

Makeover Montgomery



Innovative Strategies for Rethinking America's Suburbs

April 14, 2011

School of Architecture, Planning and Preservation

College Park, Maryland

April 15-16, 2011

Silver Spring Civic Building

Silver Spring, Maryland

Montgomery County Planning Department, M-NCPPC
The National Center for Smart Growth Research and Education
The Urban Studies and Planning Program, University of Maryland

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Silver Spring Civic Building Map



Agenda at a Glance

Thursday, April 14, 2011

@ the University of Maryland, College Park

2:00 pm – 4:00 pm **Pre-conference panel on the future of suburbs** School of Architecture, Planning & Preservation Auditorium

7:00 pm – 8:30 pm **Opening keynote address** School of Architecture, Planning & Preservation Auditorium

Friday, April 15, 2011

@ the Silver Spring Civic Building

8:00 am – 8:30 am **Light breakfast and registration** Atrium

8:30 am – 9:00 am **Welcome** Great Hall

9:00 am – 10:30 am **Session 1A: Sprawl repair** Great Hall

Session 1B: Transportation successes and challenges Spring Room

10:45 am – 12:15 pm **Session 2A: Zoning and policy** Ellsworth Room

Session 2B: Sustainability I Spring Room

Session 2C: Corridor development Great Hall

12:15 pm – 1:30 pm **Lunch (meal not included)**

1:30 pm – 3:00 pm **Session 3A: Infill development I** Great Hall

Session 3B: Town Center development Spring Room

3:15 pm – 4:45 pm **Session 4A: Infill development II** Great Hall

Session 4B: Sustainability II Spring Room

Saturday, April 16, 2011

@ the Silver Spring Civic Building

8:30 am – 9:00 am **Light breakfast** Atrium

9:00 am – 10:30 am **Session 5A: Engaging communities** Fenton Room

Session 5B: Financing tools Great Hall

10:45 am – 12:15 pm **Session 6A: Zoning code rewrite** Great Hall

Session 6B: State regulations and sustainable infrastructure Fenton Room

12:15 pm – 1:30 pm **Lunch**

1:30 pm – 3:30 pm **Potential impacts of proposed zoning & building typologies** Great Hall

3:30 pm – 3:45 pm **Concluding remarks** Great Hall

Conference Agenda

Thursday, April 14, 2011

@ the University of Maryland, College Park

2:00 pm – 4:00 pm

Pre-conference panel on the future of suburbs

School of Architecture, Planning & Preservation Auditorium

7:00 pm – 8:30 pm

Opening keynote address

School of Architecture, Planning & Preservation Auditorium

*The conference keynote address by USC demographer Dowell Myers will highlight demographic trends in suburbs across the United States. Laying the groundwork for the remainder of the conference, Myers will discuss the impact these trends could have on the future of America's suburbs. His presentation will highlight the great demographic turning point that is expected to reshape suburban demand in the post-recession era. Immigrants and aging Baby Boomers are the two great drivers that make aggregate consumer preferences in the coming decade so very different from the past. Political expectations based on past trends have rarely been so poor a guide for future development. Myers will portray a potential new future, based on changing demographics, that is now coming into view. **CM 1.5***

Dowell Myers University of Southern California

Friday, April 15, 2011

@ the Silver Spring Civic Building

8:00 am – 8:30 am

Light breakfast and registration

Atrium

8:30 am – 9:00 am

Welcome

Great Hall

Richard E. Hall Maryland Department of Planning

Hans Riemer Montgomery County Council

9:00 am – 10:30 am

Session 1A: Sprawl repair

Great Hall

*Sprawl has come to define the urban form of the latter half of the 20th century and continues to be the dominant form of new development despite calls to shift to more sustainable development practices. This session provides an overview of planning tools and strategies that can be used to foster changes to this pattern and redirect growth to strategic areas identified for redevelopment. Strategies for a range of spatial scales will be offered and a major local case study will be highlighted. **CM 1.5***

Evan Goldman Federal Realty Investment Trust

The White Flint Sector Plan: Creating a New Downtown in Montgomery County

Galina Tachieva DPZ and the Sprawl Repair Manual

Sprawl Repair: A Comprehensive Method

Emily Talen Arizona State University

Sprawl Retrofit: Sustainable Urban Form in Unsustainable Places

Sidney Brower University of Maryland

Moderator

Session 1B: Transportation successes and challenges

Spring Room

Poorly connected transportation networks and a general lack of mode choices have combined to make automobile use and, increasingly, congestion ubiquitous in the suburbs. This session will highlight affordable fixes to the transportation system that may significantly change suburban travel choices and alleviate congestion. Presentations will highlight circulator bus systems, Bus Rapid Transit networks, and increasing connectivity of all modes of travel. CM 1.5

Lora Byala Foursquare Integrated Transportation Planning

Fred Fravel KFH Group

Connecting Key Activity Centers with High Quality Bus Service

Jim Charlier Charlier Associates, Inc.

Practical Connectivity Repair

Wes Guckert The Traffic Group, Inc.

Median Bus Rapid Transit – High Value at Affordable Cost

Dan Hardy Montgomery County Planning Department

Moderator

10:45 am – 12:15 pm

Session 2A: Zoning and policy

Ellsworth Room

Fairly or unfairly, zoning and related public policies have been blamed for much of the sprawl of the latter half of the 20th century. This session considers opportunities to change zoning policies to create more sustainable communities. A diverse array of topics will be covered including the LEED®-ND system's model zoning overlay, how to do planned retrofitting of new developments to make redevelopment easier, and how large community uses such as mega-churches can be located and designed in more sustainable ways. CM 1.5

Eliot Allen Criterion Planners

LEED®-ND Zoning for Accelerating Sustainable Development

Katherine Nelson Montgomery County Planning Department

Land Use Policies for the Megachurch Phenomenon

Lee Sobel U.S. Environmental Protection Agency

Planned Retrofitting - It's Never Too Late To Start!

Fred Boyd Montgomery County Planning Department

Moderator

Session 2B: Sustainability I

Spring Room

Sustainability, allowing the current generation to meet its needs without compromising the ability of future generations to do the same, is continuing to play a greater role in shaping planning policy. But is the notion of a sustainable suburb an oxymoron? In this first session on the topic, attendees will hear ideas on how

Conference Agenda Continued

LEED®-ND can address this question, how to implement sustainable solutions for the suburbs during an economic downturn, and empirical evidence on whether urban form really does encourage more physically active and greener forms of transportation. CM 1.5

William Grimm Groundworks Studio
Transformative Planning: Pathways to Sustainable Future

Sophie Lambert U.S. Green Building Council
LEED® for Neighborhood Development: A Tool to Retrofit the Suburbs

Daniel A. Rodríguez University of North Carolina
The Built Environment and its Association with Walking and Physical Activity in Montgomery County, Maryland

Jim Cohen University of Maryland
Moderator

Session 2C: Corridor development

Great Hall

Arterial corridors lined with commercial shopping centers are a symbol of suburbia and also a prime target for many suburban redevelopment plans. But are these schemes realistic? Speakers will discuss the key challenges to redeveloping suburban corridors, from citizen opposition to design issues to market viability, and how they can be overcome. CM 1.5

Dena Belzer Strategic Economics
Implementation Strategies for Revitalizing Arterial Corridors

Stuart Sirota TND Planning Group
Transforming Commuter Corridors and Crossroads into Sustainable Places

Yolanda Takesian Kittelson and Associates, Inc.
New Transportation Thinking for Livable Corridors

Margaret K. Rifkin Montgomery County Planning Department
Moderator

12:15 pm – 1:30 pm

Lunch (meal not included)

Visit one of the many fine establishments located throughout downtown Silver Spring, all within walking distance of the Silver Spring Civic Building. (see map, page 21)

1:30 pm – 3:00 pm

Session 3A: Infill development I

Great Hall

Infill development of townhomes and other dense housing types on small sites within established single-family neighborhoods is both a design and policy challenge. This session provides examples of how cities with as divergent planning perspectives as Portland, OR and Houston, TX have accommodated these forms

of housing in close proximity to existing low-density units. Presentations will cover the design, policy approaches, and market demand for this form of redevelopment. CM 1.5

Bill Cunningham Portland Bureau of Planning and Sustainability
Innovative Infill Design Strategies: Lessons from Portland, Oregon

Deni Poletti CORE Architects
Filling the Gap - The Design, Economics & Regulation of Infill Buildings

Barbara Tennant Tennant Design, LLC
The Role for Infill Townhomes in Suburban Densification: Evidence from Houston, Texas

Chris Dorney University of Maryland
Moderator

Session 3B: Town Center development

Spring Room

The mixed-use pedestrian-friendly town center has come to represent the new suburban alternative to “place-less” commercial suburban strip development. Speakers in this session will review the track record of this development type and offer recommendations on how to plan for their successful implementation both on greenfields and as part of major redevelopment schemes. CM 1.5

Uri Avin Parsons Brinckerhoff
Tysons Corner Revisited

Tim Chapin Florida State University
The “Town Center” Model of Suburban Placemaking: Opportunities and Challenges

Neal I. Payton Torti Gallas and Partners, Inc.
How to Retrofit Your Suburban Arterial Highway into a Town Center in 7 (or so) Steps

Brian Kelly University of Maryland
Moderator

3:15 pm – 4:45 pm

Session 4A: Infill development II

Great Hall

Large-scale infill projects in the suburbs offer the opportunity for transformative changes and serve as a catalyst for subsequent redevelopment. This session will focus on large-scale infill projects such as suburban high-rises and redevelopment of older garden apartment complexes. The market demand for these forms of infill development and their impact on regional affordable housing supply will be discussed. CM 1.5

Mir Ali University of Illinois Urbana-Champaign

Kheir Al-Kodmany University of Illinois Chicago

Asli Ceylan Oner Florida Atlantic University

The Growth of High-Rise Buildings in U.S. Suburbs: Will Suburban Tall Promote Sustainable Development?

Conference Agenda Continued

Matt Hopkins streetsense
Infill with What? or Why You Can't Buy a Green Building on Amazon

Rolf Pendall The Urban Institute
1970s Apartment Neighborhoods: Opportunities and Threats for Sustainable Metropolitan Transformations

Paul Mortensen University of Maryland
Moderator

Session 4B: Sustainability II

Spring Room

This session builds on the first session on sustainability by exploring new models for retrofitting suburbia. Examples of sustainable suburban retrofitting will be offered from the East and West coasts. Research will be presented comparing how more sustainable mixed-use commercial districts have fared relative to more traditional suburban shopping centers and strip malls. CM 1.5

Reza Banai University of Memphis
Sustainability of Suburban Retailing: Commercial Nodes and Ribbons in the 21st Century

Chip Crawford HOK Planning Group
The Land Use Paradigm – A Living Systems Tool

Peg Staeheli SvR Design Company

Amalia Leighton SvR Design Company
What is a Suburb? Retrofitting Suburban Land Use Within and Around Cities

Garth Rockcastle University of Maryland
Moderator

Saturday, April 16, 2011

@ the Silver Spring Civic Building

8:30 am – 9:00 am **Light breakfast**
Atrium

9:00 am – 10:30 am **Session 5A: Engaging communities**
Fenton Room

Addressing community concerns over changes to the character of the place where people live, work, worship and/or play is a critical component to successful suburban redevelopment. This session provides real-life, tangible examples of how engaging the community early and often creates more vibrant and lively places. CM 1.5

Jewru Bandeh Silver Spring Regional Center
Regional Centers: A Model for Community Engagement

Gus Bauman Beveridge & Diamond, P.C.; Formerly of the Montgomery County Planning Board
How We Ended the "Silver Spring War" with a Vision, a Plan, and Persistent Implementation

Francine Waters Lerner Enterprises and the White Flint Partnership
Using Social Media & Grassroots Outreach to Engage the Community in the Approval of a New Sustainable City

Valerie Berton Montgomery County Planning Department
Moderator

Session 5B: Financing tools

Great Hall

The best suburban redevelopment plans may never be realized if market forces and developer profitability are not adequate. This session offers the development community's perspectives on the opportunities and challenges experienced in redeveloping the suburbs. Case studies highlighting successful use of various financing tools will be offered. CM 1.5

Shyam Kannan Robert Charles Leser & Co., LLC
Paying it Forward - Leveraging Market Forces to Fund Smart Growth

Robert Rosenfeld JBG Rosenfeld Retail
The Challenge of Financing Infill Development

Daniel K. Slone McGuireWoods LLP
Planned Densification: Issues of Planning, Building and Harvesting Value of Anticipated Densities

Margaret McFarland University of Maryland
Moderator

10:45 am – 12:15 pm

Session 6A: Zoning code rewrite

Great Hall

This session presents a case study of suburban redevelopment planning in action. Montgomery County, MD, a largely suburban jurisdiction, is in the midst of a major zoning code rewrite that will encourage the redevelopment of appropriate parts of the county to meet market demands for new housing and achieve sustainability goals. Members of the County Zoning Advisory Panel and the County's consulting firm CodeStudio will discuss the plan as it currently stands and the challenges they've faced along the way. CM 1.5

Patricia Baptiste Montgomery County Zoning Advisory Panel

Ralph Bennett Montgomery County Zoning Advisory Panel

Robert G. Brewer, Jr. Montgomery County Zoning Advisory Panel

Lee D. Einsweiler Code Studio

Jennifer Russel Montgomery County Zoning Advisory Panel

Hans Riemer Montgomery County Councilmember
Moderator

Conference Agenda Continued

Session 6B: State regulations and sustainable infrastructure

Fenton Room

Some smart growth advocates say that current stormwater regulations and the Bay TMDL make achieving denser more sustainable urban forms more difficult and act as a disincentive to smart growth. This session will discuss the current stormwater regulations and the Bay TMDL in Maryland and what they mean for sub-urban redevelopment efforts in the state. Approaches capable of achieving both water resource and dense development goals will be discussed. CM 1.5

Guy Pearlman Duany Plater-Zyberk & Co.

Larry Coffman LNSB, LLLP

Green Infrastructure and Community Design: Low Impact Suburbia vs. Light Imprint New Urbanism: The Debate

Joe Tassone Maryland Department of Planning

Jason Dubow Maryland Department of Planning

Smart Growth and the Bay TMDL

Mark Symborski Montgomery County Planning Department

Moderator

12:15 pm – 1:30 pm

Lunch (meal not included)

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1:30 pm – 3:30 pm

Potential impacts of proposed zoning and building typologies

Great Hall

Teams of graduate students from the University of Maryland will present detailed, illustrated analyses and comparisons of the redevelopment potential for sites in Montgomery County, Maryland under two scenarios: the existing zoning-by-right and the proposed zoning code rewrite. The focus will be on the relationship between the existing neighborhood, the scale and character of the new development and the financial pro-forma for the site. These design studies will further examine historical context; social context; density; morphological analysis of city plan, city fabric and building type(s); type(s) analysis (function, size, program, etc.); value; market type; and demographics.

School of Architecture, Planning and Preservation University of Maryland

Matthew J. Bell University of Maryland

Moderator

3:30 pm – 3:45 pm

Concluding remarks

Great Hall

Gerrit-Jan Knaap National Center for Smart Growth Research and Education

Rollin Stanley Montgomery County Planning Department

Mir Ali is a Fellow of the Council on Tall Buildings and Urban Habitat, where he has served in various leadership roles in since 1990. He worked in the industry for many years before joining the University of Illinois and has worked as a consultant for projects in Canada, the U.S., Singapore, Pakistan, Ethiopia, Bangladesh and UAE. In 2008, he received a Fulbright Award to study the urban design aspects and viability of constructing new high-rise buildings in Malta. He has given lectures and seminars locally and nationally in the U.S., and internationally.

Kheir Al-Kodmany is an associate professor at the University of Illinois, Chicago and serves as the co-director of the Urban Data Visualization Laboratory. His research and teaching focus on urban design, physical planning, and geospatial visualization applications for planners. He recently helped the Saudi government on planning for Hajj events and crowd management projects, where the implementation resulted in safe environments. He assisted the Jordanian government on preparing long-term “green” master plans and strategic spatial planning for high-rise development. Previously, he was an architect for Skidmore, Owings & Merrill in Chicago, where he participated in the design of numerous buildings in Chicago, Europe, and the Middle East.

Eliot Allen is an urban planner whose career has been devoted to finding resource-efficient and resilient paths to community development. He founded Criterion Planners in Portland, Ore., in 1979 to focus on the nexus of urban planning and sustainability. He has since become a nationally recognized leader in using information technology and collaborative decision-making to help citizens and designers create places that are measurably more livable and environmentally responsible. He created the INDEX planning support system, which has become the most widely used scenario sketch and indicator tool in the nation. His recent work includes sustainability updating of the Austin, Texas comprehensive plan; creating a climate-friendly growth framework for the Baltimore region; and suburban retrofit modeling for Montgomery County, Md.

Uri Avin has more than 39 years of experience in Maryland’s public sector and as a national consultant focused on the land use-transportation interface. His plans typically involve modeling and the application of decision support systems. He developed scenarios for the recently adopted Comprehensive Plan for Tysons Corner in Fairfax County, Virginia, an iconic edge city within a national and regional context. He has taught within the University of Maryland’s planning program and is also affiliate faculty at the National Center for Smart Growth at the University of Maryland.

Reza Banai is professor of city and regional planning in the School of Urban Affairs and Public Policy at the University of Memphis. He focuses on transit-oriented development site suitability aided by decision support and geographical information systems. He also works to assess the core commercial areas of new urbanism, with perspectives from retail location, land use theories and the conventional wisdom. His latest research is about light rail transit route alignment alternatives in Memphis with a network model that captures feedback in evaluation of land-use and transportation systems.

Jewru Bandeh, program manager in the Montgomery County, Md., Silver Spring Regional Center, serves as a point of contact and liaison between the center, county and the community and is responsible for managing and coordinating community outreach activities. With more than 21 years experience in community program planning, management, capacity building, and public policy and administration at the local and state levels, he works to try to increase government and community effectiveness, cross-organizational collaboration and integration of strategic priorities. Previously, he was the assistance director in Montgomery County’s Upcounty Regional Services Center, acted as CEO of the Tulsa Community Action Agency, and held many other civic positions in Tulsa.

Patricia Baptiste has been active in civic and land use matters in Montgomery County for more than three decades. As a five-term member of the municipal board of Chevy Chase Village, she worked on numerous subdivision, zoning, variance and special exception issues within the Village, and represented the interests of Village residents before both District of Columbia and Montgomery County government agencies. She served on the Montgomery County Planning Board from 1991 to 1998. Baptiste is an appointed member of the Montgomery County Base Realignment and Closure Task Force. She serves on the board of the Coalition for the Capital Crescent Trail, the board of the Montgomery County Educational Foundation and the board of the historic preservation group of the National Park Seminary.

Gus Bauman is an attorney at Beveridge & Diamond, focusing on land use and environmental issues, advising clients on such matters as comprehensive planning, project development, and natural resource regulation. From 1989 through 1993, he was full-time chairman of the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission, the regional land use and parks authority for Montgomery and Prince George's Counties. Previously, he was legal department director for the National Association of Home Builders. He has been deeply involved as co-counsel or amici counsel in Supreme Court land use and wetlands cases since 1980, including landmark decisions on regulatory takings of property and development exactions.

Dena Belzer is founder and president of Strategic Economics, an urban economics research firm based in Berkeley, California. She has more than 25 years of experience working on economic issues ranging from regional growth management to individual development projects. She specializes in projects with complex settings and many actors, requiring an innovative approach to research and analysis. Her specializations include retail and neighborhood revitalization, transit-oriented development, economic development, and corridor redevelopment.

Ralph Bennett Jr. is president of Bennett Frank McCarthy Architects, Inc., which consults on mixed-use and transit related projects. He was a member of the faculty of the University of Maryland's School of Architecture for 31 years. Since 1998, he has served as vice chair of the Affordable Housing Conference of Montgomery County and was chair of the Montgomery County Housing Opportunities Commission from 1998-2002. He was honored with the Community Architect of the Year Award in 2008 by the Baltimore Chapter of the American Institute of Architects and received the Distinguished Professor Award from the Association of Collegiate Schools of Architecture in 1998.

Robert Brewer Jr. is a principal in Lerch, Early & Brewer. Since joining the firm in 1977, he has specialized in land use/transactional real estate and health care. He represents major regional developers, retailers, health care entities, nonprofits, trade associations, automotive clients, schools and religious institutions to orchestrate the critical components of major development projects: development applications, rezonings, special exceptions, site plans and subdivisions. He also is heavily involved in the reevaluations of Montgomery County's master plans and the ensuing redevelopment planning.

Lora Byala is a transportation planner/consultant with over 14 years of experience in the transportation arena. She works for a variety of clients to promote transportation improvements through stakeholder and interagency coordination, planning studies, impact analysis, market studies, and best practice analysis. Her areas of expertise include regional transportation planning and transit planning. Previously, she worked for the Washington Metropolitan Area Transit Authority in the planning office, where she managed the regional planning section, and participated on planning teams for corridor studies for both rail and bus service alternatives.

Tim Chapin is associate professor and chair in the Department of Urban and Regional Planning at Florida State University, where he teaches graduate-level courses on population and employment forecasting, planning for community infrastructure, economic development, growth management and comprehensive planning. His research interests are in the areas of growth management, comprehensive planning and downtown redevelopment. He is known nationally as an expert on Florida's growth management system and the variety of infrastructure financing mechanisms commonly employed in the state, including impact fees, special assessments, and tax increment financing.

Jim Charlier runs a transportation consulting firm in Boulder, Colorado, that has served clients throughout North America. Over the past three decades, he has been at the forefront of efforts to redefine transportation planning to reflect smart growth and sustainable mobility objectives. Previously, he served in senior positions in two state Departments of Transportation (Iowa and Florida). He also teaches classes in transportation and sustainable cities and sustainable urbanism at the University of Colorado.

Larry Coffman has 37 years of experience in water resources protection, urban stormwater management and watershed restoration at the local, state and national levels. He is an inventor, author and educator considered one of the nation's leading experts on Low Impact Development technology for ecosystem protection and receiving water restoration. When he managed Prince George's County, Md.'s award-winning NPDES stormwater program, he pioneered the development of bioretention (rain gardens) and Low Impact Development technology using decentralized planning and design practices for urban stormwater management.

Chip Crawford is responsible for the overall leadership of The HOK Planning Group, a business unit of HOK, a global architecture and design firm, and focuses on innovation, design and developing talent and thought leadership for the group. Under his leadership, the Planning Group has grown to be one of the largest planning, urban design and landscape architectural practices in the world. With more than 29 years of experience in all aspects of project design and delivery, he has led multiple large-scale international projects, including the design of several new cities in Asia and India.

Bill Cunningham is leading work on the community design components of the Portland Plan, an update of Portland's Comprehensive Plan, which will set direction for the next 25 years. Previously, he was project manager of Portland's "Infill Design Project," an effort to improve the design of higher-density infill development in city neighborhoods. Through the project, he implemented a broad range of innovative strategies to foster well-designed infill development and greater housing diversity. Much of this work focused on the challenge of integrating compact development into the fabric of suburban neighborhoods.

Jason Dubow has worked at the Maryland Department of Planning since 2007 as manager of the Water Resources Unit within the Land and Water Resource Planning Division, focusing on integrating growth issues into the Chesapeake Bay restoration effort at the federal, state and local levels. He also serves as the agency's lead on the development and review of water resource elements of comprehensive plans, coordinates MDP's climate change mitigation and adaptation efforts in support of Maryland's Climate Action Plan, and is MDP's BayStat liaison and Critical Area Commission representative. Previously, he worked as an environmental planner for Worcester County Department of Comprehensive Planning and as an environmental analyst and communications specialist with ERG, Inc.

Lee D. Einsweiler has been involved in planning and zoning across the U.S. over the past 25 years. He is a principal with Code Studio, Austin, Texas, whose planning and implementation work yields vibrant, mixed-use, walkable communities through creative urban infill, redevelopment and incremental change. He has worked on a diverse set of projects, including zoning, subdivision and unified codes for cities and counties; form-based codes for special areas such as downtowns and corridors; design standards for commercial and residential development; and downtown, corridor and small area plans. Well-versed in smart growth, new urbanism, sustainability and green building issues, he is one of the principal authors of the Montgomery County Zoning Rewrite Project and previously worked on new mixed-use districts in Prince George's County.

Fred Fravel is a founding principal of the KFH Group, Inc. and has extensive experience in rural and specialized public transportation programs, inter-city bus policy and program planning, federal transit program implementation and compliance issues. He has performed many local, regional and statewide rural and urban public transit plans and management projects in the District of Columbia (the DC Circulator Transit Development Plan), Alexandria, Va. (parking and transit components of two city plans that supported high-density, mixed-use development activity centers by combining parking policies and enhanced transit services) as well as projects in Prince George's and Anne Arundel counties in Maryland.

Evan Goldman, vice president of development at Federal Realty Investment Trust, is managing the redevelopment of Mid-Pike Plaza, a 20-acre shopping center in White Flint, Md. Previously, he was a partner at the Holladay Corp., a small urban infill mixed-use development company in Washington, DC. He also worked as an associate for Tishman Speyer Properties and as vice president of design for LeRoy Adventures, where he was responsible for the interior renovation of the Russian Tea Room restaurant in New York City.

William Grimm, architect, urban designer, planner, and educator, is co-founder of Groundworks, an urban design and planning firm dedicated to improving public health through integrated redesign of the built environment. His firm is collaborating on several transformative planning efforts, including a campaign and design charrette in collaboration with the City of Charlottesville and the Charlottesville Community Design Center and community design research to develop a 'health infrastructure' that aims to improve regional sustainability and livability. Previously, he was a senior planner with William McDonough + Partners, the internationally acclaimed pioneer of sustainable design, where he gained valuable experience in integrated planning and sustainable development from both the public and private sectors.

Wes Guckert, a certified professional transportation planner, is an expert in traffic engineering and transportation planning. Serving as a technical adviser in transit planning, traffic impact analysis, traffic signal design, traffic circulation and access studies, he has played a major role in more than 6,000 projects in urban and suburban areas in the mid-Atlantic and has consulted on projects throughout the United States and internationally. Guckert is the president of The Traffic Group Inc., a transportation engineering and transportation specialty firm he founded in 1985, after his five years working in the Maryland State Highway Administration's Traffic Division.

Matt Hopkins has planned, designed, and completed millions of square feet of built architecture and development projects. His scope of completed projects range from cutting-edge urban retail and shopping centers to government complexes, student housing, hospital-ity, bio-tech laboratories, mixed-use high rises, municipal master plans, area plan charrettes and corporate headquarters. A registered architect and certified planner, he serves as a planning commissioner for Gaithersburg, Md.

Shyam Kannan, of Robert Charles Lester & Co., has developed a strong background in urban issues and sustainable development. He focuses on real estate strategies for urban revitalization, mixed-use and transit-oriented development, and green or sustainable development. He directs the firm's Economic Development Practice Group and is responsible for driving the firm's innovations in implementing public-private partnerships.

Sophie Lambert, director of neighborhood development at the U.S. Green Building Council, oversees the LEED® for Neighborhood Development program. Her work encompasses development of the rating system, outreach to local governments, and creation of tools and resources to help the market implement the rating system. She educates real estate developers and government officials on the value of sustainable communities and represents USGBC at numerous conferences each year on the topics of LEED®-ND and smart growth. Previously, she worked at the Urban Land Institute and in the U.S. EPA's Smart Growth office.

Amalia Leighton is a civil engineer and planner at SvR Design Company, a Seattle-based landscape architecture and civil engineering firm specializing in integrated, environmentally responsible design. She works with suburban and urban communities to evaluate context-sensitive solutions to improve active transportation in the public right-of-way. Many of those projects incorporate universal design and access principles, complete street strategies, environmental site design, vegetation preservation and enhancements, and traffic calming elements.

Dowell Myers (keynote) is professor of urban planning and demography in the School of Policy, Planning, and Development at the University of Southern California, where he directs the Population Dynamics Research Group. A longtime adviser to the Census Bureau and author of a book on methods of census analysis, he is a widely regarded specialist in the links among demographics, housing, real estate and cities. His recent work has addressed the role of demographic forces in shaping cycles of demand for owned and rented dwellings, including his award-winning 2008 study, *Aging Baby Boomers and the Generational Housing Bubble*. His work on immigration also has achieved great attention. His book, *Immigrants and Boomers: Forging a New Social Contract for the Future of America*, is a study of the ways immigrants advance over time and provide new energy to support our aging society.

Katherine Nelson has over 20 years experience in planning in Montgomery and Fairfax counties, with a focus on green infrastructure, forest conservation, water supply and wastewater planning. Using her knowledge of GIS and data management, she developed a system for evaluating the effectiveness of existing forest conservation strategies. She also teaches courses in land use principles and soil ecosystems. She is proficient on the issue of mega-churches and their impacts on areas designated for agriculture or environmental protection, preserving flexibility for religious institutions to have affordable options while protecting the landscape.

Asli Ceylan Oner is an assistant professor in the School of Urban and Regional Planning at the Florida Atlantic University. Her research revolves around the impact of globalization on the form, planning and governance of cities. Within this framework, she is interested in the locational strategies of transnational advanced producer service firms, metropolitan growth and decentralization, and the high-rise geography in metropolitan regions. She is also interested in comparative urbanization and European Cities. As a member of the Globalization and World Cities Research Network, she participated in projects related to transnational firms and global urban networks.

Neal I. Payton is a principal at Torti Gallas and Partners, Inc. where he created and directs the West Coast office, which covers projects in central Texas, the Pacific Northwest, southern California and Hawaii. Projects include urban design for the Los Angeles Metro's Westside extension of the purple line and the revitalization of a three-mile stretch of Coast Highway for Oceanside, California. He recently completed downtown plans for two Texas cities. In Honolulu, he is directing the creation of a form-based code for the Kaka'ako redevelopment area. Previously, he co-directed Torti Gallas' Urban Design efforts in its Silver Spring, Md., office.

Guy Pearlman is a registered landscape architect and project manager of Duany Plater-Zyberk & Company's Charlotte, N.C., office. He has extensive experience in town planning and traditional neighborhood development as well as permitting and implementation. As part of his focus on the Light Imprint Initiative, he works with clients during the development and construction phases to best implement environmentally sensitive and green infrastructure practices. He is a contributor to the Light Imprint Handbook and to the Light Imprint web site and is invited to speak at workshops and conferences championing Light Imprint

Rolf Pendall is director of the Metropolitan Housing & Communities Policy Center at the Urban Institute. His research expertise includes land use planning and regulation; federal, state, and local affordable housing policy and programs; and metropolitan planning and development. His projects have explored land-use regulations in the biggest metro areas; exclusionary and inclusionary zoning; state and local affordable housing policies and programs; transportation and residential neighborhoods in fast-growth metro areas, such as Denver and Houston; and sprawl in weak-market metro areas, especially upstate New York.

Deni Poletti is a principal in Core Architects Inc., Toronto, Ontario, where he has been responsible for the design and execution of a numerous residential, hospitality and retail projects. His extensive experience with urban development issues and his understanding of the impact of architectural design on the general public has made him sought after in both the public and private sectors in Canada and the U.S. He has been instrumental in expanding the firm's hospitality and residential portfolio, nationally and internationally. He is working on a residential condominium development in Ottawa, urban infill studies for an Ottawa developer and is the Canadian design architect for Porsche Canada dealerships.

Daniel A. Rodríguez is director of the Carolina Transportation Program, associate professor in city and regional planning at University of North Carolina, and adjunct associate professor of epidemiology at University of North Carolina, Chapel Hill. His research focuses on the reciprocal relationship between the built environment and behavior. He is the author of more than 50 peer-reviewed publications and a co-author of the book *Urban Land Use Planning*.

Robert Rosenfeld co-directs the acquisition and development activities of JBG Rosenfeld Retail, a leading owner and developer of shopping centers and mixed-use properties in the mid-Atlantic region. JBG Rosenfeld owns or manages over 5 million square feet of retail and mixed-use properties. In addition, JBG Rosenfeld's retail brokerage division is a market leader in the representation of both landlords and tenants. Prior to founding JBG Rosenfeld in 1995, he was president of Rosenfeld Realty Company, a shopping center development firm specializing in neighborhood and community center development. Prior to joining Rosenfeld Realty, Rosenfeld was Assistant Vice President of JMB Realty Corporation in Chicago, Illinois, a major real estate investment firm, where he concentrated on the acquisition of retail and other properties.

Jennifer Russel is a principal and leader of the planning studio for Rodgers Consulting, Inc. a planning and engineering/design firm. With more than 30 years of experience in the public sector, she has overseen land use, development activity review and approvals, and master planning activities for one of Maryland's largest cities. She is well versed in ordinance revision, plan review, smart growth policies and New Urbanism. Previously, as director of planning and code administration for the City of Gaithersburg, she was instrumental in the review, development and approval of Kentlands, one of the nation's first neo-traditional neighborhoods.

Stuart Sirota is the founding principal of TND Planning Group, a consulting firm that integrates sustainable transportation, land use and civic engagement. He leads and participates in projects in the mid-Atlantic and throughout the U.S., helping communities become more pedestrian-, bicycle-, and transit-friendly. He assists governments and community-based organizations seeking to enhance livability through transformative change. Some of the areas in which he specializes include complete streets, walkable community and corridor master plans, safe routes to school programs, and transit-oriented development planning. Previously, he was a professional associate with Parsons Brinckerhoff, where he led the land use-transportation integration practice in Baltimore.

Daniel K. Slone has represented developers and localities on land use and environmental codes for more than 25 years and has helped draft form-based codes throughout the country. A charter member of the Congress for the New Urbanism, he also serves on the boards of several urbanist or sustainability organizations, including the Form Based Codes Institute, the National Charrette Institute, the Seaside Institute, Green Roofs for Healthy Cities, Bioregional North America (One Planet Communities) and the Transect Codes Council. He speaks nationally on overcoming impediments to form-based and sustainable coding.

Lee Sobel is the real estate development and finance analyst at the U.S. EPA's Office of Sustainable Communities, focusing on technical assistance, outreach and education, and research and policy, related to real estate development that achieves smart growth outcomes. Previously, he was a senior associate in the Miami office of CB Richard Ellis' Investment Property Group, selling shopping centers and retail property throughout Florida. He was a commercial real estate and mortgage broker in Florida for over eight years.

Peg Staeheli is president of SvR Design Company, a Seattle-based landscape architecture and civil engineering firm specializing in integrated, environmentally responsible design. SvR's sustainable solutions address multi-modal users while incorporating natural drainage systems, porous pavements, amended soils and landscape restoration. A registered landscape architect with 32 years of practice, her work has involved design approaches that create retrofit options for urban and suburban communities.

Galina Tachieva is an expert on urban redevelopment, sprawl retrofit, sustainable planning and form-based codes. As a partner at Duany Plater-Zyberk & Co., Architects and Town Planners, she directs and manages the design and implementation of projects in the U.S. and around the world. She is the primary author of the Sprawl Repair Module, a special application to the SmartCode, which enables the transformation of sprawl types into community patterns. That work was the basis for the Sprawl Repair Manual.

Yolanda Takesian offers 20 years of transportation planning experience focused on bridging engineering, planning, urban design, and economics to build walkable, comfortable, transit-friendly communities. She has led a broad range of strategic and comprehensive plans designed to improve transportation's contribution to community livability, to placemaking, to access and circulation by all modes, and to the attractiveness of the transit service. She advises agencies in policy, process and program solutions to enhance transportation options and leverage both public and private investment to create sustainable places. Previously, she served as assistant chief of the Maryland State Highway Administration's Community Design Division, and as senior planner for the Maryland Department of Transportation.

Emily Talen is a professor at Arizona State University in the School of Geographical Sciences and Urban Planning. She directs the Phoenix Urban Research Lab, an extension of ASU's Design School, located in downtown Phoenix. She has produced an online book of urban codes and has studied the urban design requirements of Chicago's diverse neighborhoods. Previously, she was a faculty member in the department of urban and regional planning at the University of Illinois, Champaign-Urbana.

Joseph Tassone has worked at the Maryland Department of Planning since 1988 as manager or director of environmental planning, comprehensive planning, and now land and water resource planning. He chairs a state interagency work group to develop a Phase II growth/offset strategy for Maryland's Watershed Implementation Plan for the Bay TMDL. He has represented MDP on the Maryland Agricultural Land Preservation Foundation since 1988 and coordinated the State Agricultural Certification Program since 1992. He was a contributing author of the 2003 Bay Program Scientific and Technical Advisory Committee's Chesapeake Futures publication, foretelling the critical role sustainable development must play in the Bay's restoration.

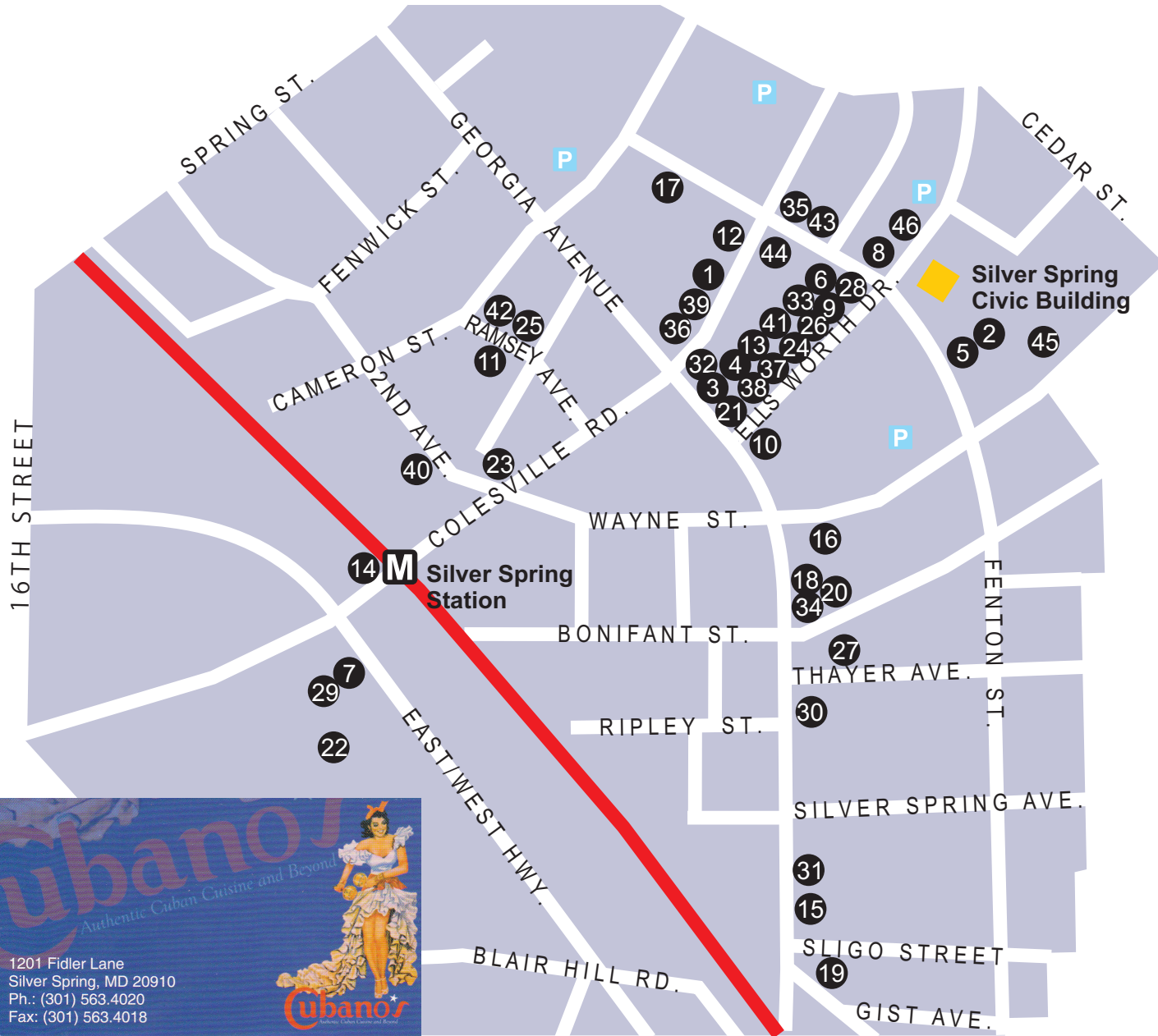
Barbara Tennant is principal of Tennant Design, where she provides consulting services to the homebuilding industry, designs custom homes and townhomes, and produces affordable housing designs as part of the Texas Homeowner's Assistance Program. Her expertise includes residential design and urban planning in Houston, Dallas, Fort Worth and San Antonio. In the early '90s, when she was vice president at Perry Homes, she was instrumental in the company's decision to enter the high-density housing market and build townhomes in many revitalizing neighborhoods near downtown districts. She works with city governments seeking to modify regulations to allow higher-density housing to be built in urban areas, resulting in "market affordable" housing types in the modern Texas city.

Francine Waters is a transportation demand management and marketing specialist with more than 25 years experience in the private and public sector. She is managing director of transportation/smart growth for Lerner Enterprises and senior director of transportation planning for the Washington Nationals Baseball Club. Recently, she participated in the planning and implementation of the region-wide transportation plan for Nationals Park in Washington, D.C., and in the approved White Flint Sector Plan in Montgomery County, Md. Previously, she was executive director of Bethesda Transportation Solutions, a transportation management district in Montgomery County.

Silver Spring eateries

- 1 Abol - 8626 Colesville Road
- 2 Adega Wine Cellars & Cafe - 8519 Fenton Street
- 3 Asian Bistro Restaurant - 8537 Georgia Avenue
- 4 Austin Grill - 919 Ellsworth Drive
- 5 Baja Fresh - 8515 Fenton Street
- 6 Blue Pearl Buffet and Grill - 8661 Colesville Road
- 7 Caribou Coffee - 1316 East/West Highway
- 8 Chick-Fil-A - 825 Ellsworth Drive
- 9 Chipotle - 907 Ellsworth Drive
- 10 Copper Canyon Grill - 925 Ellsworth Drive
- 11 Cubano's Restaurant - 1201 Fidler Lane
- 12 Da Marco Ristorante Italiano - 8662 Colesville Road
- 13 Eggspectation Restaurant - 923 Ellsworth Drive
- 14 Einstein Bros. Bagels - 8397 Colesville Road
- 15 Fire Station 1 - 8131 Georgia Avenue
- 16 Ghar-E-Kabab - 944 Wayne Avenue
- 17 Golden Flame - 8630 Fenton Street
- 18 The Greek Place - 8417 Georgia Avenue
- 19 Jackie's Restaurant - 8081 Georgia Avenue
- 20 Kefa Café - 963 Bonifant Street
- 21 Lebanese Taverna Cafe - 933 Ellsworth Drive
- 22 Mamma Lucia - 1302 East/West Highway
- 23 McDonald's - 8507 Colesville Road
- 24 McGinty's Public House - 911 Ellsworth Drive
- 25 Mi Rancho Restaurant - 8701 Ramsey Avenue
- 26 Moby Dick House of Kabobs - 909 Ellsworth Drive
- 27 Negril Jamaican Eatery - 965 Thayer Avenue
- 28 Noodles & Company - 905 Ellsworth Drive
- 29 Oriental East - 1312 East/West Highway
- 30 Olazzo - 8235 Georgia Avenue
- 31 Pacci's Neapolitan Pizza - 8113 Georgia Avenue
- 32 Panera Bread - 8541 Georgia Avenue
- 33 Potbelly Sandwich Works - 917 Ellsworth Drive
- 34 Quarry House Tavern - 8401 Georgia Avenue
- 35 Quizno's Sub - 8555B Fenton Street
- 36 Ray's the Classics - 8606 Colesville Road
- 37 Red Lobster - 8533 Georgia Avenue
- 38 Romano's Macaroni Grill - 931 Ellsworth Drive
- 39 Sabroso Grill - 8624 Colesville Road
- 40 Soho Cafe & Market - 8405 Colesville Road
- 41 Starbucks Coffee - 915 Ellsworth Drive
- 42 Tastee Diner - 8601 Cameron Street
- 43 Sushi Jin - 8555-A Fenton Street
- 44 Taste of Morocco - 815 Ellsworth Drive
- 45 Whole Foods Market - 833 Wayne Avenue
- 46 Z-Pizza - 815 Ellsworth Drive

Map of Downtown Silver Spring

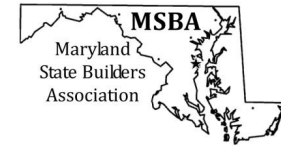


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