

# AGENDA PACKETS

## *Demographics and Community Design*

**Wednesday, May 3, 6:30 p.m. to 10 p.m.**

The Johns Hopkins University  
Shady Grove Campus, Building III  
9601 Medical Center Drive  
Rockville, Maryland

## *Growth and Planning*

**Wednesday, May 17, 6:30 p.m. to 10 p.m.**

The Johns Hopkins University  
Shady Grove Campus, Building III  
9601 Medical Center Drive  
Rockville, Maryland

## *Implementation Strategies and Tools*

**Wednesday, September 27, 4:00 p.m. to 7:30 p.m.**

(Lite dinner provided)

Brookside Gardens Visitors Center  
1800 Glenallan Avenue  
Wheaton, Maryland

## **Appendix: Challenge Questions to Ponder**

## **CREATING THRIVING AND SUSTAINABLE COMMUNITIES**

### **PROGRAM OVERVIEW**

The Montgomery County Planning Department, the Coalition for Smarter Growth, and the Urban Land Institute will join with more than 100 civic and business leaders from Montgomery County in a community-based discussion to explore how we can continue to create thriving and sustainable communities.

The community discussion will continue throughout the summer on a web-based Message Board. In September, the group will reconvene to focus on two important questions: Where do we put new growth? What implementation tools and strategies are needed to sustain livability in existing communities and prevent the decline of our older communities?

### **GOALS**

Explore the challenges and opportunities associated with the expected changes to Montgomery County.

Provide community perspectives and guidance to the Planning Board and the County Council regarding how we can create strong communities and inspiring places to live and work in the future.

Create an inventory of community values, preferences and aspirations to help guide future planning.

### **OBJECTIVE**

To engage more than 100 civic and business leaders<sup>1</sup> to reflect on the following questions:

What are your ideas for creating the quality communities envisioned in our plans? What makes change acceptable and unacceptable? How do we make choices about future growth? What planning policies and approaches must be reshaped to meet the challenge of future change?

### **INVITEE SURVEY**

Before the first community-based discussion is convened, a survey will be sent to all invitees to help identify their values and aspirations regarding community livability in the future. The results will be explored throughout the sessions.

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<sup>1</sup> The sessions will be advertised and open to the public.

# AGENDA

## MAY 3, 2006

### LOCATION

The Johns Hopkins University, Shady Grove Campus  
9601 Medical Center Drive, Building III  
6:30pm-10:00pm

### COMMUNITY DISCUSSION 1

#### **PLANNING FOR SUSTAINABLE COMMUNITIES THAT MEET CHANGING COMMUNITY NEEDS**

*The first Community Discussion will explore the physical impacts of demographic trends, changing community needs, evolving lifestyle preferences, and the opportunities they represent. The challenges, choices, and trade-offs associated with accommodating change in our communities through design will be examined.*

**Ralph Bennett, Session Moderator and President, Bennett, Frank, McCarthy Architects, Takoma Park.** *Ralph Bennett first moved to the County in 1946 and has lived here continuously since 1977.*

### 6:30-6:45 OPENING REMARKS

#### **Derick Berlage, Chair, Montgomery County Planning Board**

*The purpose and intent of the Discussion Series. The planning efforts needed to achieve the communities that we envision for Montgomery County as it continues to grow and change.*

#### **Faroll Hamer, Acting Director, Planning Department**

*Reaffirming the goals of the General Plan, while navigating amid emerging trends and changing community needs. Implementing the intent of the General Plan through a transparent master plan program and growth management strategies. Refocusing our planning emphasis from managing the outward expansion of development to smaller area planning and redevelopment.*

**6:45- 7:20**

**Session 1: Past and future, a planning perspective.**

*Len Bogorad*, Managing Director, Charles Lesser & Company

*Karl Moritz*, Chief, Research and Technology Center, Park & Planning

Len Bogorad, nationally recognized market analyst and Karl Moritz, Montgomery County's leading demographer will summarize how demographic trends and lifestyle preferences suggest future directions in planning, land use policy, and community design. Karl will also present the results of the invitee survey.

**Q & A**

**7:20- 7:40**

**Session 2: Community design opportunities and future change.**

*Ralph Bennett*, President, Bennett, Frank, McCarthy Architects

Design opportunities presented by future change will be explored. Montgomery County offers opportunities for improvement in planning and design, as it grows and changes. Ralph Bennett will illustrate four contemporary best practices in planning and show how the County can meet its potential for making quality neighborhoods and communities.

**7:40-7:50 BREAK**

**7:50- 9:30**

**Session 3: Neighborhood development patterns.**

*Mike Watkins*, Duany, Plater-Zyberk & Co, Director, KentlandsTown Planning

*John Carter*, Chief, Community-Based Planning Division

Mike Watkins, internationally acclaimed neo-traditional architect and town planner and Montgomery County resident will examine the spectrum of development patterns that define communities and community life. Among the implementation tools, Mike will share his transect-based Smart Code.

Mike will explore how existing communities crystallize into new ones and use increasingly scarce land more efficiently to provide better environments for community life. He will outline how development can be an asset to the community by examining alternative neighborhood patterns and their attributes, such as, connectivity via street, pedestrian, and bus networks, variety of housing types, mixed-use centers, public spaces, and quality design. The role of community participation in re-

organizing suburban development into memorable, convenient, more accessible places in the future will be examined.

*What works and what doesn't, as older neighborhoods crystallize into new ones?* John Carter, long-term Chief of the Community-Based Planning Division and the Department's repository of planning knowledge, will join Mike to explore application of transect-based planning here in Montgomery County.

*What does it take to achieve the quality communities envisioned in County plans and highlighted in the invitee survey?* John will highlight some policy, planning, regulation and community participation efforts. The need for public facilities and amenities to accompany community change will also be explored.

**Audience discussion and feedback.**

*What makes change acceptable?* Mike and John will engage the audience in discussion about their perceptions of community change and redevelopment. The results of the invitee survey will help guide the discussion.

**Concluding Observations: Ralph Bennett**

**9:30-10:00**

**Meet the panelists. Mingle with the local leaders. Discuss the issues.**

# AGENDA

## MAY 17, 2006

### LOCATION

The Johns Hopkins University, Shady Grove Campus  
9601 Medical Center Drive, Building III  
6:30pm-10:00pm

### COMMUNITY DISCUSSION 2

#### **KEY ELEMENTS OF PLANNING POLICY IN THE 21<sup>ST</sup> CENTURY**

*The second Community Discussion will provide an opportunity to explore challenges and choices associated with future growth, change, and community needs. What choices can we reasonably make regarding future growth? How will we accommodate, plan, and manage future growth? What has to happen to more fully engage the community in guiding future planning?*

*Participants will have an opportunity to examine how emerging demographics, changing community needs, and the economic reality of the private market are being successfully integrated into community planning and project development in Montgomery County and throughout the country.*

**Dr. Arthur C. Nelson, FAICP, Moderator**, Professor and Director of the Urban Affairs and Planning Program and Associate Director for the New Metropolis at Virginia Tech's Metropolitan Institute.

*The Moderator will seek advice and answers from national experts, local leaders, and the audience regarding the challenges associated with growth and change.*

### 6:30-6:40 OPENING REMARKS

#### **Derick Berlage, Chair, Montgomery County Planning Board**

*Exploring the choices Montgomery County has in accommodating sustainable future growth given the realities of the 21<sup>st</sup> century. Summarizing the outcome of the first session. Reflecting on the results from the invitee survey.*

#### **Faroll Hamer, Acting Director, Planning Department**

*Outlining the policy, planning and regulatory framework essential to meeting community needs in the future. Guiding 21<sup>st</sup> Century development potential through a focused pattern of sustainable growth and reshaped growth management strategies.*

6:40-7:25

**Session 1: Policy and planning framework.**

*Karl Moritz*, Chief, Research and Technology Center, Park & Planning

*John Carter*, Chief, Community-Based Planning Division, Park & Planning

Karl will review current growth forecasts including assumptions associated with where and how the region and County will see growth according to current master plans and forecasts. The planning, policy, and regulatory framework guiding the amount, type, location, and pace of development and the provision of public facilities, amenities, and infrastructure will be summarized.

John will explore planning at a variety of scales here in Montgomery County as a way to achieve the quality communities envisioned in County plans and highlighted in the invitee survey.

**Montgomery County 2040, A View from the Outside**

*Chris Nelson* will present a fresh perspective about Montgomery County's growth patterns and development potentials.

**Q & A**

7:25-8:40

**Session 2: Responding to change, a panel discussion about future growth and development.**

Three national experts will respond to specific questions about the future planning of Montgomery County. They will examine how other jurisdictions are responding to change and working to create thriving and sustainable communities. Each expert will be given 10-15 minutes to present.

**National Experts**

*Tony Downs*, Senior Fellow, Metropolitan Policy, Brookings Institution.

How are we going to provide a full range of housing opportunity as the cost of housing escalates and the number of jobs outpaces the number of housing units?

*Thomas Lavash*, Vice- President, Economic Research Associates.

How will growth, emerging economic pressures and market forces influence community design, residential development and lifestyle preferences in the future?

*Reid Ewing, Research Professor, National Center for Smart Growth, University of Maryland, College Park.*

How should the public's interest in sustainable quality community design, connectivity, and best mix of land uses be pursued? What role will the provision of public facilities and services play in creating livable communities in the future?

### **Local Leaders**

Six local leaders will present their "point-of view" regarding future growth, development, and change. They will then pose questions to the national experts in a robust 30-minute dialogue.

*Dan Wilhelm, President, Montgomery County Civic Federation*

*Bryant Foulger, Principal and Vice-President, Foulger Pratt Companies*

*Frankie Blackburn, Executive Director, Impact Silver Spring*

*Pamela Lindstrom, Civic Activist and Smart Growth Advocate*

*Richard Parsons, President, Montgomery County Chamber of Commerce*

*Paul Mahon, Executive Vice-President, Strategic Planning, United Therapeutics Corporation.*

**8:40- 9:15**

**Audience reaction and response.** The audience will be invited to pepper the panelists with questions and engage in discussion.

**9:15-9-30**

**Concluding observations:** **Roger Lewis**, Architect, Planner, Educator, Washington Post Columnist.

**9:30-10:00**

**Meet the panelists. Discuss the issues. Exchange ideas.**

***Complete and return the Audience Questionnaire and Evaluation Form to the Registration Table or mail by May 22 to: Department of Park and Planning, Strategic Planning Division, 8787 Georgia Avenue, Silver Spring, MD 20910.***

***Visit the Park and Planning website after June 1 to read the Session Summaries at [mc-mncppc.org](http://mc-mncppc.org).***

***Share your ideas about future planning on the Centers and Boulevards Blog after June 1 at [mc-mncppc.org/strategic\\_planning/centers/index.shtm](http://mc-mncppc.org/strategic_planning/centers/index.shtm).***