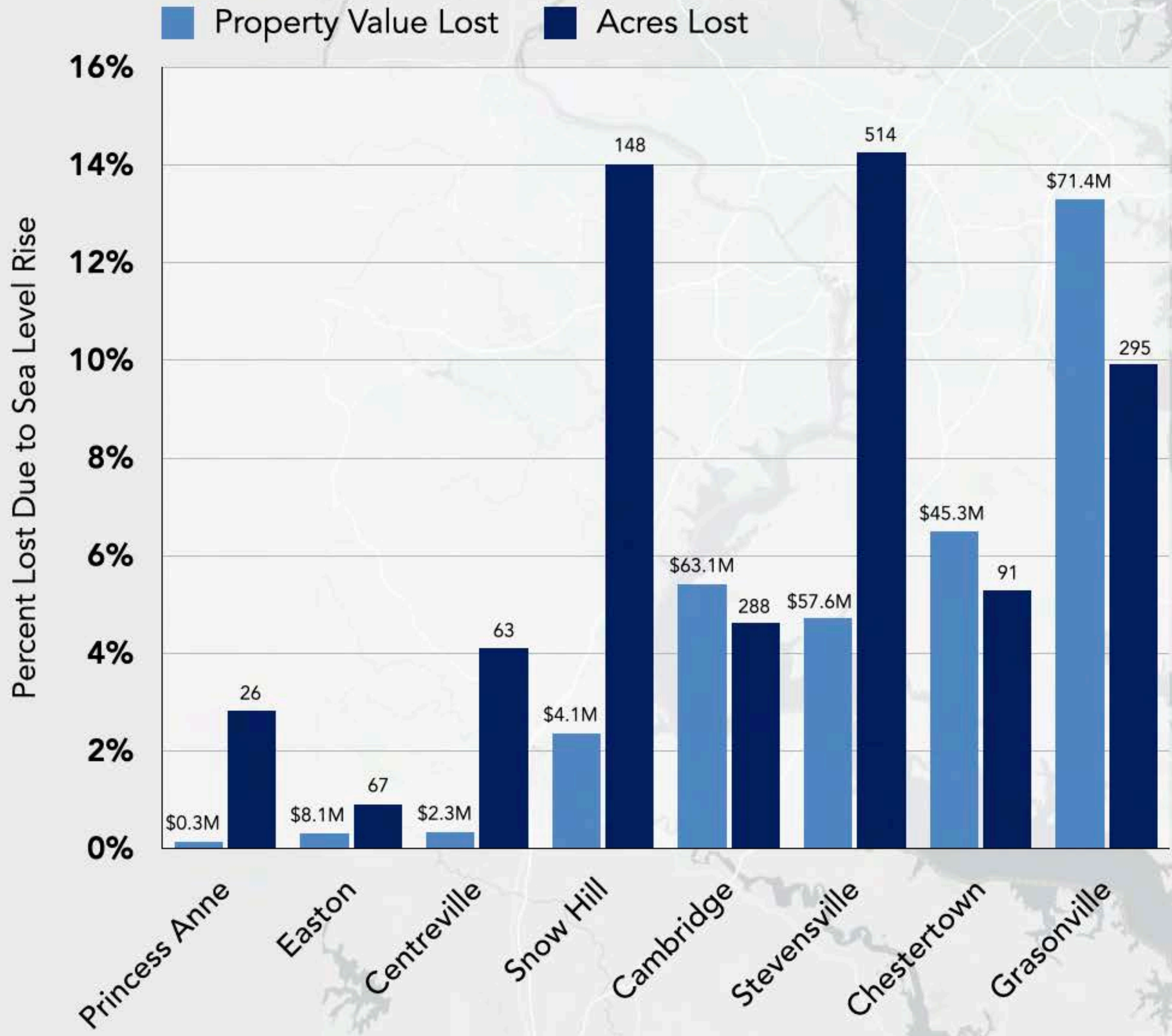




# Impact of Sea Level Rise by City, 2100

Eastern Shore, MD

3 ft sea level rise



Source: Maryland Department of Planning (2024), NOAA Sea Level Rise

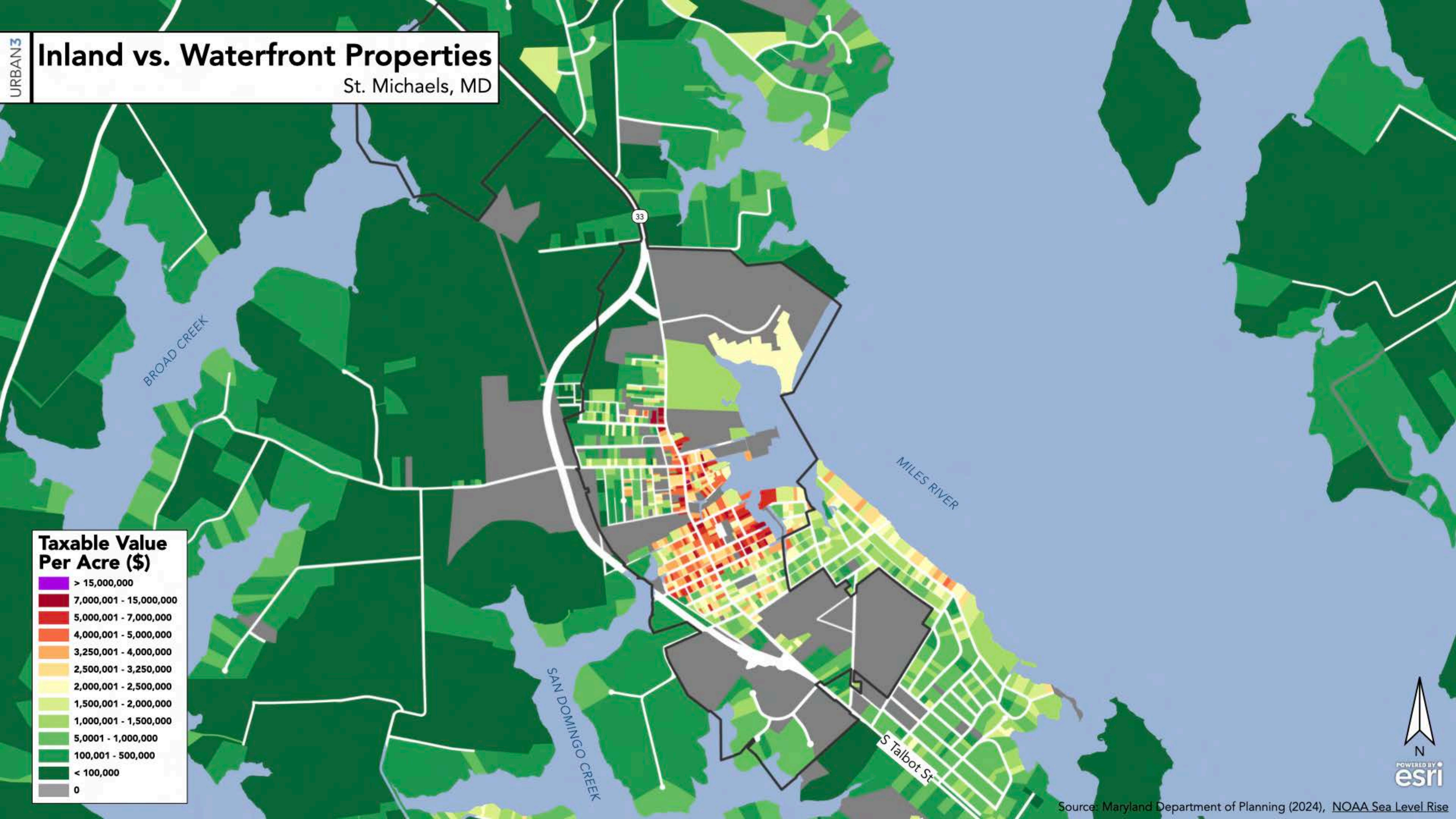




# Inland vs. Waterfront Properties

St. Michaels, MD

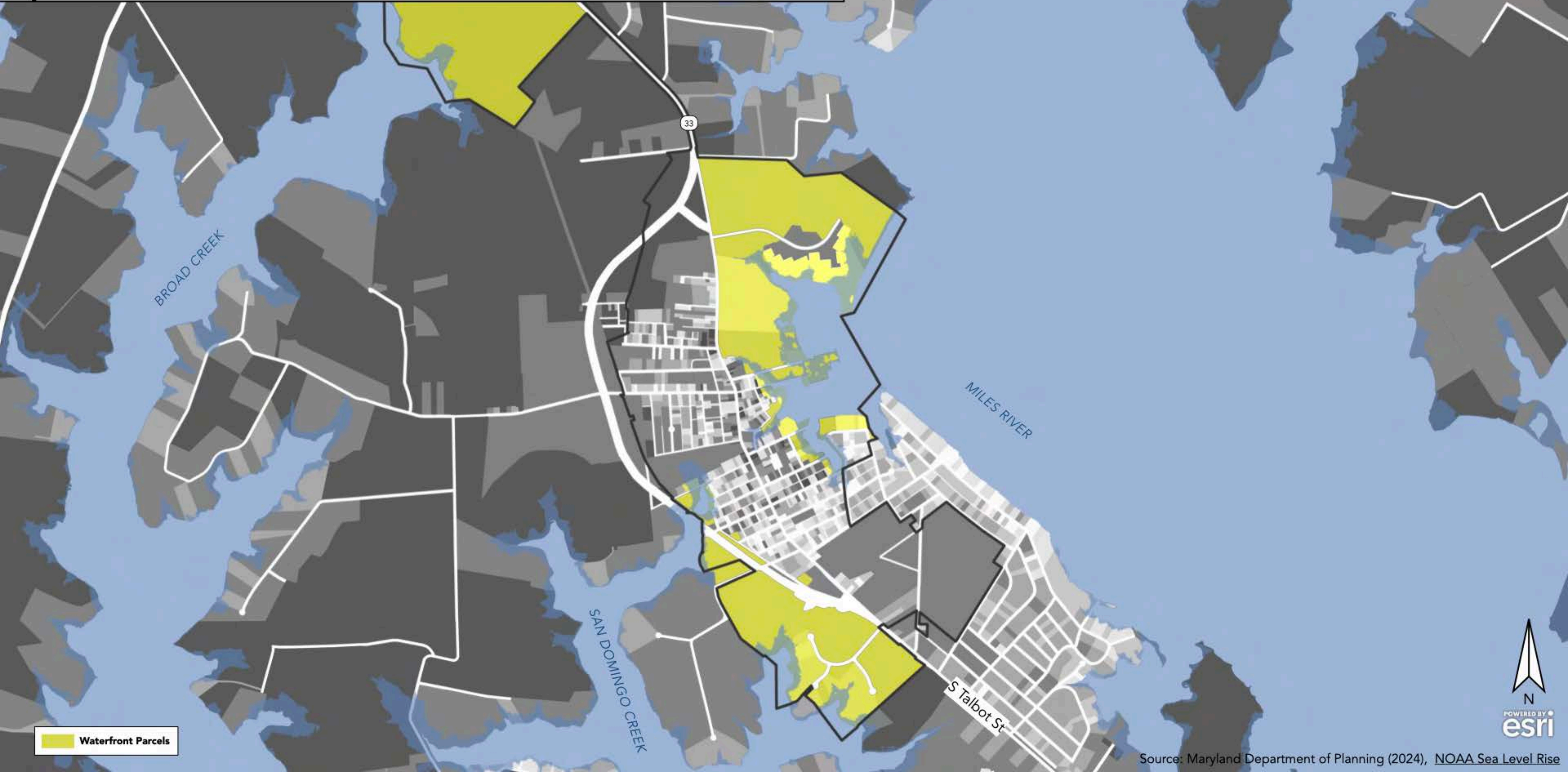
## Taxable Value Per Acre (\$)





# Inland vs. Waterfront Properties: 3 Ft Sea Level Rise

St. Michaels, MD



 Waterfront Parcels





# Inland vs. Waterfront Properties: 3 Ft Sea Level Rise

St. Michaels, MD

## Inland

\$20.4M

## Waterfront

\$10.6M

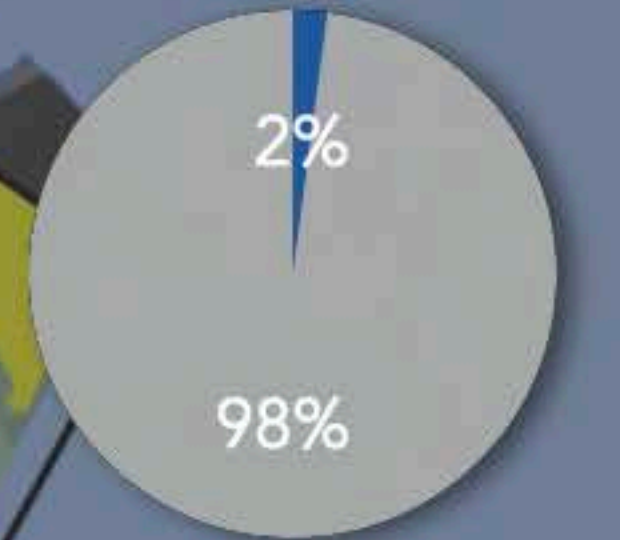
Value Lost

St Michaels Land



● Lost ● Remaining

St Michaels Land



● Lost ● Remaining

Waterfront Parcels



# Regional Impact: 3 Ft Sea Level Rise

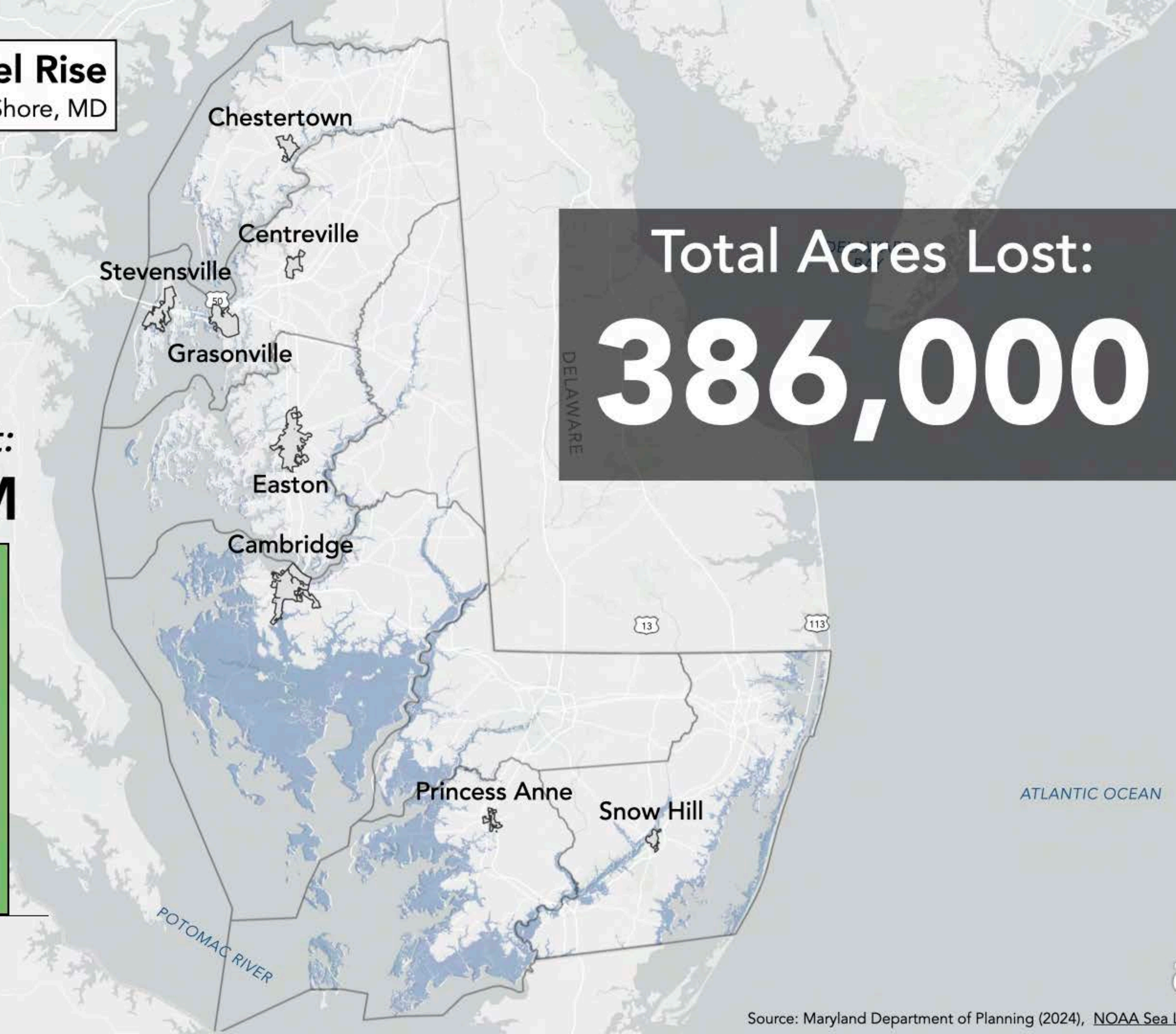
Eastern Shore, MD

Inland:  
**\$63.2M**

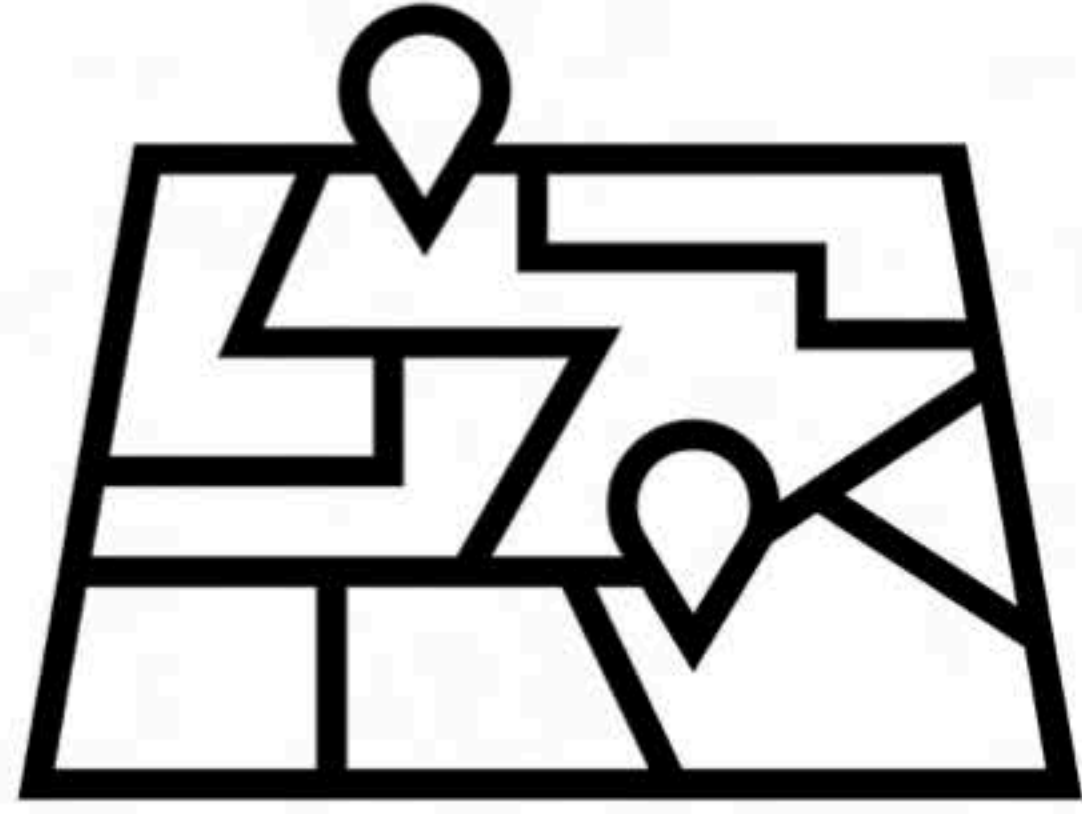
Waterfront:  
**\$36.8M**

Value Lost

Total Acres Lost:  
**386,000**





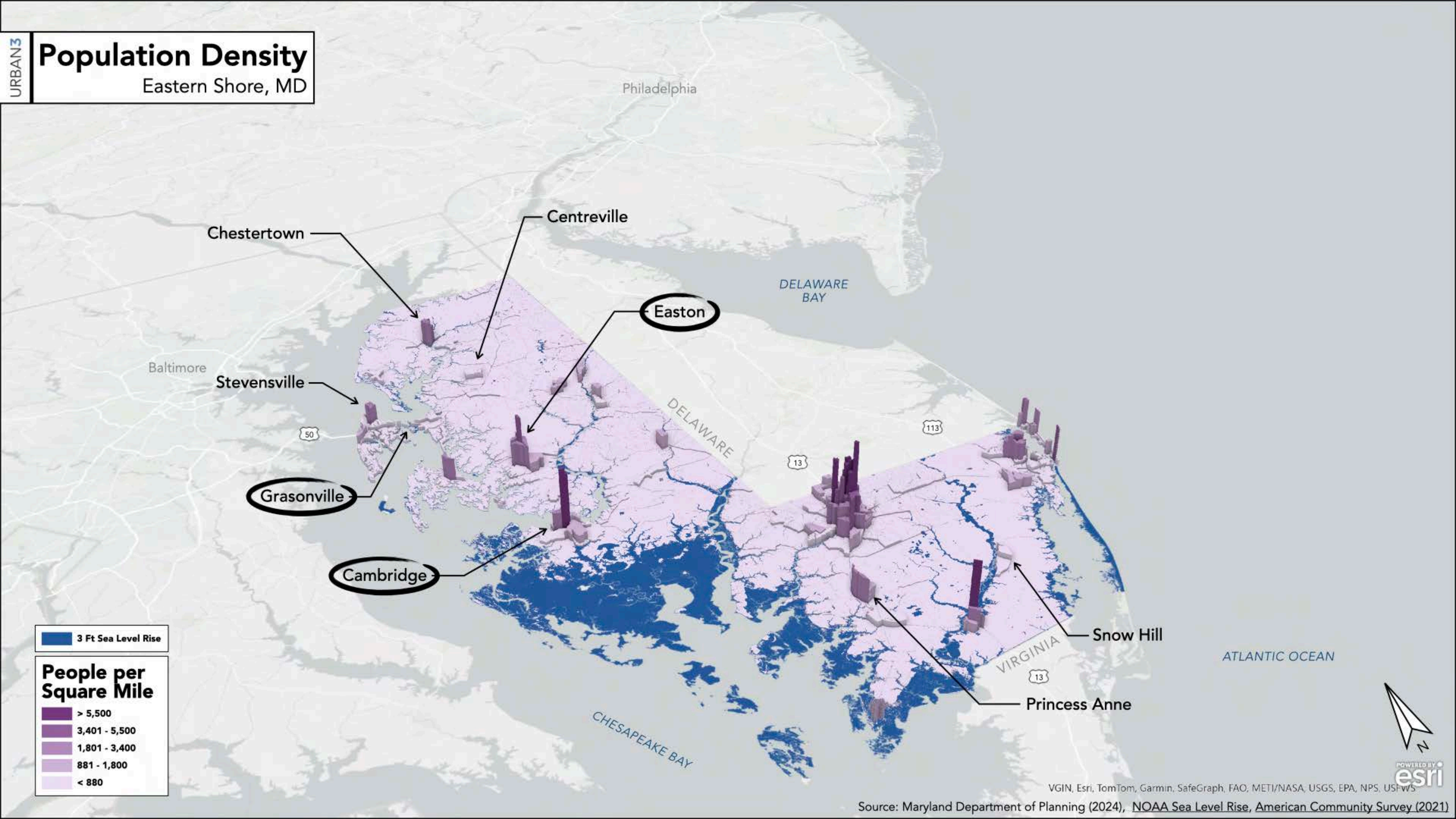


# Sea Level Rise + Migration

Impact of Sea Level Rise on Communities



URBAN3  
**Population Density**  
Eastern Shore, MD



3 Ft Sea Level Rise

People per Square Mile	
[Dark Purple]	> 5,500
[Medium Purple]	3,401 - 5,500
[Light Purple]	1,801 - 3,400
[Very Light Purple]	881 - 1,800
[White]	< 880

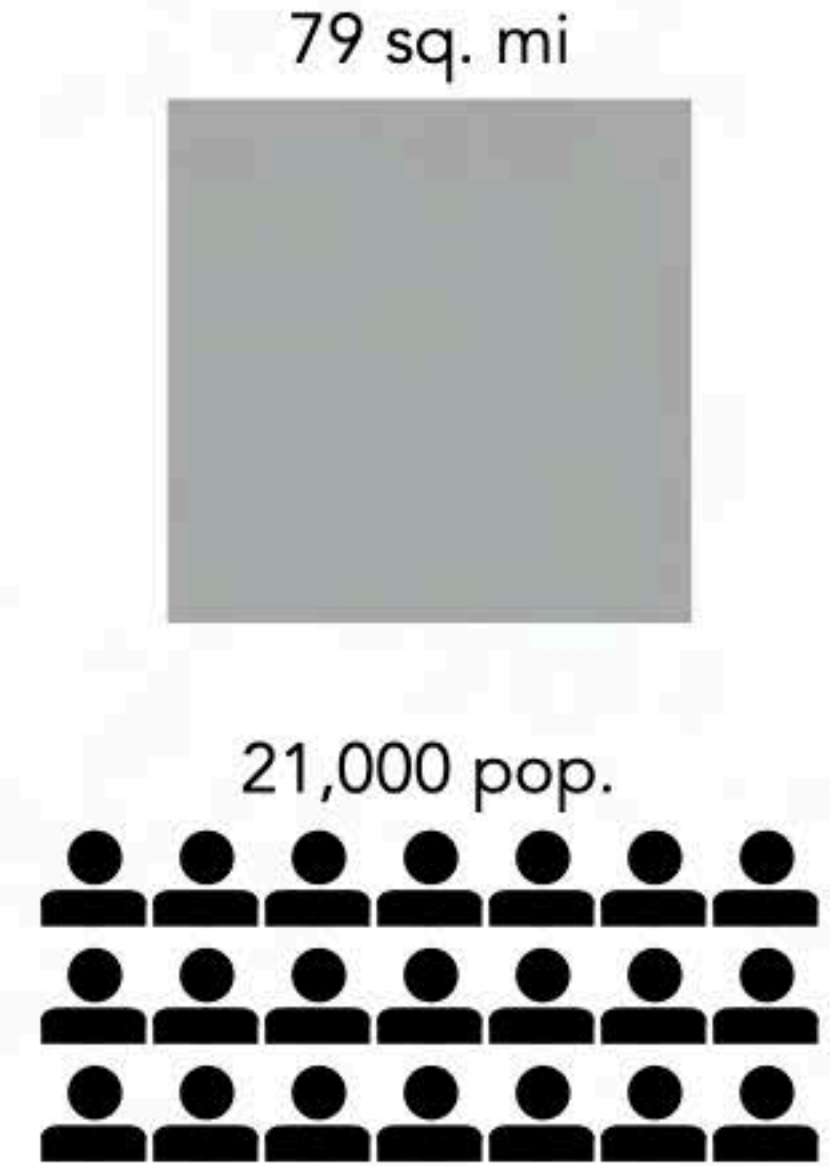
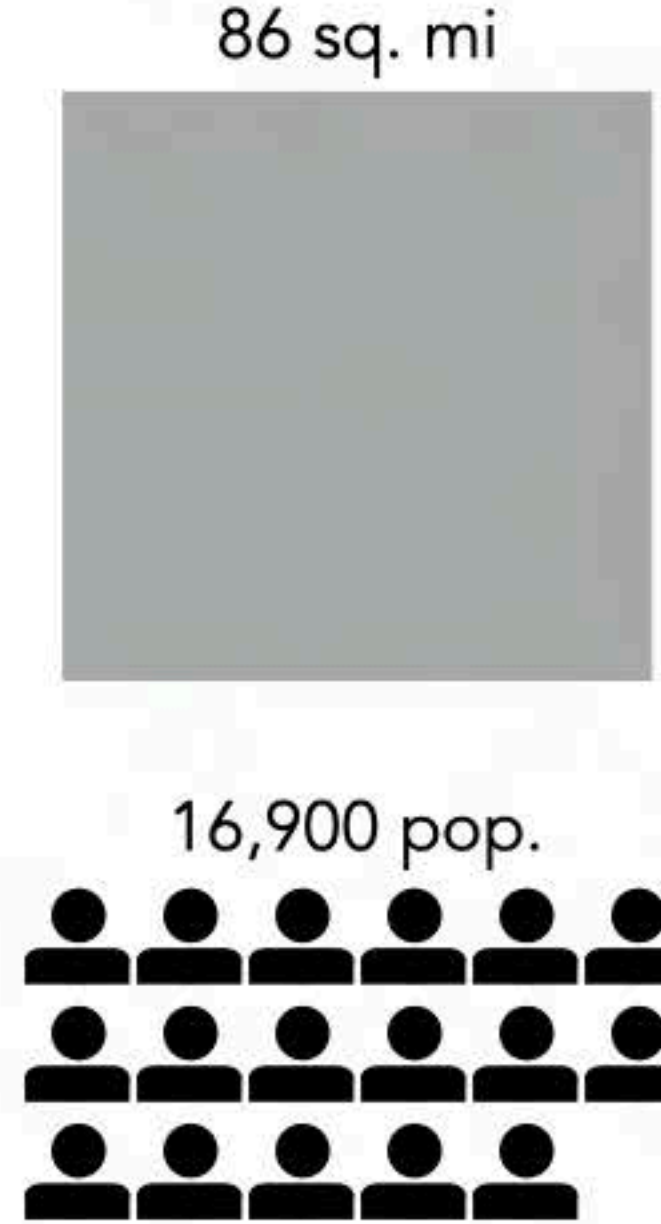
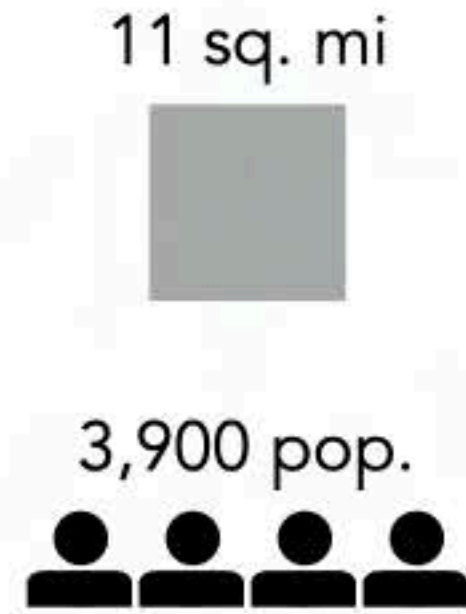
POWERED BY esri

Source: Maryland Department of Planning (2024), NOAA Sea Level Rise, American Community Survey (2021)



# Effect of 3 Ft Sea Level Rise

Grasonville, Cambridge, and Easton, MD

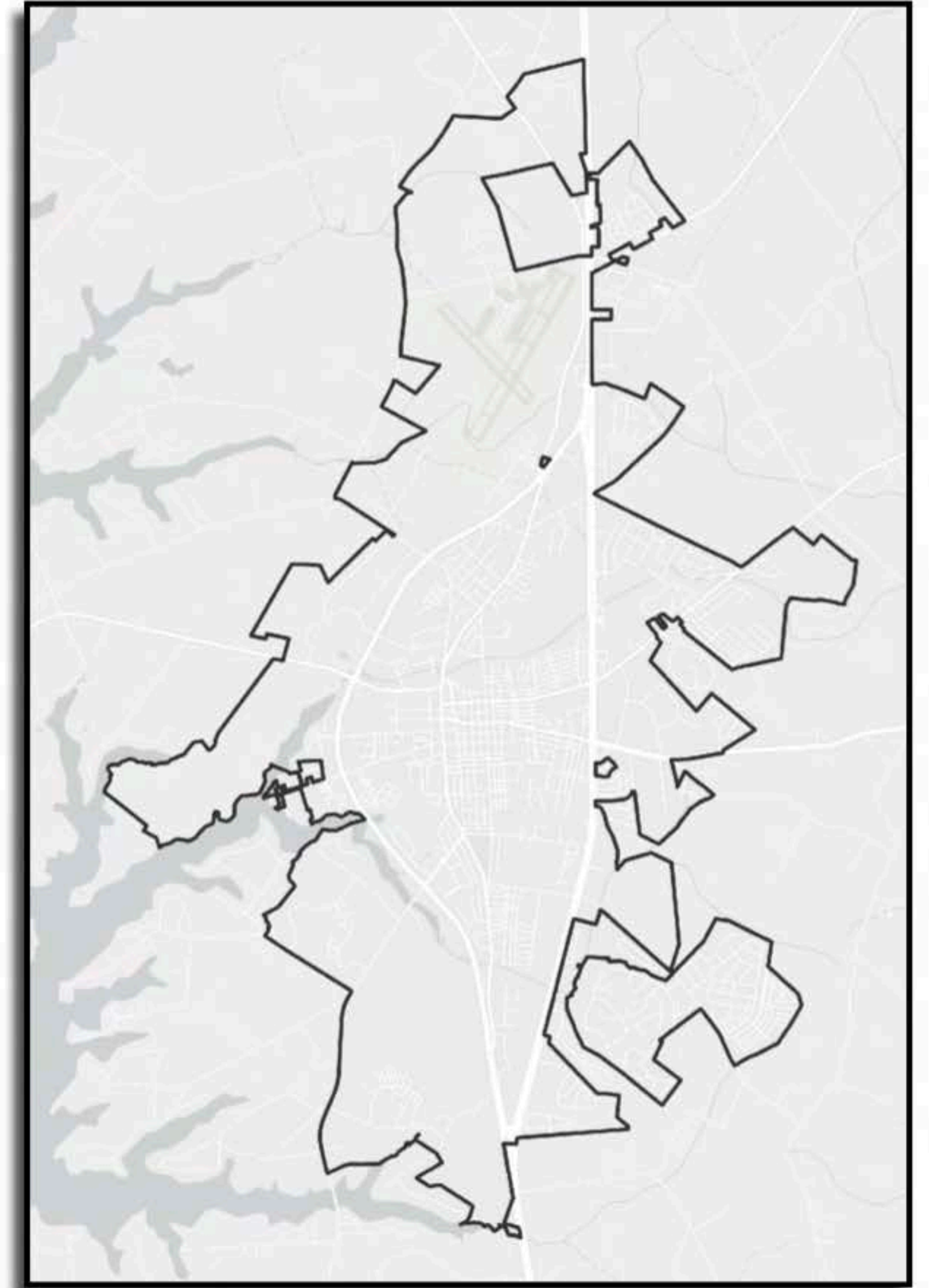
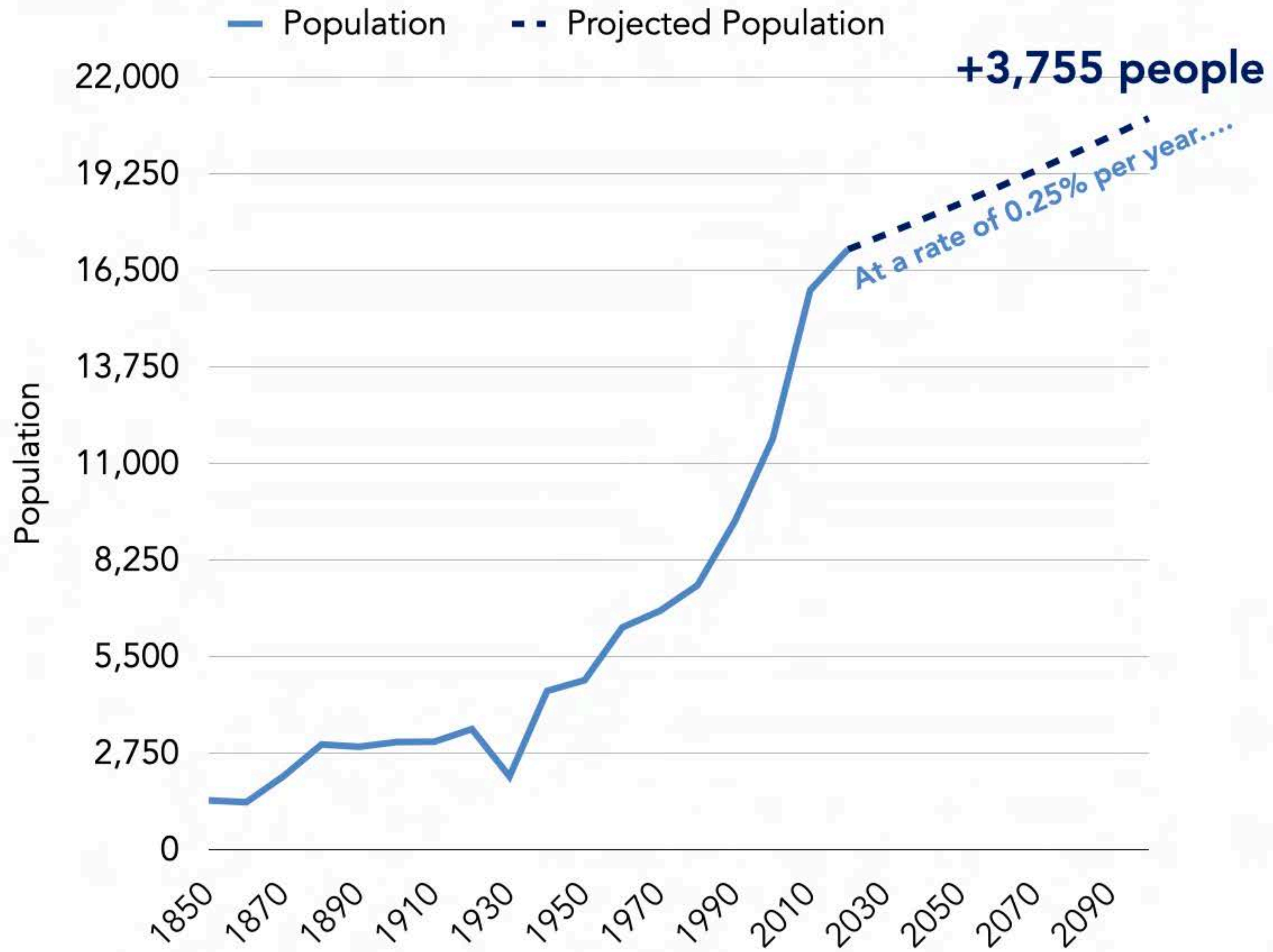


	Grasonville	Cambridge	Easton
Population Density <i>(Per Sq. Mile)</i>	350	200	270
% Area at Risk	10%	5%	1%
Total Value at Risk	\$71M	\$64M	\$8M



# Projected Population Growth, 2100

Easton, MD





# Population Density

Eastern Shore, MD

Stevensville

Easton

Cambridge

DELAWARE BAY

DELAWARE

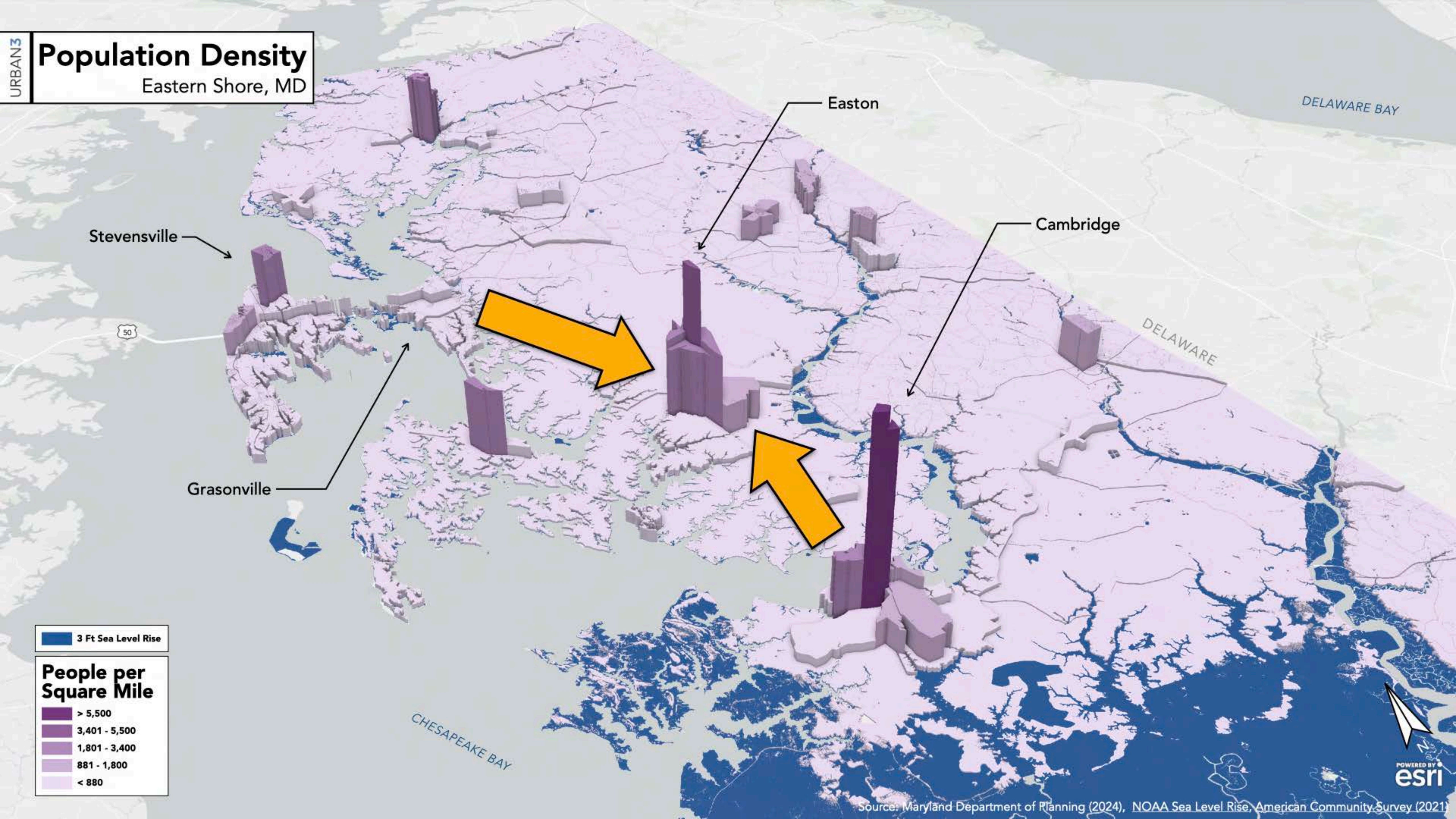
Grasonville

CHESAPEAKE BAY

3 Ft Sea Level Rise

## People per Square Mile

- > 5,500
- 3,401 - 5,500
- 1,801 - 3,400
- 881 - 1,800
- < 880





URBAN3  
**Population Density**  
Eastern Shore, MD

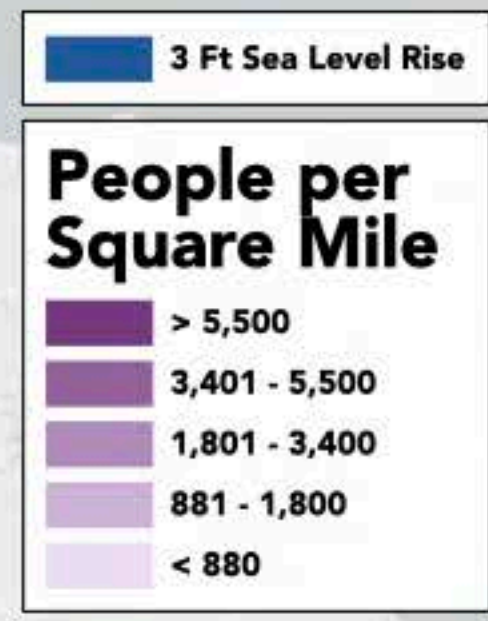
**+5,000 people  
by 2100**

Stevensville

Easton

Cambridge

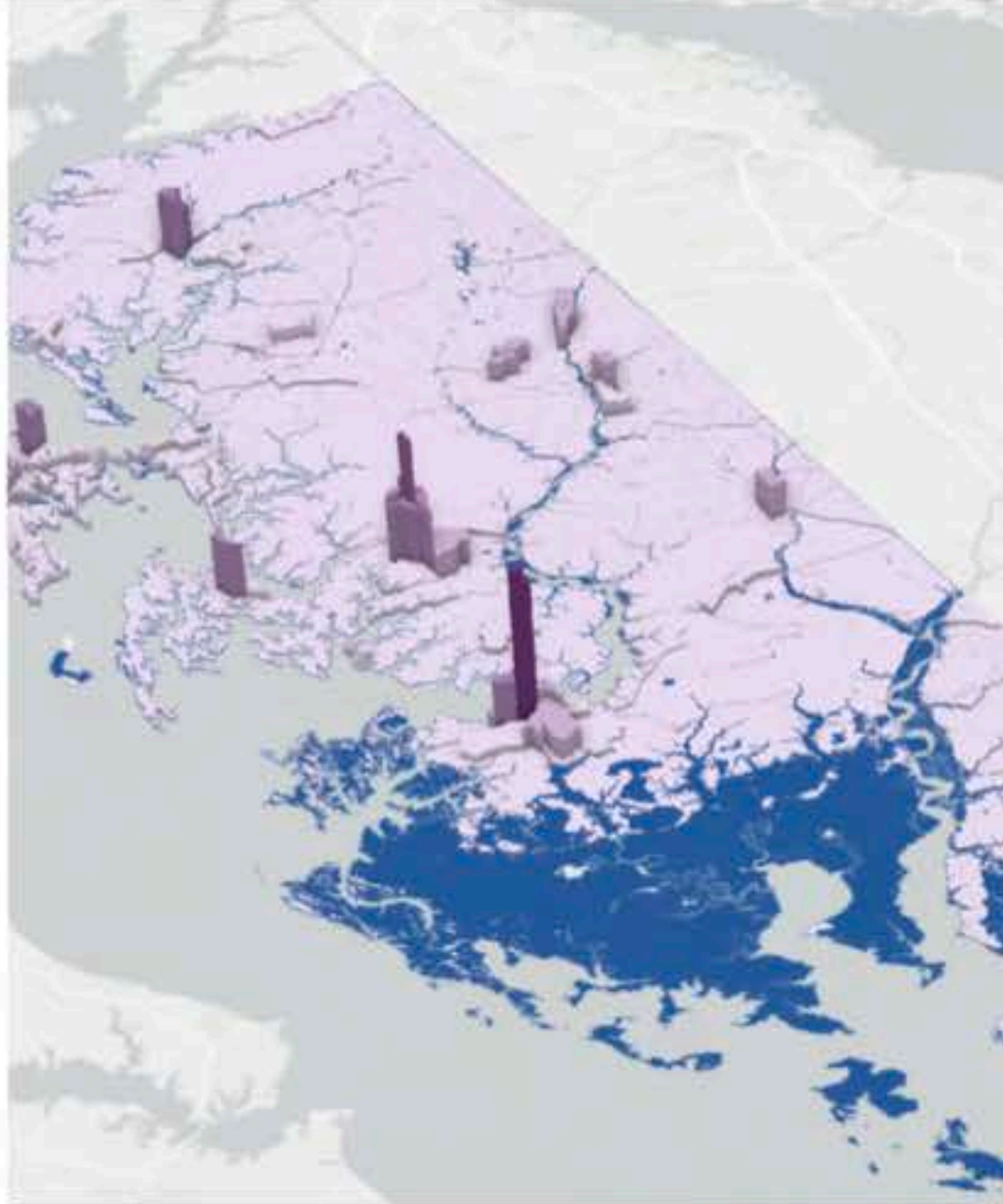
Grasonville





# Effect of 3 Ft Sea Level Rise

Grasonville, Cambridge, and Easton, MD



Average Household Size:



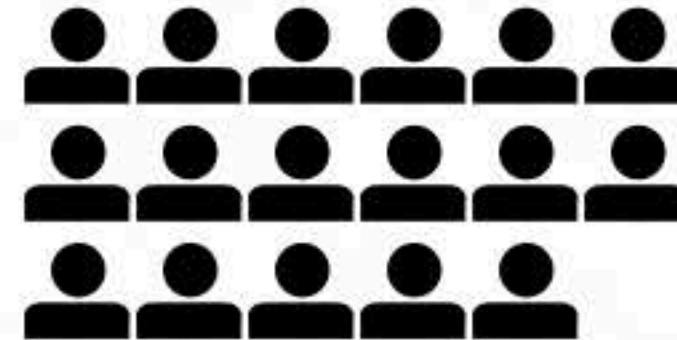
3,900 pop.



Average Household Size:



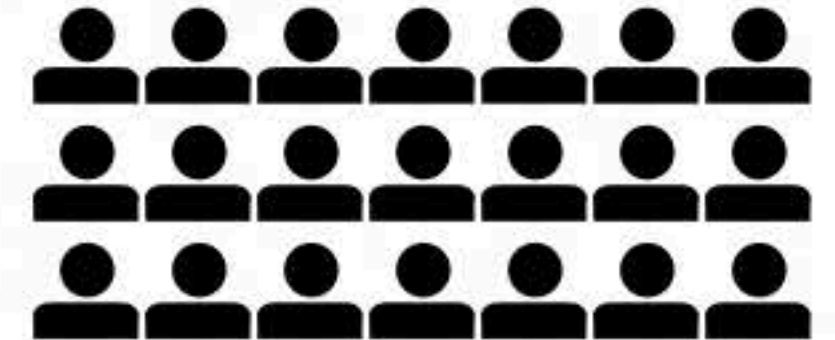
16,900 pop.



Average Household Size:



21,000 pop.



	Grasonville	Cambridge	Easton
Estimated Population Displaced	970	420	110
Estimated Units Lost	360	180	50




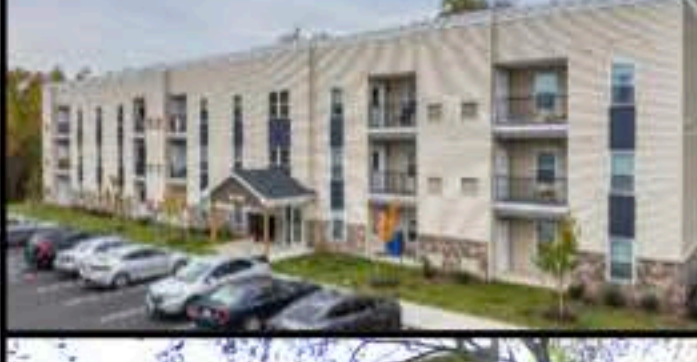


Values are rounded to the nearest 10; as in, 48 units lost was rounded to 50.

Source: Maryland Department of Planning (2024), NOAA Sea Level Rise, American Community Survey (2021), Google Maps



# Development Scenarios for +5,000 People


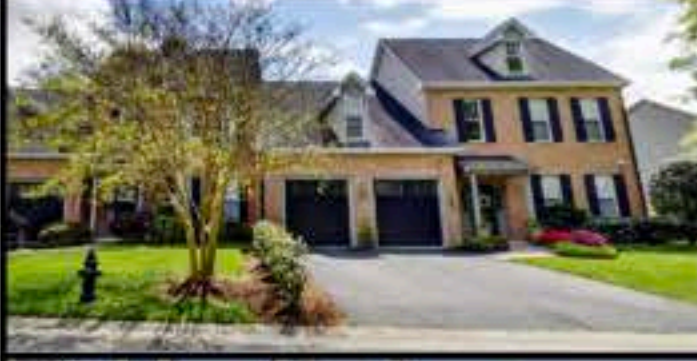




Easton, MD

		Dwelling Units/Acre	Units Needed	Acres Consumed
	Developed as Single Family Detached	2	2,136	1,068
	Developed as Single Family Attached (Low Intensity)	4	53	565
	Developed as Single Family Attached (High Intensity)	15	52	140
	Developed as Garden Style Apartments	8	22	267
	Developed as Missing Middle	18	534	117
	Developed as Downtown Condos	71	67	30



# Development Scenarios for +5,000 People







Easton, MD

		Taxable Value Added	Value Per Acre
	Developed as Single Family Detached	\$697M	\$0.6M
	Developed as Single Family Attached <i>(Low Intensity)</i>	\$25M	\$0.04M
	Developed as Single Family Attached <i>(High Intensity)</i>	\$15M	\$0.11M
	Developed as Garden Style Apartments	\$195M	\$0.7M
	Developed as Missing Middle	\$216M	\$1.8M
	Developed as Downtown Condos	\$490M	\$16.3M

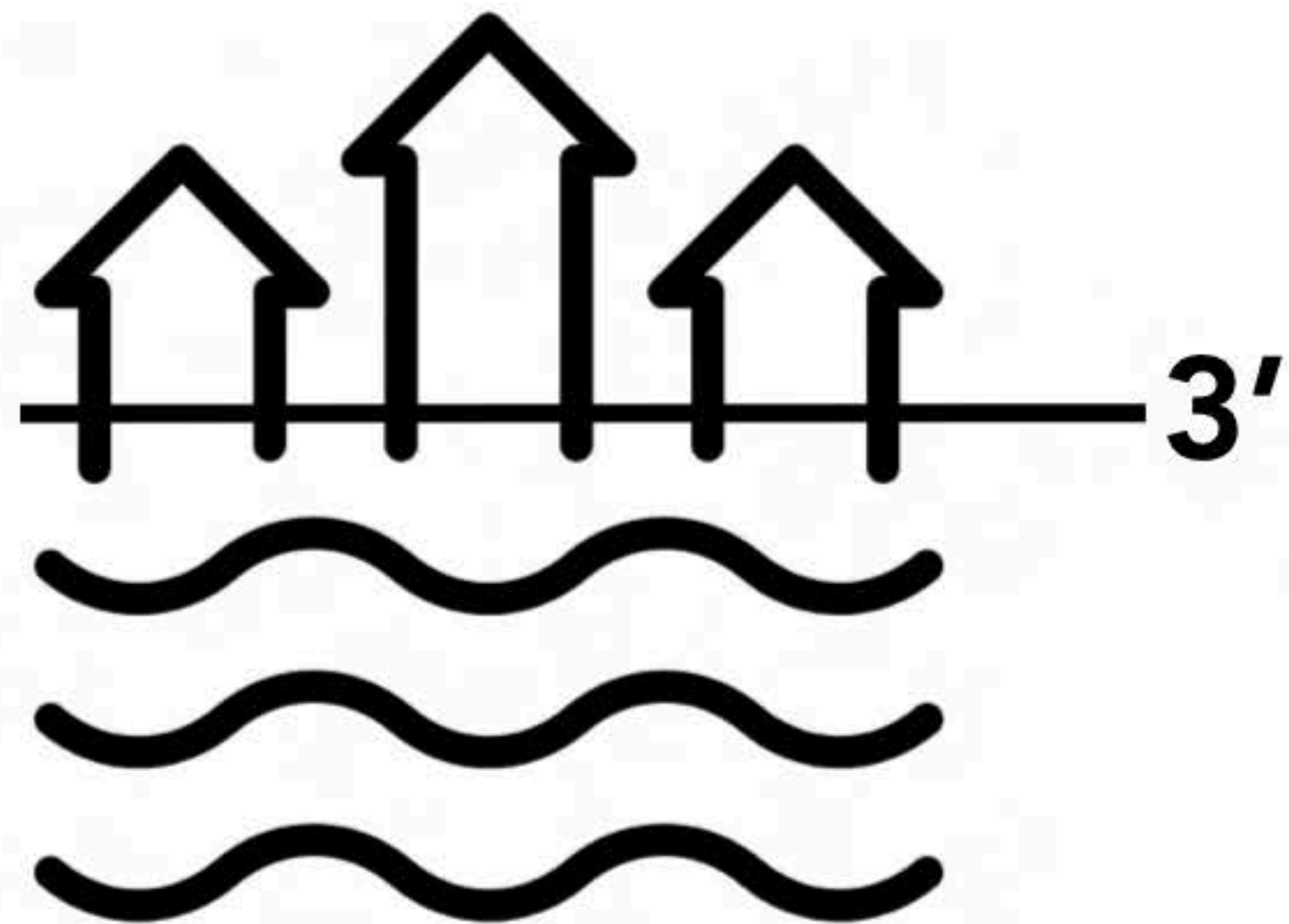


# Development Scenarios for +5,000 People

Easton, MD

		Dwelling Units/ Acre	Units Needed	Acres Consumed	Taxable Value Added	Value Per Acre
	Developed as Single Family Detached	2	2,136	1,068	\$697M	\$0.6M
	Developed as Single Family Attached <i>(Low Intensity)</i>	4	53	565	\$25M	\$0.04M
	Developed as Single Family Attached <i>(High Intensity)</i>	15	52	140	\$15M	\$0.11M
	Developed as Garden Style Apartments	8	22	267	\$195M	\$0.7M
	Developed as Missing Middle	18	534	117	\$216M	\$1.8M
	Developed as Downtown Condos	71	67	30	\$490M	\$16.3M





# 3 Foot Sea Level Rise

Projections Through Year 2100



# Digital Elevation Model

Maryland, USA



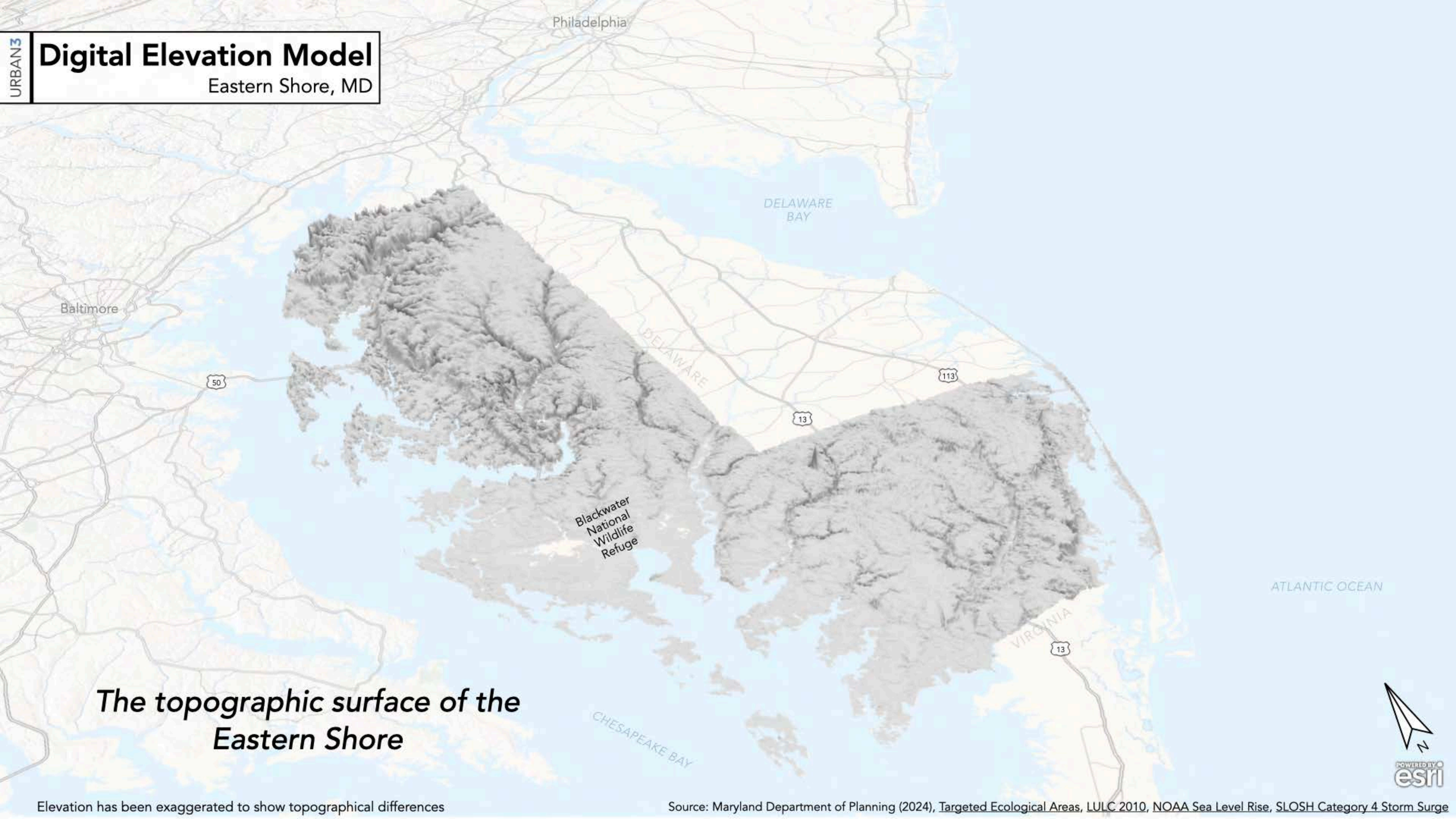
*The topographic surface of the  
state of Maryland*





# Digital Elevation Model

Eastern Shore, MD



**The topographic surface of the Eastern Shore**

Elevation has been exaggerated to show topographical differences

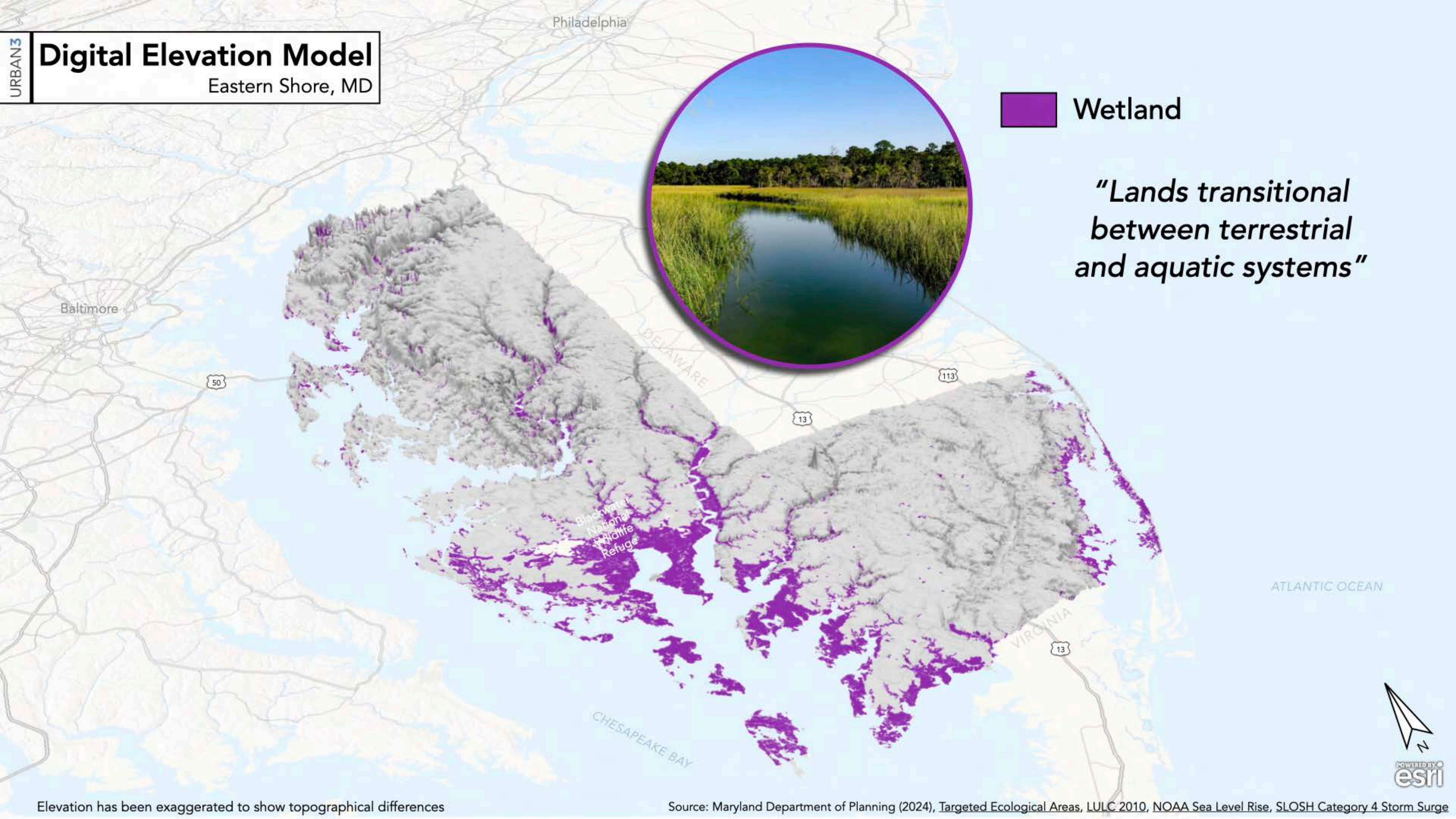
Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise, SLOSH Category 4 Storm Surge





# Digital Elevation Model

Eastern Shore, MD



 Wetland

*“Lands transitional between terrestrial and aquatic systems”*

Elevation has been exaggerated to show topographical differences

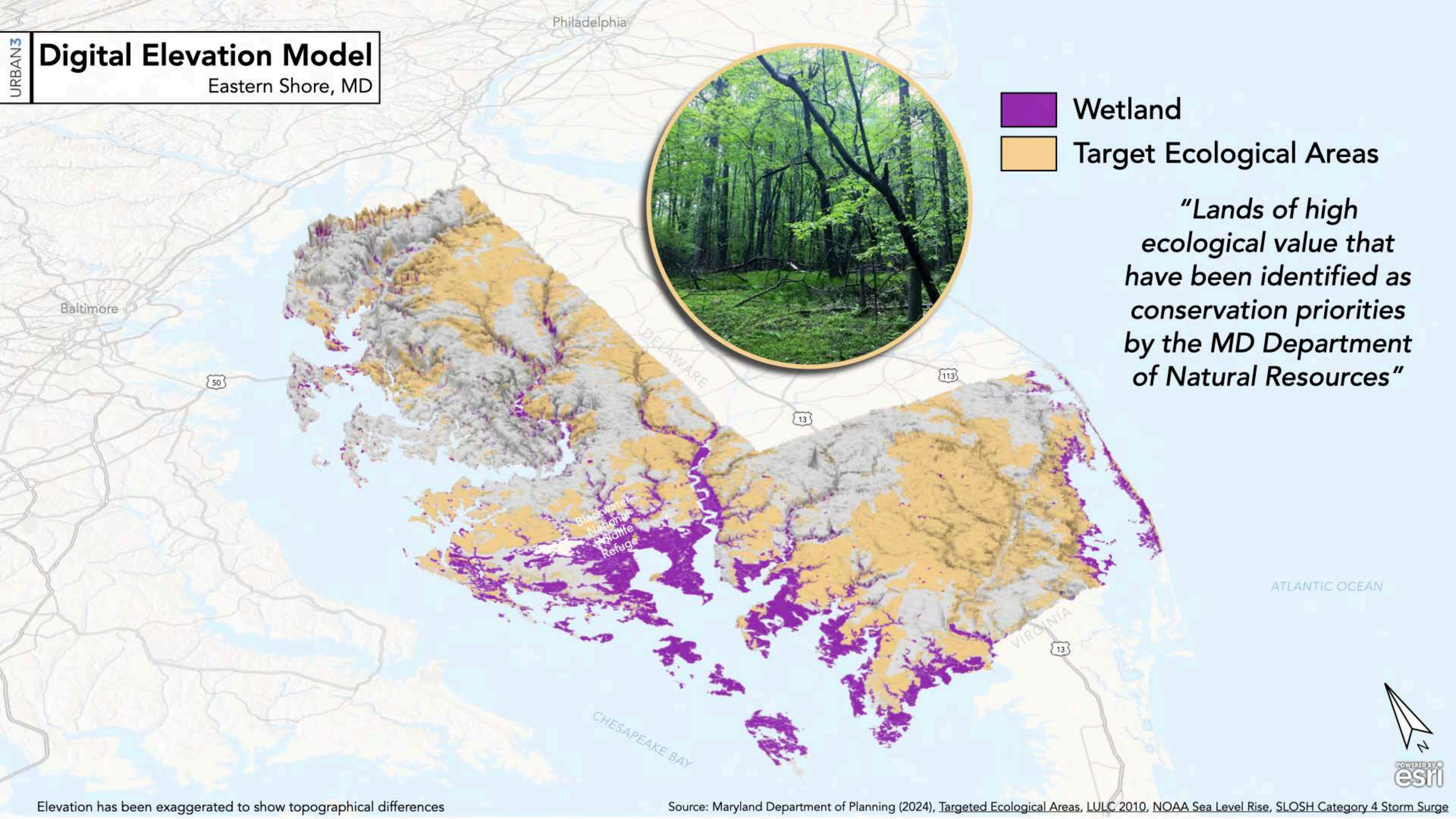
Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise, SLOSH Category 4 Storm Surge





# Digital Elevation Model

Eastern Shore, MD



-  Wetland
-  Target Ecological Areas

*“Lands of high ecological value that have been identified as conservation priorities by the MD Department of Natural Resources”*

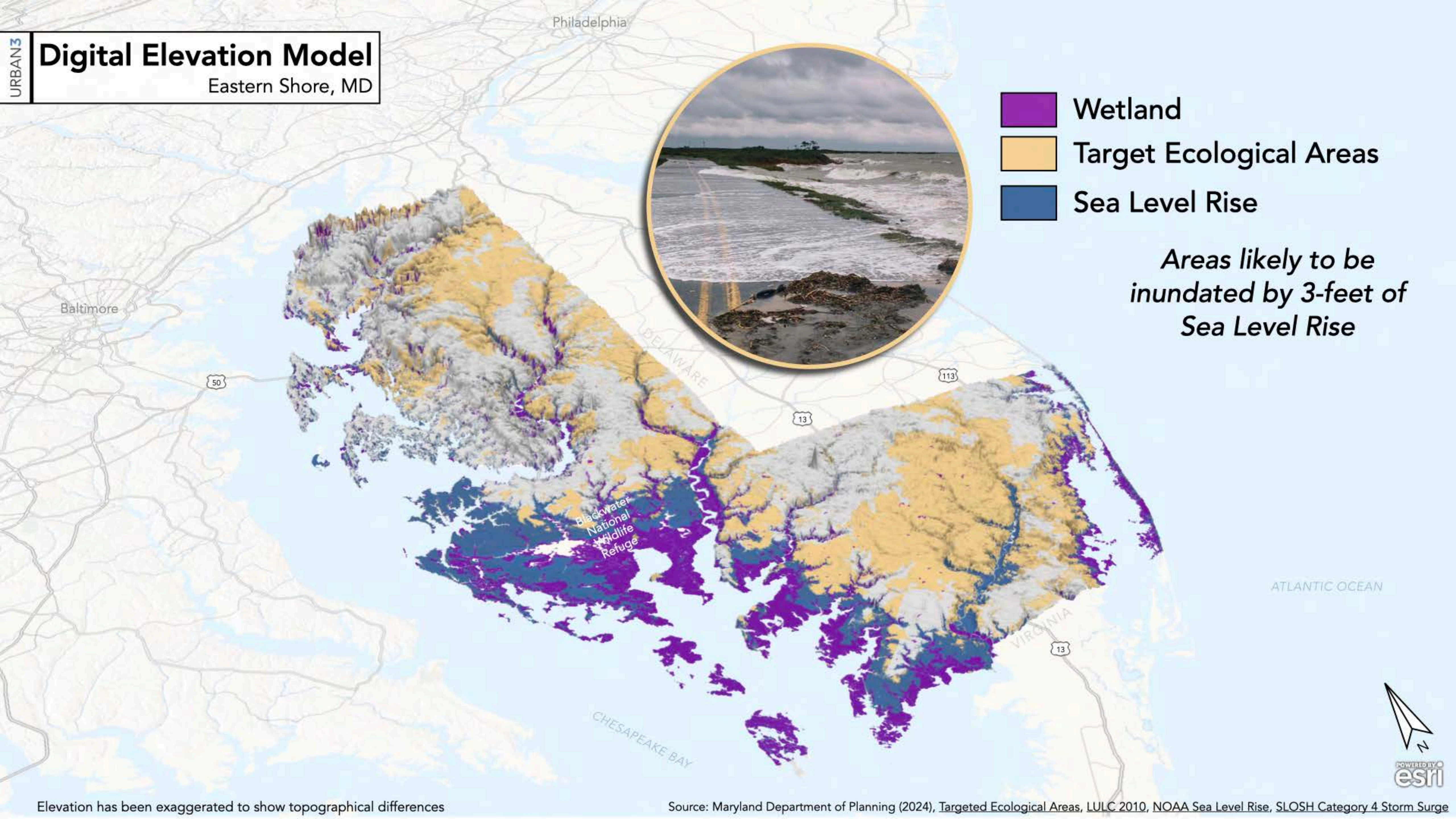
Elevation has been exaggerated to show topographical differences

Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise, SLOSH Category 4 Storm Surge



# Digital Elevation Model

Eastern Shore, MD



-  Wetland
-  Target Ecological Areas
-  Sea Level Rise

*Areas likely to be inundated by 3-feet of Sea Level Rise*

Elevation has been exaggerated to show topographical differences

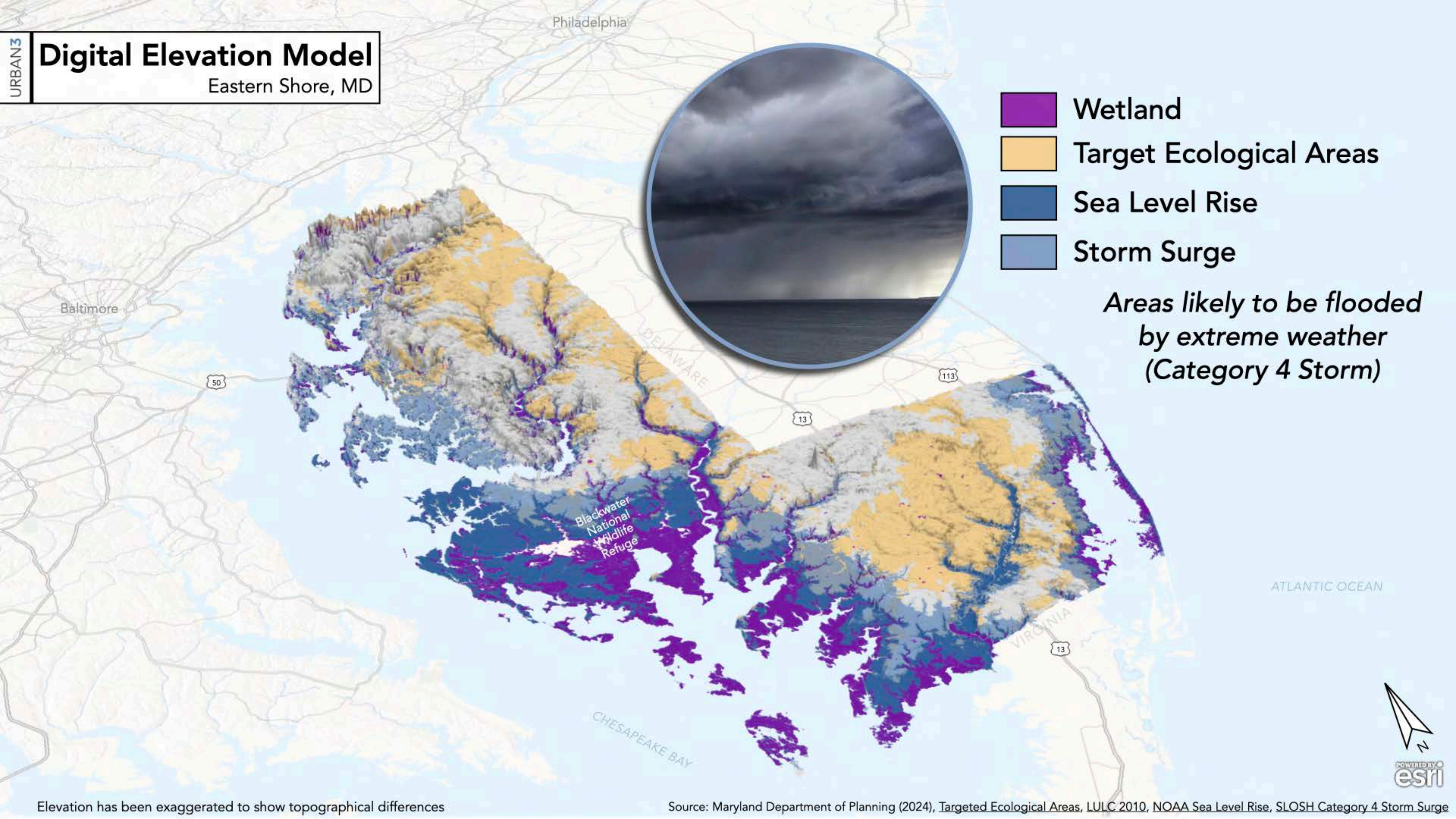
Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise, SLOSH Category 4 Storm Surge





# Digital Elevation Model

Eastern Shore, MD



-  Wetland
-  Target Ecological Areas
-  Sea Level Rise
-  Storm Surge

*Areas likely to be flooded  
by extreme weather  
(Category 4 Storm)*

Elevation has been exaggerated to show topographical differences

Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise, SLOSH Category 4 Storm Surge

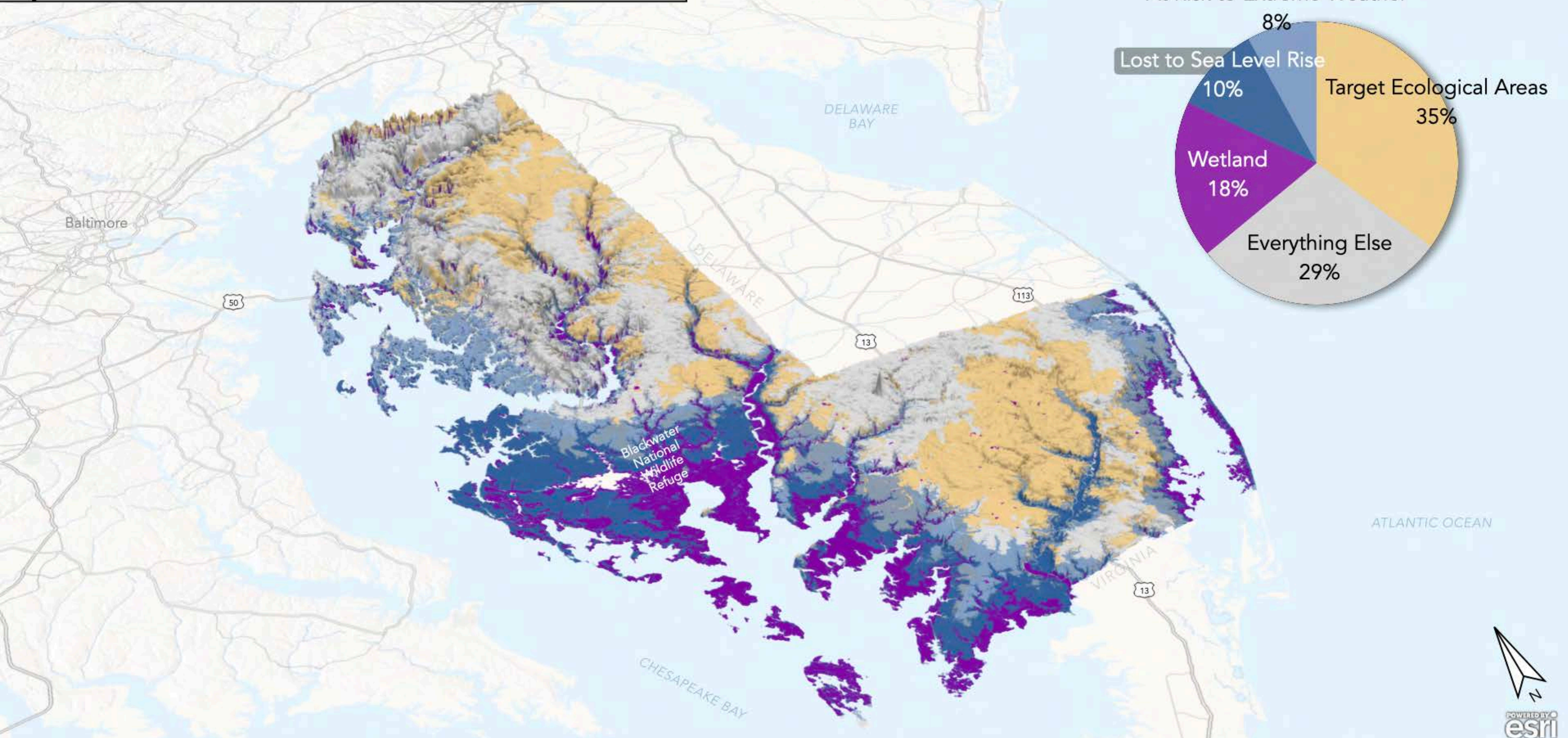


# Developed Land Comparison: 2100 Trend

Eastern Shore, MD

Philadelphia

## 3 ft sea level rise



Elevation has been exaggerated to show topographical differences

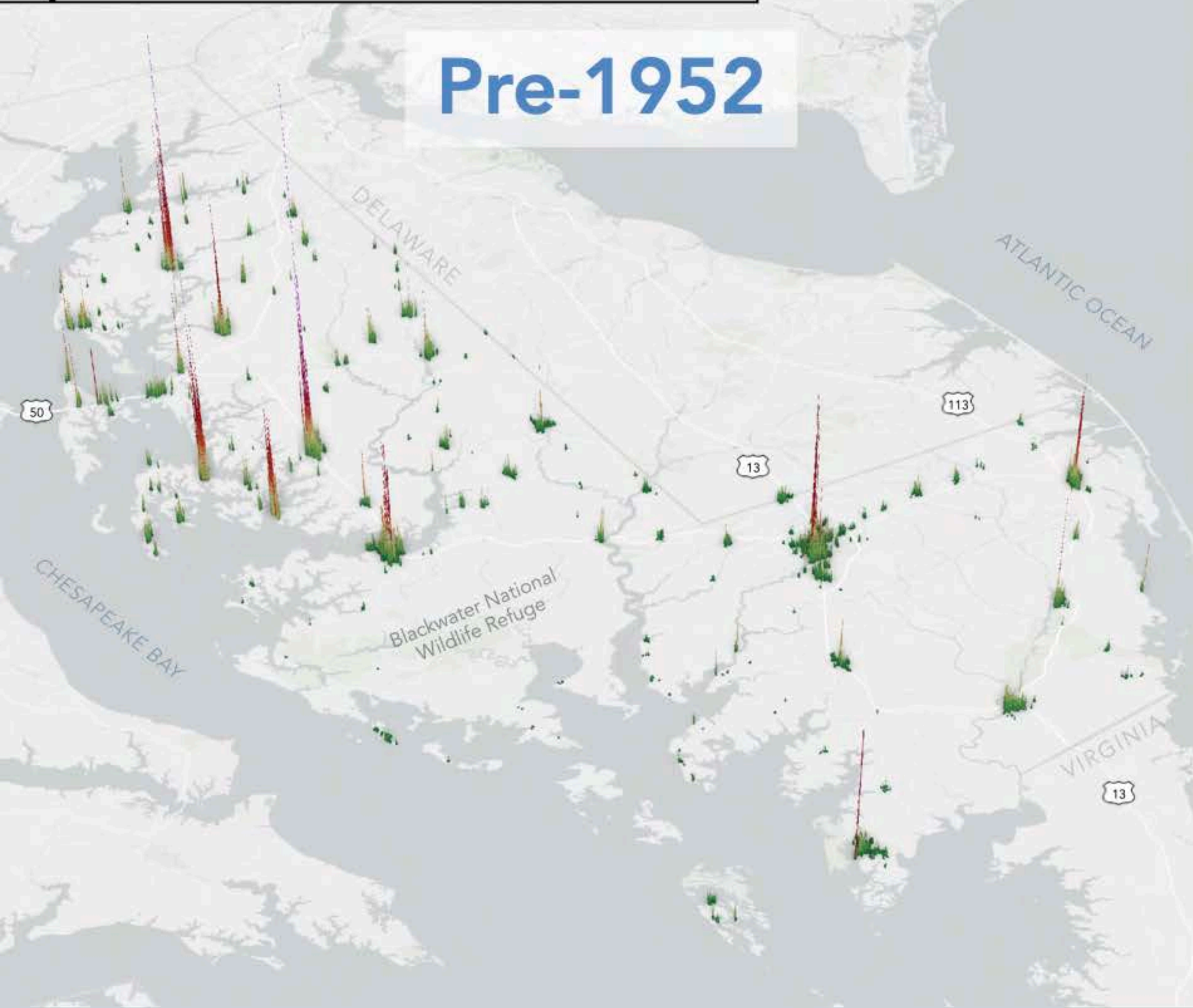
Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise, SLOSH Category 4 Storm Surge



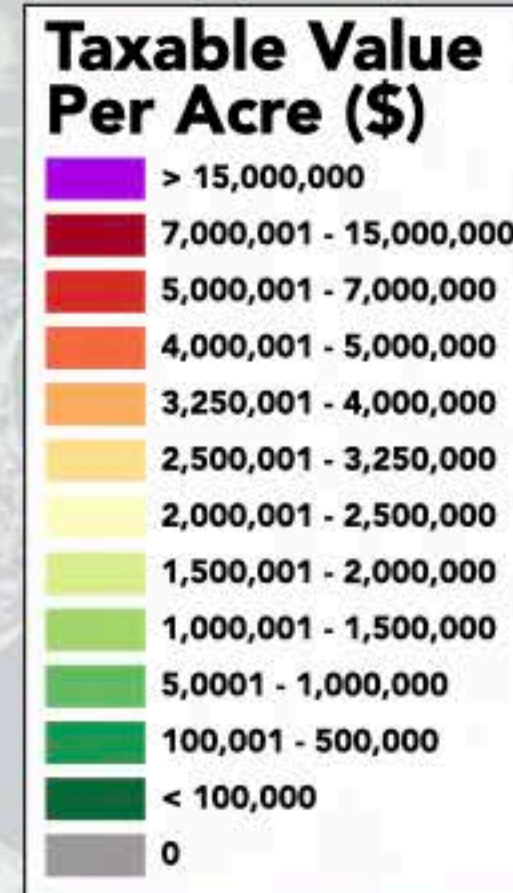
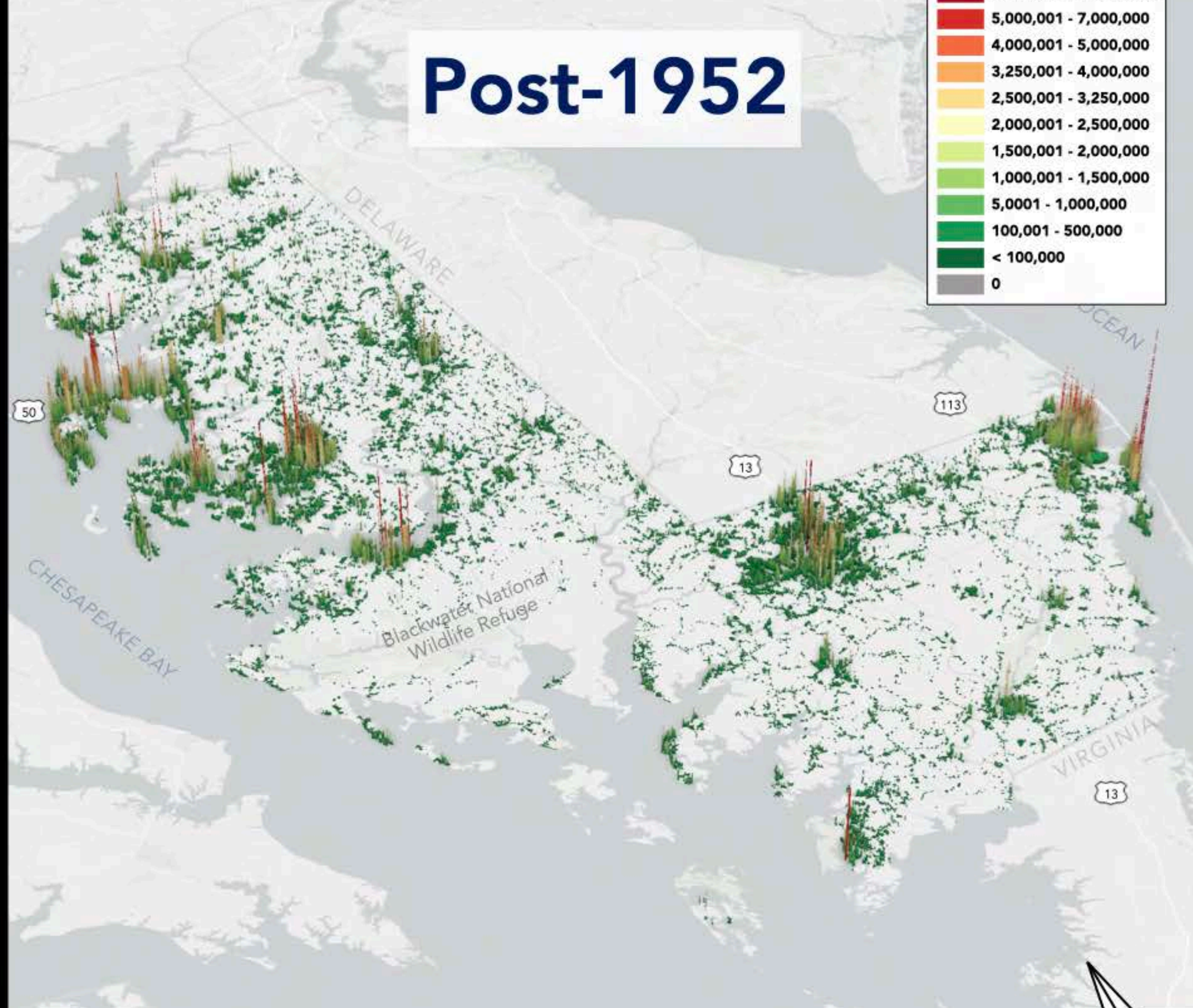
# Developed Land Comparison

Eastern Shore, MD

## Pre-1952



## Post-1952

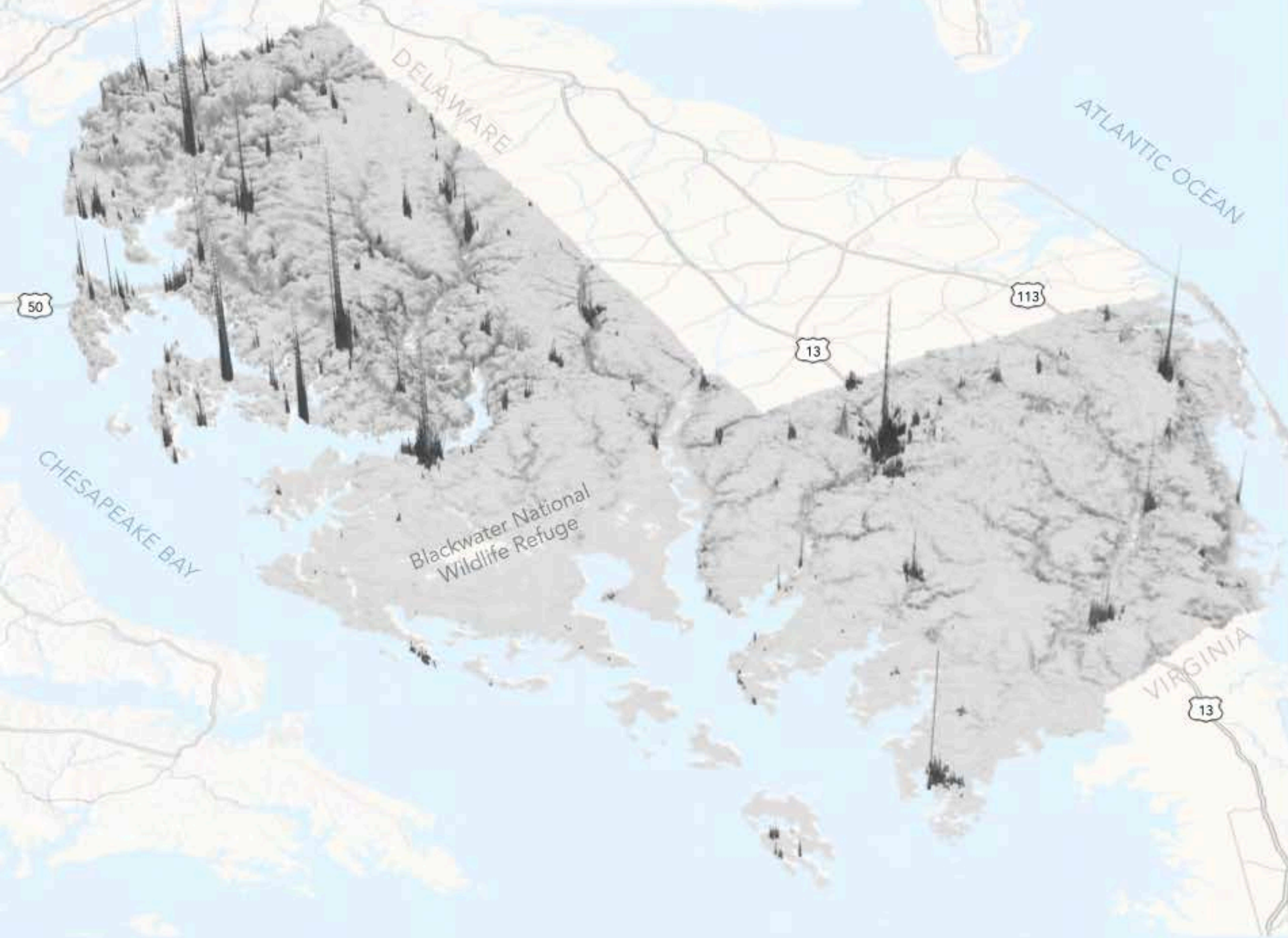




# Developed Land Comparison

Eastern Shore, MD

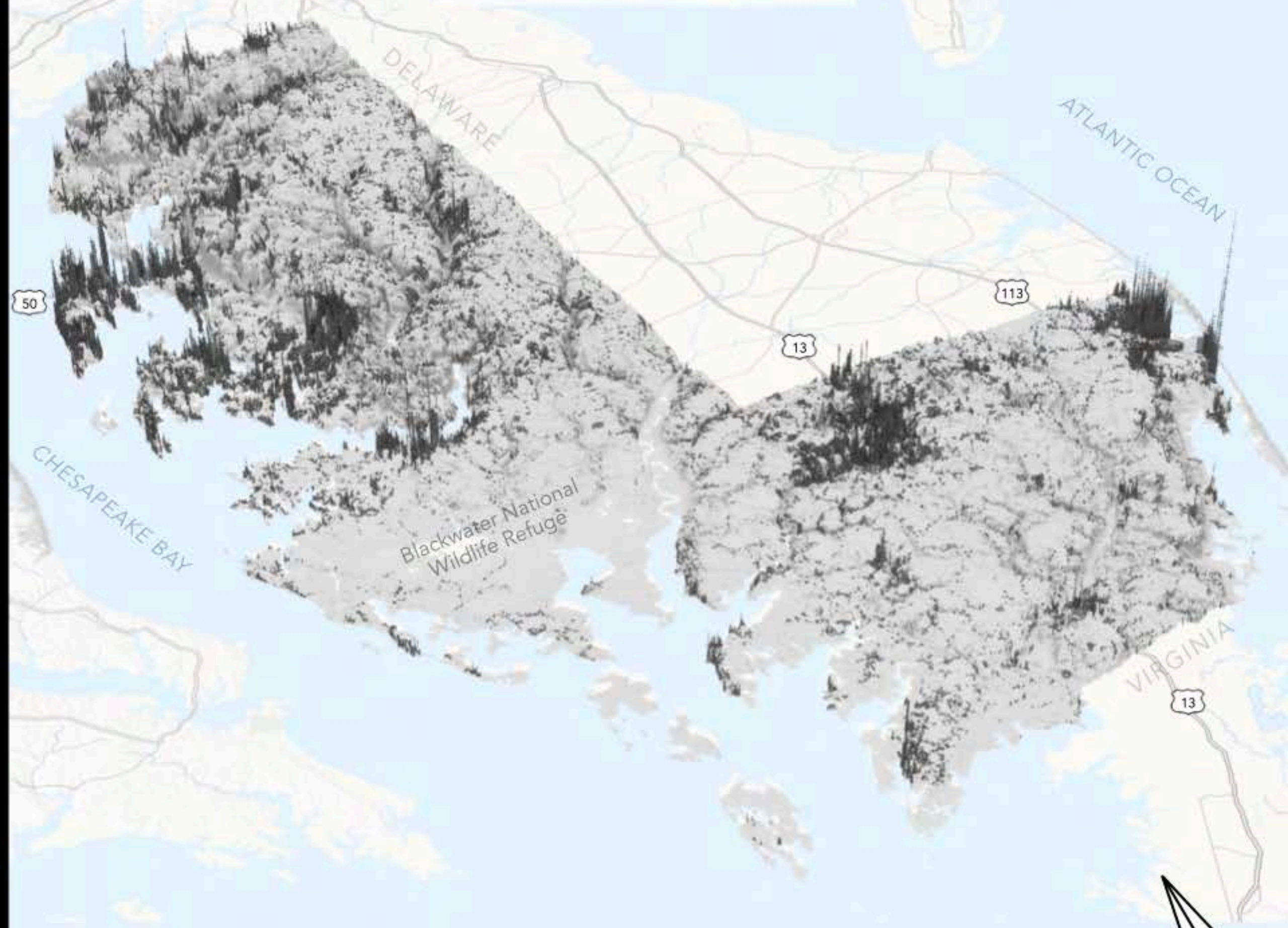
## Pre-1952



Legend:

- Developed (Black square)
- Not Developed (Light Gray square)

## Post-1952

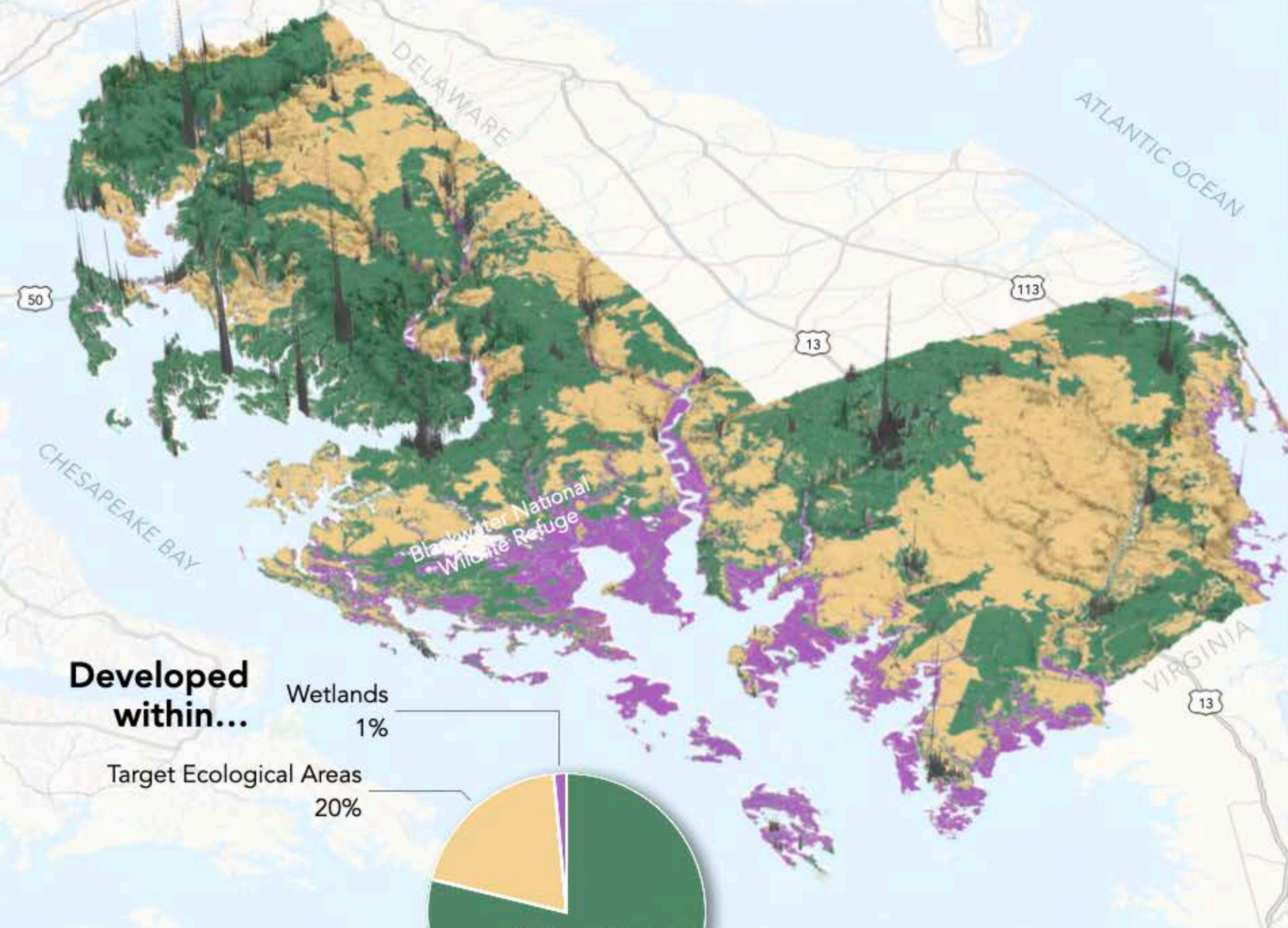




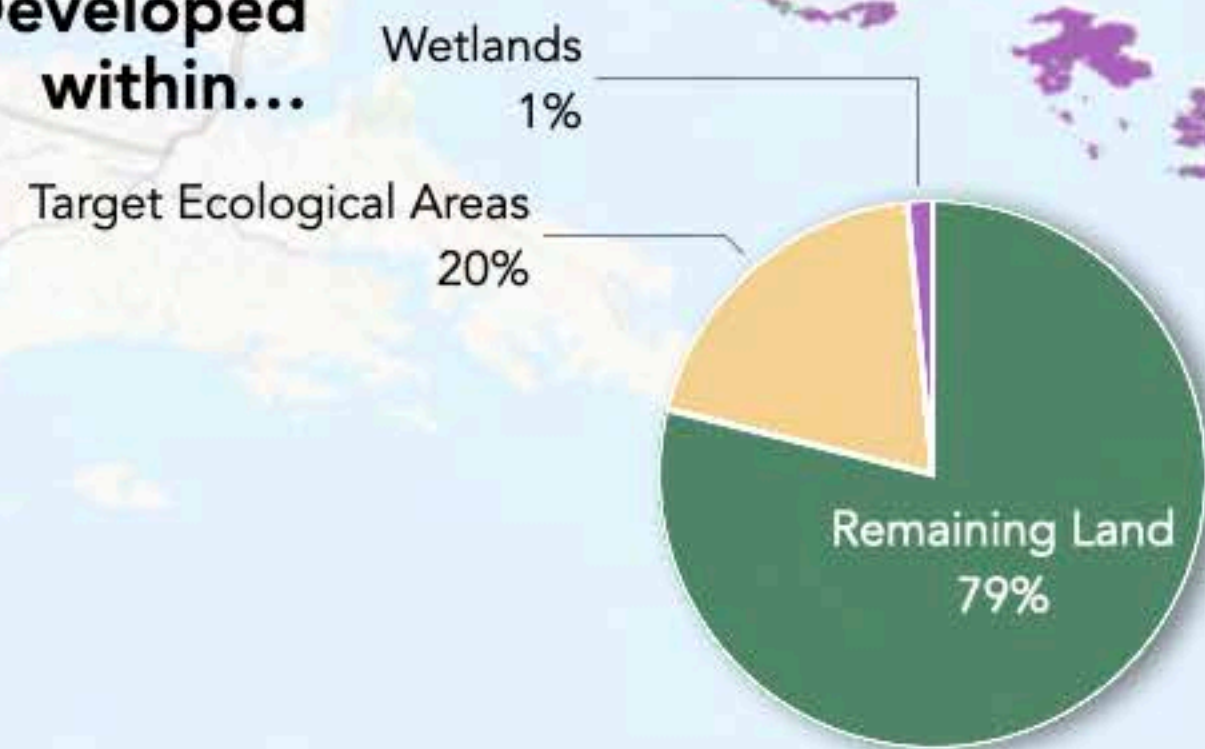
# Developed Land Comparison

Eastern Shore, MD

## Pre-1952

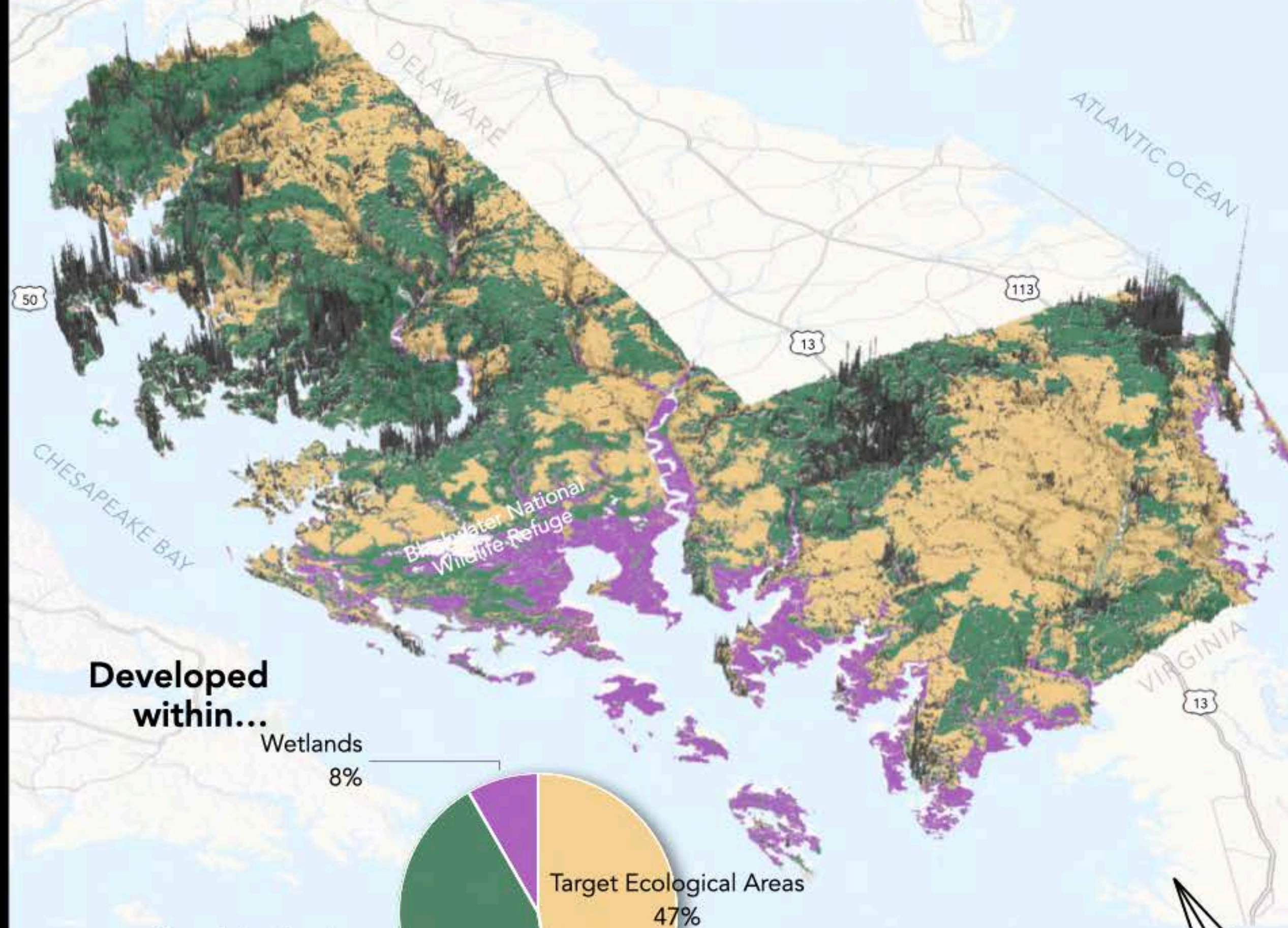


Developed within...



Elevation has been exaggerated to show topographical differences

## Post-1952



Developed within...



Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010





# Current Land Use

Eastern Shore, MD

**1,900,000 Acres**

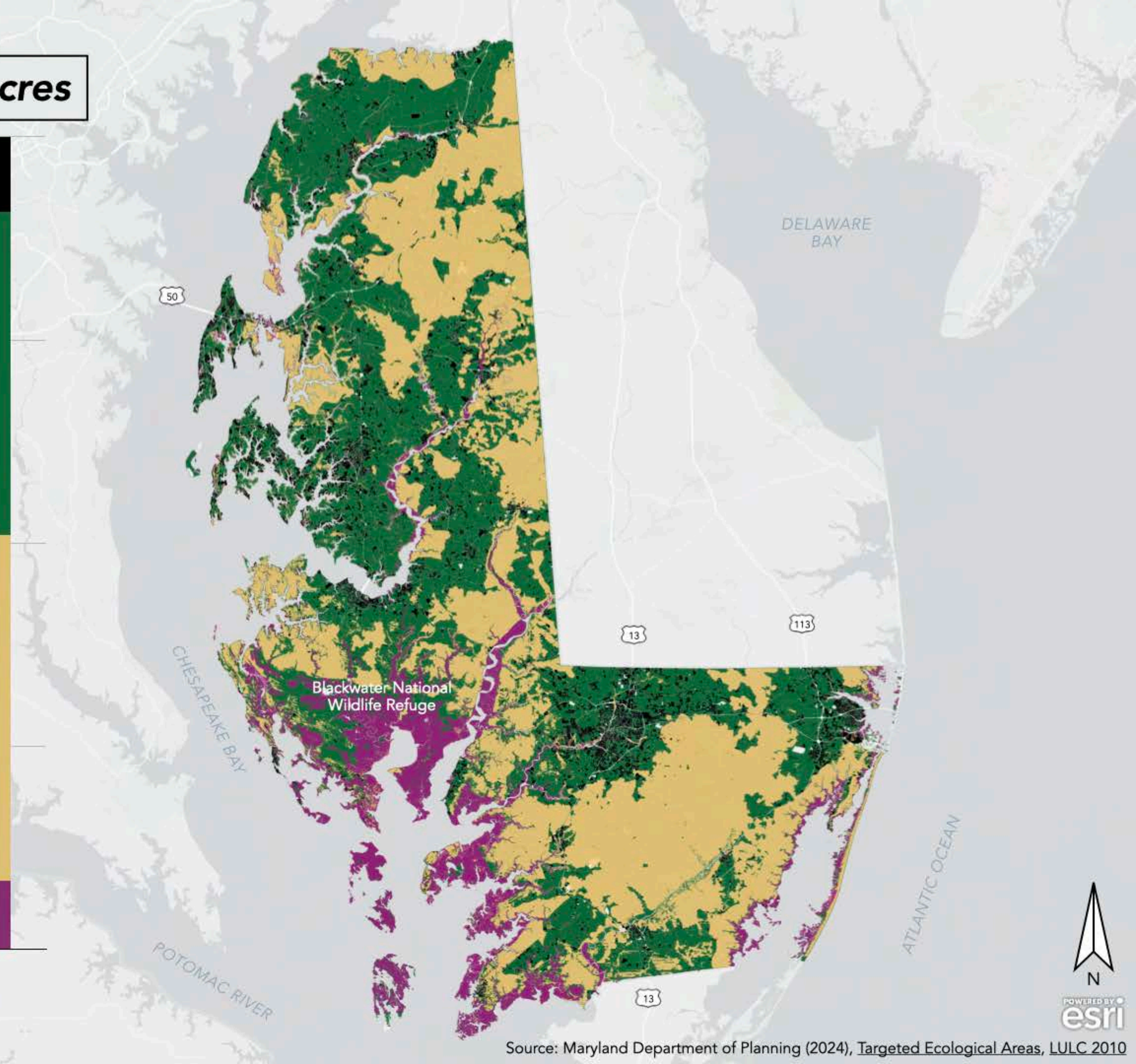
Developed  
**173,000**

Remaining  
Land  
**750,000**

Target  
Ecological  
Areas  
**800,000**

Wetlands  
**160,000**

Current





# Land Use Trend

Eastern Shore, MD

**1,900,000 Acres**

Potentially Developed  
**333,000**

Remaining Land  
**400,000**

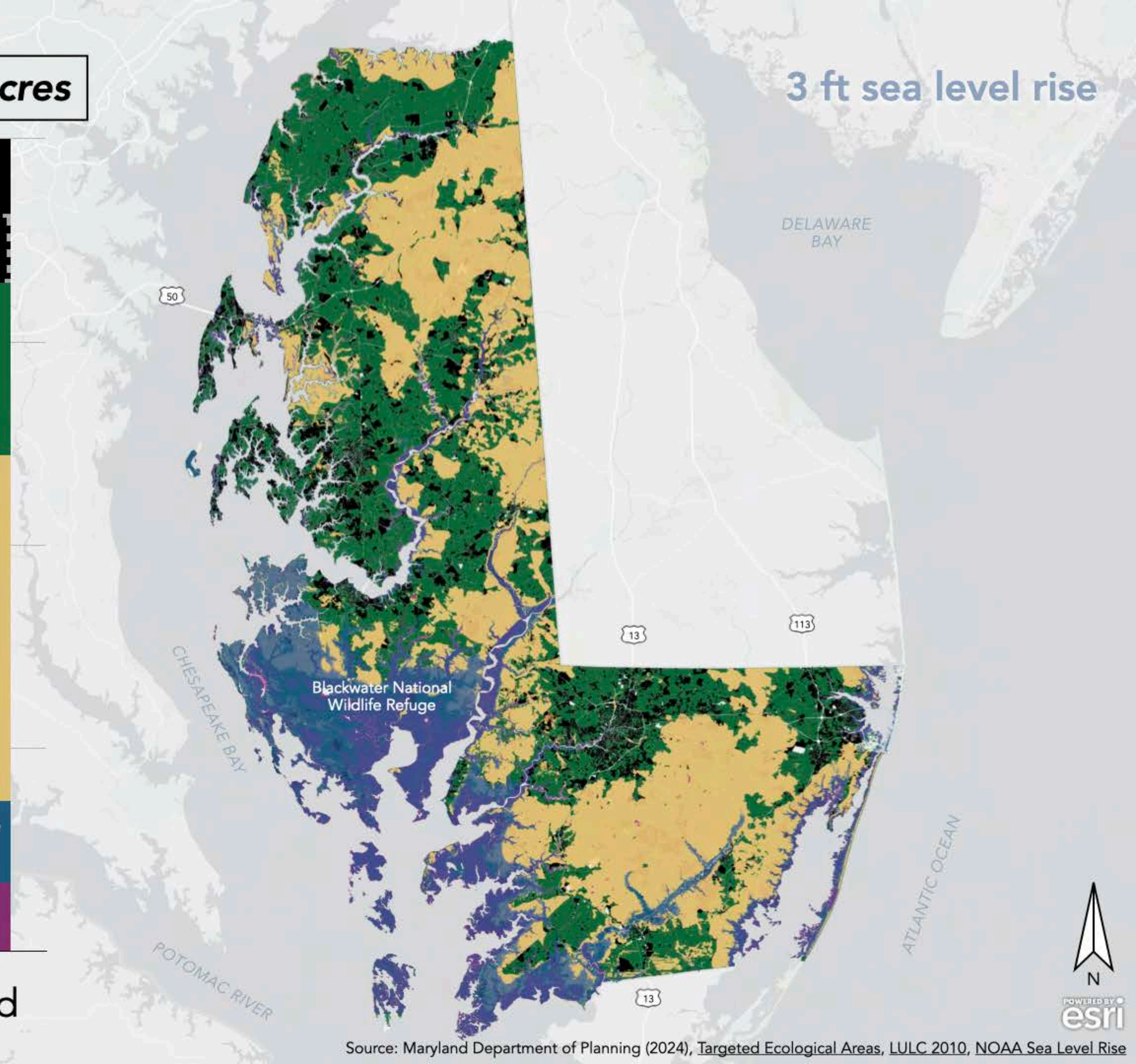
Target Ecological Areas  
**800,000**

Sea Level Rise  
**190,000**

Wetlands  
**160,000**

2100 Trend

3 ft sea level rise



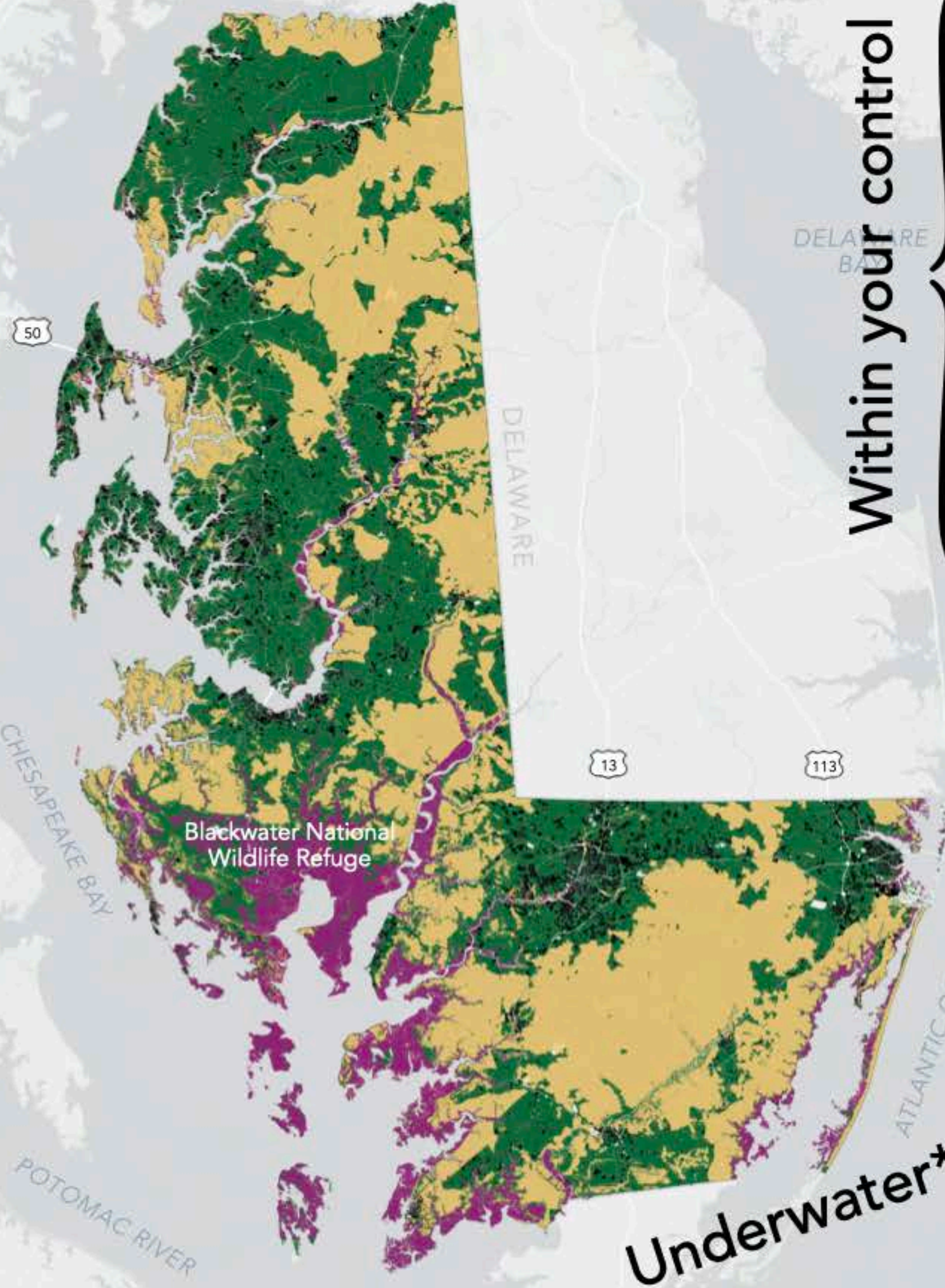


# Land Use

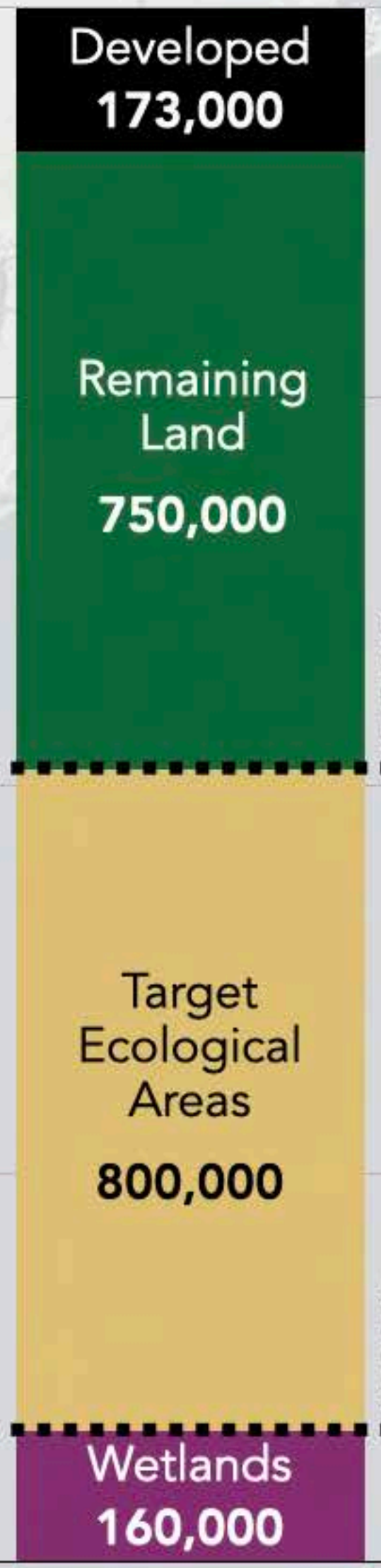
Eastern Shore, MD

**1,900,000 Acres**

**3 ft sea level rise**



Within your control



Underwater\*

Current

2100 Trend

\*Underwater or intermittently underwater



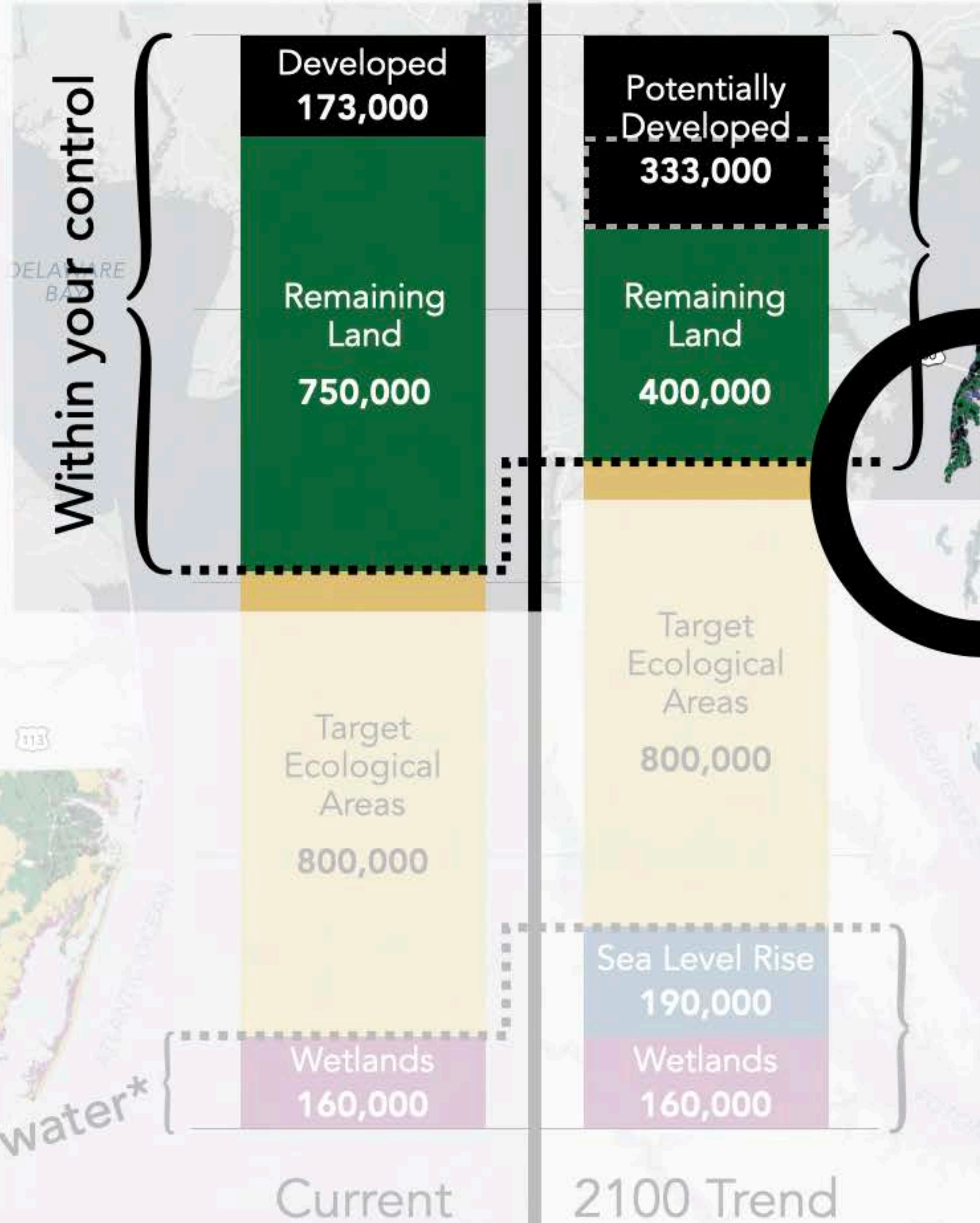


# Land Use

Eastern Shore, MD

1,900,000 Acres

3 ft sea level rise



\*Underwater or intermittently underwater

Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise





# Land Use Within Your Control

Eastern Shore, MD

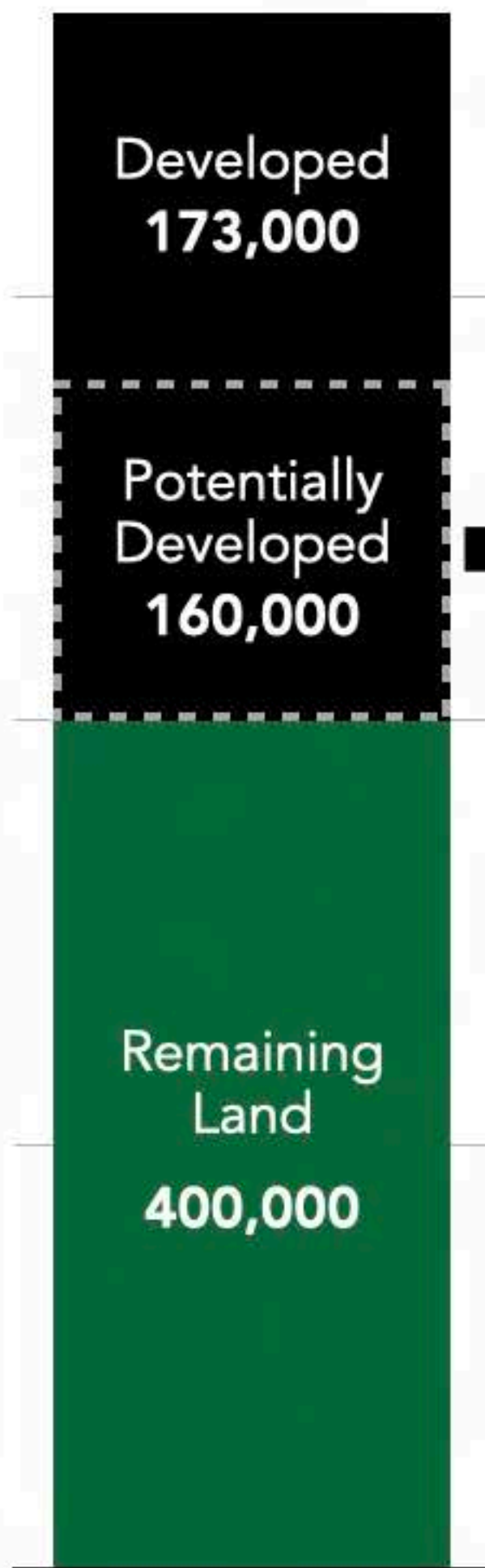
# Total Value: \$388B

# Total Value: \$388B



Current

\*After 3 ft sea level rise



2100 Trend\*



Current pattern:  
predominantly Single Family  
**Detached**



2100 Alternative\*



Also saves on  
infrastructure costs

Alternate pattern:  
predominantly Single Family  
**Attached**

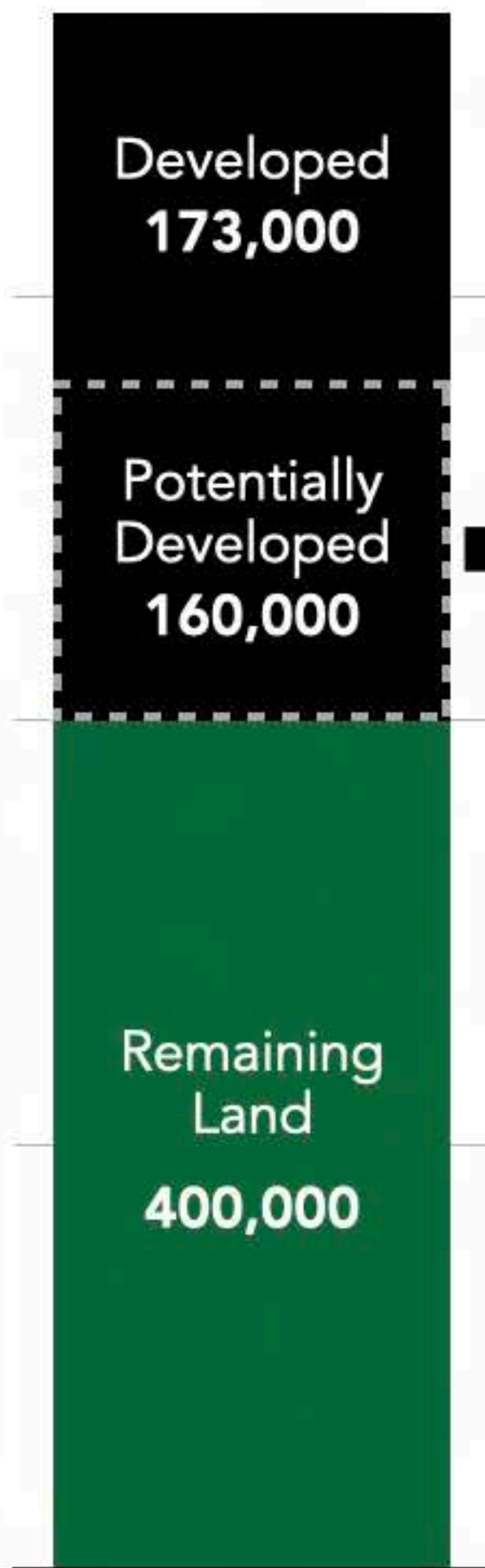


# Land Use Within Your Control

Eastern Shore, MD

## Total Value: \$38B

## Total Value: \$38B



Crab cake with filler



The good stuff!

Current

2100 Trend\*

2100 Alternative\*

\*After 3 ft sea level rise

Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise





# Okay, so now what?

Main Takeaways



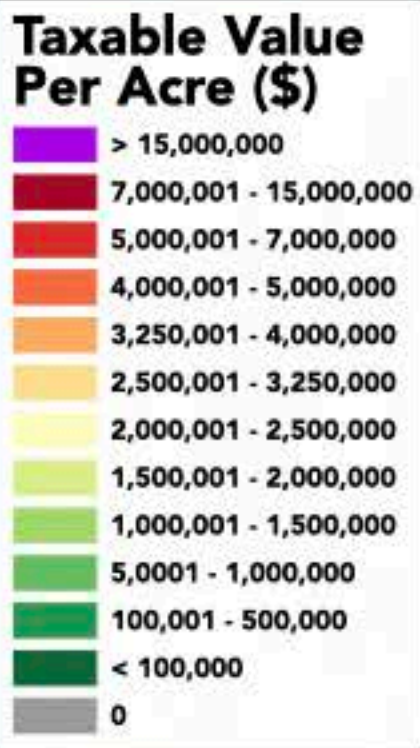
What we know:

**Concentrated development  
is more productive and  
efficient.**



# Peak Tax Value Per Acre by City

Eastern Shore, MD



\*Photo stand-in. Value per acre of house shown: \$3M (4th highest in Grasonville).





# Developed Land Comparison

Eastern Shore, MD

## Pre-1952



Single Family Attached



Mixed Use

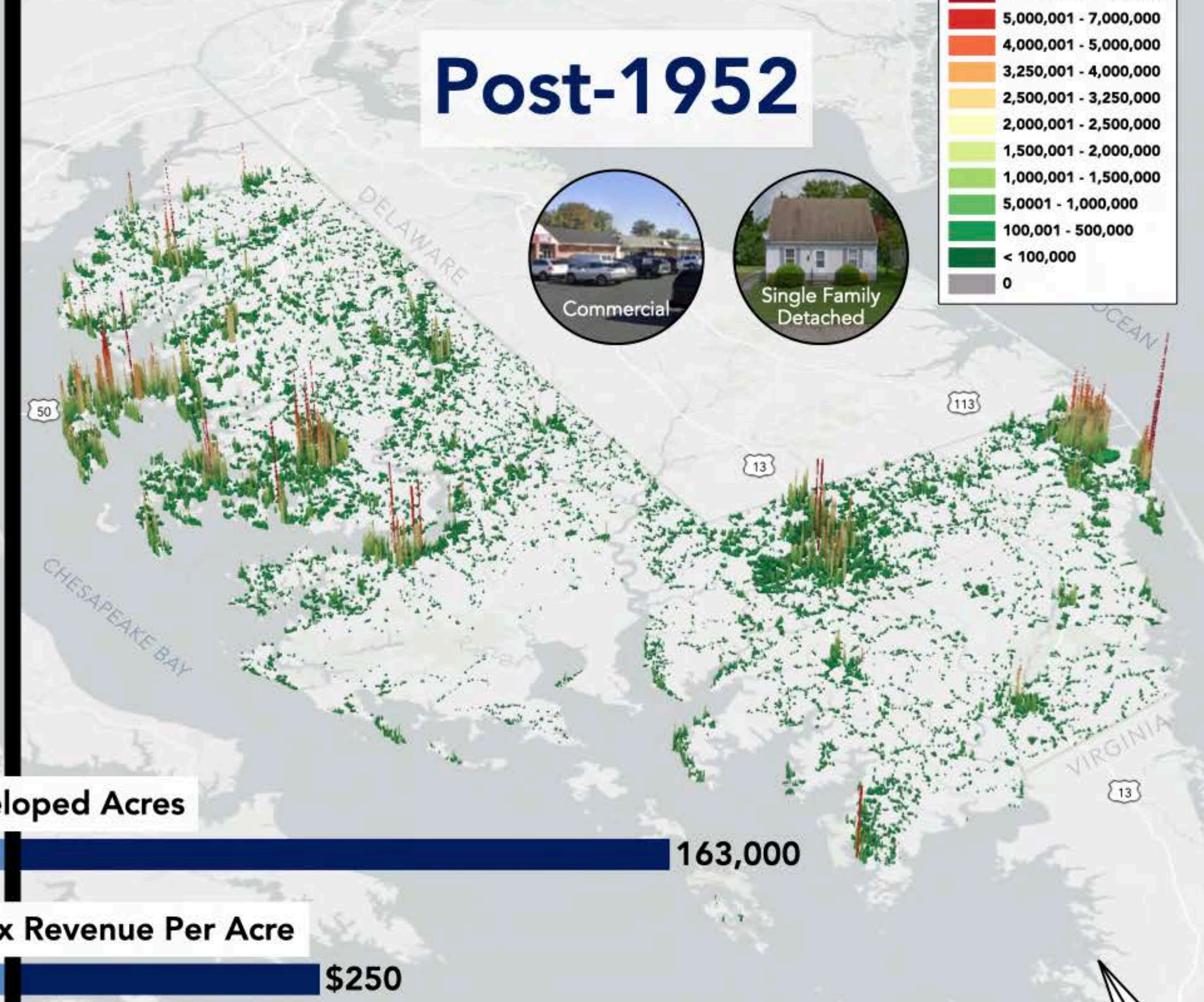
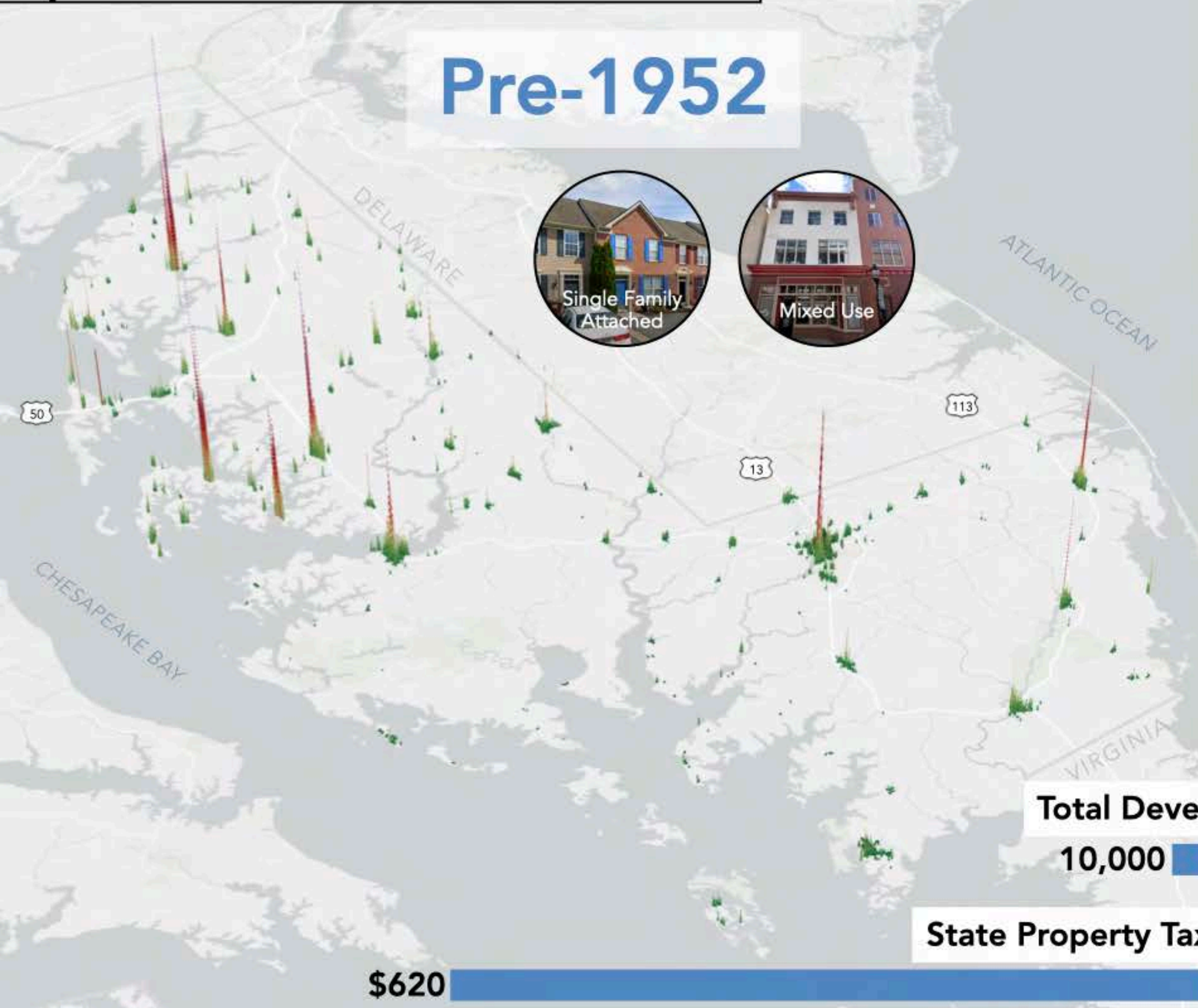
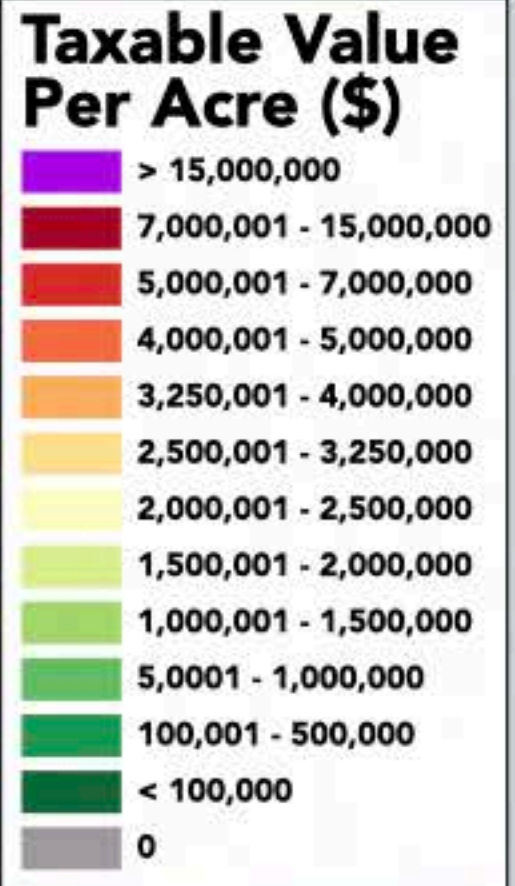
## Post-1952



Commercial



Single Family Detached



**Total Developed Acres**

10,000

163,000

**State Property Tax Revenue Per Acre**

\$620

\$250

**Average Value Per Acre**

\$557,000

\$220,000








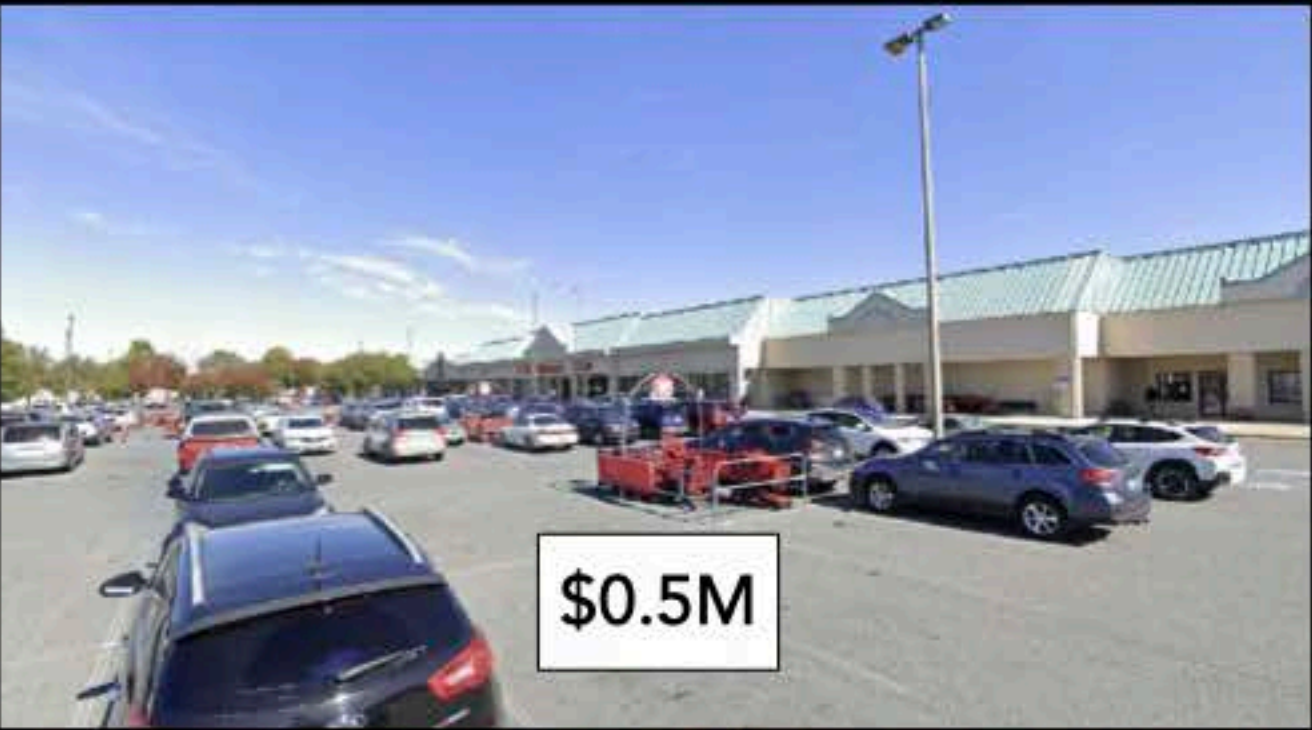





It's up to you:

**Development  
patterns matter.**



# Value Per Acre Examples by Building Type

Eastern Shore, MD

	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY
RESIDENTIAL	 <p>\$0.8M</p>	 <p>\$2.9M</p>	 <p>\$16.0M</p>
COMMERCIAL	 <p>\$0.5M</p>	 <p>\$3.7M</p>	 <p>\$12.3M</p>
MIXED USE	 <p>\$0.4M</p>	 <p>\$4.8M</p>	 <p>\$15.0M</p>

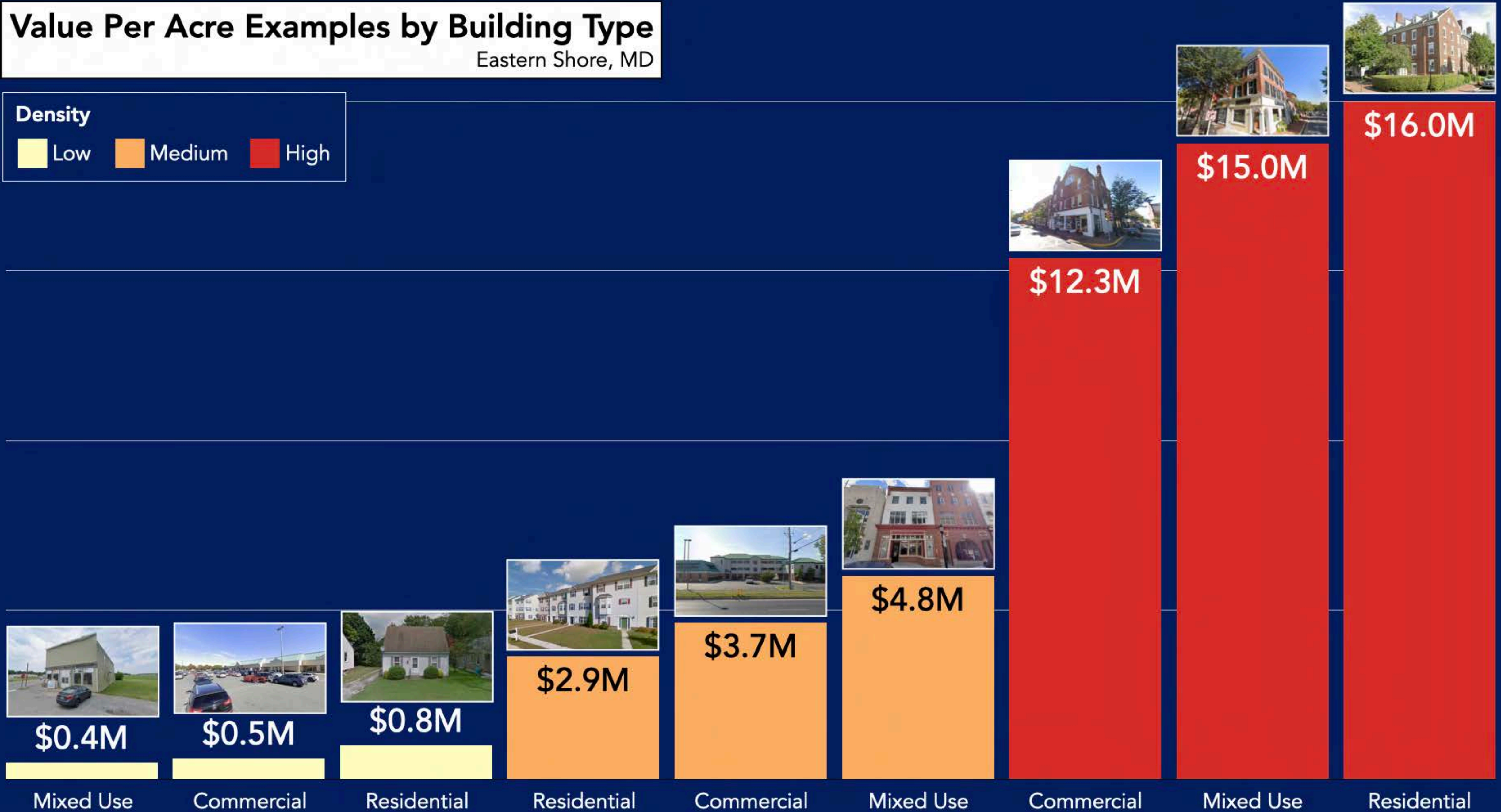


# Value Per Acre Examples by Building Type

Eastern Shore, MD

## Density

Low
  Medium
  High





It's up to you:

**The choices you make  
today will affect tomorrow.**



URBAN3  
**Population Density**  
Eastern Shore, MD

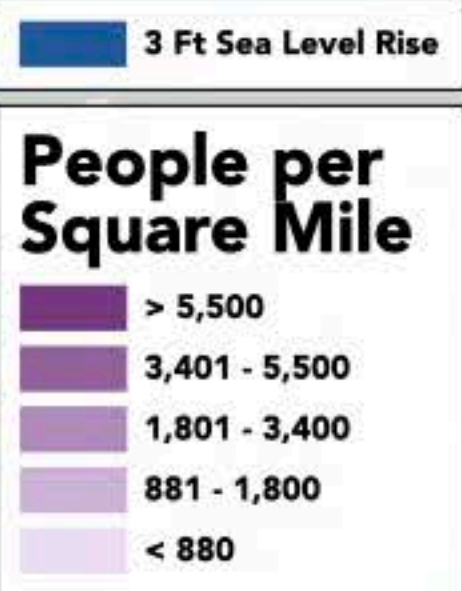
**+5,000 people  
by 2100**

Stevensville

Easton

Cambridge


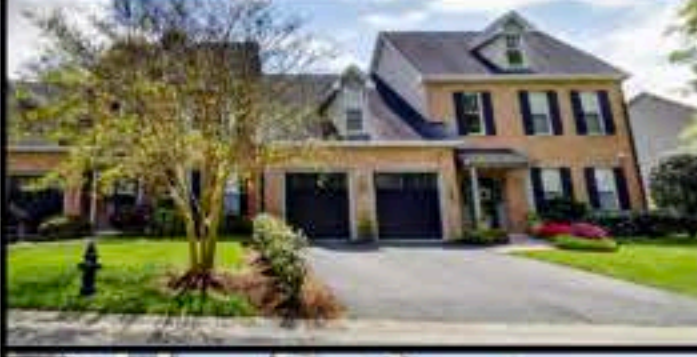

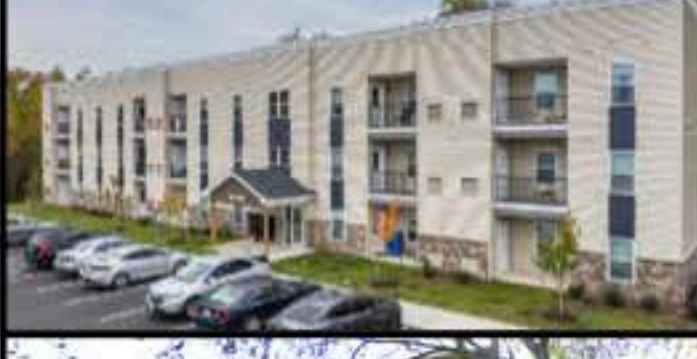


Grasonville





# Development Scenarios for +5,000 People

Easton, MD

		Dwelling Units/ Acre	Units Needed	Acres Consumed	Taxable Value Added	Value Per Acre
	Developed as Single Family Detached	2	2,136	1,068	\$697M	\$0.6M
	Developed as Single Family Attached (Low Intensity)	4	53	565	\$25M	\$0.04M
	Developed as Single Family Attached (High Intensity)	15	52	140	\$15M	\$0.11M
	Developed as Garden Style Apartments	8	22	267	\$195M	\$0.7M
	Developed as Missing Middle	18	534	117	\$216M	\$1.8M
	Developed as Downtown Condos	71	67	30	\$490M	\$16.3M



What you can do:

**Building small can  
generate incredible  
productivity.**



# Neighborhood Comparisons

Easton, MD

## Ashby Commons



**\$3.6M**

83 Taxable Parcels 104

6 Taxable Acres 32

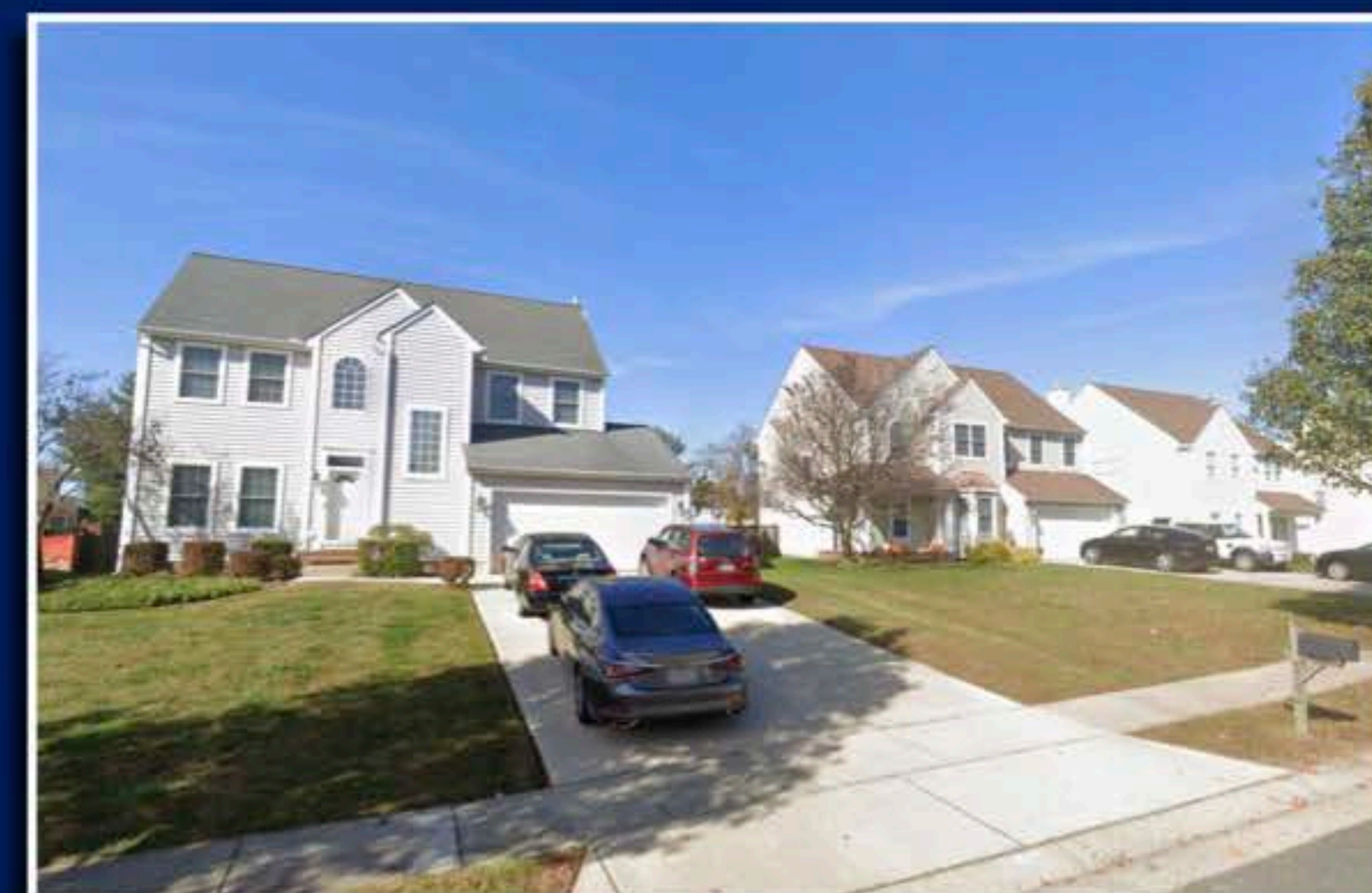
0.1 Average Lot Acreage 0.3

\$22M Total Tax Value \$37M

Value Per Acre

**\$1.2M**

## Mulberry Station





# Total Taxable Value

Mulberry Station, Easton, MD



*3x its current value!*

# \$115M

Ashby Commons  
buildings filling the area  
of Mulberry Station

## \$37M

Current

Possible



# Single Family Residential Land Use

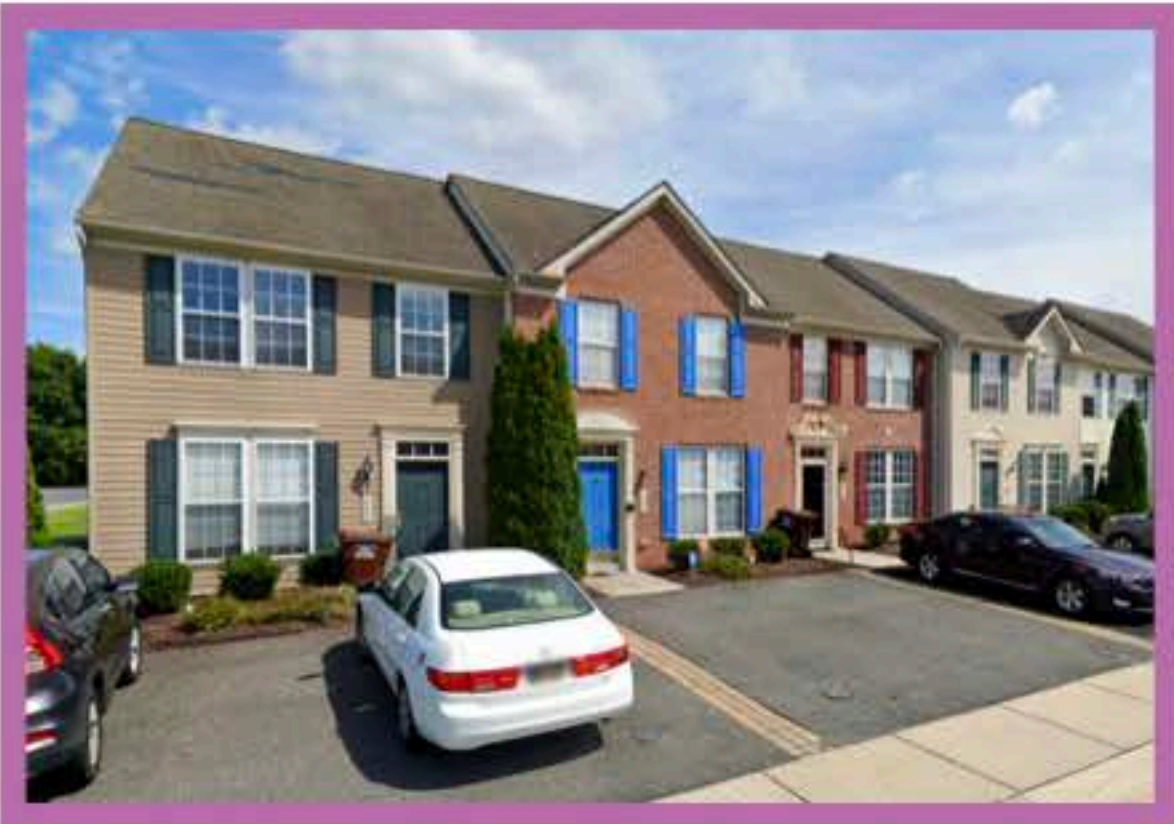
Eastern Shore, MD



Acres



Value





What you can do:

**Use your land wisely.**

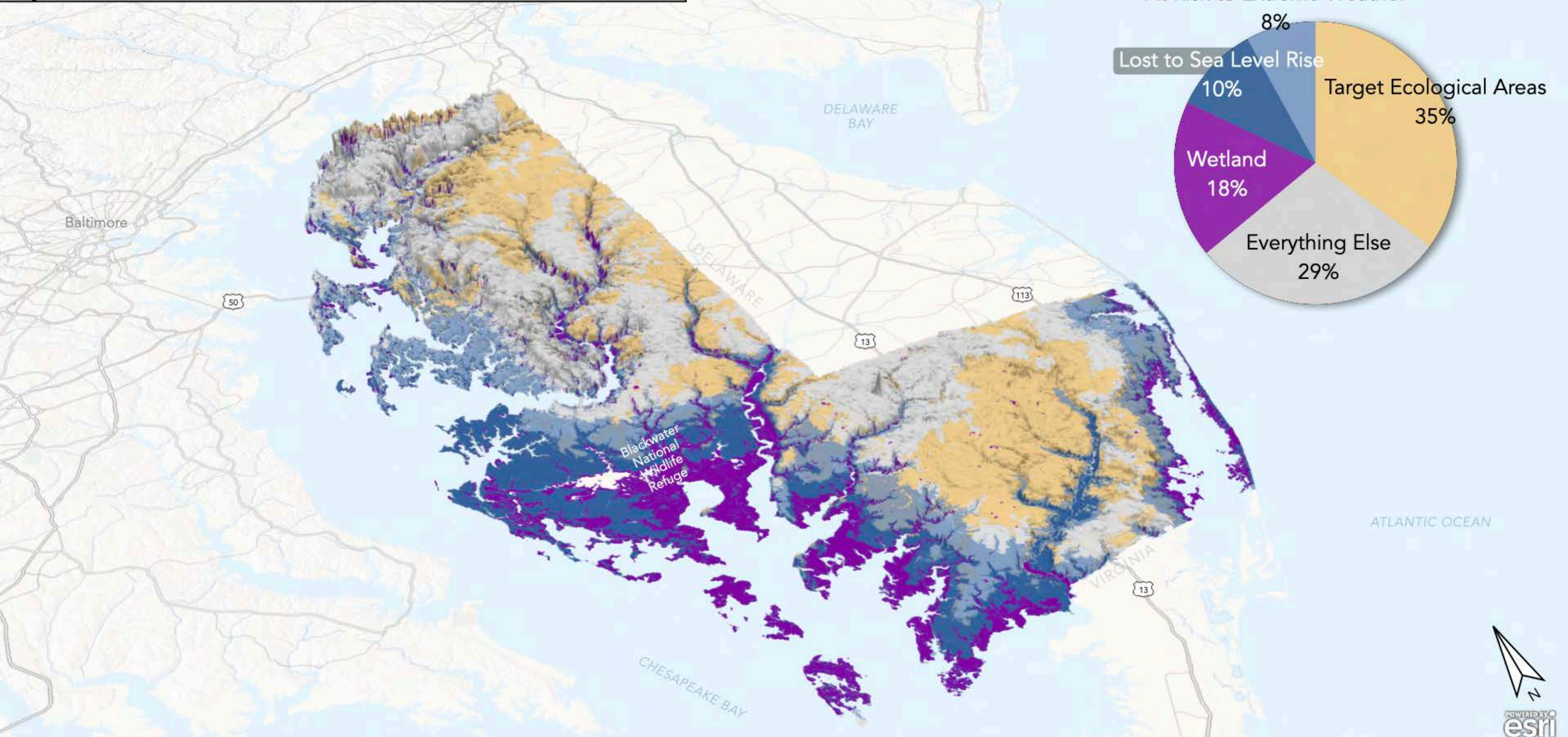


# Developed Land Comparison: 2100 Trend

Eastern Shore, MD

Philadelphia

## 3 ft sea level rise



Baltimore

50

13

113

Blackwater National Wildlife Refuge

VIRGINIA

13

ATLANTIC OCEAN



Elevation has been exaggerated to show topographical differences

Source: Maryland Department of Planning (2024), Targeted Ecological Areas, LULC 2010, NOAA Sea Level Rise, SLOSH Category 4 Storm Surge



# Land Use Within Your Control

Eastern Shore, MD

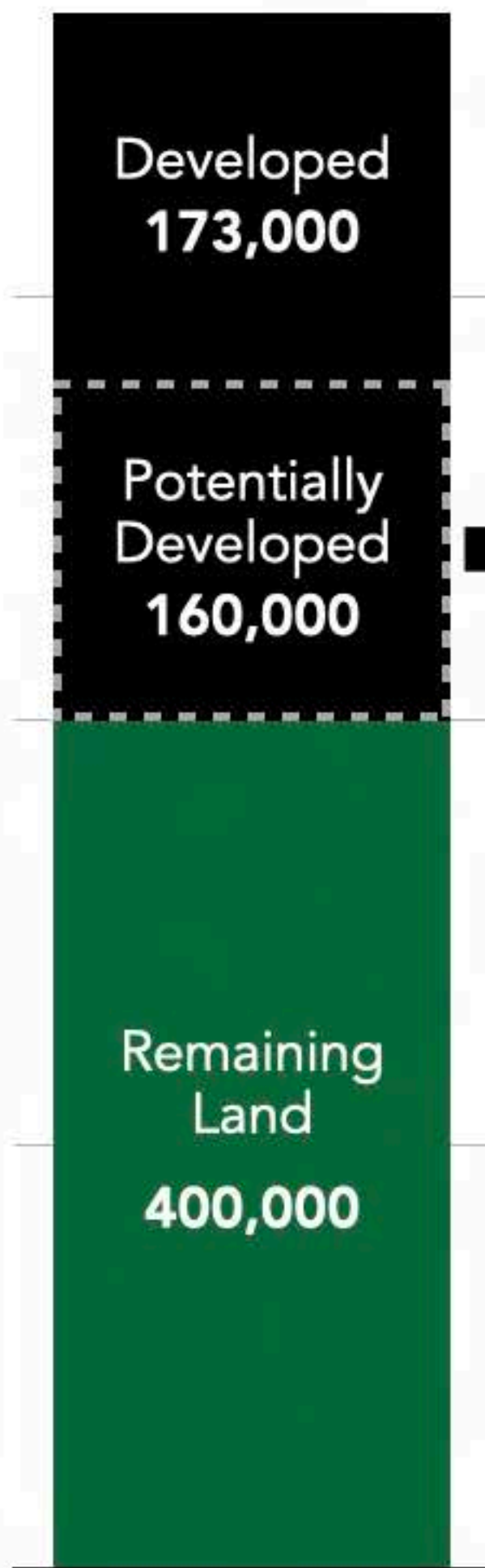
# Total Value: \$38B

# Total Value: \$38B



Current

\*After 3 ft sea level rise



2100 Trend\*



Current pattern:  
predominantly Single Family  
**Detached**



2100 Alternative\*



Also saves on  
infrastructure costs

Alternate pattern:  
predominantly Single Family  
**Attached**



# Land Use Within Your Control

Eastern Shore, MD

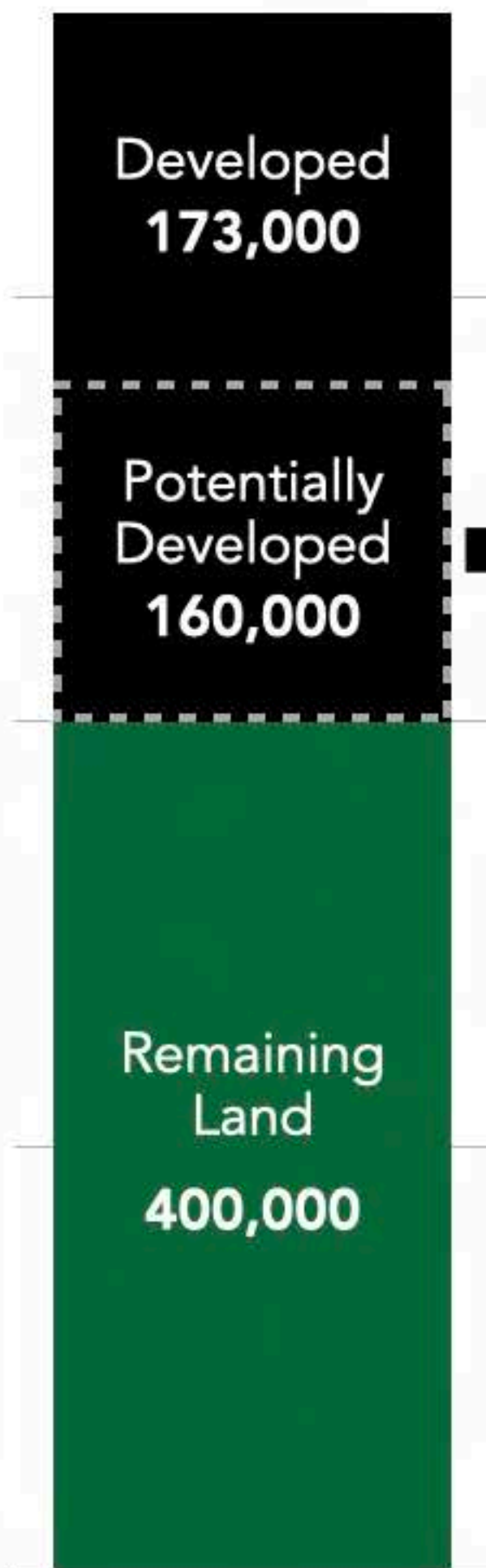
## Total Value: \$38B

## Total Value: \$38B



Current

\*After 3 ft sea level rise



2100 Trend\*



Crab cake with filler



2100 Alternative\*



The good stuff!



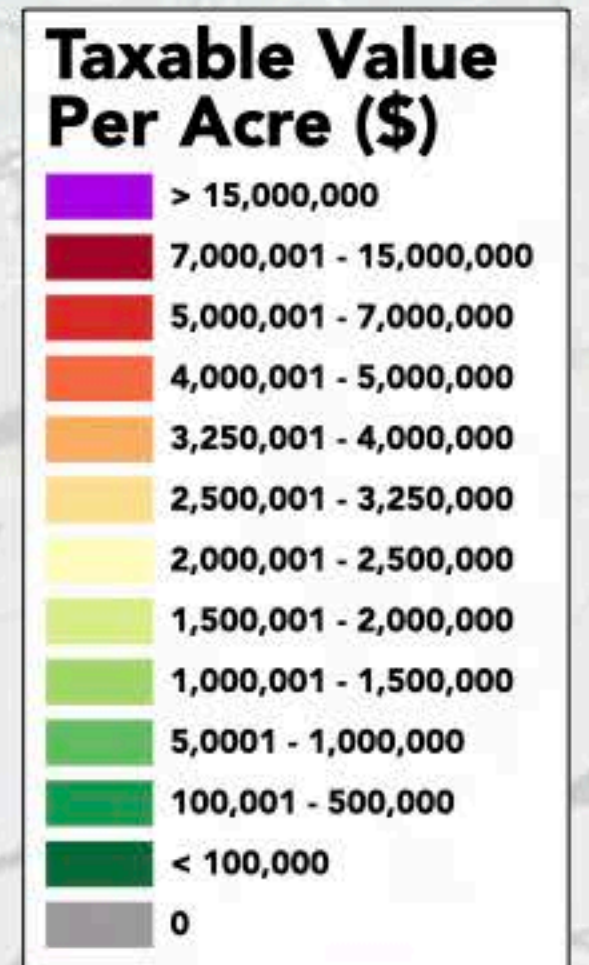
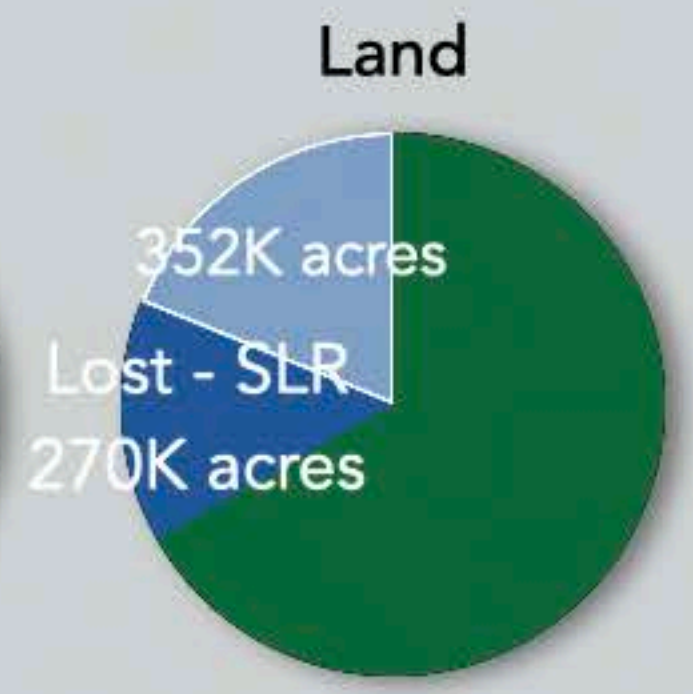
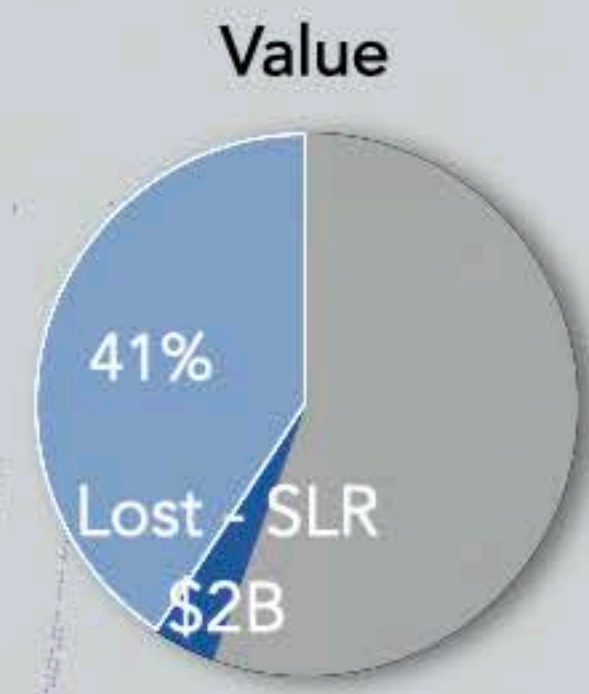
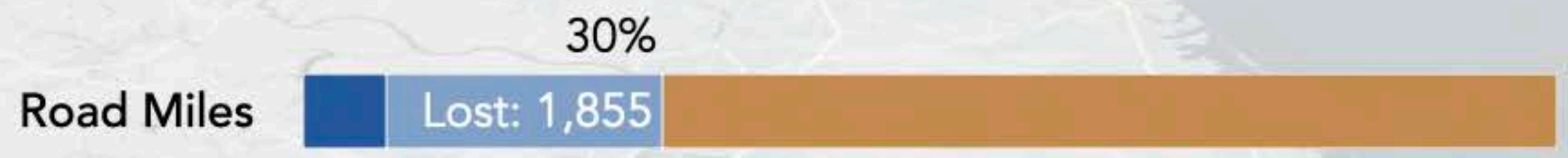
So now:

**The future exists  
today! Are you ready?**

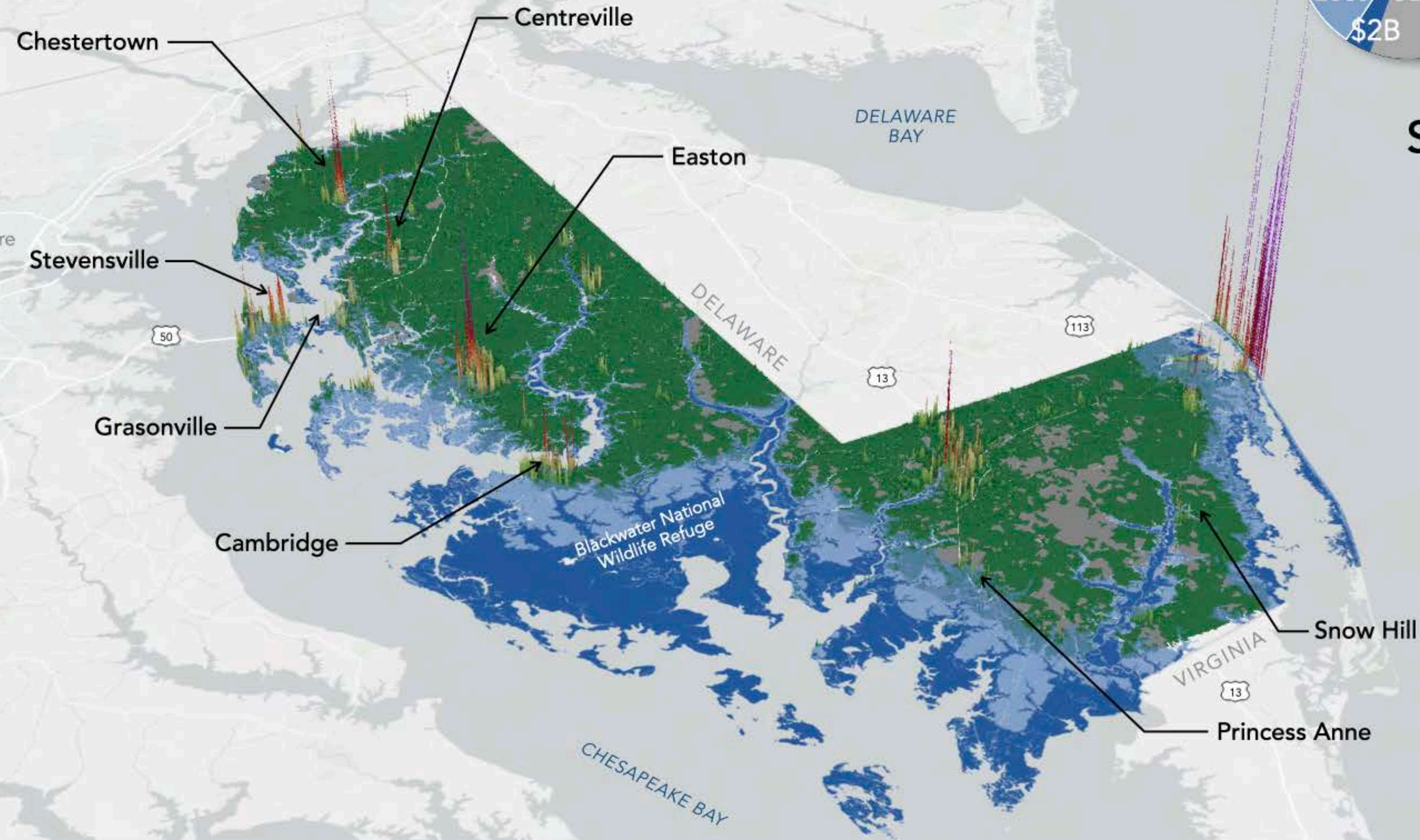


# Sea Level Rise Impact

Eastern Shore, MD



## Sea Level Rise



\*Storm surge flooding is similar to 10 feet of sea level rise.







# Appendix

Additional Analysis and Research





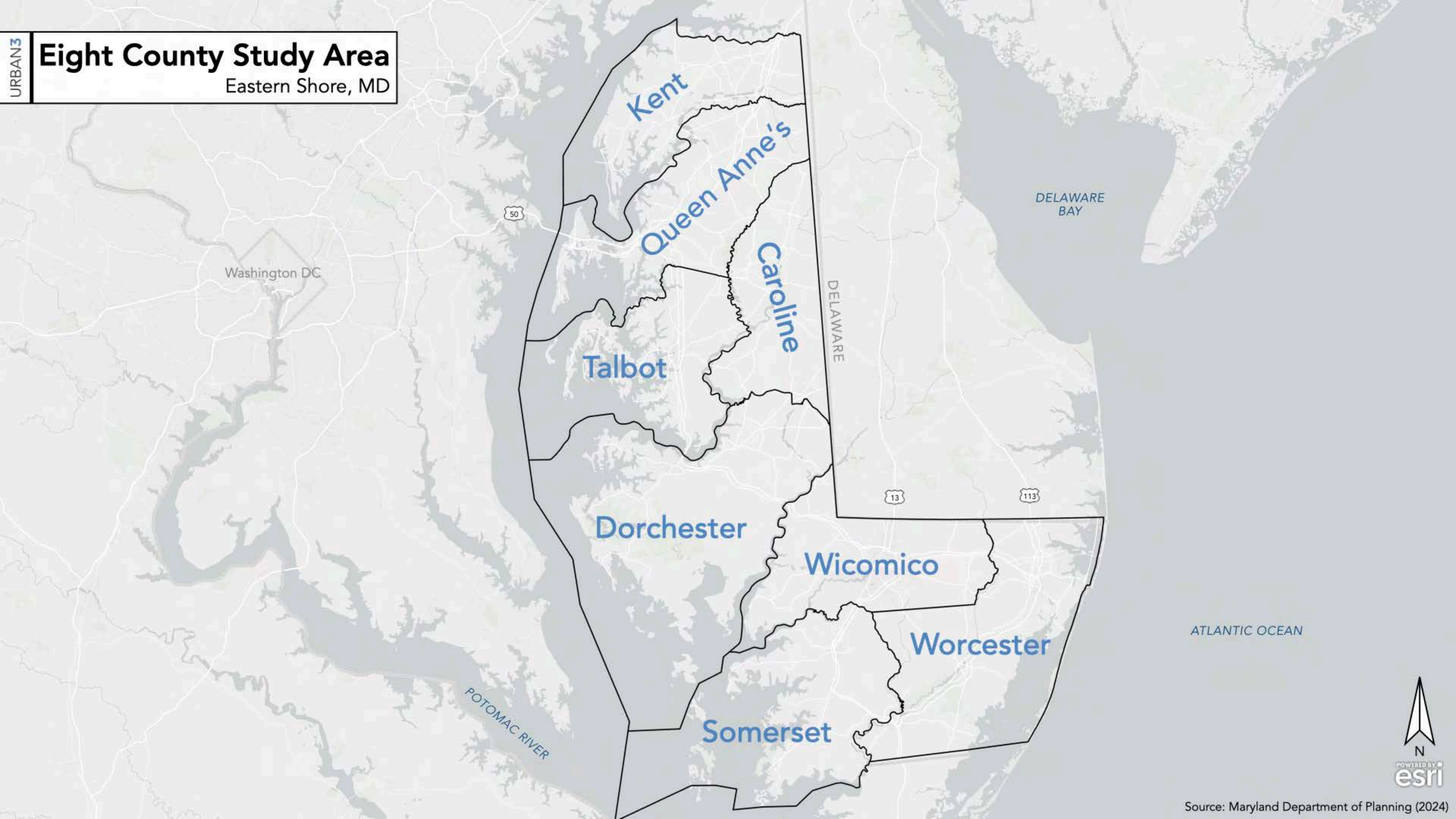
Case Study: Economic MRI®

# Eastern Shore, Maryland



# Eight County Study Area

Eastern Shore, MD



Washington DC

DELAWARE BAY

DELAWARE

ATLANTIC OCEAN

POTOMAC RIVER

Kent

Queen Anne's

Caroline

Talbot

Dorchester

Wicomico

Worcester

Somerset

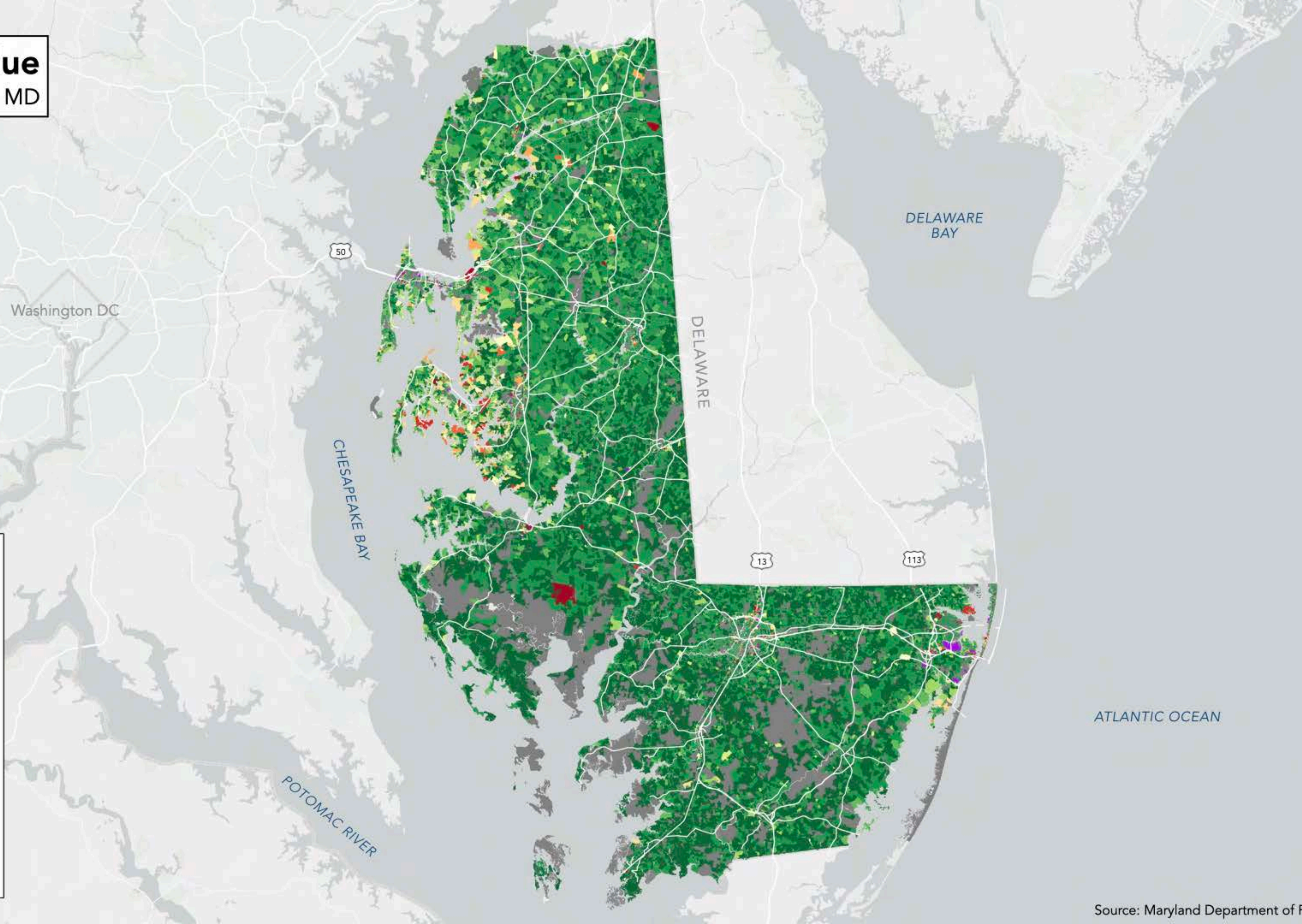
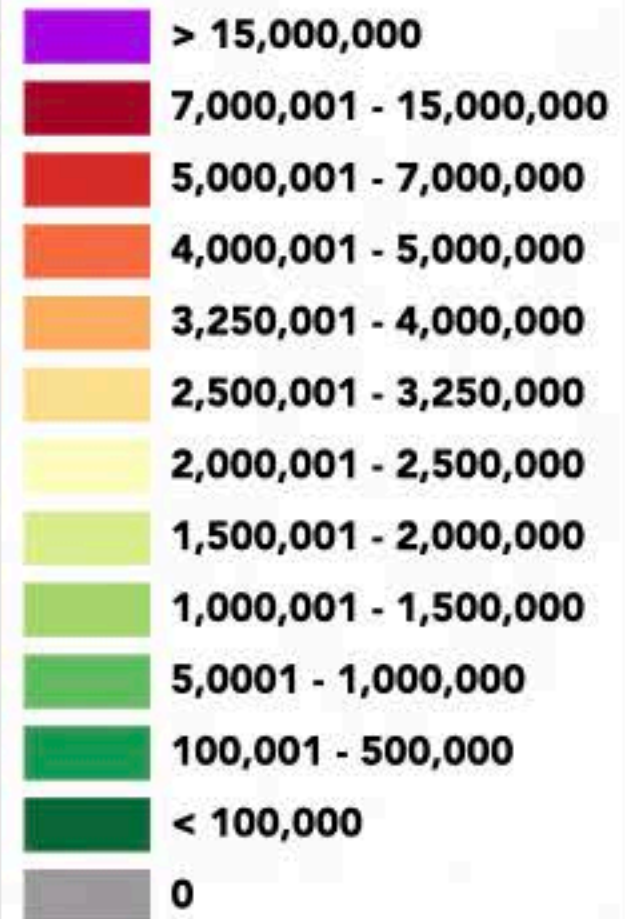




# Total Tax Value

Eastern Shore, MD

## Total Taxable Value (\$)

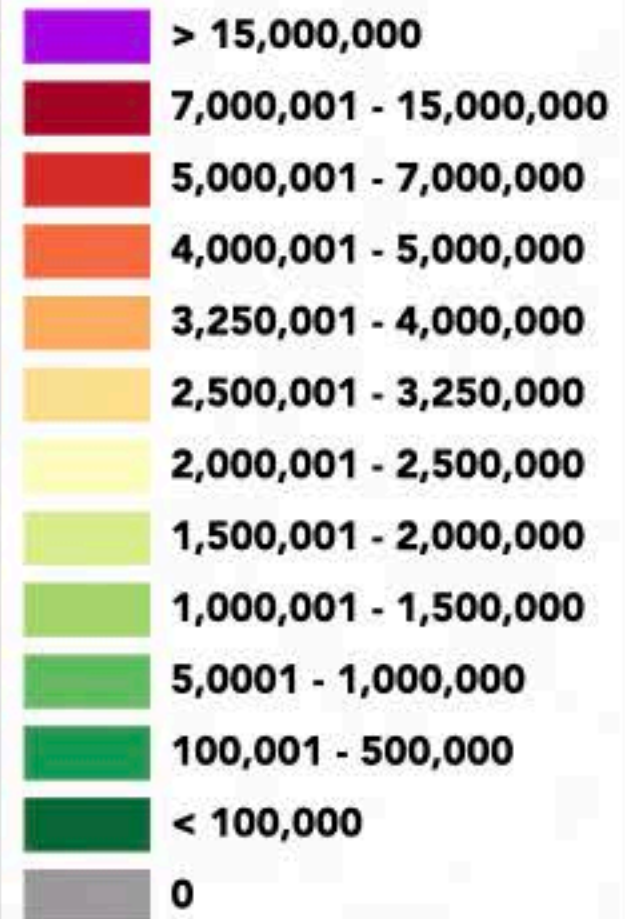




# Tax Value Per Acre

Eastern Shore, MD

## Taxable Value Per Acre (\$)



ATLANTIC OCEAN

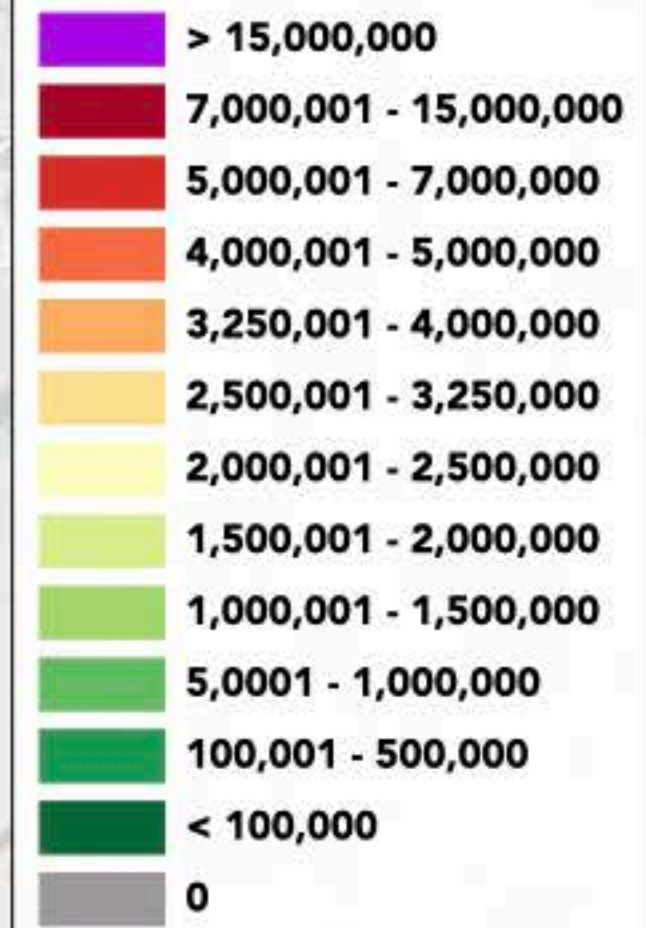




# Tax Value Per Acre

Eastern Shore, MD

## Taxable Value Per Acre (\$)



Chestertown

Centreville

Easton

Stevensville

Grasonville

Cambridge

Salisbury

Snow Hill

Princess Anne

Ocean City

Philadelphia

DELAWARE BAY

DELAWARE

VIRGINIA

ATLANTIC OCEAN

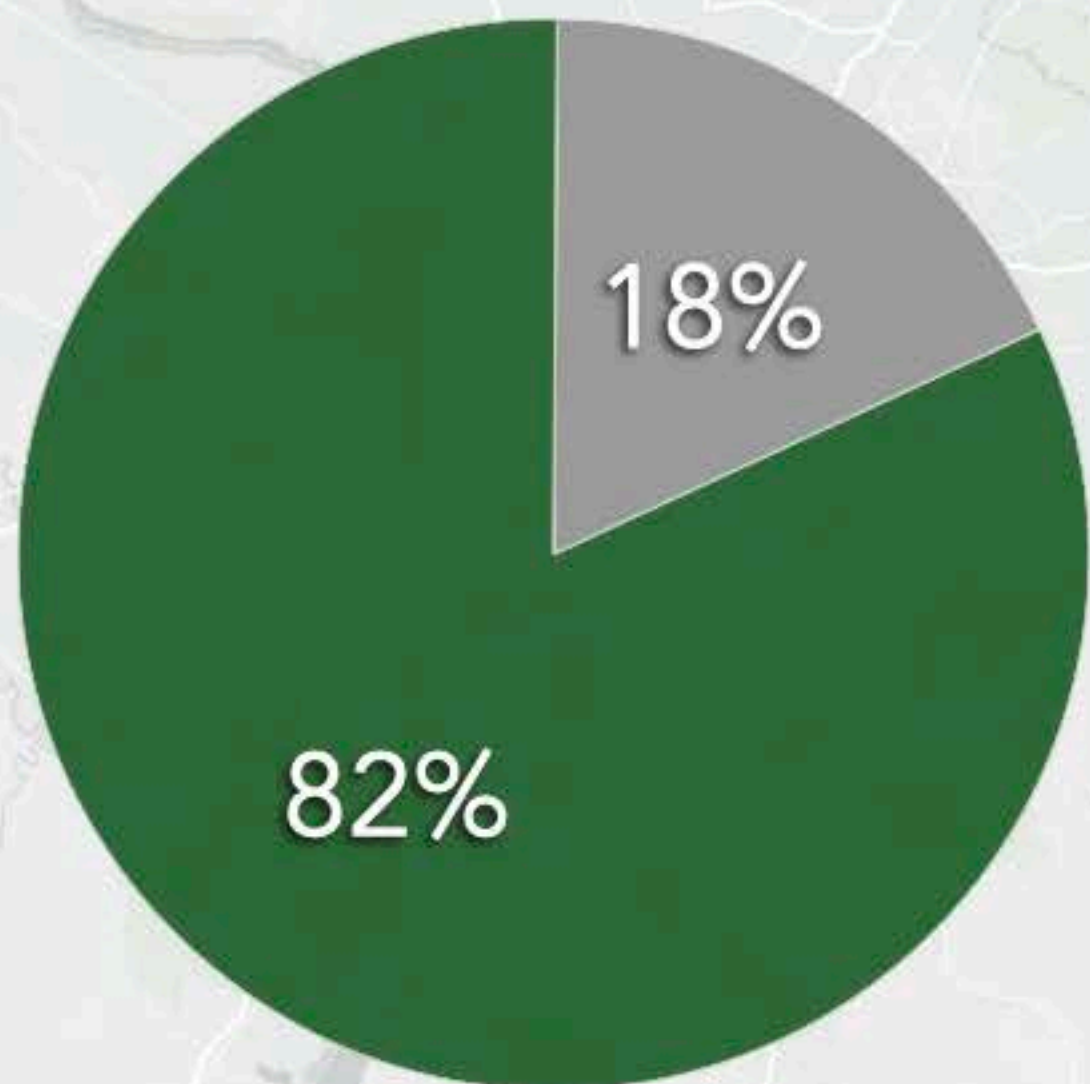
CHESAPEAKE BAY



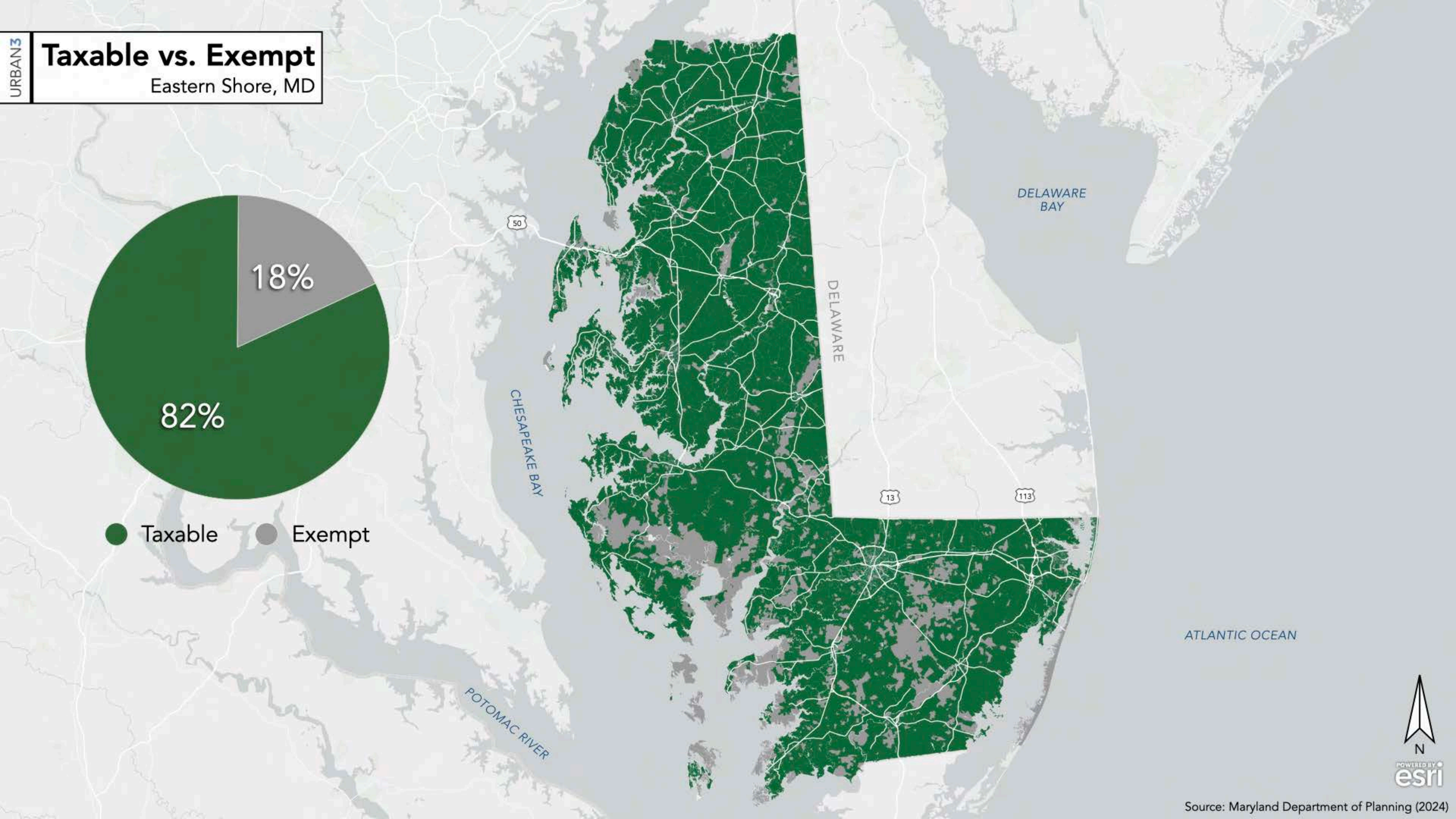


# Taxable vs. Exempt

Eastern Shore, MD



● Taxable ● Exempt



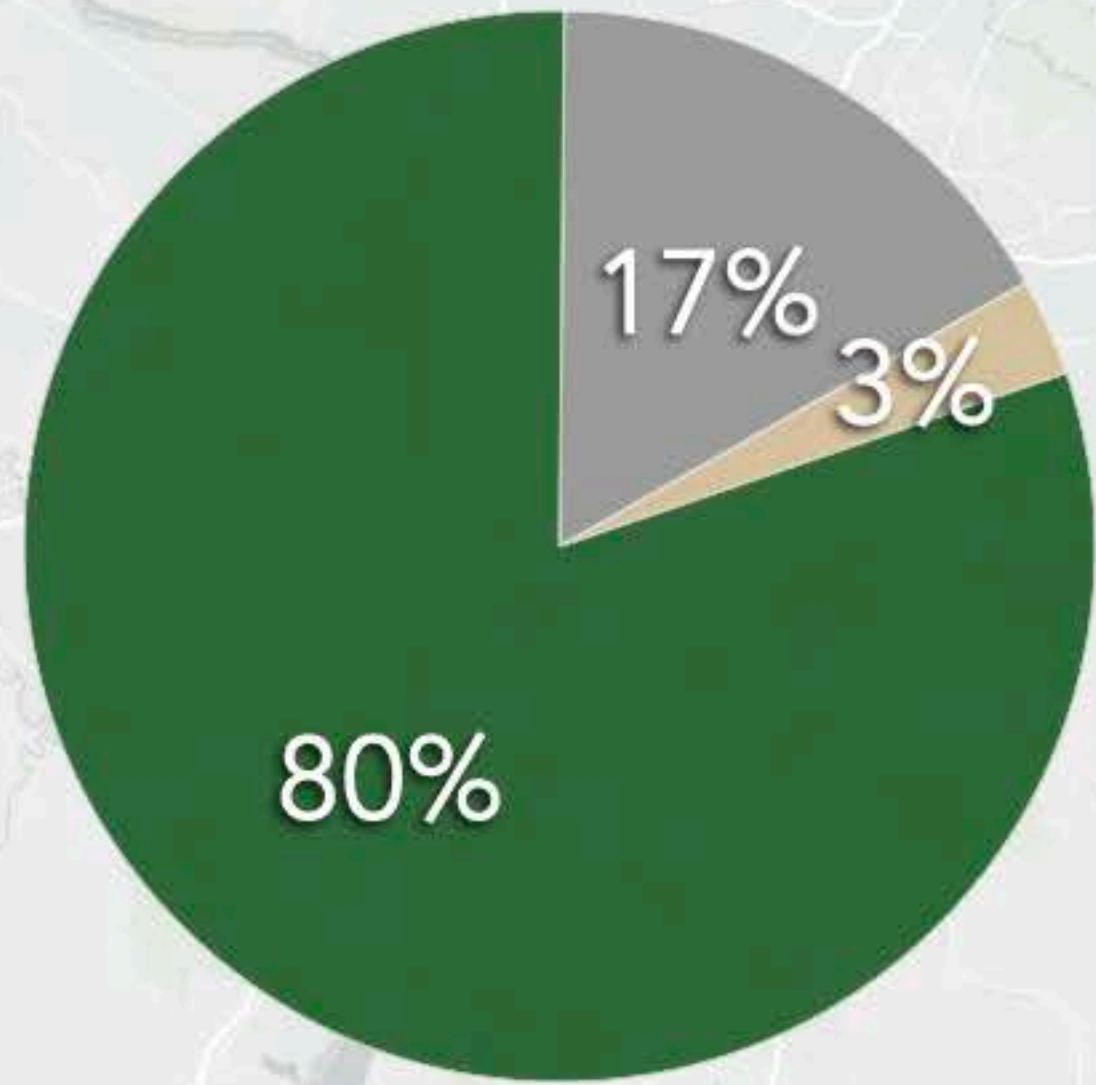
ATLANTIC OCEAN



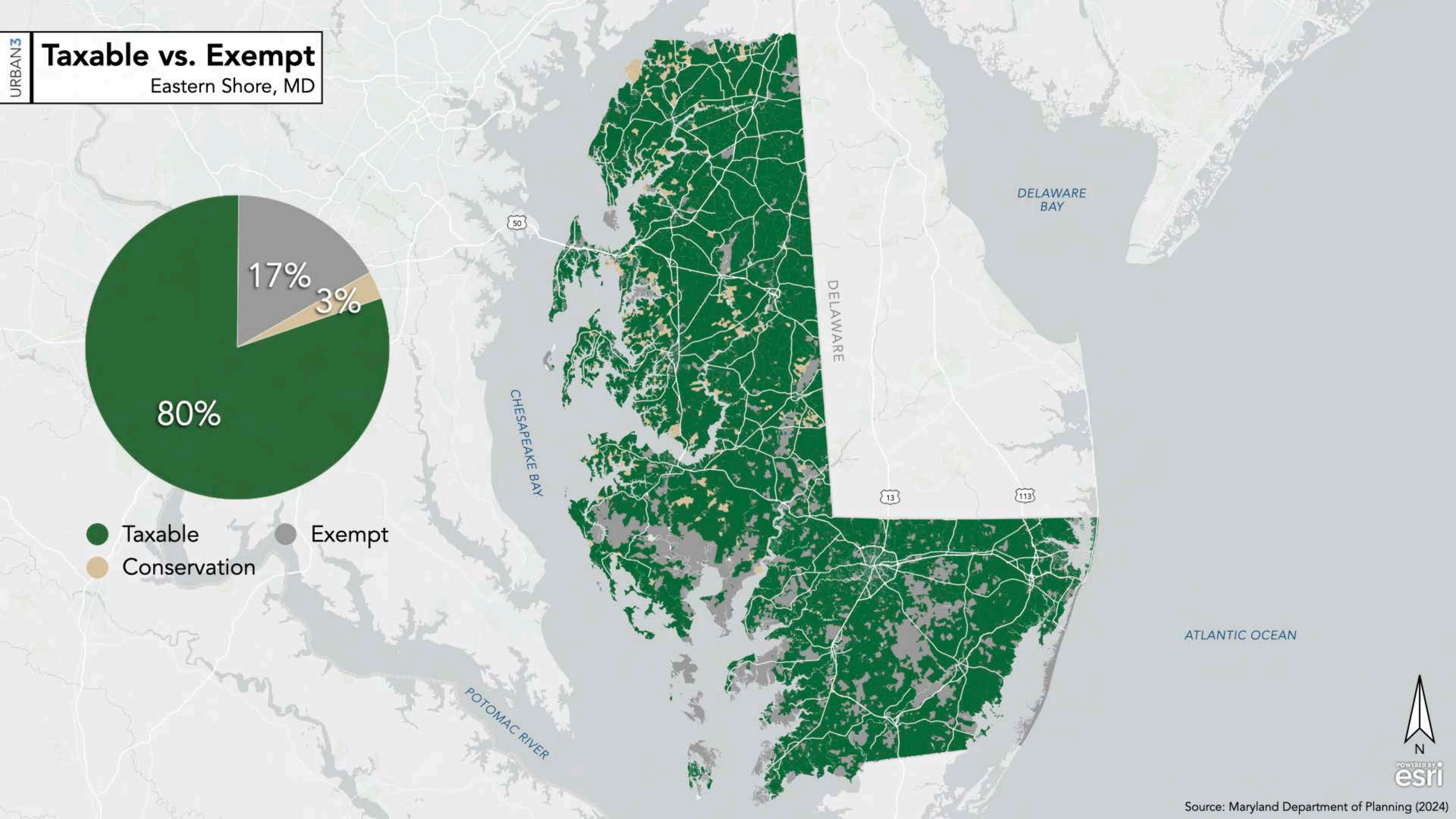


# Taxable vs. Exempt

Eastern Shore, MD



- Taxable
- Exempt
- Conservation



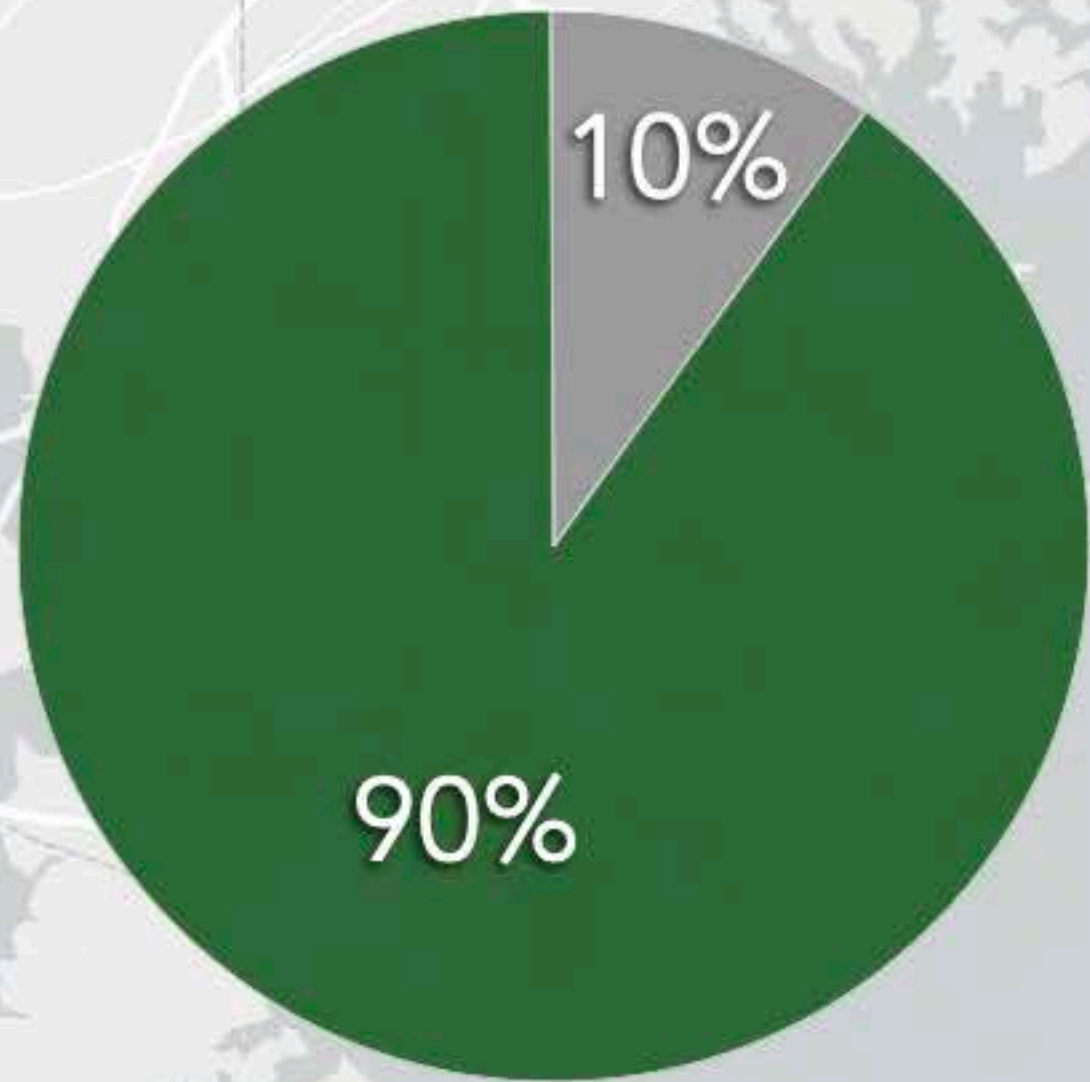
ATLANTIC OCEAN



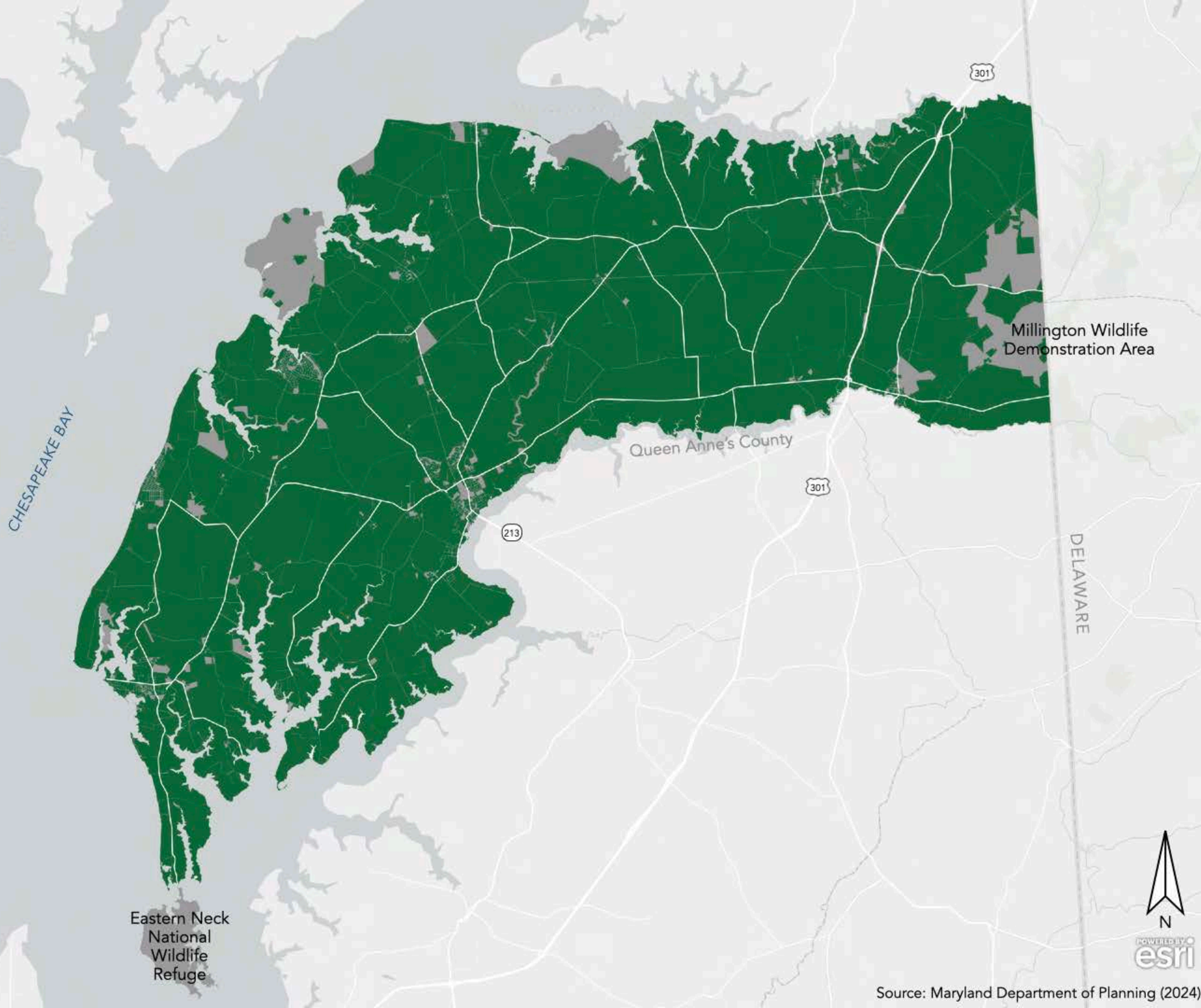


# Taxable vs. Exempt

Kent County, MD



● Taxable ● Exempt





# Taxable vs. Exempt

Kent County, MD



CHESAPEAKE BAY

**Chestertown**

Queen Anne's County

Millington Wildlife  
Demonstration Area

Eastern Neck  
National  
Wildlife  
Refuge

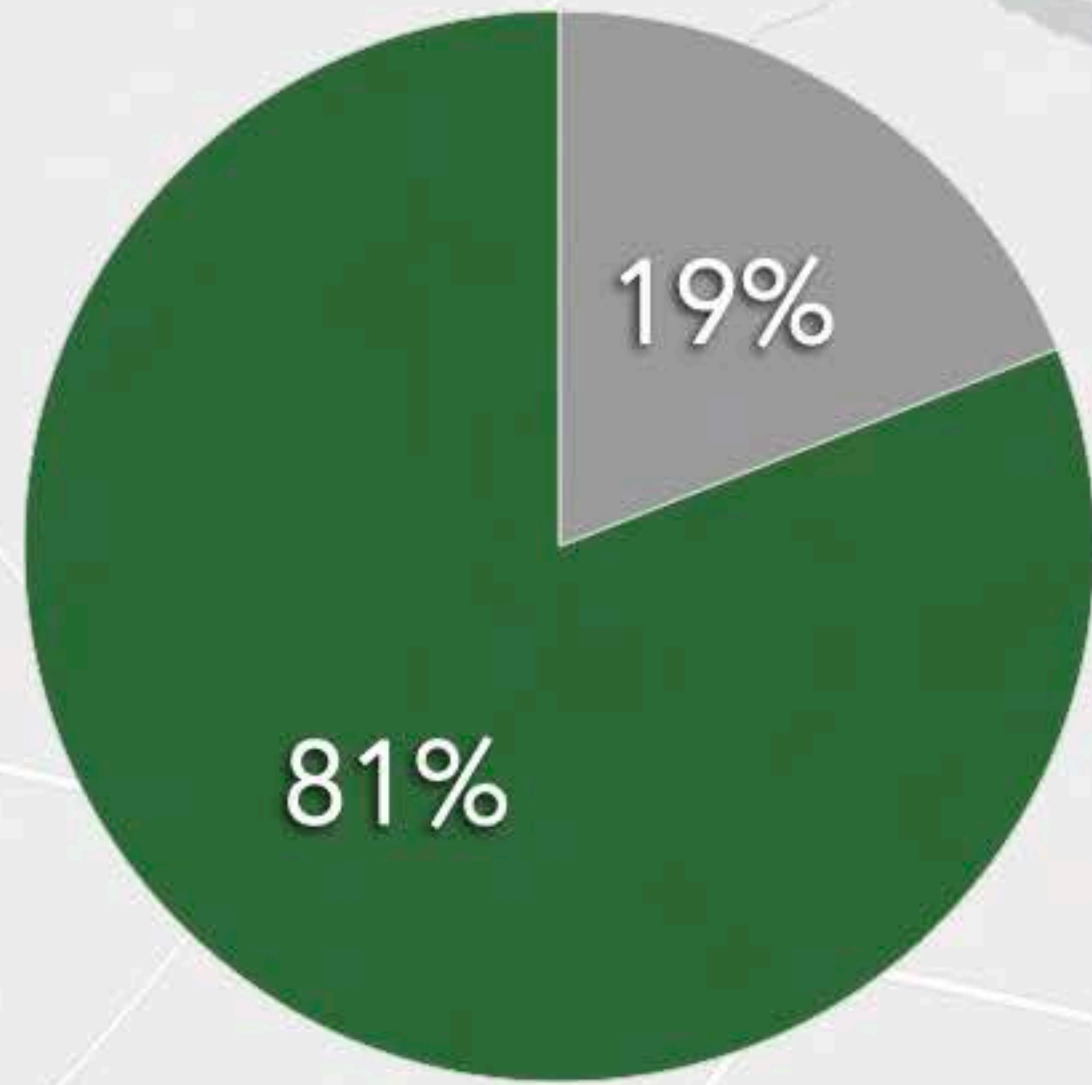
DELAWARE



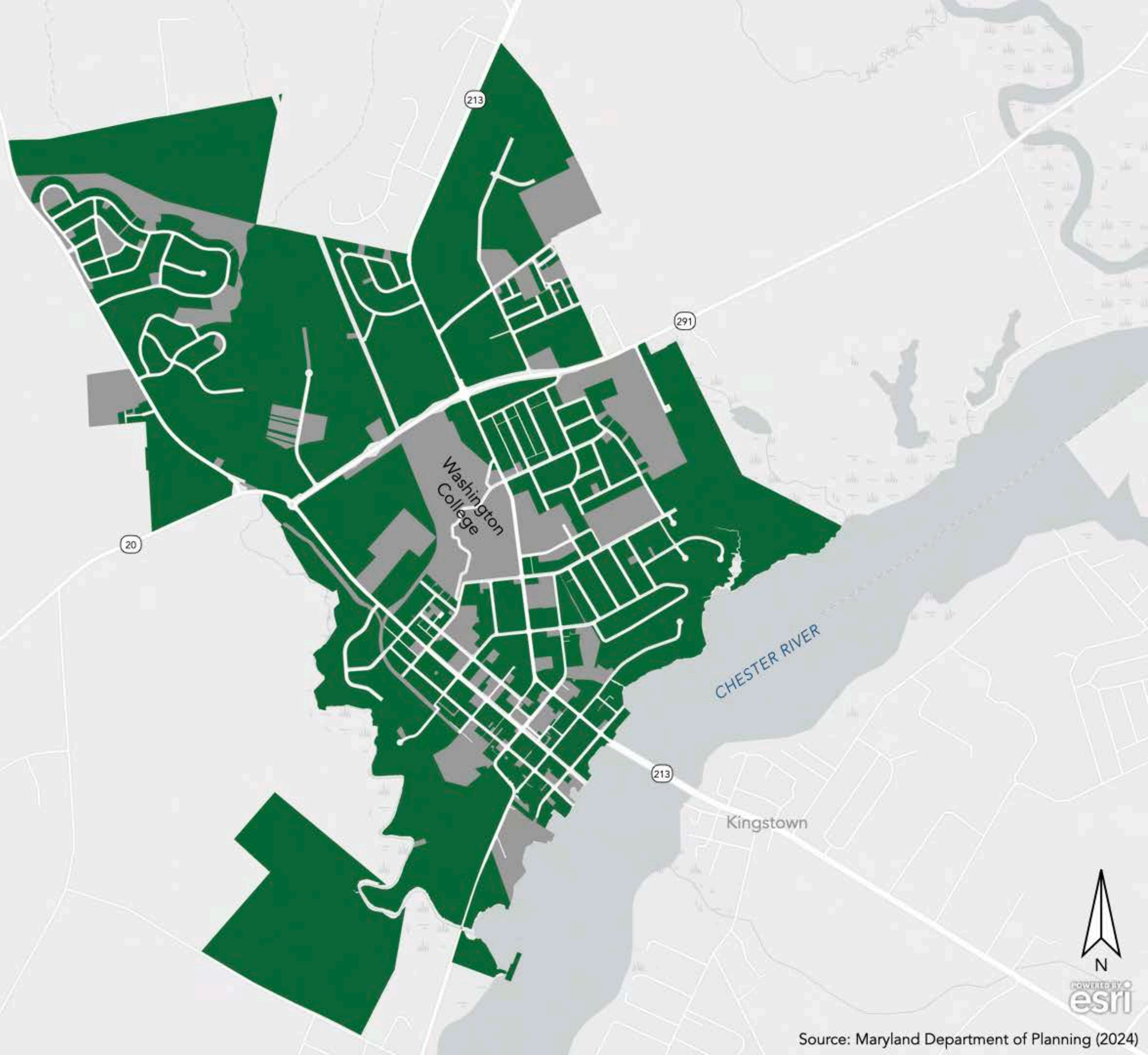


# Taxable vs. Exempt

Chestertown, MD



● Taxable ● Exempt

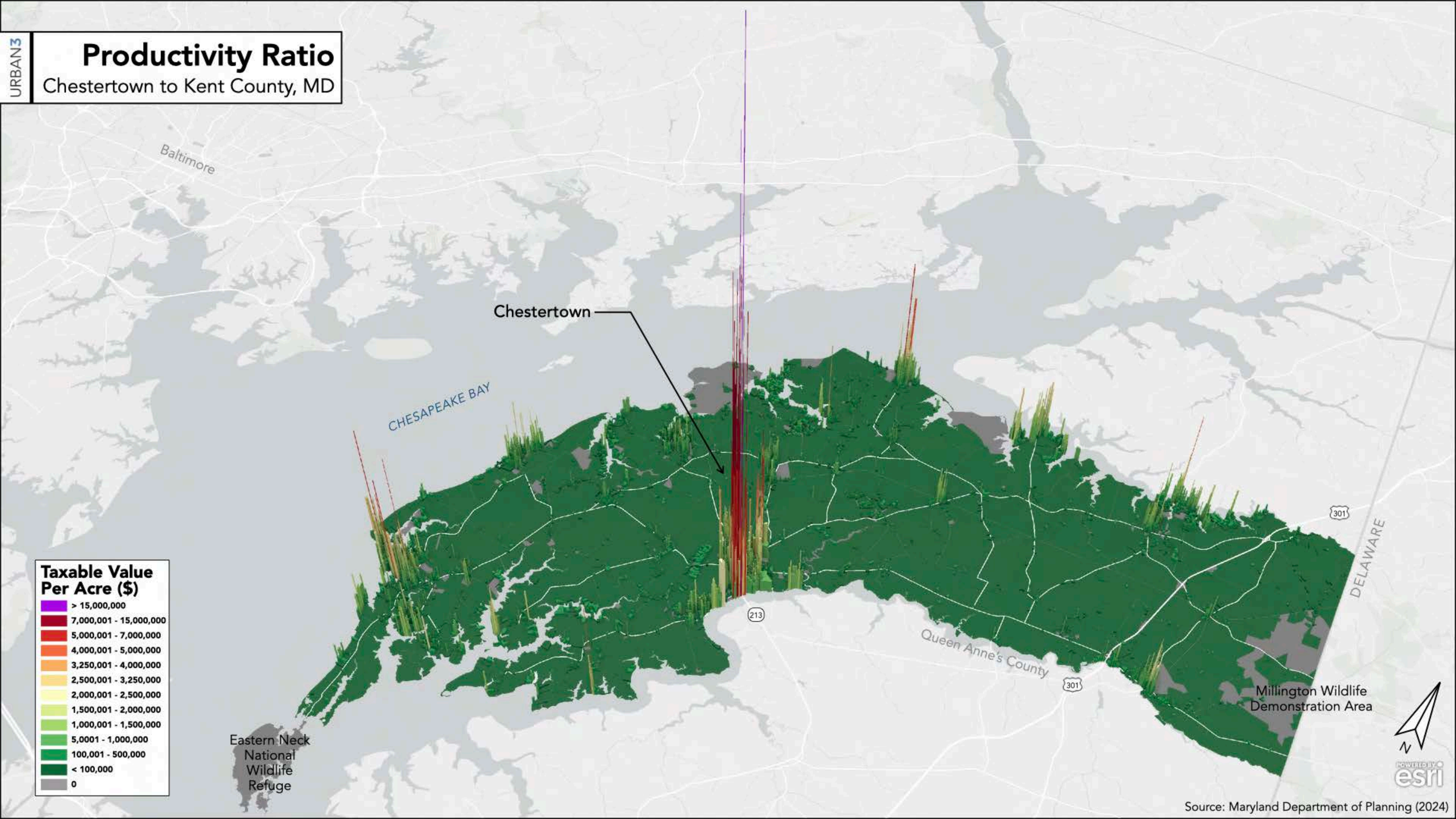


POWERED BY  
esri



# Productivity Ratio

Chestertown to Kent County, MD



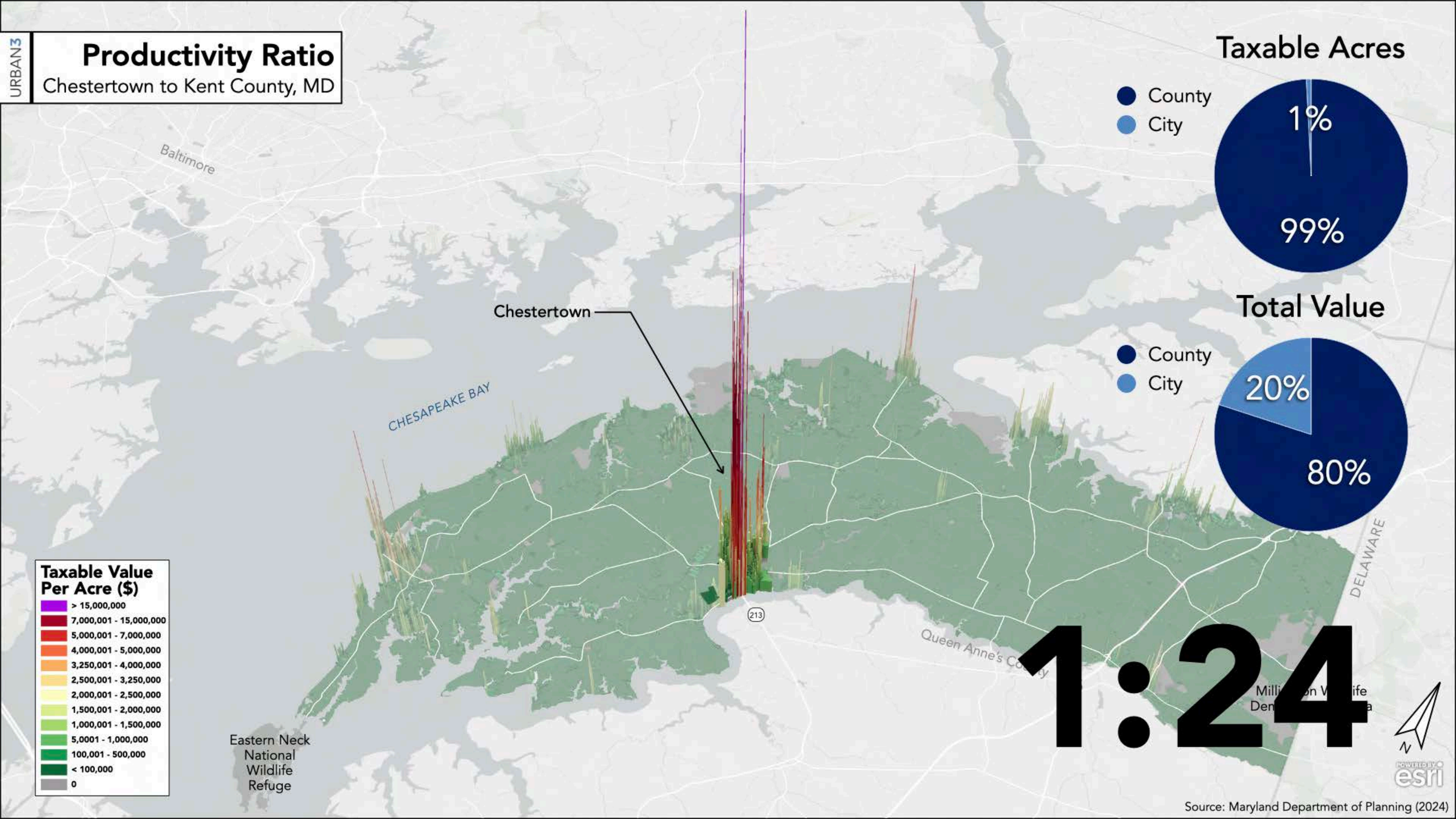
Taxable Value Per Acre (\$)	
> 15,000,000	Dark Purple
7,000,001 - 15,000,000	Red
5,000,001 - 7,000,000	Orange-Red
4,000,001 - 5,000,000	Orange
3,250,001 - 4,000,000	Light Orange
2,500,001 - 3,250,000	Yellow-Orange
2,000,001 - 2,500,000	Yellow
1,500,001 - 2,000,000	Light Green
1,000,001 - 1,500,000	Green
500,001 - 1,000,000	Dark Green
100,001 - 500,000	Very Dark Green
< 100,000	Black
0	Grey



URBAN3

# Productivity Ratio

Chestertown to Kent County, MD



**Taxable Value Per Acre (\$)**

> 15,000,000
7,000,001 - 15,000,000
5,000,001 - 7,000,000
4,000,001 - 5,000,000
3,250,001 - 4,000,000
2,500,001 - 3,250,000
2,000,001 - 2,500,000
1,500,001 - 2,000,000
1,000,001 - 1,500,000
500,001 - 1,000,000
100,001 - 500,000
< 100,000
0

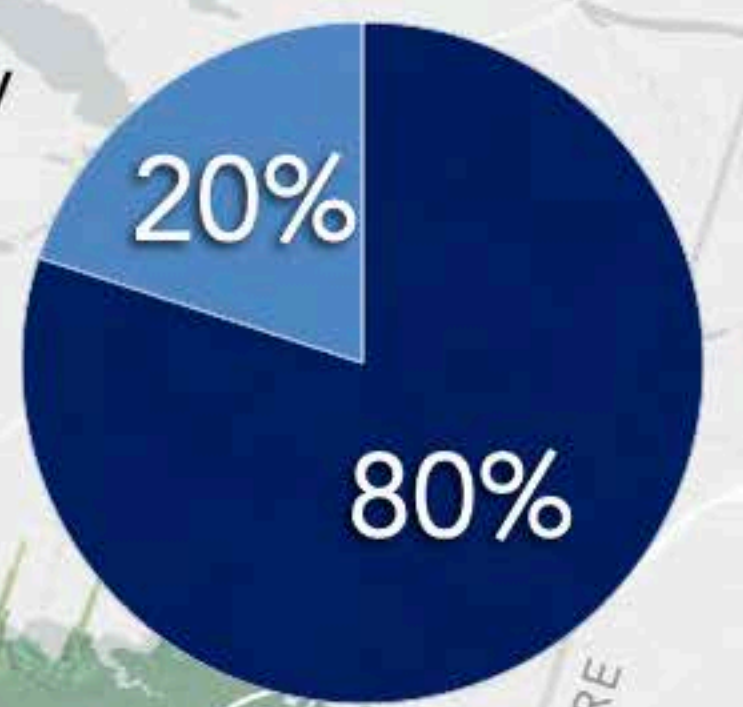
## Taxable Acres

- County
- City



## Total Value

- County
- City



**1:24**

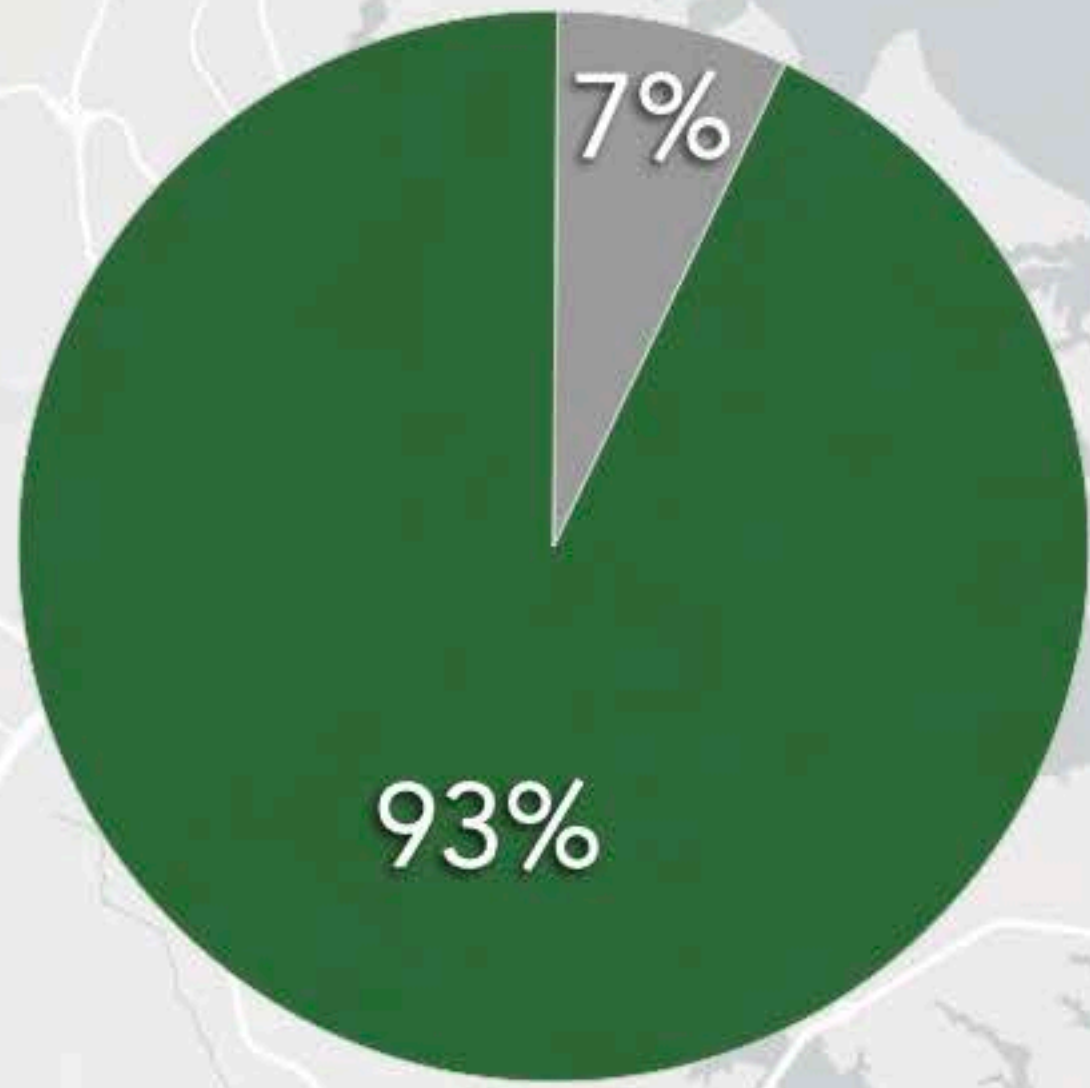
Eastern Neck National Wildlife Refuge



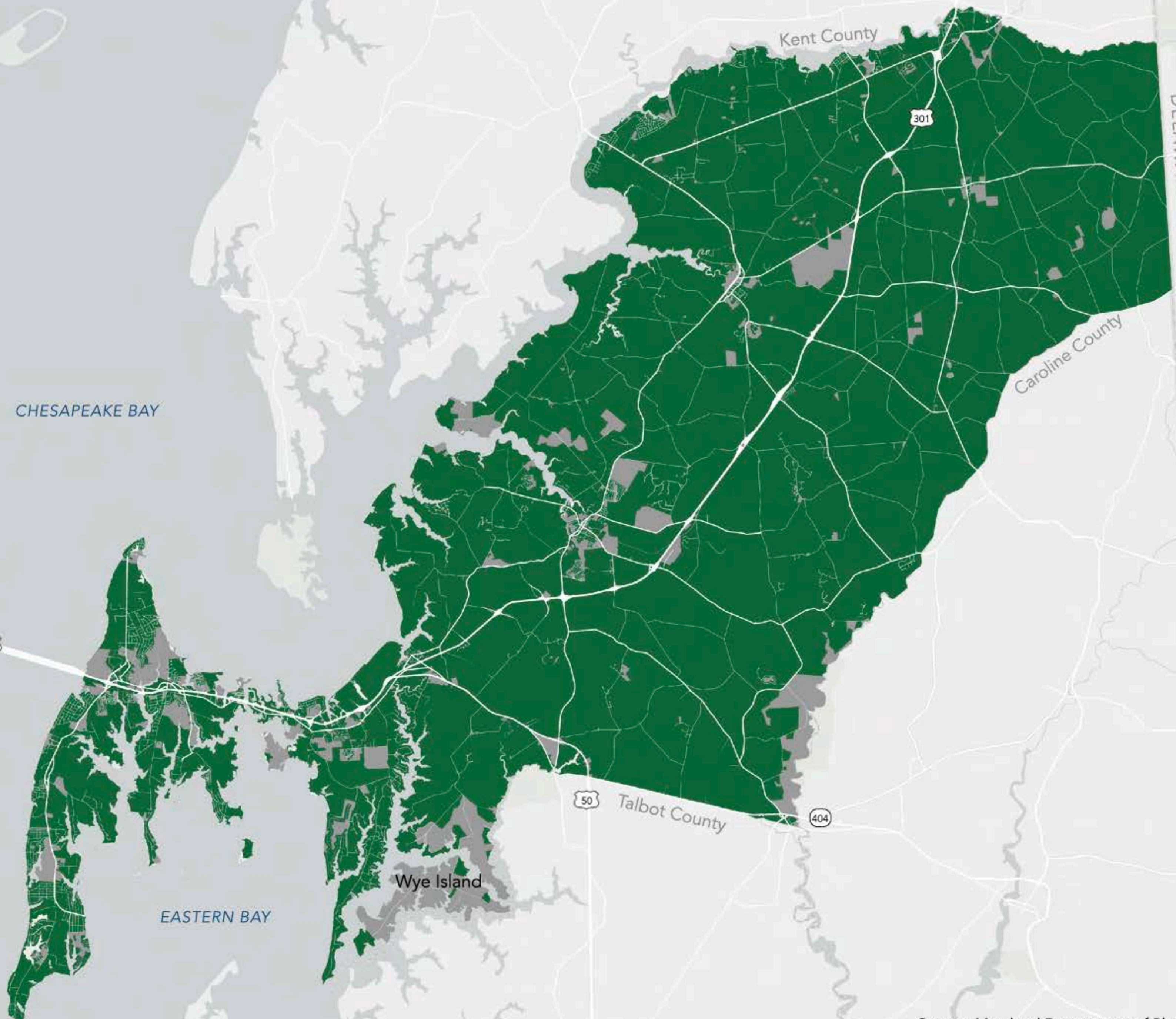


# Taxable vs. Exempt

Queen Anne's County, MD



● Taxable ● Exempt





# Taxable vs. Exempt

Queen Anne's County, MD



CHESAPEAKE BAY

50

Stevensville

Grasonville

Wye Island

EASTERN BAY

Centreville

Kent County

301

Caroline County

DELAWARE

50

Talbot County

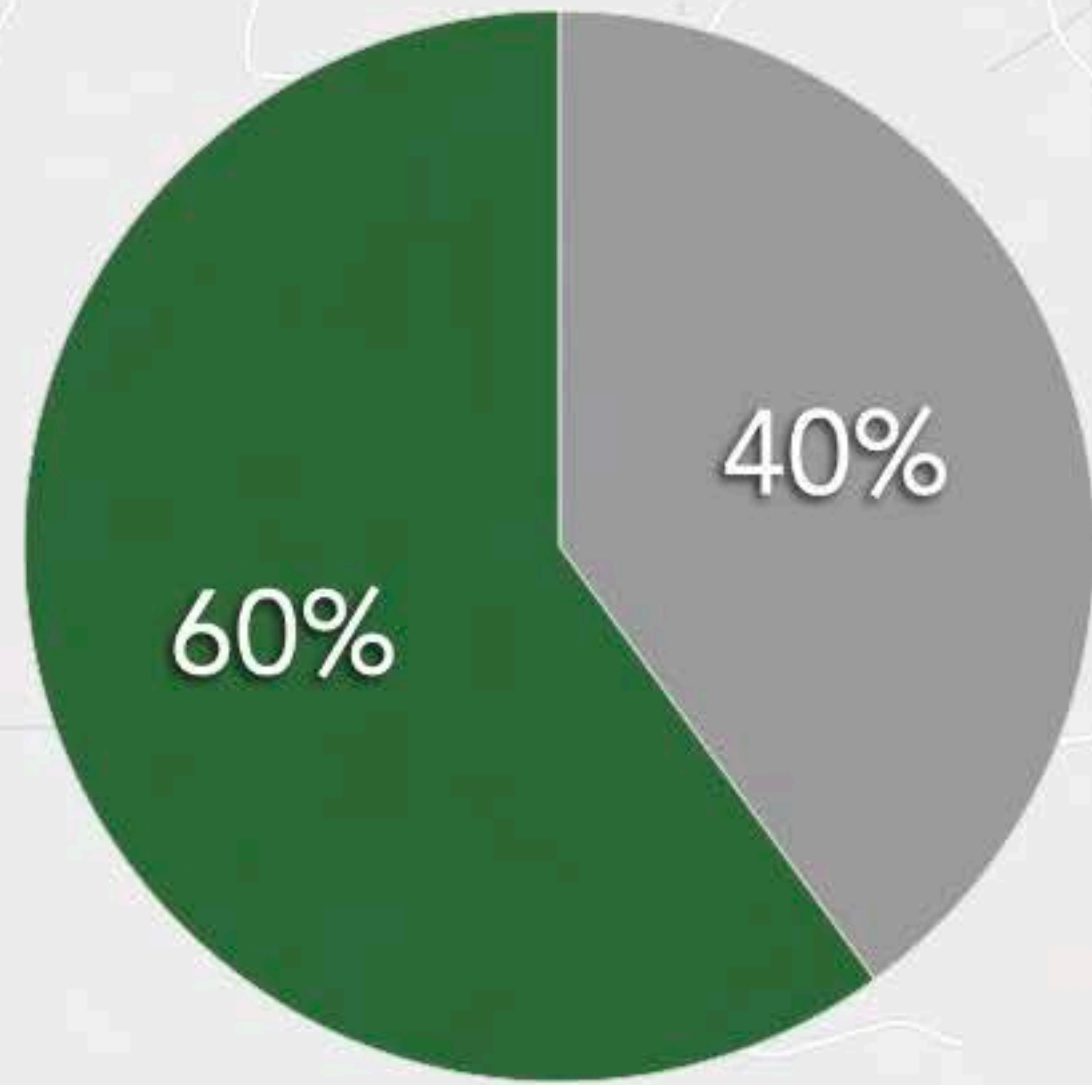
404



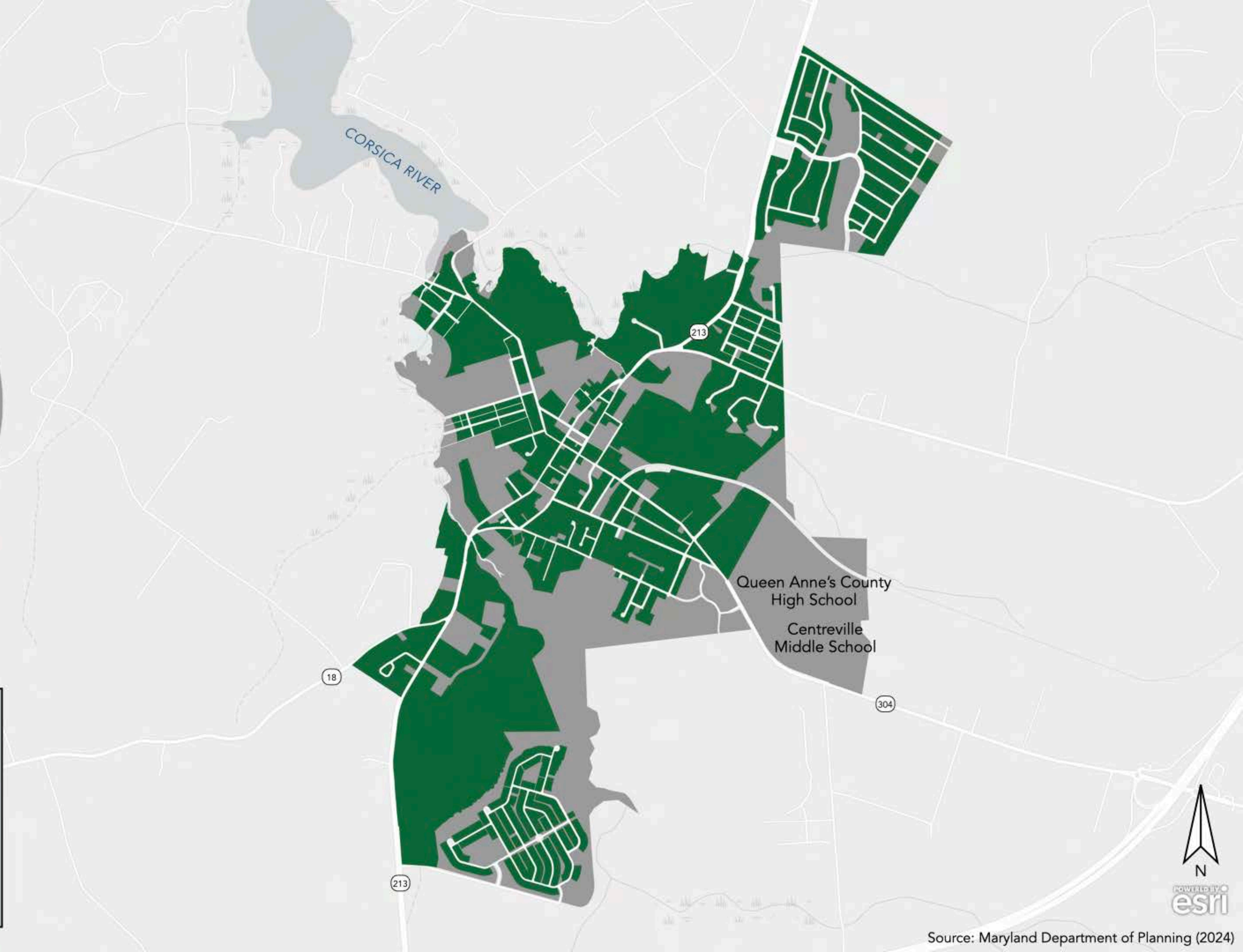


# Taxable vs. Exempt

Centreville, MD



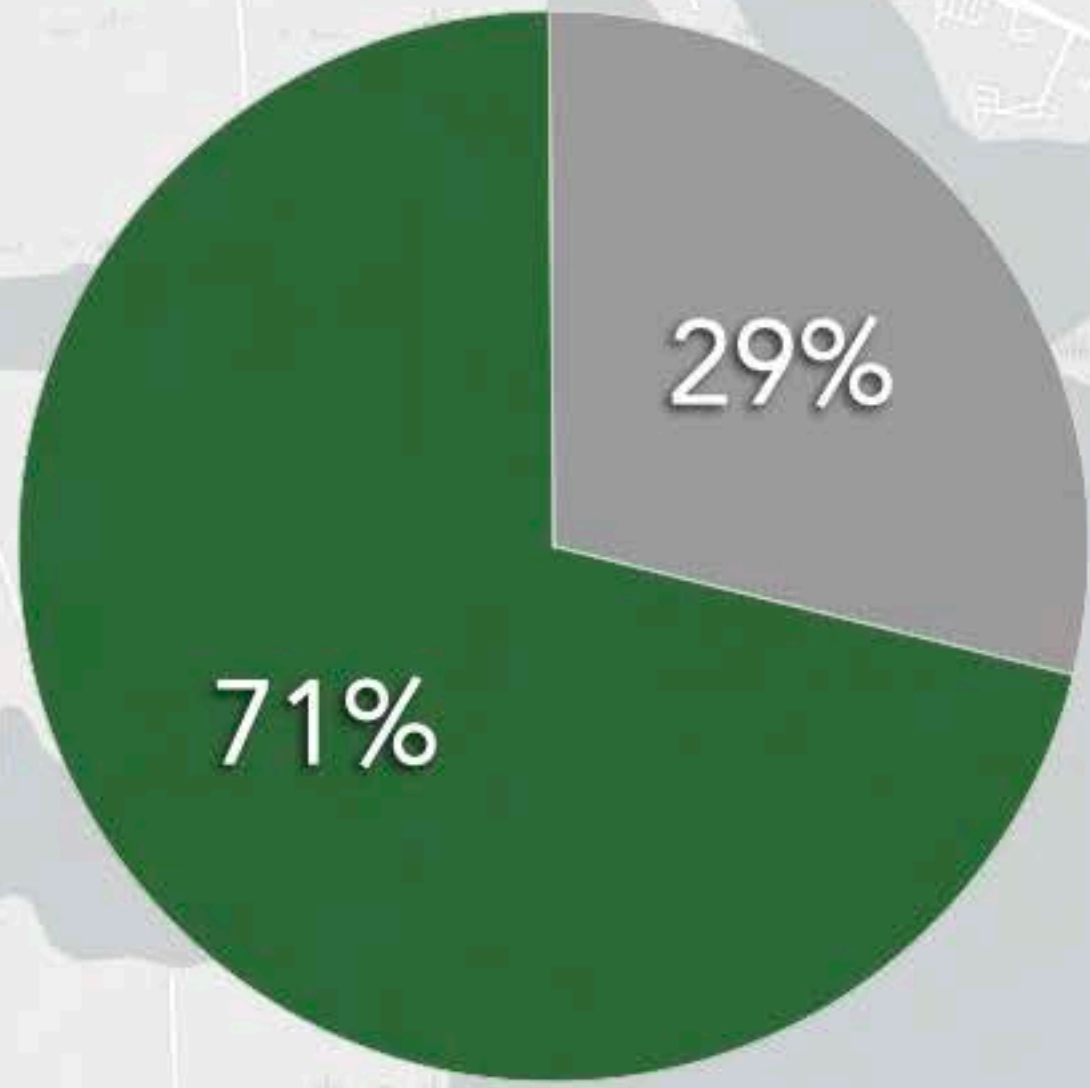
● Taxable    ● Exempt



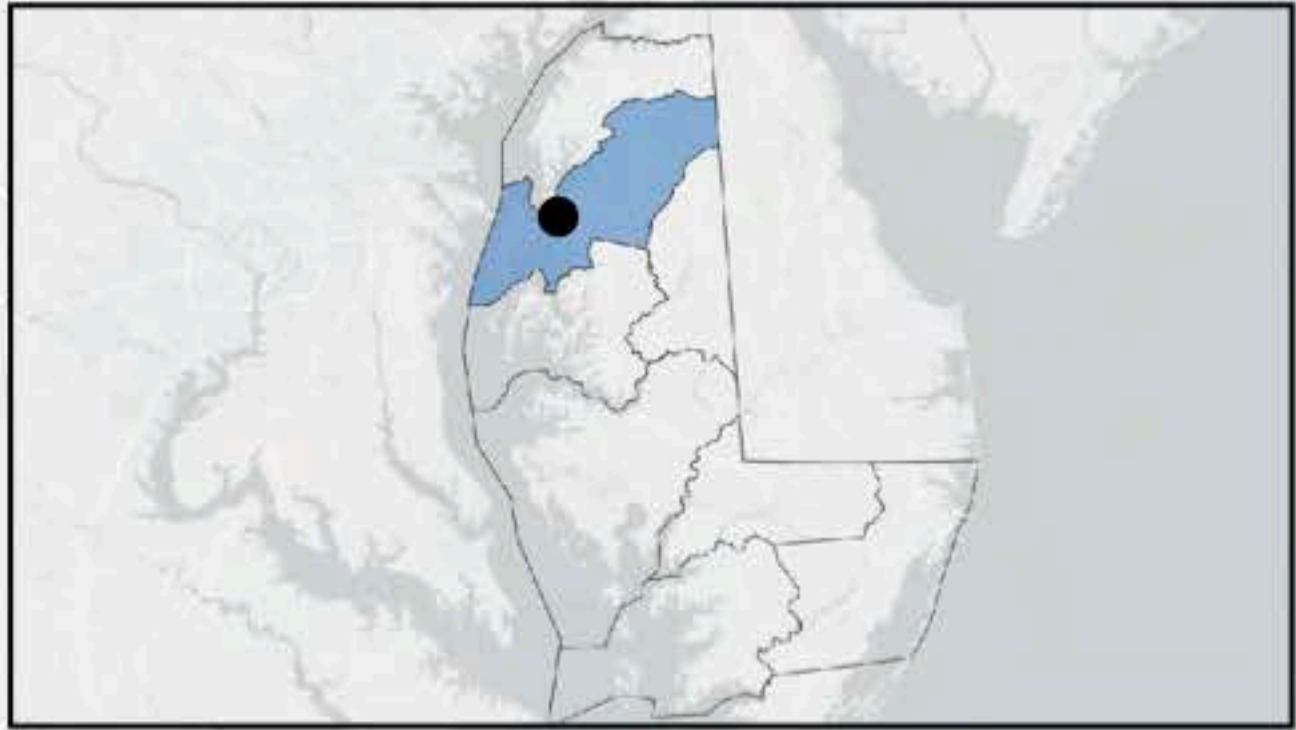


# Taxable vs. Exempt

Grasonville, MD



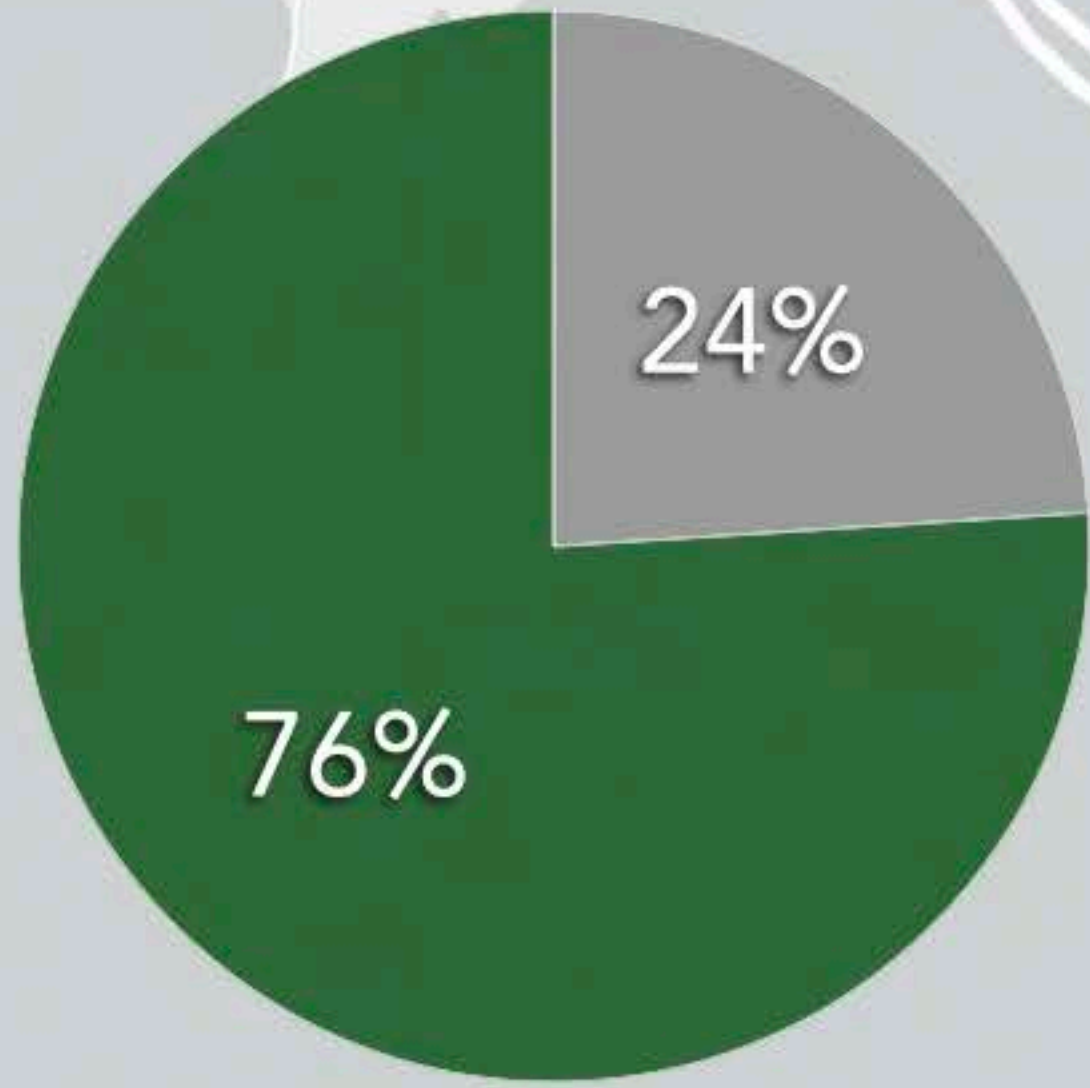
● Taxable ● Exempt





# Taxable vs. Exempt

Stevensville, MD



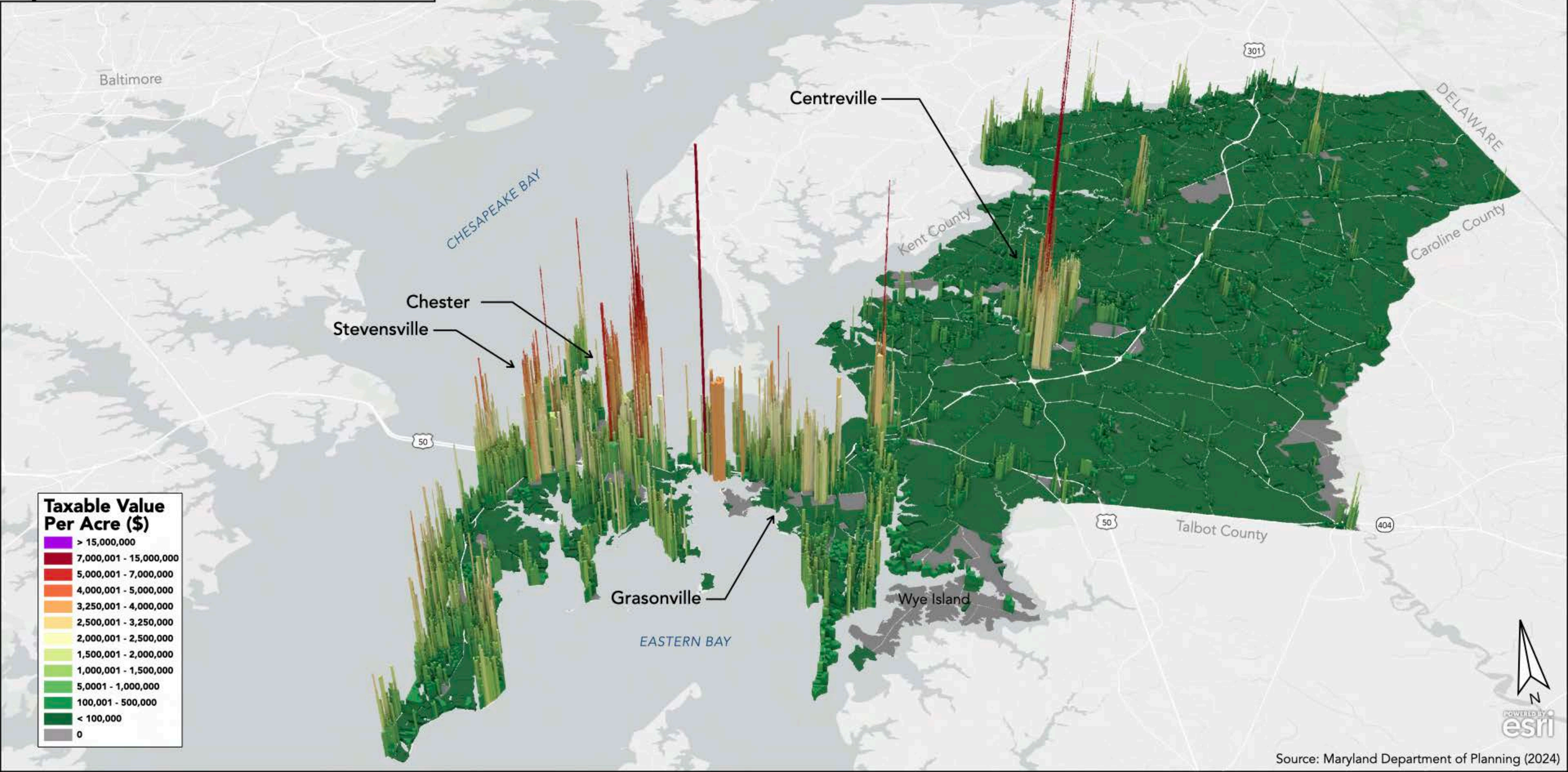
● Taxable ● Exempt





# Productivity Ratio

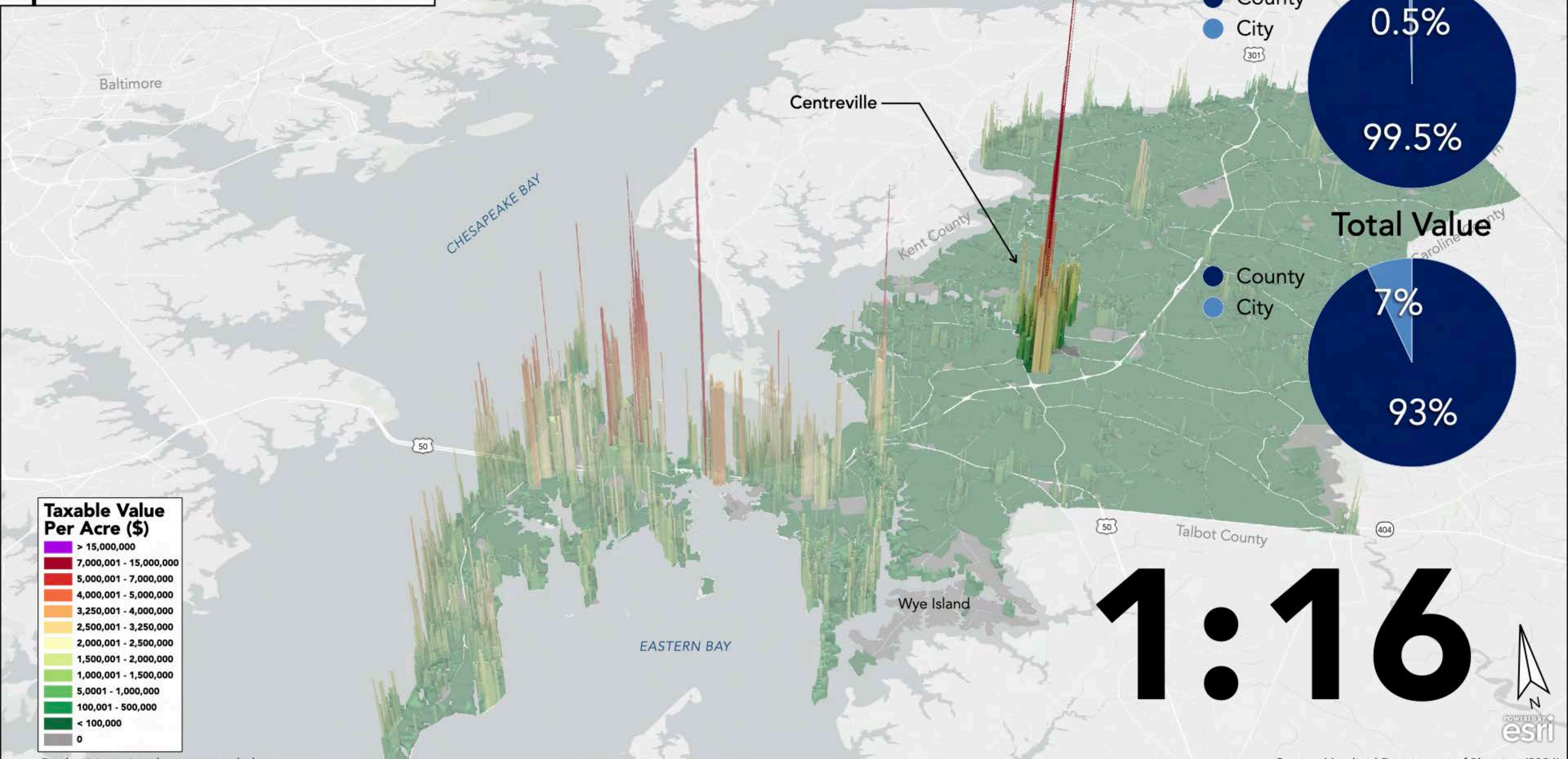
Centreville to Queen Anne's County, MD





# Productivity Ratio

Centreville to Queen Anne's County, MD



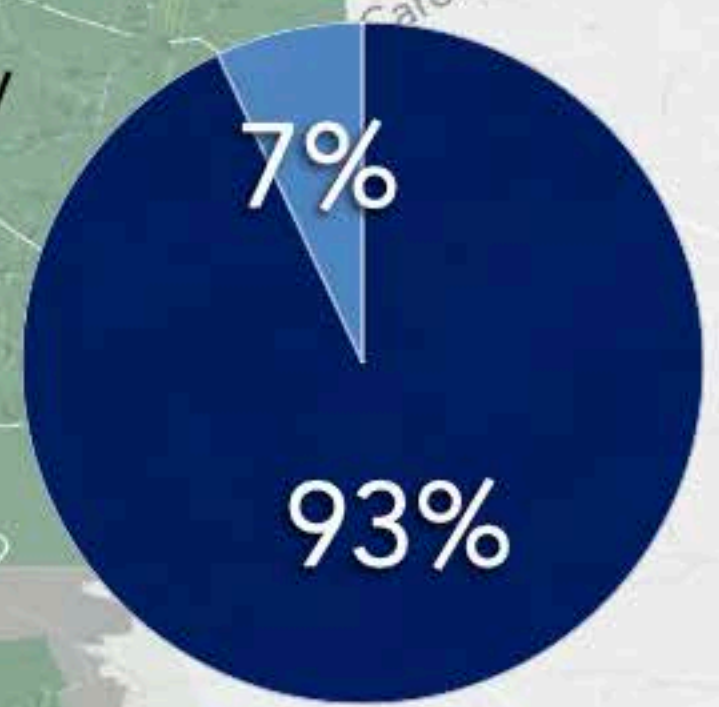
### Taxable Value Per Acre (\$)

- > 15,000,000
- 7,000,001 - 15,000,000
- 5,000,001 - 7,000,000
- 4,000,001 - 5,000,000
- 3,250,001 - 4,000,000
- 2,500,001 - 3,250,000
- 2,000,001 - 2,500,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 5,0001 - 1,000,000
- 100,001 - 500,000
- < 100,000
- 0

### Taxable Acres



### Total Value



# 1:16

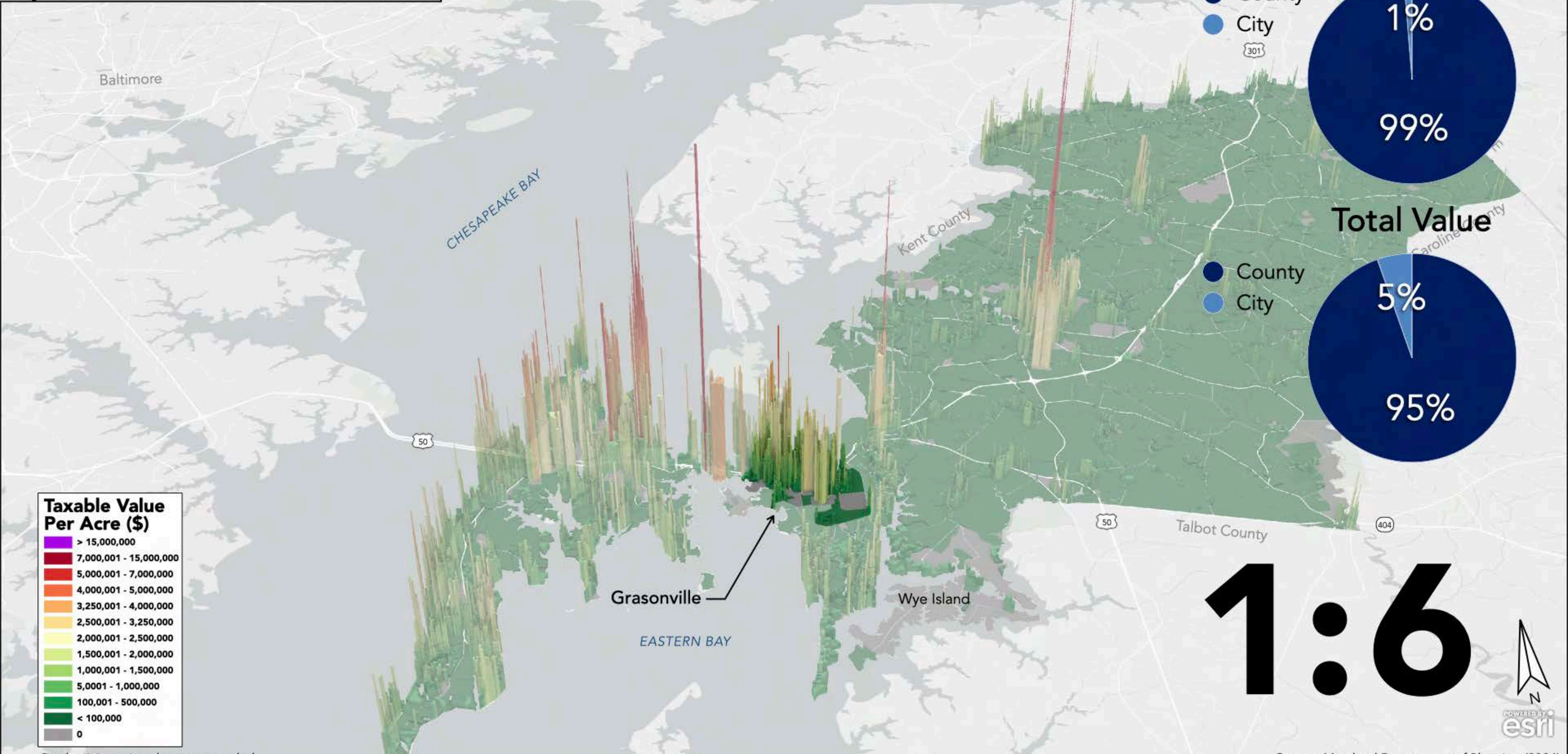
Productivity ratio values are rounded.





# Productivity Ratio

Grasonville to Queen Anne's County, MD



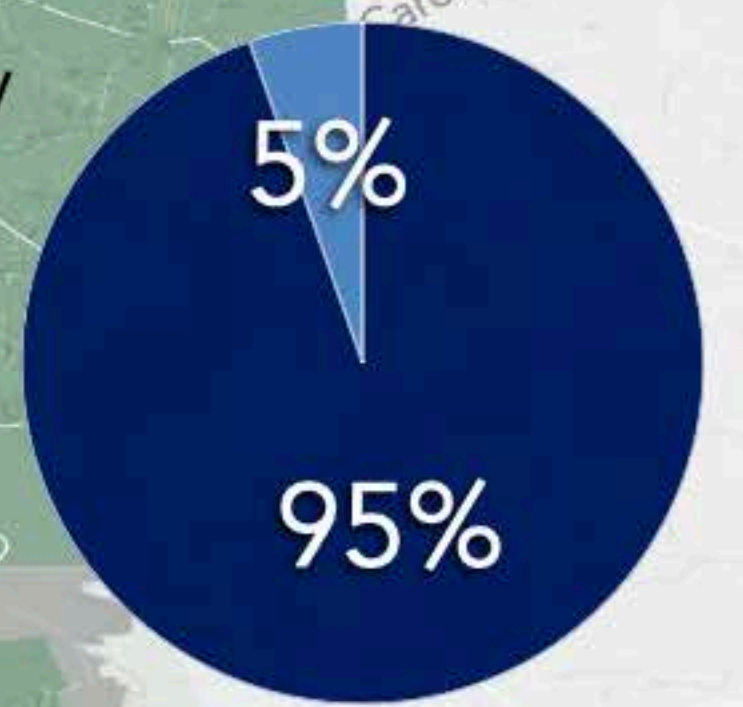
## Taxable Acres

- County
- City



## Total Value

- County
- City



# 1:6



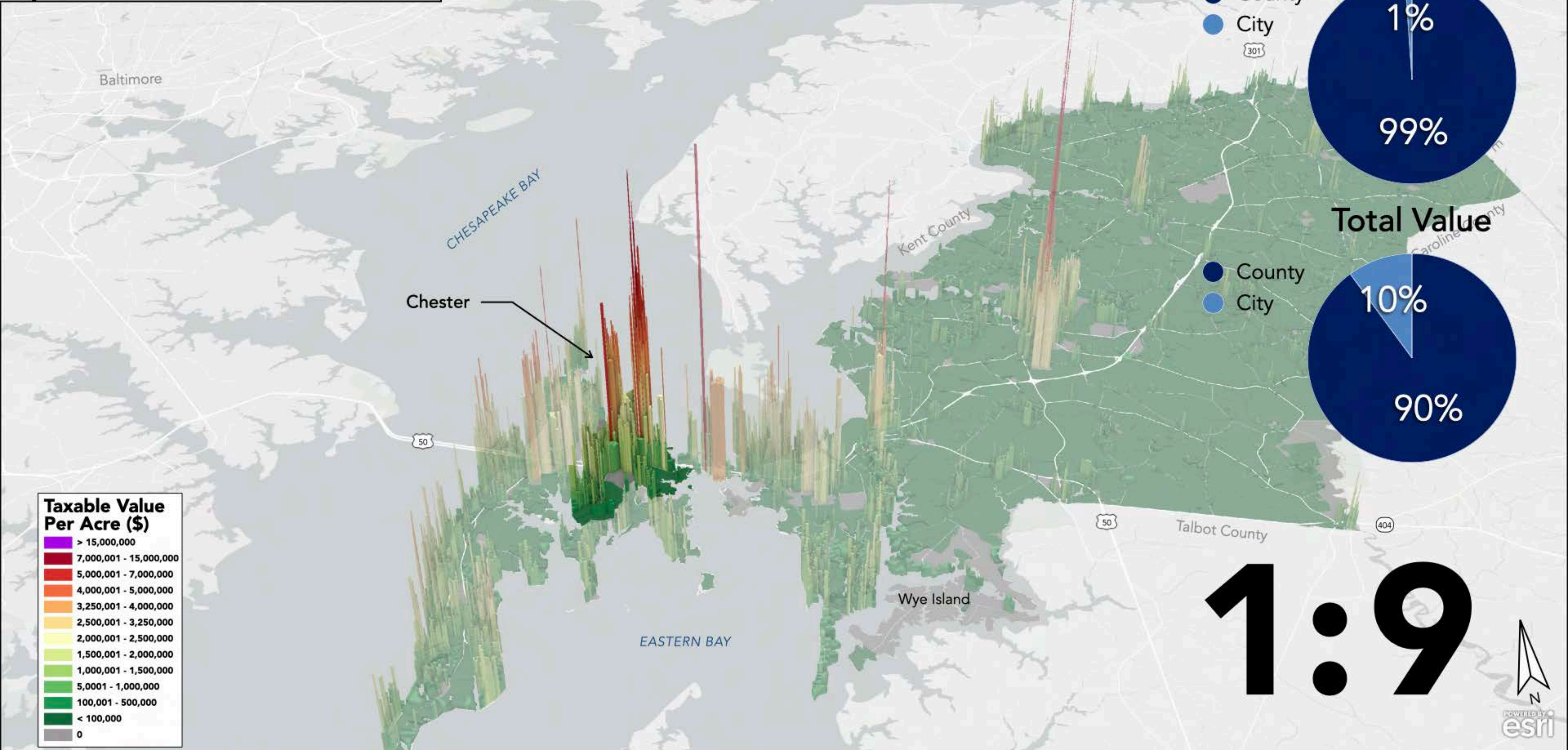
Productivity ratio values are rounded.

Source: Maryland Department of Planning (2024)



# Productivity Ratio

Grasonville to Queen Anne's County, MD



**Taxable Value Per Acre (\$)**

> 15,000,000
7,000,001 - 15,000,000
5,000,001 - 7,000,000
4,000,001 - 5,000,000
3,250,001 - 4,000,000
2,500,001 - 3,250,000
2,000,001 - 2,500,000
1,500,001 - 2,000,000
1,000,001 - 1,500,000
50,001 - 1,000,000
100,001 - 500,000
< 100,000
0

Productivity ratio values are rounded.

## Taxable Acres

- County
- City



## Total Value

- County
- City



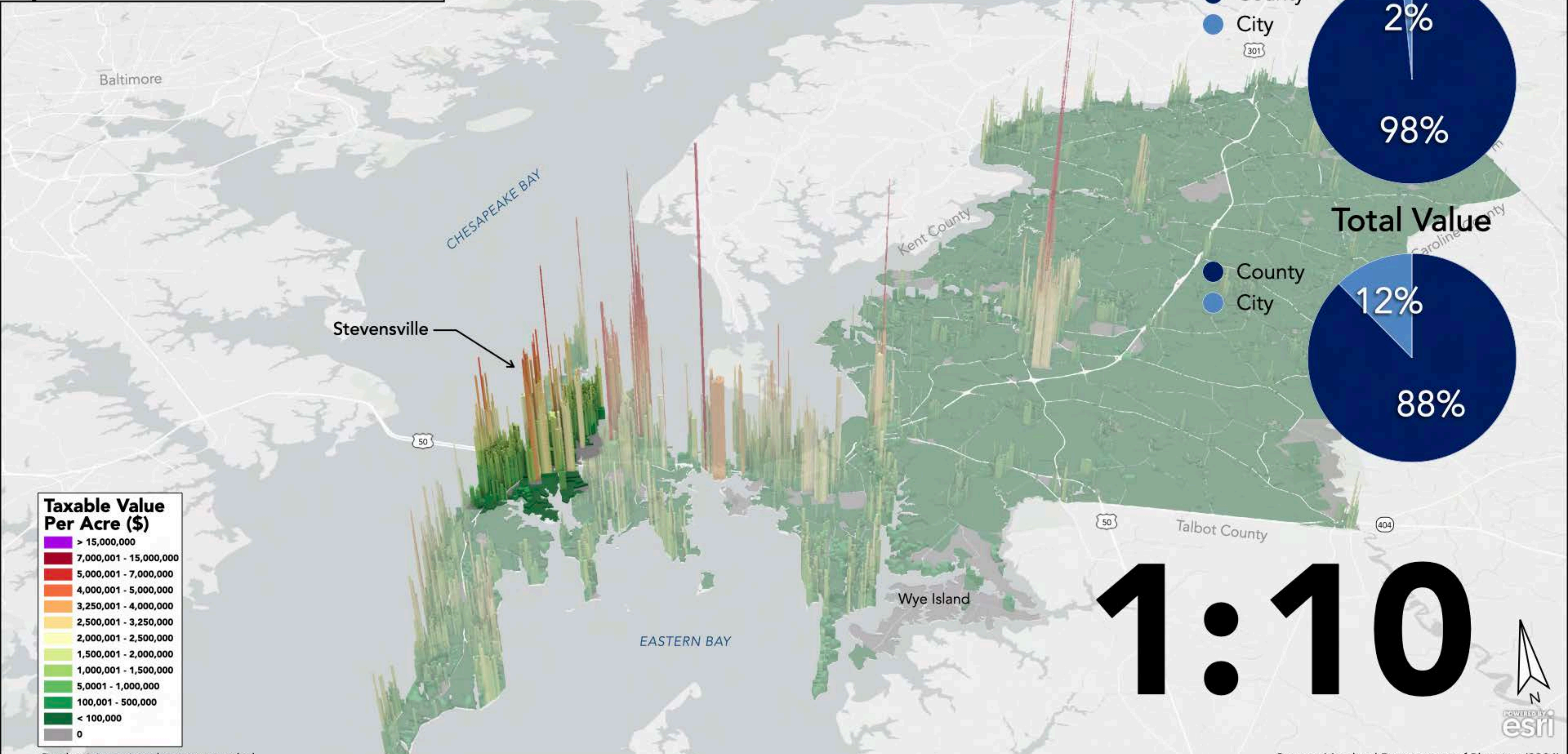
# 1:9





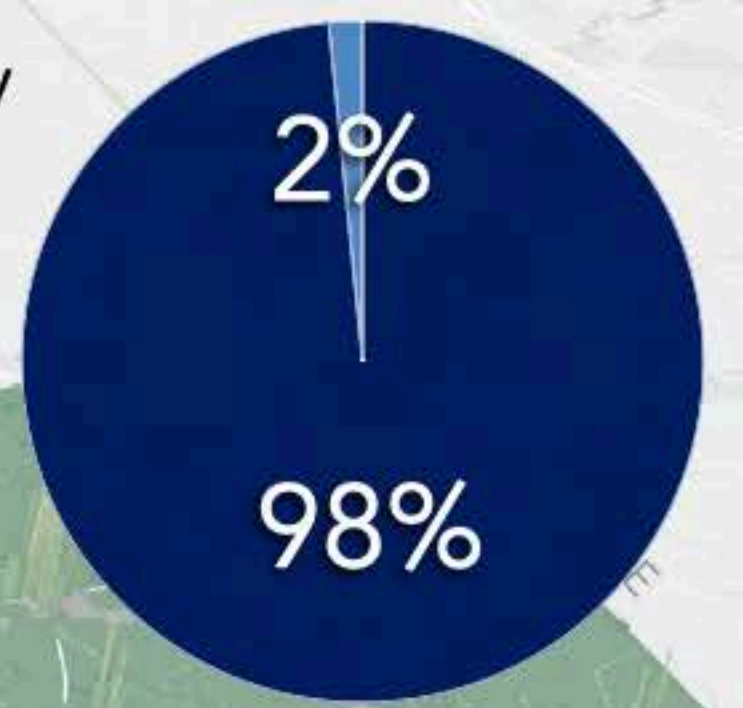
# Productivity Ratio

Stevensville to Queen Anne's County, MD



## Taxable Acres

- County
- City



## Total Value

- County
- City



# 1:10



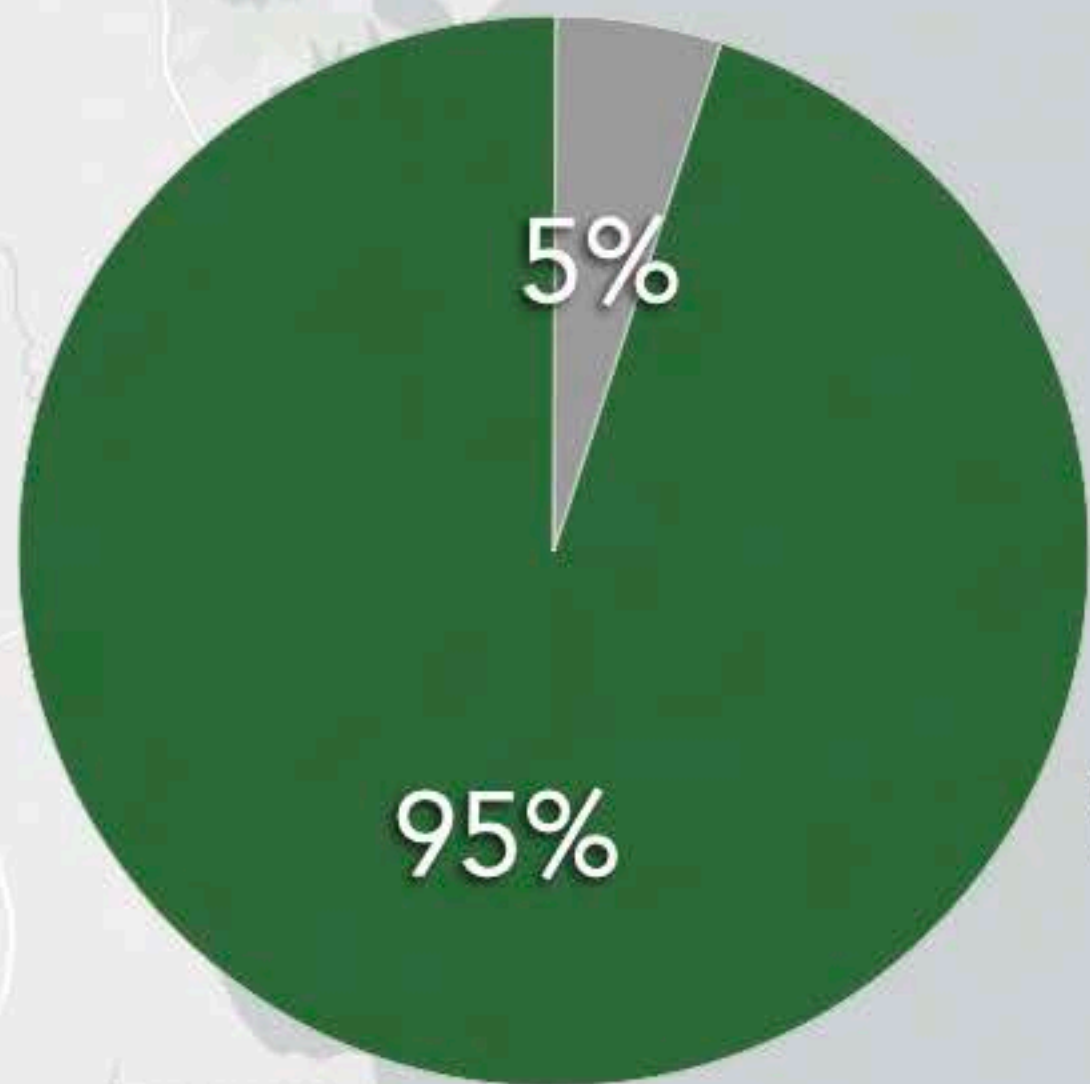
Productivity ratio values are rounded.

Source: Maryland Department of Planning (2024)

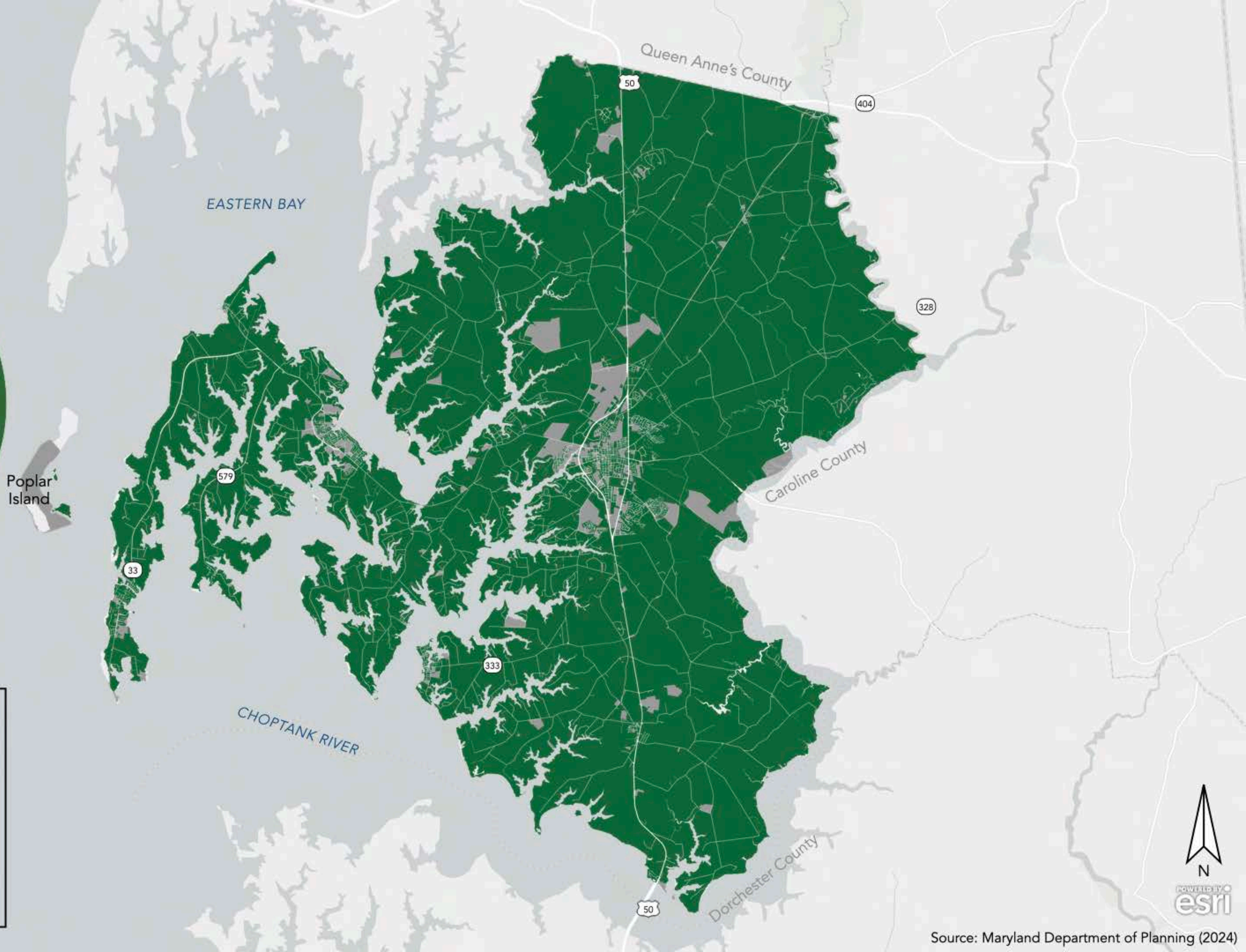
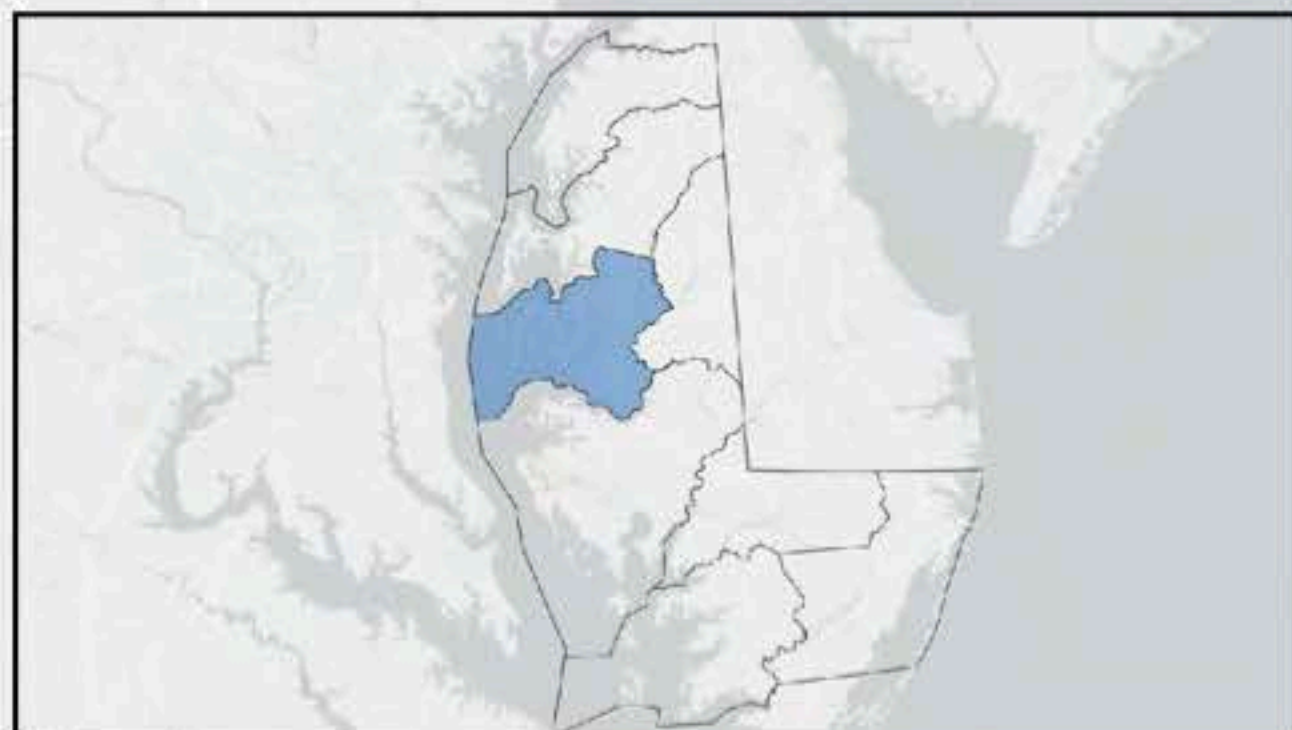


# Taxable vs. Exempt

Talbot County, MD



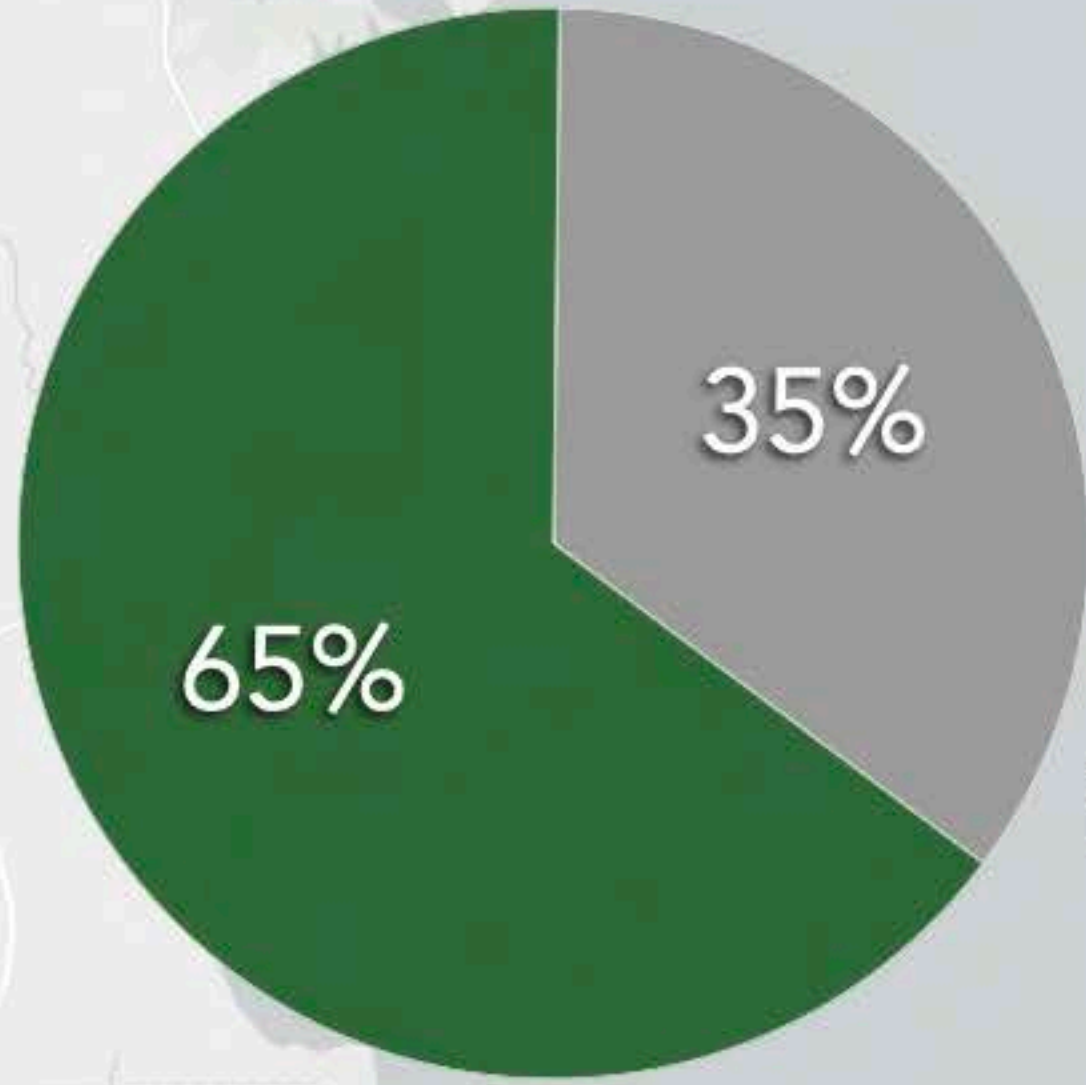
● Taxable ● Exempt



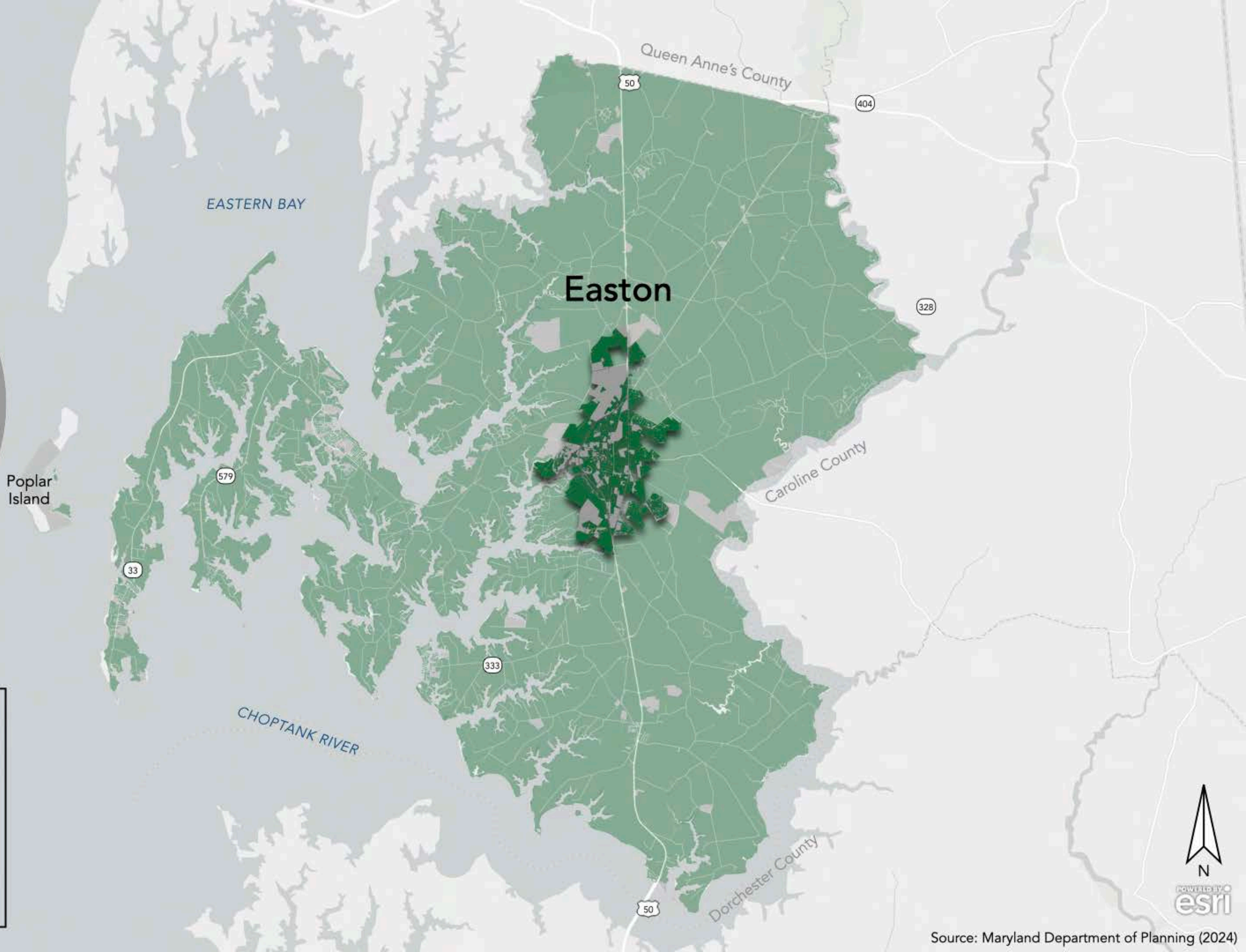
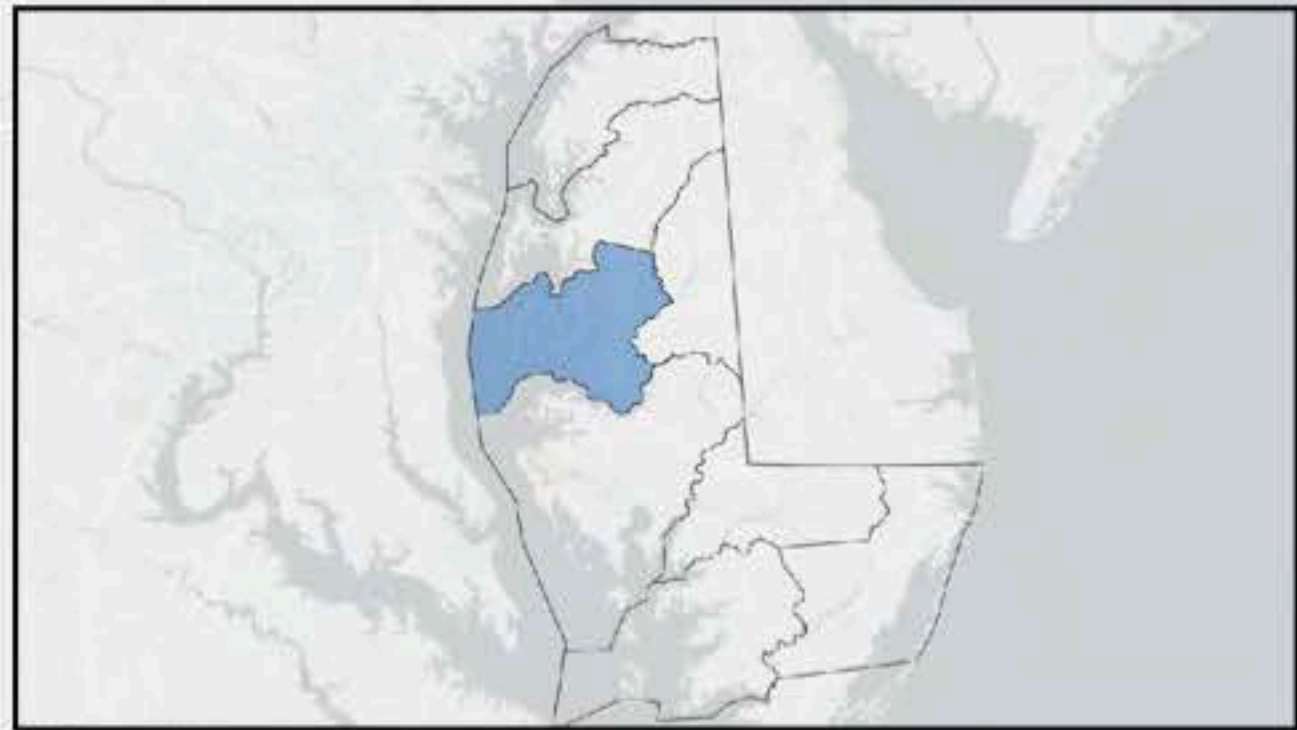


# Taxable vs. Exempt

Talbot County, MD



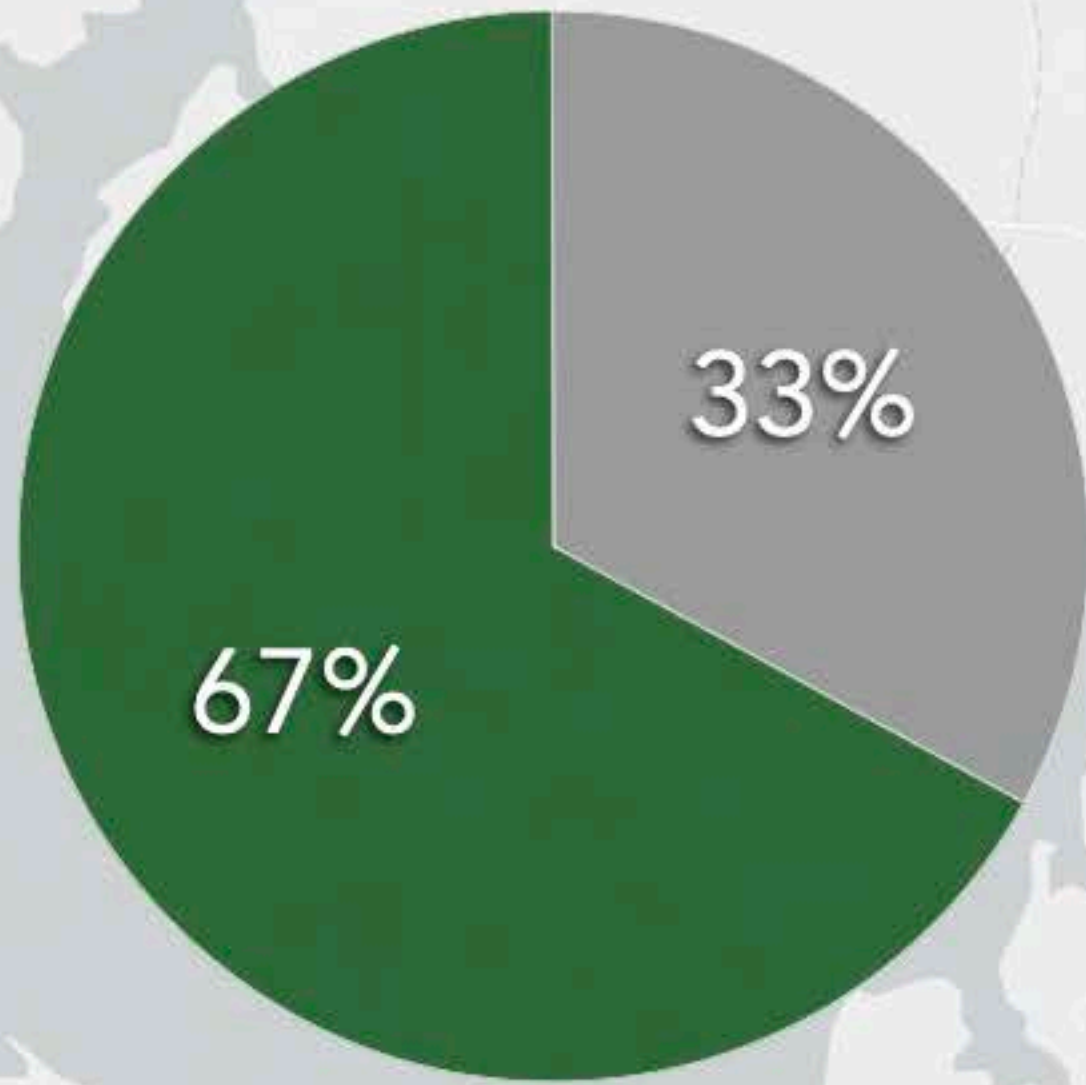
● Taxable ● Exempt



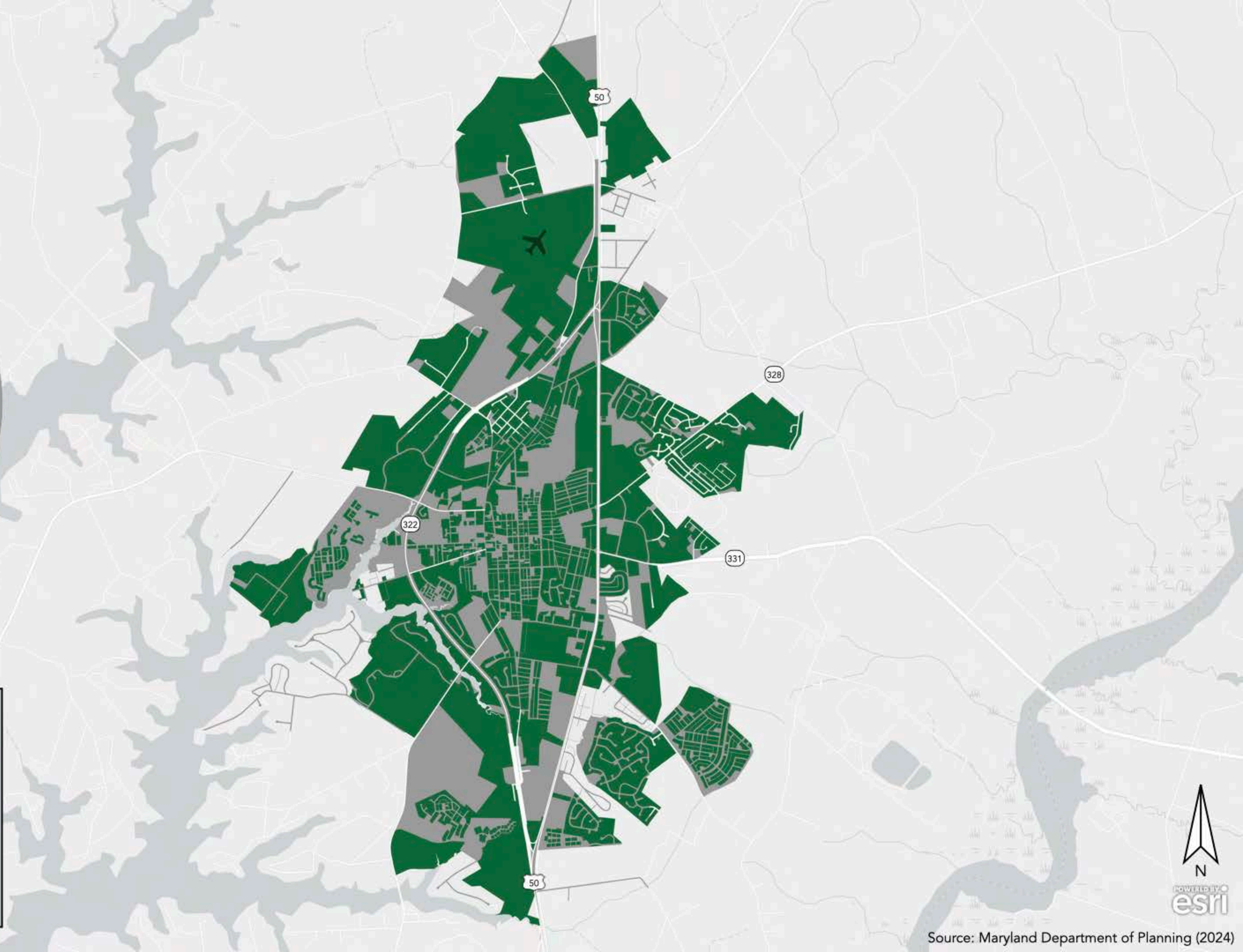
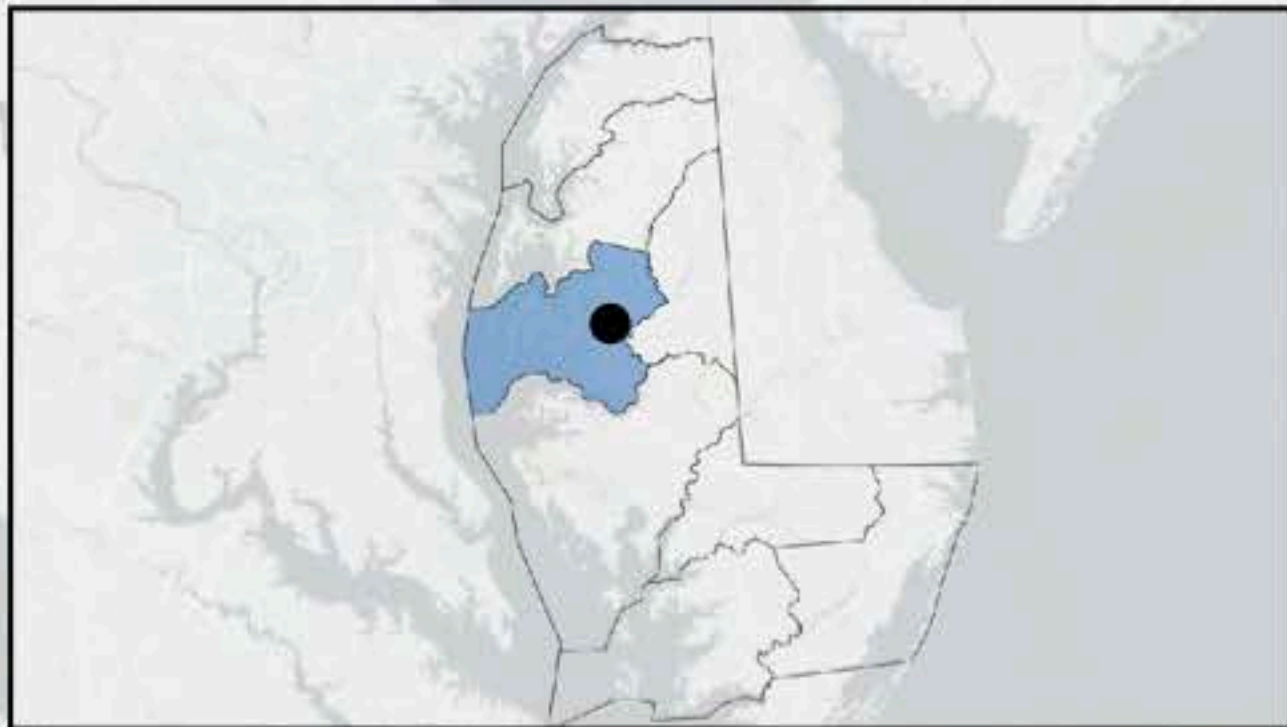


# Taxable vs. Exempt

Easton, MD



● Taxable ● Exempt

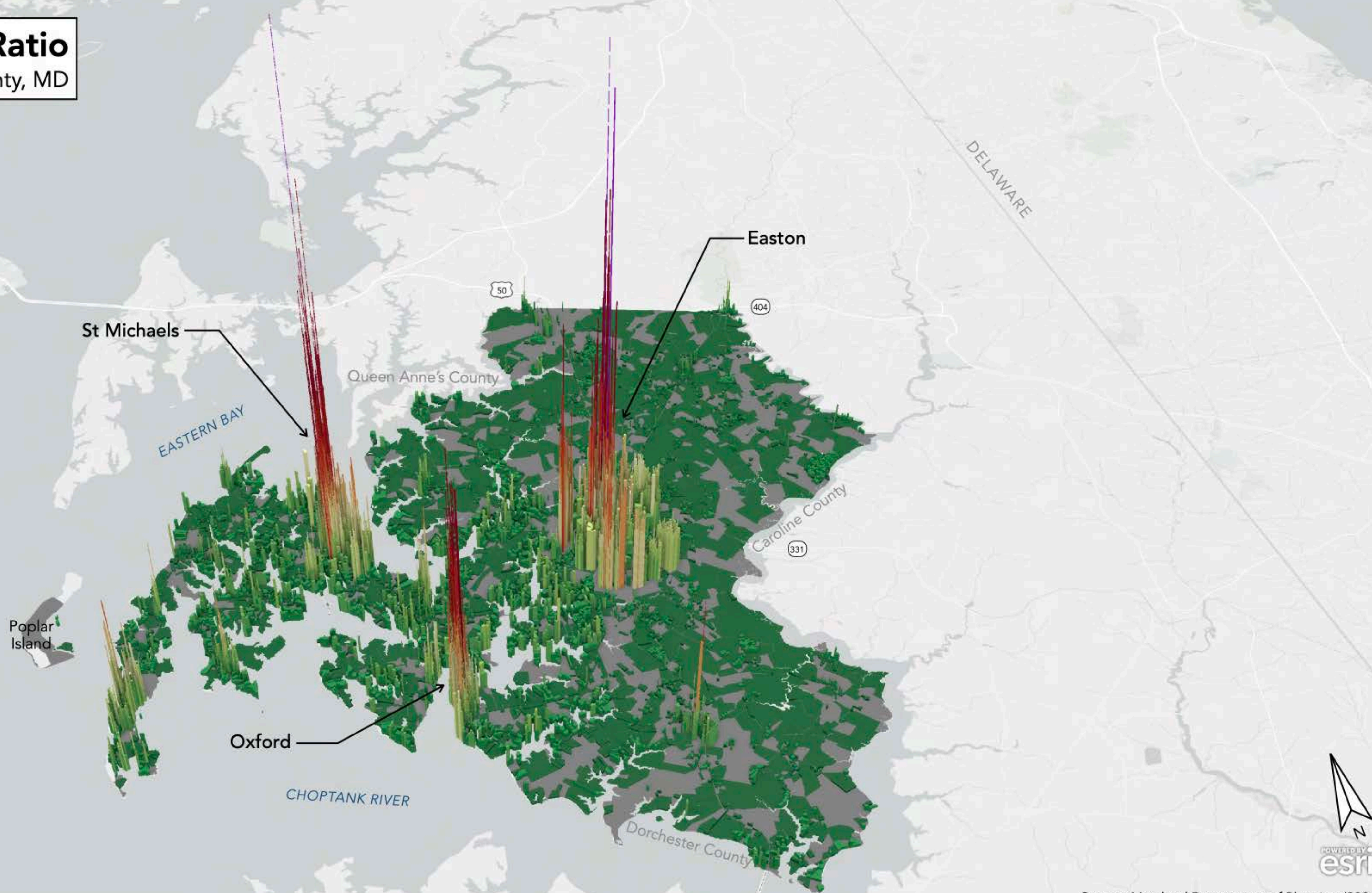




# Productivity Ratio

Easton to Talbot County, MD

Taxable Value Per Acre (\$)	
> 15,000,000	[Purple]
7,000,001 - 15,000,000	[Dark Red]
5,000,001 - 7,000,000	[Red]
4,000,001 - 5,000,000	[Orange-Red]
3,250,001 - 4,000,000	[Orange]
2,500,001 - 3,250,000	[Light Orange]
2,000,001 - 2,500,000	[Yellow-Orange]
1,500,001 - 2,000,000	[Yellow-Green]
1,000,001 - 1,500,000	[Light Green]
500,001 - 1,000,000	[Medium Green]
100,001 - 500,000	[Dark Green]
< 100,000	[Very Dark Green]
0	[Grey]

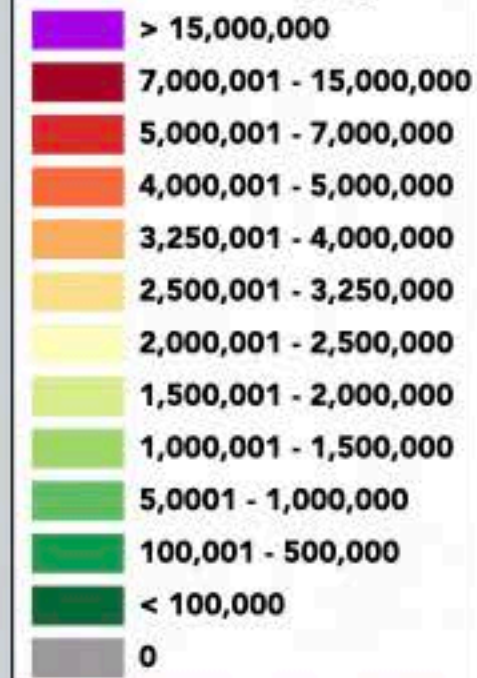




# Productivity Ratio

Easton to Talbot County, MD

## Taxable Value Per Acre (\$)



Productivity ratio values are rounded.

Poplar Island

EASTERN BAY

CHOPTANK RIVER

Queen Anne's County

Caroline County

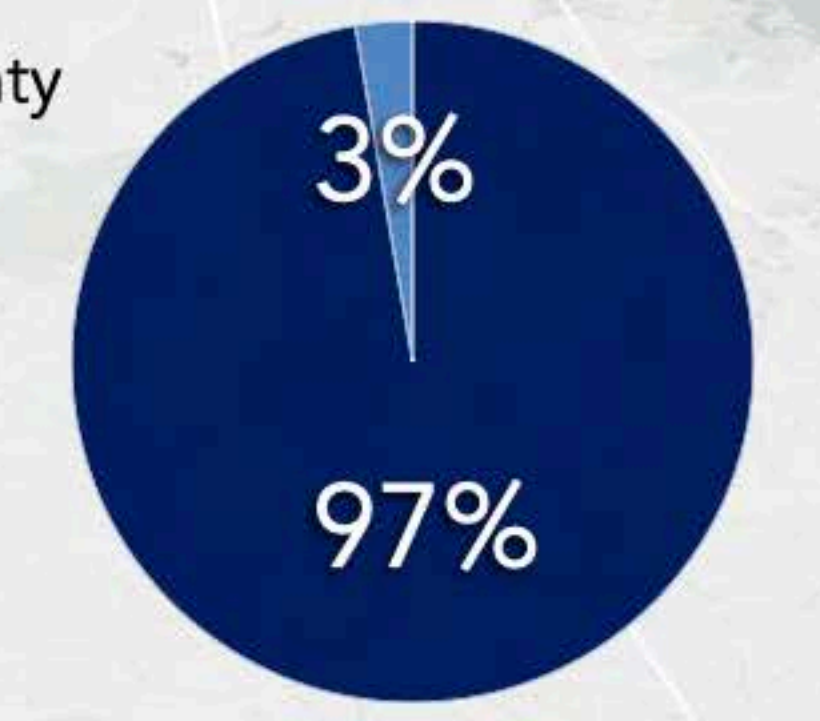
Dorchester County

Easton

DELAWARE

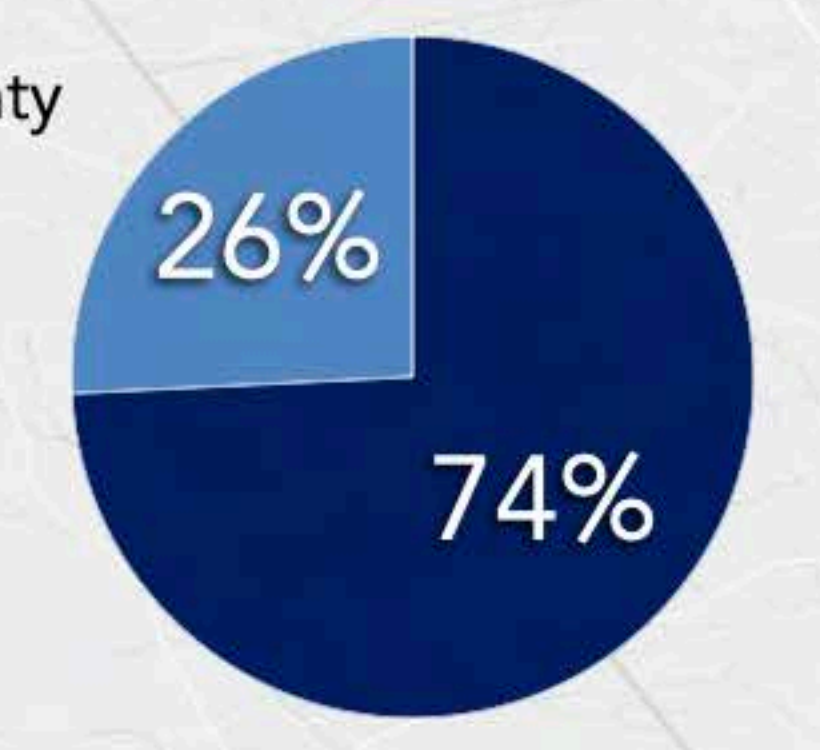
- County
- City

## Taxable Acres



## Total Value

- County
- City



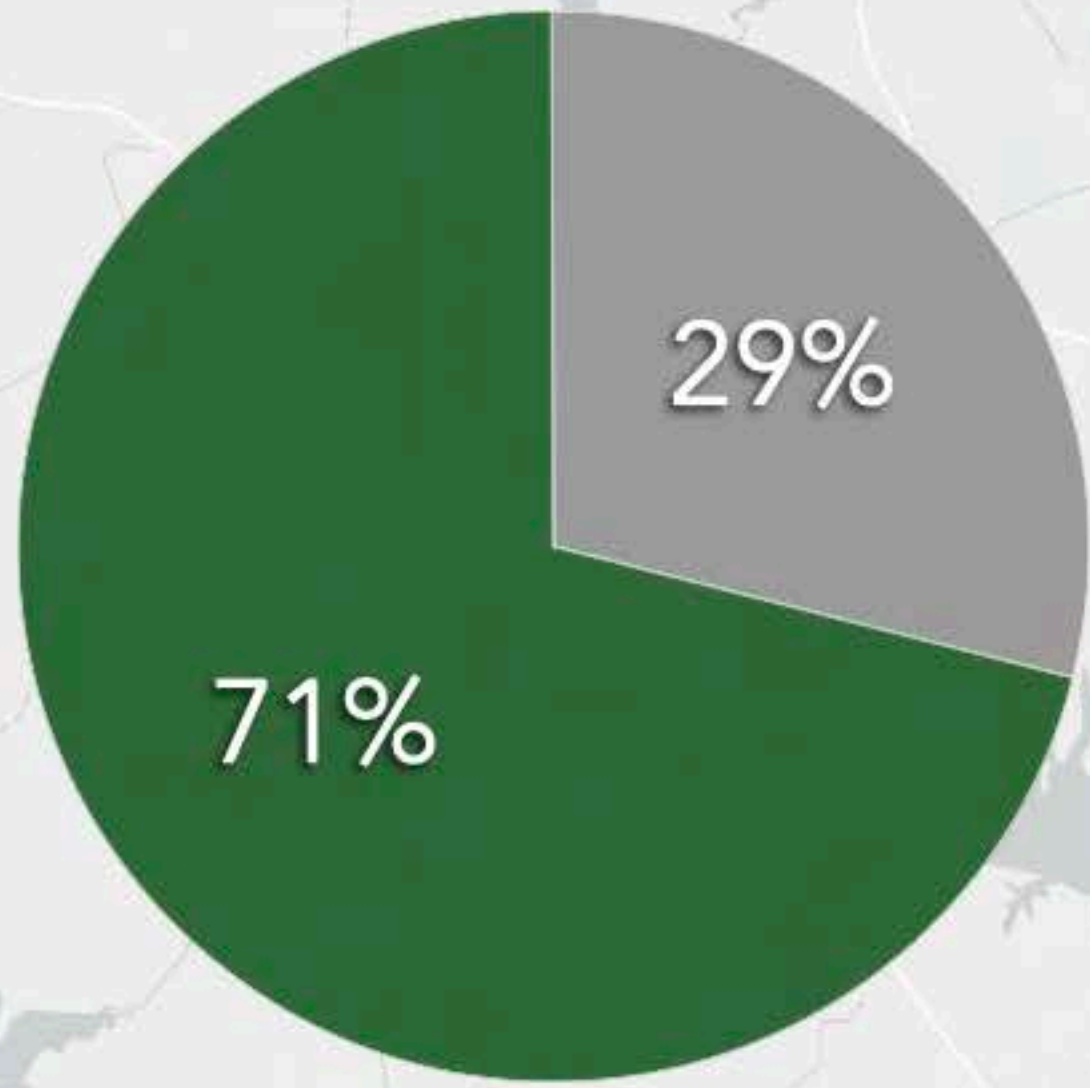
# 1:10



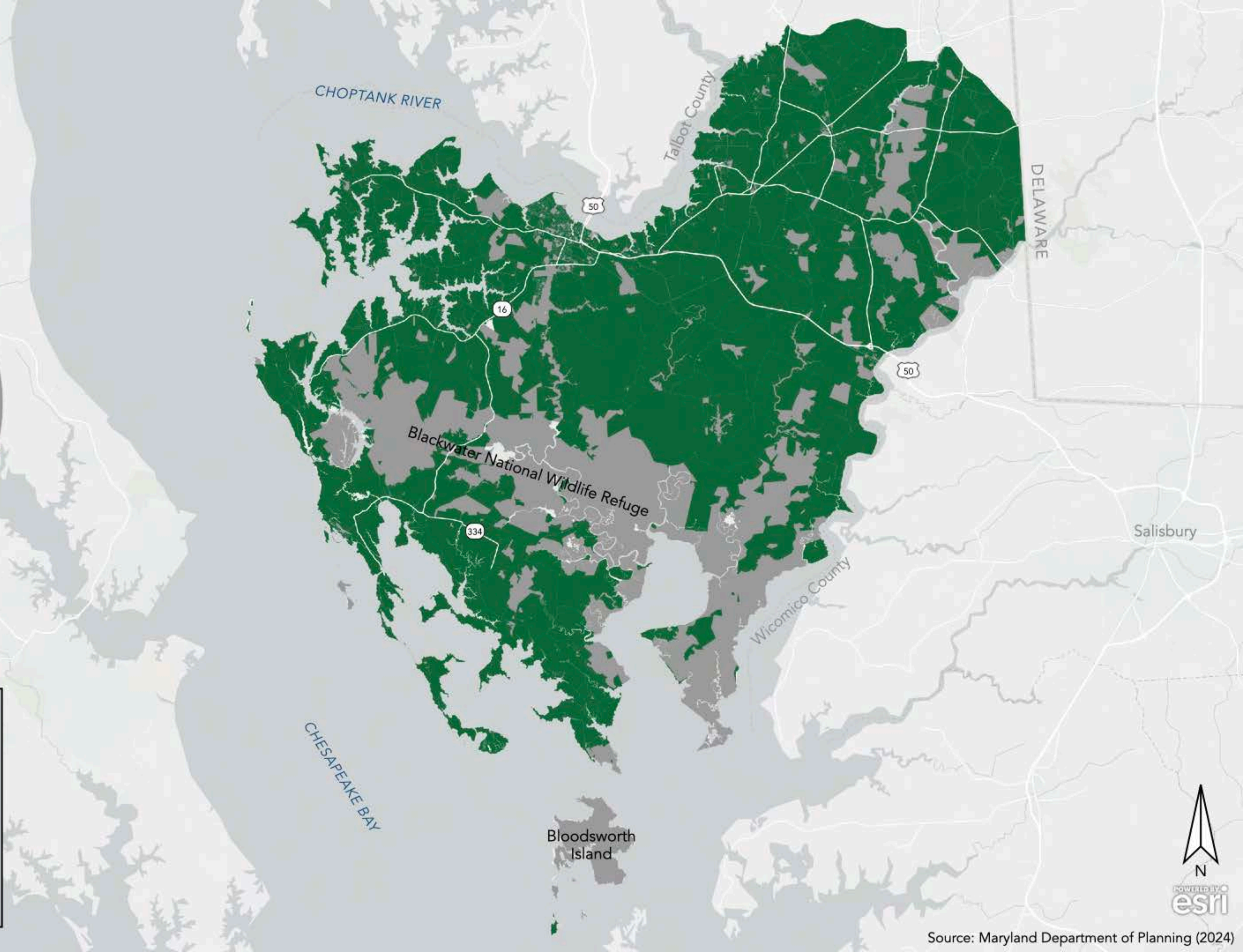
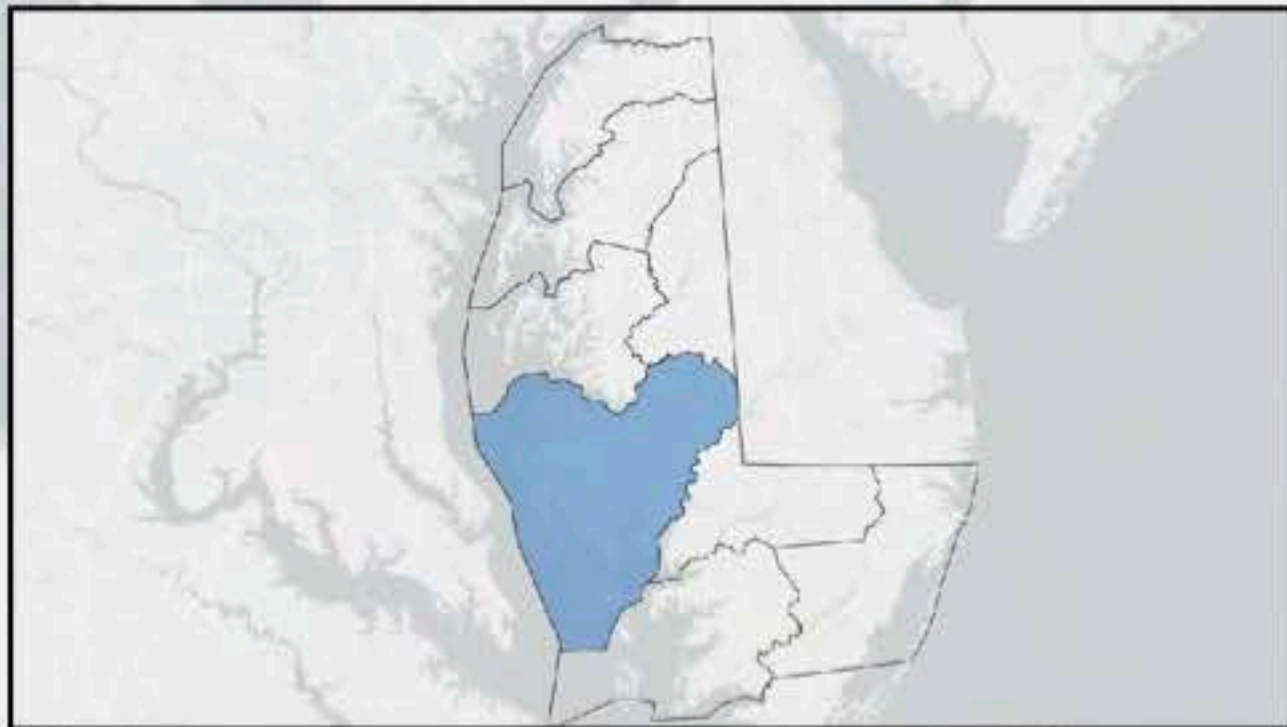


# Taxable vs. Exempt

Dorchester County, MD



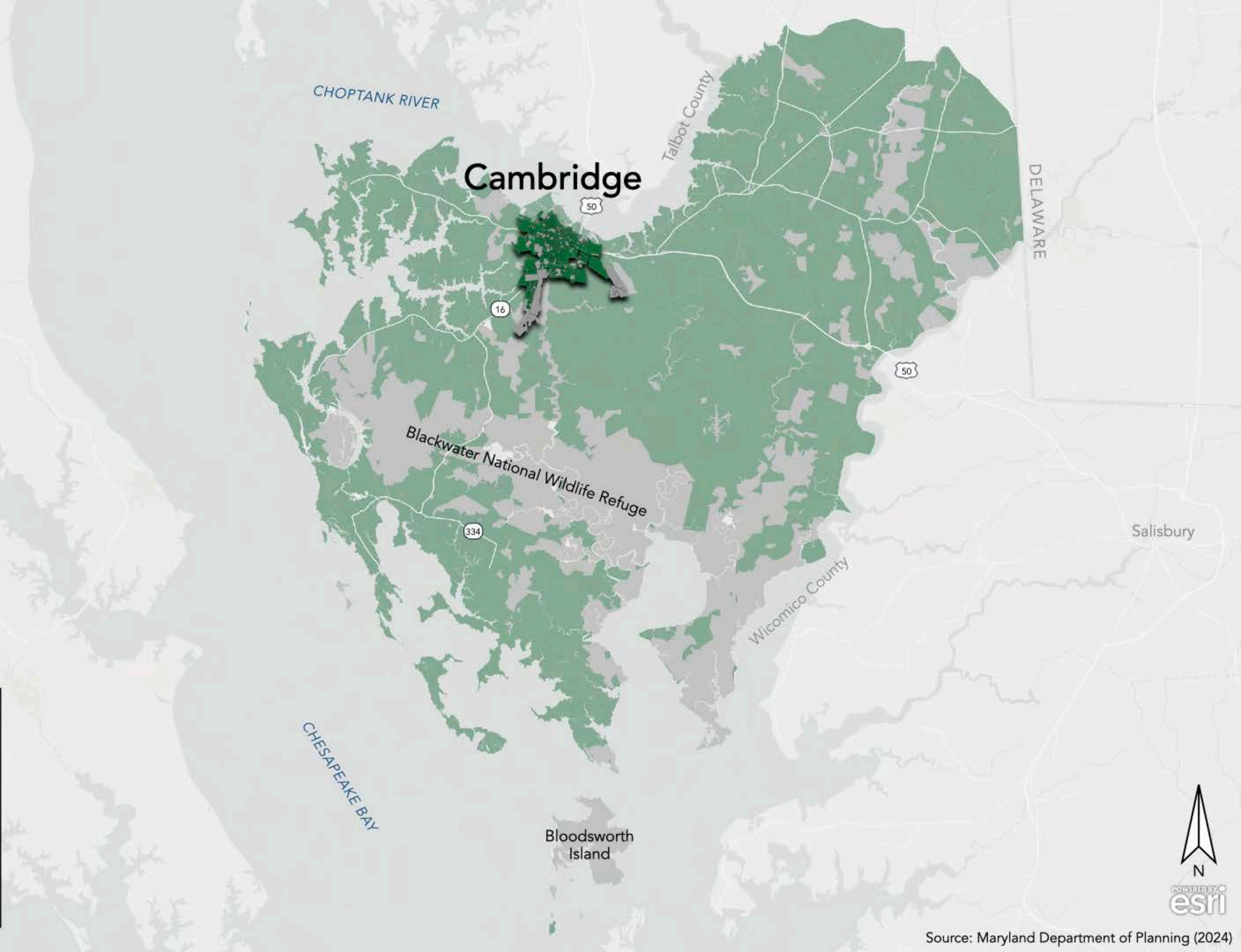
● Taxable ● Exempt





# Taxable vs. Exempt

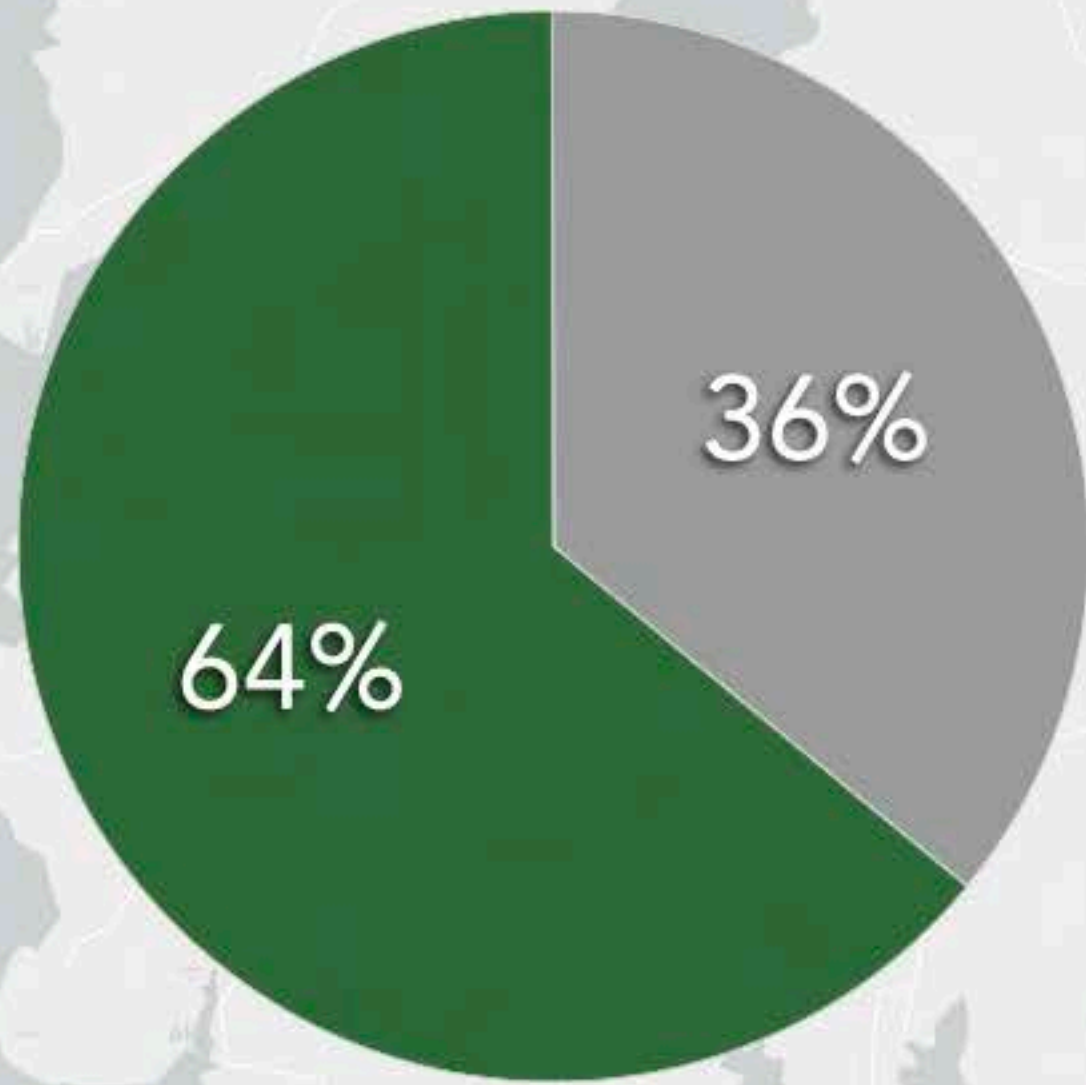
Dorchester County, MD



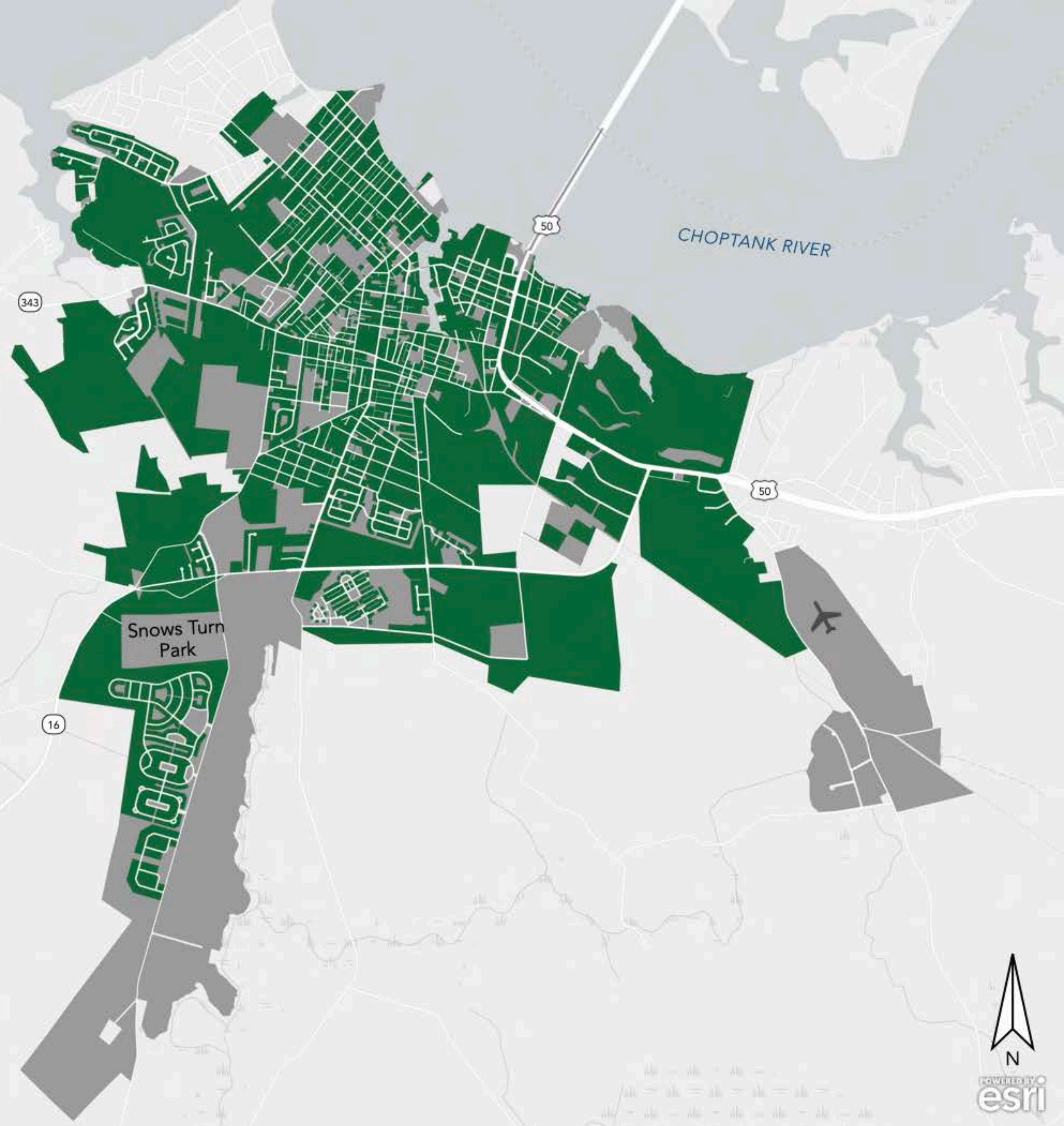
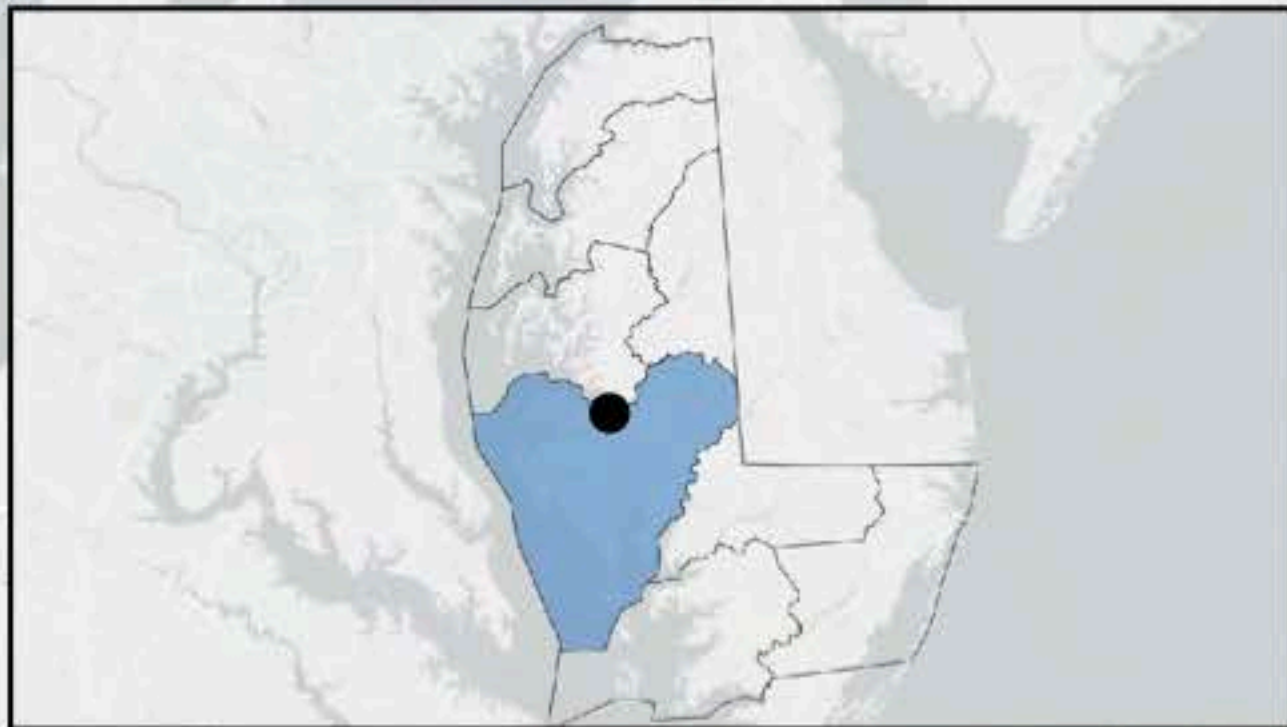


# Taxable vs. Exempt

Cambridge, MD



● Taxable ● Exempt

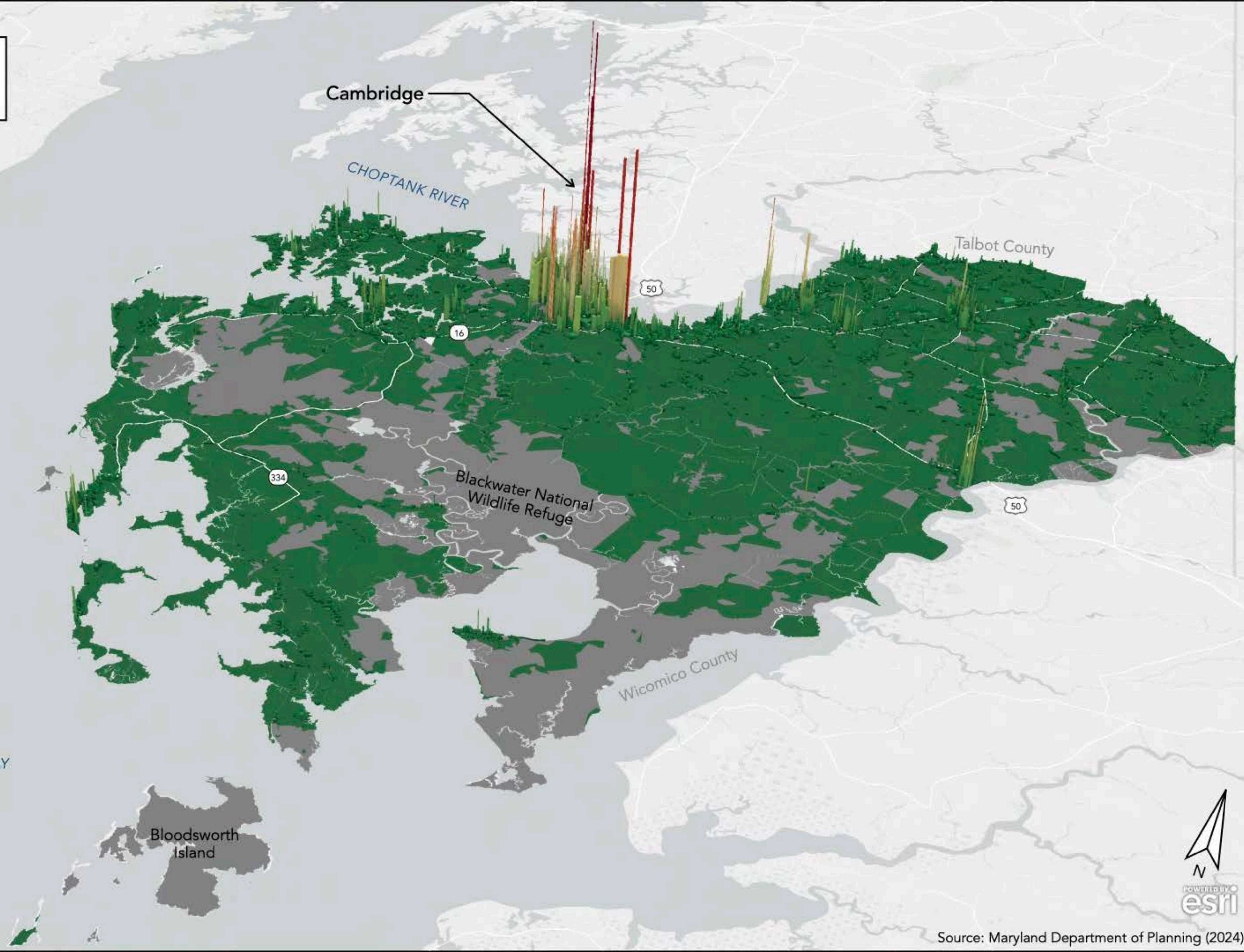




# Productivity Ratio

Cambridge to Dorchester County, MD

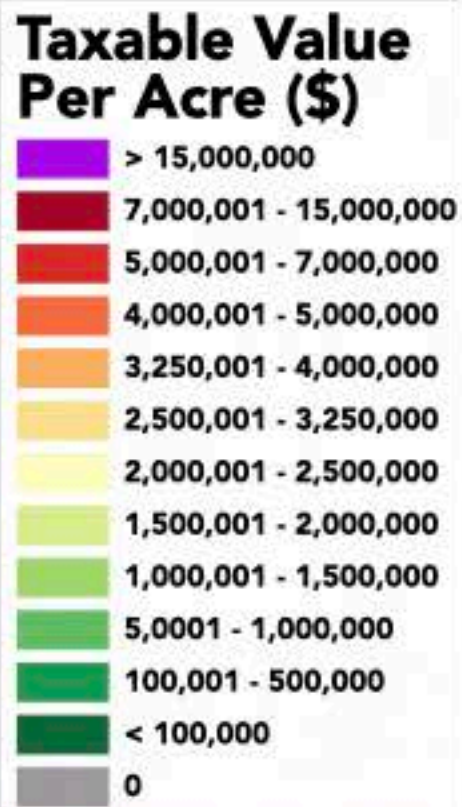
Taxable Value Per Acre (\$)	
> 15,000,000	[Purple]
7,000,001 - 15,000,000	[Dark Red]
5,000,001 - 7,000,000	[Red]
4,000,001 - 5,000,000	[Orange-Red]
3,250,001 - 4,000,000	[Orange]
2,500,001 - 3,250,000	[Light Orange]
2,000,001 - 2,500,000	[Yellow-Orange]
1,500,001 - 2,000,000	[Yellow]
1,000,001 - 1,500,000	[Light Green]
500,001 - 1,000,000	[Green]
100,001 - 500,000	[Dark Green]
< 100,000	[Very Dark Green]
0	[Grey]



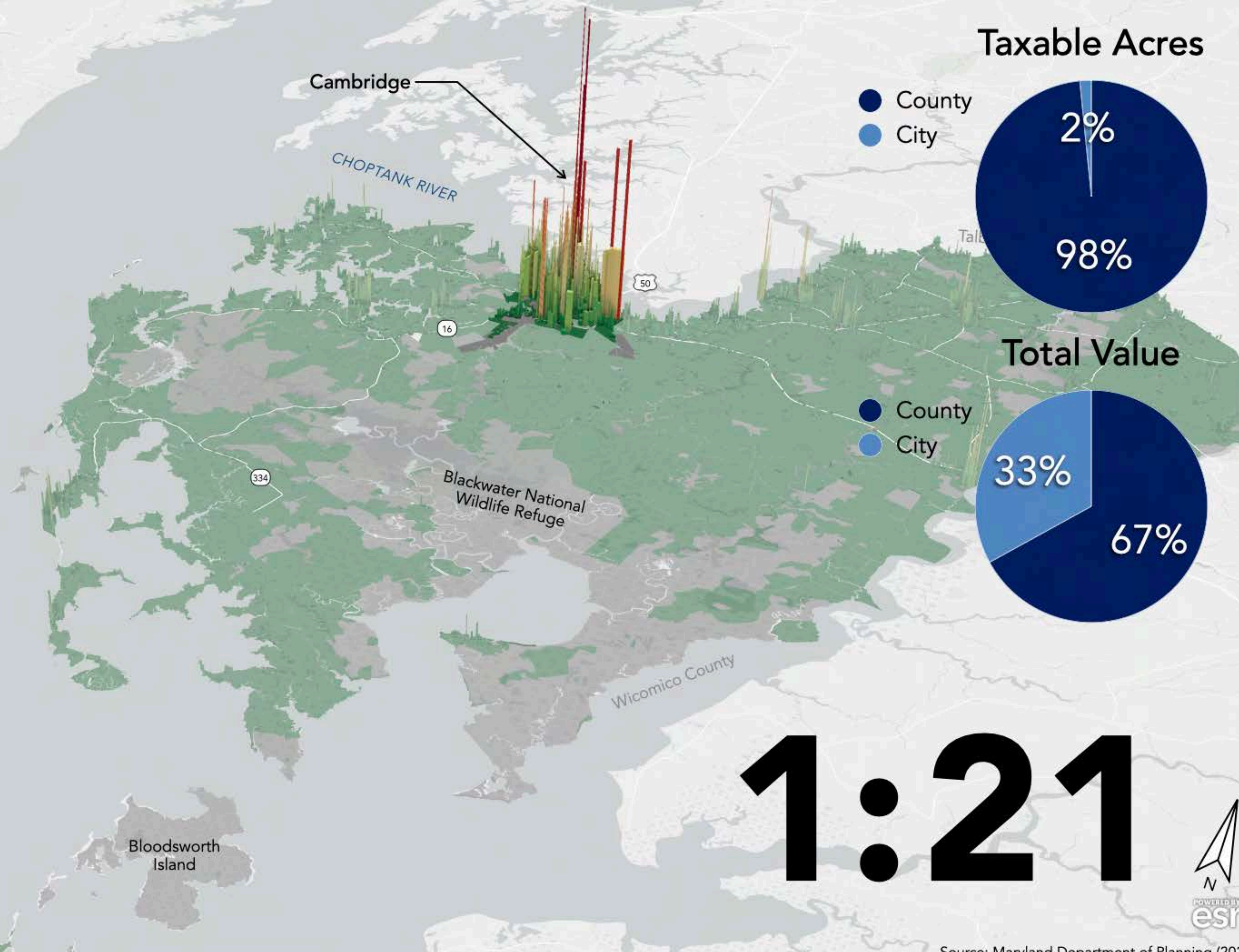


# Productivity Ratio

Cambridge to Dorchester County, MD



Productivity ratio values are rounded.



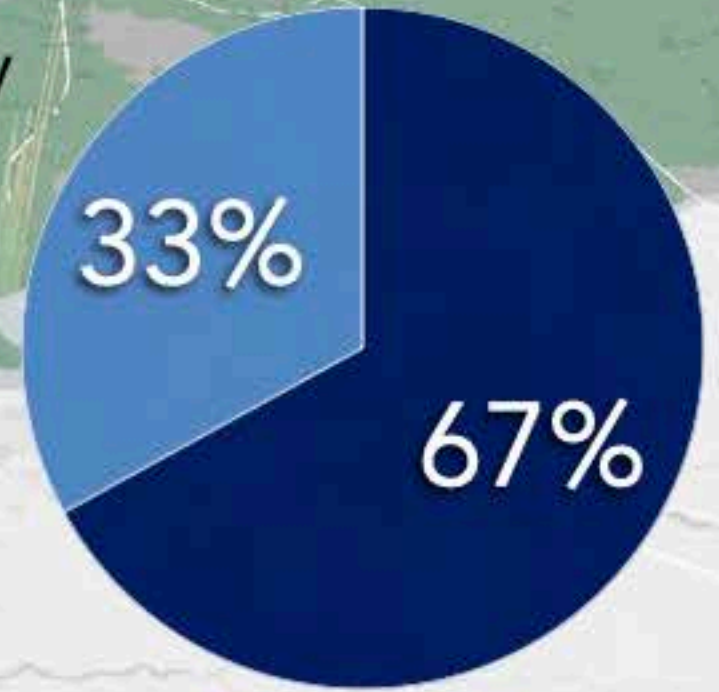
## Taxable Acres

- County
- City



## Total Value

- County
- City



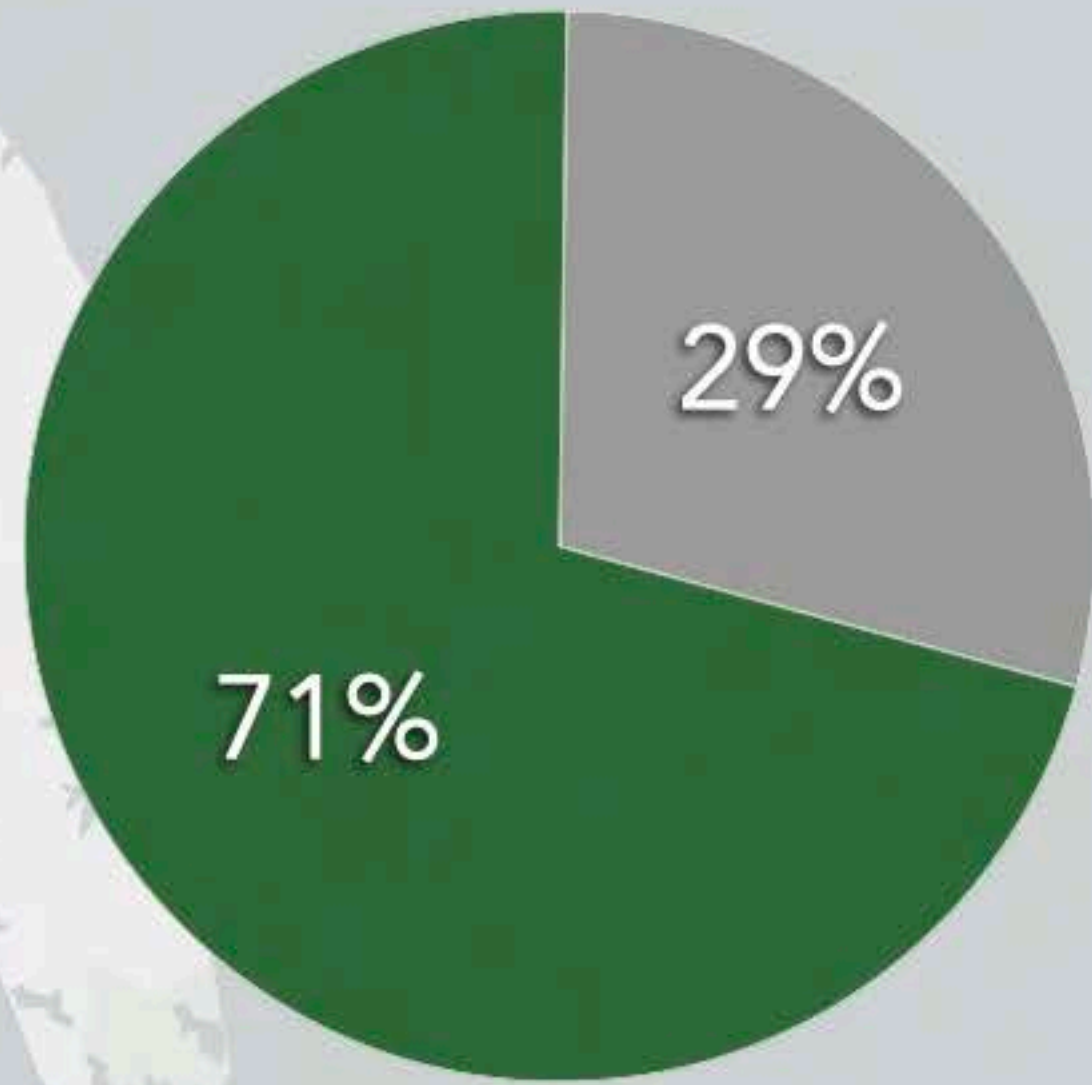
# 1:21





# Taxable vs. Exempt

Somerset County, MD



● Taxable ● Exempt



CHESAPEAKE BAY

TANGIER SOUND

Martin National Wildlife Refuge

Deal Island State Wildlife Mgmt. Area

Fairmount Wildlife Mgmt. Area

James Island State Park

Wicomico County

Worcester County

VIRGINIA





# Taxable vs. Exempt

Somerset County, MD



CHESAPEAKE BAY

TANGIER SOUND

Martin National Wildlife Refuge

Janes Island State Park

Deal Island State Wildlife Mgmt. Area

Fairmount Wildlife Mgmt. Area

Wicomico County

Worcester County

VIRGINIA

## Princess Anne

13

13

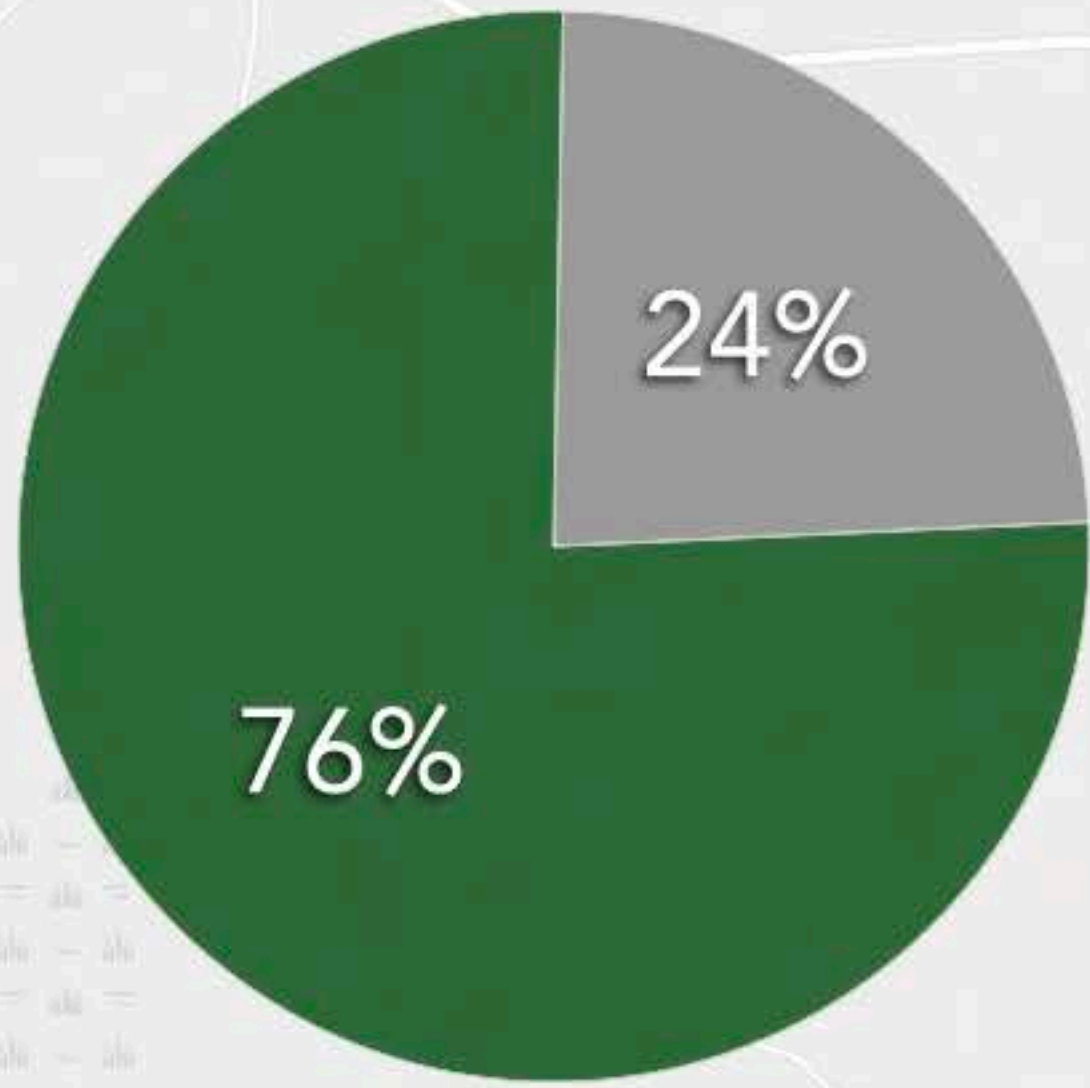
413



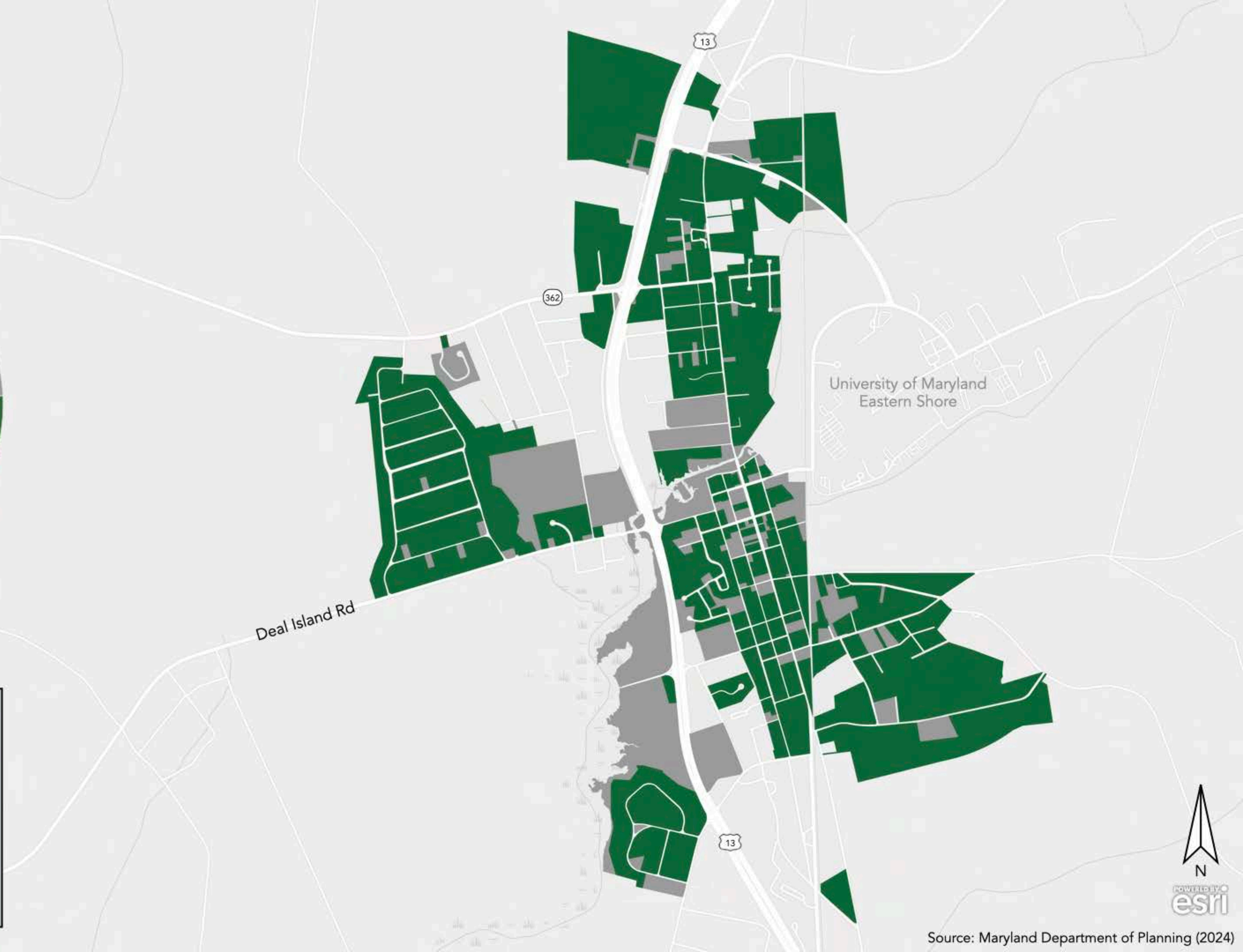


# Taxable vs. Exempt

Princess Anne, MD



● Taxable ● Exempt

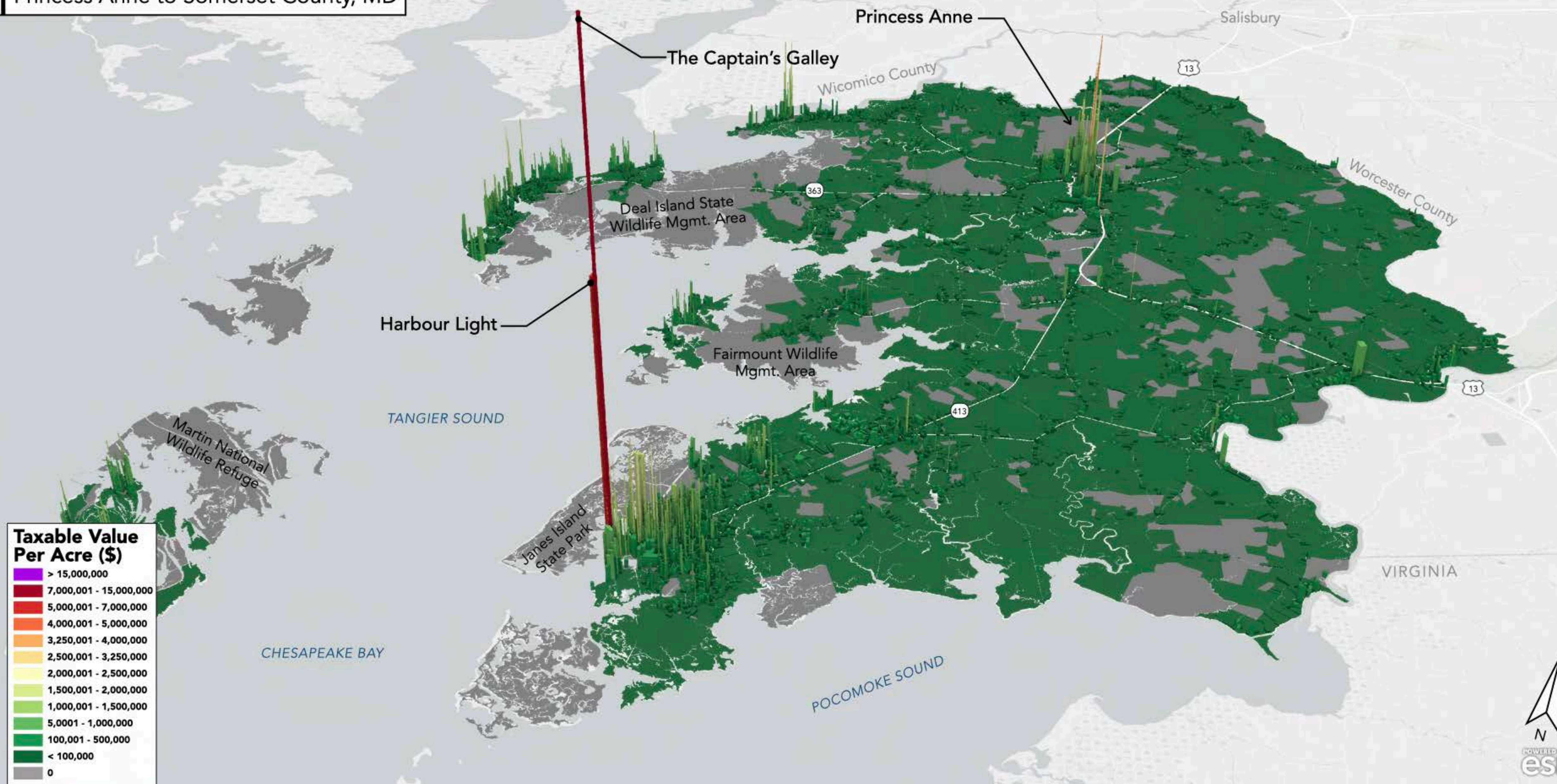




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# Productivity Ratio

Princess Anne to Somerset County, MD



**Taxable Value Per Acre (\$)**

> 15,000,000
7,000,001 - 15,000,000
5,000,001 - 7,000,000
4,000,001 - 5,000,000
3,250,001 - 4,000,000
2,500,001 - 3,250,000
2,000,001 - 2,500,000
1,500,001 - 2,000,000
1,000,001 - 1,500,000
500,001 - 1,000,000
100,001 - 500,000
< 100,000
0





# Productivity Ratio

Princess Anne to Somerset County, MD

## Taxable Acres

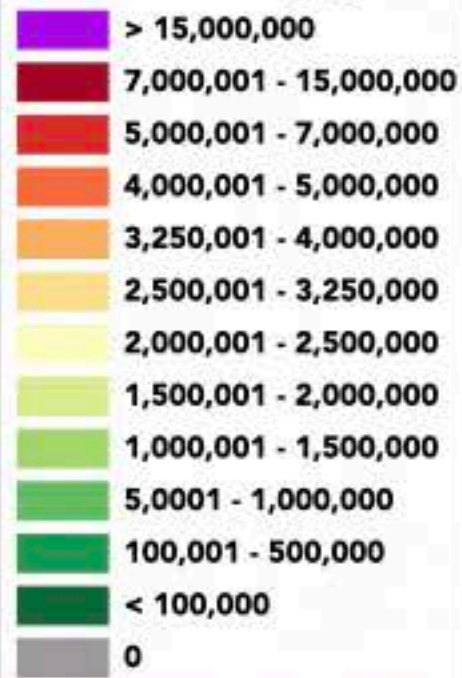


## Total Value

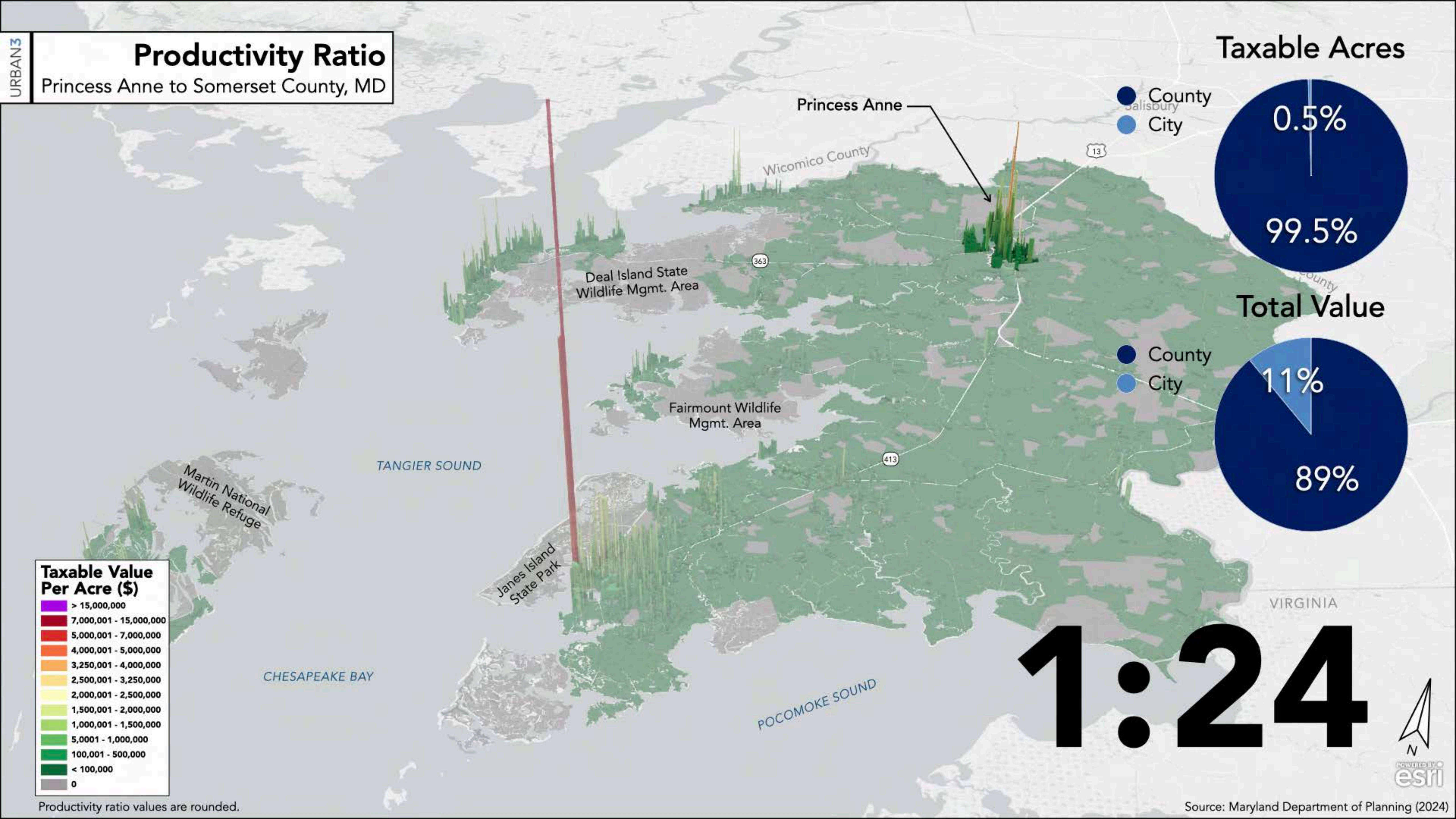


# 1:24

### Taxable Value Per Acre (\$)



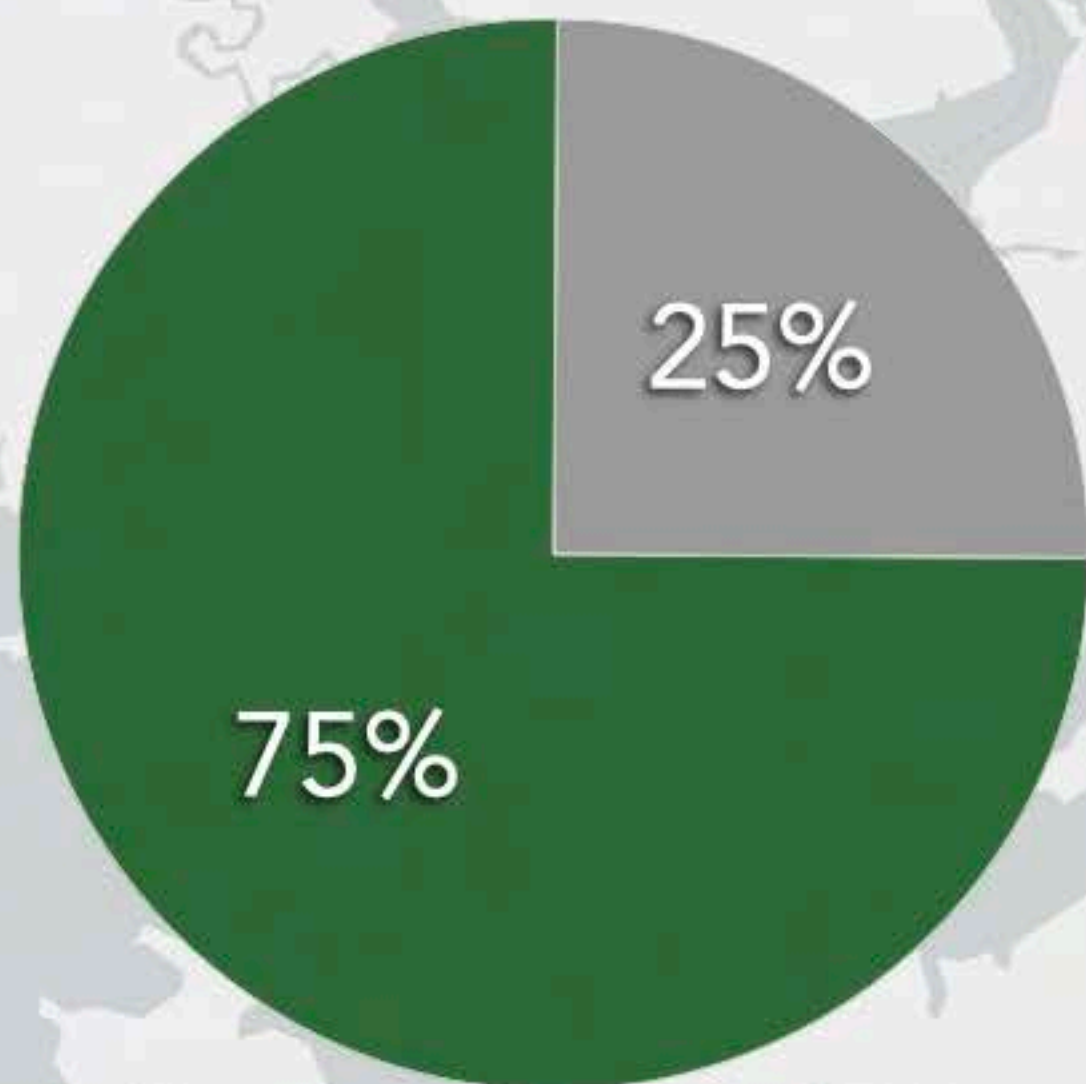
Productivity ratio values are rounded.



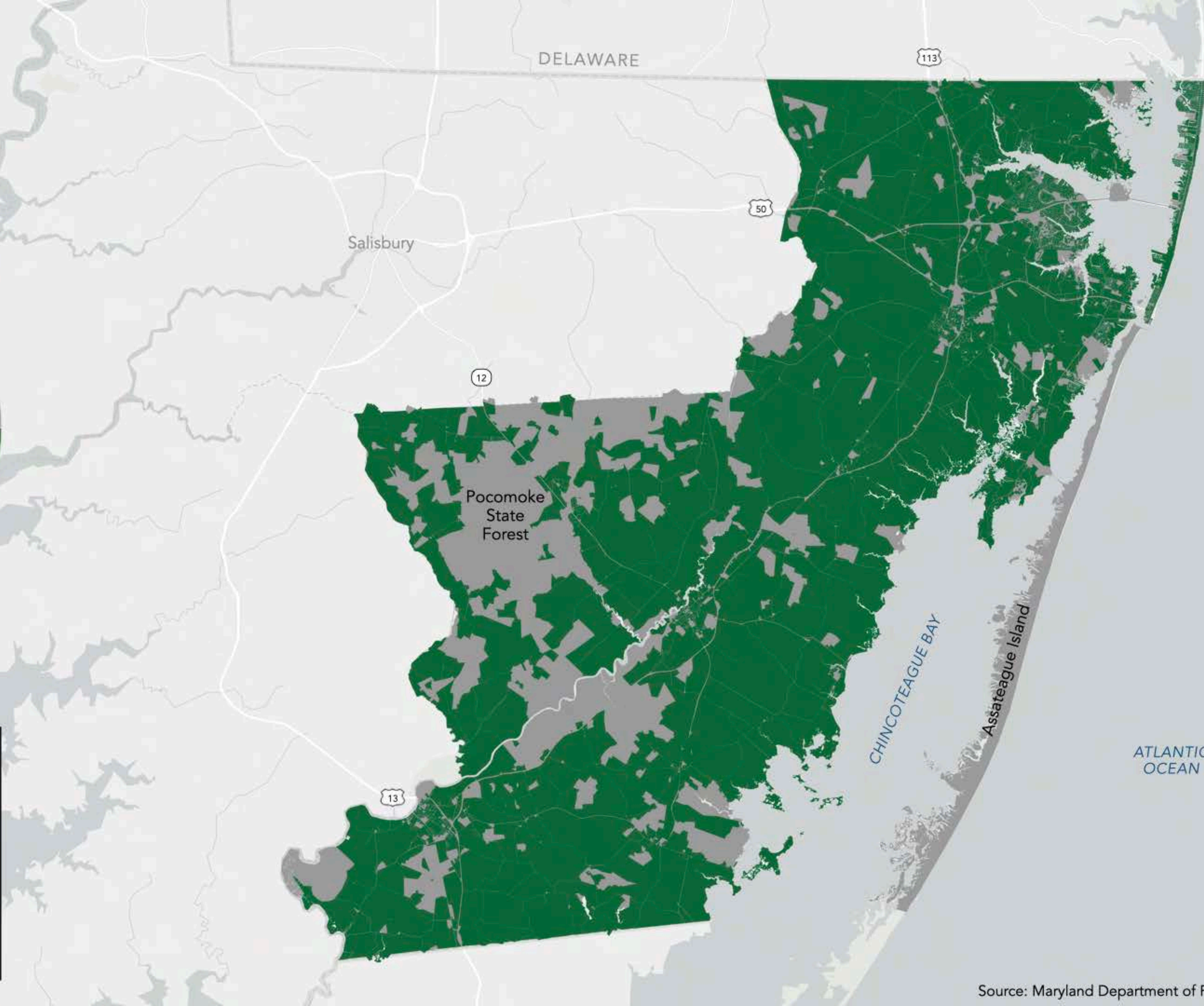


# Taxable vs. Exempt

Worcester County, MD



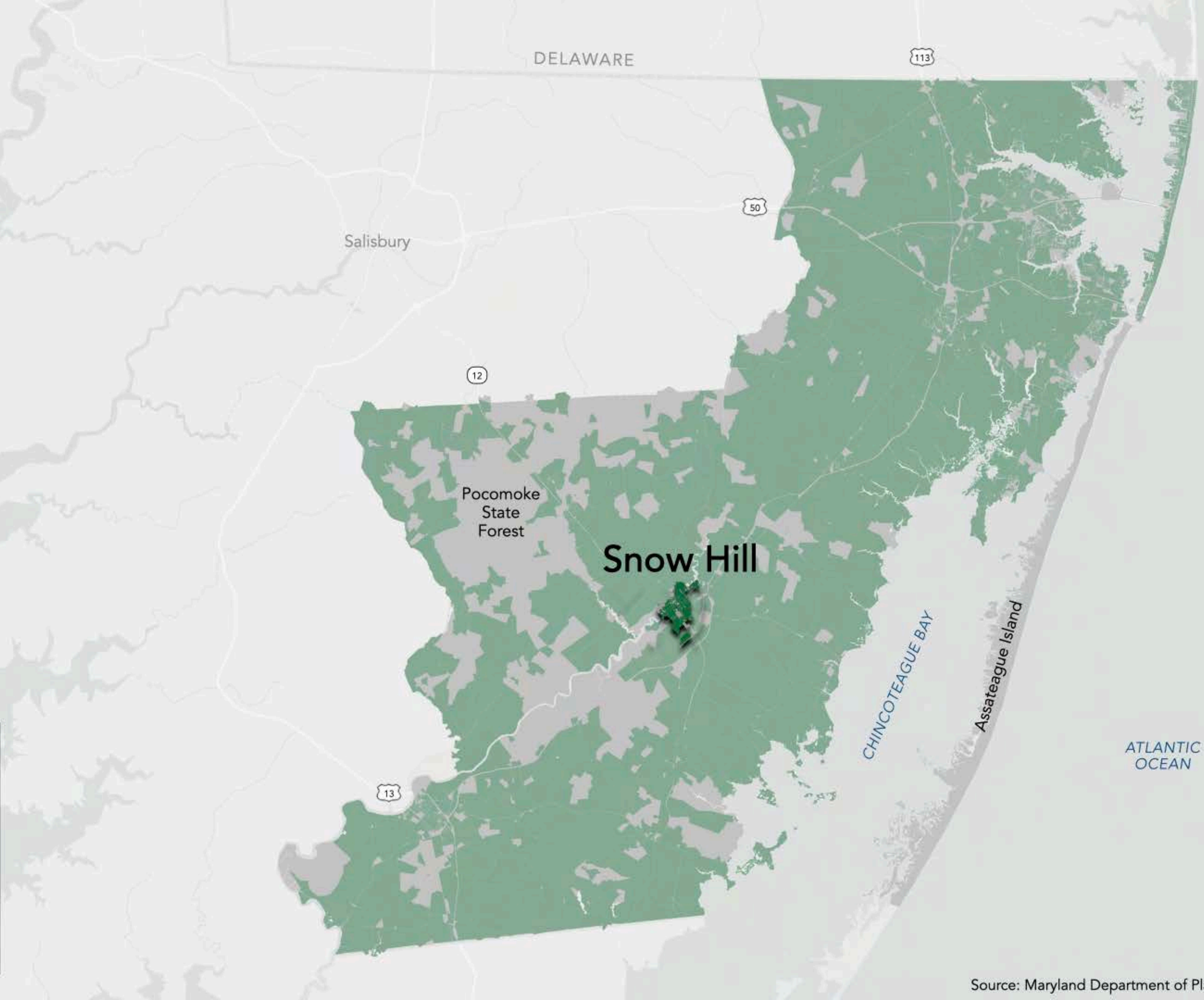
● Taxable ● Exempt





# Taxable vs. Exempt

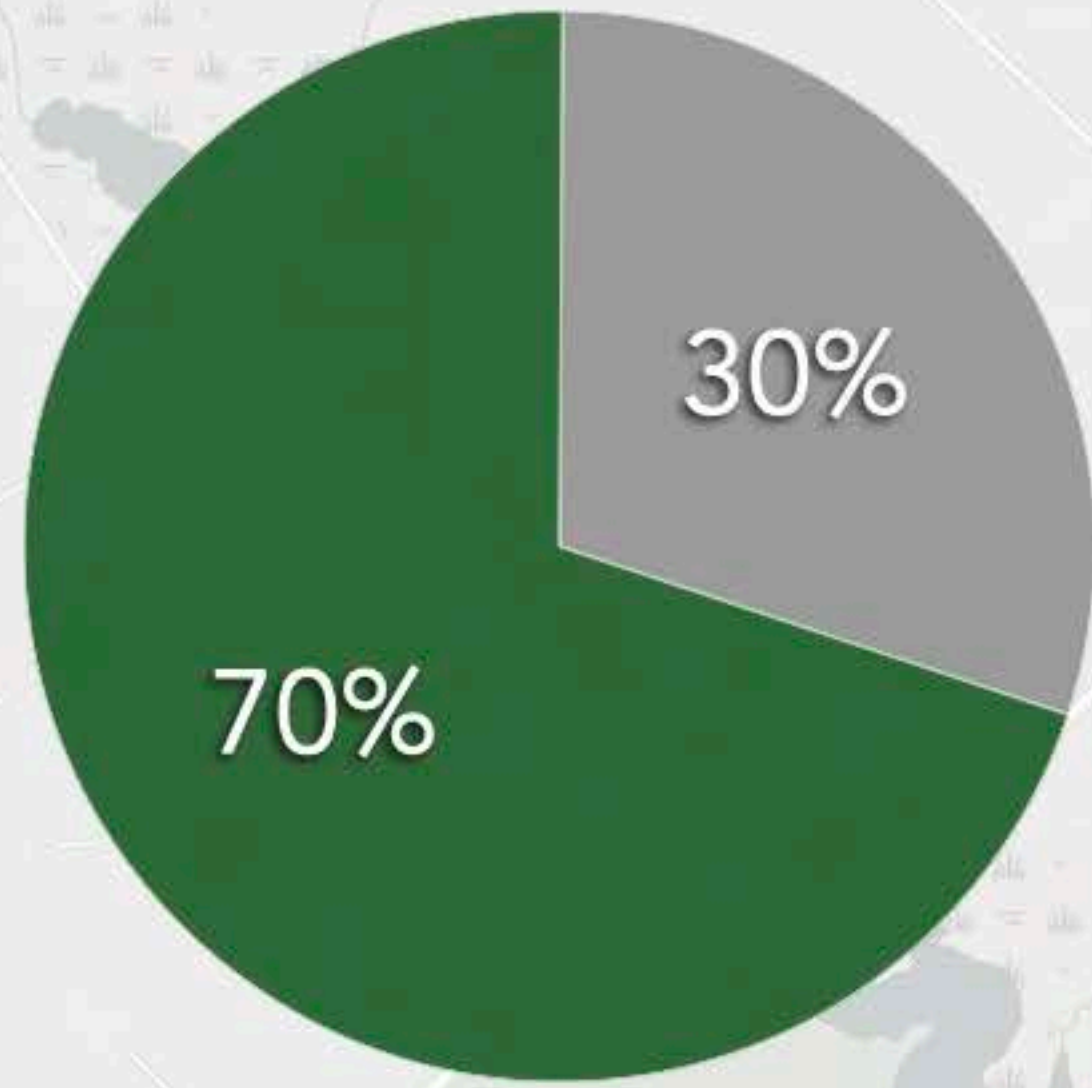
Worcester County, MD



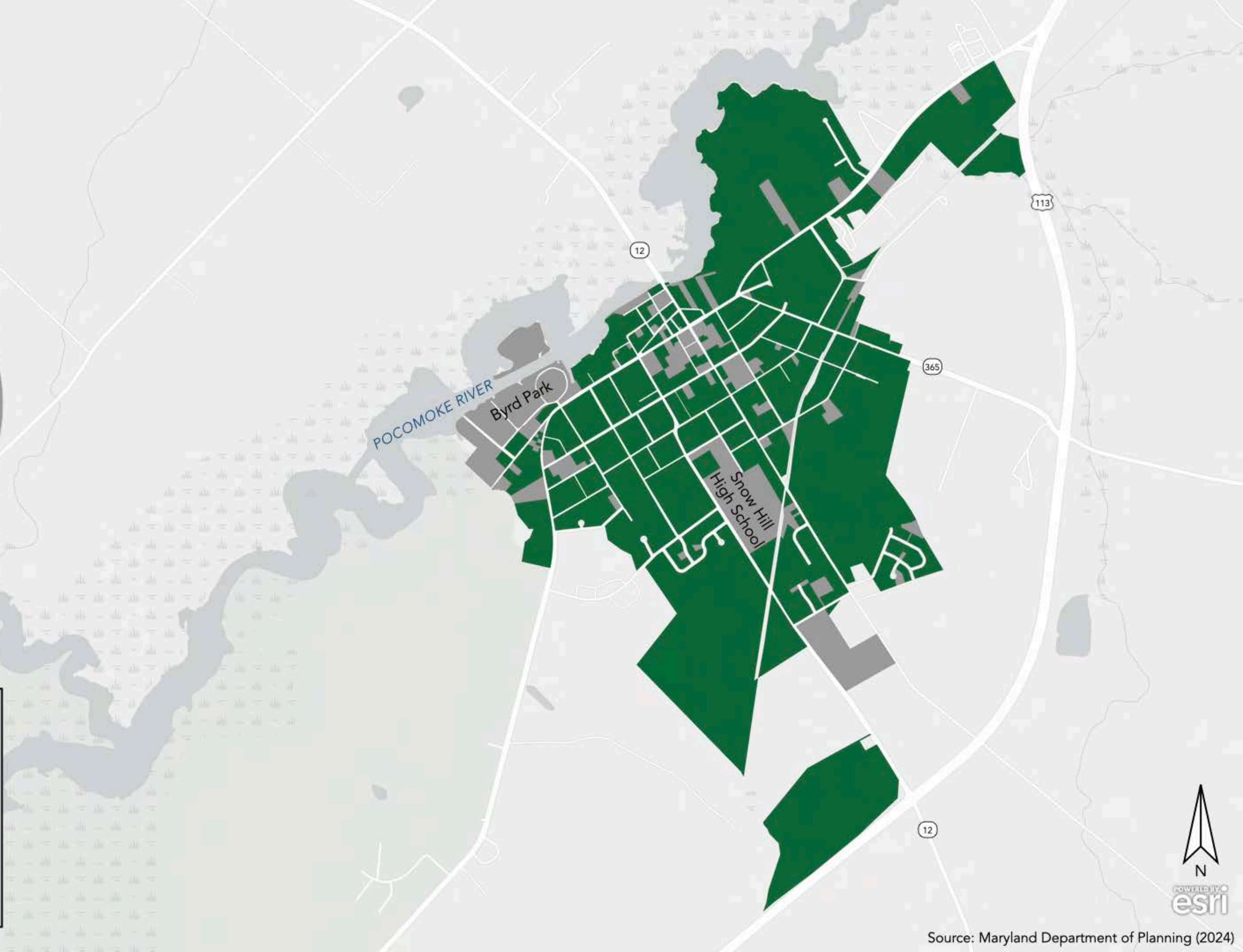


# Taxable vs. Exempt

Snow Hill, MD



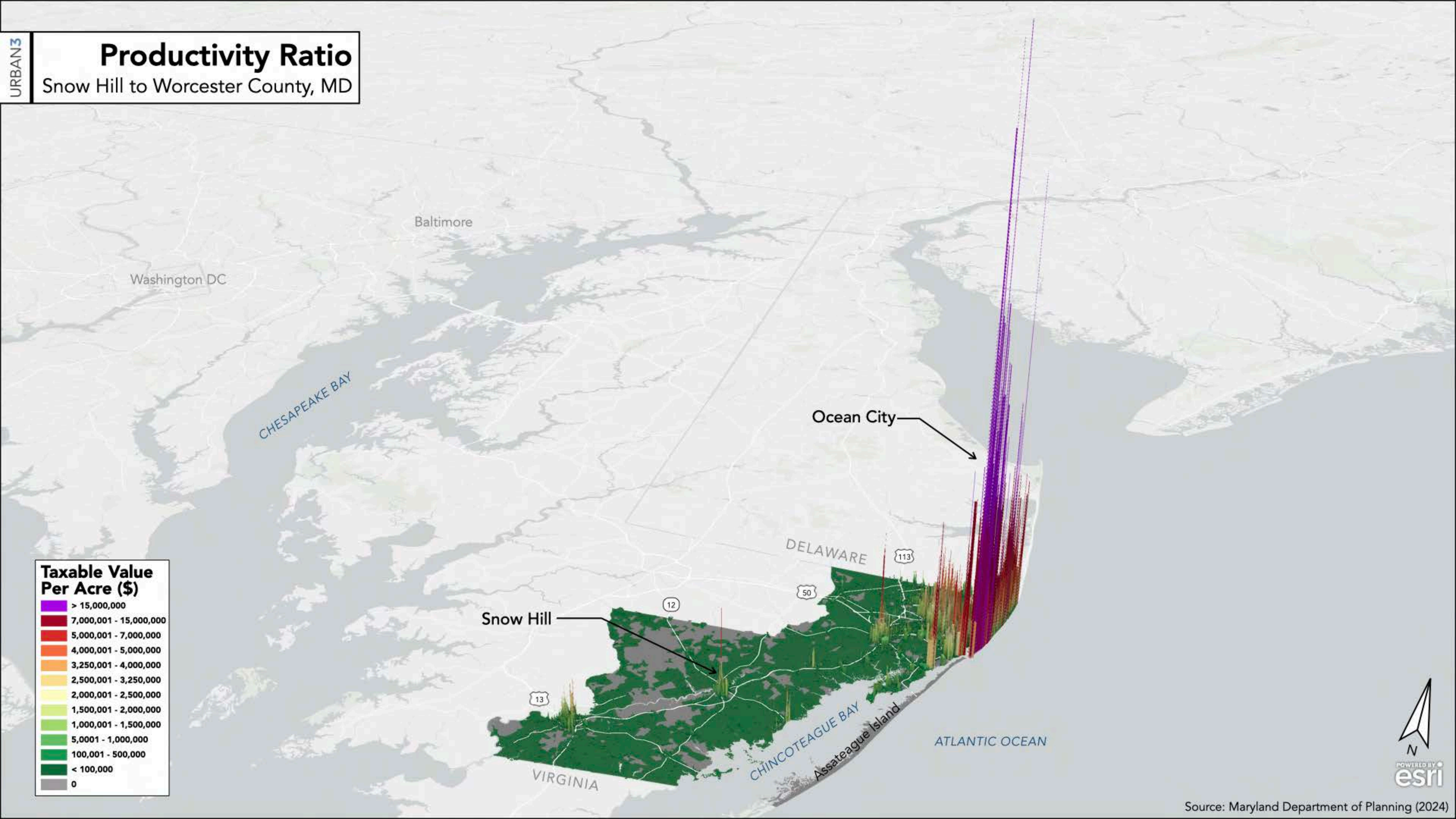
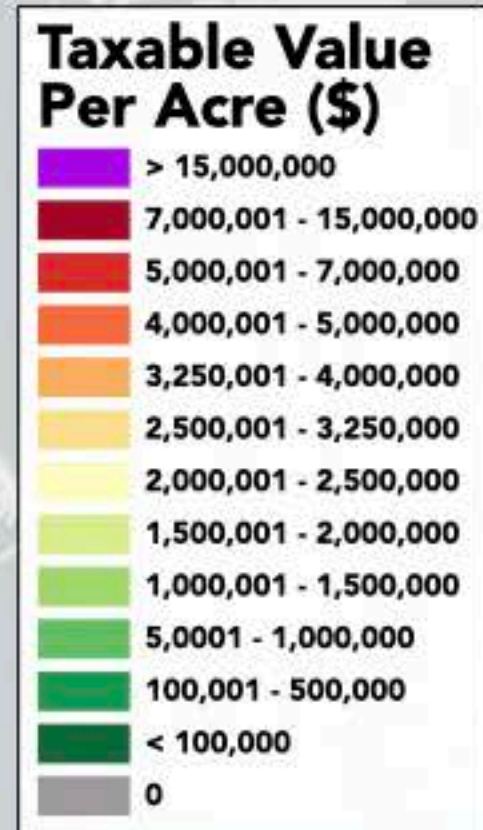
● Taxable ● Exempt





# Productivity Ratio

Snow Hill to Worcester County, MD





# Productivity Ratio

Snow Hill to Worcester County, MD

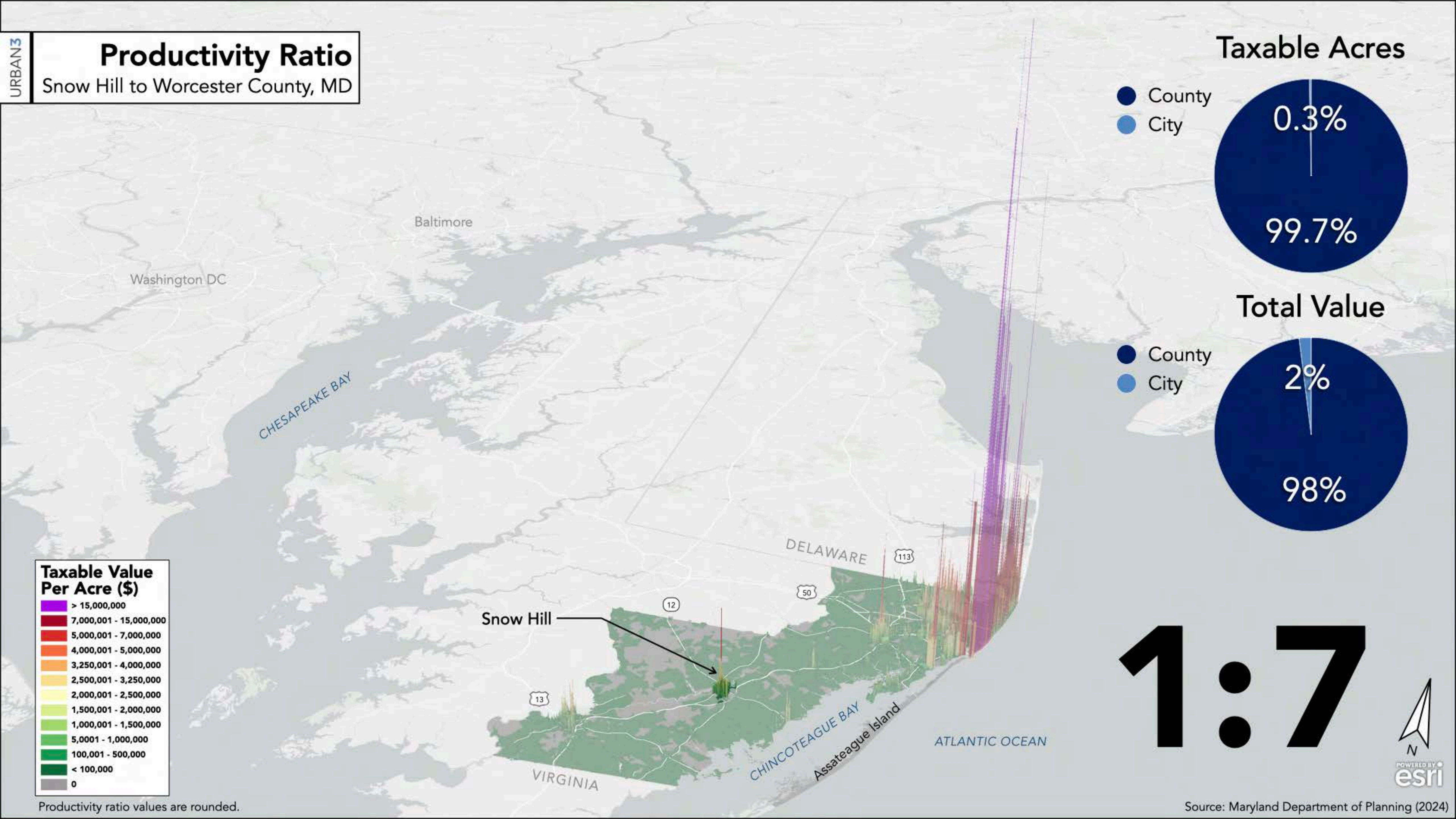
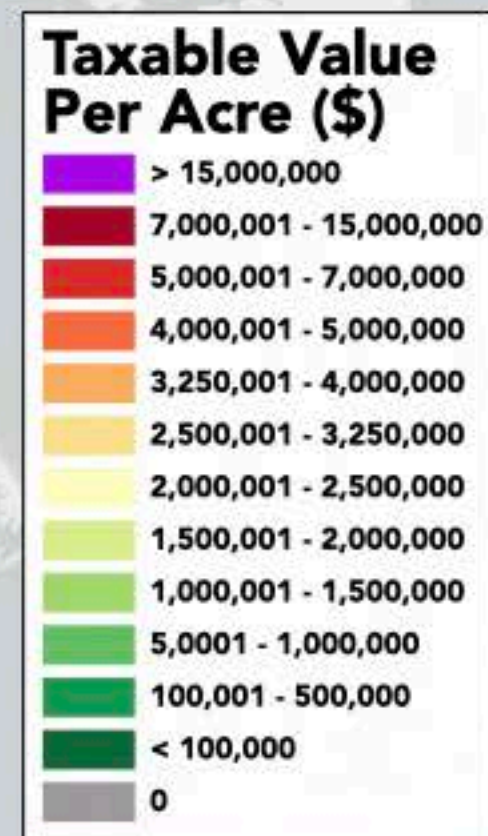
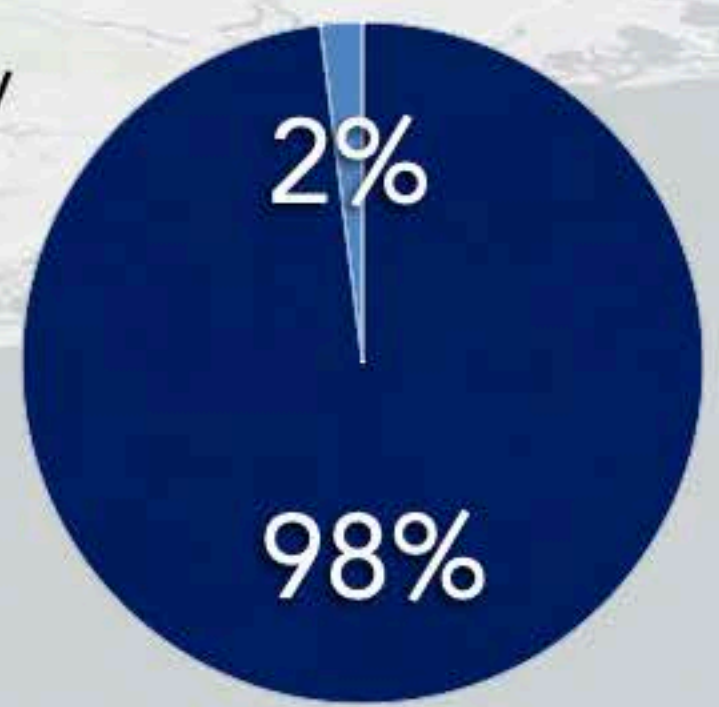
## Taxable Acres

- County
- City



## Total Value

- County
- City



# 1:7



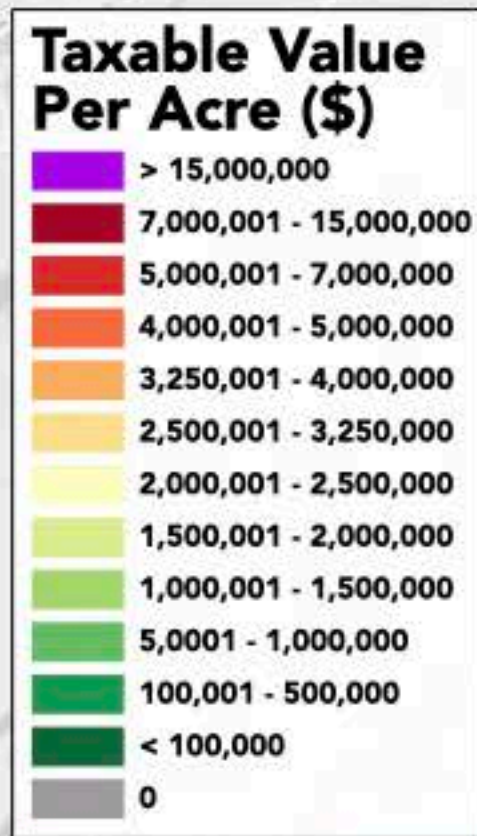
Productivity ratio values are rounded.

Source: Maryland Department of Planning (2024)



# City to County Productivity Ratios

Eastern Shore, MD



Chestertown  
**1:24**

Centreville  
**1:16**

Easton  
**1:10**

Stevensville  
**1:9**

Grasonville  
**1:6**

Cambridge  
**1:21**

Snow Hill  
**1:4**

Princess Anne  
**1:24**

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# City to County Productivity Ratios

Eastern Shore, MD

Recommended  
Baseline

**Snow Hill**  
Worcester County

**1:4**

**Grasonville**  
Queen Anne's County

**1:6**

**Stevensville**  
Queen Anne's County

**1:9**

**Easton**  
Talbot County

**1:10**

**Centreville**  
Queen Anne's County

**1:16**

**Cambridge**  
Dorchester County

**1:21**

**Chestertown**  
Kent County

**1:24** AN

**Princess Anne**  
Somerset County

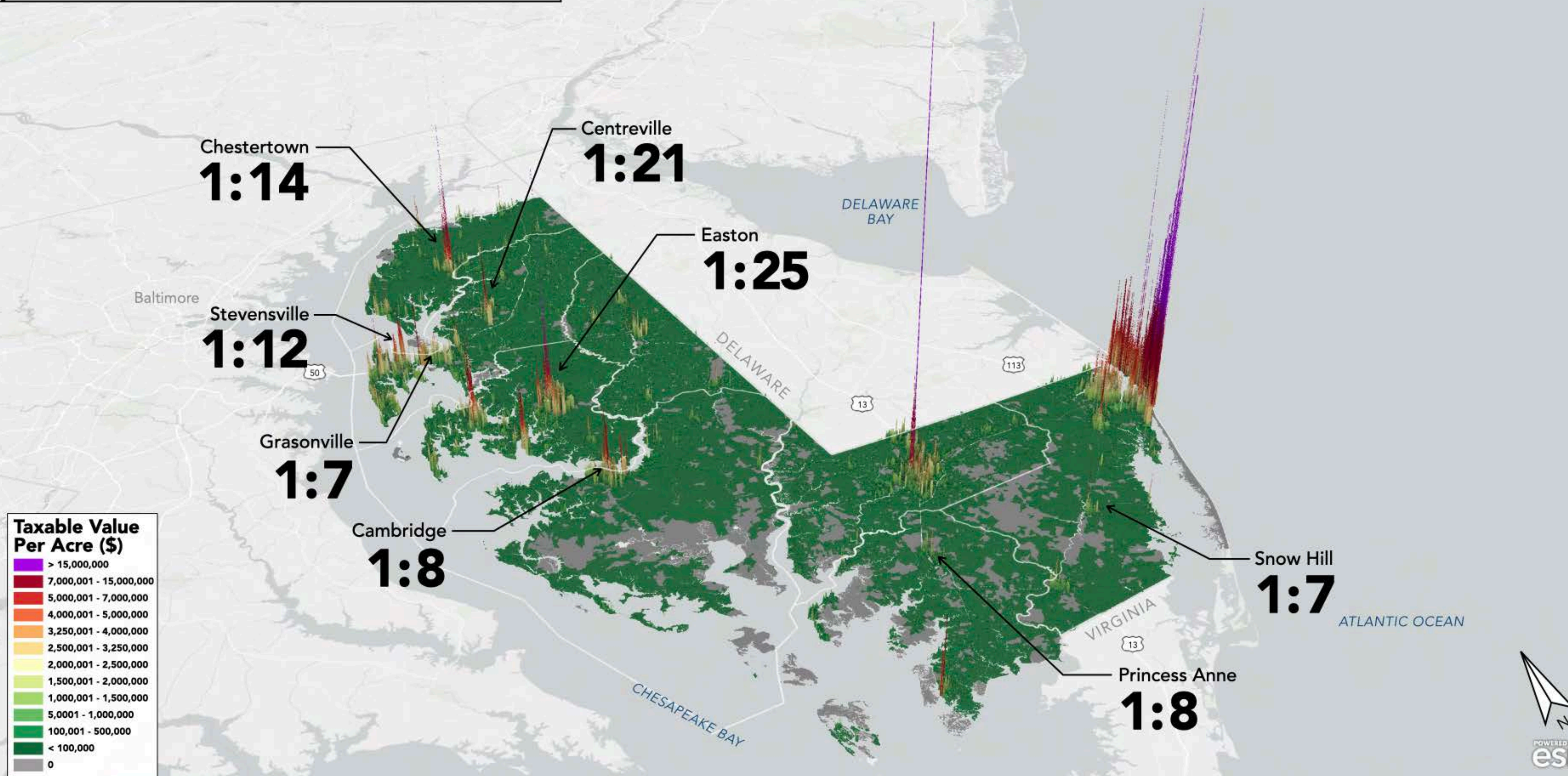
**1:24**



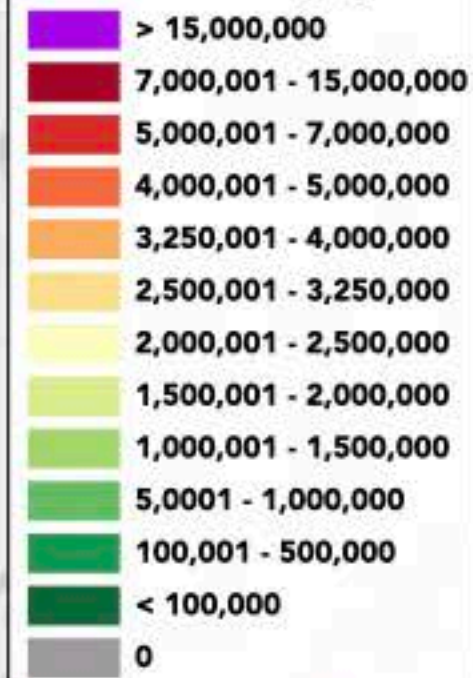


# City to Region Productivity Ratios

Eastern Shore, MD



### Taxable Value Per Acre (\$)





# City to Region Productivity Ratios

Eastern Shore, MD

Recommended  
Baseline

# Region

**Snow Hill**  
Worcester County

**1:7**

**Grasonville**  
Queen Anne's County

**1:7**

**Stevensville**  
Queen Anne's County

**1:12**

**Easton**  
Talbot County

**1:25**

**Centreville**  
Queen Anne's County

**1:21**

**Cambridge**  
Dorchester County

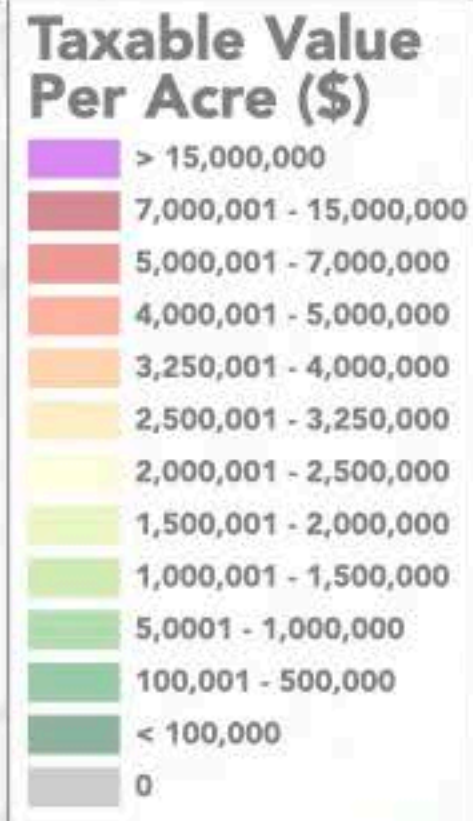
**1:8**

**Chestertown**  
Kent County

**1:14**

**Princess Anne**  
Somerset County

**1:8**



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# Property Value Per Road Mile

Eastern Shore, MD

Chestertown  
**\$70M**

Centreville  
**\$56M**

Easton  
**\$36M**

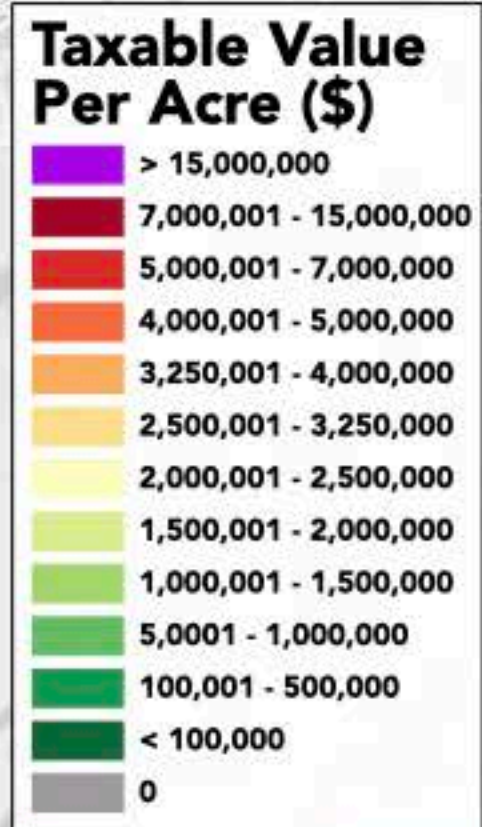
Stevensville  
**\$32M**

Grasonville  
**\$22M**

Cambridge  
**\$20M**

Snow Hill  
**\$21M**

Princess Anne  
**\$11M**



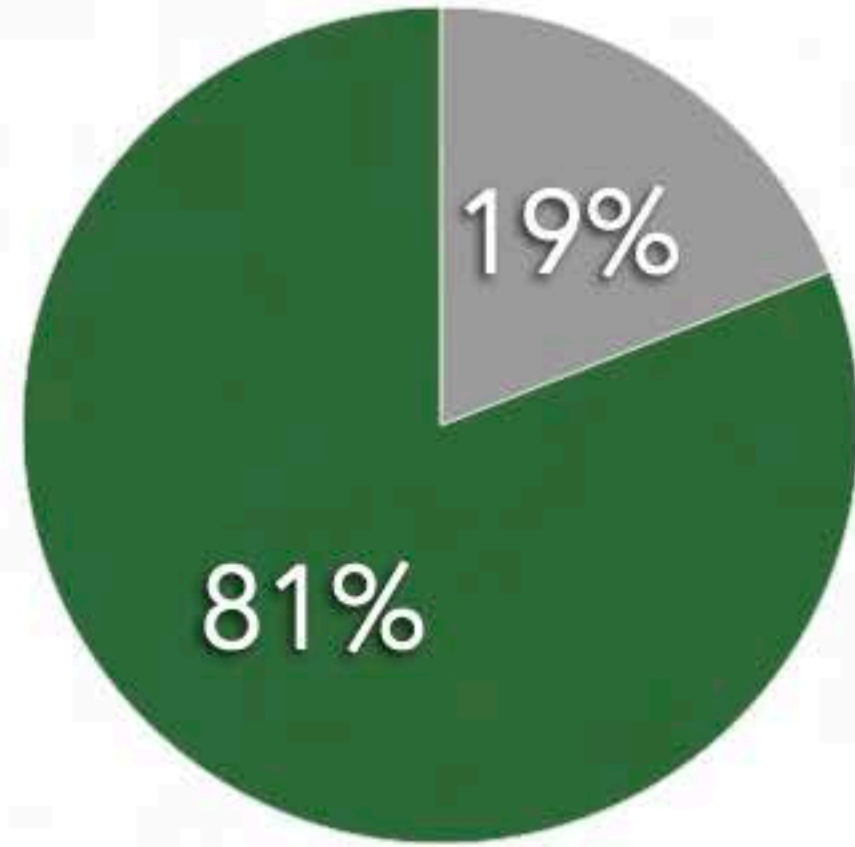


# Taxable vs. Exempt by City

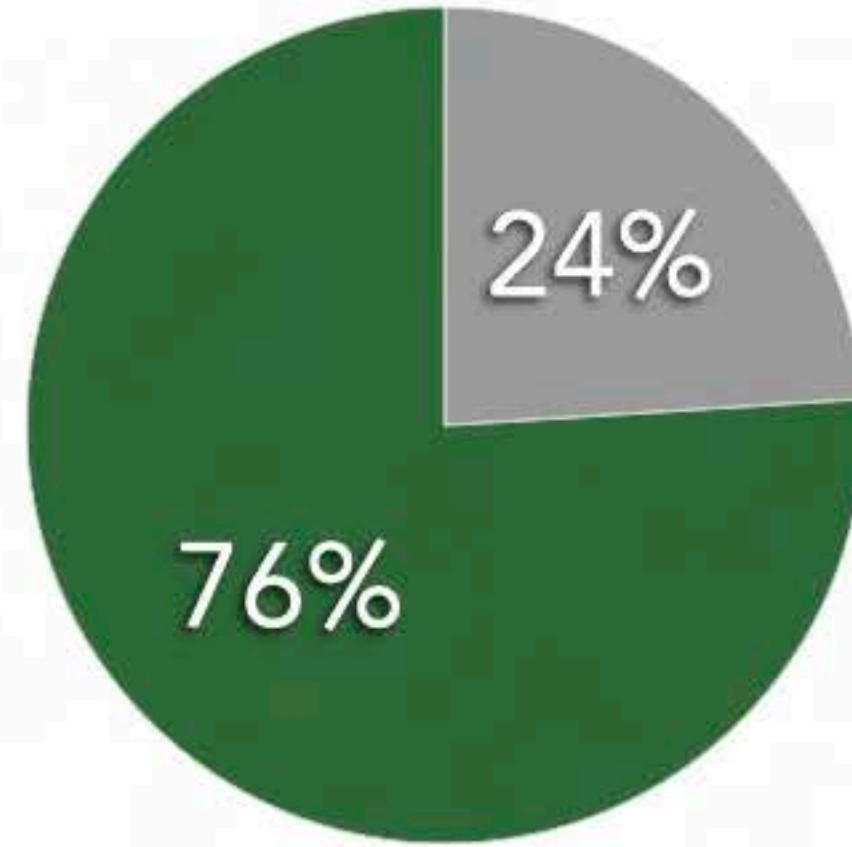
Eastern Shore, MD



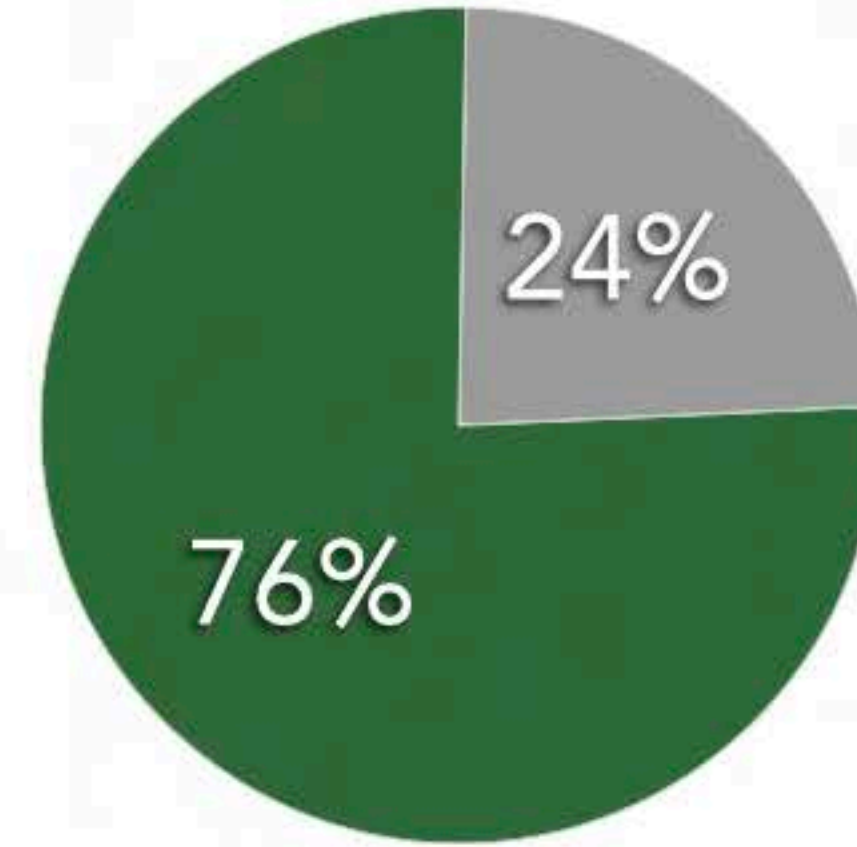
## Chestertown



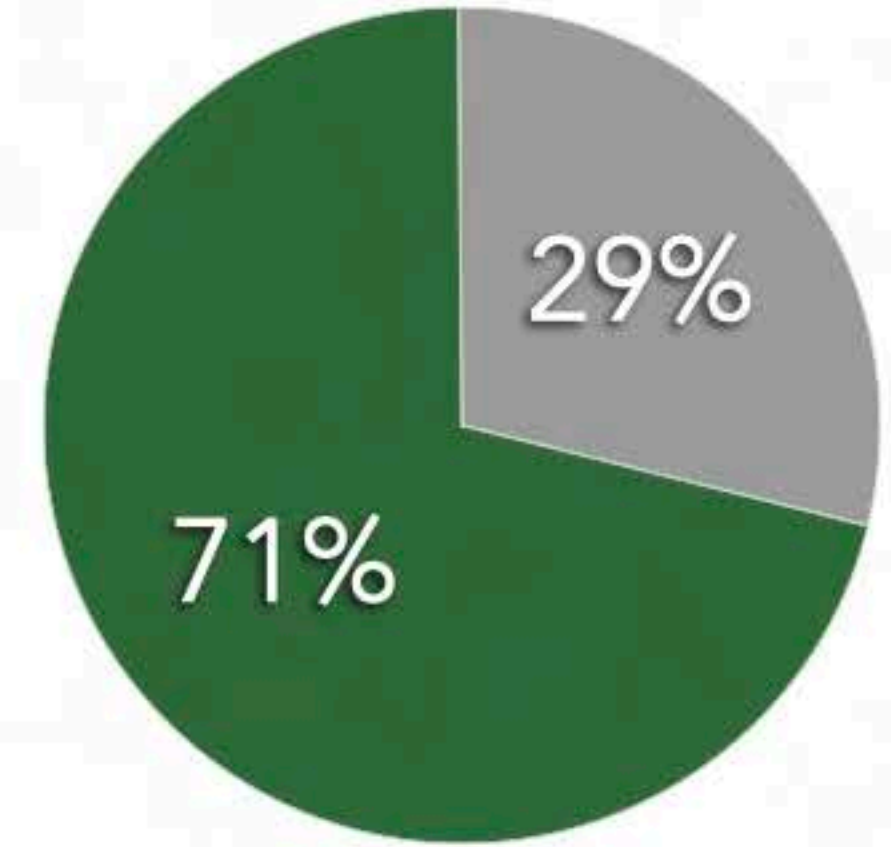
## Stevensville



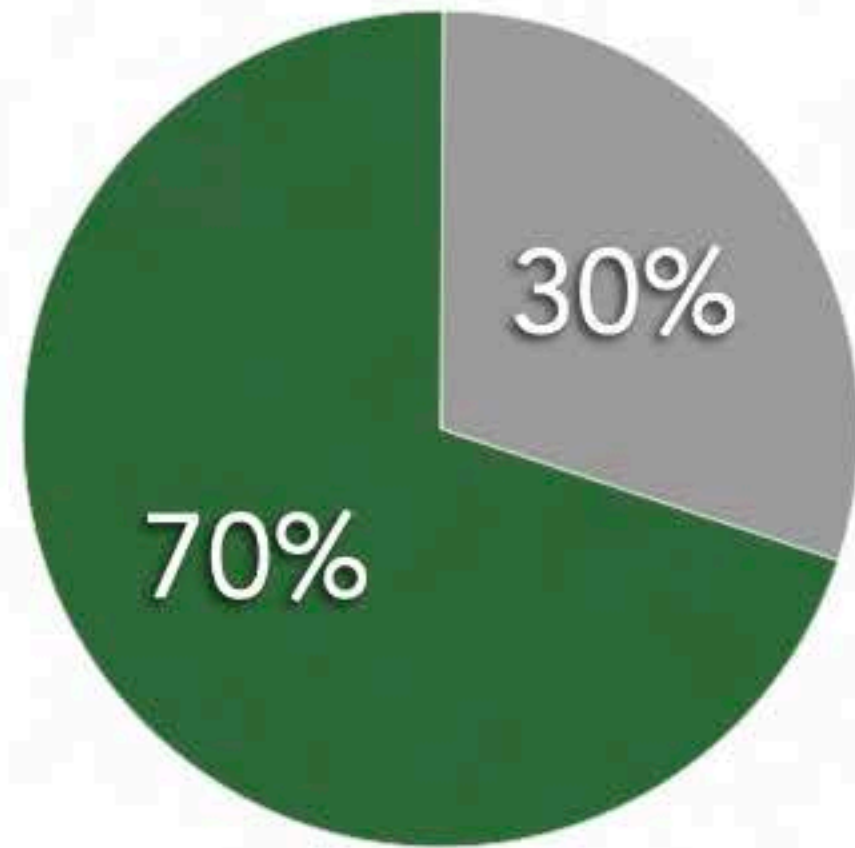
## Princess Anne



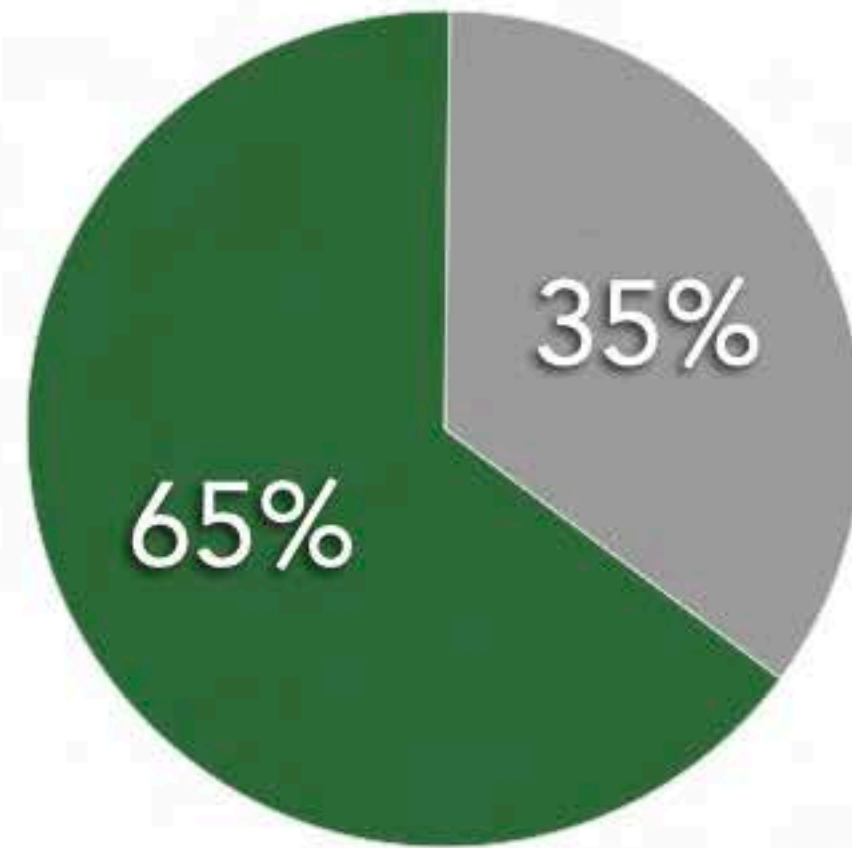
## Grasonville



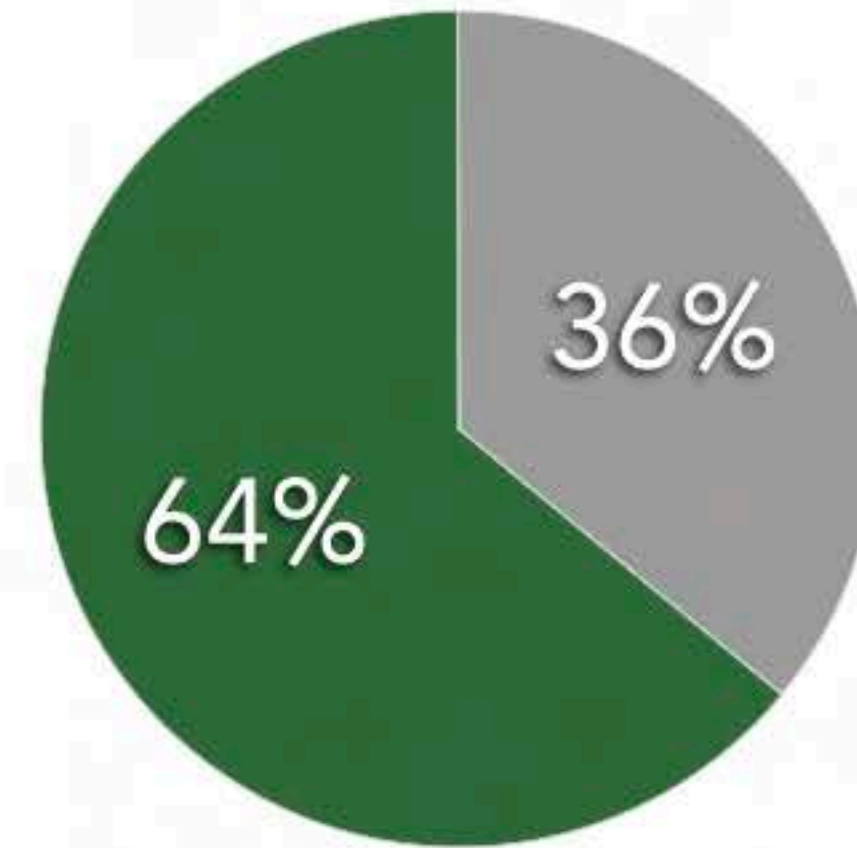
## Snow Hill



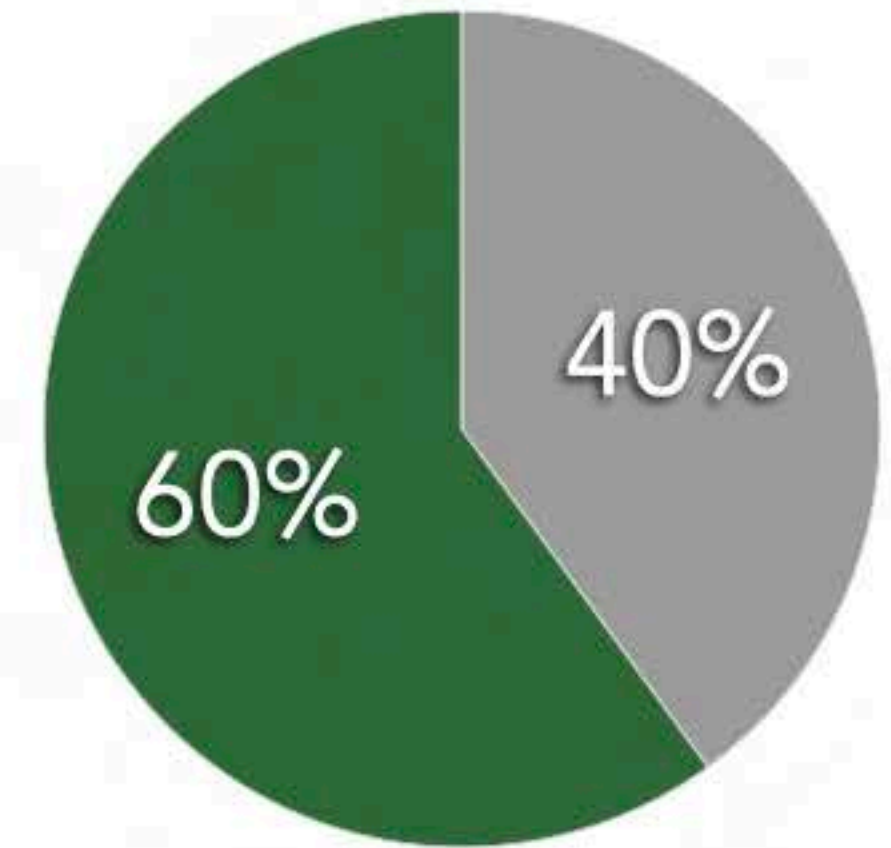
## Easton



## Cambridge



## Centreville







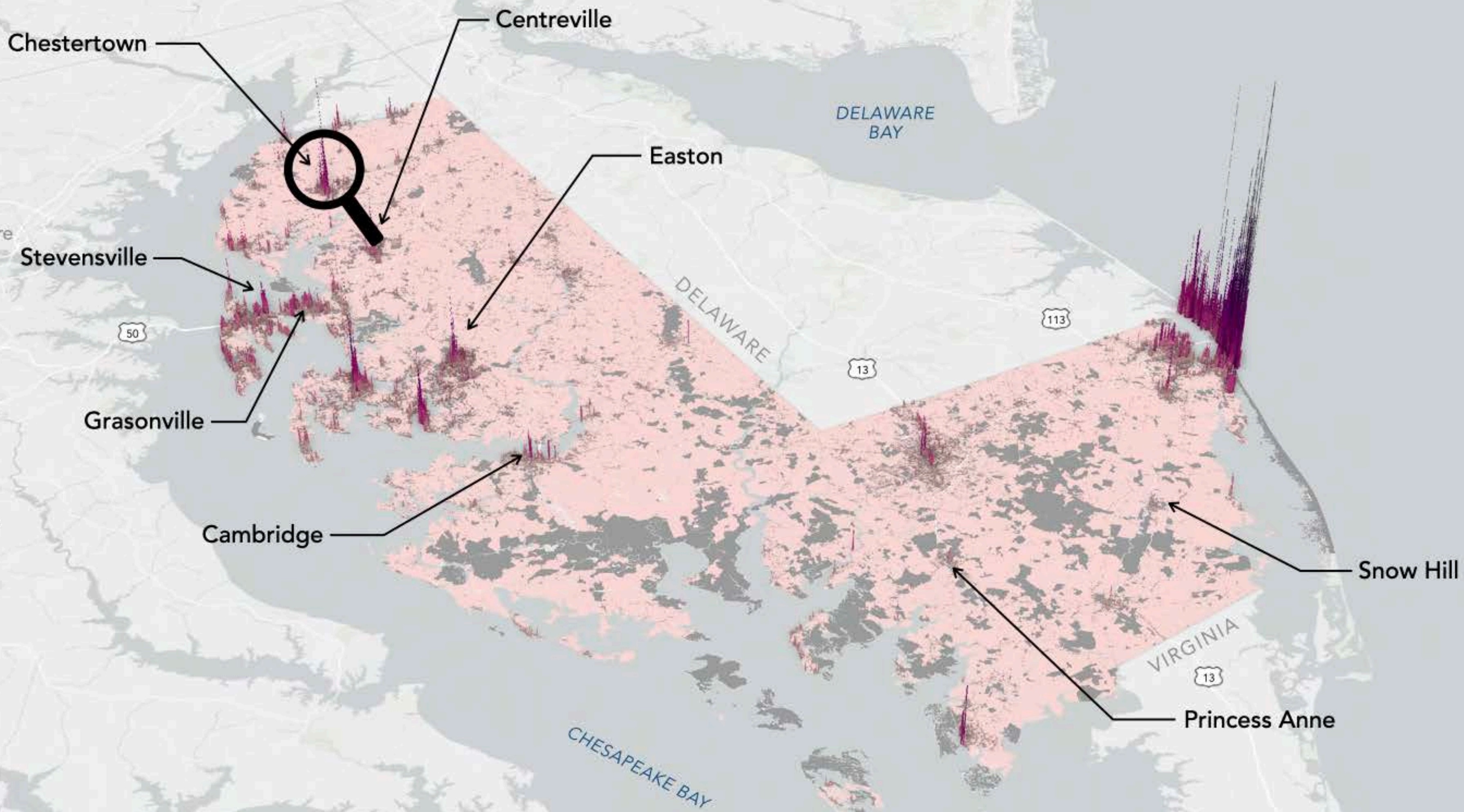
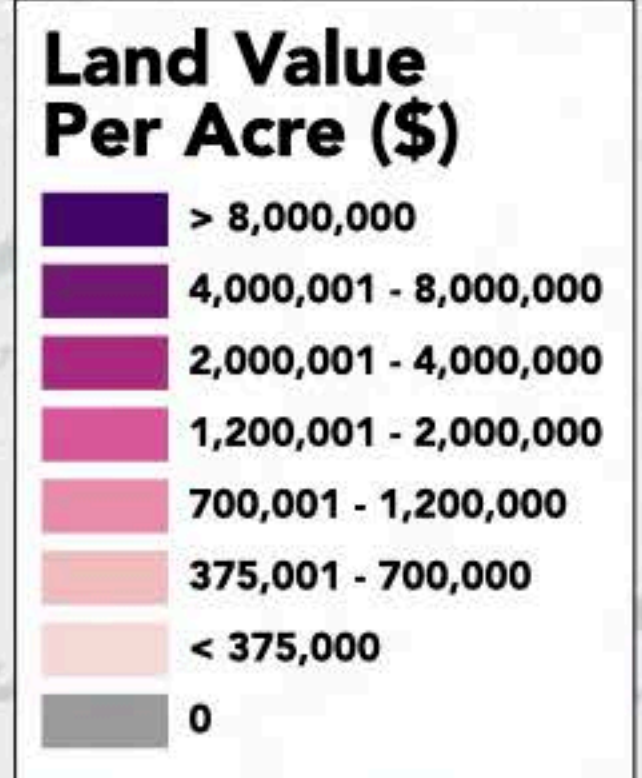
# Land Value Per Acre

The Economics of Land Use



# Land Value Per Acre

Eastern Shore, MD



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# Land Value Per Acre

Chestertown, MD

CHESAPEAKE BAY

Chesapeake Landing

Woods Edge

213

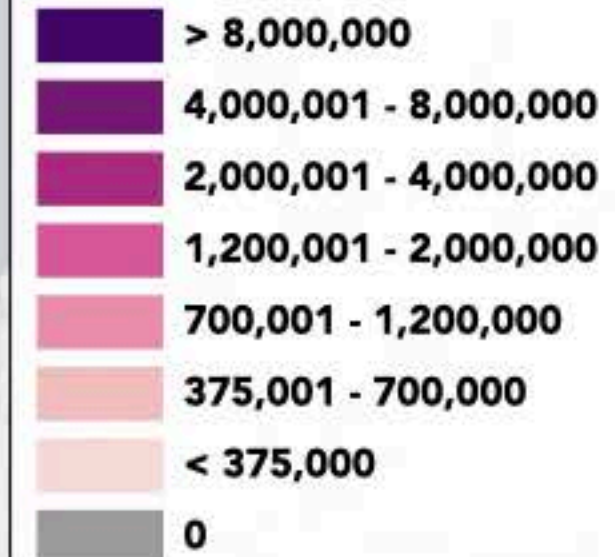
Crumpton

Kingstown

213

301

## Land Value Per Acre (\$)

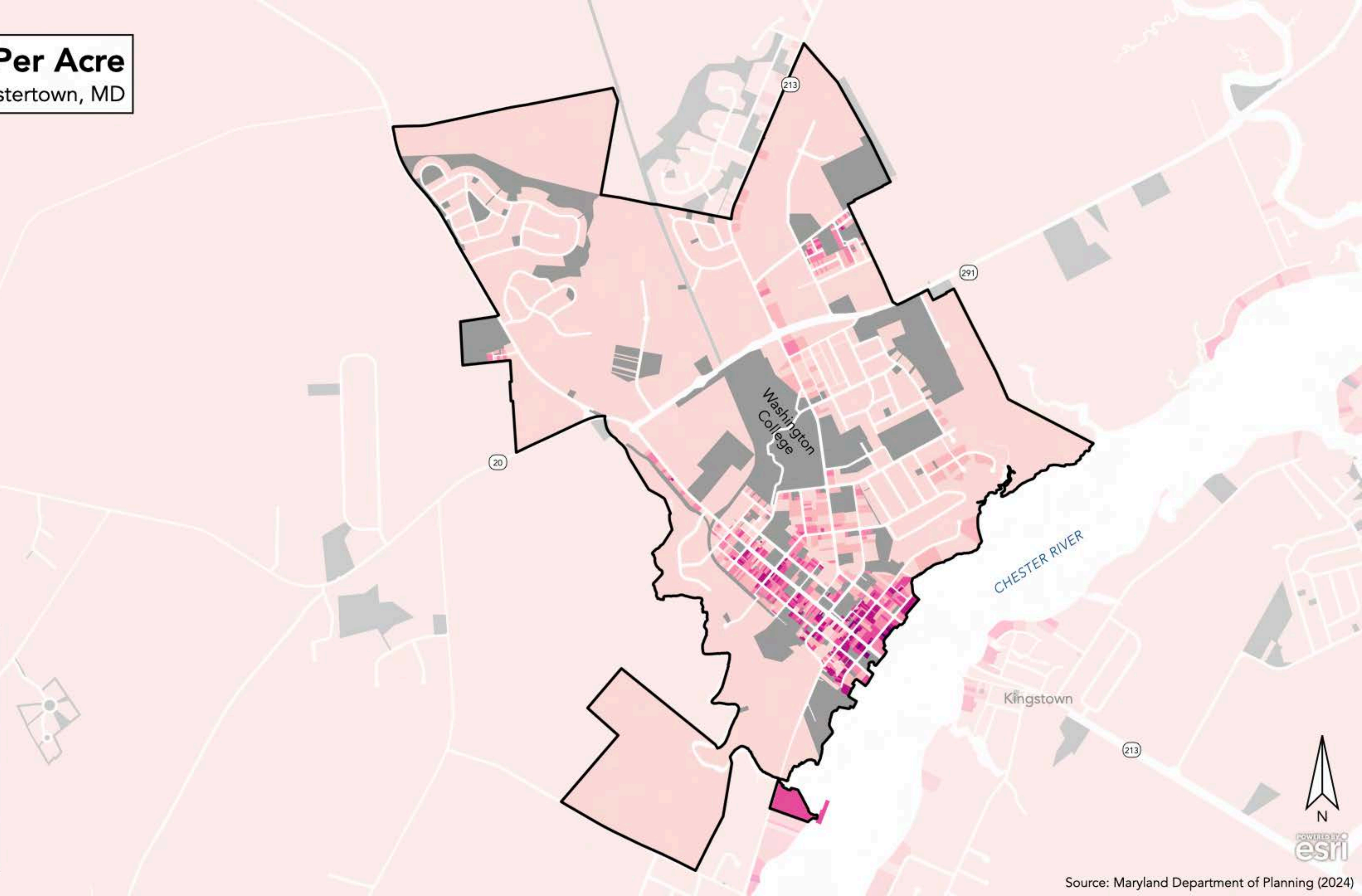
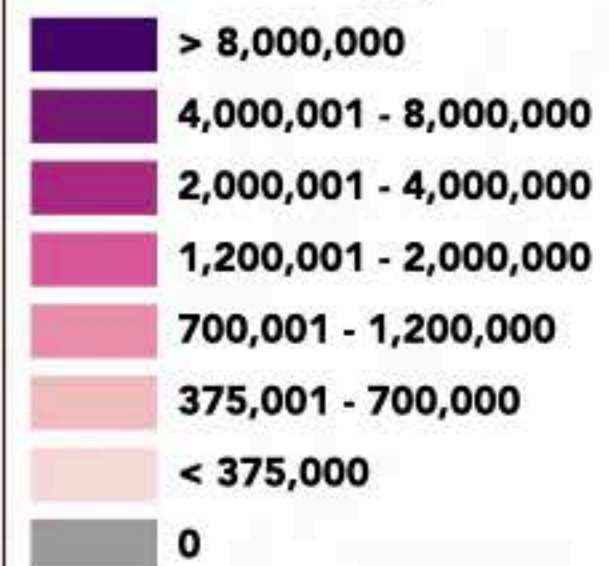




# Land Value Per Acre

Chestertown, MD

## Land Value Per Acre (\$)



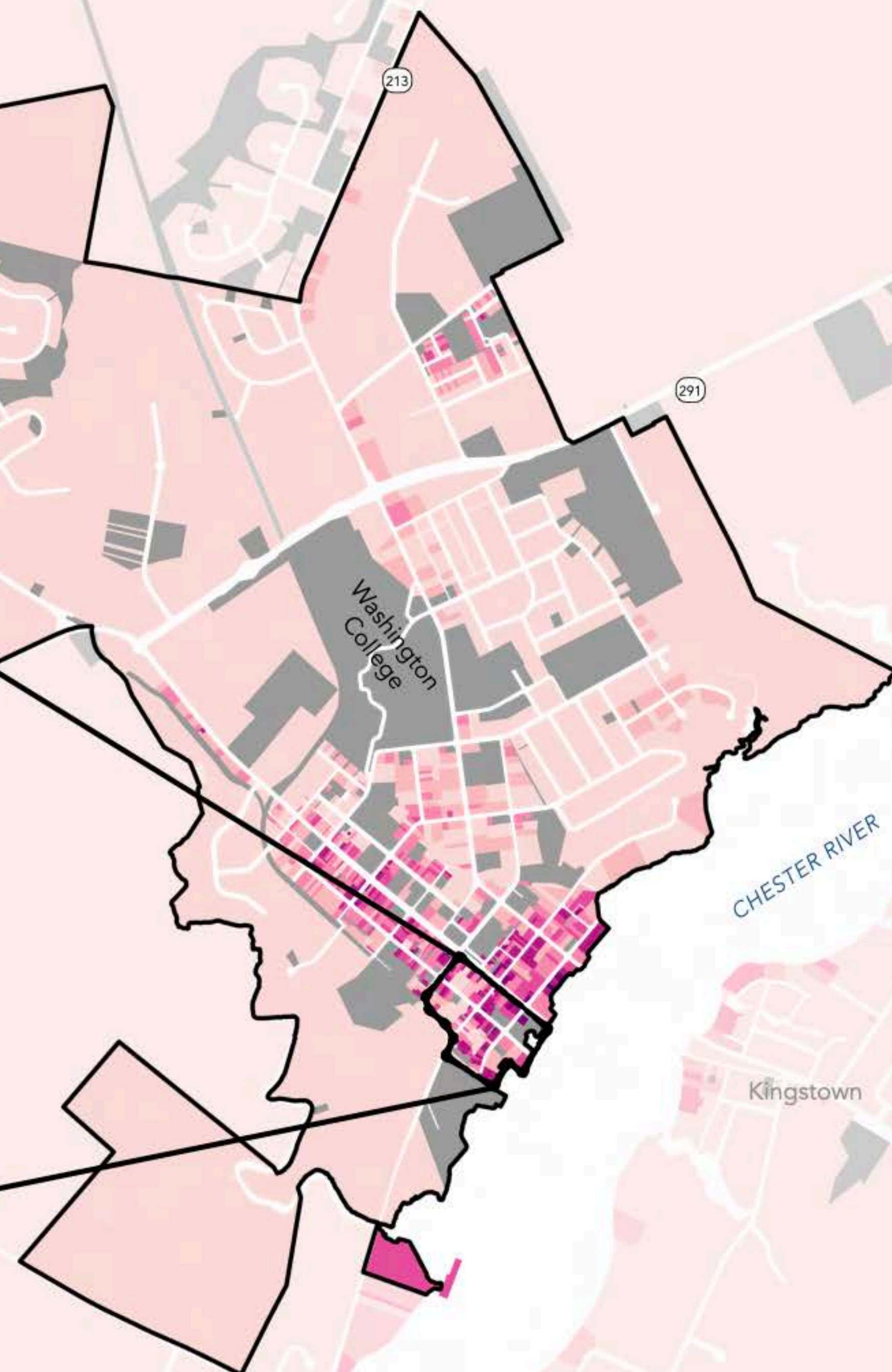
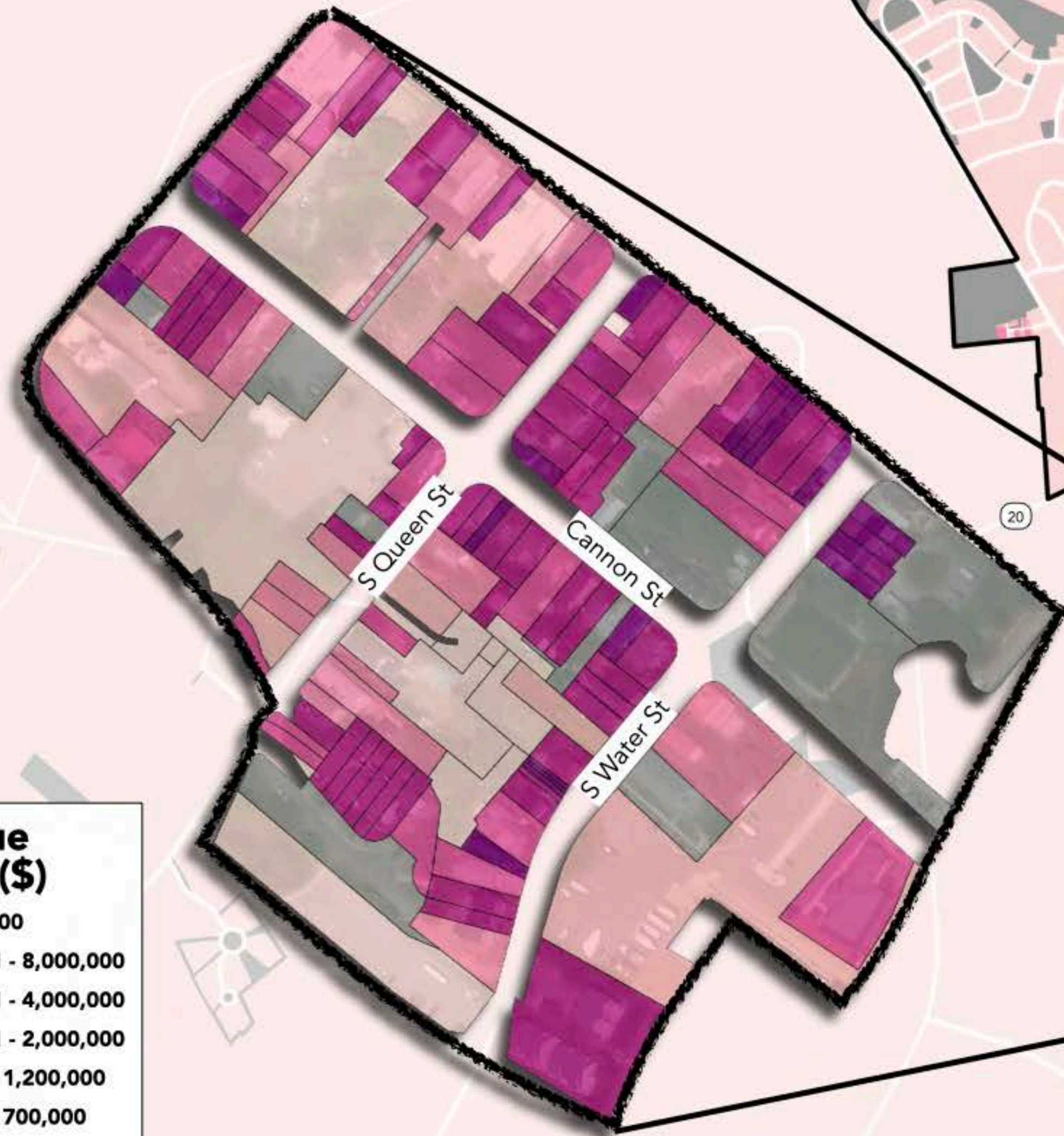
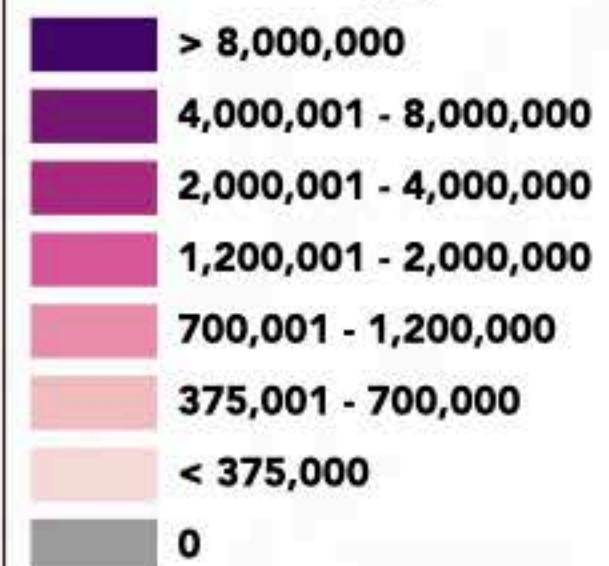
POWERED BY  
esri



# Land Value Per Acre

Chestertown, MD

## Land Value Per Acre (\$)





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# Land Value Per Acre

Chestertown, MD

Residential:  
\$2.7M per acre

Commercial:  
\$0.3M per acre



**Land Value Per Acre (\$)**

> 8,000,000
4,000,001 - 8,000,000
2,000,001 - 4,000,000
1,200,001 - 2,000,000
700,001 - 1,200,000
375,001 - 700,000
< 375,000
0

**Land Use Type**

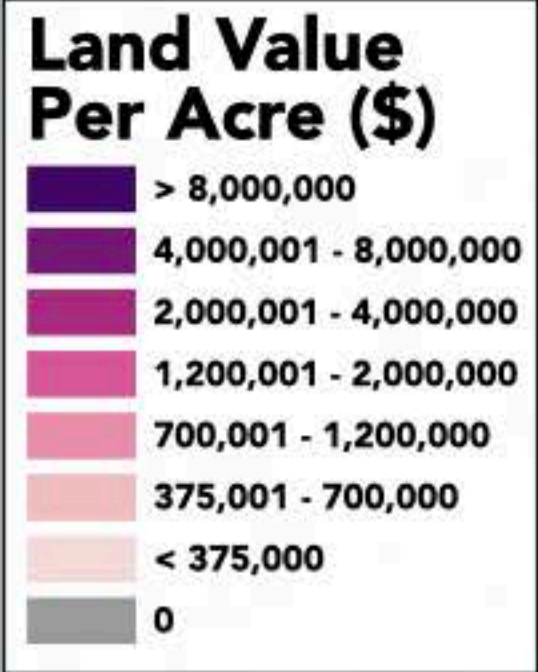
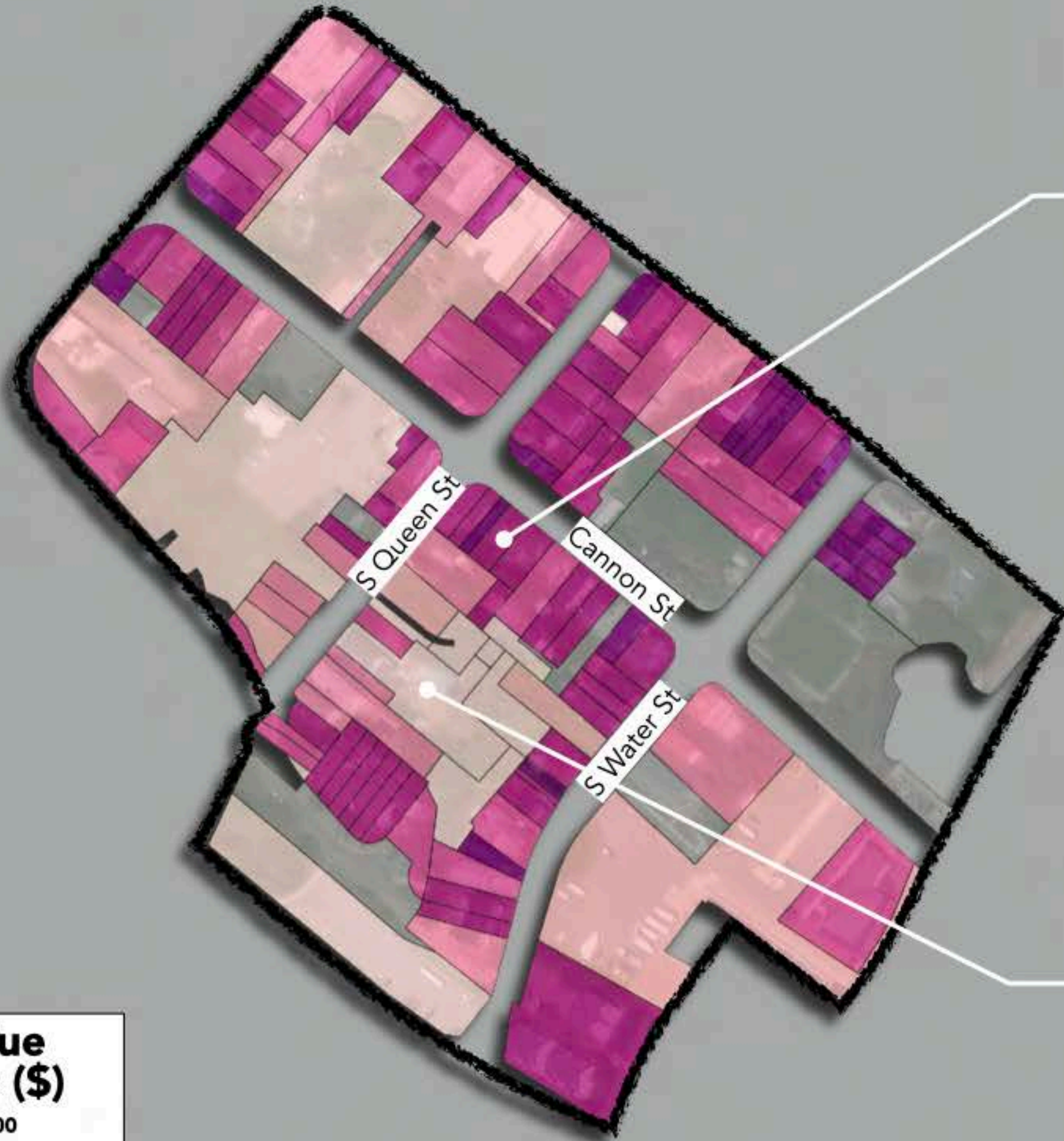
Residential
Commercial & Mixed Use
Non-Taxable





# Land Value Per Acre

Chestertown, MD





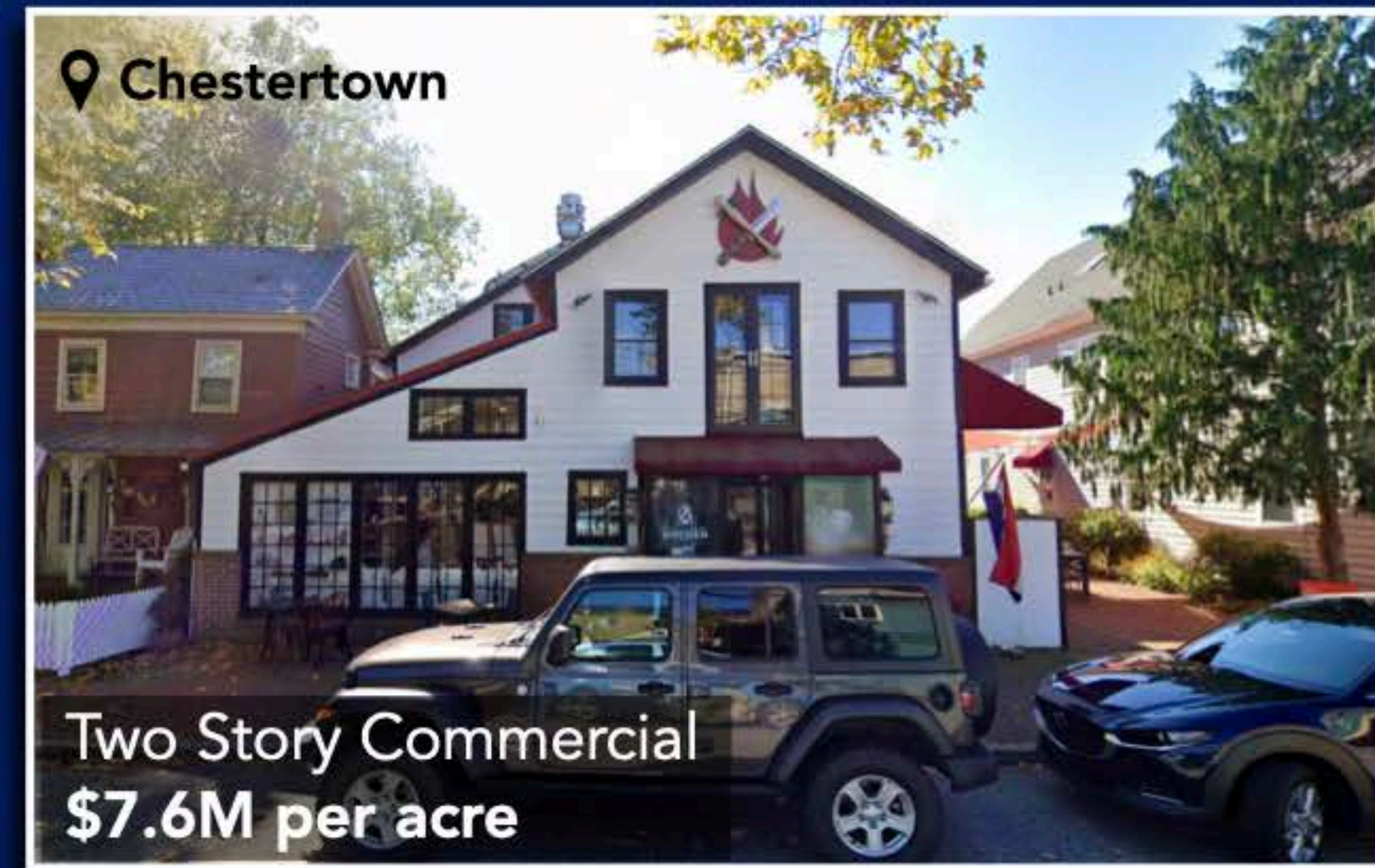
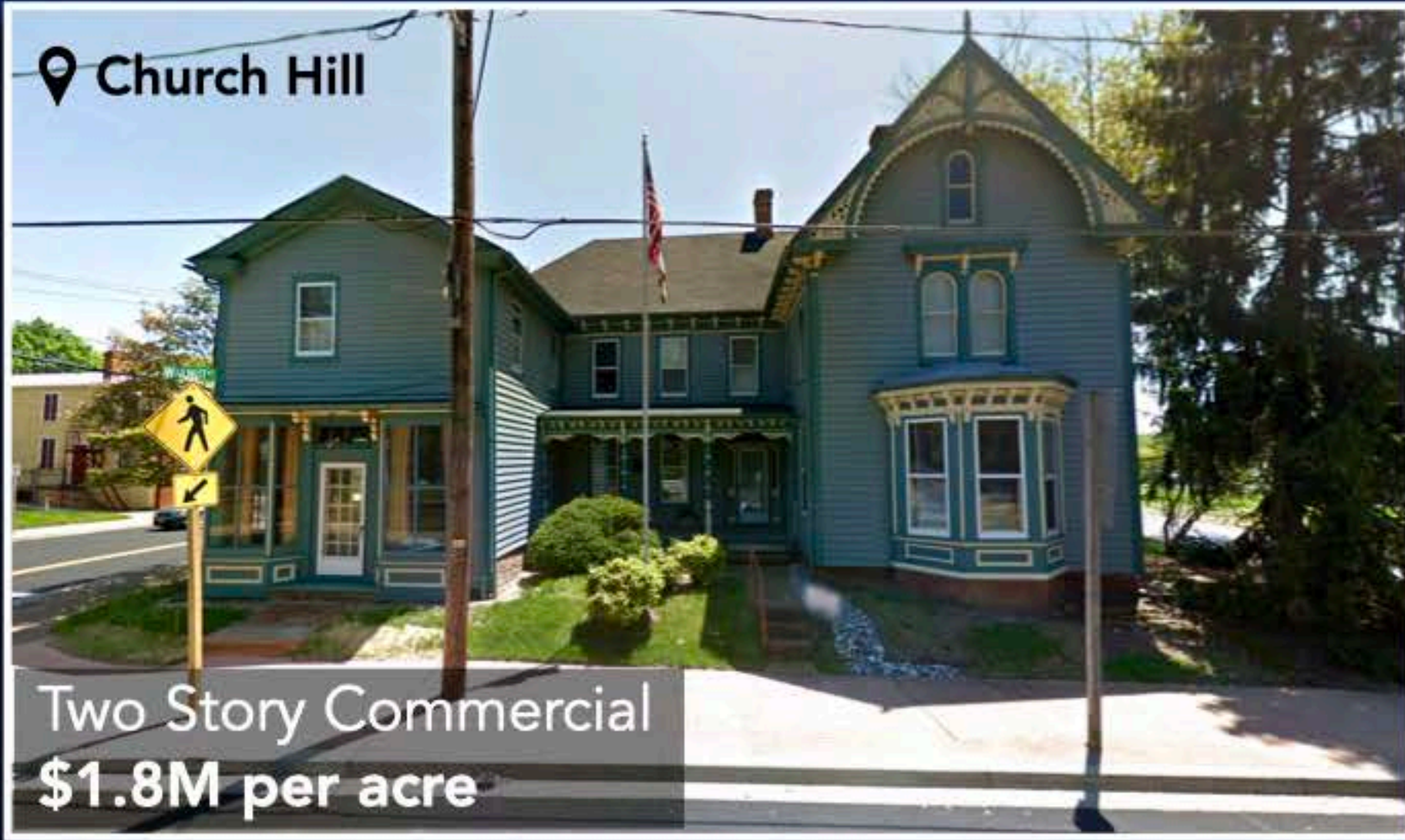
Land Use Type:

**Commercial**



# Value Per Acre: Commercial Small Lot (Two Story)

Eastern Shore, MD

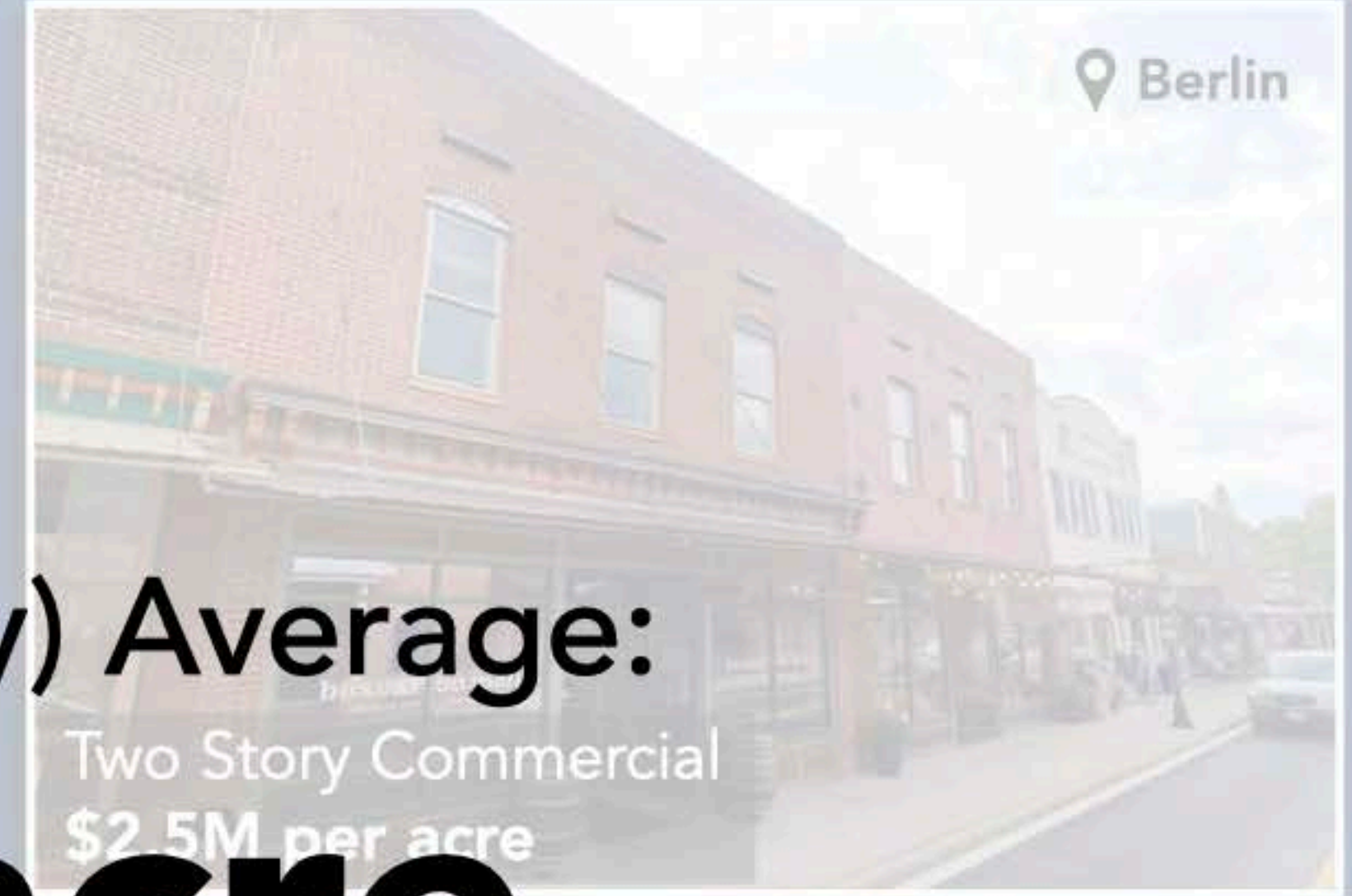
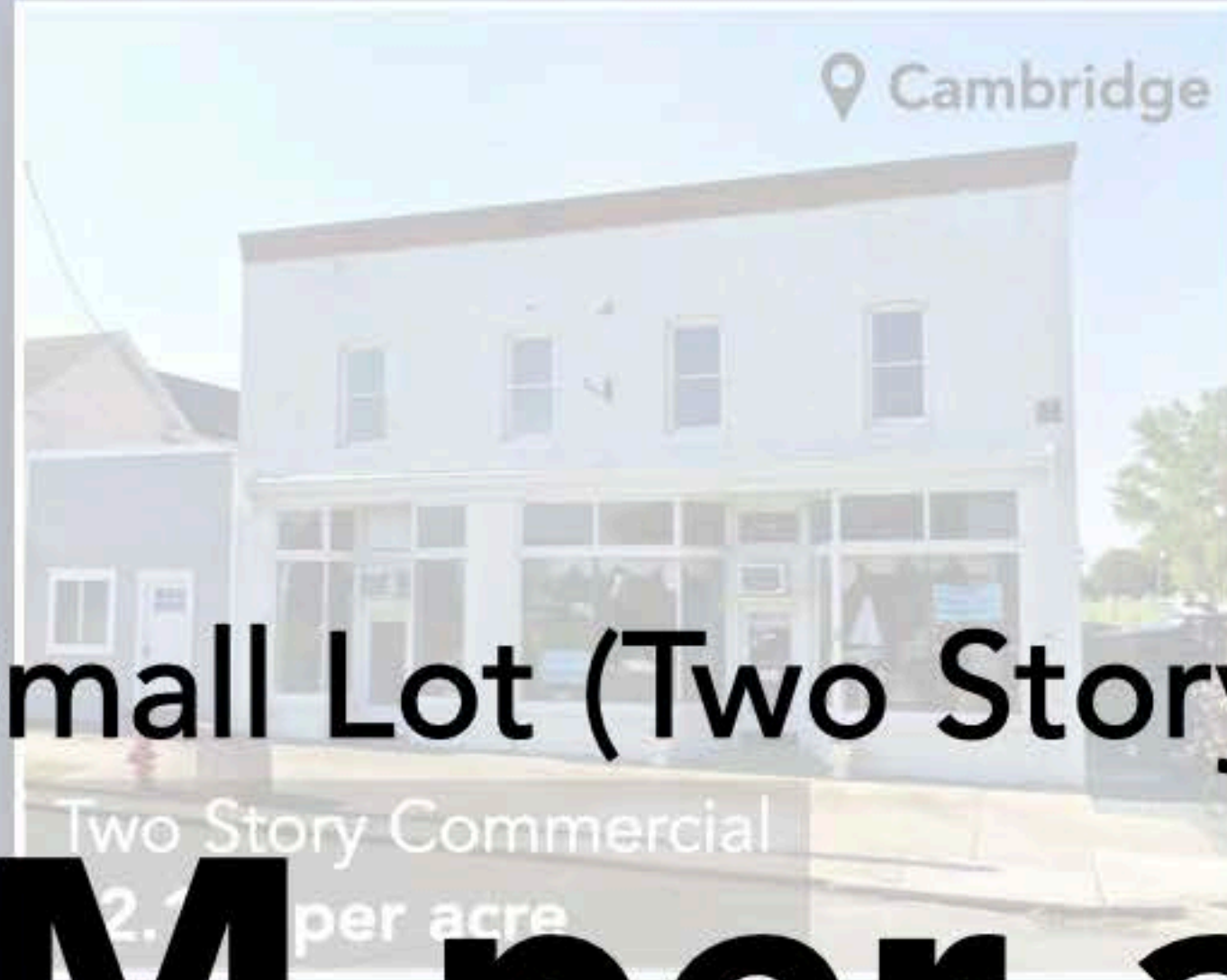


Walmart Average  
\$0.7M per acre



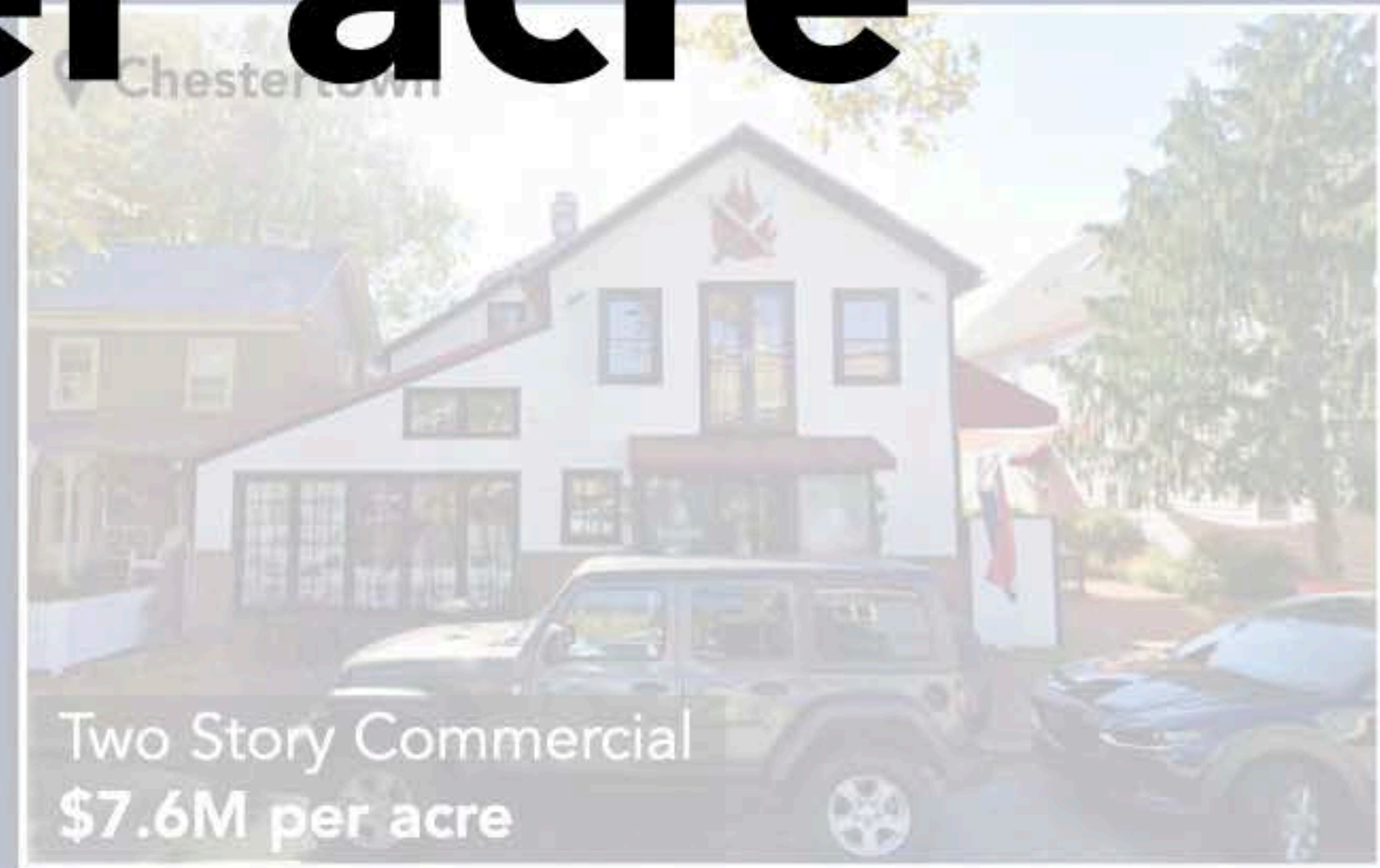
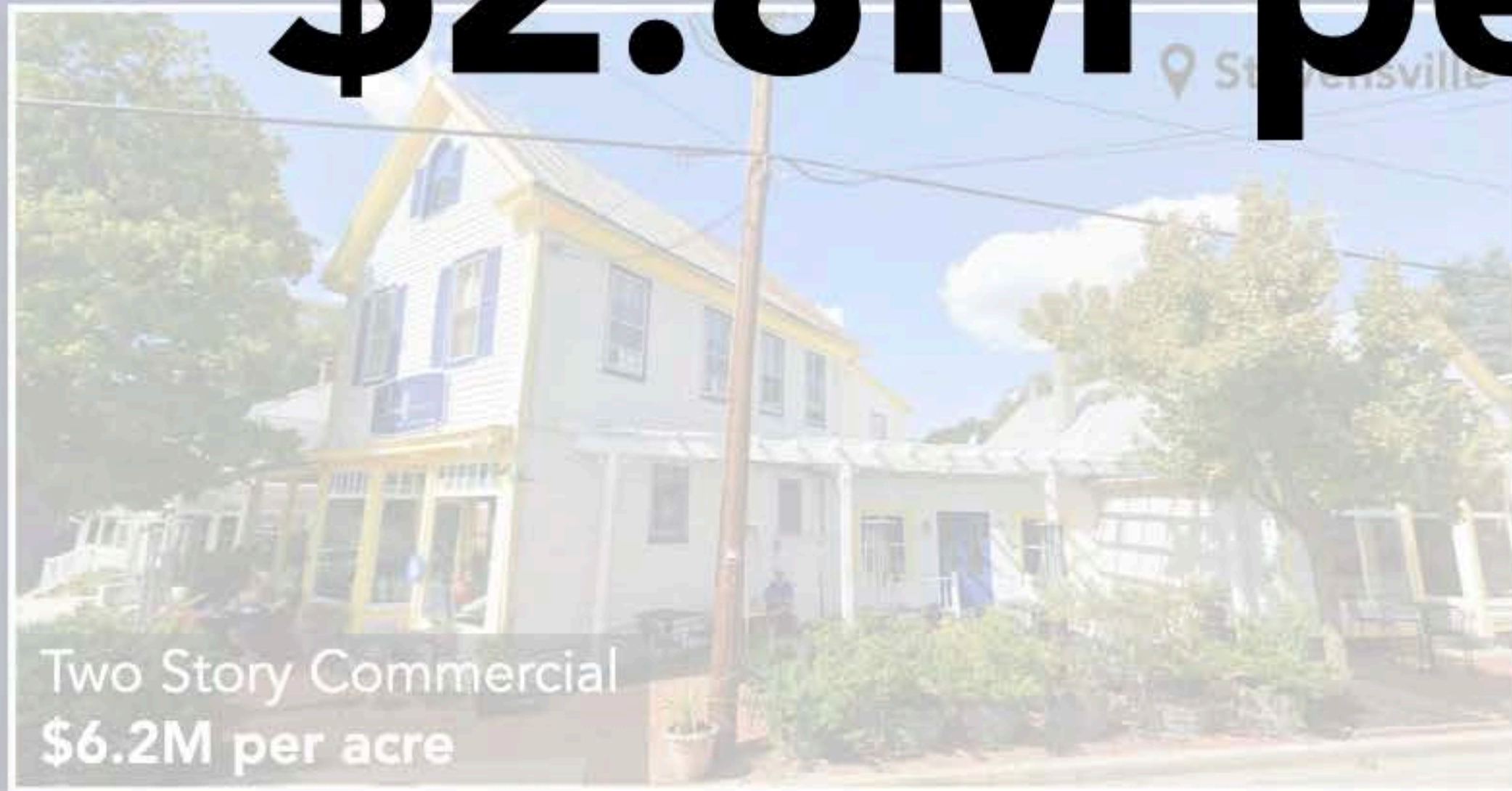
# Value Per Acre: Commercial Small Lot (Two Story)

Eastern Shore, MD



Commercial Small Lot (Two Story) Average:

# \$2.8M per acre

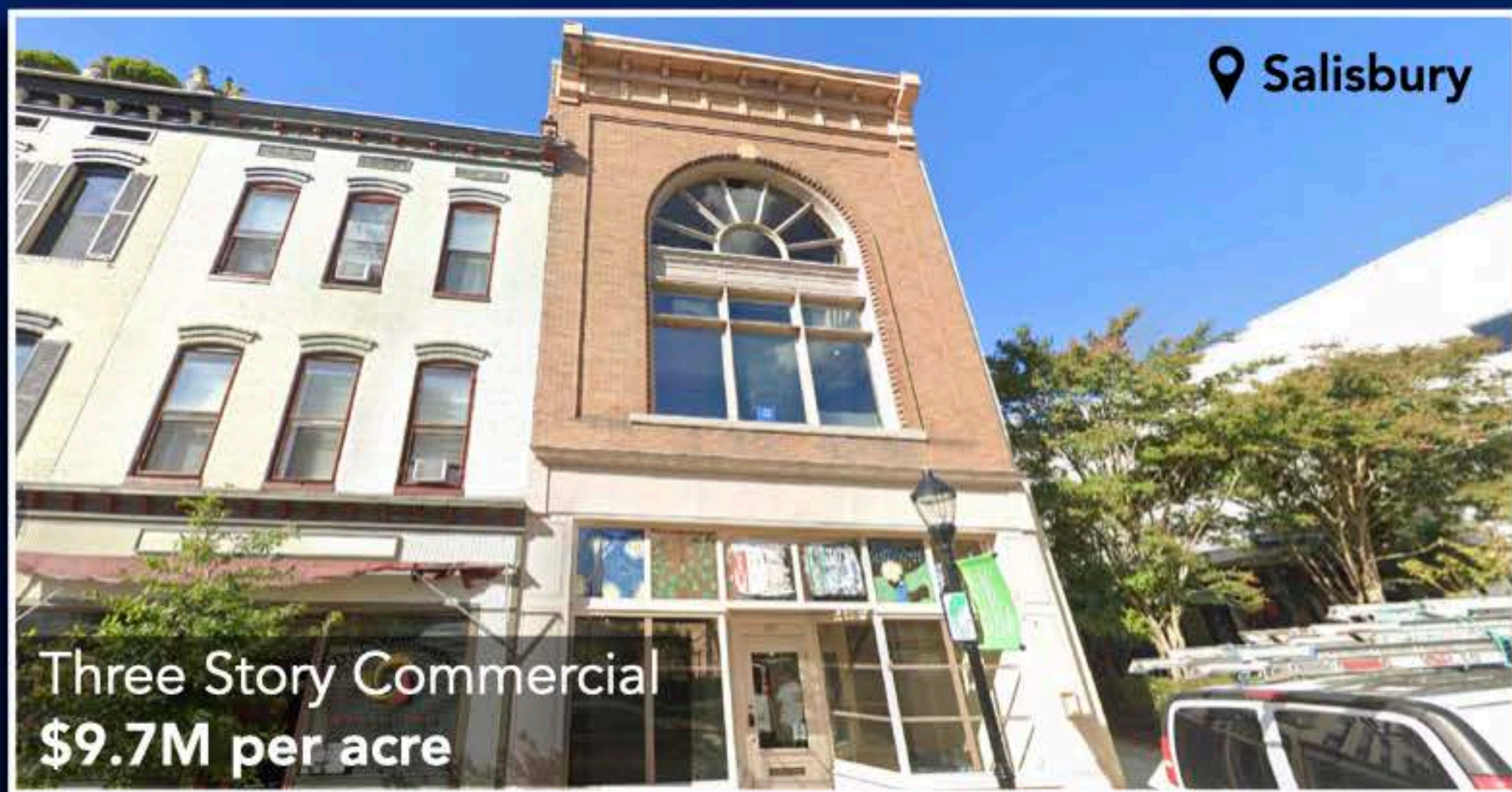
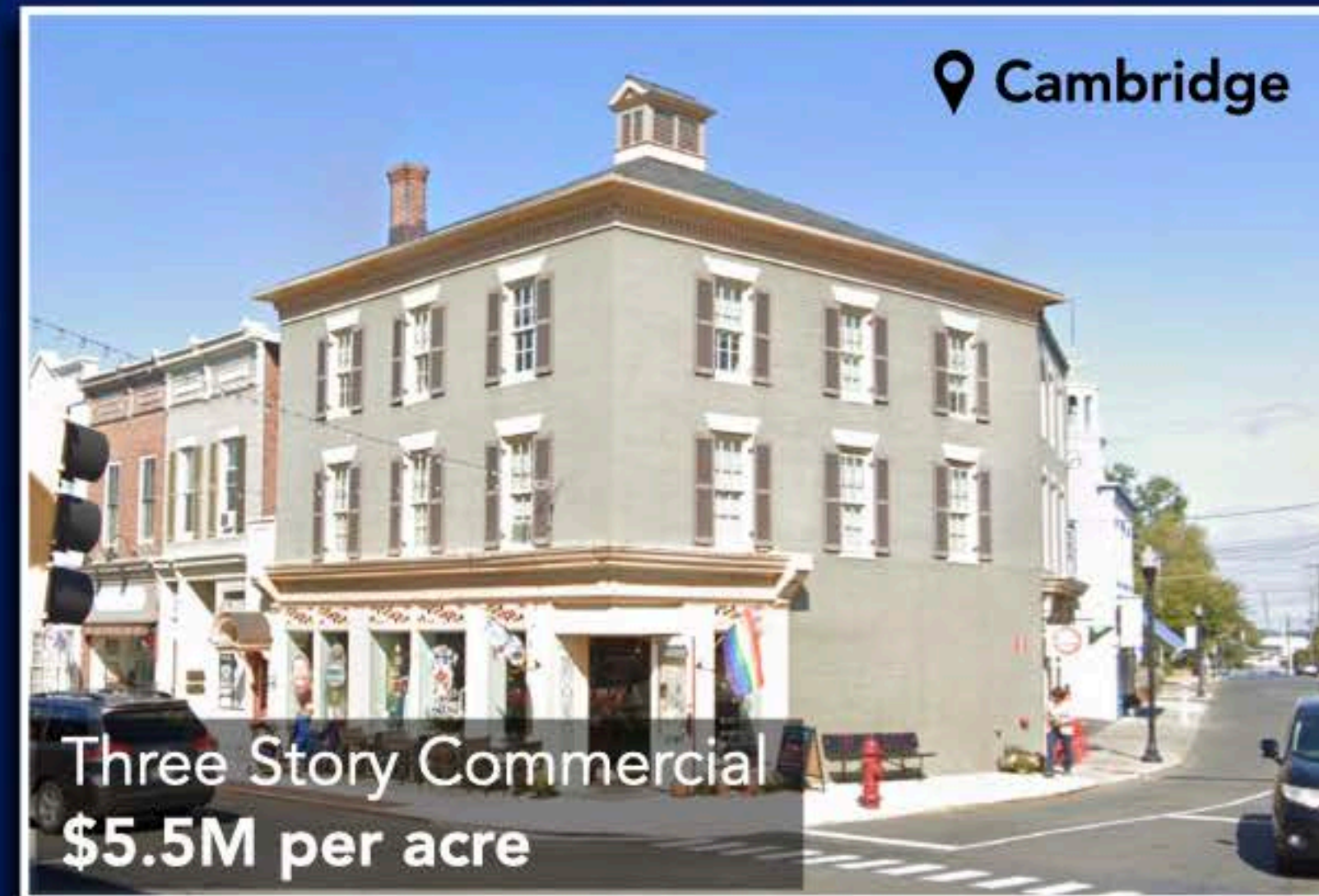


Walmart Average  
\$0.7M per acre



# Value Per Acre: Commercial Small Lot (Three Story)

Eastern Shore, MD

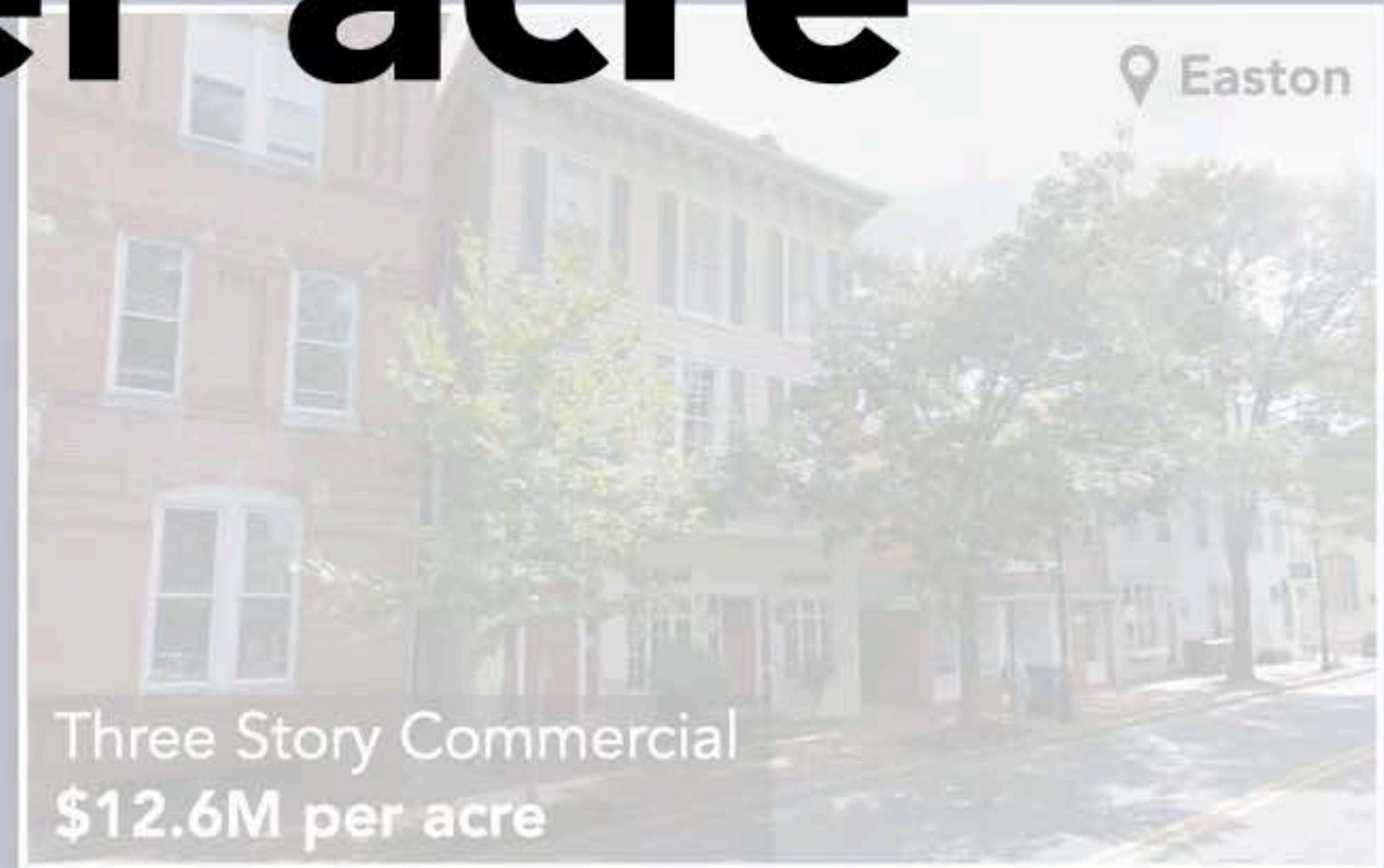
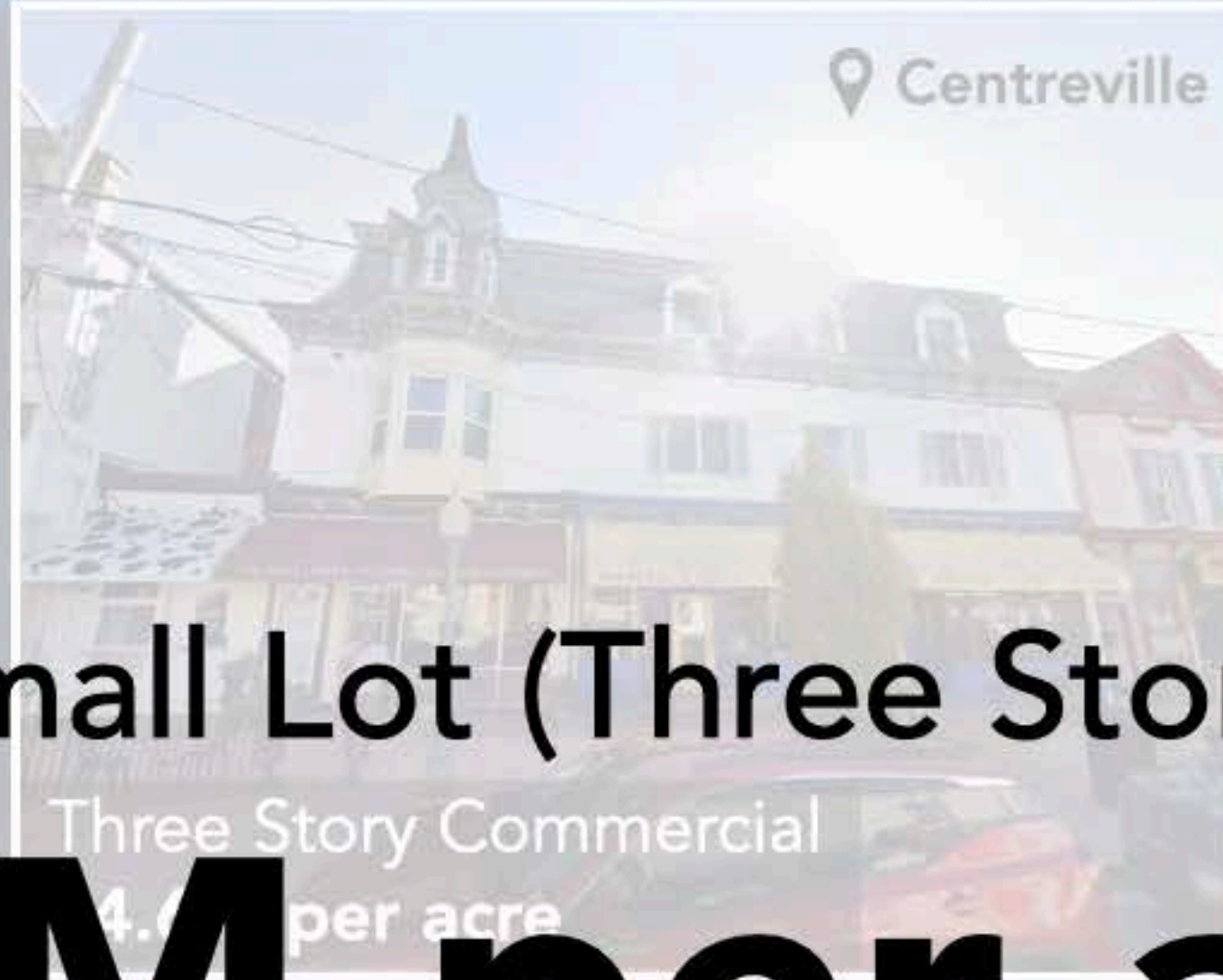


Walmart Average  
**\$0.7M per acre**



# Value Per Acre: Commercial Small Lot (Three Story)

Eastern Shore, MD



Commercial Small Lot (Three Story) Average:

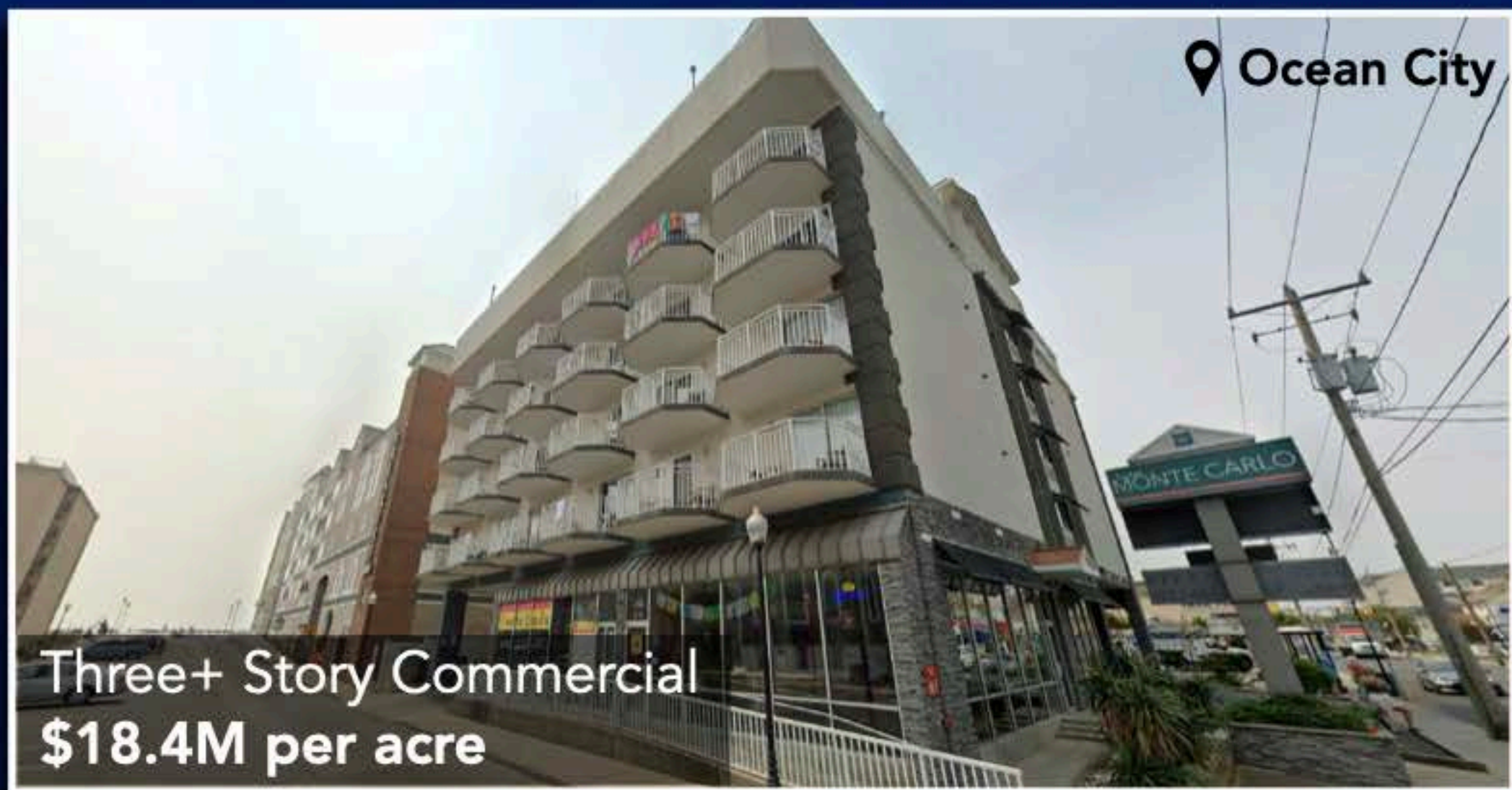
# \$5.4M per acre

Walmart Average  
\$0.7M per acre



# Value Per Acre: Commercial Small Lot (Three+ Stories)

Eastern Shore, MD

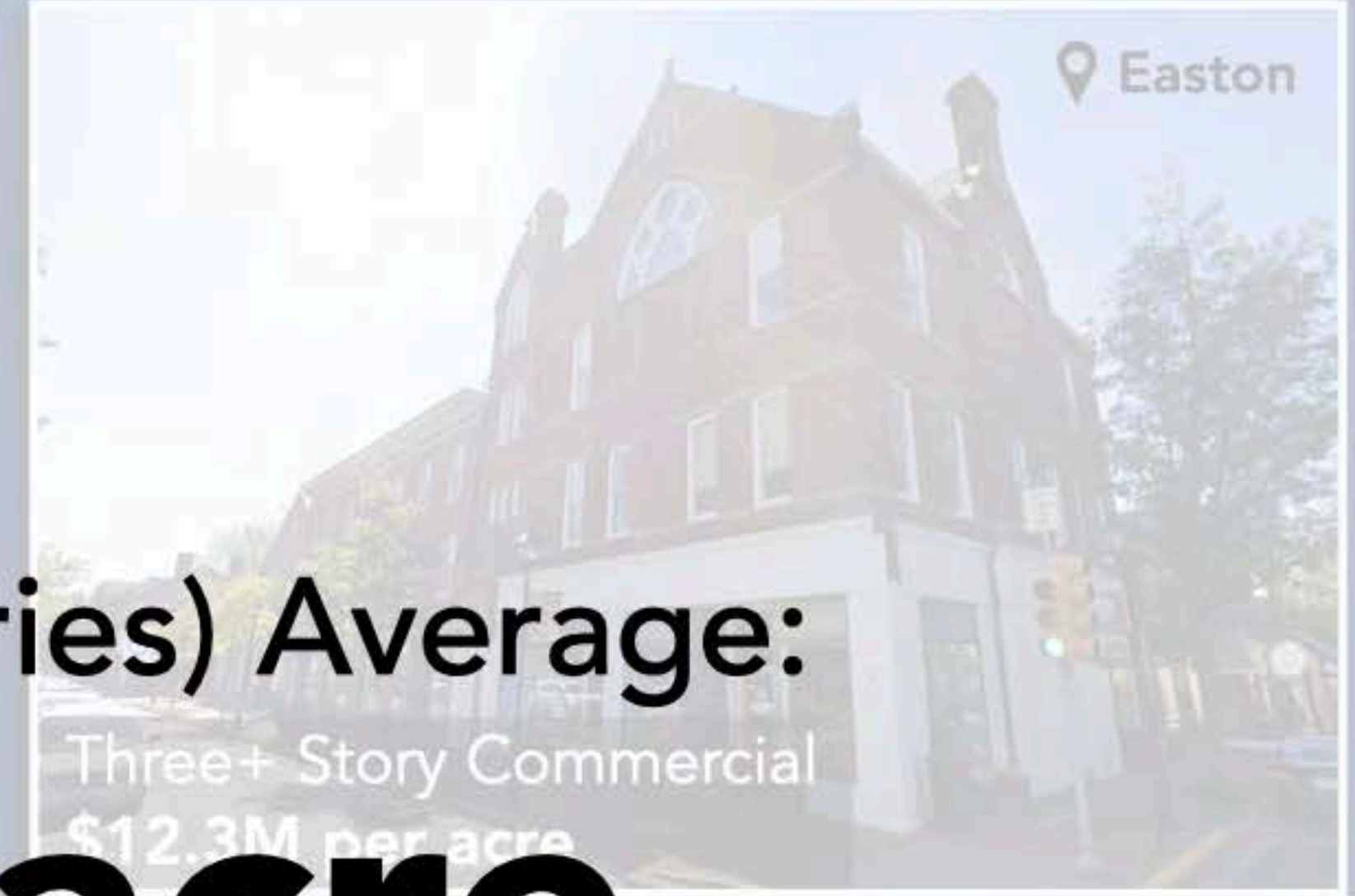
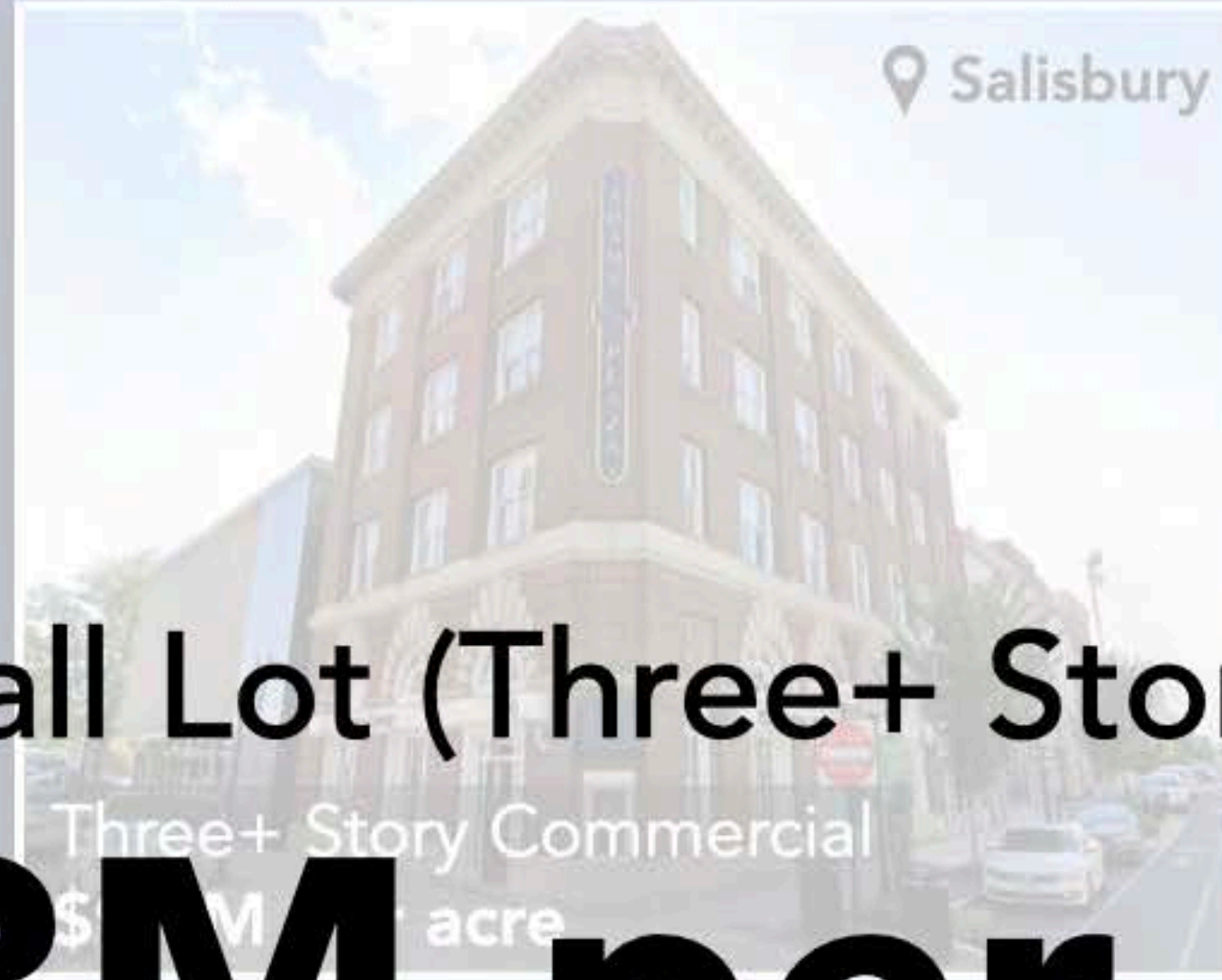


Walmart Average  
\$0.7M per acre



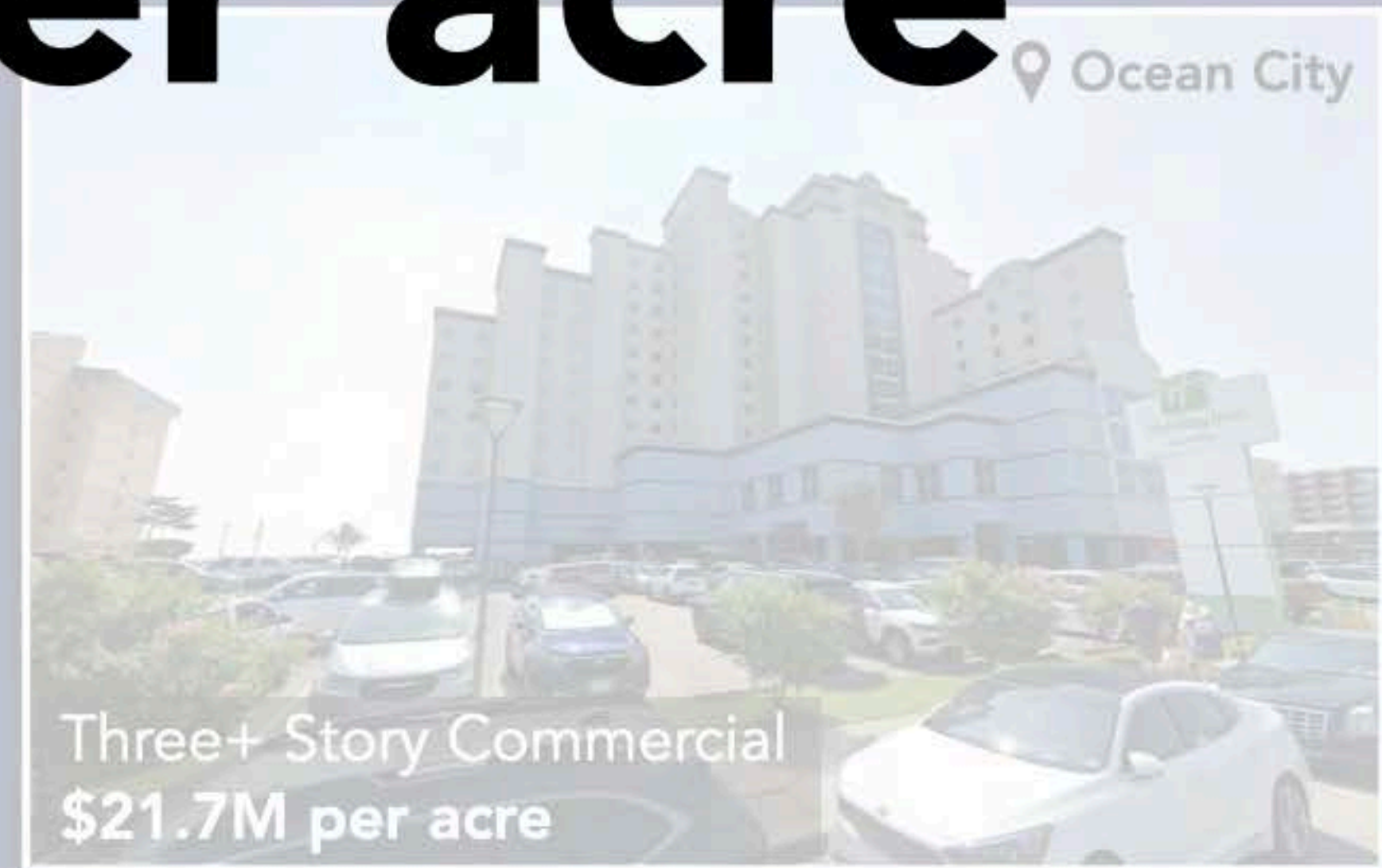
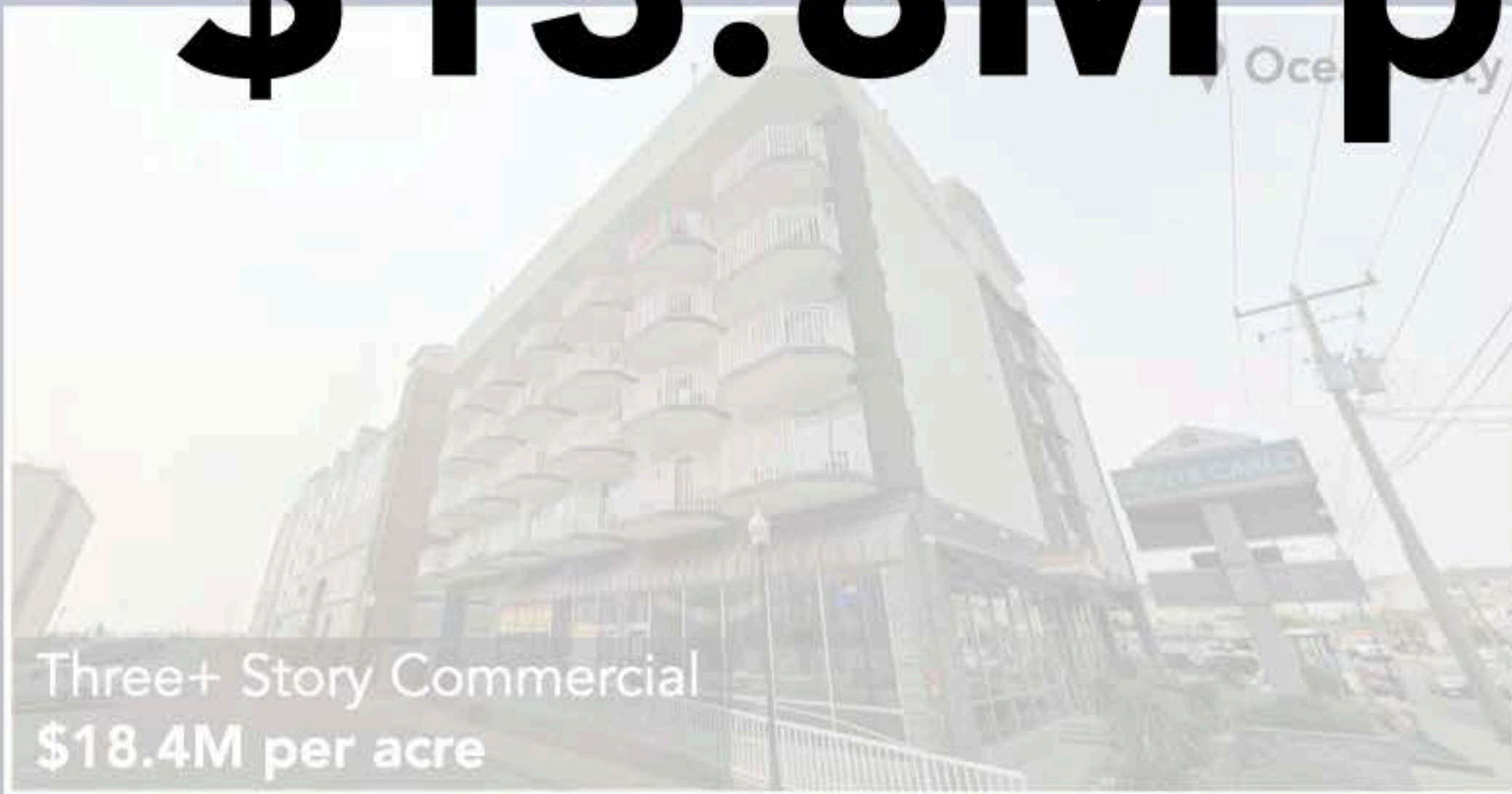
# Value Per Acre: Commercial Small Lot (Three+ Stories)

Eastern Shore, MD



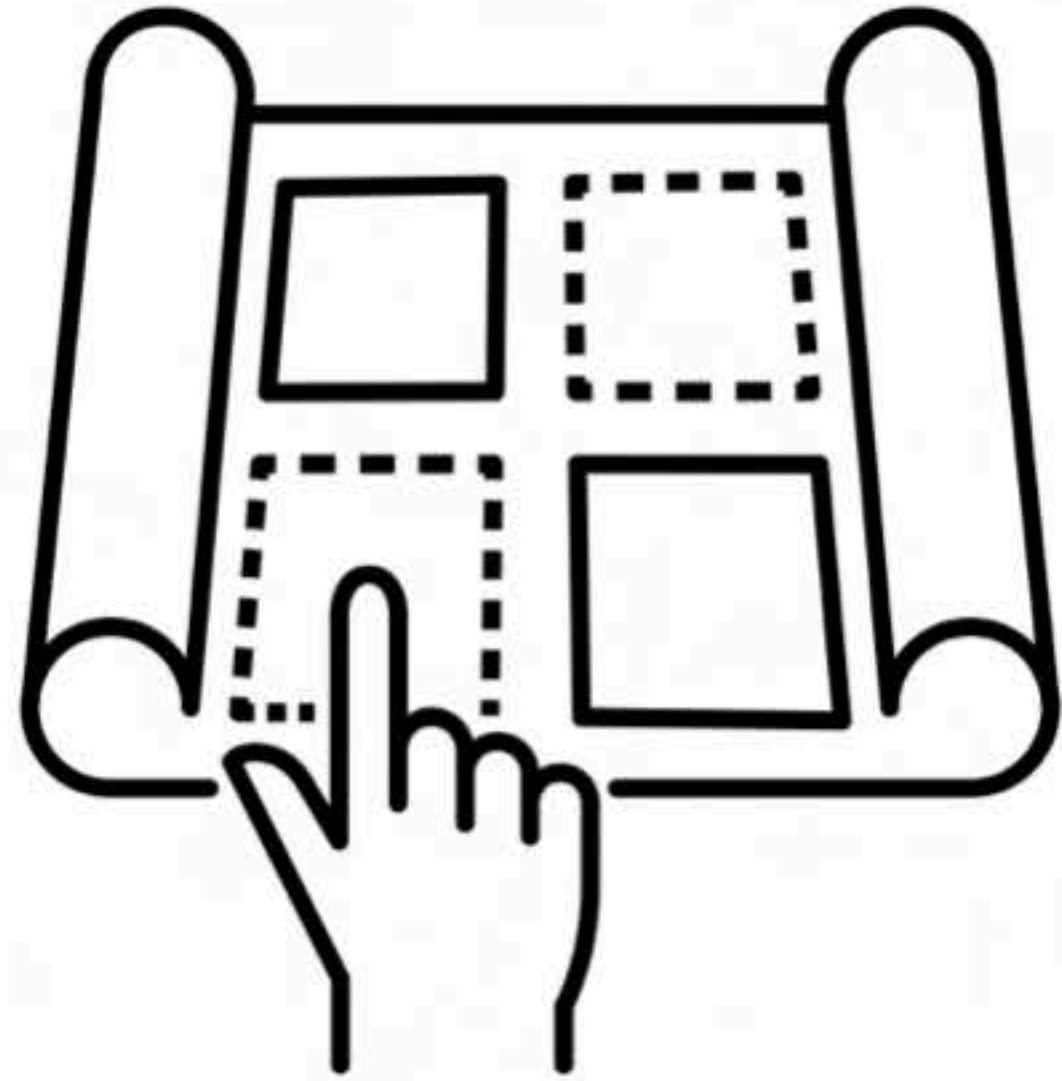
Commercial Small Lot (Three+ Stories) Average:

# \$13.8M per acre



Walmart Average  
\$0.7M per acre





# Land Use

How Land Use Affects Fiscal Productivity

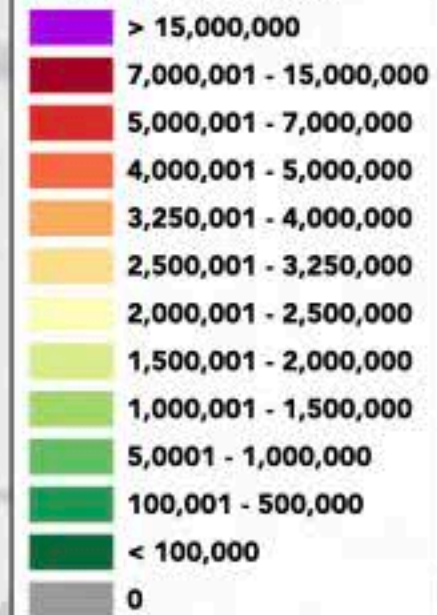


# Tax Value Per Acre: Country Club

Eastern Shore, MD



## Taxable Value Per Acre (\$)



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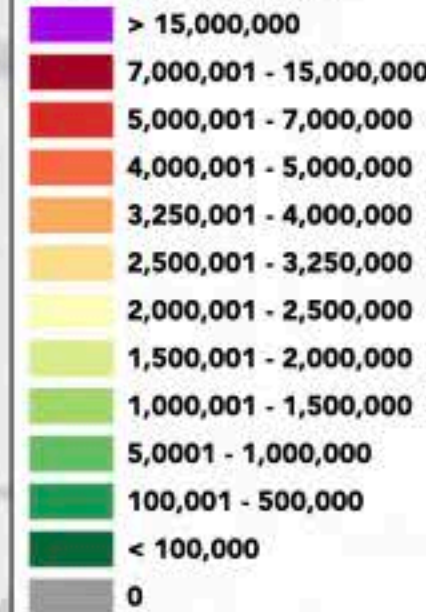


# Tax Value Per Acre: Industrial

Eastern Shore, MD



## Taxable Value Per Acre (\$)



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CHESAPEAKE BAY

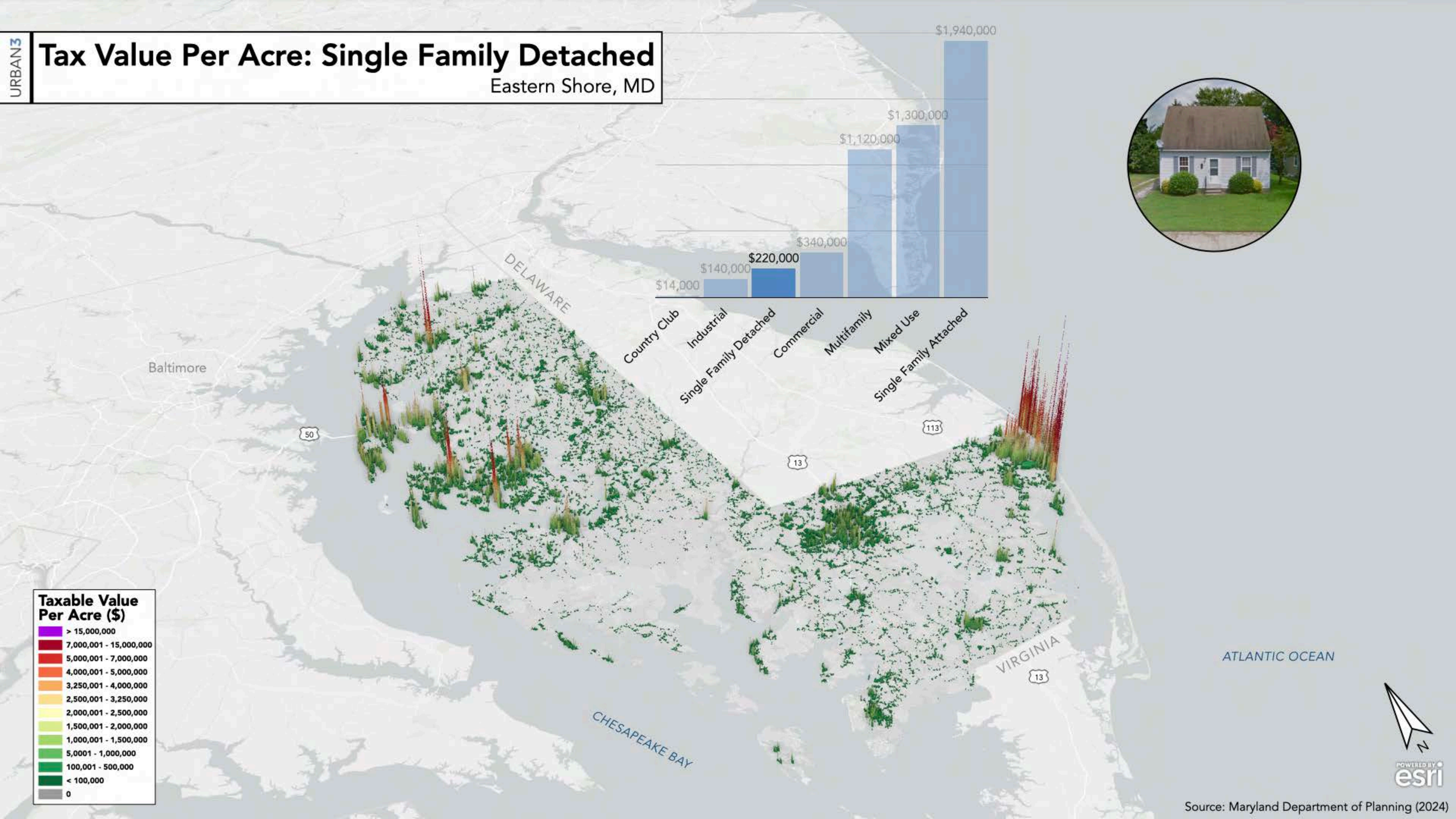
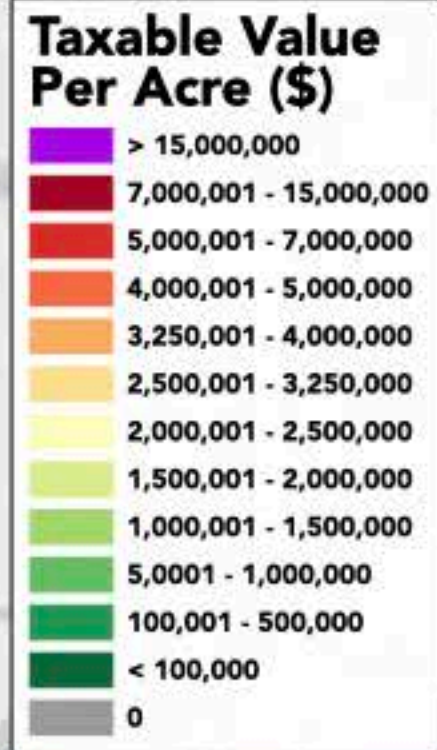
VIRGINIA





# Tax Value Per Acre: Single Family Detached

Eastern Shore, MD



ATLANTIC OCEAN



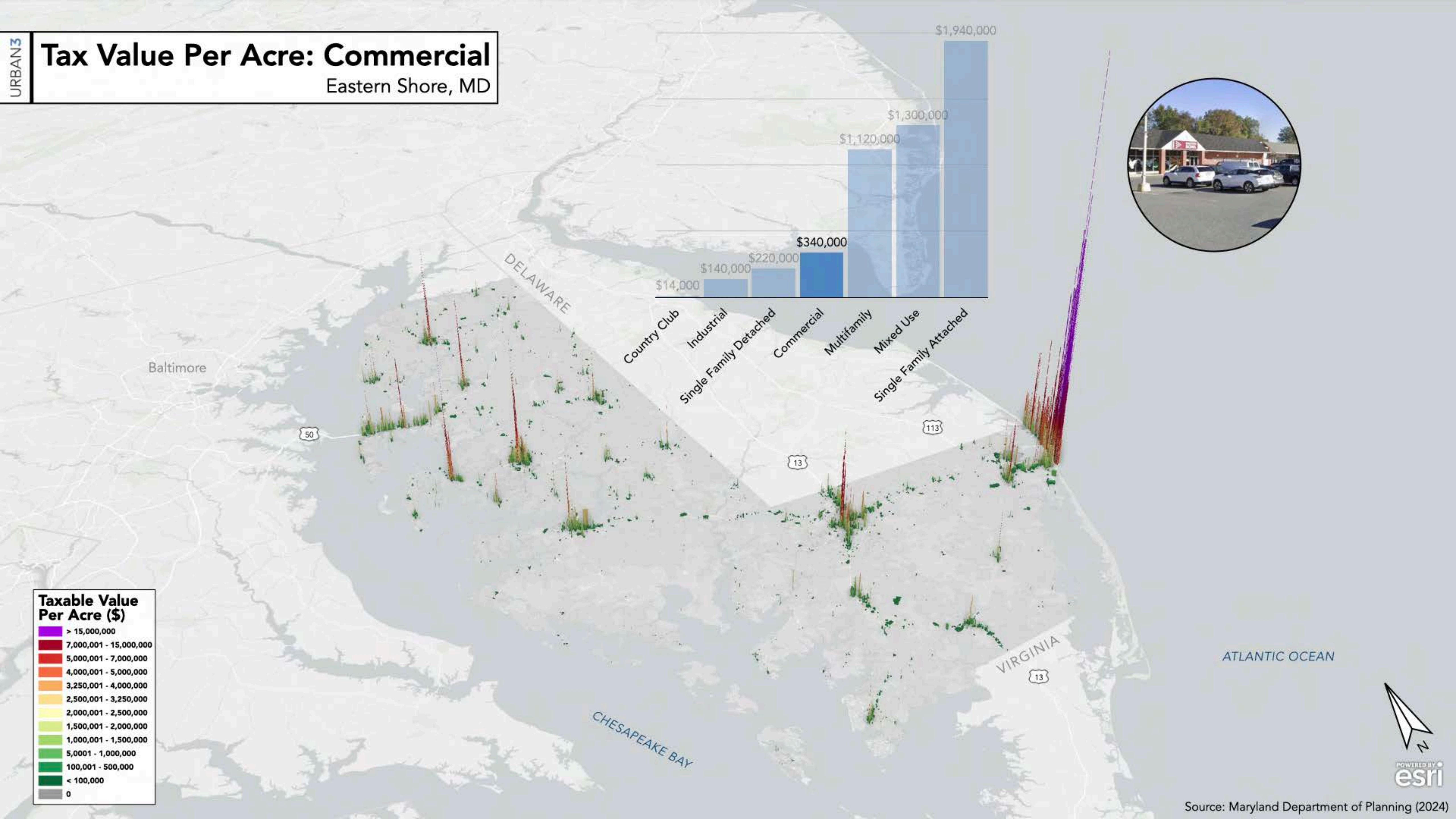
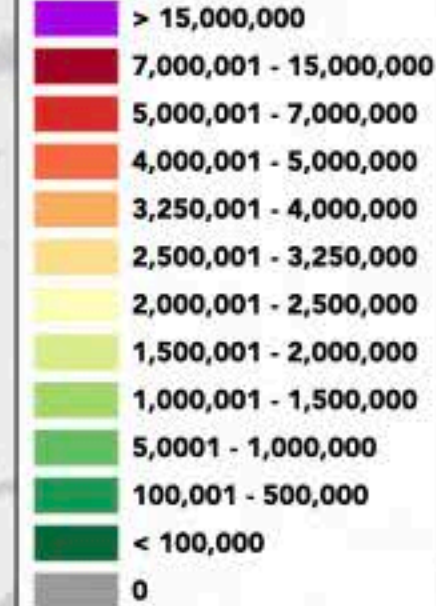


# Tax Value Per Acre: Commercial

Eastern Shore, MD



## Taxable Value Per Acre (\$)



ATLANTIC OCEAN

CHESAPEAKE BAY

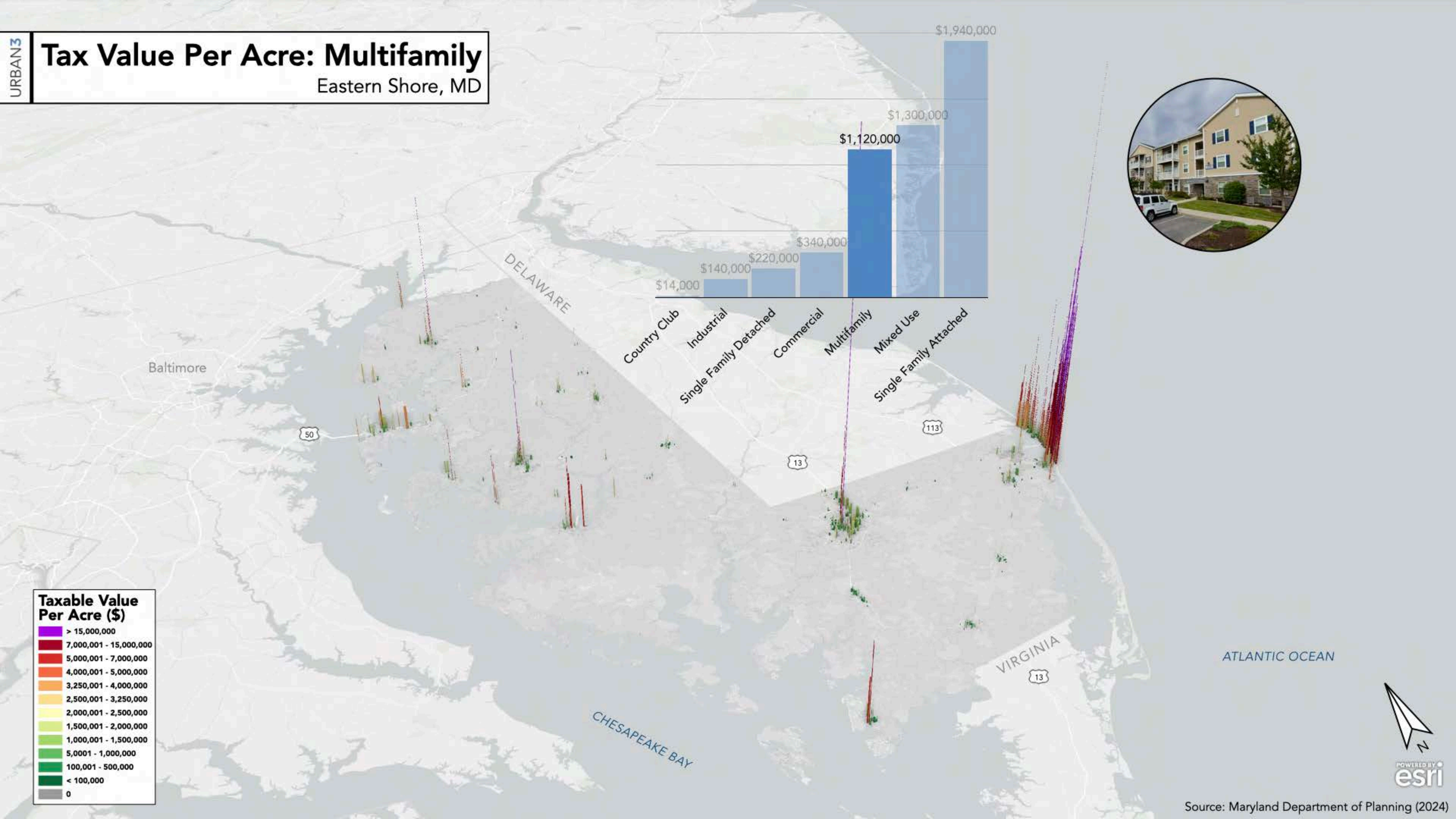
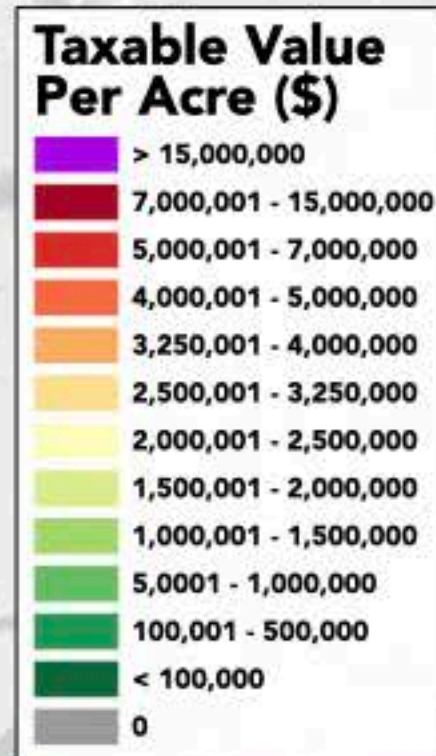
VIRGINIA





# Tax Value Per Acre: Multifamily

Eastern Shore, MD



ATLANTIC OCEAN

CHESAPEAKE BAY

VIRGINIA



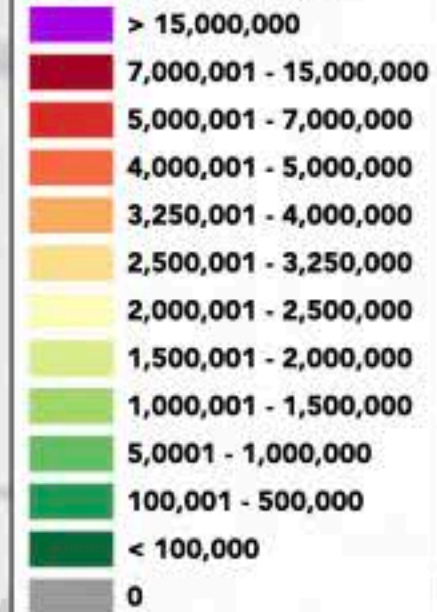


# Tax Value Per Acre: Mixed Use

Eastern Shore, MD



## Taxable Value Per Acre (\$)



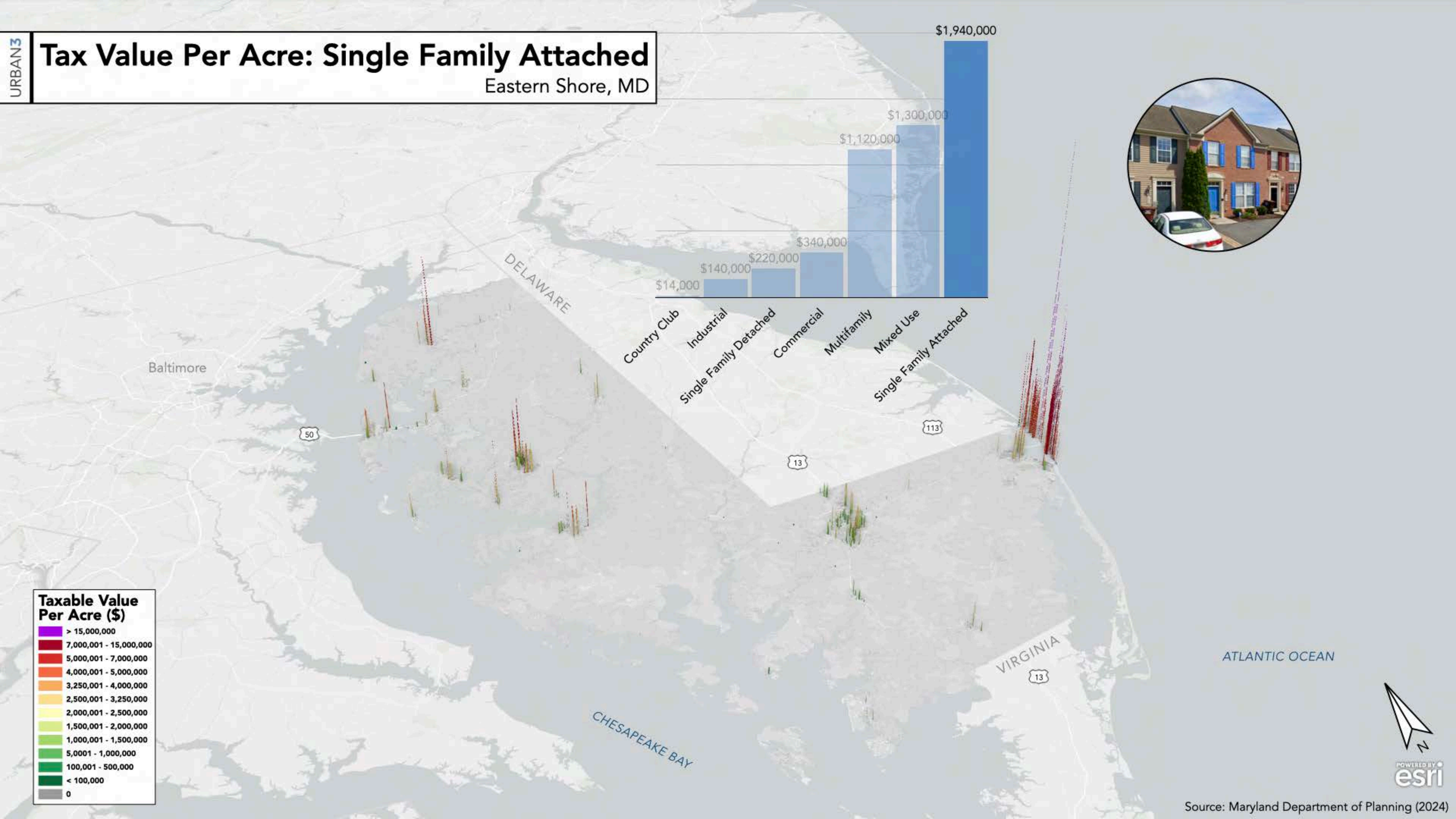
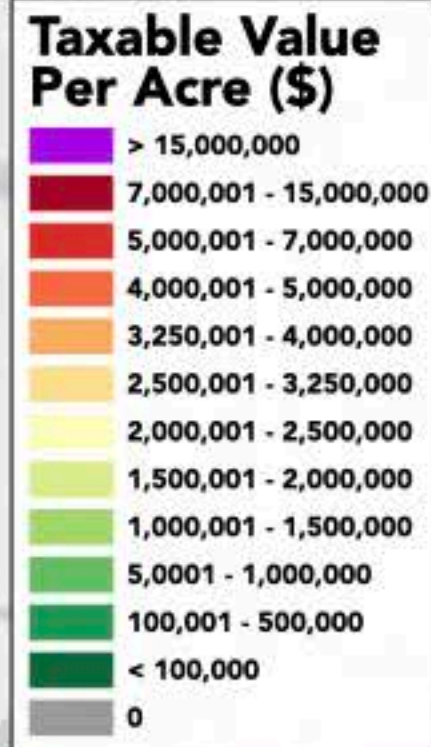
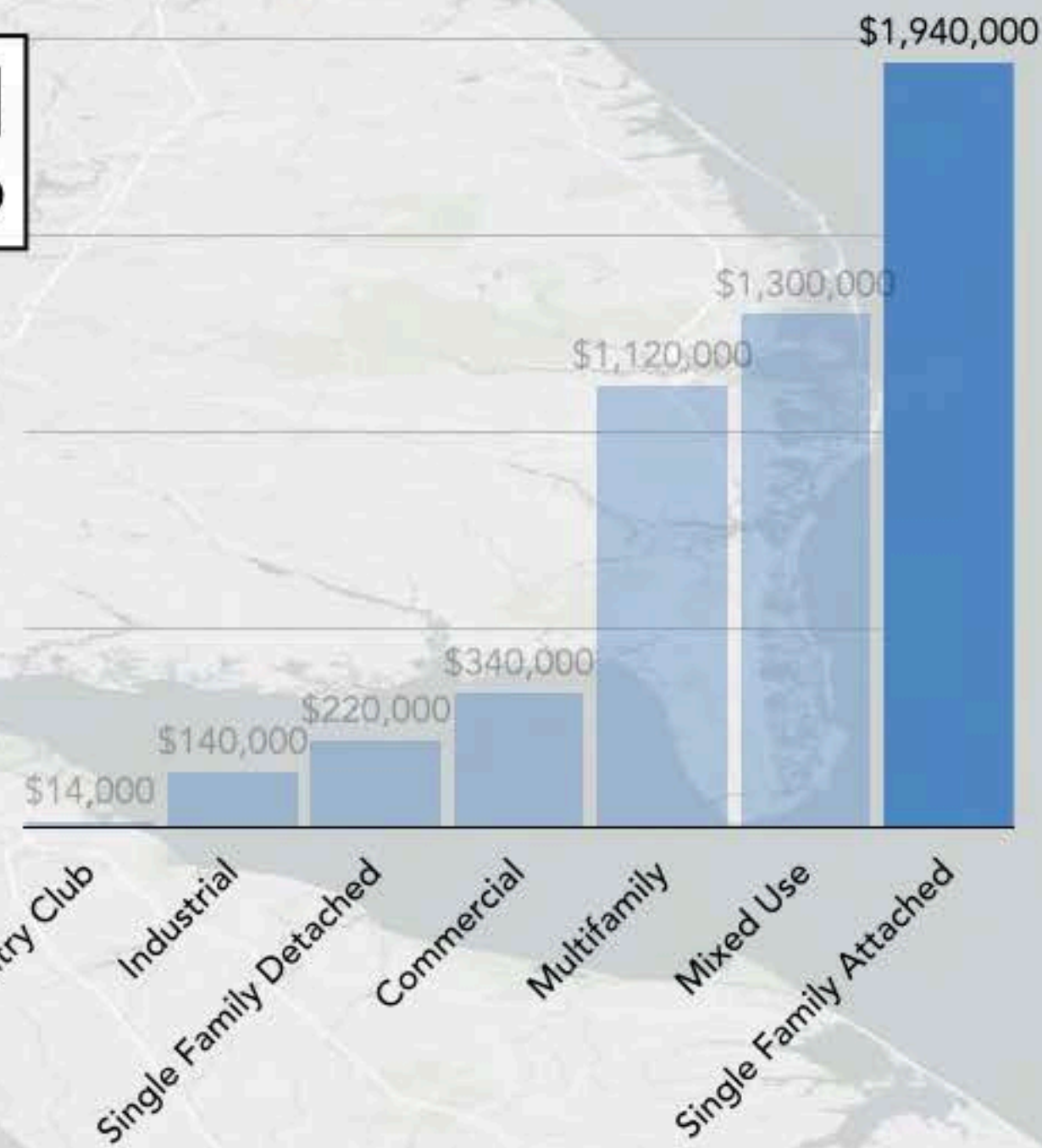
ATLANTIC OCEAN





# Tax Value Per Acre: Single Family Attached

Eastern Shore, MD



ATLANTIC OCEAN

CHESAPEAKE BAY

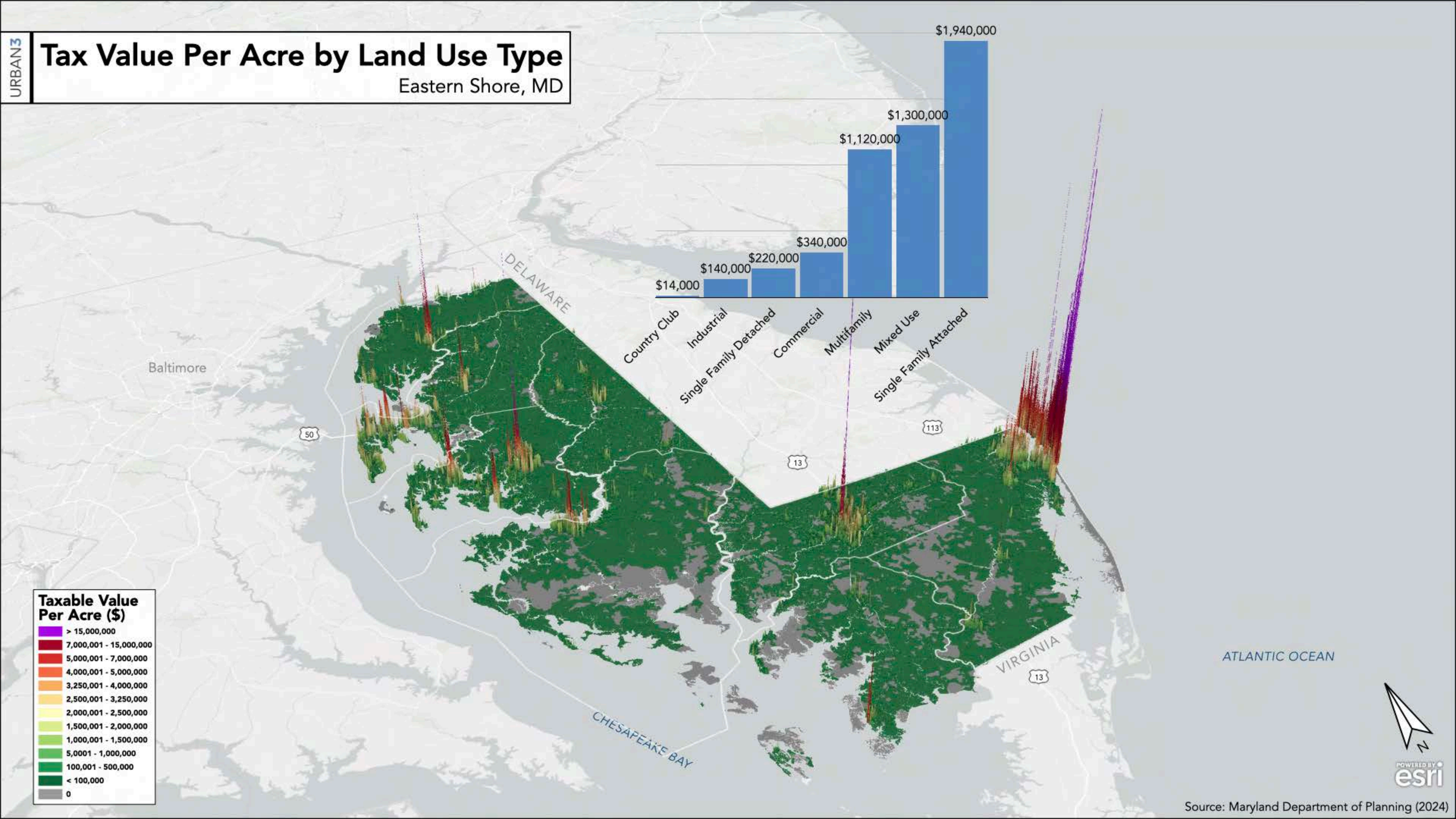
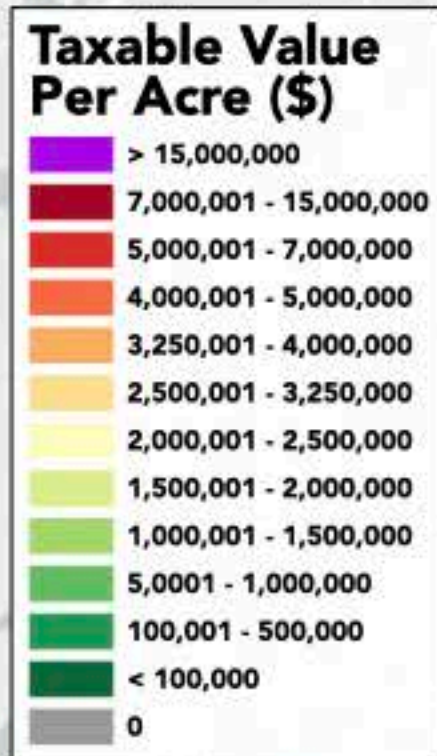
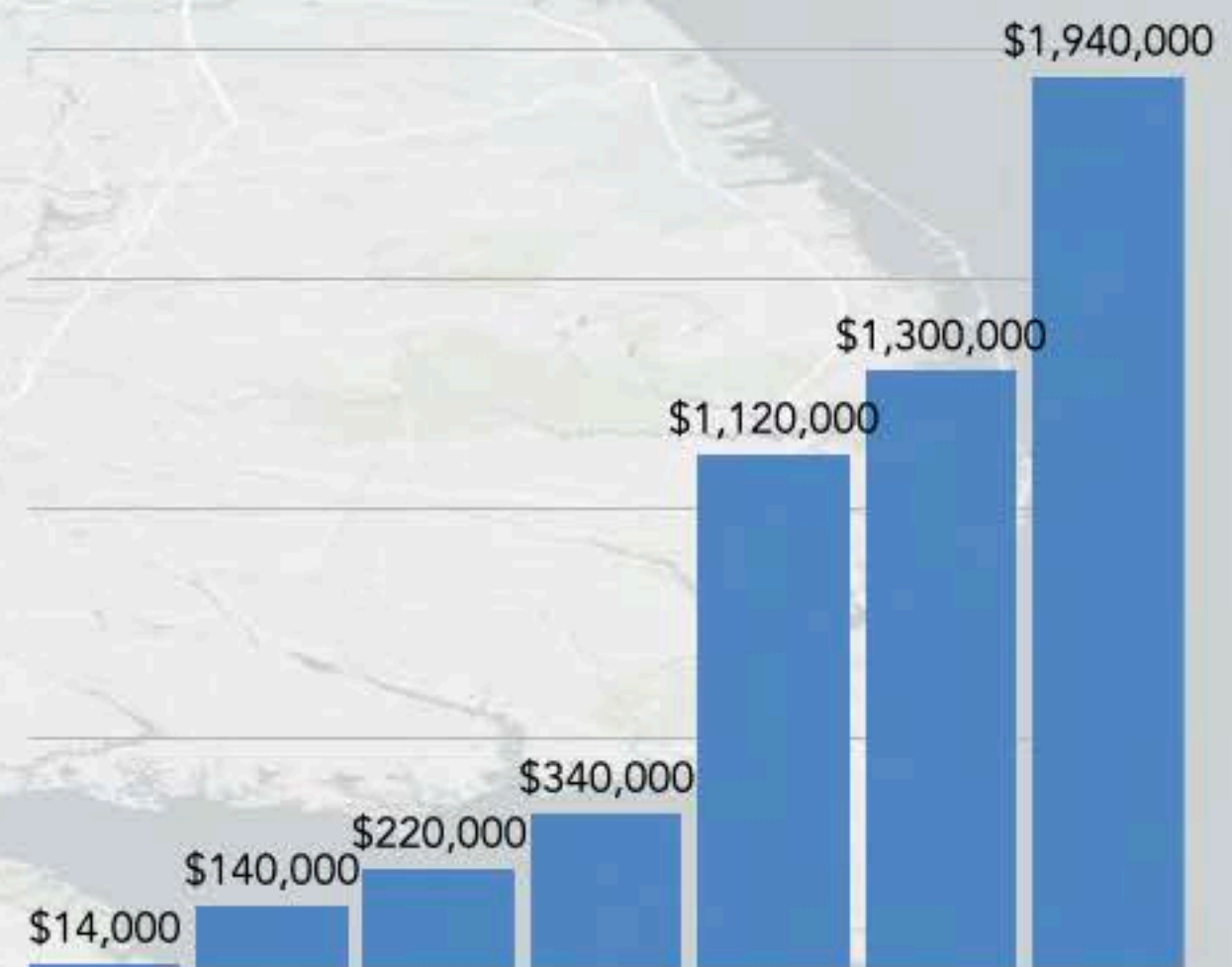
VIRGINIA





# Tax Value Per Acre by Land Use Type

Eastern Shore, MD

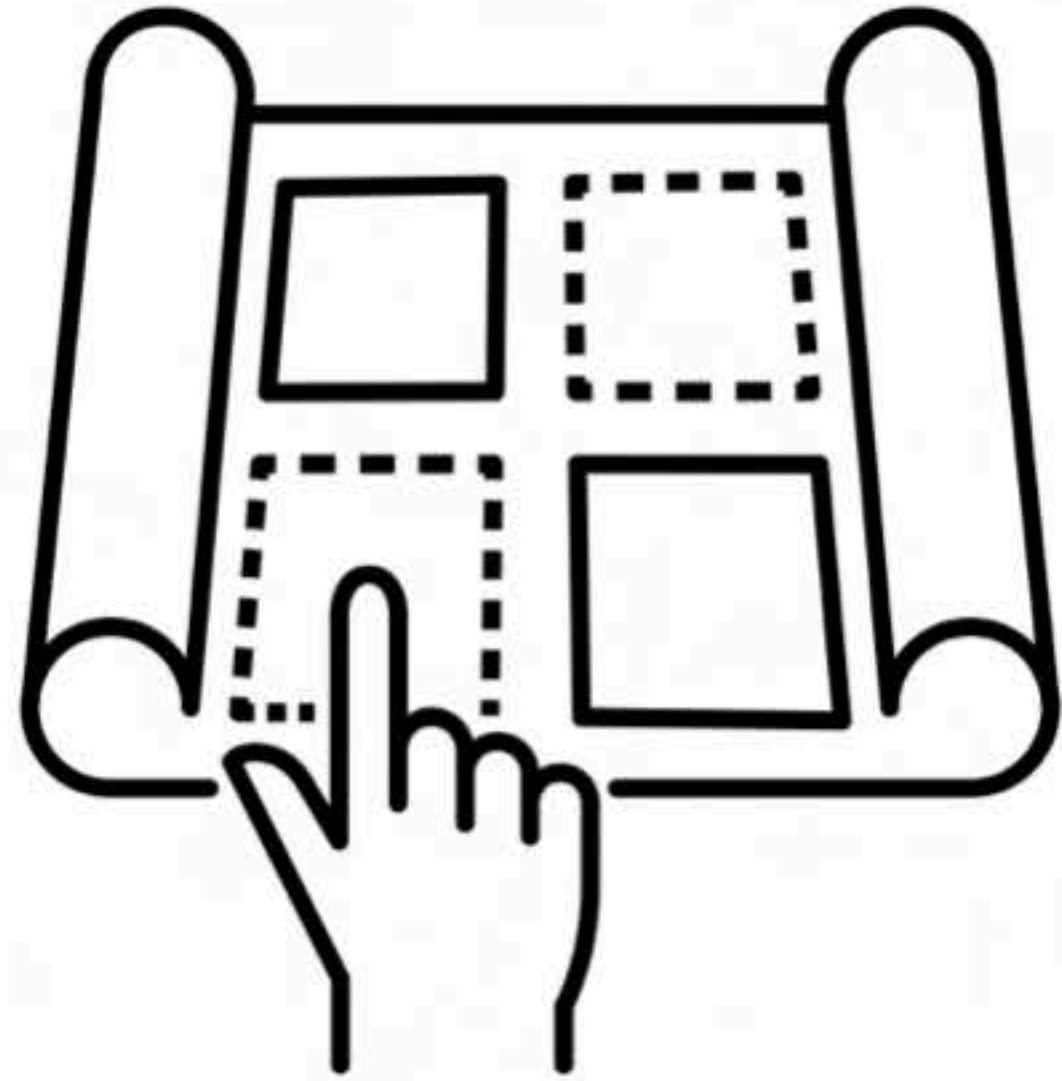


ATLANTIC OCEAN



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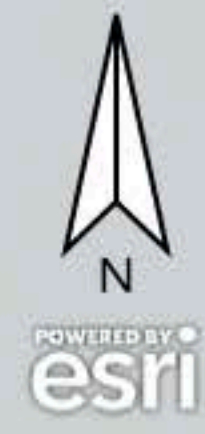
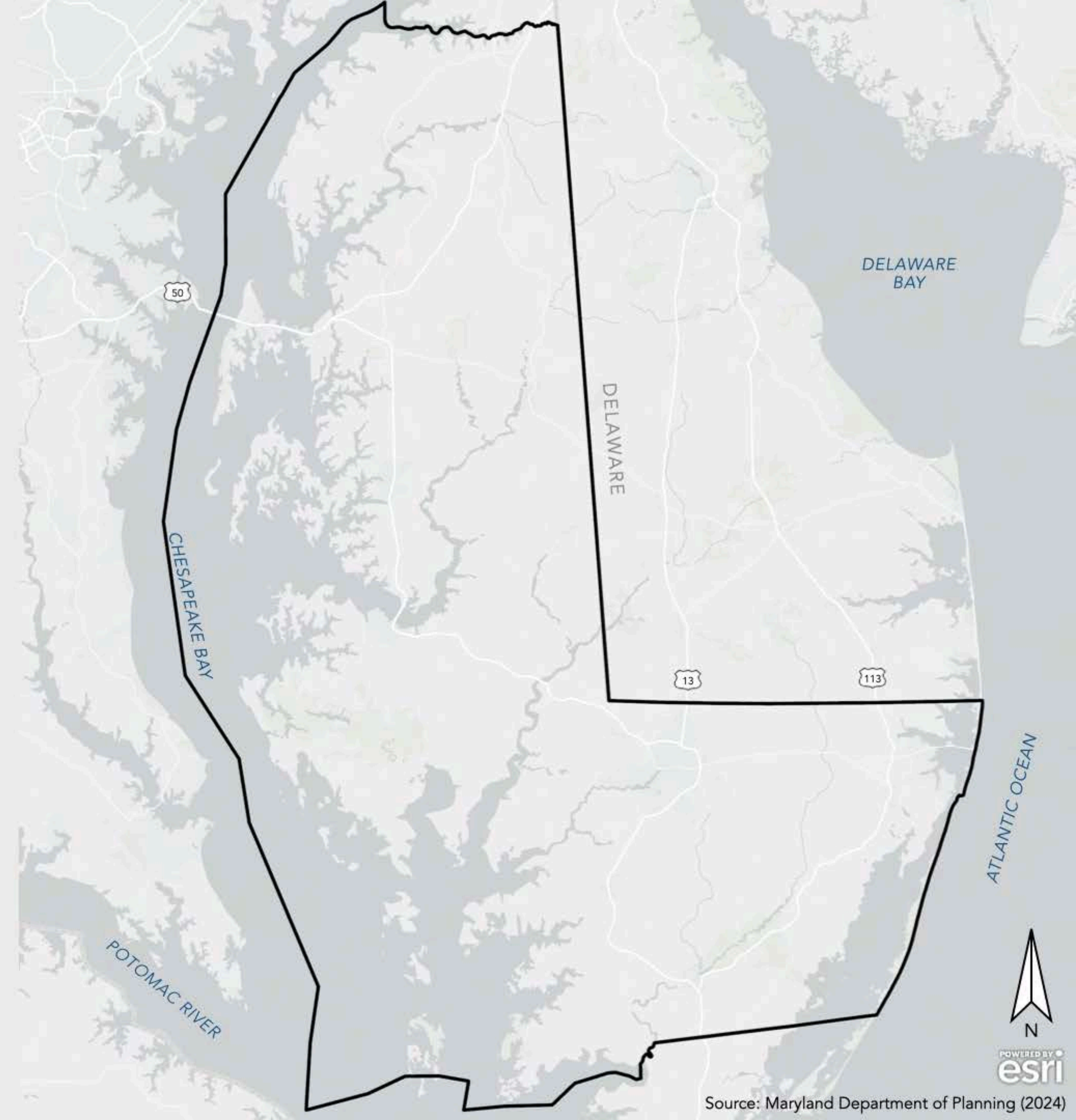


# Land Use

How Land Use Affects Fiscal Productivity



1,900,000 Acres

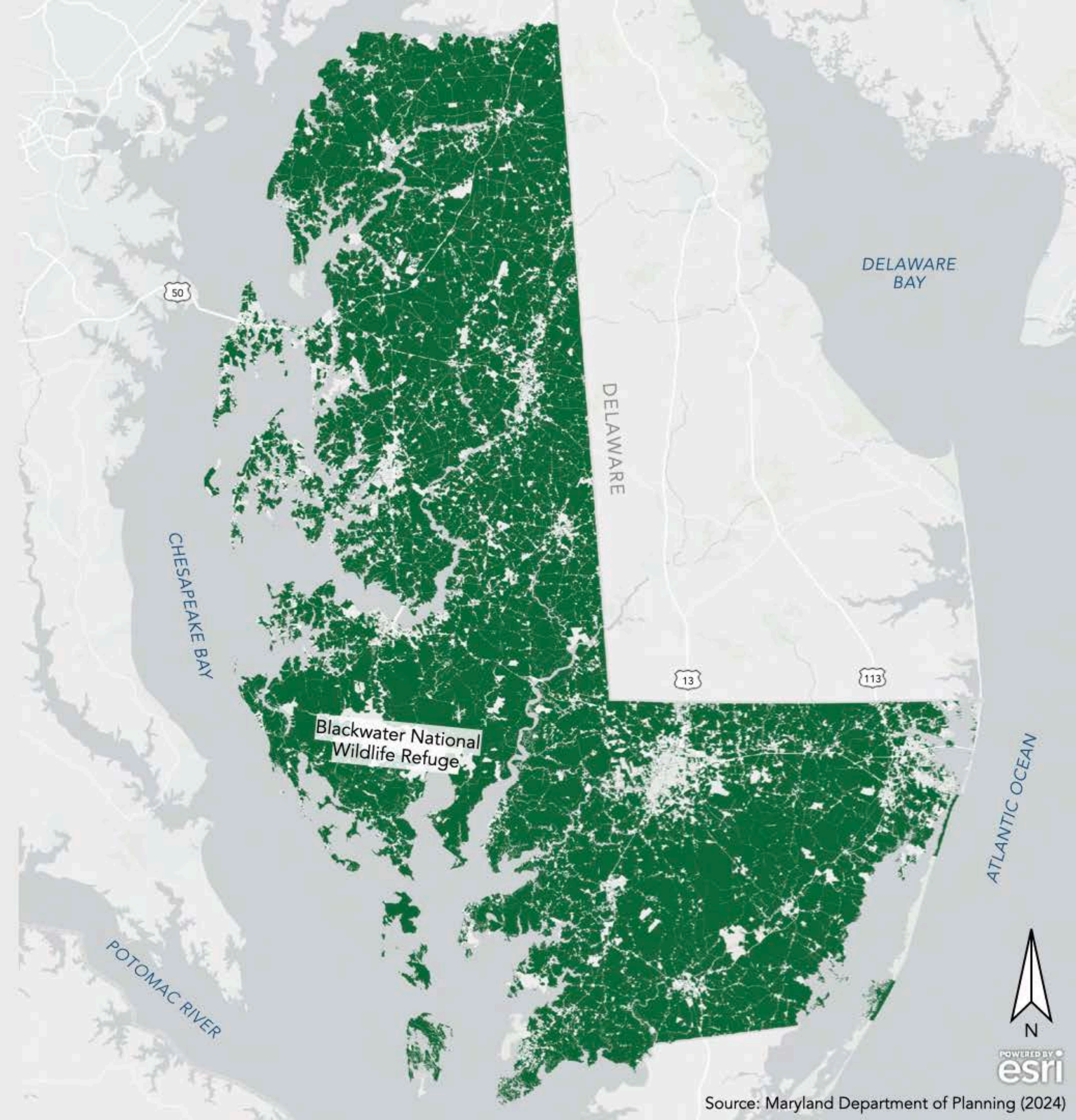




# Land Use

Eastern Shore, MD

1,900,000 Acres

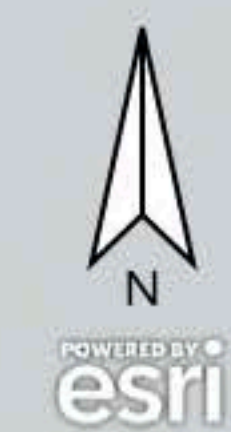
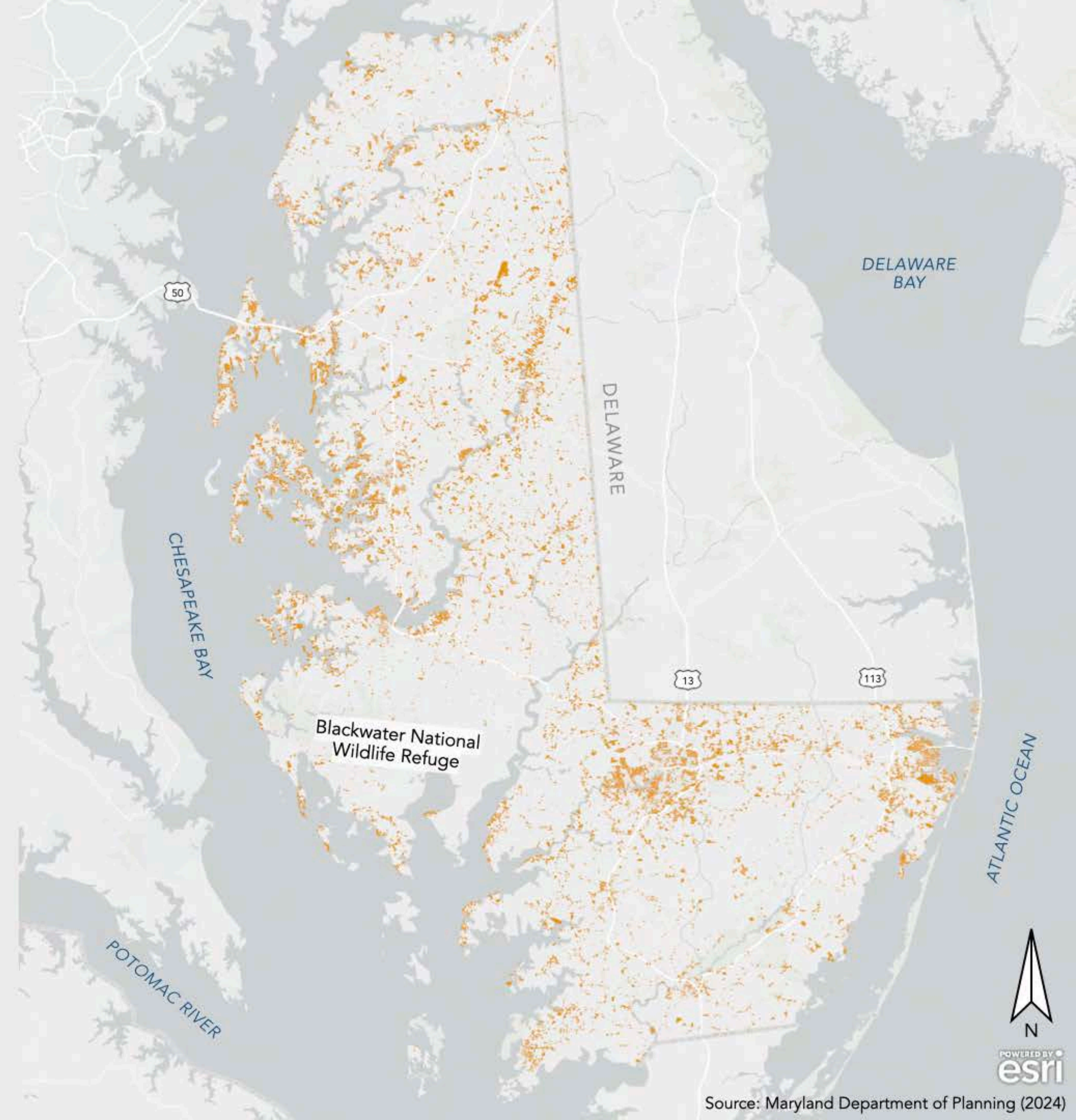




# Land Use

Eastern Shore, MD

1,900,000 Acres

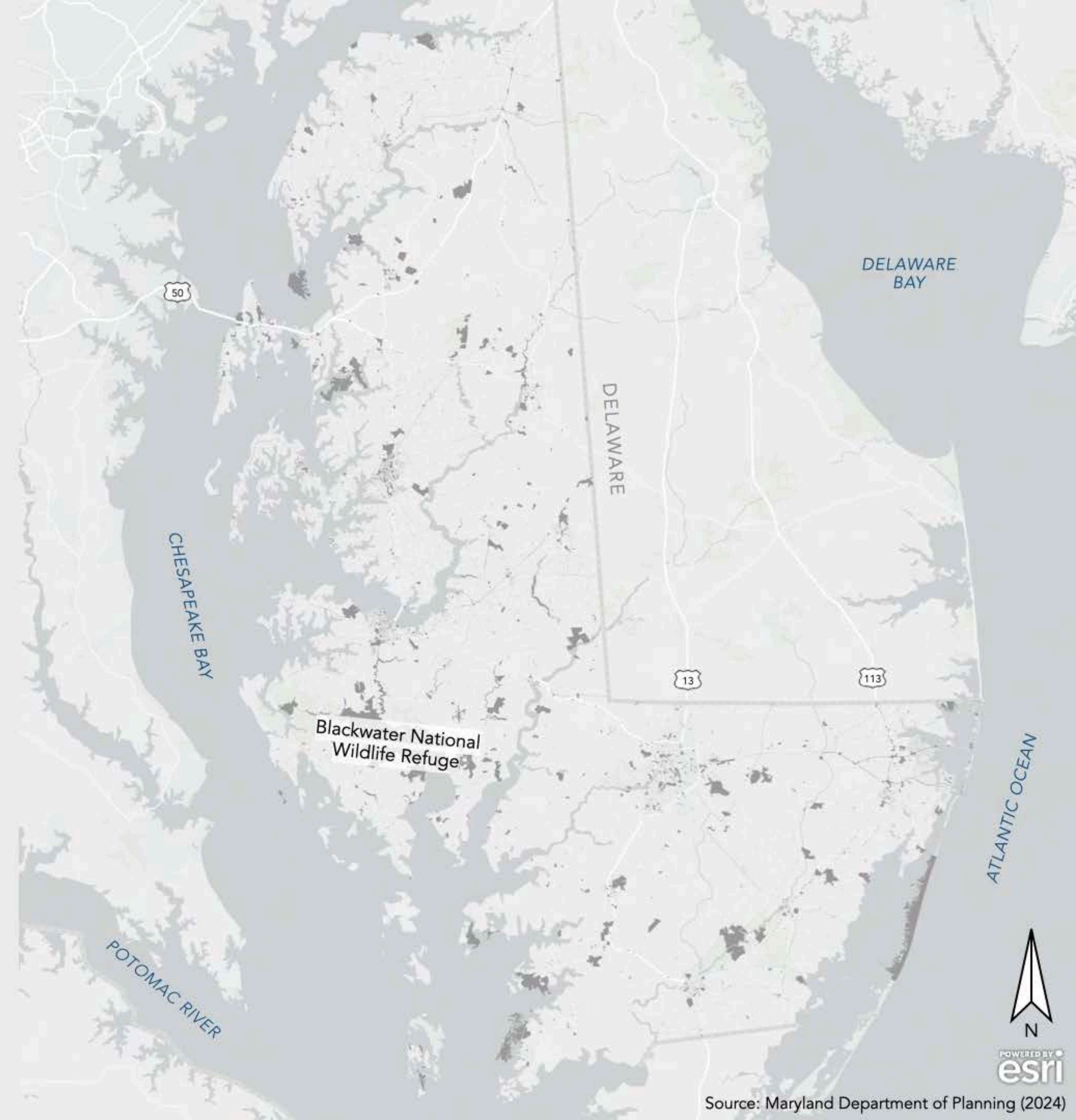
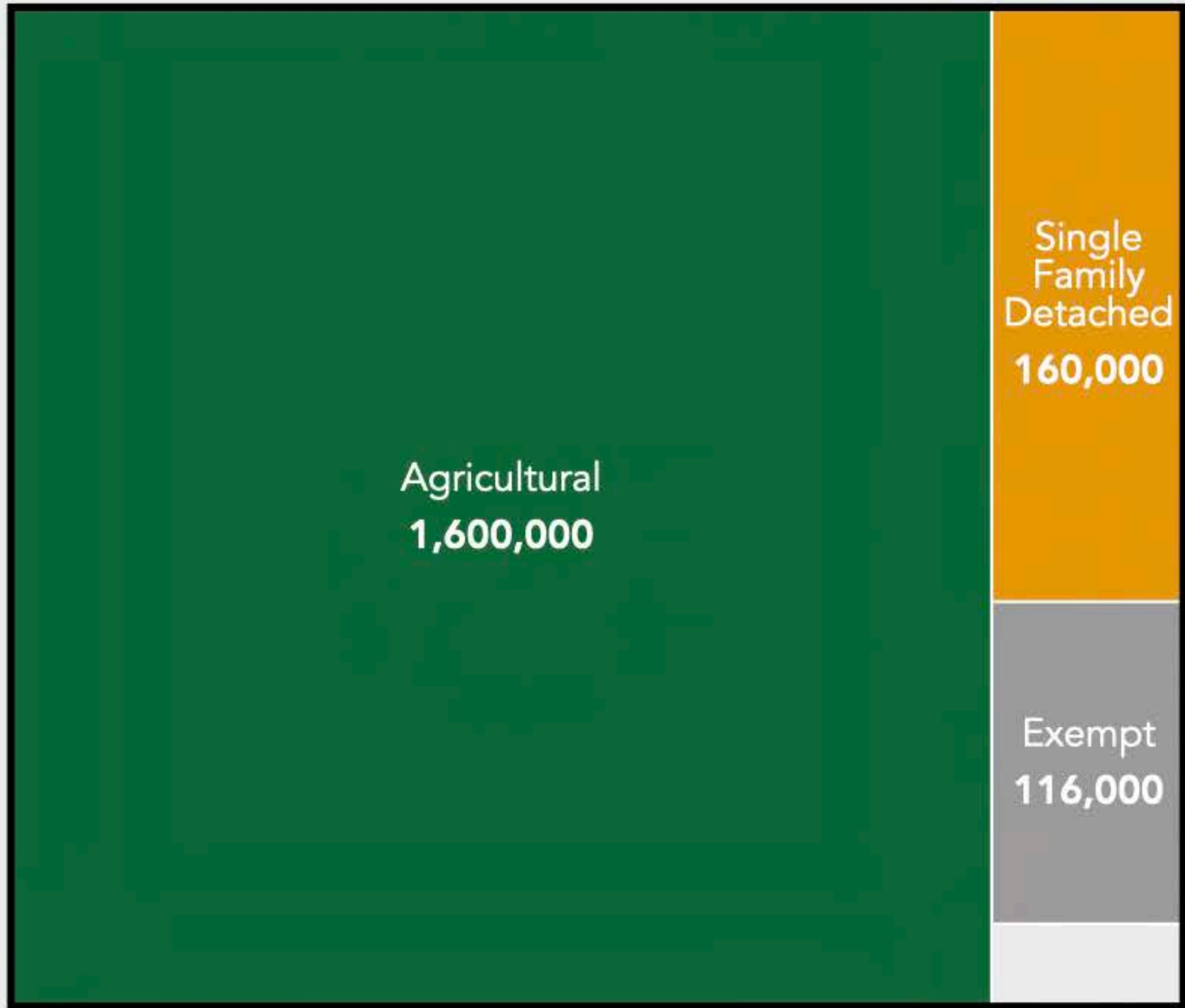




# Land Use

Eastern Shore, MD

1,900,000 Acres

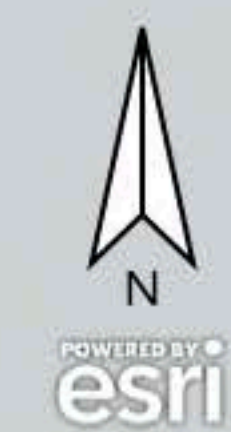
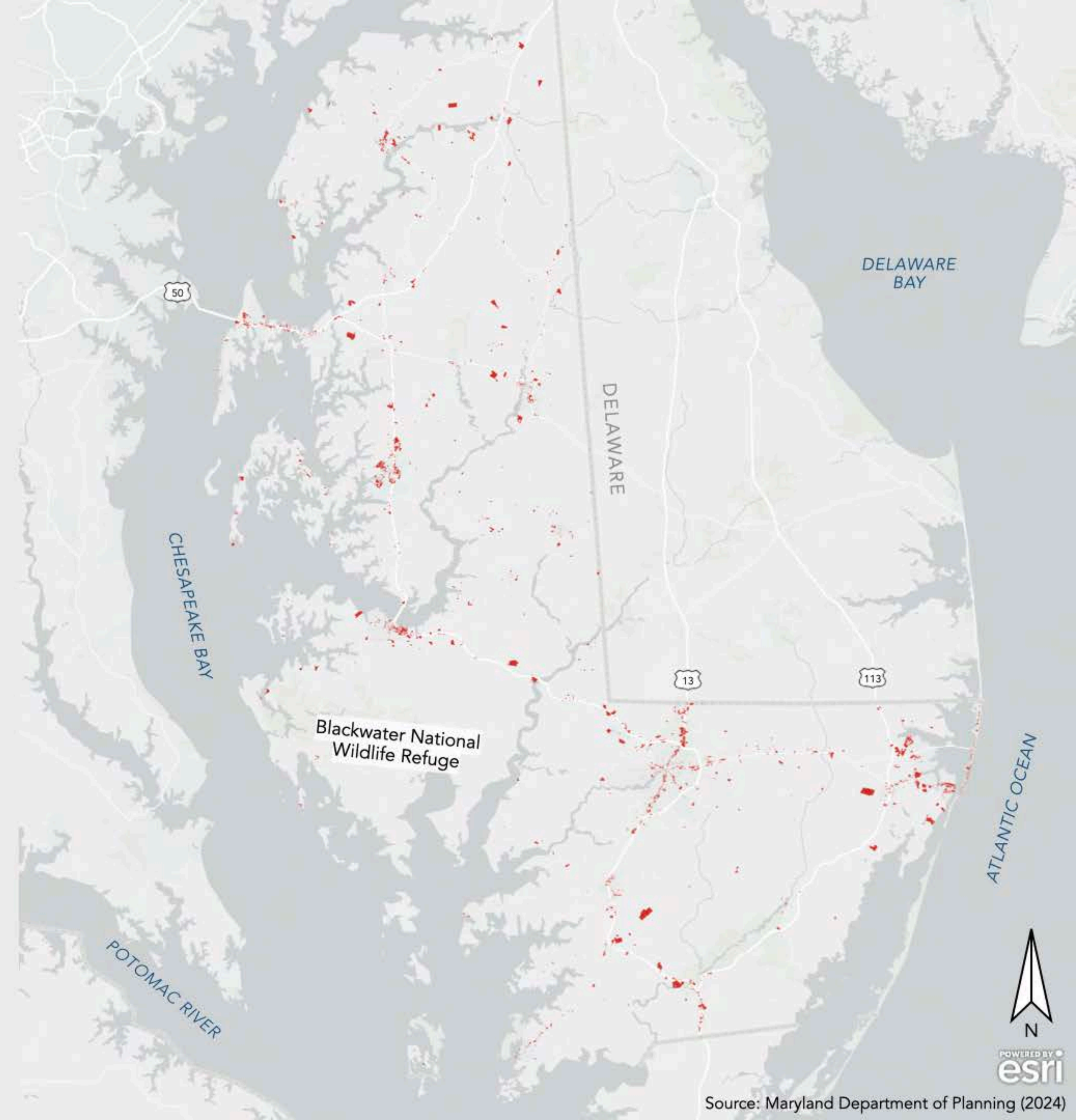
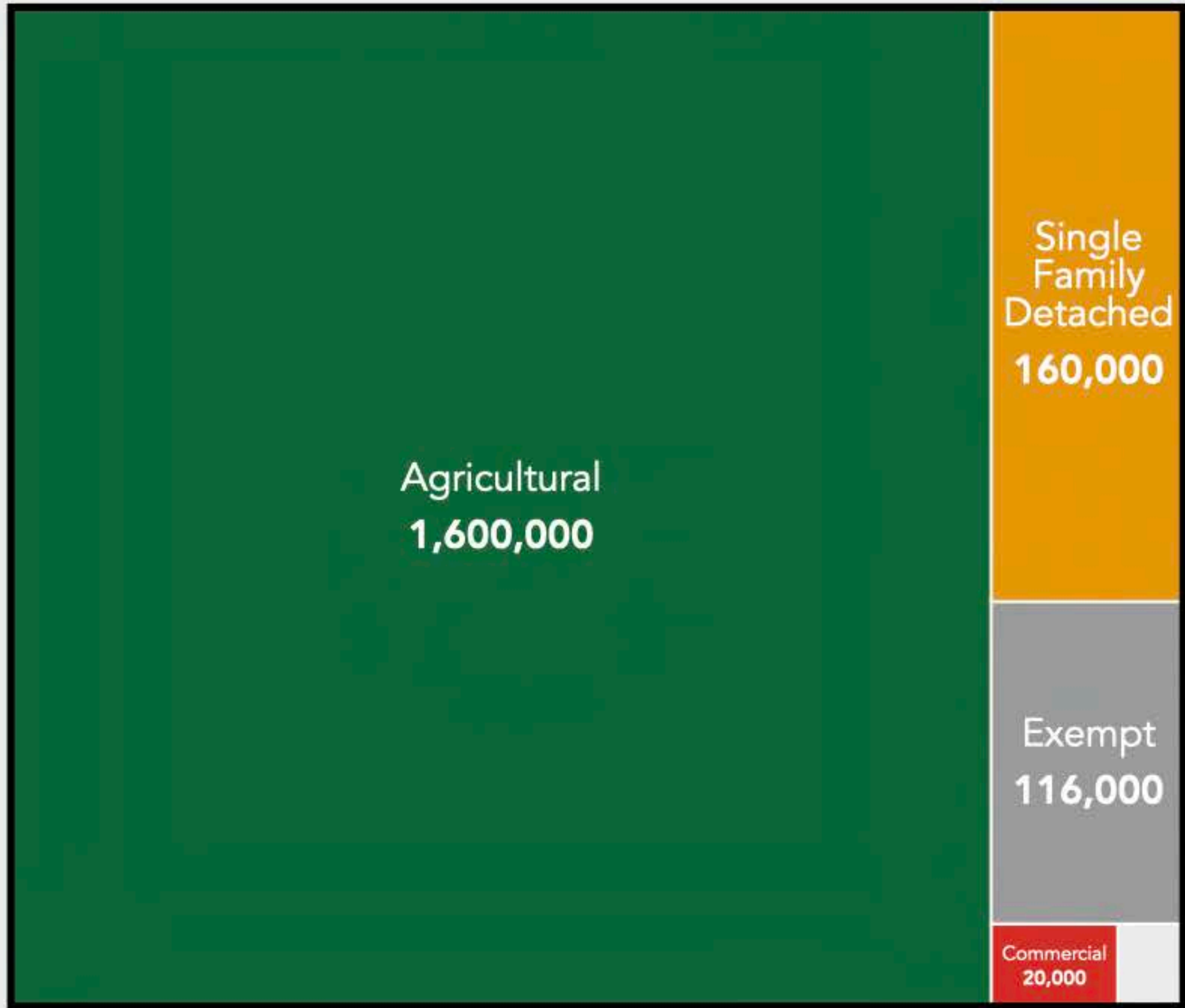




# Land Use

Eastern Shore, MD

1,900,000 Acres

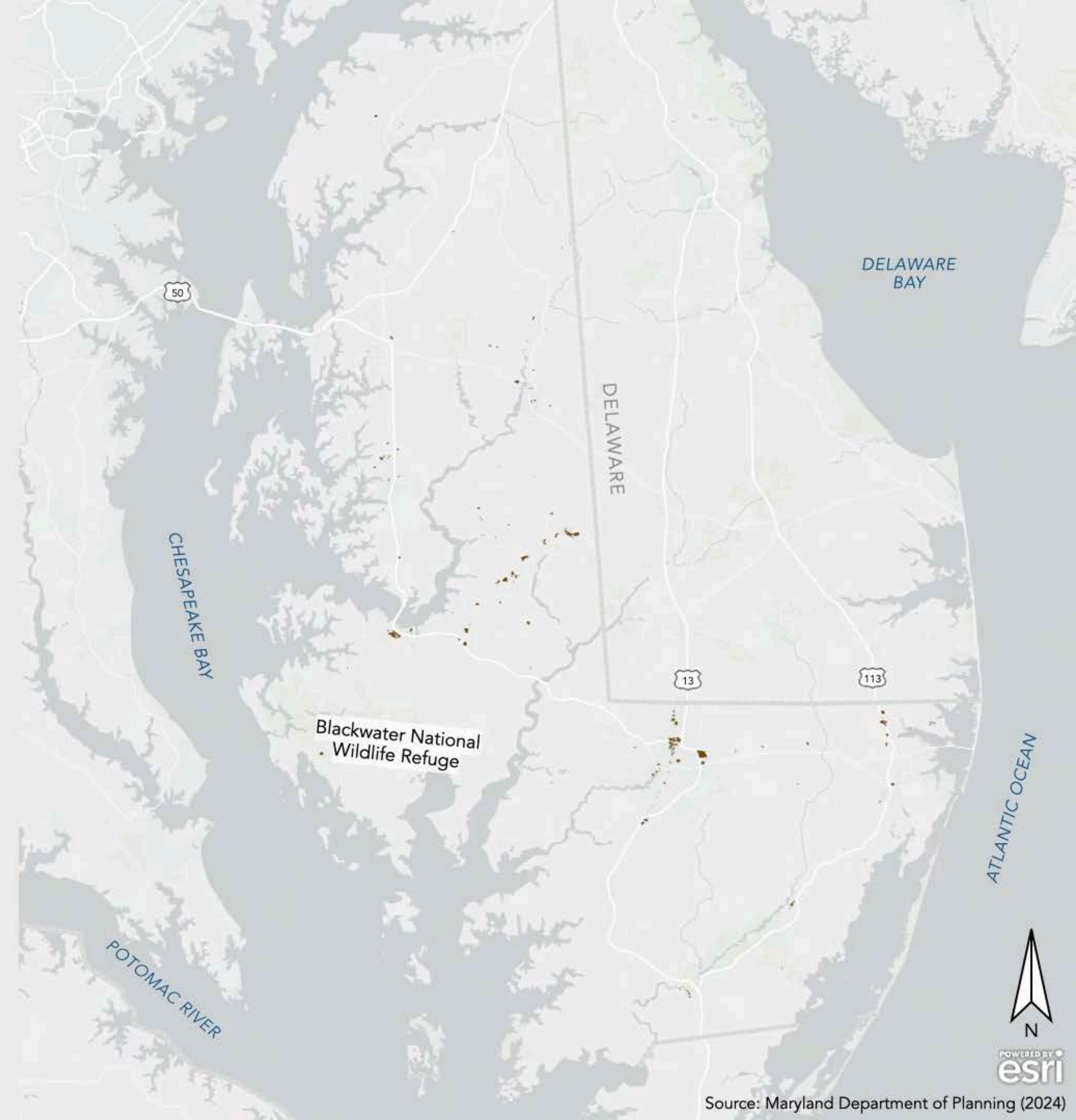
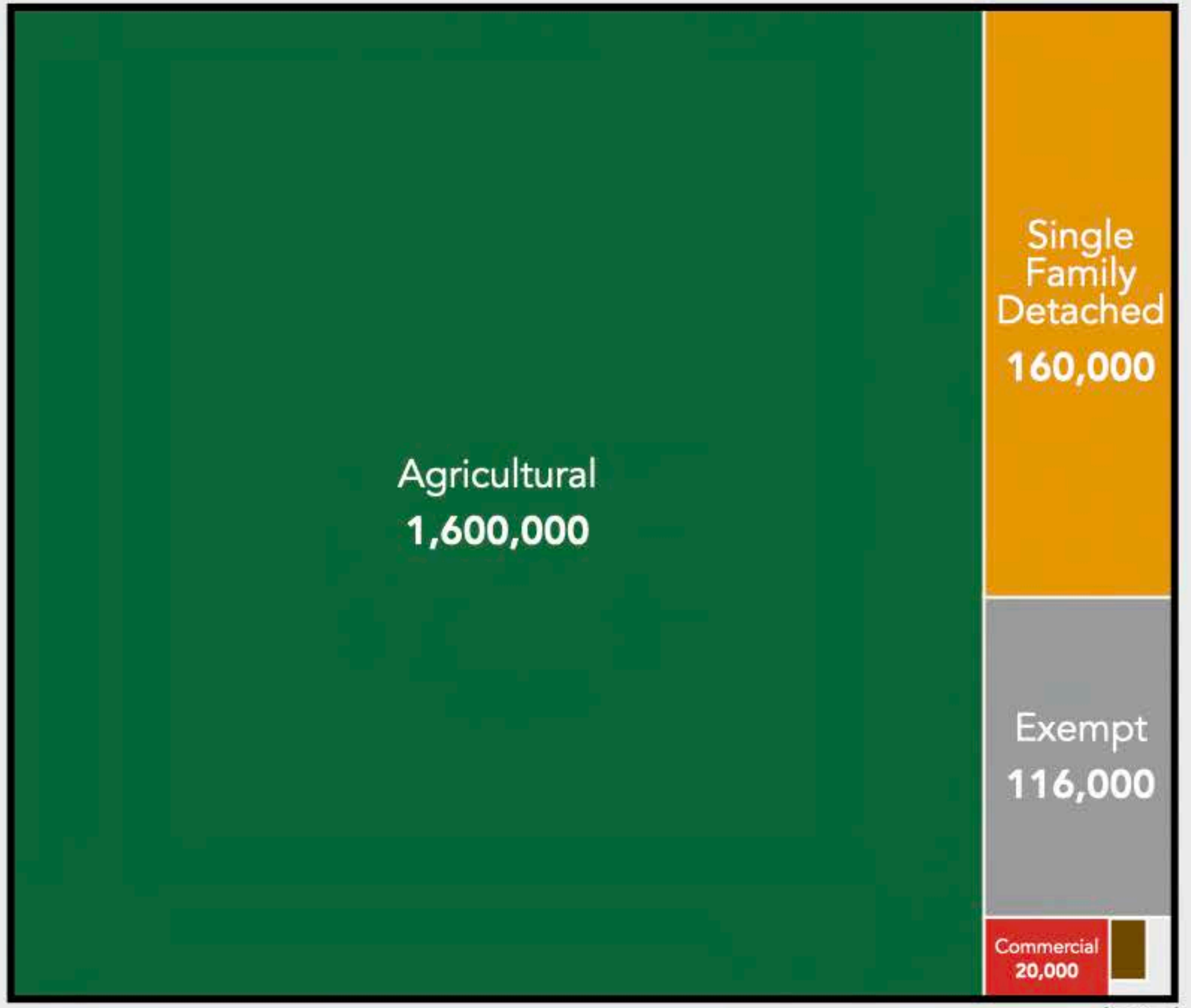




# Land Use

Eastern Shore, MD

1,900,000 Acres

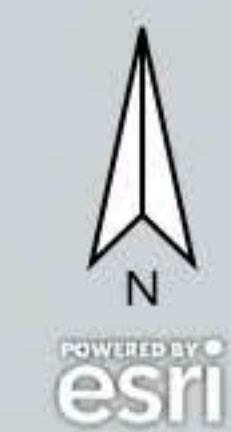
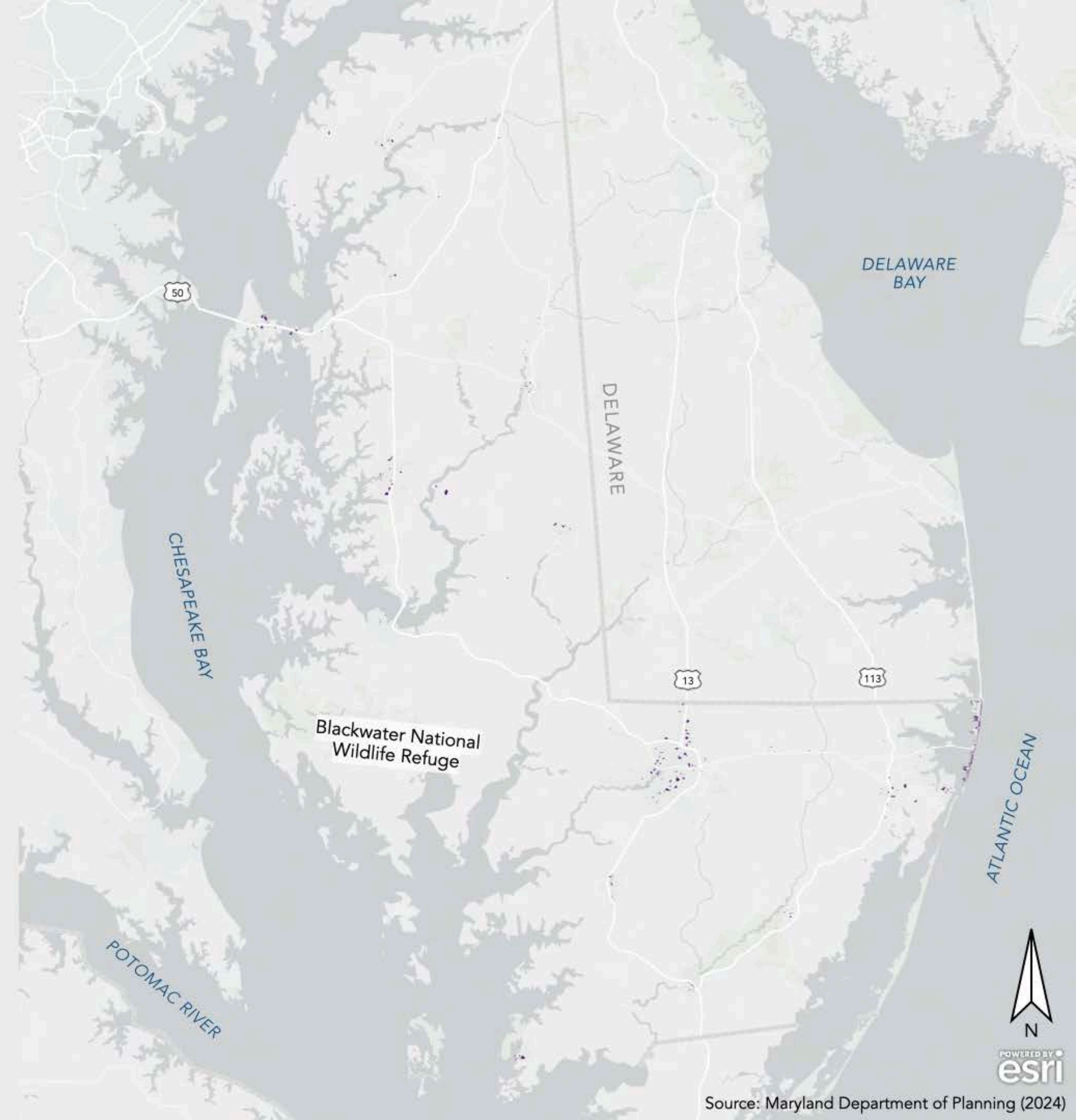
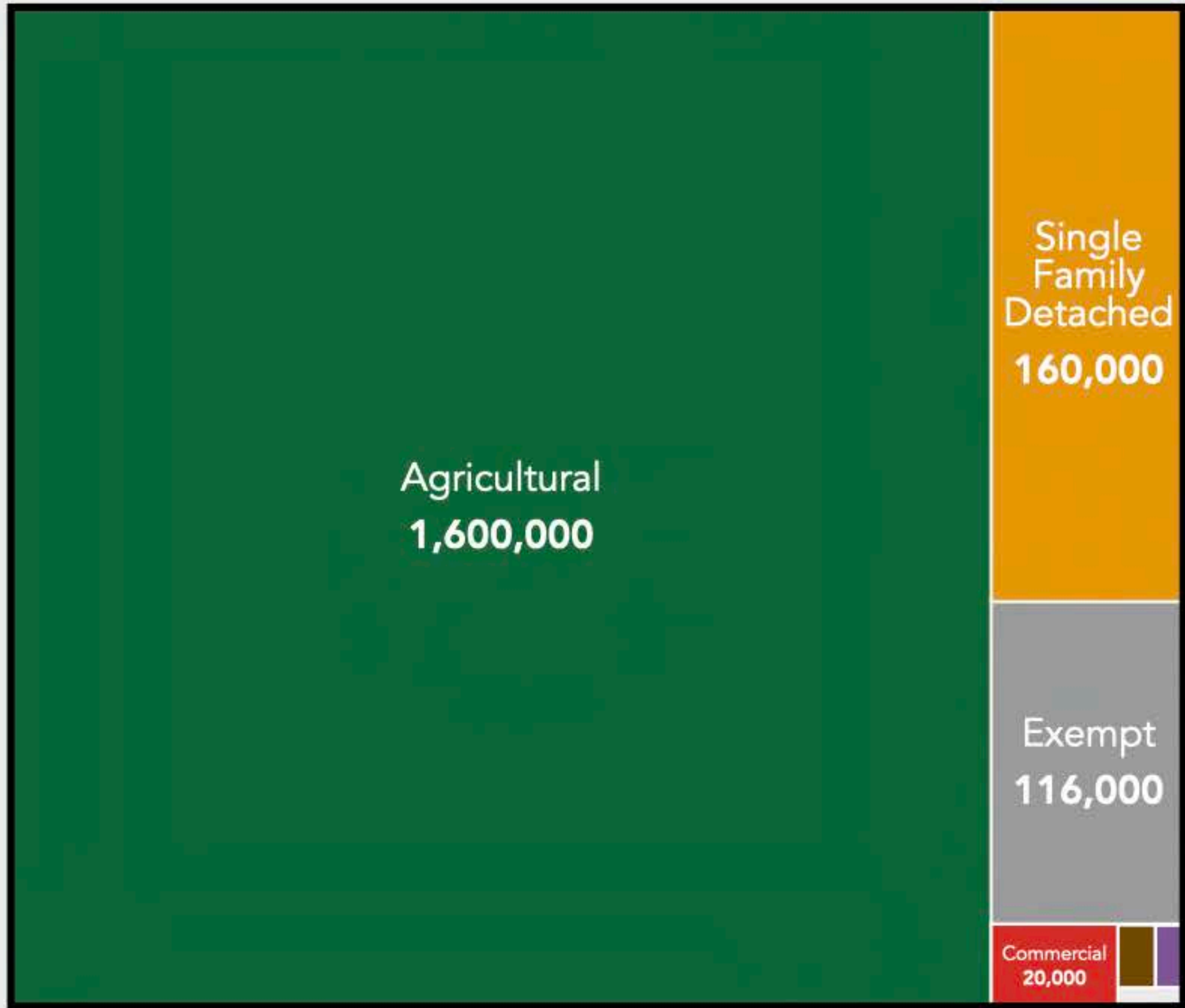




# Land Use

Eastern Shore, MD

1,900,000 Acres

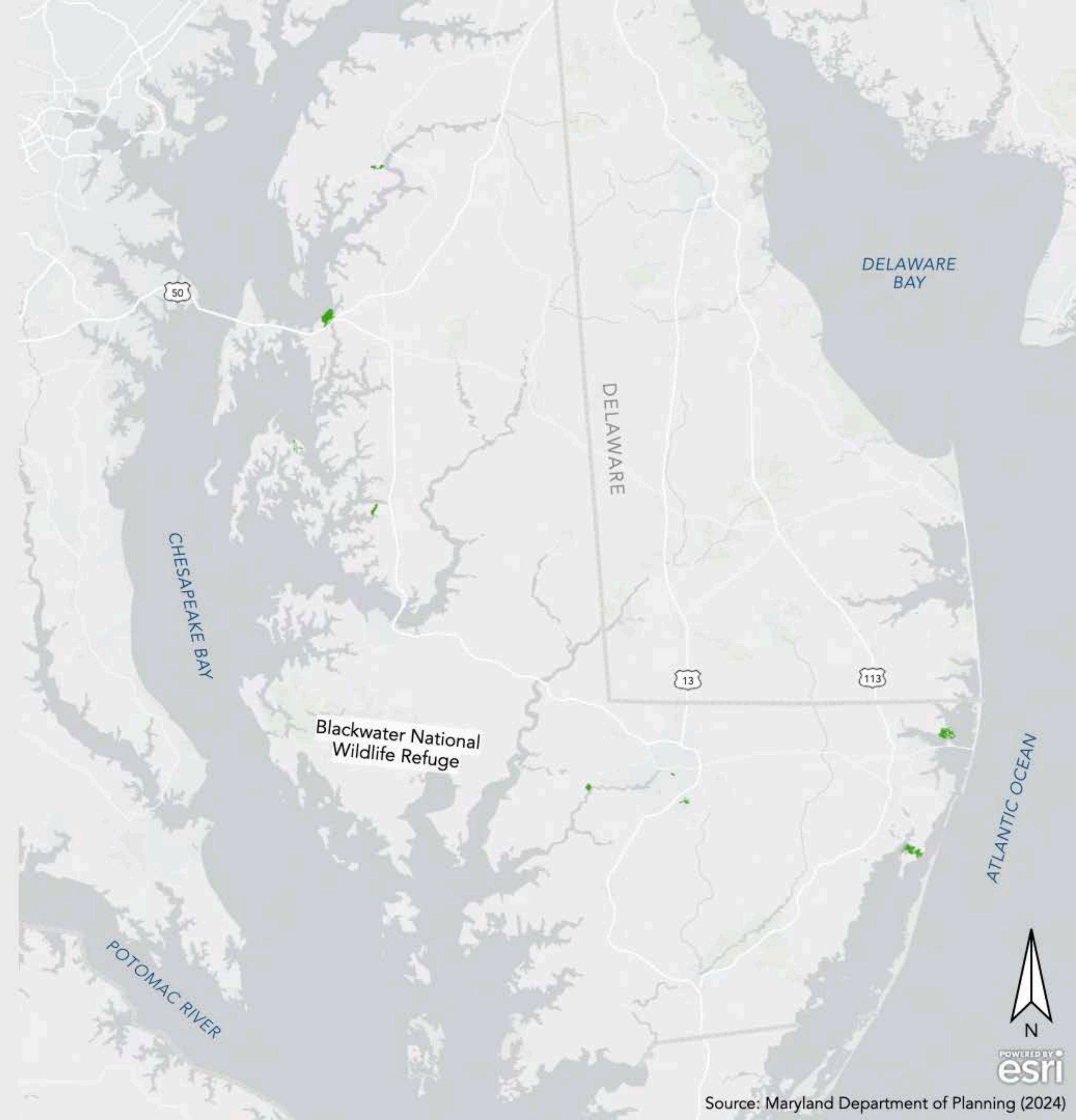
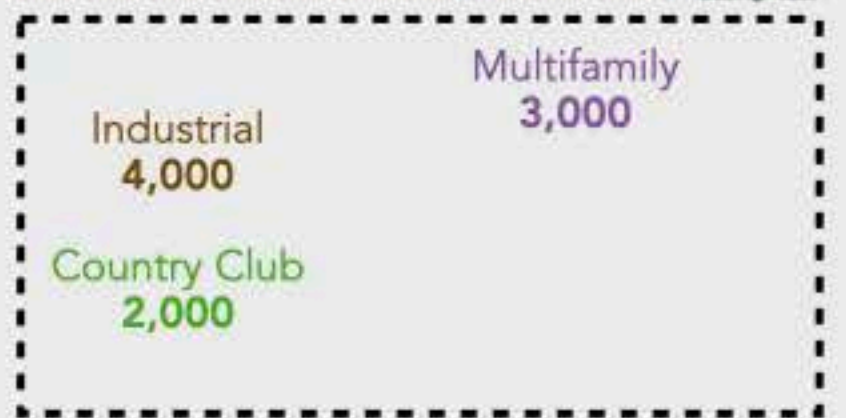
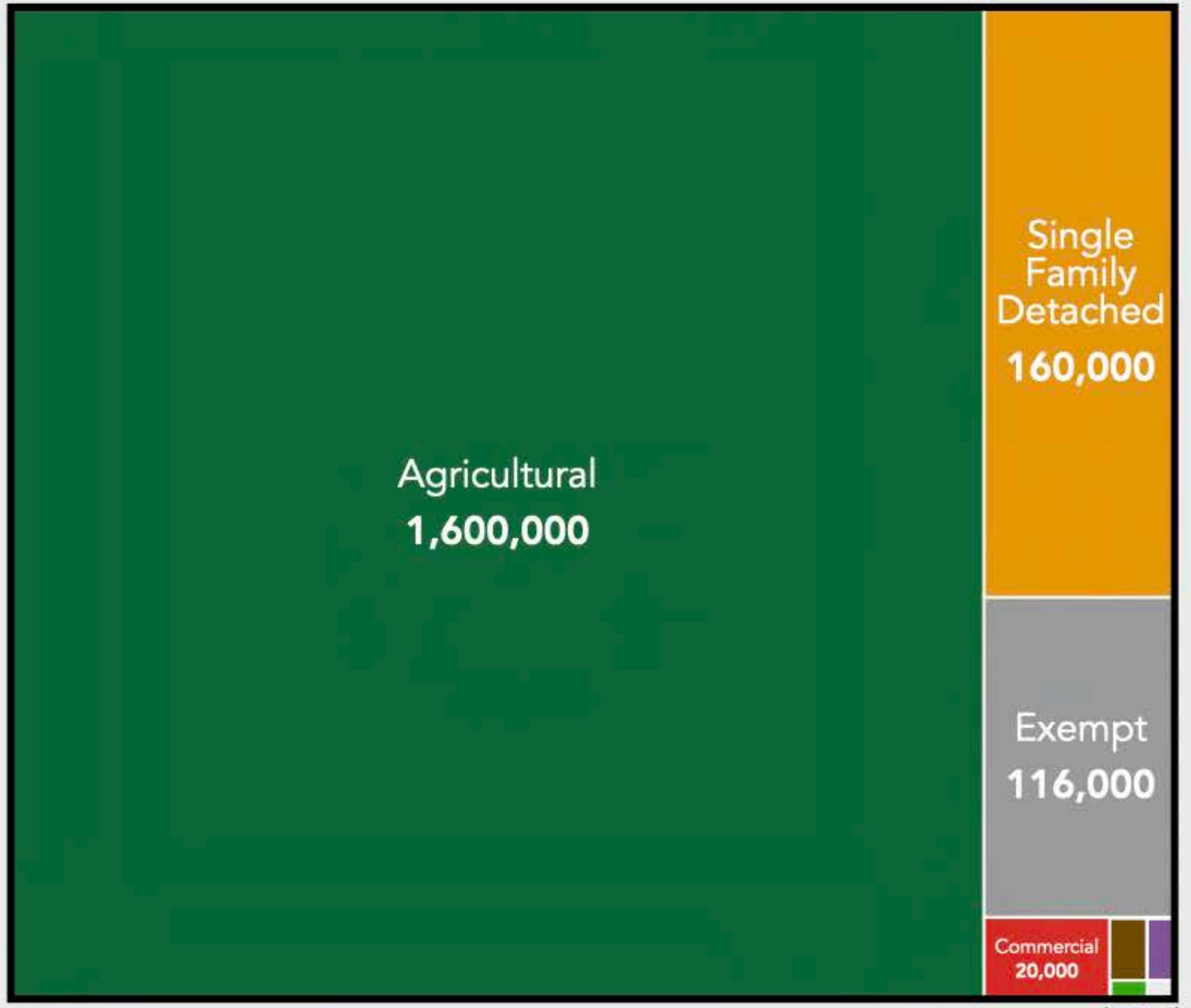




# Land Use

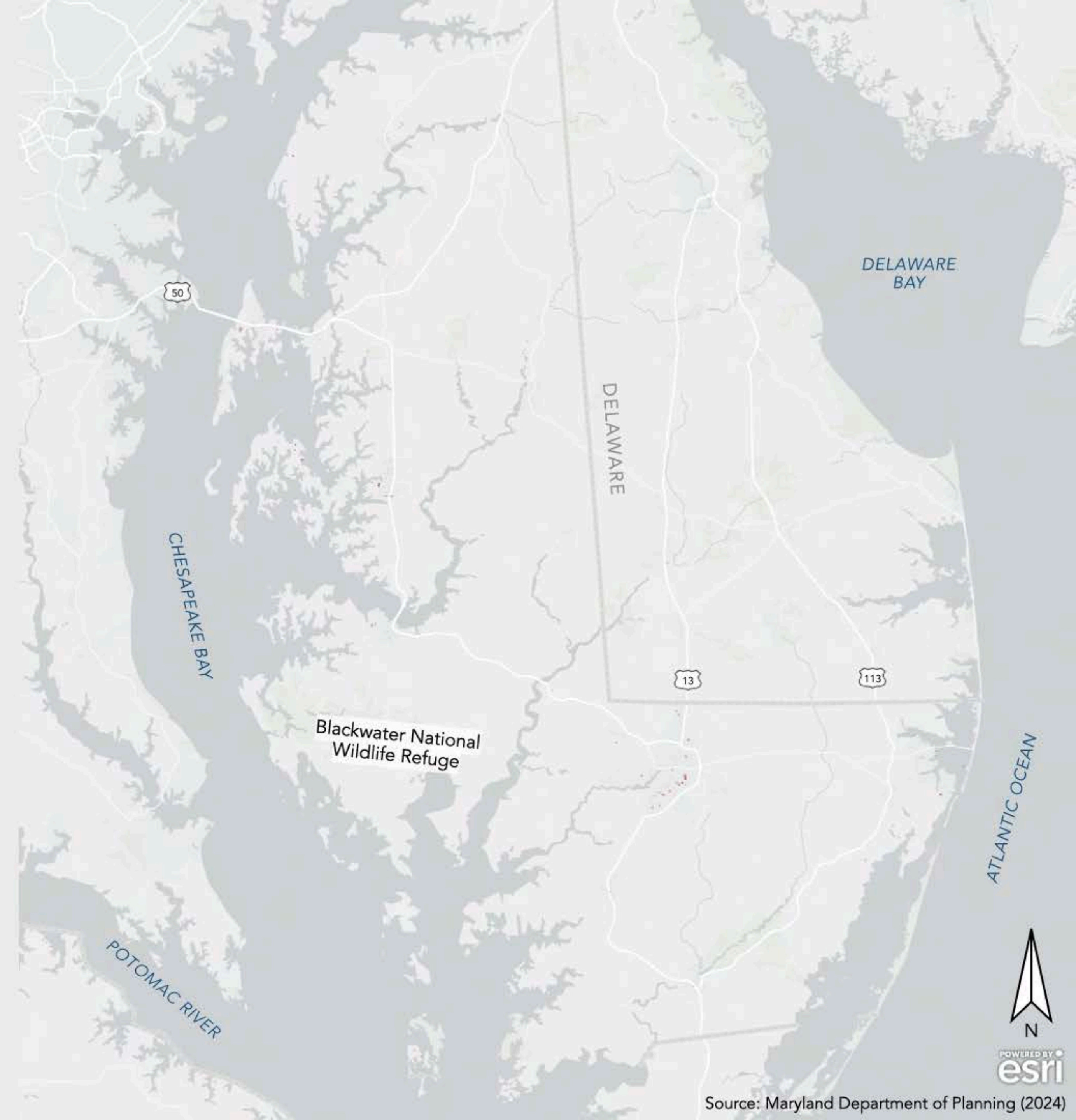
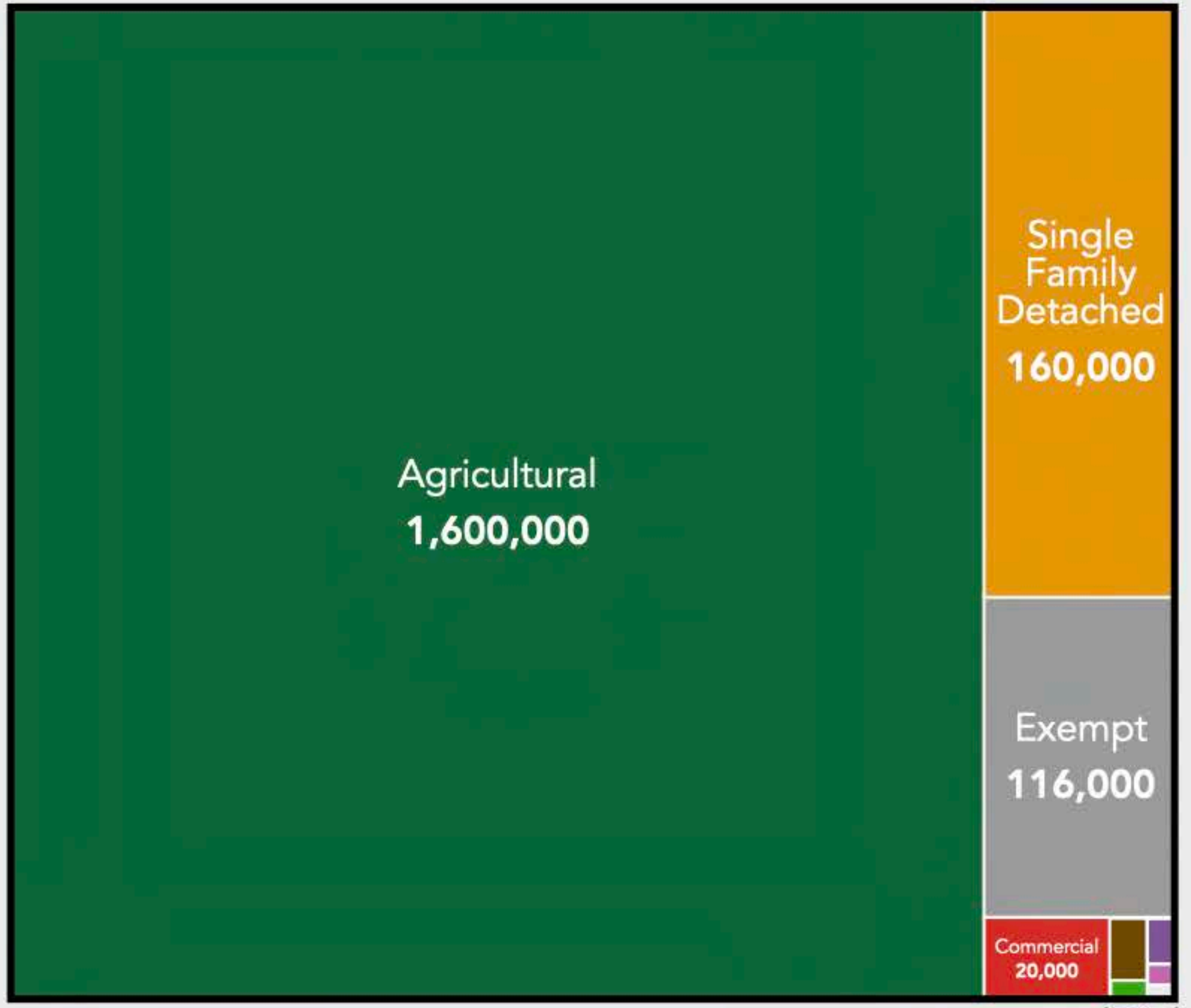
Eastern Shore, MD

## 1,900,000 Acres





1,900,000 Acres

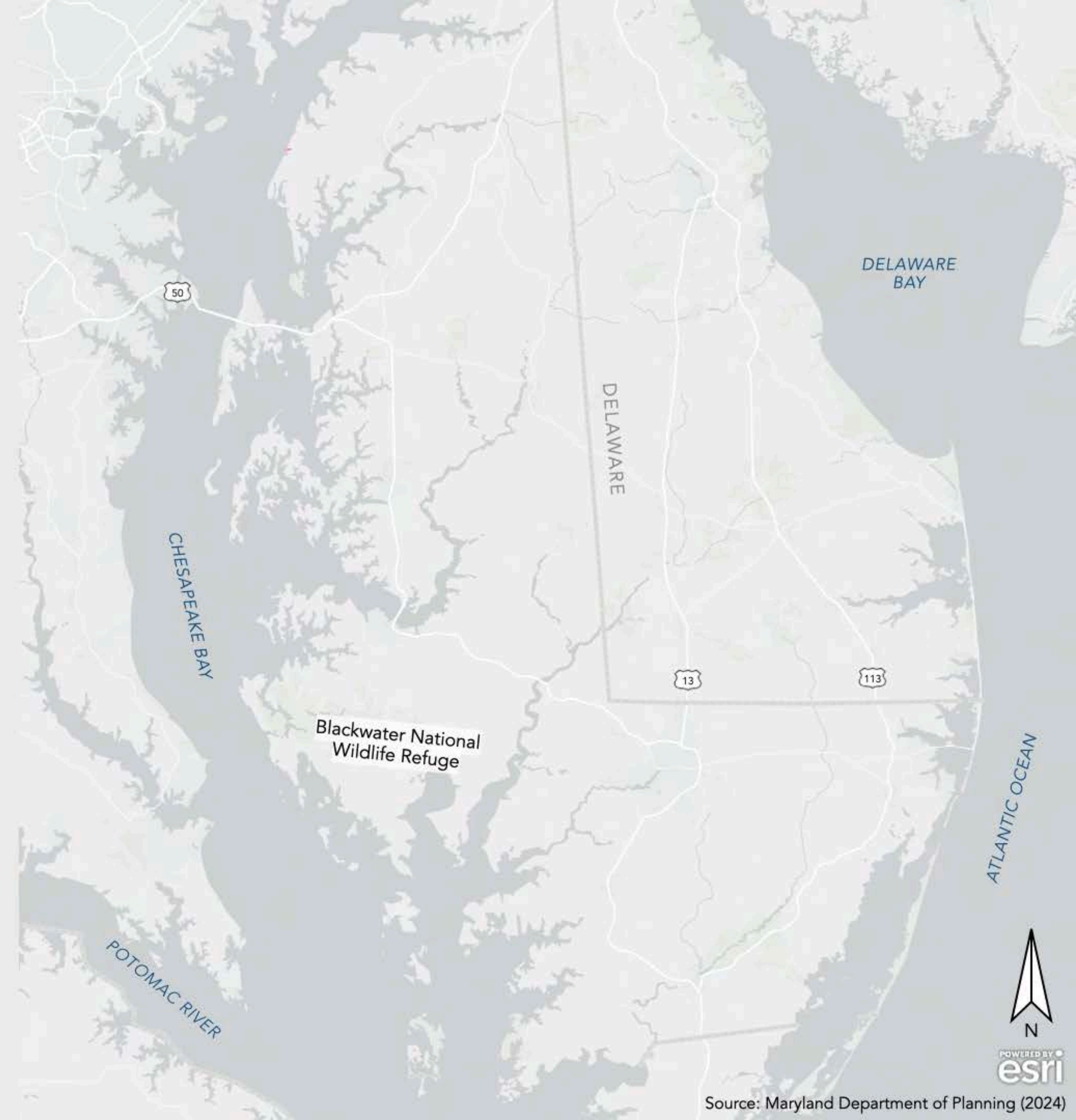
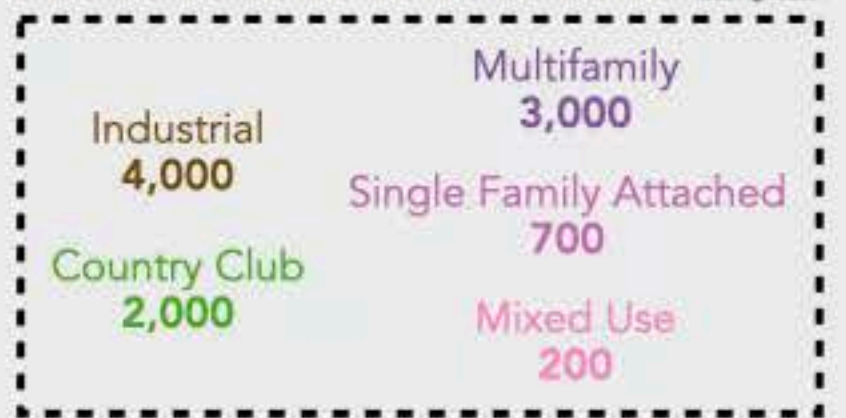
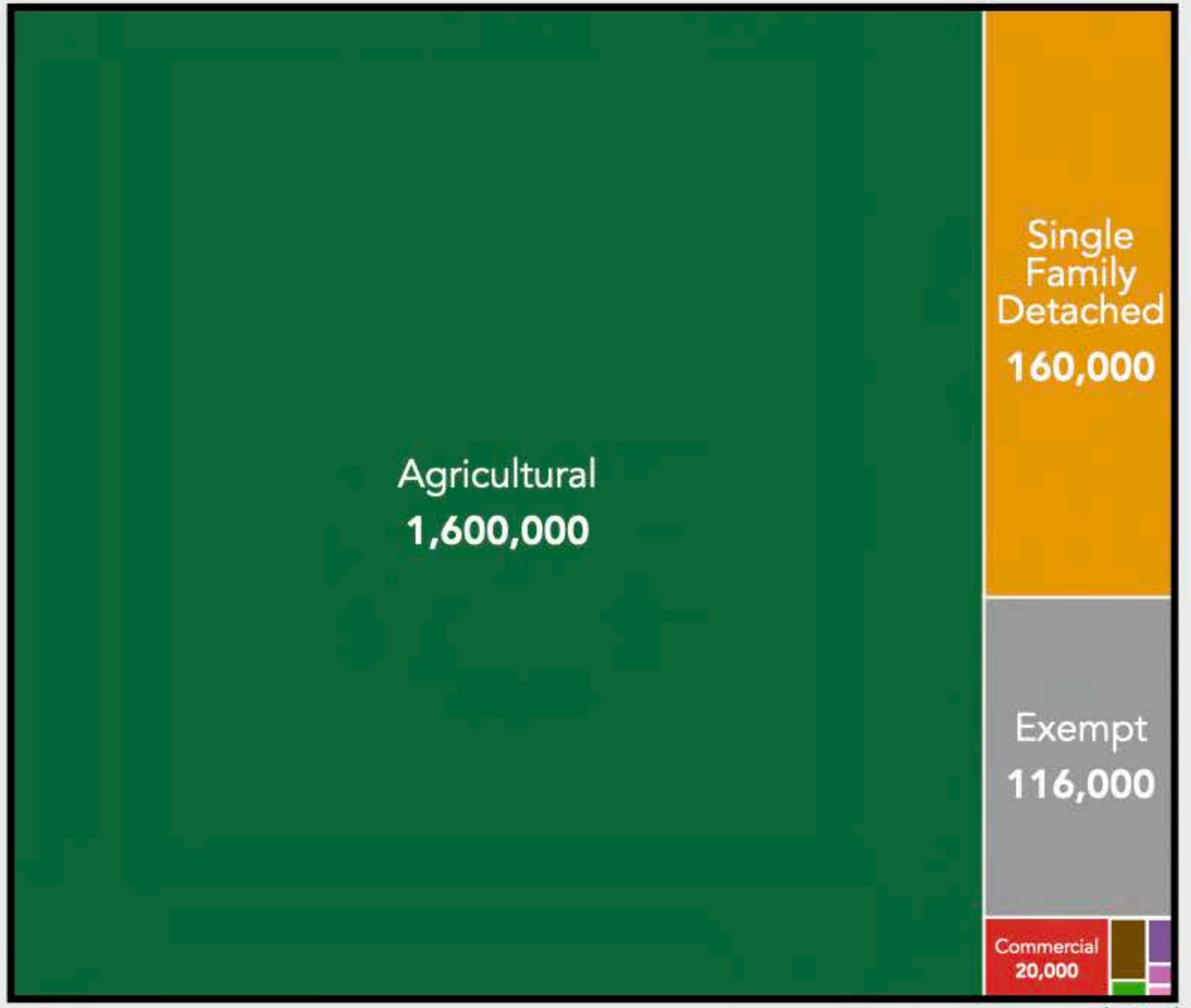




# Land Use

Eastern Shore, MD

## 1,900,000 Acres

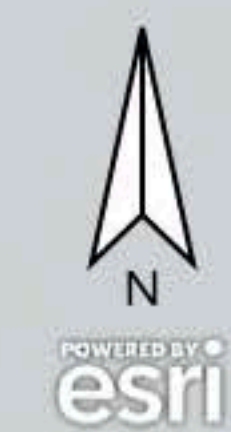
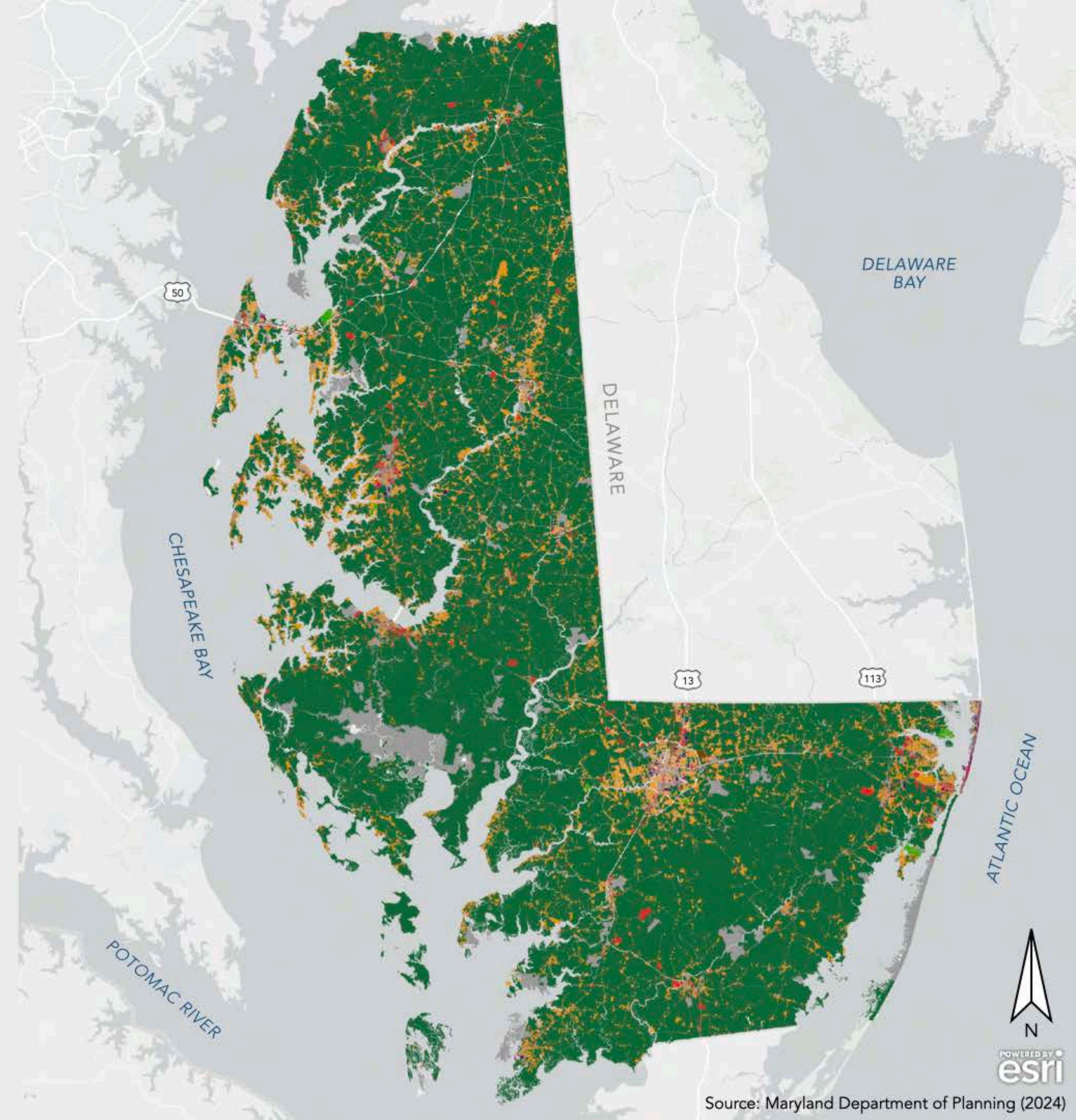
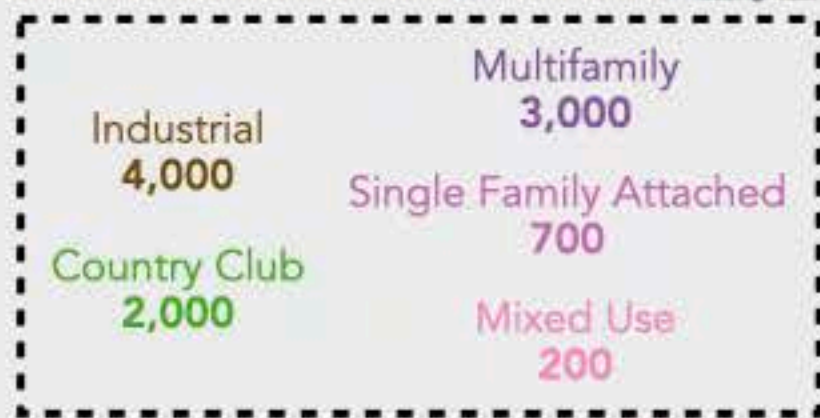
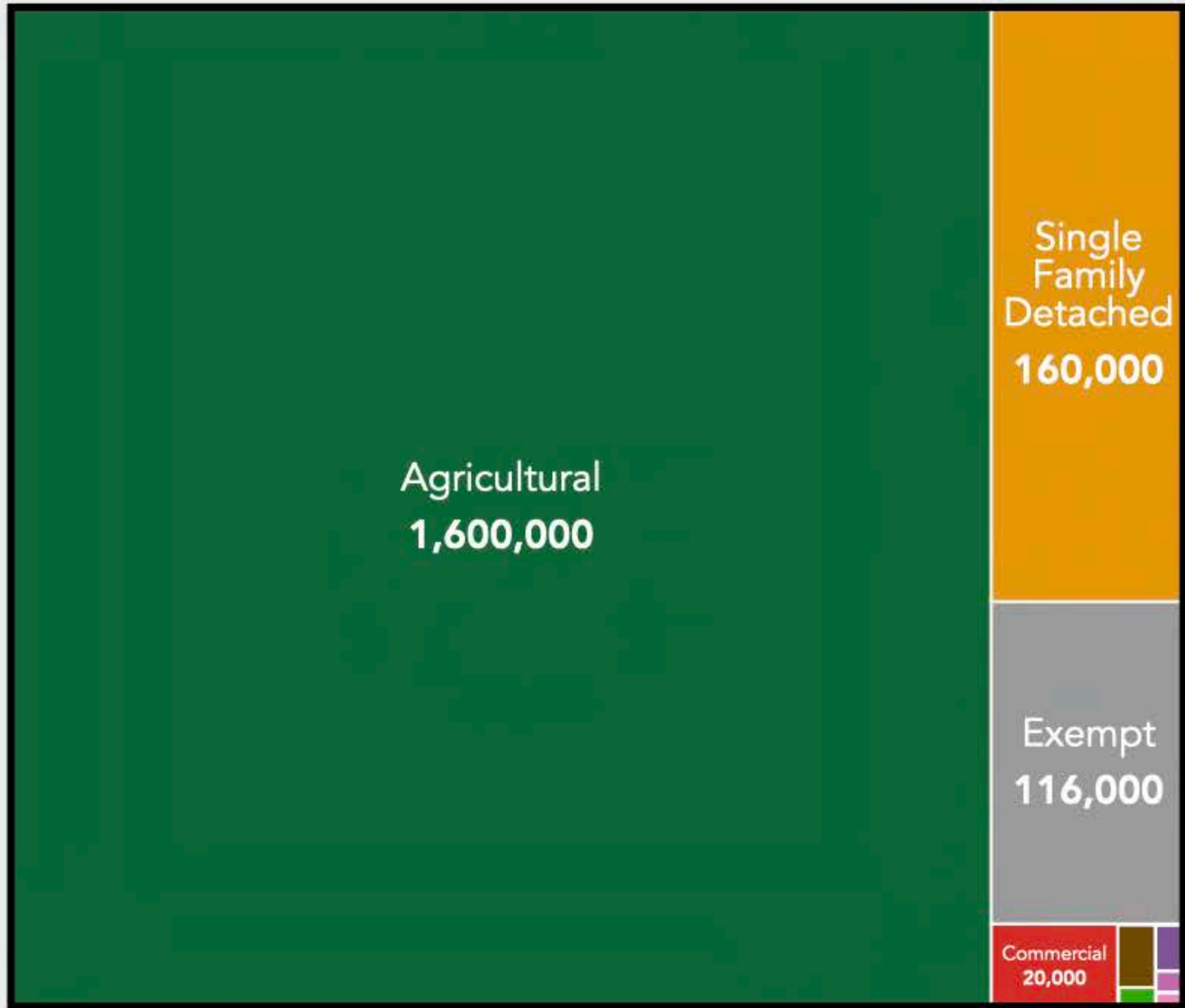




# Land Use

Eastern Shore, MD

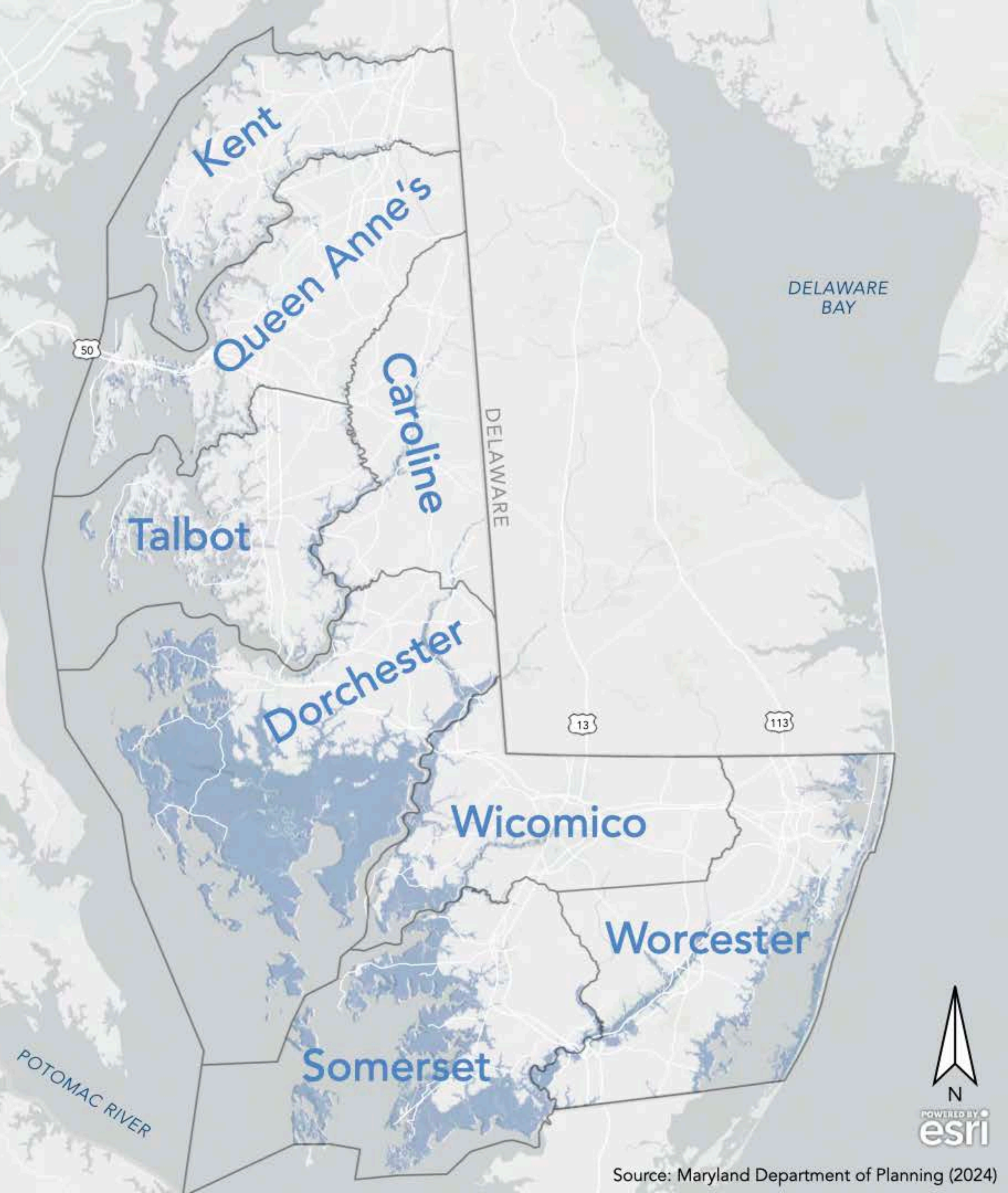
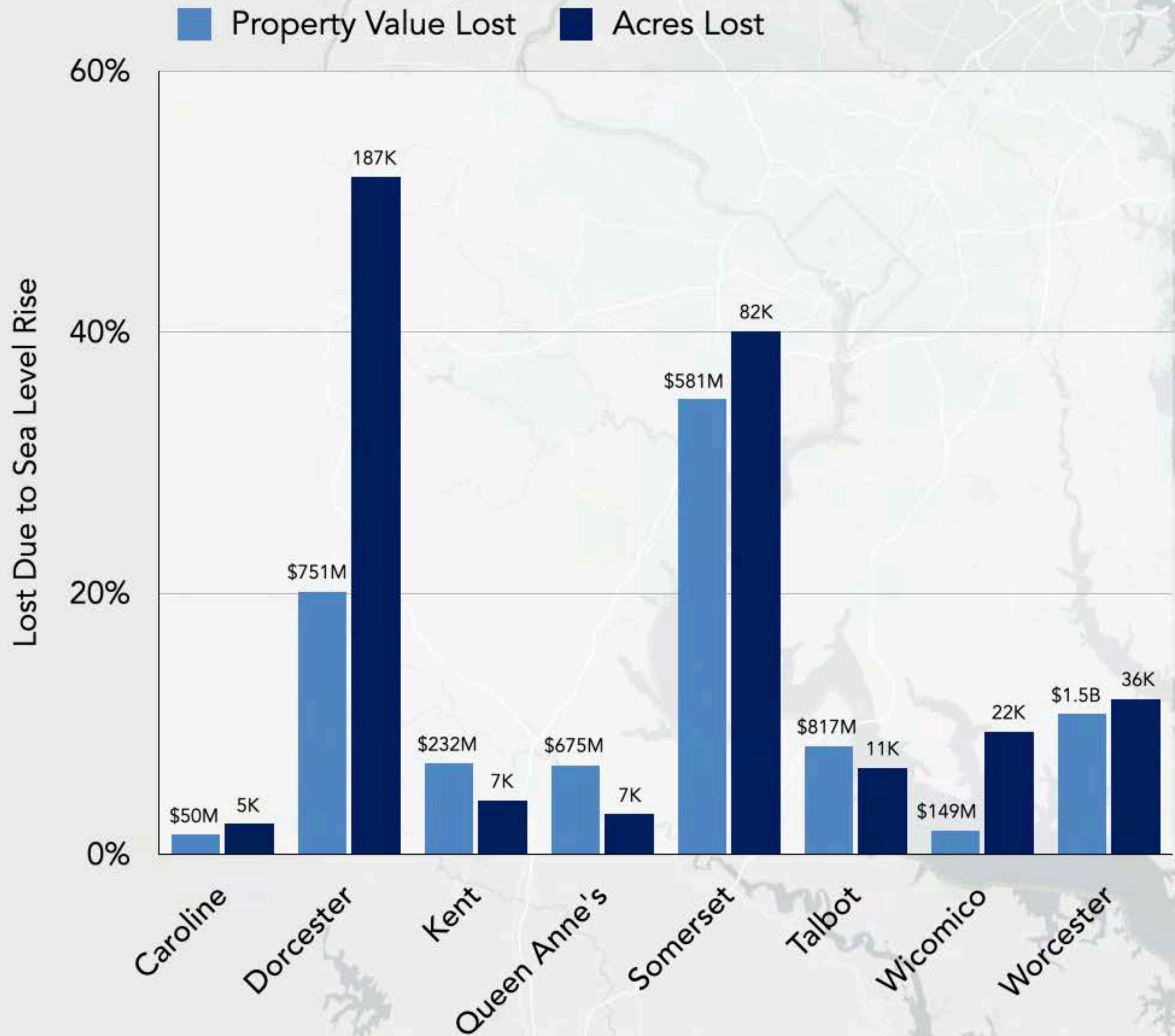
1,900,000 Acres





# Impact of Sea Level Rise by County, 2100

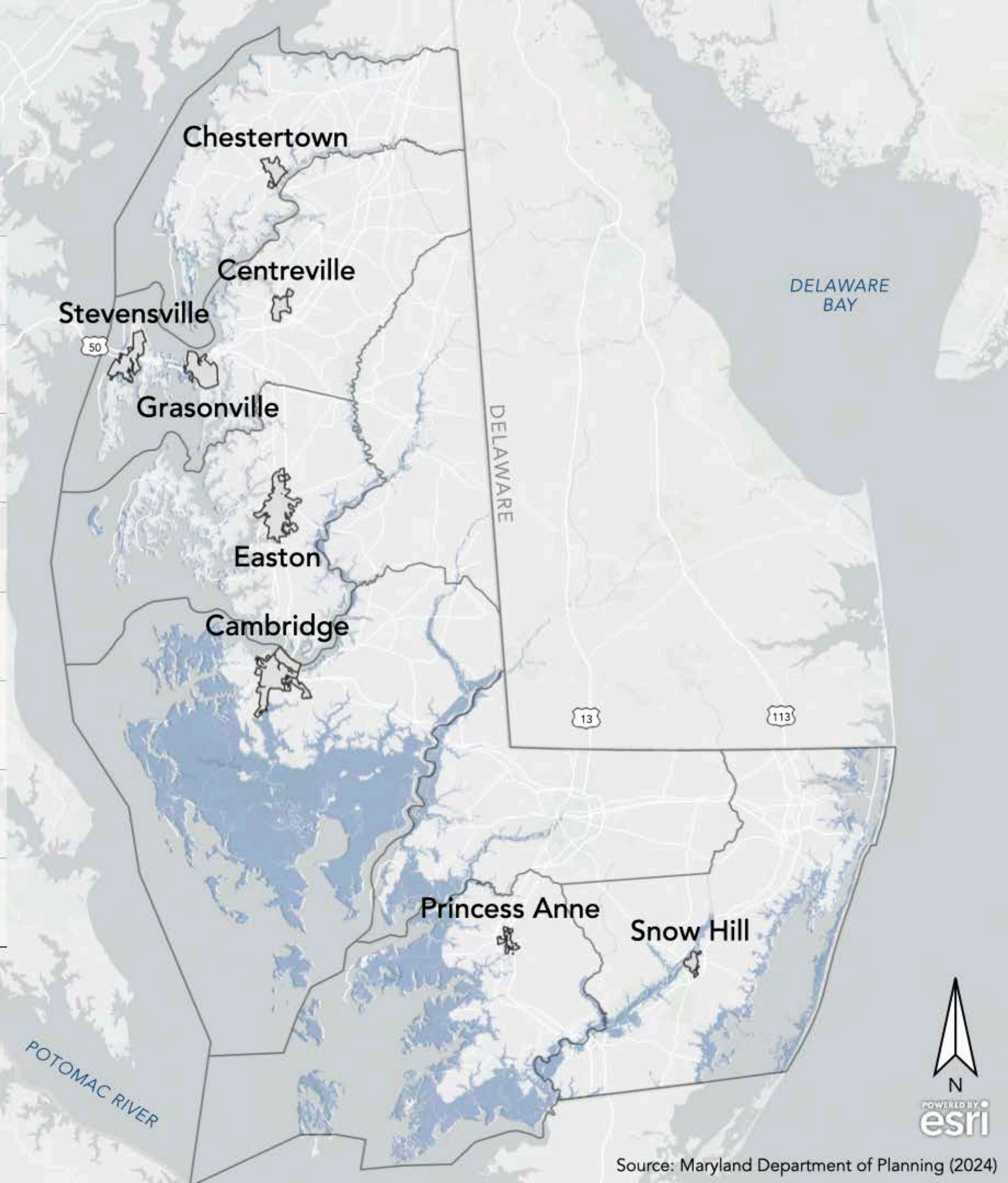
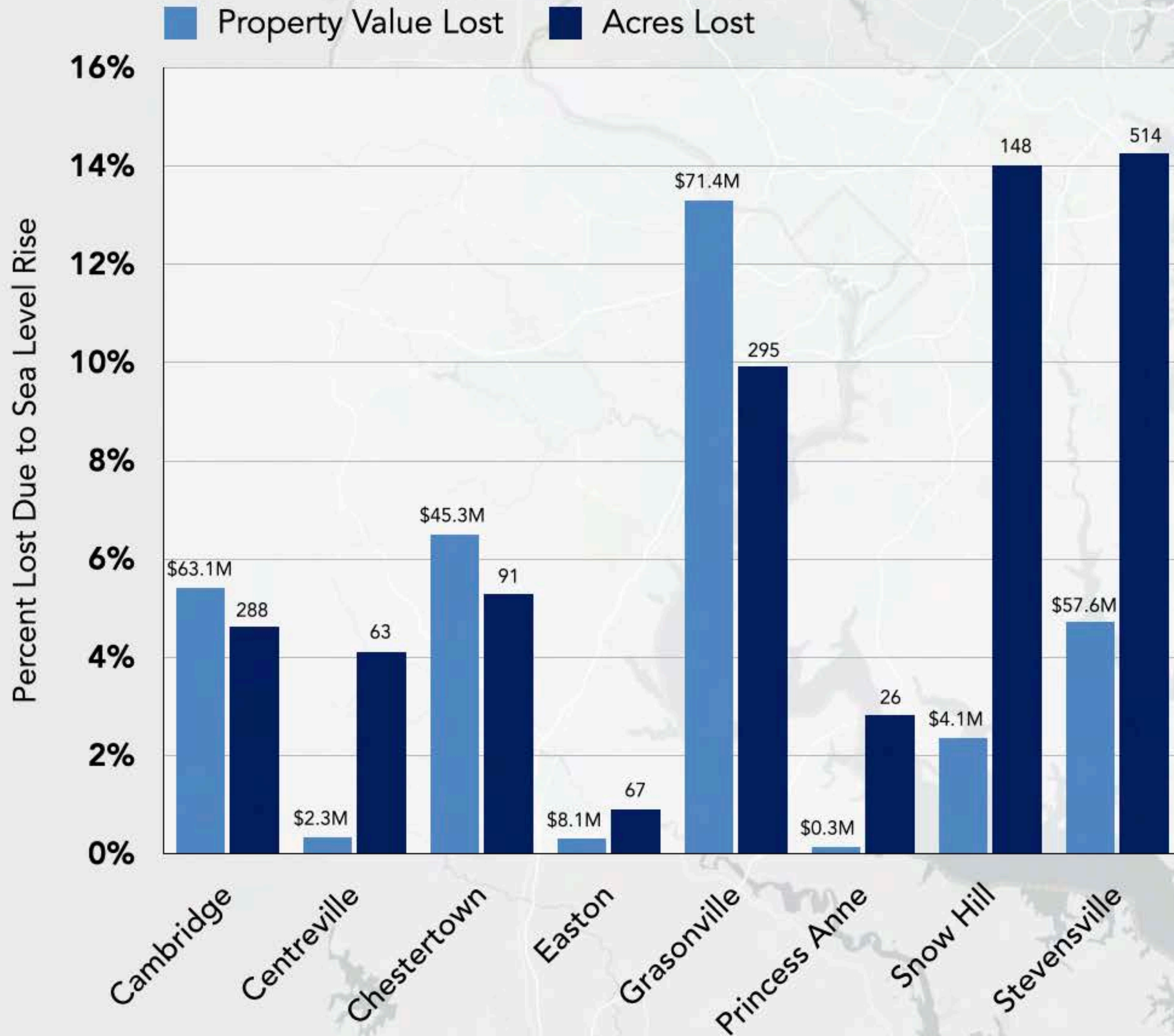
Eastern Shore, MD





# Impact of Sea Level Rise by City, 2100

Eastern Shore, MD





# Value Per Acre: Historic Buildings

Chestertown, MD

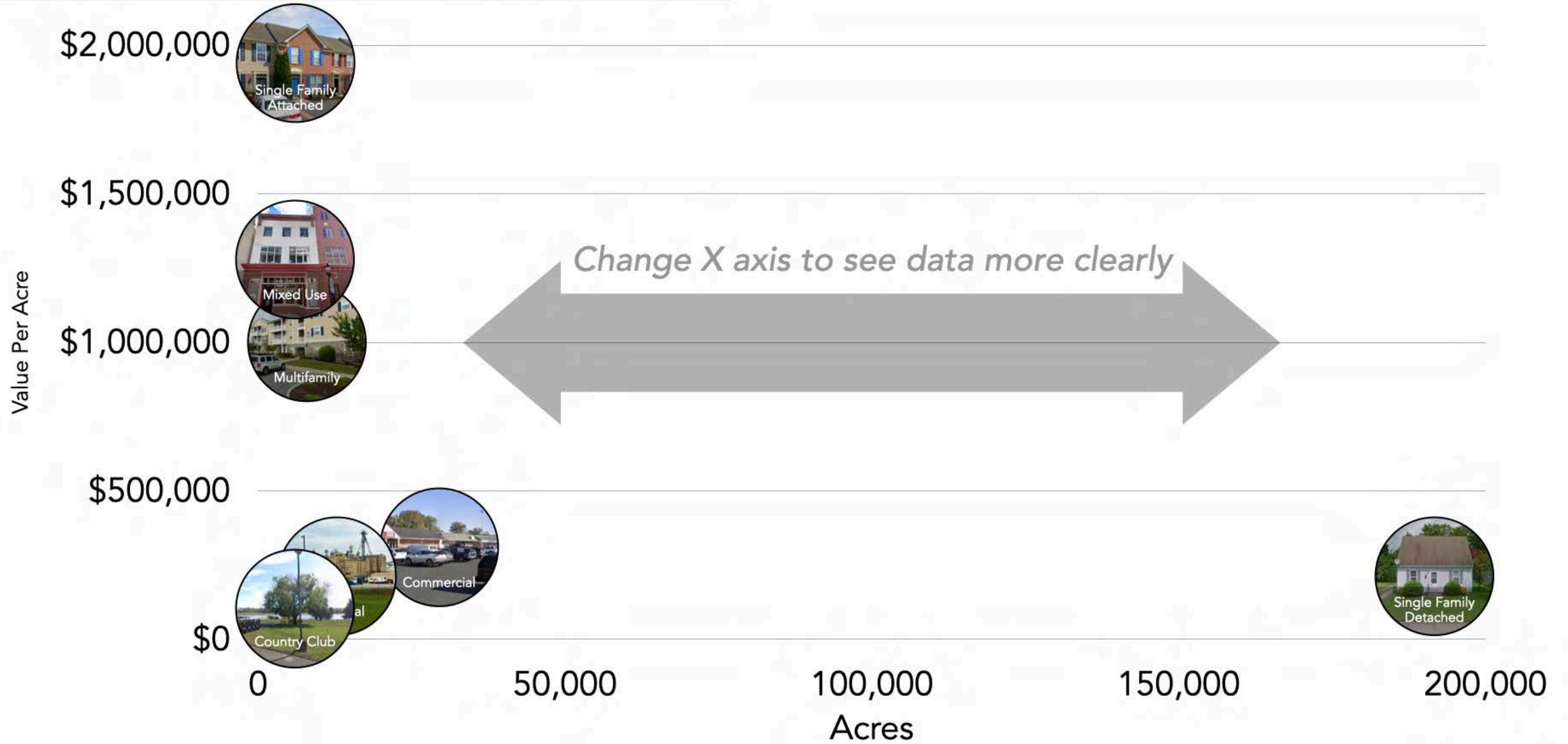


Walmart Average  
**\$0.7M per acre**



# Comparison of Land Use and Value Per Acre

Eastern Shore, MD





# Comparison of Land Use and Value Per Acre

Eastern Shore, MD



\*X axis in logarithmic scale to help visualize data

Source: Maryland Department of Planning (2024), Google Maps