

Table S4. Policies the Limit Coastal Development Incorporated into Analysis

State	Policy	Direct Effect on Analysis
NJ	State plan strongly discourages development in designated planning areas	Planning data classifies large area as <i>undeveloped</i> .
PA	State policies require public access along waterfront when industrial sites are redeveloped, often resulting in undeveloped coastal buffer.	Change industrial facilities from <i>developed</i> to <i>intermediate</i>
DE	Kent and New Castle County regulations prohibit development in 100-year floodplain	Change <i>intermediate</i> to <i>undeveloped</i> in 100-year floodplain.
MD	Critical Areas Act limits development to one home per 20 acres within 300 meters of tidal wetlands or water, along 90% of rural shores.	Change <i>intermediate</i> to <i>undeveloped</i> within 300 meters of shore.
VA	Virginia Beach prevents most development below designated rural line.	Planning data classifies large area as <i>undeveloped</i> .
SC	General policy of discouraging development within one statutory mile of air force base for security reasons.	Development not expected near Air Force base on otherwise growing island.
FL	Monroe County growth management policy	Planning data classifies large areas as <i>undeveloped</i>