

Maryland Sustainable Growth Commission Meeting

July 22, 2013/1:00 p.m. to 4:00 p.m.

**City of Rockville – Glenview Mansion
603 Edmonston Drive
Rockville, Maryland**

Meeting Summary

Members: Jon Laria, Calvin Ball, Derick Berlage, Greg Bowen, Karl Brendle, David Carey, Diane Chasse, Cheryl Cort, David Costello, Sandy Coyman, Charlotte Lawson Davis, David Goshorn, Rich Hall, Don Halligan, Frank Hertsch, Steve Lafferty, David Lever, Ursula Powidzki, Ray Skinner and Bryce Turner

Elected

Officials: County Executive Isiah Leggett, Mayor Phyllis Marcuccio, Senator Karen Montgomery

Attendees: Mike Callahan, Candace Donoho, Andy Gunning, Don Hadley, Rose Krasnow, David Levy, Barbara Matthews (City Manager), Mark Pierzchala, Susan Swift, John Tyner, Stan Wall and Ann Wallas

MDP Staff: Chuck Boyd, Amanda Conn, Peter Conrad, Arabia Davis, Rich Josephson, Jenny King, Joe Tassone and Pat Russell

Welcome and Opening Remarks

The Chair, Jon Laria, thanked County Executive Isiah Leggett and Mayor Phyllis Marcuccio and the other distinguished elected officials in attendance, for welcoming the Commission to Montgomery County. He welcomed the Commissioners and interested parties to the Rockville meeting.

County Executive Leggett began the meeting by addressing several key issues prevalent to the Town of Rockville, which includes economic development, growth and planning policy. He stated that he welcomes the challenge to defining and implementing these very issues. The County has tried tirelessly to enhance growth so that it is sustainable. He mentioned that it is important to have community based policies in place that are on-going.

Mayor Marcuccio thanked everyone for recognizing the capital of Montgomery County, the City of Rockville. She also acknowledged the City's elected officials and staff that were in attendance. She noted that the Glenview Mansion is a marvelous facility and that use of the facility is open to all groups. She stated that the City has been recognized time and time again

for its sustainable growth efforts. She specifically mentioned the Tower Oaks Boulevard Building, which has been recognized across the world as a Platinum LEED building.

Mr. Laria introduced Ms. Kathleen Moran, Civic Center Superintendent who gave a brief history of the Glenview Mansion, noting that it is listed on the National Register of Historic Places.

Mr. Laria stated that Commissioners travel to different jurisdictions around the State and that it was great to have the opportunity to see all of the magnificent places like the Glenview Mansion.

Overview of the City of Rockville & Montgomery County's Redevelopment Efforts

Ms. Rose Krasnow, Deputy Director of the Montgomery County Planning Department gave a PowerPoint presentation highlighting many of the new smart growth developments in Montgomery County, and spoke briefly about the County's Comprehensive Master Plan. Ms. Krasnow mentioned that Montgomery County has a very diverse population that continues to grow rapidly, and we need to look at what we can do to be more sustainable. Several other items of note included that the old zoning code had been rewritten and in May of this year it was sent to the County Council for review. Further, she explained that several Master Plans are actively being updated, working with citizen groups, residents and other stakeholders. She also mentioned that the development projects that have been approved are located in: Bethesda, Silver Spring, Wheaton, and White Flint (where the Mall is planned to be completely redeveloped into a mixed use center with retail, residential, office and entertainment uses). In closing, Ms. Krasnow stated that there many large scale planning activities underway that will help to transform Montgomery County into an even more sustainable, smart growth community.

Ms. Susan Swift was then introduced and proceeded to give a PowerPoint presentation on the new redevelopments opportunities and projects currently underway in the City of Rockville. She started off this portion of the meeting by elaborating on how the Rockville Town Center was created as a physical and social center for the citizens of Rockville, and that there is a lot of opportunities for transit-oriented development. Several good projects of note besides the Town Center include:

- the Duball project will bring multi-family homes, a hotel, and retail to Rockville Town Center;
- the Twinbrook Metroplace, which is the largest project in Rockville, (1.15 million square feet of transit-oriented, mixed-use development at the Twinbrook Metro Station) was approved in the last year and a half;
- the 1900 Chapman Avenue project, consisting of a 5 acre mixed use development with 667 dwelling units and approximately 5,000 square feet for non-residential development. This project has been approved but not quite started; and
- the Twinbrook West a mixed-use redevelopment located on the Rockville Pike.

Ms. Swift also noted that the City is working on the Rockville Pike Plan update – which includes a neighborhood plan and major commercial corridor strategy. The draft plan includes a proposed land use map, park and open space needs assessment with conceptual park designs, and proposed street improvements. Ms. Swift briefly related Maryland's Twelve Planning Visions to what Rockville has tried to accomplish, noting that they have been working in close collaboration with the County. She pointed out that there is a lot of infrastructure and public investment in the City

of Rockville and that challenge will be for the City and County to work together to maximize the use of these facilities and investments to everyone's benefit.

Mr. Calvin Ball related similar mixed-use efforts occurring in Howard County and concurred that it is a challenge to balance the need to maintain adequate public facilities with efforts to promote attractive, smart growth communities.

A number of questions were raised about affordable housing units. In response to these questions, Ms. Krasnow noted that Montgomery County has been a leader in promoting affordable housing through its Moderately Price Dwelling Unit (MPDU) Program. She acknowledged that some people are devoting 60 to 70 percent of their income to housing, but the County is working to create more affordable housing opportunities, as well as encourage mixed income communities.

A copy of Ms. Krasnow's and Ms. Swift's presentations can be found at:

http://planning.maryland.gov/YourPart/773/MSGC_Meetings.shtml#20130722

Overview of the State of Maryland's Transit-Oriented Development (TOD)

Efforts

Mr. Andrew Scott, Director of the Office of Real Estate, MDOT gave a PowerPoint presentation, on MDOT's effort to promote TOD and the importance of TOD to maximize the State's investment in the rail system. He pointed out through his presentation that if you can walk to transit, you are less likely to drive. He also noted that the Governor has a strong interest on TOD legislation. Mr. Scott reported that MDOT is sitting down with local governments to partner with them to attract private development to these designated TOD sites. He highlighted the Metro Center at Owings Mills as an example of TOD where MDOT is partnering with the local government and the private sector. One of the characteristics of a TOD that he mentioned is that the area needs to be a walkable place. He stated that he is committed to moving this vision forward.

Overview of the State of Maryland's Transit-Oriented Development (TOD) Efforts

Mr. Stan Wall, Executive Director of Real Estate, WMATA used a PowerPoint presentation to highlight WMATA's key elements and goals, including 10 principles directed to promoting TOD. He reiterated that there are tremendous opportunities for transit development in Maryland, and cited several case studies (see hand-out).

Mr. Halligan interjected the importance of design in the TOD process and that MDOT continues to work with WMATA to identify specific projects. He also mentioned that WMATA has a good planning program and is working on several great projects.

Mr. Laria said would like to identify ways for the Commission to play an appropriate role in advocating for TOD and to help address impediments to their success.

Workgroup Action Item - Education Requirements for Planning Commissioners and Board of Appeals

Mr. Calvin Ball provided a brief update on the work of the Education Workgroup. He stated that the effort to develop the Sustainable Growth Challenge framework is complete and our focus has shifted to securing participating institutions. He stated that this is an exciting initiative. Sandi Olek, member of the Education Workgroup, provided more details on the Sustainable Growth Challenge Initiative (see handout). Ms. Olek mentioned there were several higher education institutions throughout the State that have expressed interest. Anyone that has ideas for specific projects for the schools to investigate should contact Mr. Ball or Ms. Olek.

The Education Workgroup also is working on promoting smart growth through social media. As part of this discussion, the question was asked how best to market smart growth and possibly partner with the Smart, Green and Growing Campaign. Mr. Laria asked that MDP/DNR make arrangements to provide an in-depth overview of the Smart, Green and Growing Campaign to the full Commission. Mr. Laria indicated that he would like the Commission to discuss potential options for marketing smart growth more broadly and possibly in concert with the Smart, Green and Growing Campaign.

Mr. Ball mentioned that the Action item being presented by the Education Workgroup is for the Commission to endorse the Planning Commissioner and Board of Appeals Report and to provide direction on how best to convey the recommendations to the State legislature.

Mr. Conrad then was asked to give his PowerPoint presentation on the Planning Commissioner Training Course Assessment. He mentioned that MDP has been providing training to the planning commissioners throughout the State – to date the count is around 1,400 people. This Training Course is required by law. Maryland joins six other states that have a similar mandate for Planning Commissioner training. This report evaluates the current training program, examines the compliance rates of Planning Commission and Zoning Board members, and makes a series of recommendations. Mr. Conrad thanked the workgroup for their hard work and due diligence in this process and noted that there has been a good response from the Planning Commission and the Board of Appeals members that responded to a survey regarding the effectiveness of the training.

Mr. Conrad said they are looking at other State's and what they are doing. At this time, only New Jersey requires testing. The group has developed an online Planning Commissioner survey and recommending annual updates. There also is a need to step up the outreach. Some of the groups/ places where the training course is provided includes: Baltimore County, MML, MACo, etc. The consensus among the workgroup is that people depend on on-line sources.

Some of the recommendations outlined in the report are the need to improve data collection; expand course feedback; develop some pre and post questions for each training module. We need to create a continuing education program and expand partnerships among similar government education-oriented organizations. We also need to look for ideas from the Planning Commission members.

Mr. Conrad mentioned that the group is looking for ways to incorporate the TIF requirement and tier mapping process into the training.

Mr. Laria thanked the workgroup for presenting a well-organized report.

Mr. Laria asked for a motion. Mr. Bryce Turner moved that the Commission endorse the report. Mr. Sandy Coyman seconded that motion. All were in favor with no opposition

Mr. Laria asked the members if they would like to have a follow-up discussion at a subsequent meeting regarding some of the recommendations listed in the report. Mr. Conrad indicated that he would be prepared to focus on a number of the more relevant recommendations. Mr. Laria said we will find time at another meeting and provide members with a one page list of questions to facilitate a follow-up discussion.

Briefing on the 2014 Annual Forum and Awards Program

Mr. Greg Bowen said he was pleased with our progress in the 2013 Awards Ceremony. The timeframe to review the submissions for the 2014 Awards Ceremony has changed. For this round of nominations, August 30th is the deadline. Mr. Bowen mentioned that the Planning Committee for the Forum and Awards Ceremony are currently looking at a number of potential Key Note Speakers.

Mr. Laria indicated that he is looking for some good nominees and that no one is in a better position to identify nominees than the Commission. Mr. Rich Hall asked members to talk to their colleagues and co-workers for nominations.

Follow-up on the Sustainable Transformation of the Appalachian Region (STAR) Report

Mr. Laria stated that the Commission should consider pulling the rural work piece out of the STAR report and identify ways to help the State define how smart growth works in these areas. There is recognition that smart growth works differently in rural communities, and there is a need to have a separate workgroup focus on the economic and land use issues related to smart growth in rural parts of Maryland.

Adequate Public Facilities Workgroup Report & Recommendation

Mr. Frank Hertsch briefly discussed the three main sections of the APFO Workgroup Report and Recommendations. He then asked Mr. Dahlstrom to provide an overview the recommendations. Mr. Dahlstrom began the discussion by stating that reporting on the impacts of APFO's is a required component for some local jurisdictions. He summarized some of the major recommendations of APFO report (see the APFO report for details).

Mr. Laria asked for a motion. Mr. Raymond Skinner moved that the Commission endorse the report/recommendations and to let the workgroup continue to move forward with their work. Mr. David Lever seconded that motion. All were in favor with no opposition

Workgroup Action Item - WIP Workgroup – Accounting for Growth: Infill Development Policy Discussion

Mr. David Costello informed the Commission that the final Accounting for Growth (AfG) Workgroup Report was due on August 9th and that there have been a total of 10 meetings. He

stated that there were 27 key issues which required a consensus, among which included determination of an effective date, and establishing baseline conditions. The first draft of the AfG report was submitted today. Mr. Costello stated that MDE will be working with other Bay Cabinet agencies and that this topic was discussed at the Bay Cabinet meeting. Mr. Costello would like the policies completed by September. This topic will be discussed in more detail at the next Commission meeting.

Mr. Tassone then presented a proposal to the Commission regarding an Infill Exemption from the Growth Offset requirement, referring them to several handouts. He briefly went over the Infill Exemption criteria. Delegate Lafferty asked Mr. Tassone to explain item #2 regarding “70% of the land within ¼ mile of the development site boundaries must be developed land;” and also raised a question about item #4 regarding minimizing post-development stormwater nutrient loading rates.

Mr. Tassone clarified that the criteria was not really an attempt to define infill, but rather define the surrounding development context where the infill development would occur. Ms. Gilbert suggested that considering using designated Sustainable Communities has means to define infill areas. Mr. Tassone agreed that the Commission members may want to consider some alternative criteria. Mr. Bowen expressed some concerns about item #5 regarding minimize post-development nutrient loading rates. Ms. Cort said she wanted to look at this from a TOD perspective and consider other criteria. Mr. Costello invited other Commission members to feel free to provide input. He recommended that Mr. Tassone consider the comments and provide an update on the criteria at a future meeting.

Mr. Laria asked the Commission to provide feedback on the Infill definition. He encouraged each member to provide suggestions/feedback on this issue. Mr. Bowen suggested that the Commission examine the concept of what kind of impact the criteria would have on the State as a whole.

Meeting adjourned at 4:40 p.m.

Note: all power point presentations can be found on:

http://planning.maryland.gov/YourPart/773/MSGC_Meetings.shtml#20130722