

Today's **VISION** Tomorrow's **REALITY**

SUMMARY REPORT OF THE "REALITY CHECK PLUS" GROWTH VISIONING EXERCISES





National Center for Smart Growth Research and Education

A land use research center at the University of Maryland in College Park.

ULI Baltimore

Urban Land Institute – Baltimore District Council

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SEPTEMBER 26, 2006

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Reality Check participants

broadly supported **protection**

of the state's **"green infrastructure..."**



Photos used in the design of this report (including its cover) were provided courtesy of Paul Coelus, Kai Hagen, Jack Lynn, Jason Sartori and the Tri-County Council for Southern Maryland.

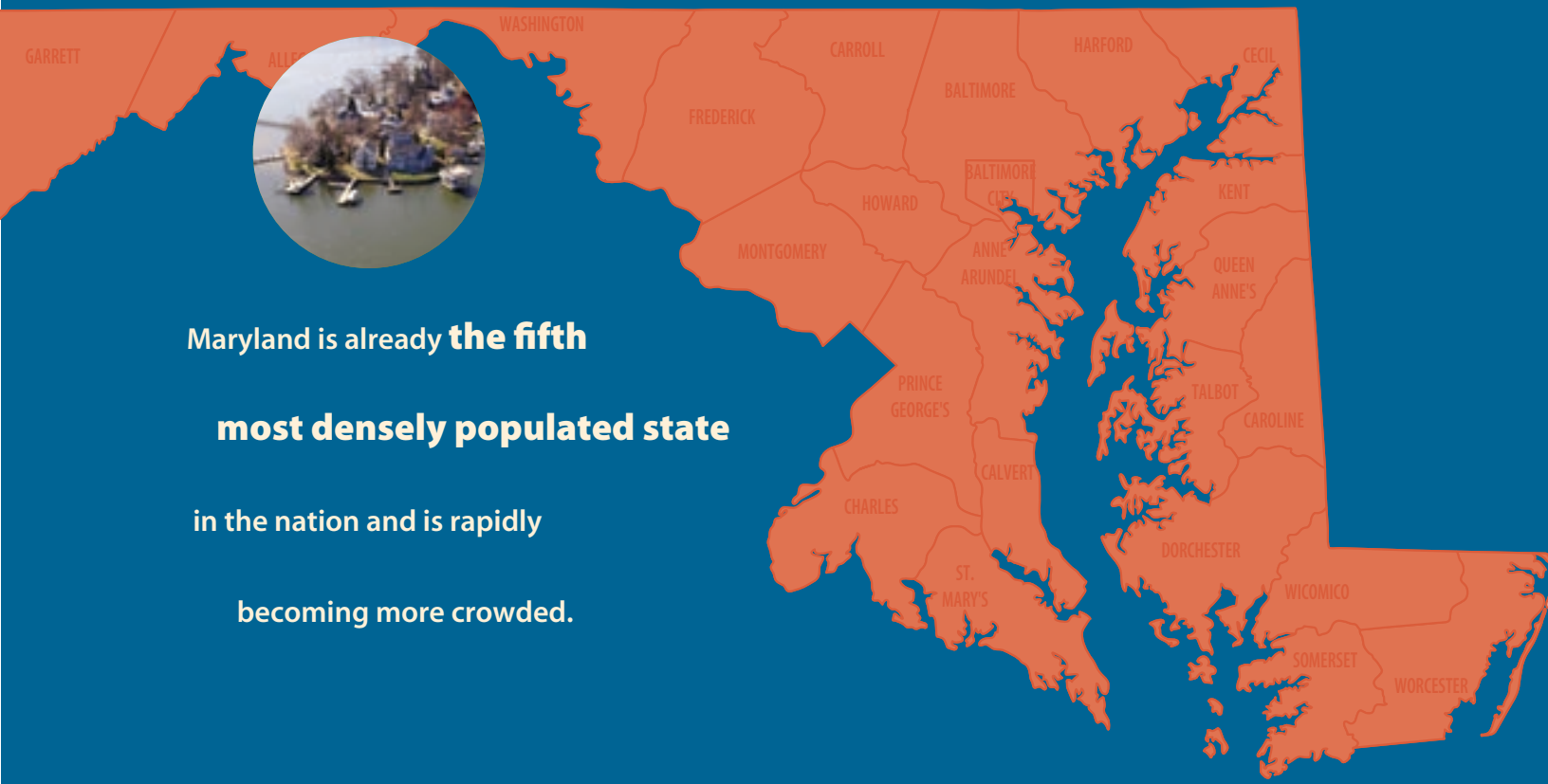
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Methods used in analyzing results and computing indicators are described in a separate Technical Appendix, which can be found on the Reality Check Plus website, www.realitycheckmaryland.org.

Maryland is already **the fifth**
most densely populated state
in the nation and is rapidly
becoming more crowded.





The U.S. Census Bureau predicts that Maryland's
population will grow from approximately

5.5 million today to 7 million by 2030 –

less than 25 years from now.



Executive Summary



The level of growth projected to come to many parts of the state during the next 25 years could have adverse consequences for Maryland without better coordinated, long-range planning, say the approximately 850 Marylanders who participated in “Reality Check *Plus*,” a unique series of growth visioning exercises held around the state in May and June 2006. This broad cross-section of Maryland residents said they need a community vision for the future, comprehensive plans that codify that vision, and zoning that faithfully follows those plans. And, they said the state must step up to provide the financial support to meet critical local infrastructure needs. Reality Check participants in all four regions of the Maryland expressed strong and consistent support for a pattern of development that is different from the pattern that exists in Maryland today and vastly different from the pattern that is forecast for the state’s future or which current local zoning policies would permit.

Reality Check participants broadly supported protection of the state’s “green infrastructure” and its remaining agricultural lands, goals they said could be achieved largely by re-directing much of the new growth projected to come to the state to existing urban areas, both large and small. Participants throughout the state expressed interest in finding ways to re-direct some of the state’s projected new growth to the city of Baltimore, which has lost about a third of its population over the last half century.



Photo courtesy of Kai Hagen.

Participants in all four regions also expressed support for improved regional coordination of land use and infrastructure planning, for greatly expanded transit opportunities, and for an increase in the supply of housing for middle and lower income workers. Participants from every region also called for renewed efforts to locate housing closer to where people work as a means of cutting back the time and expense of long-distance commuting. While there was general support for maintaining local control over land use decisions, many participants said they also recognized the value of more oversight by regional and state entities. The state government, Reality Check participants seemed to uniformly agree, has an obligation to provide the funding necessary to build the infrastructure – roads, schools, sewers and water lines – that will be necessary to support well-planned, compact growth.

A statewide analysis of the results of the four regional events specifically revealed that Reality Check participants supported:

- ▶ Placing more of the state’s future growth inside already designated Priority Funding Areas and less growth on green field sites than is currently forecast by either Baltimore or Washington regional planning councils or that current zoning would allow;
- ▶ Protecting the state’s “green infrastructure” more consistently than either regional forecasts suggest or current zoning would allow;
- ▶ Keeping the same percentage of development inside the Baltimore and Washington beltways as is currently there, even while adding significant new growth. This would represent a greater share than regional forecasts suggest will go there;

- ▶ Placing a higher share of households and jobs close to transit stations than is currently there and more than is projected to be close to transit by the two regional planning councils in Baltimore and Washington;
- ▶ A better jobs/housing balance throughout the state, but especially want to see more jobs created in Baltimore;
- ▶ Efforts to protect water quality by locating future growth in a way that would create fewer acres of impervious surfaces when compared with either growth forecasts or what would be permissible under existing zoning;

HOW TO ACHIEVE THESE GOALS

To help accomplish these goals, Reality Check participants said greater effort is needed to educate the public in general and elected officials in particular about the potential impacts of growth on the environment, on fiscal resources, and on the social fabric and historic character of communities. They called for local zoning that meshes better with local comprehensive plans, and said those plans should promote a pattern of development in which growth is concentrated and rural areas are left undisturbed. They also called for zoning where retail and residential uses are mixed and more transportation options are available. Participants in all regions called for affordable housing to be integrated with higher priced housing and, when possible, located near jobs. There also was an emphasis on design that can enable new development to blend more seamlessly with the old.

At all four events, participants expressed a fundamental belief that steps need to be taken now to better manage the state's projected growth for the foreseeable future. If not, then problems with air quality, shortages of affordable housing, worsening traffic congestion and longer commutes, the loss of natural areas and scenic vistas, and deterioration of the Chesapeake Bay and its tributaries will all continue and worsen. These changes, in turn, will have an adverse effect on the state's economic competitiveness, quality of life and legacy to future generations. ■



Organizing

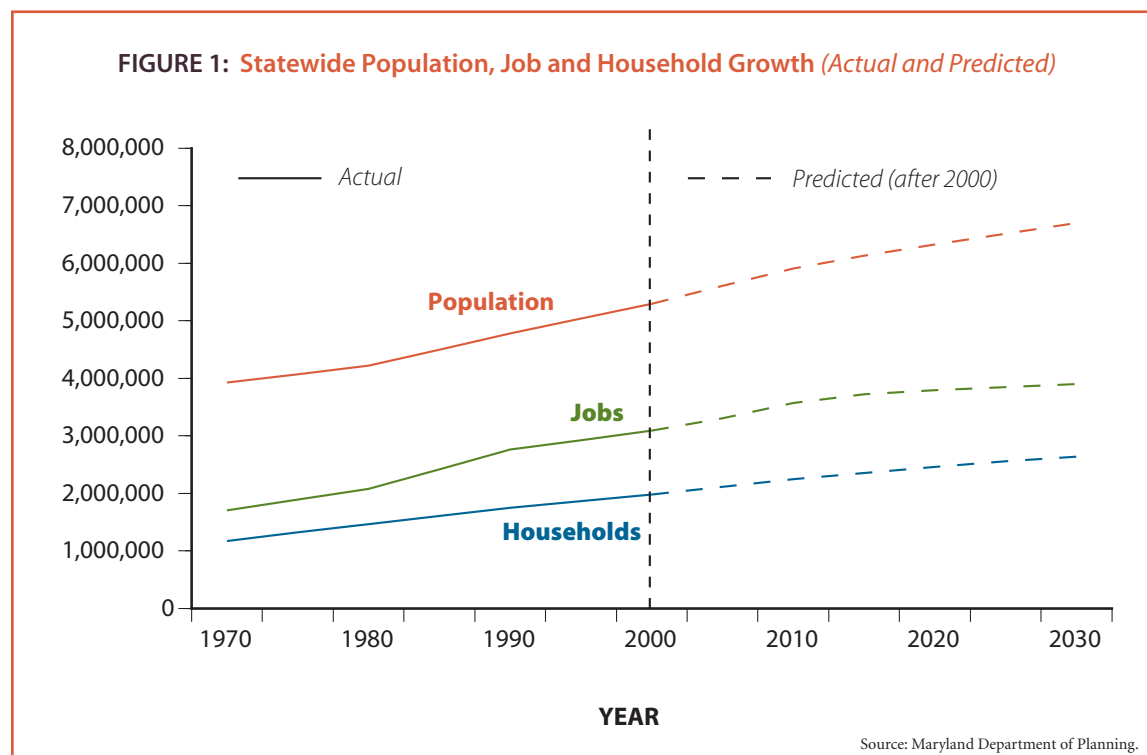
Reality Check *PLUS*



“Reality Check *Plus*” was the name given to a series of growth visioning exercises that were held in four different regions in Maryland in late spring 2006. The events were designed to help elected officials, government leaders, business executives, civic organizations, environmentalists and everyday Marylanders become more aware of the level and pace of growth that is projected to come to Maryland by 2030 – and to ask them think about the potential challenges and consequences Marylanders will face as a result of such dramatic change. It also was designed to encourage citizens and elected officials to think about ways to address growth issues on a regional or even statewide basis.

Maryland is already the fifth most densely populated state in the nation and is rapidly becoming more crowded. The U.S. Census Bureau predicts that Maryland’s population will grow from its 2005 level of approximately 5.5 million to 7 million by 2030 – less than 25 years from now. That increase of 1.5 million residents would mean another 580,000 households and 810,000 new jobs locating in the state by 2030. This projected influx of new residents represents an increase of 500,000 beyond current state estimates.

These stark projections obviously raise a series of difficult questions: Where will these new residents – and the millions more who will follow them in subsequent years – live and work? Can our existing cities and towns absorb such an increase in population and jobs? What will be the cumulative effect of such an increase in population and development on the health of the already troubled Chesapeake Bay and its tributaries? What is



the carrying capacity of our land and our existing infrastructure? What, if anything, can municipalities, counties, regions or the state do to shift projected growth from one part of the state to another? What will be the effect on police, fire and other services, and on the tax burden on Maryland residents? And what, ultimately, will be the effect on the quality of life of all Marylanders?

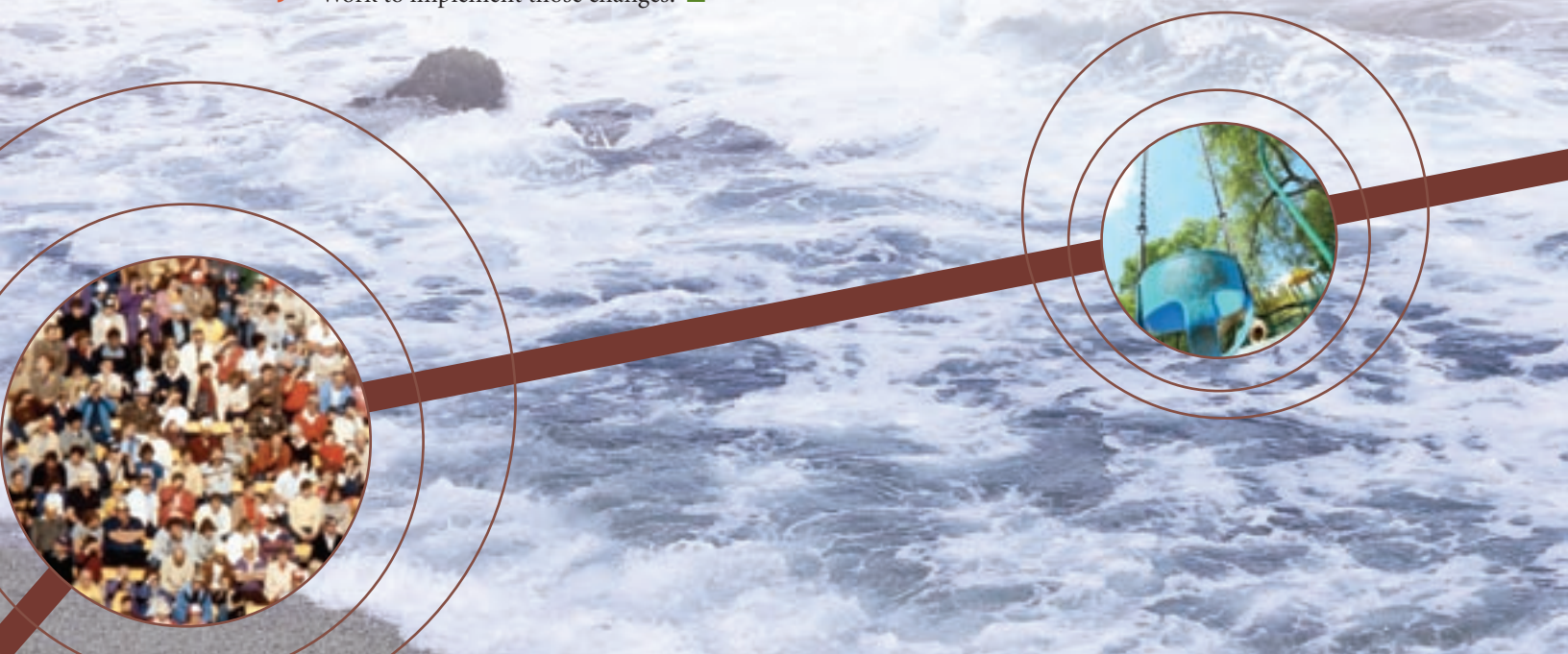
To raise awareness of this projected growth among Maryland citizens and decision-makers, an unusual coalition of business, civic and academic institutions joined together to organize the Reality Check *Plus* series of events. These disparate groups – which facetiously called themselves “the unholy alliance” – included the National Center for Smart Growth Research and Education (an academic land use research center) at the University of Maryland, the Urban Land Institute’s Baltimore District Council (a non-profit institute of real estate professionals that includes developers, planners and public officials), and 1000 Friends of Maryland (a non-profit citizen coalition that advocates for “smart growth” solutions to development in Maryland). Their joint effort was voluntary, non-governmental and funded by an array of private businesses and non-profit foundations. (See list of financial supporters in Appendix A.)

This trio of organizations established a 32-member statewide leadership committee that represented different regions of the state and a variety of points of view and four regional volunteer committees in Central Maryland, the Eastern Shore, Western Maryland and Southern Maryland. These were charged with the task of planning each regional event. (Lists of members of the statewide and four regional leadership committees may be found in Appendix B.)

The Reality Check coalition agreed to base the exercises on statewide growth projections of future jobs and households compiled by the Maryland Department of Planning. While even Maryland Department of Planning concedes it is fair to debate the assumptions behind and the accuracy of these projections, there seems little doubt that more growth is coming. If that is the case, what must be done to accommodate it or otherwise manage it?

The goal of Reality Check *Plus* is to:

- ▶ Develop a collective vision for growth, development and conservation;
- ▶ Identify differences between that vision and current trends;
- ▶ Identify the policy, funding or other changes that will be needed to change those trends; and,
- ▶ Work to implement those changes. ■



Conducting the Exercise



INVITATION LISTS

To assure fair and balanced results, participation in the morning-long Reality Check *Plus* visioning exercises was by invitation only. The four regional organizing committees each developed their own invitation lists, attempting to balance the invitees among business, civic and elected leaders as well as by geography, race and gender within each region. Careful preparation of these invitation lists was considered one of the most important tasks of the entire Reality Check process. Organizers believed the results of the exercise would be seen as credible only if the participants fairly represented all geographic areas and major interest groups within each region. This also satisfied the sponsors' parallel goal of assuring that residents from different parts of each region and representing differing points of view – individuals who may not know each other or who rarely, if ever, work together – would be required to think through these challenges together. The hope was that through this process, each participant would better understand the points of view of other participants, other counties, and other frames of reference.



The Reality Check exercises used LEGO® blocks to represent the growth in jobs and households projected to come to Maryland by 2030.

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Afternoon sessions at each event were opened to the public and included a keynote address from a distinguished speaker, a presentation of the computerized results from the morning exercise, and a group discussion of the implications of the growth projections for the region.

PLACING LEGOS ON A MAP

At each event, participants were divided into groups of eight to 10 and assigned to tables representing both the geographic and interest group diversity of the region. Farmers sat next to developers; civic leaders next to county commissioners; environmentalists next to home builders or owners of small businesses.

At each table, participants gathered around large table-top maps of their region, colored to represent the existing population and employment density; major highways; subway and commuter rail lines and stations; parkland or other protected conservation areas; airports, military bases, and other government installations; and rivers, floodplains, and other bodies of water.

To encourage participants to think regionally rather than locally, all jurisdictional boundaries were intentionally omitted, although place names of cities and towns helped orient each team. Each table was staffed by a scribe/computer operator and a trained facilitator to lead the three-hour exercise. Before considering where to accommodate growth, participants were asked to reach consensus on a set of principles to guide their decisions about where to place the new development – concepts such as protecting open space, making use of existing infrastructure, or maintaining jobs-housing balance.

Farmers sat next to developers; civic leaders next to county commissioners; environmentalists next to home builders or owners of small businesses.



A volunteer records the implementation ideas being discussed at her table during the Southern Maryland exercise at St. Mary's College of Maryland.

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The exercise used LEGO® blocks of four different colors to represent the growth projected to come to each region: blue blocks represented jobs; white blocks represented the top 80 percent of new housing units in the region based on price, or essentially market-rate housing; yellow blocks represented the bottom 20 percent of new housing based on price, essentially a stand-in for non-subsidized affordable housing; and, black blocks represented lower density housing development that could be exchanged for higher density white blocks at a ratio of 4:1.

Maps were overlaid with a checkered grid at a scale of one square-mile (or less, depending on the scale of each region's map) and sized so a single block fit on a single square of the grid. Participants who wanted to add more housing or jobs to a single square than was represented by a single block simply needed to stack the blocks. Those who wished to propose mixed-use development could represent that by stacking housing and job blocks together. Once all the LEGOs were placed on the map, the result yields a three-dimensional representation of where participants at each table said they hope future growth in their region will – or will not – be located.

At every event, the trained facilitators opened their table's discussion with a disclaimer, acknowledging that a LEGO-based, three-hour exercise should not be confused with the sophisticated planning regularly done by the state or the staff of Maryland counties and municipalities. No one suggested that bringing together a group of laymen from different walks of life to place plastic blocks on a regional map was a substitute for comprehensive planning. Reality Check organizers always viewed the regional events as the first step in a long-term, multi-year process of research, education, outreach and advocacy.

WHAT ARE THE IMPLICATIONS? AND, HOW TO PROCEED TO IMPLEMENTATION?

After all LEGOs were placed, participants were asked if the quantity of growth seemed appropriate for a 25-30 year timeframe, or would they prefer more or less growth? Next, they were asked three specific questions:

- 1 How does this group feel about the amount of growth projected for the region?
- 2 Regardless of what policies state or local governments adopt, it is inevitable that some additional growth will occur in this region.
 - a. What policies do you think state and local governments should adopt in order to accommodate the additional growth yet maintain the region's quality of life?
 - b. What are the implementation tools required to achieve this envisioned growth pattern and maintain or improve quality of life?
- 3 Based on your knowledge of the region, what infrastructure improvements would be required to achieve this envisioned growth pattern?

The participants' responses to these questions were perhaps the most important products of the exercise. Their ideas are summarized at the end of each regional summary below.

During the lunch break, teams of students from the University of Maryland and other volunteers counted the LEGO blocks on each map by grid number, entered the information into a computer, and then converted the recorded results into two- and three-dimensional maps for each table. After lunch, participants gathered in a large auditorium to hear a presentation of the results and to engage in a town hall-style discussion of the implications of this level of growth. ■

Statewide Results



SUMMARY OF STATEWIDE PRINCIPLES

At the beginning of each exercise, participants at every table were asked to reach consensus on a series of principles that would guide their collective decisions on where to place housing and job blocks on their regional map. Although there was variation in wording from table to table or region to region, there was remarkable consistency in the principles espoused by Reality Check participants. The box below summarizes the most frequently mentioned principles.

- ▶ More stringent measures should be taken to protect environmentally sensitive areas, watersheds, and other natural areas, as well as farmland and forests, before they are forever lost to development;
- ▶ Land use plans should concentrate new development inside Priority Funding Areas or in other existing communities, in part by encouraging infill development and revitalization of older areas;
- ▶ Plans should give priority to new development in areas where infrastructure already exists and efforts should be made to provide new infrastructure to support new development in a timely fashion;
- ▶ More housing for citizens of modest incomes must be provided;
- ▶ Housing should be located closer to jobs, and vice versa;
- ▶ The rural and/or historic character of Maryland's small towns and communities should be preserved;
- ▶ More transit services, especially rail, should be provided in all four regions of the state, but especially in Central Maryland;
- ▶ Greater regional cooperation should be encouraged, and regional planning authorities or regional plans should be created.

STATEWIDE SCENARIO COMPARISONS

Once the four regional exercises were completed, the National Center for Smart Growth Research and Education aggregated and analyzed the results. First, an overall average of where job and housing blocks were played on all 71 tables at the four Reality Check events was computed. Next, those results were compared with (1) existing conditions as they were in 2000; with (2) cooperative growth forecasts for 2030 by the Metropolitan Washington Council of Governments and the Baltimore Metropolitan Council (available only for Baltimore City and the 11 counties in the state's urban core); and, with (3) a statewide "build-out" scenario that projects the ultimate development pattern permissible under current zoning throughout the state.

Results were compared with these three scenarios to determine if Reality Check participants placed more or fewer households and jobs:

- ▶ Inside Priority Funding Areas or in green field areas;
- ▶ Inside the beltways around Baltimore and Washington; or,
- ▶ Near transit stations in those jurisdictions where transit is available.

These comparisons also permitted estimates of the change in:

- ▶ The amount of impervious surfaces that would result from increased development;
- ▶ The change in the number of “lane miles” of highways and smaller roads that might be expected as a result of such an increase in population;
- ▶ The way such development might have an effect on the state’s remaining “green infrastructure”; and,
- ▶ The degree to which Reality Check participants mixed – or separated – blocks representing higher priced housing from lower priced housing.

The Reality Check exercise began with an assessment of where households and jobs were located throughout Maryland in the benchmark year of 2000, an exercise that used data from the U.S. Census Bureau and the Maryland Department of Planning. With that as a basis, researchers were then able to compare the actual development pattern in 2000 with the projected 2030 pattern identified through the combined results of the four Reality Check exercises.

It is important to note that a “build-out” scenario is not a projection of how much growth is expected statewide or in any given jurisdiction, but rather is an assessment of how much growth is allowed under existing zoning constraints.

Next, the Reality Check results were compared against projected growth trends compiled by the Metropolitan Washington Council of Governments and the Baltimore Metropolitan Council. These forecasts are only available for Baltimore City and the high growth counties located throughout the urban core that runs through Maryland from Washington, D.C., toward Wilmington, Delaware.

Comparisons with the forecasts of the two regional planning councils showed that Reality Check participants in Central and Southern Maryland – the only two regions where these forecasts were available – generally supported a denser pattern of development, greater protection of the state’s green infrastructure, and more housing and jobs near transit than would happen if the two regional forecasts became reality.

Finally, these three scenarios were compared with a “build-out” scenario, which is a demonstration of the maximum amount of development that would be permissible under existing zoning throughout the state. To develop a “build-out” scenario, researchers used a generalized zoning map, as well as other data and output from models developed by the Maryland Department of Planning. *It is important to note that a “build-out” scenario is not a projection of how much growth is expected statewide or in any given jurisdiction, but rather is an assessment of how much growth is allowed under existing zoning constraints.* (See the Reality Check Technical Appendix, which is separately printed and also available on the website, www.realitycheckmaryland.org.)

What this “build-out” assessment shows, however, is that Maryland jurisdictions have zoned for far more residential and employment capacity than even the most aggressive projections suggest is coming to the state within the next 25 years. In 2000, the state had fewer than 2 million housing units, a level projected by

FIGURE 2: Density of Existing Households (2000)

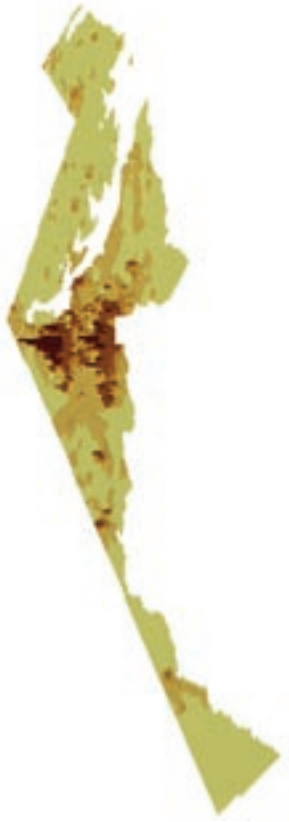
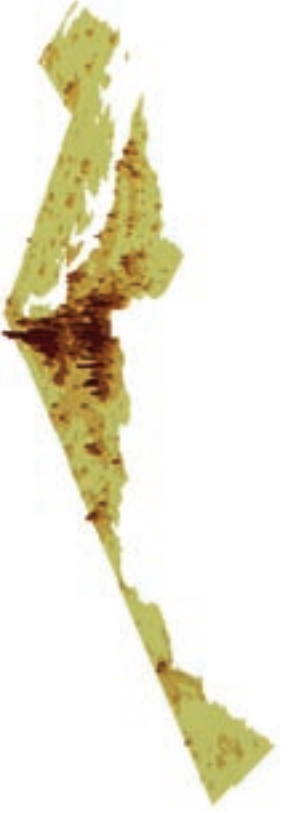


FIGURE 3: Density of Households – Reality Check Scenario (2030)



**FIGURE 4: Density of Housing –
Regional Planning Council Cooperative Forecasts**



FIGURE 5: Density of Households – Build-Out Scenario



These maps show the distribution of households in Maryland in 2000 (Figure 2), under the Reality Check scenario for 2030 (Figure 3), as forecast by the Metropolitan Washington Council of Governments and the Baltimore Metropolitan Council (Figure 4), and as could be developed under existing zoning (Figure 5). Under the Reality Check scenario, higher concentrations of growth can be seen in a number of existing Maryland communities throughout the state. By contrast, the “build-out” scenario (Figure 5) shows in light brown the potential for a much more dispersed pattern of development throughout the state based on existing zoning.

Prepared by the National Center for Smart Growth Research and Education from Reality Check *Plus* data and data supplied by the Metropolitan Washington Council of Governments, the Baltimore Metropolitan Council, U.S. Census Bureau, and the Maryland Department of Planning.

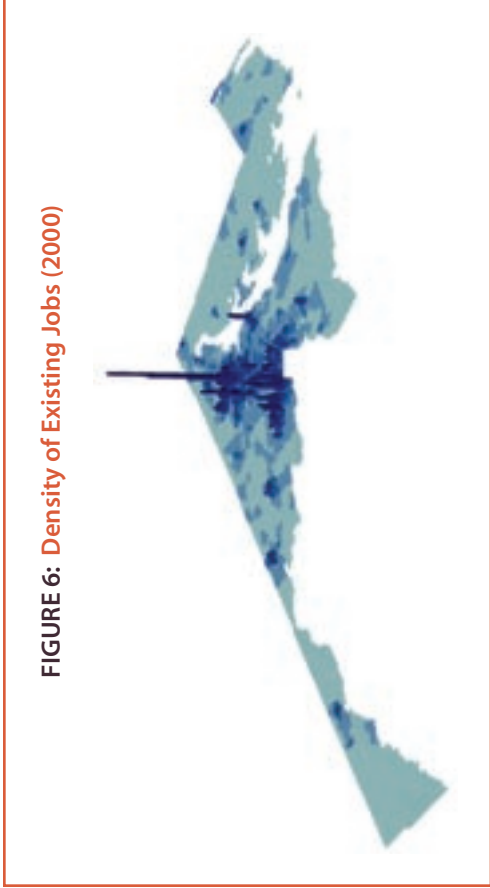


FIGURE 6: Density of Existing Jobs (2000)

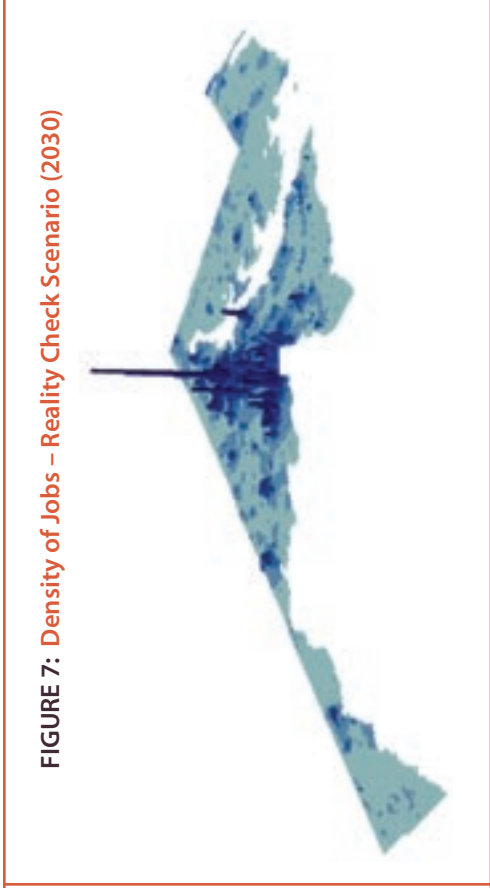


FIGURE 7: Density of Jobs – Reality Check Scenario (2030)



**FIGURE 8: Density of Jobs –
Regional Planning Council Cooperative Forecasts**

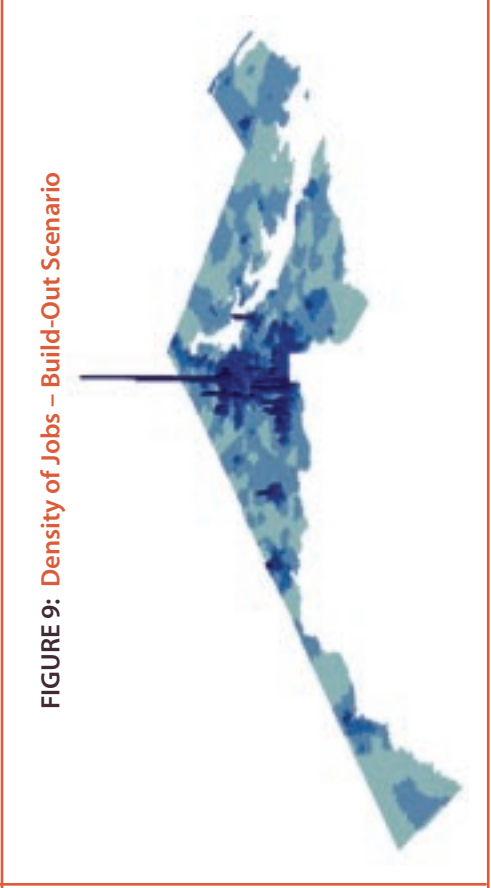


FIGURE 9: Density of Jobs – Build-Out Scenario

Similar to the previous series of comparison maps regarding households, this series of maps shows where jobs existed in 2000 (Figure 6), where they were placed by Reality Check participants (Figure 7), where the two regional planning councils forecast they will go (Figure 8) and where jobs could be located under a “build-out” scenario based on existing zoning (Figure 9). Although not as dramatic as the household maps, these maps show that Reality Check participants generally targeted new job growth to or near existing communities or along transportation corridors designated for growth. By contrast, the “build-out” analysis map shows that employment growth could be much more dispersed under existing zoning.

Prepared by the National Center for Smart Growth Research and Education from Reality Check *Plus* data and data supplied by the Metropolitan Washington Council of Governments, the Baltimore Metropolitan Council, U.S. Census Bureau, and the Maryland Department of Planning.

Maryland Department of Planning to go up to 2.6 million by 2030. Under existing zoning (i.e., “build-out”), however, the state has a current capacity to absorb nearly 3.2 million housing units. That means there is capacity under existing zoning today that is more than 50 percent higher than the number of housing units on the ground in 2000 and about 600,000 more units than Maryland Department of Planning projects will be needed in Maryland 25 years from now. This phenomenon of excess capacity raises the question of whether such zoning is consistent with local comprehensive plans or the public’s vision for where growth should – or should not – go, and whether this is a contributing factor to the sprawling pattern of development that has been commonplace in Maryland for the past half century.

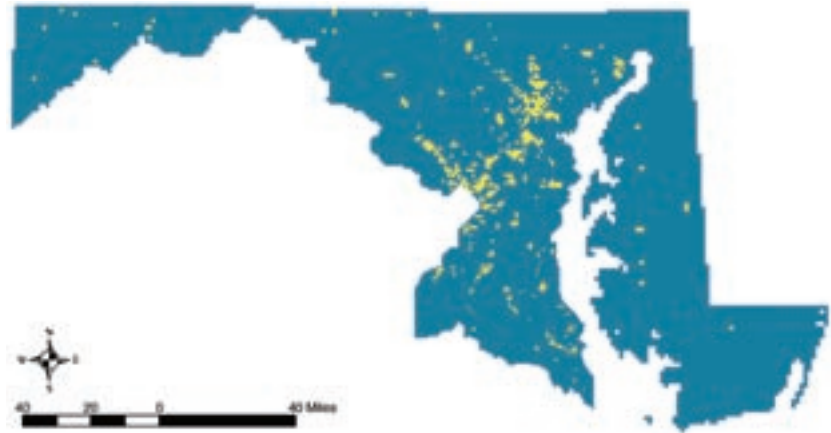
However, when the Reality Check results are compared with what would be permissible under existing zoning (i.e., the “build-out” scenario), it also shows there are places throughout the state where participants placed a denser level of housing and jobs than current zoning would permit. This was particularly true in the vicinity of the I-95 corridor. This means that while the “build-out” scenario clearly shows there is much more development capacity in the state than current population projections would indicate is necessary, the Reality Check results appear to demonstrate that the additional capacity is not always in the places where many Reality Check participants believed more housing and jobs should be located.

A related problem highlighted by the “build-out” scenario is that the lack of regulatory restraint in some suburban and most rural counties means that current zoning would be more likely to foster a pattern of sprawl development than more concentrated community development.

FIGURE 10: Areas Where Household Location Under Reality Check Exceeded Current Zoning Limits



FIGURE 11: Areas Where Job Location Under Reality Check Exceeded Current Zoning Limits



Although the “build-out” projection demonstrated there is considerable excess capacity for development permissible under existing zoning, it also showed that Reality Check participants placed higher concentrations of housing (Figure 10) and jobs (Figure 11) than would be permitted under current zoning. This phenomenon, shown in red in Figure 10 and yellow in Figure 11 in these maps, was particularly true regarding development proposed within the I-95 corridor.

Prepared by the National Center for Smart Growth Research and Education from Reality Check *Plus* data and data supplied by the Maryland Department of Planning.

SPECIFIC INDICATORS

1 Priority Funding Areas

In 1997, Maryland enacted “Smart Growth” legislation that generally restricted the use of state funds for growth or development projects to municipalities, areas inside the Baltimore and Washington beltways, and other areas specifically designated by local governments. These areas became known as Priority Funding Areas.



One way of assessing the results of the Reality Check exercises is to determine if participants placed more or fewer households and/or jobs inside Priority Funding Areas. That is, did they support the Smart Growth concept of concentrating growth in certain areas where state financial support would be available?

The answer was a resounding “yes.” Statewide and in every region of the state, for both households and jobs, Reality Check participants placed a higher percentage of new growth inside Priority Funding Areas than is the case today, consistently more than is projected by the regional planning councils in Baltimore and Washington, and much more than would be expected under existing zoning as projected by the “build-out” analysis.

FIGURE 12: Percent of Jobs Within the Priority Funding Areas

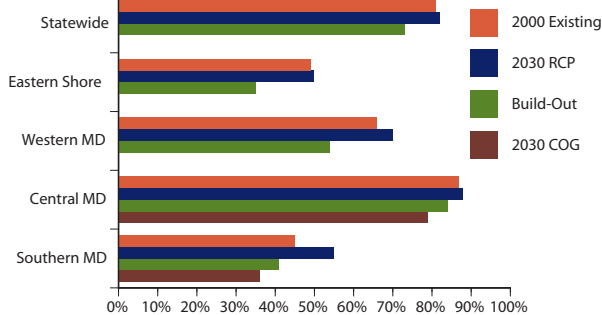
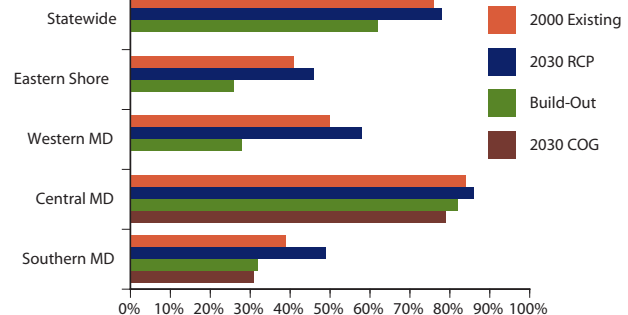


FIGURE 13: Percent of Households Within the Priority Funding Areas



These bar charts compare the percentage of households and jobs that were within Priority Funding Areas in 2000 with the percentage placed in PFAs for the year 2030 by Reality Check participants, with regional planning council forecasts for 2030, and with an analysis of where households could be located under existing zoning (i.e., “build-out”). Note: In this and subsequent maps and tables, the phrase “COG” is intended to represent cooperative forecasts produced by both the Metropolitan Washington Council of Governments and the Baltimore Metropolitan Council.

Source: Reality Check *Plus* data and data supplied by the U.S. Census Bureau, the Metropolitan Washington Council of Governments, the Baltimore Metropolitan Council and the Maryland Department of Planning.

Another way of saying this is that by placing more new growth within Priority Funding Areas, Reality Check participants placed less growth in relatively undeveloped “green field” areas of the state. Again, this pattern held true in every region of the state for jobs and housing alike.

2 Effect on Green Infrastructure

Since 2000, the state of Maryland has maintained a mapped inventory of the state’s “green infrastructure” – an inventory of about 2 million acres of the state’s most ecologically significant lands. These lands were mapped as part of a state program known as GreenPrint.

To gauge the effect of future development on the state’s green infrastructure, the inventory of GreenPrint lands was overlaid with map layers showing the location of existing households, where households were placed as part of the Reality Check exercise, and where household development is projected to occur based on analysis by the metropolitan planning councils in Baltimore and Washington. The impact on GreenPrint lands under the “build-out” scenario showing what would be permissible under existing zoning was also calculated.

Although the method used for making these comparisons produces more of an index than a precise measurement of development in GreenPrint areas, it nevertheless is possible to interpret the Reality Check results as more protective of GreenPrint lands than would be the development pattern forecast by the two regional planning commissions and significantly more protective than what could happen under existing zoning (i.e., the “build-out” scenario).

TABLE 1: Household Impact on Green Infrastructure

	Existing (2000)	RCP (2030)	COG (2030)	Build-Out
Statewide	16%	16%	–	23%
Eastern Shore	29%	27%	–	39%
Western MD	23%	22%	–	40%
Central MD	12%	12%	12%	13%
Southern MD	38%	34%	41%	43%

This table compares the percent of “green infrastructure” lands potentially impacted by household development in 2000, under the Reality Check scenario, based on regional planning council forecasts, and potentially impacted under existing zoning at “build-out.”

Source: Reality Check *Plus* data and data supplied by the U.S. Census Bureau, the Metropolitan Washington Council of Governments, the Baltimore Metropolitan Council and the Maryland Department of Planning.

3 Development Inside the Beltways

Circumferential highways around Baltimore and Washington (I-695 and I-495/I-95 respectively) define already heavily developed areas adjacent to these two major cities. As such, these areas were designated as Priority Funding Areas under the state’s Smart Growth law. One measurement of support for more intense development, therefore, is how much new growth Reality Check participants thought should be targeted to these already heavily developed areas inside the Baltimore and Washington beltways.



Results from the Central Maryland Reality Check exercise, the only one of the four regional exercises that dealt with growth issues related to the Baltimore and Washington beltways, revealed that participants would place enough new growth inside the two beltways to keep the general percentage of houses and jobs in those areas approximately the same, even as the total amount of growth increases.

As of 2000, about 45 percent of the jobs and 42 percent of the households in the Central

Maryland region (eight counties and the city of Baltimore) were located inside the two beltways. Under the scenario for where new growth should be located outlined by Reality Check participants, the overall percentage of jobs and houses inside the beltway would decrease, but only slightly, to 44% and 41%, respectively. By contrast, the two regional planning councils have projected a more significant decrease, to 39% and 37%, respectively. Again, the Reality Check results depart from the regional cooperative forecasts.

TABLE 2: Percent of Households and Jobs Inside Baltimore and Washington Beltways

	Existing (2000)	RCP (2030)	COG (2030)	Build-Out
Households	42%	41%	37%	39%
Jobs	45%	44%	39%	40%

This table compares the percent of households and jobs inside the Baltimore and Washington beltways in 2000 with the percent under the Reality Check scenario, the forecasts by the regional planning councils, and existing zoning at “build-out.”

Source: Reality Check *Plus* data and data supplied by the U.S. Census Bureau, the Metropolitan Washington Council of Governments, the Baltimore Metropolitan Council and the Maryland Department of Planning.

TABLE 3: Percent of Households and Jobs Within 1 Mile of Rail Transit

	Existing (2000)	RCP (2030)	COG (2030)	Build-Out
Households	33%	37%	34%	33%
Jobs	45%	45%	39%	39%

This table compares the percent of households and jobs within one mile of transit in 2000 with the percent under the Reality Check scenario, the forecasts by the regional planning councils, and existing zoning at “build-out.”

Source: 2000 TransitView Dataset, Reality Check *Plus* data and data supplied by the U.S. Census Bureau, the Metropolitan Washington Council of Governments, the Baltimore Metropolitan Council and the Maryland Department of Planning.

Once again, the 2030 projections by the regional planning councils paint a different picture. The Metropolitan Washington Council of Governments and the Baltimore Metropolitan Council have projected the percentage of jobs within a mile of transit will decrease from 45% in 2000 to 39% in 2030. Although the two planning bodies forecast a modest increase in the number of households located near transit, from 33% to 34%, it is still below the 37% figure from the Reality Check exercise.

5 Jobs/Housing Balance

The distance between housing and opportunities for employment is important in the development of communities as well as for its effects on commuting time, commuting patterns, and public as well as private transportation costs. Participants in all four Reality Check *Plus* events expressed a strong desire to see jobs located closer to housing than is currently the case. In 2000, the ratio of jobs in Maryland to households was 1.56 jobs for every household. The Maryland Department of Planning projects that ratio will change to 1.48 jobs for every household by 2030. Change in the jobs/housing ratio, however, is not a statewide issue, but rather an issue that plays out at the local level. As such, the placement of jobs and houses by Reality Check participants increased the ratio of households to jobs in some counties and decreased it in others.

4 Development Near Transit

Another indicator of where Marylanders want future growth to go is reflected by how much growth is proposed near transit stations. As with measurements of growth inside the beltways around Baltimore and Washington, measurements of development near transit was primarily an issue in the Central Maryland region, where most of the state’s existing transit stations are located.

Participants in the Central Maryland Reality Check exercise clearly supported the concept of “transit oriented development,” placing more jobs and considerably more housing within a one-mile radius of existing transit stations. As of 2000, about 45% of the jobs and 33% of the households in the Central Maryland region were located within one-mile of transit stations. Central Maryland Reality Check participants proposed increasing that share to 46% and 37%, respectively, with the new growth that is projected to come to the region by 2030. For households alone, that would mean placing approximately 300,000 more households adjacent to transit within the region in the next 25 years.



For example, Reality Check participants placed more “job” blocks in Baltimore city and thereby increased the number of jobs per household beyond the level projected by Maryland Department of Planning’s forecast. In 2000, the ratio of jobs to households in Baltimore was 1.75 to one. Maryland Department of Planning projects that figure will fall to 1.65 to one, but Reality Check participants would boost employment opportunities in Baltimore and increase the jobs-housing ratio to 1.74 to one.

6 Location of Affordable Housing

As part of the Reality Check exercise, participants at each table were given white LEGOs to represent the top 80 percent of new housing units in each region based on price – essentially housing for middle and upper income families. Yellow blocks represented the bottom 20 percent of new housing units in the region based on price – essentially housing for citizens of more modest means. This two-tiered distinction caused participants to address the problem of affordable housing and also required them to show their preference for combining housing for residents of different income levels or segregating lower priced housing from higher priced housing.



The results indicated a fairly strong preference for locating housing for citizens of different income levels in the same place. Statewide, 68 percent of the “affordable housing” blocks were played on the same square as blocks representing “market rate” housing. This was particularly true in Central Maryland, where 77% of the “affordable housing” blocks were combined with “market rate housing” on the same map squares. In Western Maryland, the figure was 68%; on the Eastern Shore, 63%; and, in Southern Maryland, 58%.



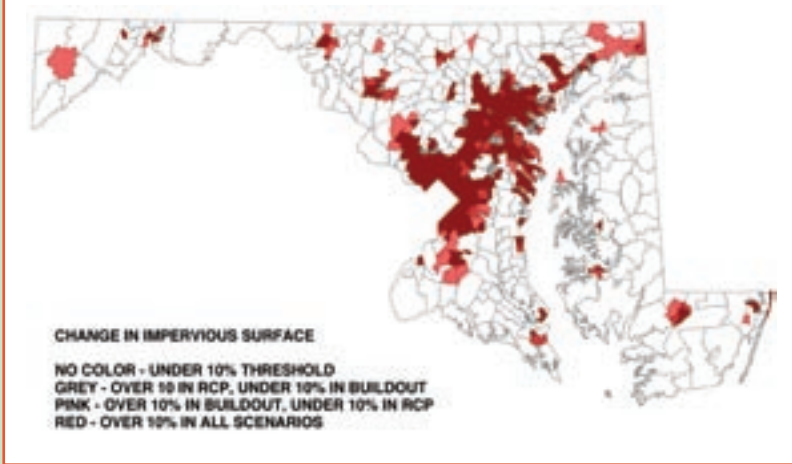
7 Impervious Surfaces

Impervious surface was chosen as an indicator because it is commonly used as a proxy for measuring the effect of development on the environment, especially the effect on water quality. Impervious surfaces, such as roofs, parking lots or roads, are areas where water cannot not penetrate or soak through to the ground. This not only has an adverse effect on drinking water recharge areas, but can cause swift and often heated

storm water runoff that can have detrimental effects on streams or other bodies of water and the wildlife species that live in them. One widely accepted rule of thumb is that watersheds with as little as 10% of their area covered by impervious surfaces begin to experience environmental degradation.

An increase in the amount of land covered by impervious surfaces would be expected as a result of the increase in housing and jobs projected by Maryland Department of Planning to be coming to Maryland by 2030. What is significant however, is the amount of acreage in census tracts that exceeds the 10% threshold.

FIGURE 14: Changes in Impervious Surface



This map compares the percentage of census tracts in Maryland with 10% or more impervious surfaces in 2000 with the percentage that would be created under the Reality Check scenario and with the projected percentage exceeding the 10% threshold possible under existing zoning at “build-out.” One widely accepted rule of thumb is that watersheds with as little as 10% of their area covered by impervious surfaces begin to experience environmental degradation.

Source: Reality Check *Plus* data and data supplied by the U.S. Census Bureau and the Maryland Department of Planning.

The scenario outlined by Reality Check participants, who were asked to distribute the growth projected by Maryland Department of Planning for each region, would increase the amount of acreage in census tracts that exceeds the 10% impervious surface threshold by more than 38%, from 733,525 acres to an estimated 1,015,598 acres.

But this is far less than if all the growth permitted under existing zoning were allowed to be built (i.e., the “build-out” scenario). Then, the amount of acreage in census tracts that would exceed the 10% impervious surface threshold would increase by 59%, to 1,166,277 acres, when compared with conditions in 2000.

8 New Lane Miles

There also is a correlation between population, population density and the amount of roads necessary to support that population. As the amount of population goes up, the need for more roads goes up; but higher density population requires fewer roads than low density population on a per capita basis.

Based on the way Reality Check participants distributed new development in their regions, the state will need a 14% increase in lane miles, from 79,617 to 90,785, by 2030 – an increase of 11,168 lane miles. The number of new lane miles in Central Maryland by 2030 would increase by 22.5% (from 38,704 lane miles to 47,426); in Southern Maryland by 13% (from 8,060 to 9,106 lane miles); in Western Maryland by 7.3% (from 14,138 to 15,172 lane miles) and on the Eastern Shore by only 2% (from 18,715 to 19,081 lane miles). Had the distribution of growth in any of the regions been more compact, fewer new roads probably would be needed; had it been more dispersed, more new roads probably would be needed.



Moreover, when the effect on lane miles from the development that would be permitted under the “build-out” scenario is computed – that is, when it is determined how many new lane miles would be needed to accommodate all the new growth permissible under current zoning – it shows that nearly twice as many new lane miles could eventually be needed as is currently projected for 2030 – 21,695 instead of 11,168. Moreover, the amount of new lane miles that would be needed in each region under the “build-out” scenario would also be significantly higher, especially in the three more rural regions, where zoning constraints in some areas are sometimes lax or even non-existent. Once again, this indicator highlights the level of excess development capacity permitted under existing zoning throughout the state. ■

Summaries

of the Four Regional Events



Note: Detailed descriptions of growth trends statewide and for each of the four regions of the state can be found in the Reality Check Participant Guidebook, available on the website: www.realitycheckmaryland.org.

The Eastern Shore

A. THE EXERCISE

Nearly 200 Marylanders representing all nine Eastern Shore counties (Caroline, Cecil, Dorchester, Kent, Queen Anne’s, Somerset, Talbot, Wicomico and Worcester) attended the first of the four Reality Check *Plus* events, held at the Hyatt Regency in Cambridge on May 25, 2006. Participants were greeted by Dr. Torrey C. Brown, a former secretary of the Maryland Department of Natural Resources, and businessman John Wilson, co-chairs of the 18-member Eastern Shore leadership committee. Their task for the day: Figure out where the 86,188 households and 74,711 new jobs projected to come to the Eastern Shore in the next 25 years should be located.



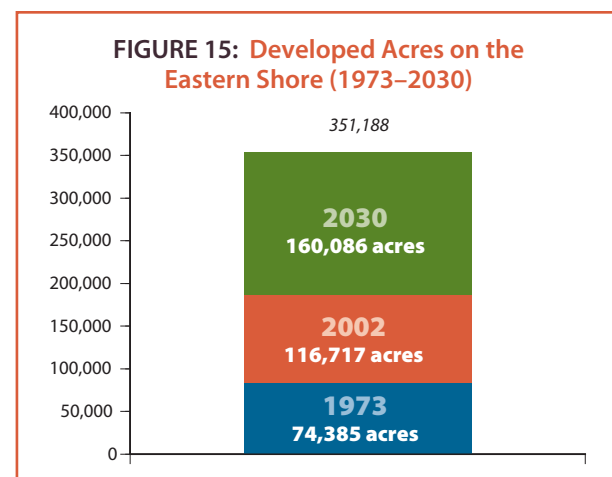
The first of the four Reality Check *Plus* growth visioning exercises was the Eastern Shore event held in Cambridge in May 2006. © Jack Lynn, LLC 2006

In a briefing on regional trends, participants were reminded that the Eastern Shore is a rural region that is beginning to experience significant growth pressures. Participants were cautioned that it may be difficult to accommodate the level of growth that is projected to come to the Eastern Shore because of a lack of infrastructure, limited planning capacities in some jurisdictions, and the need to protect fragile resources.

Much of the region’s most recent growth has been for second homes, retirees and long-distance commuters. These pressures are making it difficult for Eastern Shore counties to maintain their traditional agricultural-based economies and are resulting in disputes between counties and municipalities over where new growth should occur.

“The ultimate question,” suggested Richard E. Hall of the Maryland chapter of the American Planning Association, “is will the Eastern Shore remain ‘the Shore’ or will it begin to look like everywhere else?”

In his keynote address, Russell Brinsfield, Mayor of the Town of Vienna and Executive Director of the Center



This bar chart shows the increase in developed acres on the Eastern Shore from 1973 to 2002 and from 2002 projected to 2030.

Source: Maryland Department of Planning.

for Agro-Ecology, said, “Each of us is here because we’re concerned – maybe even alarmed – by the rate of change that is occurring in our region and across the state. For myself, I have watched our farms and forest disappear. I’ve seen how rapid, sporadic growth without region-wide planning can change – even threaten – a community.”

Yet the mayor was optimistic, declaring it was not too late for Eastern Shore residents and government leaders to work together to develop a plan to protect the Shore’s traditional small towns, and its farms, fisheries and forests. “Imagine what we can accomplish if . . . all of our collective entrepreneurial and innovative thinking is integrated into a single plan for growth for the Eastern Shore?” he said, later adding: “The people in this room can help make it happen.”

B. CONSENSUS PRINCIPLES

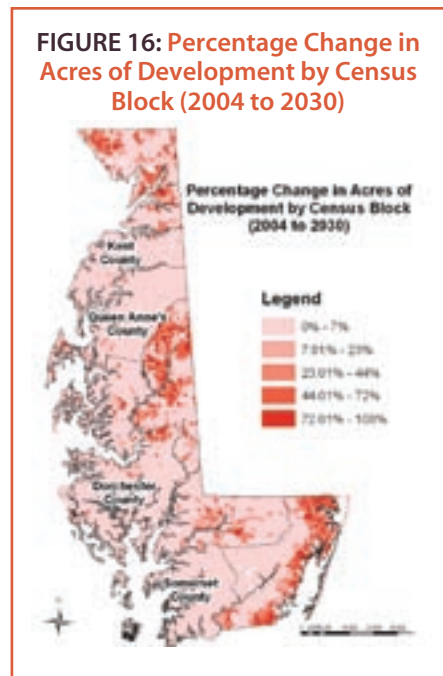
The first step in the visioning process was for the participants at each table to reach consensus on a series of overarching principles that would guide their decisions on where to place growth within their region. Here are the most commonly mentioned guiding principles developed by the Eastern Shore participants:

- ▶ Build around existing infrastructure or provide infrastructure for new development in a timely fashion
- ▶ Protect environmentally sensitive areas
- ▶ Concentrate development in existing communities
- ▶ Protect a “critical mass” of farmland
- ▶ Provide more affordable and workforce housing
- ▶ Locate new housing closer to jobs
- ▶ Protect the Shore’s rural heritage

C. INDICATOR ANALYSIS

Once all the LEGOs were counted and analyzed at the session’s 19 tables, the University of Maryland’s Dr. Gerrit Knaap, Executive Director of the National Center for Smart Growth Research and Education, presented the results. Displaying both two-dimensional and three-dimensional maps, Dr. Knaap showed how participants at specific tables arrayed their job or household blocks on their maps and then discussed the composite results.

As shown in Table 4, the Reality Check participants placed a larger share of jobs and households in Priority Funding areas than are located there at present (2000) and a much larger share than would occur under the “build-out” scenarios. Participants also placed a smaller share of households in GreenPrint areas, than at present, and a much smaller share than would occur under the “build-out” scenario. Total lane miles would rise under the Reality Check scenario, relative to current conditions, but not as much as would occur under the “build-out” scenario. The same is true for acres in census tracts with more than 10 percent impervious surface.



This map shows where the projected increase in development on the Eastern Shore between 2004 and 2030 is projected to go.

Source: Maryland Department of Planning.

TABLE 4: Eastern Shore Growth Indicator Comparisons

		Existing (2000)	RCP (2030)	Build-Out
In GreenPrint	Households	29%	27%	39%
Placed Inside PFAs	Households	41%	46%	26%
	Jobs	49%	50%	35%
Total Lane Miles		18,715	19,081	23,578
Impervious Surface Greater Than 10%	# Census Tracts (91 total)	15	20	30
	Total Tract Area	22,981	48,749	139,823

This table shows the effect of households on green infrastructure lands and the percentage of households and jobs in Priority Funding Areas when the Reality Check scenario for 2030 and the “build-out” scenario are compared with conditions in 2000. It also shows the estimate of lane miles that would be needed under both the Reality Check scenario and the amount generated by development permissible under existing zoning (i.e., “build-out”). Finally, it compares the number of census tracts with more than 10% impervious surface and the total area of those tracts under each of the scenarios.

Source: Reality Check Plus data and data supplied by the U.S. Census Bureau and the Maryland Department of Planning.

D. REACTIONS TO FORECAST

Participants at the Eastern Shore event appeared more concerned about the quantity of growth projected to come to their region than their counterparts in the other three regions. “Too much growth – scary,” said one participant. “We don’t have to accept this growth – we should put in place growth controls,” said another. “Restrict rather than accommodate,” said a third. “The amount of growth is too high. We need to be proactive to reduce the amount of growth. That is a bigger issue than just guiding the growth,” said a fourth.

Concerns about the amount and rate of growth coming to the Eastern Shore prompted several participants to call for more regional or state oversight, statements that seemed somewhat surprising given the conservative tradition on the Shore of strong local government control over land use. “We cannot implement a regional vision on a county-by-county basis – we need a regional planning perspective,” one table of participants said. Another added simply: “We need state oversight.” Several people also suggested that neighboring Virginia and Delaware should be involved in growth management discussions with Shore residents.

We cannot implement a regional vision on a county-by-county basis – we need a regional planning perspective.

Concerns were also raised about the potential adverse effects that could result from an influx of thousands of new residents who are expected to move to Maryland – including to portions of the upper Eastern Shore – as a result of the federal government’s Base Realignment and Closure program (BRAC). Reality Check participants said they were worried where housing for these new residents would be built, how much they would add to traffic congestion in the region, and other potential effects on infrastructure and services.

A number of Eastern Shore participants said they believed the overall number of jobs projected for the region was unreasonably large; but others suggested that the number of new households coming to the region might actually be underestimated and that much of it is due to construction of second homes. One result is an imbalance between the number of young people and older people on the Shore.

“This is just too much growth – it’s a threat to natural resources, loss of community and our existing infrastructure will not support it,” one participant said.

E. IMPLEMENTATION AND INFRASTRUCTURE IDEAS

Three primary implementation themes emerged from the Eastern Shore exercise: the need for more programs to protect the Shore's remaining agricultural and rural lands; zoning changes that generally support denser development within existing communities as a corollary to the desire for stronger protection of rural areas; and the need for some sort of regional cooperation or oversight on Eastern Shore land use issues.

To protect resource-based industries, participants suggested finding ways to help farmers make more money; to expand both transferable development rights (TDR) and purchase of development rights (PDR) programs; and to encourage stronger zoning to protect rural or agricultural lands. Additional funding for land preservation programs was also proposed.

For urban areas, participants proposed consideration of the concept of imposing urban growth boundaries around Shore communities as well as zoning that would permit higher densities in existing communities. Eastern Shore residents also proposed a new study of transit needs in the region and perhaps reactivation of the now defunct Eastern Shore Railroad.

Finally, there was almost surprising support for regional cooperation and planning and for more state authority over local annexation decisions. Some suggested that education on land use issues would help. "All elected state, county and city officials should take a course in public planning," one participant suggested.

A full list of the Eastern Shore responses can be found on the website, www.realitycheckmaryland.org.

Western Maryland

A. THE EXERCISE

On June 2nd, about 150 residents of Frederick, Washington, Allegany and Garrett counties gathered in the field house of Hagerstown Community College for the Western Maryland Reality Check *Plus* event. The school's president, Guy Altieri, welcomed participants, as did former Frostburg Mayor and state Senator John N. Bambacus, chairman of the Western Maryland organizing committee.

"Our agenda is to point out that people from different walks of life, different points of view, different parts of the region, collectively realize that we're all in this together," Mayor Bambacus said. "And, that our resources are finite; that our population is growing and our land consumption is growing even faster; and that what happens in one jurisdiction affects neighboring jurisdictions."

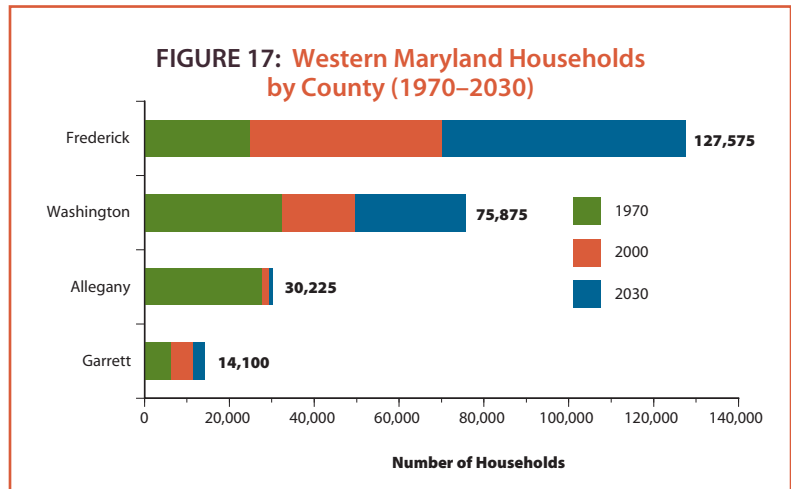


Participants discussing the placement of LEGOs at one of the Western Maryland tables. © Paul Coelus, Waterford, Inc. 2006

The Western Maryland participants were asked to figure out where some 87,191 households and another 82,508 new jobs projected to come to the four counties by 2030 should go.

As participants spread around 12 tables and prepared to begin the exercise, the former mayor warned “that what generations of Western Maryland residents have taken for granted – the beautiful vistas, the rolling farm fields, clear-running rivers and streams, the majesty of the mountains, the abundance of wildlife, the serenity of a walk in the woods, the character of small towns, the friendly, neighborly quality of life – can all be undone if new growth is too fast, too haphazard, too environmentally destructive, too poorly conceived or planned, too shoddy in construction and design, or too harmful to the natural beauty of the region.”

In a regional overview of growth trends, participants were told that Western Maryland was somewhat similar to the Eastern Shore, with rapid growth coming to a formerly rural area, particularly in Frederick County, somewhat in Washington County, and with an influx of second homes in Garrett County.



This bar chart shows the change in the number of households in each of the four Western Maryland counties from 1970 to 2000 and the projected increase in households from 2000 to 2030.
Source: Maryland Department of Planning.

This surge of development, participants were warned, could adversely affect the region’s tourism and recreational opportunities if not carefully managed. It has already resulted in a sharp decrease in the amount of agricultural land in the region.

During lunch, participants divided into groups by their home county to discuss more specific local land use and development issues.

The afternoon session, held in Hagerstown Community College’s Kepler Theater, featured a keynote address by Tom Hylton, a Pulitzer Prize-winning journalist and host of an hour-long public television documentary called *Save Our Land, Save Our Towns*. “There is beginning to be a recognition that we can’t keep going on like this,” Hylton told the Western Maryland audience. “There’s a realization that if we want to save our forests and our farmlands, we need to return to the development patterns of our towns and cities.”

That was followed by an energetic group discussion of the implications of the growth headed to the region and what could or should be done about it. This session also included reports from representatives of each of the lunchtime “county caucuses.”



Pulitzer prize-winning author Tom Hylton of *Save Our Land, Save Our Towns*, was the keynote speaker at the Western Maryland Reality Check event on June 2, 2006, in Hagerstown.

B. CONSENSUS PRINCIPLES:

Again, the first order of business for the Western Maryland participants was to reach consensus on a set of overriding guiding principles for where development in the region should go. Here is a summary of the most often mentioned principles:

- ▶ Respect and continue to protect already protected forests, green fields and other environmental areas
- ▶ Focus new development around existing infrastructure
- ▶ Support higher density development within existing communities or within Priority Funding Areas
- ▶ Encourage more infill development, more mixed use development and more affordable housing
- ▶ Build new housing closer to where existing or future jobs are located
- ▶ Protect viable agricultural lands, particularly cohesive, contiguous blocks of quality farmland

C. INDICATOR ANALYSIS

Like their Eastern Shore counterparts, the participants at the Western Maryland Reality Check *Plus* event generally placed more jobs and households in Priority Funding areas and fewer in undeveloped “green field” areas. The amount of housing that would be located in Priority Funding Areas would increase from 50% in 2000 to 58% under the Reality Check scenario but fall to 28% under the “build-out” scenario. Similarly, the amount of jobs within the PFA would go up from 66% to 70% under the Reality Check scenario but fall to 54% under the “build-out” scenario. Housing development in GreenPrint areas would fall under the Reality Check scenario but rise significantly under the “build-out” scenario. Total lane miles would rise under the Reality Check scenario but rise much more under the “build-out” scenario. The percent of acres in census tracts with more than 10% impervious surfaces would also increase much more under the “build-out” scenario than the Reality Check scenario.

TABLE 5: Western Maryland Growth Indicator Comparisons

		Existing (2000)	RCP (2030)	Build-Out
In GreenPrint	Households	23%	22%	40%
Placed Inside PFAs	Households	50%	58%	28%
	Jobs	66%	70%	54%
Total Lane Miles		14,138	15,172	19,145
Impervious Surface	# Census Tracts (94 total)	32	42	42
Greater Than 10%	Total Tract Area	34,863	83,355	132,697

This table shows the effect of households on green infrastructure lands and the percentage of households and jobs in Priority Funding Areas when the Reality Check scenario for 2030 and the “build-out” scenario are compared with conditions in 2000. It also shows the estimate of lane miles that would be needed under both the Reality Check scenario and the amount generated by development permissible under existing zoning (i.e., “build-out”). Finally, it compares the number of census tracts with more than 10% impervious surface and the total area of those tracts under each of the scenarios.

Source: Reality Check *Plus* data and data supplied by the U.S. Census Bureau and the Maryland Department of Planning.

D. REACTIONS TO FORECAST

The reaction to growth projections in Western Maryland seemed to depend in part on which county the participants were from. High growth Frederick and Washington county residents often expressed concern that the projected growth was “too much,” while their counterparts from lower growth Allegany and Garrett counties seemed more concerned with finding ways to improve housing and infrastructure to attract growth.

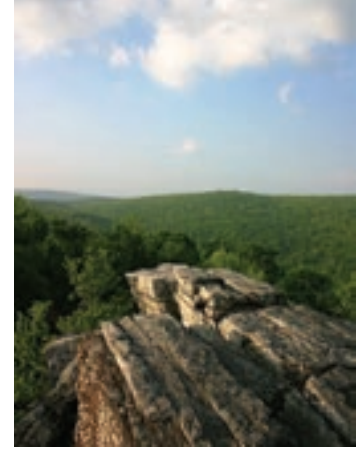


Photo courtesy of Kai Hagen.

To many of the participants, growth in Western Maryland would remain uneven unless more jobs are created uniformly across the region. Several also suggested that more emphasis be placed on jobs that can be performed from a distance through “telecommuting.” “We need to create jobs that allow our children’s children’s children to stay in the area,” said the participants at one of the tables.

If the projected growth is really coming to the region, several participants said the counties need help providing the infrastructure to support it, while others said protections need to be put in place to preserve the natural beauty of the region. “If this growth is coming, then we need strict boundaries to protect farms, forests and sensitive areas,” one participant said. One Frederick County participant said, “We need to talk to each other differently – not about growth or no growth, but about quality growth.”

E. IMPLEMENTATION AND INFRASTRUCTURE IDEAS

Implementation priorities in Western Maryland mostly centered around ways to leverage more funding for infrastructure, to provide greater incentives for development in targeted growth areas, and to more closely connect the region’s school and university systems with job development and public education on land use issues.

Participants expressed the hope that the region’s extensive tracts of state-owned lands would remain undeveloped, preserving the rural, scenic beauty of the mountainous Western Maryland counties. Such preservation, several said, contributed to the quality of life that made Western Maryland attractive for economic development and tourism.

Participants expressed the hope that the region’s extensive tracts of state-owned lands would remain undeveloped.

Like their Eastern Shore counterparts, participants at the Western Maryland event called for greater cooperation between municipalities and counties, between counties, and between the counties and the state. One specific proposal called for creation of a regional community development corporation with responsibility for conducting an inventory of redevelopment opportunities within the region’s existing housing stock as well as inventories of both existing infrastructure that could be more fully utilized and natural resources that should be protected. One participant said the region would benefit from developing a long-term (“the next 100 years, or multi-generational”) community vision.

Finding ways to generate additional funding for land use programs – from parks to economic development – was an often repeated theme. Suggestions included: more local funds for land preservation to complement state funding; richer financial incentives for development in areas where infrastructure already exists; higher impact fees for development outside of Priority Funding Areas as a means of discouraging sprawl development; limiting most capital spending to already developed areas; cutting personal and/or business taxes in specifically designated growth areas; reducing the bureaucracy associated with tax incentive programs; and streamlining the process for rehabilitating older properties.

In addition to needing funds for roads, schools and water and sewer systems, some participants said money is also needed for structures for the elderly and handicapped.

The region's shortage of affordable housing was frequently cited and at least one table of participants called for creation of a "moderately priced dwelling unit" program similar to the one in use in Montgomery County throughout Western Maryland.

There was little mention of building new roads in the region, but instead suggestions for developing a regional rail system or starting commuter flights or helicopter routes to Cumberland and Oakland.

In recognition of those who move to Western Maryland, but who still hold jobs elsewhere, participants recommended efforts that would make "telecommuting" or other work-from-home options easier.

A full list of the Western Maryland responses can be found on the website, www.realitycheckmaryland.org.

Central Maryland

A. THE EXERCISE

The Baltimore Convention Center was the site for the Central Maryland Reality Check *Plus* event, which on June 9th brought together participants from Baltimore City and seven counties in the Baltimore-Washington corridor (Anne Arundel, Baltimore, Carroll, Harford, Howard, Montgomery and Prince George's). Approximately 300 people joined in the event, including a number of elected and appointed officials, such as Baltimore Mayor Martin O'Malley, Montgomery County Executive Doug Duncan and Maryland Department of Planning Secretary Audrey Scott. The participants, who were spread around 25 tables, were welcomed by Bryce Turner, president of architectural firm Brown, Craig, Turner, chairman of the Urban Land Institute's Baltimore District Council, and chairman of the Central Maryland Reality Check *Plus* organizing committee, and his co-chair, Petey Green of the Prince George's County Black Chamber of Commerce.



Petey Green of the Prince George's County Black Chamber of Commerce co-chaired the Central Maryland Reality Check organizing committee.

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B. CONSENSUS PRINCIPLES:

The primary "guiding principles" developed by the Central Maryland participants include:

- ▶ Respect and continue to protect already-protected forests, green fields and other environmental areas and protect waterways, floodplains and the shoreline of the Chesapeake Bay
- ▶ Support more high density, mixed use, transit-oriented development
- ▶ Concentrate higher density new developments inside Priority Funding Areas and/or existing communities
- ▶ Target new development around existing infrastructure and/or provide the infrastructure necessary to support new development

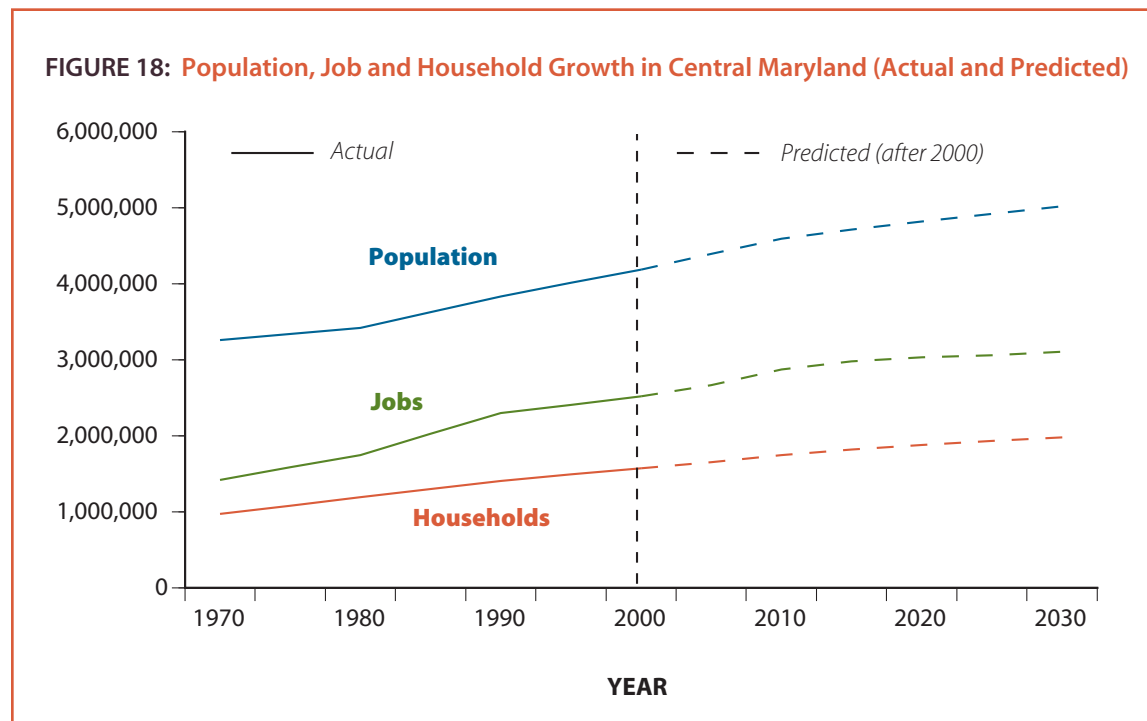
- Do a better job of integrating housing that is affordable with housing for people of high incomes and making sure that much of that workforce housing is near where people work
- Do more to encourage infill development and re-use of existing structures and housing stock

As the most populous region in the state, the pressures faced by the Central Maryland jurisdictions differ from those in the other three regions of the state, Mr. Hall said in his growth trends overview. Traffic congestion, transit issues and the proximity of jobs to residences were priority issues for a region that is often identified with the major north-south corridor on the Eastern Seaboard, Interstate 95.



Approximately 300 people participated in the Central Maryland Reality Check event, including Baltimore Mayor Martin O'Malley, Montgomery County Executive Doug Duncan, and Maryland Planning Secretary Audrey Scott. © Paul Coelus, Waterford, Inc. 2006

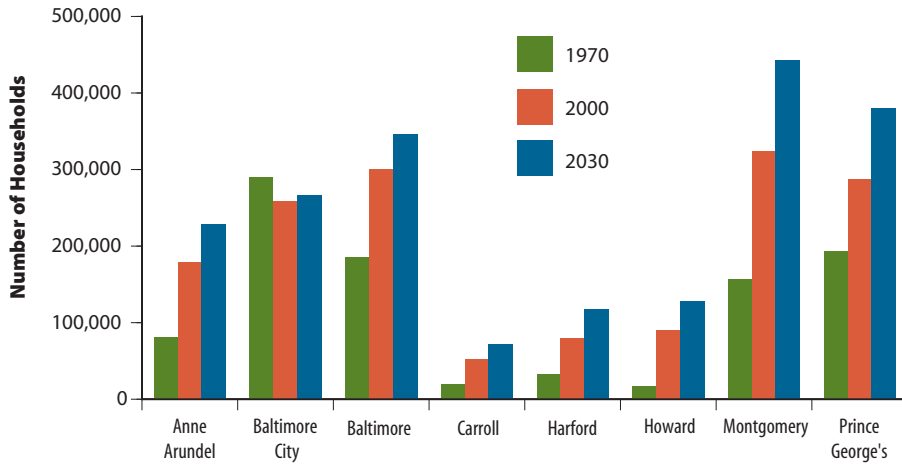
Other issues facing the region, he said, include the location, maintenance and cost of infrastructure needed to support more development; the willingness of jurisdictions to invest in redevelopment and re-use of existing structures; and the constant fight against local groups that oppose almost all new development in their areas. While suburban counties throughout the region have experienced substantial growth, population in the city of Baltimore is only now beginning to level off after a half century of decline. Much of the discussion at the event revolved around what can be done to target some of the growth coming to the region back into the city of Baltimore.



Since 1970, Central Maryland has experienced a steady increase in all three growth categories: people, households and jobs. These trends are predicted to continue through 2030.

Source: Maryland Department of Planning.

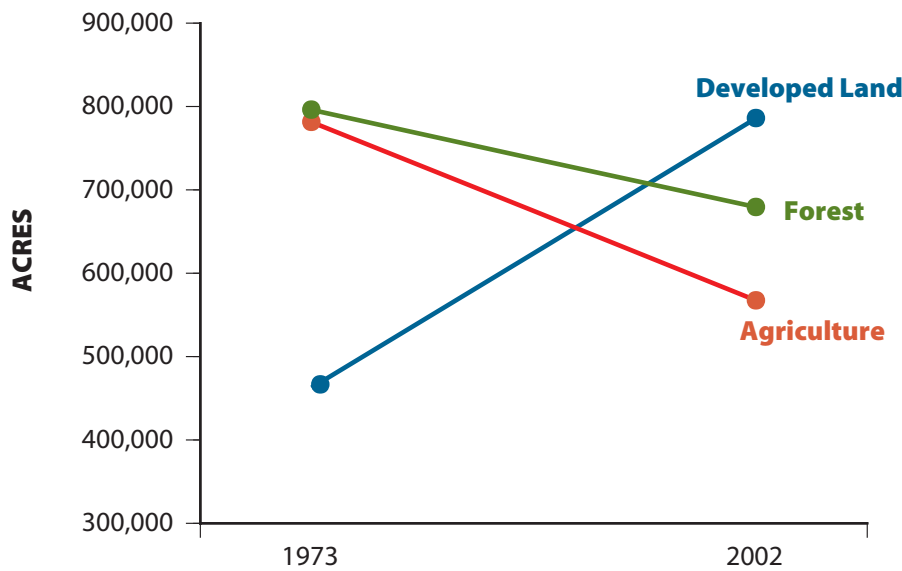
FIGURE 19: Number of Households in Central Maryland by County (1970–2030)



This bar chart shows the change in the number of households in Baltimore City and in each of the seven Central Maryland counties from 1970 to 2000 and the projected increase in households from 2000 to 2030.

Source: Maryland Department of Planning.

FIGURE 20: Land Use Analysis for the Central Maryland Region (1973–2002)



This simple graph shows the sharp increase in developed acres in Central Maryland between 1973 and 2002 and the corresponding decline in forest and farm land.

Source: Maryland Department of Planning.

The Central Maryland participants were asked to distribute a greater number of households and jobs on their regional maps than their counterparts in any of the other three regions: 409,469 households and 582,305 new jobs projected to come to the Baltimore-Washington corridor by 2030. Those totals represented nearly twice as many households and more than twice as many jobs as the other three regions of the state are projected to receive over the same period *combined*.

“The state of Maryland can grow without destroying what we love,” said Ed McMahon, a national expert on sustainable development and senior fellow with the Urban Land Institute in Washington. “The real question is ‘how?’”

“The truth is, development in the Baltimore region is inevitable, but the destruction of community character and natural resources that too often accompanies growth is not,” Mr. McMahon said. “Progress does not demand degraded surroundings. Maryland can grow without destroying the things that people love.”

At the day’s end, implementation issues were raised during a panel discussion that included Dru

Schmidt-Perkins of 1000 Friends of Maryland, Caroline Moore of Struever Bros. Eccles & Rouse, Michael Sarbanes of the Citizens Planning and Housing Association, and University of Maryland architect Ralph Bennett. J. Kirby Fowler of the Downtown Partnership of Baltimore moderated the discussion.

C. INDICATOR ANALYSIS

The Central Maryland Reality Check exercise produced results similar to those in other regions. But because the region is already highly developed and the percent of growth forecast for the next 25 years is much lower than in the other regions, the differences in percentages between alternative scenarios is much smaller. The

share of jobs and households inside Priority Funding Areas in the Reality Check scenario, for example, was higher than in 2000 and higher than either the forecast by the regional planning councils or the “build-out” scenario, though the percentage difference was not as large as other regions. The share of jobs and households inside the Baltimore and Washington beltways in the Reality Check scenario is lower than in 2000, but higher than the planning commissions’ forecast or “build-out” scenarios. Similarly, total lane miles increase under the Reality Check scenario over the current conditions, but are lower than the planning council forecasts or “build-out” scenarios. Acres of land in census tracts with more than 10 percent impervious surface also increased under the Reality Check scenario over conditions in 2000 but would increase more than in the “build-out” scenario.

TABLE 6: Central Maryland Indicator Comparisons

		Existing (2000)	RCP (2030)	COG (2030)	Build-Out
In GreenPrint	Households	12%	12%	12%	13%
Placed Inside PFAs	Households	84%	86%	80%	82%
	Jobs	87%	88%	79%	84%
Inside Beltways	Households	42%	41%	37%	39%
	Jobs	45%	44%	39%	40%
Within 1 Mile of Rail Transit	Households	33%	37%	34%	33%
	Jobs	45%	46%	39%	39%
Total Lane Miles		38,704	47,426	49,028	48,399
Impervious Surface	# Census Tracts (977 total)	824	872	832	860
Greater Than 10%	Total Tract Area	652,881	824,062	820,483	819,690

This table shows the effect of households on green infrastructure lands and the percentage of households and jobs in Priority Funding Areas, inside the Baltimore and Washington beltways, and within one mile of rail transit when the Reality Check scenario for 2030, the cooperative forecasts from Baltimore and Washington regional planning commissions, and the “build-out” scenario are each compared with conditions in 2000. It also shows the estimate of lane miles that would be needed under the Reality Check scenario, the regional planning council forecasts, and the amount generated by development permissible under existing zoning (i.e., “build-out”). Finally, it compares the number of census tracts with more than 10% impervious surface and the total area of those tracts under the Reality Check and “build-out” scenarios with figures from 2000.

Source: Reality Check *Plus* data and data supplied by the U.S. Census Bureau, the Metropolitan Washington Council of Governments, the Baltimore Metropolitan Council and the Maryland Department of Planning.

D. REACTIONS TO FORECAST

Reaction to the level of growth projected for the Central Maryland corridor ranged from “it’s overwhelming” to “it’s substantial and challenging, yet realistic.” Some participants even speculated that the projections for the Baltimore-Washington corridor may actually be low.

Some complained that specific counties are encouraging job growth to generate taxes, but do not support the associated housing, which costs the counties more for services and infrastructure. As a result, workers are forced to live in other counties far from their work.

Like their counterparts on the Eastern Shore, a number of Central Maryland participants expressed concern about the effect on housing, traffic and services from the thousands of new residents who are expected to move to the Fort Meade area of Anne Arundel County or the Aberdeen Proving Grounds area of Harford County, or elsewhere in Maryland, as a result of the federal government’s Base Realignment and Closure



Photo courtesy of Kai Hagen.

program (BRAC). An estimated 28,000 households and some 45,000 high salary jobs are expected to be created in Maryland as a result of this shift.

A number of participants also expressed concern over the impact the projected growth will have on natural areas in general and on the Chesapeake Bay in particular. “It is not sustainable to grow at this rate for the long-term,” said one. “It will push our resources to the limit.”

Many Central Maryland participants, however, chose to look at the projected growth as a sign of the region’s economic strength and an opportunity “to do it right.” Many said the level of growth means the region will need many more transit options than are available today and a greater supply of affordable “workforce housing.” The new growth could also be used as a stimulus for revitalization in Baltimore and older areas of the region, many said. “It is not completely detrimental if we do it smart,” said one.

E. IMPLEMENTATION AND INFRASTRUCTURE IDEAS

Capitalizing on existing and future transit investments turned out to be a central theme at the Central Maryland event. Reality Check participants placed a higher percentage of housing and jobs near transit and more housing and jobs inside the region’s Priority Funding Areas than is currently the case. This result appeared to be a reflection on the worsening traffic congestion problems throughout the region and a desire by participants to put jobs closer to their homes or at least make them more accessible via transit.

Many Central Maryland participants chose to look at the projected growth as a sign of the region’s economic strength and an opportunity “to do it right.”

Many of the implementation and infrastructure ideas also reflected this call for more transit options. “We need a significant increase in public transportation investment,” said one participant. “Fund transit projects at least at the same level as highway projects.” Other ideas included the suggestion of moving more freight by rail instead of by truck; of connecting Baltimore, Washington, BWI and Annapolis with transit networks; for implementing the Baltimore Regional Transit System plan; for adding a transit line from Baltimore north to Bel Air; for increased transit between Baltimore and Columbia; for extending Metro to Gaithersburg; for providing more MARC stations and a new East Baltimore train station; developing a high speed (MAGLEV) corridor between Baltimore and Washington; and moving MARC trains off of CSX-owned tracks. To pay for transit, a dedicated source of revenue should be identified, one Central Maryland table agreed, while others suggested a stronger effort to secure federal transit grants. In addition to the many transit proposals, Central Maryland participants also said the number of pedestrian and bicycle paths should be expanded.

Environmental issues raised by Central Maryland participants differed from the broader land preservation goals that were more common in the other three regions, focusing instead on ideas such as encouraging the construction of “green buildings,” strengthening regulations on sediment control; requiring stronger storm-water mitigation for all new developments; and tighter environmental requirements for any development built outside of Priority Funding Areas. Continuation and expansion of the state’s Rural Legacy program was also proposed.

Central Maryland participants demonstrated strong support for a variety of measures that would result in more infill development or rehabilitation and re-use of existing structures, including: improving the tax credit for historic preservation; providing incentives for demolition and re-building in older neighborhoods; incentives for mixed use development; reinstatement of the “Live Near Your Work” program; and larger public investments in urban parks and public schools.

In the area of zoning, participants called for greater housing densities within Priority Funding Areas; modifications of the approval process to encourage more redevelopment; changes that would encourage more transit-oriented and mixed use development, and implementation of “form-based codes” and “traditional neighborhood design” principles as techniques to improve community design.

Echoing a point made in other regions of the state, Central Maryland participants strongly supported more educational programs to explain the implications of “sprawl, development, growth and density” to the general public and to increase political support for infill and redevelopment.

A full list of the Central Maryland responses can be found on the website, www.realitycheckmaryland.org.

Southern Maryland

A. THE EXERCISE

The fourth and final regional Reality Check *Plus* event was held at St. Mary’s College of Maryland on June 15th. A diverse group of approximately 150 elected officials, government staff and community, civic and business leaders from Charles, St. Mary’s and Calvert counties participated in the event, in which they were asked to decide where 77,843 new houses and 70,629 should be located in the three counties of Calvert, Charles and St. Mary’s.

Jane Margaret O’Brien, president of St. Mary’s College, welcomed the participants to the Southern Maryland campus. In other opening remarks, former Calvert County Planning Director Frank Jaklitsch and former Charles County Administrator Eugene T. Lauer, the co-chairs of the Southern Maryland Reality Check organizing committee, emphasized how important it was to members of their committee to develop a carefully balanced list of invitees in order to give the results of the event credibility.

Measured by population, Southern Maryland is growing faster than any other region of the state. From 2000 to 2003, the populations of Calvert and Charles counties grew 12.8% and 10.4%, respectively, ranking as the top two counties in Maryland in terms of population growth during that period. St. Mary’s County was not far behind, ranking seventh in the state with 7.6% population growth in the 2000-2003 period.

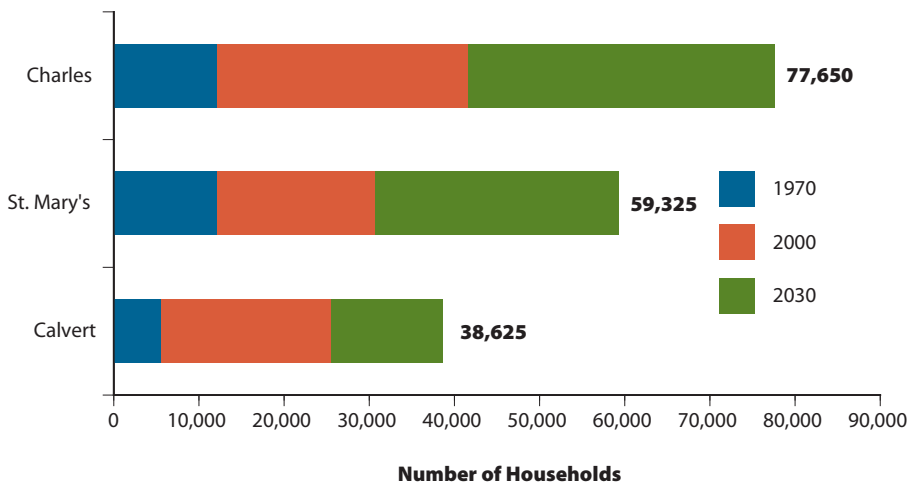
In an overview of growth trends, Southern Maryland participants were told they must not only address the location of new development, but also the pace; to look at opportunities for infill and redevelopment in existing communities; and be aware of the effects that rapidly expanding development is already having on the region’s supply of drinking water. As the Southern Maryland counties become bedroom communities for workers in Baltimore, Annapolis, Columbia and Washington, D.C., long distance commuting, transportation costs and traffic congestion have all increased.



Where to place additional jobs and households was a difficult decision in all four regions of the state. Here participants at the Southern Maryland event at St. Mary’s College begin to place LEGOs on the map of Calvert, Charles and St. Mary’s counties.

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FIGURE 21: Southern Maryland Households by County (1970–2030)



This bar chart shows the change in the number of households in each of the three Southern Maryland counties from 1970 to 2000 and the projected increase in households from 2000 to 2030.

Source: Maryland Department of Planning.

During the afternoon session, architect and *Washington Post* columnist Roger K. Lewis delivered a keynote address entitled, “Smart Growth: Planning, Not Politics!”

“The reality is that so much of what the U.S. and Maryland is facing is a result of forces that have not been controlled or have not been properly administered,” said Professor Lewis, whose award-winning column on architecture and urban design has appeared in the *Post* since 1984. Implementation of a common vision for the future of Southern Maryland will “require political leadership, citizen action and a commitment to making change,” he said.

B. CONSENSUS PRINCIPLES:

The “guiding principles” developed by the Southern Maryland Reality Check participants include:

- ▶ Preserve environmentally sensitive and protected areas
- ▶ Focus development around existing infrastructure
- ▶ Encourage a jobs-housing balance
- ▶ Protect critical agricultural land
- ▶ Focus development inside the urban envelope
- ▶ Encourage more housing choices (affordability and types)

C. INDICATOR ANALYSIS

Southern Maryland participants emphatically placed more of the region’s projected complement of jobs and housing in existing growth areas than in 2000. Under the Reality Check scenario, a much larger share of jobs and households in Southern Maryland would be located within Priority Funding Areas than under the regional planning council forecast, than under the “build-out” scenario, and than under conditions in 2000. Similarly, the share of households in GreenPrint areas is lower under the Reality Check scenario than under all other scenarios. Total lane miles would be higher under the Reality Check scenario than under conditions in 2000, but about the same as the planning council forecast and less than the “build-out” scenario. Similarly, acres of land in census tracts with more than 10% impervious surfaces would be higher under the Reality Check scenario than under conditions in 2000 but less than what would occur under the “build-out” scenario.

TABLE 7: Southern Maryland Growth Indicator Comparisons

		Existing (2000)	RCP (2030)	COG (2030)	Build- Out
In GreenPrint	Households	38%	34%	41%	43%
Placed Inside PFAs	Households	39%	49%	31%	32%
	Jobs	45%	55%	36%	41%
Total Lane Miles		8,060	9,106	9,084	10,190
Impervious Surface Greater Than 10%	# Census Tracts (56 total)	10	14	16	16
	Total Tract Area	22,800	59,432	57,181	74,067

This table shows the effect of households on green infrastructure lands and the percentage of households and jobs in Priority Funding Areas when the Reality Check scenario for 2030 and the “build-out” scenario are compared with conditions in 2000. It also the estimate of lane miles that would be needed under both the Reality Check scenario and the amount generated by development permissible under existing zoning (i.e., “build-out”). Finally, it compares the number of census tracts with more than 10% impervious surface and the total area of those tracts under the Reality Check and “build-out” scenarios with figures from 2000.

Source: Reality Check *Plus* data and data supplied by the U.S. Census Bureau, the Metropolitan Washington Council of Governments and the Maryland Department of Planning.

D. REACTIONS TO FORECAST

Like many of their counterparts on the Eastern Shore, participants at the Southern Maryland event objected to the growth projections as too large for their region to sustain. “Too much growth projected,” said one. “A shockingly high number,” said another. “The projections exceed carrying capacity and infrastructure supply,” said a third.

Others, however, acknowledged that some level of growth is surely coming to the region and that the three counties need to be ready. “The growth is coming eventually and it is essential to plan and prepare for it,” one participant said. “Making informed choices is important,” said another. “We need a balance between economic development and quality of life.”

E. IMPLEMENTATION AND INFRASTRUCTURE IDEAS

Zoning and planning changes dominated the discussion of implementation ideas at the Southern Maryland exercise. Participants expressed strong support for zoning that would encourage new development to locate in “town centers” while protecting undeveloped areas. “We need to create zoning that is conducive to growth in growth areas and preservation in preservation areas,” said one participant. Preservation ideas included stronger “ag zoning,” downzoning, transferable development rights programs, and purchase of development rights programs. One participant specifically called for preservation of buffers along Southern Maryland waterways and wetlands.

To accommodate increased growth within existing communities, some participants recommended increased incentives for development within town centers and changes in height limits to permit higher density developments. Other ideas included zoning to permit mixed use commercial development and inclusionary zoning to encourage mixed-income residential development.

Several participants said more needs to be done to address a potential future shortage of drinking water in Southern Maryland, including “increased coordination of protection of water resources.” As with the other three regions that participated in Reality Check *Plus*, the Southern Maryland participants were supportive

of stronger regional oversight of land use issues. Ideas included forming a regional park and planning commission and regional infrastructure planning, which would consider roads, water, sewer and an inter-county transportation plan.

Transportation proposals reflected the limited options now available in the three-county peninsula. Ideas included another bridge across the Potomac River to Virginia, another bridge or ferry across the Chesapeake Bay to the Eastern Shore, more park-and-ride lots, and increased public transportation (possibly rail) connecting the region's workers to Washington, D.C.

Once again, the Southern Maryland participants said many of these ideas would be easier to accomplish if the public could be better educated on land use issues. One proposal called on the Tri-County Council of Southern Maryland to provide this service.

A full list of the Southern Maryland responses can be found on the website, www.realitycheckmaryland.org.



From “Reality Check *Plus*” to “Imagine Maryland”



THE VALUE OF REGIONAL VISIONING

“How do we want to grow in Maryland?” the Urban Land Institute’s Ed McMahon asks rhetorically. “Do we want development to shape the character of our communities? Or do we want the character of Maryland’s communities to shape development?”

From the outset, supporters of the Reality Check *Plus* effort insisted that the work not end with the exercises. Rather, these organizations always viewed the exercises as the beginning of a longer-term movement to engage citizens from all parts of the state and from all walks of life in a lasting discussion about how growth in Maryland can best be managed. Obviously, this will not be easy.

Participants created a vision of Maryland’s future that is very different from the direction the state is currently headed. Reality Check participants said they wanted more of the growth that is coming to the state to go inside existing towns and cities or other designated growth areas, and less of it in the rural, undeveloped parts of the state. But, of course, Maryland’s trends are otherwise – development continues to spread out.

Participants also expressed more support for transit, especially in the increasingly congested Baltimore-Washington corridor, but even in the three more rural regions of the state. They also expressed an almost surprising level of support for regional cooperation, if not regional governance. Both of these ideas face enormous hurdles, financial and political.

Repeatedly, Reality Check participants said they wanted more affordable housing, more housing that was closer to their places of employment, more intense development adjacent to transit stations, more permanent protection of undeveloped scenic, environmental or agricultural lands, and more meaningful comprehensive plans with zoning or other codes that assured that such plans are followed.

THE TASK AHEAD

Change will not occur until there is a vision for the state or for regions of the state that are based on broad public participation and deep community involvement. As Robert J. Grow from Envision Utah observed: “When you’re driving in the fog, the fog suddenly gets thicker and you’re not sure where you are headed, your natural inclination is to slam on the brakes.”

It may be that the development pattern envisioned during each of the four three-hour Reality Check exercises goes farther than either political or market conditions are likely to allow. The scale of the exercise was large and the “planning tools” coarse. Consideration of the demands such growth would place on infrastructure and/or



Ed McMahon, a Senior Fellow with the Urban Land Institute, was the keynote speaker at the Central Maryland Reality Check event on June 9, 2006, in Baltimore.

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Dr. Gerrit Knaap of the National Center for Smart Growth Research and Education co-chaired the statewide Reality Check *Plus* effort. © Jack Lynn, LLC 2006

the ability of local or state government to provide that infrastructure was minimal. Yet, at all four events, there was a fundamental understanding that if steps are not taken now to better manage the state's projected growth for the foreseeable future, then problems with air quality, shortages of affordable housing, worsening traffic congestion and longer commutes, the loss of natural areas and scenic vistas, and deterioration of the Chesapeake Bay and its tributaries will all continue and worsen. These changes, in turn, will have an adverse effect on the state's economic development, economic competitiveness and quality of life.

Marylanders – like the citizens of every state – face only a few possible scenarios: 1) do nothing and allow the current dispersed development pattern to play out; 2) find ways to encourage a more tightly constrained, compact, denser development scenario; or 3) seek some compromise between the two. Ultimately, it is a question of the degree of sprawl vs. the degree of compactness.

To help Maryland citizens make more informed choices that can produce real change, the organizers of Reality Check *Plus* have identified a series of activities they will take to keep this project moving forward. Organizers encourage continued broad based involvement in any of these activities and are eager to hear about other ideas. Contact information for these organizations can be

found in Appendix D and updated information on ways to become more engaged can be found on the website, www.realitycheckmaryland.org.

National Center for Smart Growth Research and Education:

The National Center for Smart Growth Research and Education at the University of Maryland will assume primary responsibility for research projects associated with the development of future growth scenarios and policy recommendations.

- ▶ The Center, working with the Maryland Department of Planning, will develop and analyze alternative statewide development scenarios. These scenarios will include: (1) a build-out scenario based on existing comprehensive plans; (2) a scenario based on the results of the four regional Reality Check *Plus* exercises; and, (3) at least one other development scenario.
- ▶ With the assistance of Maryland Department of Planning and the support of The Abell Foundation, the Center will launch a Maryland Smart Growth Indicators Program that will offer periodic performance measures of land development, housing, and environmental trends.
- ▶ The Center also will lead a multi-organizational effort to evaluate the efficacy of land use programs in five states that have established programs that are nationally prominent: Maryland, Oregon, New Jersey, Florida, and California.
- ▶ With the assistance of several organizations, the Center will host a conference in 2007 entitled, "Smart Growth @ 10," timed to provide an update the 10-year anniversary of the passage of Maryland's Smart Growth legislation.

Urban Land Institute, Baltimore District Council:

The Urban Land Institute's Baltimore District Council will assume primary responsibility for providing educational offerings related to growth issues in Maryland.

- ▶ ULI will launch a multi-year education effort through its programs aimed at both the general public and public officials about quality growth tools.
- ▶ ULI will seek consensus from its diverse (and expanding) group of stakeholders on policies or programs that have sufficient support to be implemented.
- ▶ ULI will work with the National Center for Smart Growth and 1000 Friends to conduct research into the advantages or disadvantages of various long-range growth scenarios.
- ▶ ULI will sponsor Technical Assistance Panels on specific growth tools such as Transferable Development Rights, Transit Oriented Development and Density Design Alternatives.
- ▶ ULI, in addition to other partners, will respond to requests from community groups and other interested parties for information on Reality Check *Plus*.

1000 Friends of Maryland:

The statewide citizens' coalition, 1000 Friends of Maryland, will then take primary responsibility for advocating change in policy at both the state and local levels.

- ▶ 1000 Friends will work with Reality Check *Plus* leadership to identify policies to implement at the state and local level, prioritize these and develop a strategy to work for their enactment.
- ▶ 1000 Friends will work with interested partners to put on a series of educational forums for those running for office about Reality Check's outcomes and recommended policy changes.
- ▶ 1000 Friends will identify research that should be conducted in order to develop sufficient support for policy shifts.
- ▶ 1000 Friends will conduct in-depth, independent public opinion polls on growth and development issues.
- ▶ 1000 Friends is working to incorporate growth/development questions in election questionnaires, interviews and debates.

The four Reality Check *Plus* events in 2006 called attention to the problem. There appears to be a common desire to address the problem. The next step is a broader discussion of the approaches that Marylanders collectively want to pursue. At the end of the day, says ULI's Ed McMahon, the goal is to create a better community for us all. "Successful communities use education, incentives, partnerships and voluntary initiatives, not just regulation." ■



Christopher W. Kurz, President of Linden Associates, was co-chair of the statewide Reality Check *Plus* effort representing the Urban Land Institute's Baltimore District Council.
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As executive director of 1000 Friends of Maryland, Dru Schmidt-Perkins served as one of three Reality Check *Plus* statewide co-chairs.
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The nearly 850 participants expressed

strong and generally **consistent support**

for a pattern of development

that is different from the pattern

that exists today and far different

from the pattern that is projected

for Maryland's future.



Appendices



APPENDIX A: SPONSORS

PLATINUM LEVEL SPONSORS

\$50,000 or more

Home Builders Association of Maryland
Lincoln Institute of Land Policy

GOLD LEVEL SPONSORS

\$25,000 to \$49,999

The Abell Foundation
Enterprise Community Partners
The Keith Campbell Foundation for the Environment
The Morris & Gwendolyn Cafritz Foundation
St. Mary's College of Maryland

SILVER LEVEL SPONSORS

\$5,000 to 24,999

ABC Imaging
American Institute of Architects - Baltimore
American Planning Association - Maryland Chapter
The Baltimore Sun
Bank of America
Brown Craig Turner Architects
Centex Homes
Chesapeake Bay Beach Club
Chesapeake Bay Trust
The Conservation Fund
Corporate Office Properties Trust
Elm Street Development
ECS Mid-Atlantic, LLC
ESRI
Fannie Mae Foundation
Grayce B. Kerr Fund
Greater Baltimore Committee
Hagerstown Community College
Law Offices of Peter Angelos
Marrick Properties
Merritt Properties, LLC
Nottingham Properties
Prince Charitable Trusts
Struever Bros. Eccles and Rouse, Inc.
University of Baltimore
University of Maryland Master of Real Estate Development Program

BRONZE LEVEL SPONSORS

Up to \$4,999

AKRF, Inc.
American Planning Association – National Capital Area Chapter
American Society of Landscape Architects – Maryland Chapter
ATK
Barbara Fetterhoff
Bozzuto Development
Carl M. Freeman Associates, Inc.
Charles H. Thornton & Company LLC
Design Collective
Eastern Shore Land Conservancy
Frederick Ward Associates
George B. Todd Fund of Mid-Shore Community Foundation
Interfaith Housing Alliance
Jane and Robert Hellawell Foundation of Mid-Shore Community Foundation
Linden Associates, Inc.
MVI Services
Patton Harris Rust & Associates
Shore Bancshares
Turner Construction
U.S. Land Alliance
Wormald Development Company

OTHER SUPPORTING ORGANIZATIONS AND BUSINESSES

A Greater Washington
A&R Development
A.M. Evans and Associates
AB Consultants
Ag Extension
Allegany County Chamber of Commerce
Allegany County League of Women Voters
Audubon Naturalist Society
Avon Dixon Agency
Baltimore Community Foundation
Banks Contracting Company
Berman Institute / Johns Hopkins
Bozzuto Development Company
Calvert County Chamber of Commerce
Calvert County League of Women Voters
Campaign to Reinvest in the Heart of Oxon Hill
Carl G. Valentine & Son, Inc.
Center for Urban Environmental Research & Education
Chesapeake Bay Foundation
Citizens for Smart Growth - Allegany County
Citizens Planning and Housing Association
Coalition for Smarter Growth
Coastal South

APPENDIX A: SPONSORS (cont.)

College of Southern Maryland
Colliers Pinkard
Columbia Association
Conservancy for Charles County
CSD Architects
Cushwa & Stouffer Architects, LLC
Earthspan
Episcopal Housing Corporation
FeinDesign Group, LLC
Frederick Regional Action Network
Friends of Frederick County
Frostburg State University
Furbish Company
Garrett County Chamber of Commerce
Garrett County Community Action Council
The Greater Cumberland Committee
Greater Washington Board of Trade
Home Builders Association of Washington County
Hord Coplan Macht
Integrated Planning Consultants, LLC
International Association of Facilitators
Intralix
J. Edward Cochran & Co., Inc.
Johns Hopkins University's Edward St. John Department of Real Estate
The Koch Group
Leadership Frederick County
Legacy Leadership Institute for the Environment
Legg Mason Walker
Lenhart Development Corporation
Loiderman/Soltesz Associates
Maryland Agricultural Land Preservation Foundation
Maryland Center for Agro-Ecology
Maryland Municipal League
Maryland State Arts Council
Maryland-National Capital Building Industry Association
Metroventures
MidAtlantic Farm Credit
Miller, Oliver, Baker, Moylan & Stone
Mountaineer Log & Siding Co.
The Nature Conservancy
Nottingham Properties, Inc.
Ocean Atlantic Agency
Peterson Companies
Potomac River Association
Preservation Maryland
Prince George's County Economic Development Corporation
Prince George's Black Chamber of Commerce
The RBA Group, Inc.
Rodgers Consulting, Inc.
Sierra Club, Southern Maryland Group
Smart Growth Alliance
Southern Maryland Electric Cooperative (SMECO)
SPIN, LLC
St. Mary's County Chamber of Commerce
St. Mary's County League of Women Voters
U.S. Green Building Council
University of Baltimore
University of Maryland Center for Environmental Science

University of Maryland Division of Administrative Affairs
University of Maryland University Relations Office
Upper Shore Regional Council
Urban Land Institute's Washington District Council
Waldorf Kiwanis
Washington College Center for the Environment and Society
Washington County Housing Authority
Waterford, Inc.
Westside Renaissance, Inc.

APPENDIX B: STATEWIDE AND REGIONAL LEADERSHIP COMMITTEES

STATEWIDE CHAIRS

Gerrit Knaap | National Center for Smart Growth and Research and Education
Chris Kurz | Urban Land Institute Baltimore District Council
Dru Schmidt-Perkins | 1000 Friends of Maryland

STATEWIDE LEADERSHIP COMMITTEE

John Bailey | Smart Growth Alliance
John Bambacus | Frostburg State University
Noreen Beatley | Enterprise Community Partners
Wayne Bell | Washington College Center for the Environment and Society
Robert Boonstoppel | U.S. Army Northern Regional Environment Office
Russ Brinsfield | Maryland Center for Agro-Ecology
Torrey Brown | Intralix
Suzanne Cartwright | Urban Land Institute
Laura Cole | Urban Land Institute – Washington District Council
Hubert "Petey" Green | Prince George's Black Chamber of Commerce
Scott Hancock | Maryland Municipal League
Frank Jaklitsch | Marrick Properties
John Kortecamp | Home Builders Association of Maryland
Ron Kreitner | Westside Renaissance, Inc.
Eugene Lauer | Private Consultant
Kevin Malachi | Prince George's County Economic Development Corporation
Susan Matlick | Maryland-National Capital Building Industry Association
Jessica Millman | Coalition for Smarter Growth
Bob Nilsson | Turner Construction
John Porcari | University of Maryland
Michael Sarbanes | Citizen's Planning and Housing Association
Andy Scott | Greater Washington Board of Trade
Bryce Turner | Urban Land Institute – Baltimore District Council / Brown Craig Turner
Jim Upchurch | Interfaith Housing Alliance
John Wilson | Coastal South / Chesapeake Bay Beach Club

EASTERN SHORE REGIONAL ORGANIZING COMMITTEE

Co-Chair: Torrey C. Brown | Intralix
Co-Chair: John Wilson | Coastal South
Kenny Bounds | MidAtlantic Farm Credit
Russ Brinsfield | Maryland Center for Agroecology
Jay Dayton | Avon Dixon Agency

John Dillman | Upper Shore Regional Council
Bill Dodd | The Koch Group
Robert J. Etgen | Eastern Shore Land Conservancy
Wes Johnson | Land Conservation & Development
Karen McJunkin | Elm Street Development
David Nemazie | University of Maryland Center for Environmental Science
Bob Nilsson | Turner Construction
David O'Neill | Chesapeake Bay Trust
Preston Schell | Ocean Atlantic Agency
Bill Seegar | Earthspan
David M. Sutherland | U.S. Land Alliance
Sarah Taylor-Rogers | Maryland Center for Agroecology
Charles H. Thornton | Charles H. Thornton and Co. LLC

WESTERN MARYLAND REGIONAL LEADERSHIP COMMITTEE

Chair: John Bambacus | Frostburg State University
Barbara Buehl | Allegany Chamber of Commerce
Kurt Cushwa | Cushwa & Stouffer Architects, LLC
Dick Devore | Allegany County Emergency Services
Jason Divelbiss | Miller, Oliver, Baker, Moylan & Stone
Alan Feinberg | FeinDesign Group, LLC
Bert Iseminger | J. Edward Cochran & Co., Inc.
Michele Waxman Johnson | Leadership Frederick County
Donnelle Keech | The Nature Conservancy
Tom Myers | Mountaineer Log & Siding Co.
Colleen Peterson | The Greater Cumberland Committee
Charlie Ross | Garrett County Chamber of Commerce
Dale Sams | League of Women Voters / Citizens for Smart Growth – Allegany County
Ann Sherrard | Ag Extension
Debi Turpin | Homebuilders' Association of Washington County
Jim Upchurch | Interfaith Housing Alliance
Bill Valentine | Carl G. Valentine & Son, Inc.
Janice Wiles | Friends of Frederick County
Richard Willson | Washington County Housing Authority
Robert Wormald, Sr. | Wormald Development Company
Duane Yoder | Garrett County Community Action Council

CENTRAL MARYLAND REGIONAL LEADERSHIP COMMITTEE

Co-Chair: Hubert "Petey" Green | Prince George's Black Chamber of Commerce
Co-Chair: Bryce Turner | Urban Land Institute – Baltimore District Council / BCT Architects
Michael Anikeef | Berman Institute / Johns Hopkins
Al Barry | AB Consultants
John Bailey | Smart Growth Alliance
Chuck Bean | Nonprofit Roundtable of Greater Washington
Robert Boras | Carl M. Freeman Associates, Inc.
Dan Calhoun | Maryland Agricultural Land Preservation Foundation
Mark Cameron | Neighborhood Design Center
Suzanne Cartwright | Urban Land Institute
Matt D'Amico | Design Collective, Inc.
Jim Determan | CSD Architects / AIA Baltimore
Devon Dodson | Greater Baltimore Committee
Peter Doo | Hord Coplan Macht / U. S. Green Building Council
Tom Fidler | Mackenzie, Cushman, Wakefield

Neil Fitzpatrick | Audubon Naturalist Society
Len Forkas | Milestone Communities / ULI-Washington
Don Fry | Greater Baltimore Committee
Michael Furbish | Furbish Company
Peter Garver | Corporate Office Properties Trust
Tyler Gearhart | Preservation Maryland
Bernadette Hanlon | Center for Urban Environmental Research & Education
Gordon Ingerson | Grant Architects
Frank Johnson | Carroll County
Christopher Kurz | Linden Associates & Urban Land Institute – Baltimore District Council
Karen Lewand | AIA Baltimore
Jack Machen | DLA Piper Rudnick Gray Cary
Jud Malone | Columbia Association
David Millane | Millane Partners, LLC
Joan Millane | Millane Partners, LLC
Jessica Millman | Coalition For Smarter Growth
Mike Mitchell | Chesapeake Habitat for Humanity
Allen Neyman | NSArchitects
Mac Omoile | NAACP
Dan Pontious | Citizens Planning & Housing Association
Anthony Rogers | A&R Development
Jeff Rosen | The Shelter Group
Anthony Rubino | ECS Mid-Atlantic, LLC
Olusola Seriki | Metroventures
Peter Shapiro | University of Maryland
Steve Sveda | GHT Limited
Karen Sweeney | Turner Construction Company
Craig Ward | Frederick Ward Associates
Doug Wrenn | Rodgers Consulting, Inc.

SOUTHERN MARYLAND REGIONAL LEADERSHIP COMMITTEE

Co-Chair: Frank Jaklitsch | Marrick Properties
Co-Chair: Eugene Lauer | Private Consultant
Marc Apter | St. Mary's College
Dania Blair | Maryland State Arts Council
Donna Cave | Sierra Club, Southern Maryland Group
Bill Chambers | Calvert County Chamber of Commerce
Dave Cooksey | Loiderman/Soltesz Associates
Edward (Guy) Curley III | Maryland National Capital Building Industry Association
Merl Evans | A.M. Evans and Associates
Barbara Fetterhoff | League of Women Voters
Annette Funn | League of Women Voters of Calvert County
Erik Jansson | Potomac River Association
David Jenkins | Tri-County Council of Southern Maryland
Alan Kutz | College of Southern MD
John J. Lenhart, Jr. | Lenhart Development Corp.
Jay Lounsbury | Dunkirk Concerned Citizens Association
Mark MacDougall | Southern MD Electric Cooperative (SMECO)
Carolyn McHugh | Calvert County Chamber of Commerce
Vivian Mills | Conservancy for Charles County
Peter Murphy
John Savich | St. Mary's County Department of Economic and Community Development
Bill Scarafia | St. Mary's County Chamber of Commerce
Louise Snell | St. Mary's County League of Women Voters
James Stewart
Ernest Wallace

APPENDIX B: STATEWIDE AND REGIONAL LEADERSHIP COMMITTEES

(cont.)

OTHER STATEWIDE AND REGIONAL CONTRIBUTORS

Mike Burlbaugh | Elm Street Development
F. Hamer Campbell | Maryland-National Capital Building Industry Association
Megan Carnell | University of Maryland Development Office
Donna Cave | Sierra Club, Southern Maryland Group
Matt D'Amico | Design Collective, Inc.
Bill Dodd | The Koch Group
Candace Donoho | Maryland Municipal League
Len Forkas | Milestone Communities
Brian Henry | Audubon Naturalist Society
Kolin Jan | The Greater Cumberland Committee
David Jenkins | Tri-County Council for Southern Maryland
Sophie Lambert | Urban Land Institute
Jack Lynn | Jack Lynn, LLC
Stephanie Martins | Maryland Department of Planning
Karen Reckner | Garrett County Chamber of Commerce
Jackie Sams | League of Women Voters in Allegany County

REALITY CHECK PLUS PROJECT STAFF

Statewide Project Manager: Jason K. Sartori | Integrated Planning Consultants, LLC
Statewide Media Relations Coordinator: Beth Offenbacher | Waterford, Inc.
Statewide Logistics Coordinator: Pauline M. Harris | SPIN
Central Maryland Project Manager: Susan Lee | Brown Craig Turner
Martha Craig | SPIN
Karley Emrich | SPIN
Jason Eversole | National Center for Smart Growth Research and Education
Megan McElroy | National Center for Smart Growth Research and Education
Jung Ho Shin | National Center for Smart Growth Research and Education

STATEWIDE COMMUNICATIONS AND OUTREACH CHAIR

John W. Frece | National Center for Smart Growth and Research and Education

STATEWIDE DATA AND ANALYSIS CHAIRS

Arnab Chakraborty | National Center for Smart Growth and Research and Education
Richard E. Hall | Maryland Chapter, APA

STATEWIDE BUDGET AND FUNDRAISING CHAIR

Raymond Bartlett | University of Maryland Development Office

APPENDIX C: STATEWIDE EVENT ATTENDEES

Below is a list of all the people known to have attended the four Reality Check *Plus* regional visioning exercises held in May and June 2006.

E Eastern Shore
W Western Maryland
C Central Maryland
S Southern Maryland

PARTICIPANTS AND OBSERVERS

Patricia E. Abernethy | Washington County Public Schools | W
Jason L. Addison | Questar Properties | CS
James A. Adkins | E
Joe Adkins | City of Frederick | W
Brian K. Afnan | NVR, Inc. | W
Marcel Aillery | W
Kristin B. Aleshire | City of Hagerstown | W
Elizabeth Alexander | Town of Princess Anne Planning and Zoning Commission | E
Gary G. Allen | Partnership for Sustainable Forestry | E
Thomas Alspach | Talbot Preservation Alliance | E
Guy Altieri | Hagerstown Community College | W
Ellie Altman | Adkins Arboretum | E
Robert B. Amdur | Talbot Preservation Alliance | E
Gary Anderson | Johns Hopkins University | C
Joe Anderson | Computer Sciences Corporation | S
Lorrie Anderson | Charles County Chamber of Commerce | S
Steve Andritz | Charles County Government - Planning & Growth Management | S
Anna Marie Angola | Town of Cottage City | C
Michael A. Anikeeff | Johns Hopkins University/The Edward St. John Department of Real Estate | C
Fern Dannis Applegate | Maryland Association of Realtors | EC
Roy Appletree | FIRN Inc. | C
Marc L. Apter | St. Mary's College of Maryland | S
Andrea Arnold | Coalition for Smarter Growth | C
Michael Asante | Montgomery County Department of Planning | C
Bill Atkinson | Maryland Department of Planning | W
Rina Aviram | National Research Council | C
Robert M. Aydukovic | Downtown Partnership of Baltimore | C
Gwenn Azama | C
Rick Bailey | Marrick Properties, Inc. | S
Ruth Baker | BEACON at Salisbury University | E
Daniel Baldwin | Maryland Department of Planning | C
Tom Ballentine | Home Builders Association of Maryland | C
Lyssandra Barbieri | Gould Property Company | C
George Baroniak | Agricultural Land Preservation Board | S
Alfred W. Barry III | AB Associates | C
Tim Barto | Barto Gallery Ltd. | S
Stuart Bass, AICP | City of Hagerstown | W
Donald Battista | Garrett Memorial Hospital | W
Robert Beachy | Foxcraft Homes | W
Melvin C. Beall, Jr. | Charles County Government | S

Matt Bear | Downtown Partnership of Baltimore | C
 Noreen Beatley | Enterprise Community Partners | C
 Barbara Beers | Remax 100 | S
 Wendell Beitzel | W
 Ralph Bennett | Bennett Frank McCarthy Architects, Inc. | C
 Rob Bernstine | Town of Chesapeake City | E
 Bonnie Bick | Sierra Club | S
 Andrew Bing | Kramer & Associates | C
 Joyce Bishoff | Rural Development Coalition | W
 Dania Blair | Maryland State Arts Council | S
 W. Rayner Blair | Blair's Jewelry and Gifts | S
 Dave Blazer | Maryland Coastal Bays Program | E
 Cynthia Bledsoe | The Greater Towson Committee, Inc. | C
 Judy Blomquist | Friends of Harford | C
 John Bloom | Indian Head Defense Alliance | S
 Nelson Bolender | Cecil County Commissioners | E
 Victor Bonaparte | Baltimore Metropolitan Council | C
 Renee Bone | Maryland Department of Business and Economic
 Development | W
 Robert Boonstoppel | U.S. Army | EC
 Robert Boras | Carl M Freeman Associates | ES
 Stuart M. Bounds | Chesapeake College | E
 Gregory Bowen | Calvert County Department of Planning &
 Zoning | S
 Thomas S. Bozzuto, Sr. | The Bozzuto Group | C
 Rick Brace | W
 Don Bradley | Town of Hurlock | E
 Jon Braithwaite | Atelier 11 Ltd Architecture | E
 Pauleen Brewer | Moore Administrative Help | S
 Kendra J. Briechele | The Conservation Fund | E
 Donna Brightman | Citizens of Boonsboro High School Citizens
 Advisory Committee | W
 Cathy Brill | Rauch Foundation | C
 Russell Brinsfield | Maryland Center for Agro-Ecology, Inc. | E
 Jack Brock | City of Laurel | C
 Jen Brock | Maryland League of Conservation Voters | C
 Jack Broderick | E
 Donald L. Brown | Patuxent River Commission | S
 David Brownlee | Department of Planning and Zoning | S
 Martin Brubaker | W
 Leo Bruso | Land & Commercial, Inc. | C
 Barbara Buehl | Allegany County Chamber of Commerce | W
 Doug Burkhardt | Maryland Department of Planning
 King Burnett | Webb Burnett and Jackson | E
 Elizabeth Buxton | Scenic Maryland | C
 David Cadell | Cadell & Associates | E
 Greg Cain | Crabplace.com | E
 Art Callaham | Greater Hagerstown Committee, Inc. | W
 F. Hamer Campbell, Jr. | Maryland-National Capital Building
 Industry Association | C
 Kevin Champion | Graham Landscape Architecture | E
 Denis D. Canavan | St. Mary's County Department of Land Use
 & Growth Management | S
 James Cannelli | AKRF | C
 Dan Cannon | Centreville National Bank | E
 Robert Cannon | Cannon Property Management | E
 Catherine Carey | Belair Edison Neighborhoods Inc. | C
 Vicky Carrasco | Maryland Sea Grant Extension | C
 Jacqueline Carrera | Parks and People Foundation | S
 Michele Carroll | Freedom Area Citizen's Council | C
 Peter Carroll | Talbot County Maryland | E
 Priscilla K. Carroll | Struever Bros. Eccles & Rouse | C
 Jana Carter | Upper Shore Regional Council | E
 Suzanne Cartwright | The Urban Land Institute | C
 Diane Caslow | Medstar Health | C
 Ben Cassell | Queen Anne's County Government | E
 Alice Chalmers | North County Preservation, Inc. | C
 Jay Charland | Assateague Coastal Trust | E
 Pamela Charshee | 1000 Friends of Maryland | C
 Kiman Choi | Maryland Department of Planning | C
 Tom Christoffel, AICP | Northern Shenandoah Valley Regional
 Commission | WC
 William G. Christoffel | Washington County Health Department
 | W
 Franklin Clark | Baltimore City Public Schools | C
 Gerald Clark | Calvert County Government | S
 J. Bradley Clements | St. Mary's County Public Schools | S
 Billy R. Cogman | Kairos Development Corporation, Inc. | C
 Richard F. Colburn | Maryland Senate | E
 Wanda Cole | Maryland Department of Natural Resources | E
 William B. Collier, Jr. | Carolina County Farm Bureau | E
 Karen Connolly | Princess Builders, Inc. | C
 Sandy Cook | Town of Henderson | E
 Wayne Cooper | Charles County Government | S
 Debbie Herr Cornwell | Dorchester Chamber of Commerce | E
 Donavon Corum | Rodgers Consulting, Inc. | W
 William Couper | Bank of America | E
 Charles L. Covell | Bozzuto Homes, Inc. | E
 Pam Cover | Home Builders Association of Western Maryland
 | W
 Judy Cox | Town of Rising Sun | E
 Sandy Coyman | Worcester County Department of Comprehen-
 sive Planning | E
 Brenice J. Crissman | NG&O | S
 Ruth Crystal | League of Woman Voters, Maryland | C
 Kimberley Cullins | Southern Maryland Travel and Tourism
 Committee | S
 Sita Culman | The Abell Foundation | C
 Melanie Culp | Congressman Wayne Gilchrest's Office | E
 RoxAnne Cumberland | Calvert County Planning Commission
 | S
 Joe Cupani | Queen Anne's County Government | E
 Ed "Guy" Curley III | Liberty Home Builder | S
 Neil W. Curran | C
 Ross Dangel | Freedom Area Citizen's Council | C
 Milton Davenport | Harford County Government | C
 Gary Davis | Charles County Health Department | S
 Heather D. Davis | Friends Aware, Inc. | W
 Wayne M. Davis | W.M. Davis, Inc. | S
 William Davis, Jr. | Allegany County | W
 Christine Dayton | Talbot County Historic Preservation Com-
 mission | E
 Jay Dayton | Avon Dixon Agency, LLC | E
 Cheryl DeBerry | Garrett County Economic Development
 Department | W
 Joyce DeLaurentis | Maryland Rural Development Corp. | E
 Ann Delawder | E
 Jerri Dell | Arteco | W
 Paul DeMillo | Beatty Harvey & Associates | C
 Andrea DePalatis, ASID, CID | Spectrum Design | W
 Brenda L. Desjardins | New Home Marketing Services | E
 Jim Determan | CSD Architects | C

APPENDIX C: STATEWIDE EVENT ATTENDEES (cont.)

Ray Detig | Charles County Planning Commission | S
Faith Deutschle | Downtown Partnership of Baltimore | C
Russ Dickens | Elm Street Development | C
Marianne Difatta | City of Laurel | C
John DiFonzo | City of Cumberland | W
John A. Dillman III | Upper Shore Regional Council | E
Jennifer M. Dindinger | Maryland Center for Agro-Ecology, Inc. | E
Memo Diriker | BEACON at Salisbury University | E
William Dodd | Koch Homes | E
Devon Dodson | Greater Baltimore Committee | C
Peter C. Doo | Hord Coplan Macht, Inc. | C
Andrew Duck | 6th District U.S. Congress | W
Douglas M. Duncan | Montgomery County | C
Christine Dunham | Chesapeake Bay Trust | C
Joel Dunn | The Conservation Fund | C
Angie Durhman | Magco, Inc. | C
Alice W. Eastman | Maryland Conservation Council | C
David Eberly | Allegany County | W
Addie Eckardt | Maryland General Assembly | E
Karen Edgcombe | American Chestnut Land Trust | S
William Eichbaum | 1000 Friends of Maryland | W
Jan Eliassen | Ad Hoc Associates | E
Stuart Elsberg | Mid-Shore Community Foundation | E
George Erichsen | Department of Public Works & Transportation | S
Robert J. Etgen | Eastern Shore Land Conservancy | E
Merl Evans | A M Evans & Associates | S
Karen Everett | BAE Systems | S
Andrew Farrell | The Shapiro Company | C
Patricia Faux | The Faux Group, Inc. | S
Joe Fehrer | Assateague Coastal Trust | E
Edie Ann Feigles | Dillon Development Partners | WC
Alan Feinberg | FeinDesign | WC
Andrew Fellows | College Park | C
Lisa Ferretto | Hord Coplan Macht | C
Barbara Fetterhoff | League of Women Voters, Calvert County | S
Ira Fetterhoff | League of Woman Voters | S
Lee Fiedler | City of Cumberland | W
Peter Fillat III | Peter Fillat Architects, Inc. | EC
Shulamit Finkelstein | Washington County Public Schools | W
Robin Finnacom | St. Mary's County Community Development Corp. | S
Salvatore Fiorentino | ECS Mid-Atlantic, LLC | W
Robert Fireovid | Interfaith Coalition for the Environment | C
James Fisher | The Daily Times | E
Mark A. Fisher | Allegany Inspection Service | W
Neal Fitzpatrick | Audubon Naturalist Society | C
Erin Fitzsimmons | Waterkeeper Alliance | E
Ann Fligsten | Arnold Preservation Council, Inc. | C
Nancy Floreen | Montgomery County Council | C
Ellen Flowers-Fields | Southern Maryland WorkSource | S
Richard Floyd | Committee for Frederick County and Friends of Frederick County | W
Laurence Fogelson | Maryland Department of Planning | S
Deborah Ann Ford | University of Baltimore | C
Kristen Forsyth | Baltimore Development Corporation | C

Alex Fountain | Alex Fountain Realty, LLC | E
J. Kirby Fowler, Jr. | Downtown Partnership of Baltimore | C
Steve Fox | Fox Realty Group | W
Jeffrey E. Frank | Patton Harris Rust & Associates | C
Courtney Franklin | St. Mary's County Economic Development Office | S
C. Ronald Franks | Maryland Department of Natural Resources | E
Carl Franzen | Franzen Realtors, Inc. | S
Mark R. Frazer | Town of North Beach | S
Joyce Freeland | Calvert County Branch of the NAACP | S
Craig A. Fricke P.E. | Washington Suburban Sanitary Commission | C
Mark Friis | Rodgers Consulting | W
Donald C. Fry | Greater Baltimore Committee | C
Kurt Fuchs | Maryland Farm Bureau | E
Annette Funn | League of Women Voters, Calvert County | S
Betsy Gallagher | University of Maryland Cooperative Extension-Dorchester County | E
Bob Gallagher | West/Rhode Riverkeeper, Inc. | C
Laura Gamble | Bank of America | C
Greg J. Gannon | Meadow Farm Joint Venture LLP | E
Liddy Garcia | Cambridge Main Street | E
William F. Gardiner | City of Hyattsville | C
Jan H. Gardner | Frederick County Commissioner | W
Jamie H. Garner | Talbot Preservation Alliance | E
Peter Z. Garver | Corporate Office Properties Trust | C
Robert Garver | Maryland Department of Business & Economic Development | W
D. Tyler Gearhart | Preservation Maryland | C
Carol Ghebelian | S
Larry Giammo | City of Rockville | C
Morgan C. Gilligan | Residential Title & Escrow Company | C
Barry Gillman | Town of St. Michaels Maryland | E
Alan Girard | Chesapeake Bay Foundation | E
Christopher Goettge | The Faux Group, Inc. | S
Kelli Gofus | S
Mark Good | Seamark Marine | E
Bruce Gordon | E
Tracey Gordy | Maryland Department of Planning – Lower Eastern Shore Regional Office | E
Patricia Goucher | Maryland Department of Planning | WC
J. Patrick Graham | Graham Landscape Architecture | C
Janice Graham | Sierra Club | E
Robert Graham IV | Rodgers Consulting, Inc. | C
William B. Grant | First United Bank and Trust | W
Cal Gray | Claiborne Farms Inc. | E
Katie Gray | The Keith Campbell Foundation for the Environment | C
Hubert “Petey” Green | Prince George's County Black Chamber of Commerce | C
Steven Green | Recreational Trails Task Force | W
Shelby P. Guazzo | S
Paul Gunther | University of Maryland | E
C.P. Gutwald | Harford County Government | C
Robert Hackman | ECS Mid-Atlantic, LLC | E
Jeannie Haddaway | Maryland General Assembly | E
Kai Hagen | Frederick Regional Action Network | W
Philip R. Hager | Allegany County Planning and Zoning Commission | W
Robin Hahnel | S

David Hale | Calvert County | S
Tom Hamilton | Town of Easton | E
W. Brooks Hamilton, Jr. | Garrett County Farm Bureau | W
Roy E. Hancock | County Commissioners of Charles County | S
Bernadette Hanlon | UMBC | C
W. Andrew Hanson | Osprey Property Company | C
Beth Harber | The Abell Foundation | C
Cathy Hardy | Charles County Government Planning | S
Dave Harp | Cambridge Main Street | E
Dorothy L. Harper | United Way of Charles County | S
Hope R. Harrington | Talbot County Council | E
Verna Harrison | The Campbell Foundation | E
Tony Hausner | PREZCO | C
George Hayden | Southern Maryland Electric Cooperative | S
Suzanne D. Hayes | Morgan Stanley | W
Bradley Heavner | Environment Maryland | C
Sue Hecht | Heartly House | W
Ellen Heilmeyer | Conservancy for Charles County | S
Jay Hellman | The Hellman Company, Inc. | S
Thomas R. Hendershot | Prince George's County | C
Kelly L. Henry | Worcester County Development Review & Permitting | E
Ron Henry | Greater Baltimore Sierra Club | C
Frank Hertsch | Morris & Ritchie Associates | C
Jim Highsaw | Maryland Environmental Trust | W
Saunders C. Hillyer | E
Jim Hinebaugh | Garrett County Economic Development Department | W
Gary V. Hodge | Regional Policy Advisors | S
Joseph Hoffman | Frostburg State University | W
Ken Holland | Worcester County Farm Bureau | E
Jackson Glenn Hollis, Jr. | The Beach Company | C
Craig Holmes | ECS Mid-Atlantic, LLC | C
Jeff Holtzinger | City of Frederick | W
Anastasia Hopkinson | South River Federation | C
Steven C. Horn | Carroll County Government | C
Thomas W. Horton | E
Linda House | Downtown Partnership of Baltimore | C
Jesse C. Houston | Town of Ocean City | E
Kevin W. Howard | ENSAT Chesapeake GeoSciences, Inc. | C
Kimberly Howe | St. Mary's County Public Schools | S
Mary Huebner | Little Orleans Lodge Bed and Breakfast | W
Phillip R. Hughes | Hughes Investments, Inc. | C
Tom Hughes | Talbot County Planning Commission | E
Elizabeth Hulett | Washington County Free Library | W
Vincent C. Hungerford | VSE Corporation | S
Stacie Hunt Irish | Leadership Howard County | C
Donald E. Hunter | Hunter Interests Incorporated | E
Jim Hunter | Wells Fargo Home Mortgage | C
Roby Hurley | Maryland Department of Planning | E
Betsey Hurwitz-Schwab | Allegany Arts Council | W
John Hutchinson | Upper Eastern Shore Strategy Team | E
Tom Hylton | Save Our Land, Save Our Towns | W
Alan Imhoff | City of Frederick | W
Marc Inlay | Maryland Native Plant Society | S
Gordon Ingerson, AIA | Grant Architects | C
Joanne Ivancic | W
Seema Iyer | City of Baltimore Planning Department | C
Jeff Jackman | St. Mary's County Government | S
Trent Jaklitsch | Jaklitsch Development Group | S
George Jamar | Caroline County Recreation and Parks | E
Robert James | Frost Miller Group | W
Kolin Jan | ATK Tactical Systems | W
Larry Jarboe | St. Mary's County Government | S
David Jenkins, AICP | Tri-County Council for Southern Maryland | S
George Jett | Southern Maryland Audubon Society | S
Donald W. Johnson | ProBuilders Training and Consulting | S
Elizabeth Johnson | Sierra Club | C
Jim Johnson | Finksburg Planning & Citizens Council | C
Katherine Johnson | Long & Foster | W
Ramona Johnson | Fannie Mae | C
Scott Johnson | Deep Creek Property Owners Association | W
Bob Johnston | Baldus Realty | S
Gladys Jones | College of Southern Maryland | S
James Joyce | Iron Horse Properties | C
Brooke Kaine | Kaine Homes | S
Henry Kay | Greater Baltimore Committee | C
Jonathan Kays | University of Maryland | W
Donnelle Keech | The Nature Conservancy | W
Marie S. Keegin | Frederick County Office of Economic Development | W
Scott Keenum | Wells Fargo Home Mortgage | C
Jennifer Kelly | Riparius Construction, Inc. | C
Linda Kelly | Calvert County Government | S
Janet Kemmet | Cumberland Neighborhood Housing | W
James F. Kercheval | Washington County Board of County Commissioners | W
Harriett Kesler | Beyond the Boundries | C
Phyllis Kilby | Cecil County Government | E
William Kilby | Cecil Land Trust | E
Steven L. King | St. Mary's County Metropolitan Commission | S
Daniel J. Klein | Metropolitan Management | C
Edward Knepper | W
Barbara Knepper | W
James L. Knighton | Maryland Transit Administration | C
John Kortecamp | Home Builders Association of Maryland | C
Michael Koval | Queen Anne's County Government | E
Cheryl Krebeck | Midshore Board of Realtors | E
Elizabeth A. Krempasky | Caroline County Planning & Codes Administration | E
Harry Kriemelmeyer | S
Millie Kriemelmeyer | S
Grace Kubofcik | League of Women Voters of Howard County | C
Lisa LaCivita | Hagerstown Community College | W
Culver S. Ladd | Chesapeake Water Association | S
Stephen Lafferty | Howard County Department of Planning & Zoning | C
Sophie Lambert | The Urban Land Institute | C
Byron H. Lamotte | La Motte Properties | E
Patricia A. Langenfelder | Kent County Planning Commission | E
Lynn Lanham | Baltimore County Government Office of Planning | C
Eugene T. Lauer | MVI Services | E
George Leah | Calvert County Public Schools | S
James S. Leanos | Corporate Property Solutions, LLC | C
Edward U. Lee III | Whiteford, Taylor & Preston, LLP | C
Frank Leonhart | BG&E | C
Pamela Lesser | C

APPENDIX C: STATEWIDE EVENT ATTENDEES (cont.)

Robert Lewis | Potomac River Association | S
 Roger K. Lewis, FAIA | University of Maryland School of Architecture, Planning and Preservation | S
 Tom Lewis | Gallagher, Evelius & Jones, LLP | C
 Dudley Lindsley | Potomac River Association | S
 Pamela Lindstrom | Sierra Club of Montgomery County | C
 Christopher Longmore | Dugan McKissick Wood and Longmore | S
 Edie Loughlin | Enterprise Community Investment | EWC
 Harry L. Lundy | Williamsburg Group | C
 Maurice Lusby | Calvert County Planning Commission | S
 Rufus S. Lusk III | Lusk Realty, LLC | C
 Sandy Lutterbie | E
 Tom Lutterbie | Johns Hopkins Hubble Program | E
 Thomas E. Lynch III | Miles and Stockbridge | W
 Jim Lynn | MVI Services | S
 Mark MacFarland | ACPT | S
 Steve MacGray | Foxcraft Homes | W
 Janet Mackey | C
 Star Mahaffey | Southern Maryland Regional Office | S
 Kathleen A. Maher | Hagerstown Planning Department | W
 Michael Mallinoff | City of Annapolis | C
 Jud Malone | Columbia Association | C
 Joan Maloof | Wycomico Environmental Trust | E
 Carolynn Mambu | Morris & Gwendolyn Cafritz Foundation | C
 Martin T. Mankowski | Centex Homes | S
 Betsy Singer Marcus | Howard County Citizens Association | C
 Roger Marino | Delmarva Poultry Industry | E
 Carla Martin | Kent County Department of Planning and Zoning | E
 Amy Martino | Hord Coplan Macht, Inc. | C
 Ruth B. Mascari, AICP | Maryland Department of Planning | C
 Kuni Matsuda | Konterra | C
 Kevin F. McAndrews | Atapco Properties, Inc | C
 Mary Sue McCarthy | Status Grow | C
 Mary T. McCarthy | Town of Centreville | E
 Laben McCartney | Calvert County Planning Commission | S
 Richard McCoy | Konterra Realty LLC | C
 Kenneth O. McCreedy | Fort George Meade | C
 Derek McDaniels | McDaniels Homes | C
 Thomas M. McGilloway | Mahan Rykiel Associates | C
 Krista McGowan | Miles and Stockbridge | W
 Kate McGraw | Downtown Partnership of Baltimore | C
 Kimi-Scott McGreevy | W
 Robert McGrory | Town of Centreville | E
 Don McGuire | Charles County Government | S
 Carolyn McHugh | Calvert County Chamber of Commerce | S
 Karen McJunkin | Elm Street Development, Inc. | E
 Thomas F. McKay | St. Mary's County | S
 Bill McKissick, Jr. | Dugan McKissick Wood and Longmore | S
 Brian P. McLaughlin | Fannie Mae | C
 Marsha McLaughlin | Howard County Deputy of Planning | C
 Joan McLernon | Coldwell Banker Residential Brokerage | W
 Edward T. McMahan | The Urban Land Institute | C
 Patrick McMahan | Greater Baltimore Sierra Club | C
 Doug W. Meeker | Elm Street Development Inc. | S

Kimyetta Meekins | Druid Heights Community Development Corporation | C
 Christopher J. Merdon | Howard County Council | C
 Tawna Mertz | TKM Marketing, Inc | E
 Zack Messitte | St. Mary's College of Maryland | S
 Erik Meyers | The Conservation Fund | C
 William R. Miles | E
 Joseph Miller | The Faux Group Inc. | E
 Laschelle E. Miller | Commissioners of Leonardtown | S
 Vivian Mills | Conservancy for Charles County | S
 Nancy Minieri | Leadership Maryland | C
 Bhavna Mistry | Enterprise Homes, Inc. | C
 Bob Mochi | Rodgers Consulting, Inc. | C
 Gloria Moon | Little Gunpowder Improvement Association | C
 Wendy L. Moon | E
 Ammanuel Moore | Afro American Newspaper | C
 Caroline G. Moore | Struever Bros. Eccles & Rouse | C
 Teresa Moore | Valleys Planning Council | C
 Jack Moran | Mid Maryland Land Trust Association | W
 Elizabeth Morgan | Washington County Public Schools | W
 Joyce Moskovitz | Bank of America Community Development Banking | C
 Michael Allen Mudge | Virginia Avenue Betterment Company | W
 Bridget Mugane | Howard County Citizens Association | C
 Jerry Muir | Daft, McCune and Walker | W
 Jim Mullin | Mullin Appraisal Service | E
 David Murphy | Elm Street Development | C
 Elaine Murphy | City of Hyattsville | C
 Peter Murphy | S
 Andie Murtha | MRA | C
 Mickey Myers | Town of Smithsburg | W
 Richard Myers | U.S. Senator Barbara Mikulski's Office | S
 Patrick Naehu | Nature Conservancy | S
 Joe Nathanson | C
 Stephen P. Navarro | The Furman Co., Inc. | C
 Stormy Neff | Chester River Landscaping | E
 John Nelson | Garrett County Planning and Zoning | W
 Mildred Nethken | League of Women Voters | W
 James Newcomb, Jr. | Dorchester Soil Conservation District | E
 Foster Nichols | Parsons Brinkerhoff | C
 Raymond C. Nichols | BSC America | E
 Robert W. Nilsson | Turner Construction Company | EC
 James T. Noonan | Maryland Office of Planning | C
 J. Harry Norris III | Town of Leonardtown | S
 Christopher J. Nowalk | Continental Realty Corporation | C
 Kathleen O'Connell | Washington County Free Library | W
 Paul William O'Connor, Jr. | Deutsche Bank Berkshire Mortgage | C
 Martin O'Malley | City of Baltimore | C
 Jane Margaret O'Brien | St. Mary's College of Maryland | S
 Michael O'Brien | O'Brien Realty | S
 David J. O'Neill | Chesapeake Bay Trust | E
 Glenn O'Neill | Charles County Volunteer Firemen's Association | S
 William Orleans | C
 Thomas L. Osborne | Patton, Harris, Rust & Associates | C
 Tedi S. Osias | Montgomery County Housing Opportunities Commission | C
 Greg Ossont | City of Gaithersburg | C
 Michael J. O'Toole | Charles County Sheriff's Department | S

Susan Overstreet | Howard County Department of Planning and Zoning | C

Gail W. Owings | Kent County Department of Planning and Zoning | E

Addison Palmer | STV | C

Patt Parker | ES

Winslow Jay Parker | Town of Princess Anne | E

Samuel J. Parker, Jr., AICP | Maryland-National Capital Park and Planning Commission | C

Wilson Parran | Calvert County Government | S

Bryan Patchan | Frederick County Builders Association | W

Deborah Patterson | Land Preservation | C

Edith J. Patterson | County Commissioners of Charles County | S

Stephen Pattison | Maryland Department of the Environment | W

Kate Patton | Lower Shore Land Trust | E

Vicki Paulas | Chesapeake Bay Environmental Center | E

Kristin Pauly | Prince Charitable Trusts | C

Howard Payne | H. F. Payne Construction Co., Inc. | W

Leslie Payne | St. Mary's County Health Department | S

James Peck | Maryland Municipal League | E

Peter E. Perini | Perini Healthcare Group | W

Louis Perkins | York Road Partnership | C

Howard L. Perlow | Residential Title & Escrow Company | C

John Petersen | Bank of America | E

Colleen Peterson | The Greater Cumberland Committee | W

Scott Peterson | Bozzuto Homes | C

Ken Phelps | All Saints Episcopal Church | S

Klaus Philipsen | ArchPlan, Inc. | C

Michael Phipps | Calvert County Planning Commission | S

William W. Pickrum | Kent County Commissioners | E

Fern Piret | Maryland-National Capital Park and Planning Commission | C

Mary Pivar | Howard County Citizens Association | C

Barb Pivec | Business Queen Anne's | E

Jenny Plummer-Welker | Calvert County Planning & Zoning | S

Robert W. Poling | S

Dan Pontious | Citizens Planning & Housing Association | C

Michael C. Powell | Gordon, Feinblatt, Rothman | C

Matt Powers | Maryland Department of Planning | W

Percy J. Purnell | City of Crisfield | E

Paula Quigley | M & T Realty Capital Corporation | C

Christopher L. Rachuba | Rachuba Home Builders, LLC | C

Alex Rasin | Rasin & Wootton | E

Salvatore Raspa | St. Mary's County Public School | S

Jeffrey H. Ratnow, P.E. | Whitman Requardt and Associates, LLP | C

John J. Reardon | Charles County | S

Karen Reckner | Garrett County Chamber of Commerce | W

Linda Redding, CPA | Linda Redding Company, Inc. | S

Robert W. Reed | Calvert County Planning Commission | S

Kathleen Reif | St. Marys County Library | S

Karen Reilly | Boonsboro High School CAC | W

Michael T. Reilly | Carl M. Freeman Retail | C

Terrence Rephann | Cumberland | W

Camila Restrepo | Alelier 11 Ltd Architecture | E

Judy Reveal | Kent County Chamber of Commerce | E

Jenny Rhodes | LEAD Maryland | E

Bert Rice | Department of the Army | C

Charles Rice | Charles County Government | S

JoAnne Richart-Young | Cecil County Government | E

Tom Rimrodt | Maryland Department of Planning | C

Bruce Rogers | Konover Construction Corporation | CS

Nan Rohrer | Downtown Partnership of Baltimore | C

Otis Rolley III | Baltimore City Department of Planning | C

Richard A. Romer | The Voice of Southern Maryland | S

Charlie Ross | Garrett County Chamber of Commerce | W

Thomas Ross | Maryland Recreation and Parks Association | C

Rupert Rossetti | E

Jeremy J. Rothwell | Upper Shore Regional Council | E

Jacquelyn Rouse | City of Annapolis, Department of Planning & Zoning | C

Michael P. Rouse | Brown Craig Turner | E

Tom Rousseau | Konover Construction Corporation | C

Debbie Rowe | Town of Marydel | E

Joe Ruark | Brooks Creek Inc. | E

Steven Rubin | Chateau Builder Incorporated/ Abrams Development | C

Craig Russell | Frederick County Bank | W

Jack Russell | S

Thomas Russell | SMECO | S

Scott J. Rykiel | Mahan Rykiel Associates | C

Ron J. Rymer | Lenhart Development Corporation | S

Harry Sachs | Washington County Free Library | W

Barbara D. Samorajczyk | Anne Arundel County | C

Donald Sample | Land Development Services, LLC | C

Dale Sams | W

Jackie Sams | League of Women Voters | W

Michael Sarbanes | Citizens Planning & Housing Association | C

Andrew H. Sargent | Randall Hagner | W

John Savich | St. Mary's County Government | S

Kevin Schmidt | American Farmland Trust | C

Wolfger Schneider | C

Kay Schultz | Watershed Mngt/Fred Co. DPW | W

Audrey E. Scott | Maryland Department of Planning | C

Charlotte Scott | Crabplace.com | E

Jane Scott | Eastern Shore Land Conservancy | E

Kevin Scott | NVR, Inc. | W

Mary Ann Scully | Howard Bank | C

Norma M. Secoura | Maryland Transit Administration | C

Ian Seibert | Washington County Free Library | W

Eric Sennstrom | Cecil County | E

Mark A. Shapiro | The Shapiro Company, LLC | C

Mark Sharer | Bank of America | E

James W. Shaw | Shaw Group | E

Susan Shaw | Calvert County Government | S

Justin Shelby | Urbanex Development | C

Jenny Short | Frederick County Department of Housing & Community Development | W

Billy Shreve | Frederick County Board of Zoning Appeals | W

Doug Shreve | Business Queen Anne's | E

Judith Shuler | Atelier 11 LTD Architecture | E

Keota Silaphone | Worcester County Government | E

Susan Simmons | Caroline County Recreation and Parks | E

Thomas Simpson | University of Maryland College Park | E

Liz Skidmore | Robison and Skidmore | W

Evan Slaughenhoupt | Dunkirk Area Concerned Citizens Association | S

Gene Slear | Environmental Concern Inc | E

Susan Sligh | Myerly Publications | S

Allan R. Smith | Charles County Government | S

APPENDIX C: STATEWIDE EVENT ATTENDEES (cont.)

Jack Smith | Calvert County Public Schools | S
Jeffrey Smith | Maryland Transportation Authority | C
Judy L. Smith | Naval Support Activity South Potomac | S
Zach Smith | Town of Easton | E
Louise Snell | League of Women Voters, St. Mary's County | S
Clarence Snuggs | Enterprise Community Partners | C
Michael R. Snyder | Dewberry | C
Thomas Snyder | C
Theresa Socha | Western Maryland Area Health Education Center | W
Chris South | Washington County Public Schools | W
Sandra Sparks | Jones Falls Watershed Association and Midtown Community Benefits District | C
Hillary Spence | Talbot County Council | E
Doris J. Cammack Spencer | Cammack Settlements, LLC | S
Paivi Spoon | Prince George's County Office of the County Executive | C
Stuart Stainman | American Planning Association, Maryland Chapter | C
Donald Statter | Lake Lariat Clam Project | S
Stephen J. Steffel | Pepco Holdings, Inc. | E
Cheryl Strafella | Rodgers Consulting, Inc. | WC
Sharon Suarez, AICP | Montgomery County Department of Park & Planning | C
Michael D. Sullivan | Talbot Preservation Alliance | E
Robert M. Summers | Maryland Department of the Environment | C
David M. Sutherland | USLA | E
Steven Sveda | GHT Limited | C
Vickie L. Swink | Allegany County | W
Ken Szpara | Notary Associates | C
Richard B. Talkin | Richard B. Talkin, P.A. | C
John Taube | Allegany County Public Libraries | W
Wendell Teets | Garrett County Schools | W
Jeremy Thayer | Garrettland, Inc | W
Edwin Thomas | Kramer and Associates | C
Eugene Thomas | E
Lynn B. Thomas, Jr. | Town of Easton | E
Richard J. Thometz | Hailey Development, LC | WC
Danny Thompson | Somerset County EDC | E
Howard Thompson | St. Mary's County Planning Commission | S
Ron Tillier | Friends of Blackwater | E
Ned Tillman | The Restoration Conservancy | C
Paul Tischler | Tischler & Associates, Inc. | C
Brian K. Tracey | Bank of America | E
Julie Trask | Keith Campbell Foundation for the Environment | S
Anthony J. Trotta | Washington County Public Schools | W
Timothy R. Troxell | Economic Development Commission | W
Dawn Tucker | Lard & Tucker Management Consultants, LLC | S
Eleanor Tydings-Reynolds | S
Ken Ulman | Howard County Council | C
David Umling | Charles County Government | S
James Upchurch | Interfaith Housing Alliance, Inc. | W
Bill Valentine | Allegany County Chamber of Commerce | W

John R. Valliant | Grayce B Kerr Fund, Inc. | E
Halle van der Gaag | Jones Falls Watershed Association | C
Marcia Verploegen Lewis | 1000 Friends of Maryland | S
Andy Vick | Allegany Arts Council | W
Richard C. Viohl | S
Peter Vogt | Cove Point Natural Heritage Trust | S
Adam J. Volanth | Bohler Engineering, P.C. | C
Peter Vorac | Mid Maryland Land Trust Association | W
James Voss | C-Team | E
John Wade | Town of Princess Anne Planning and Zoning Commission | E
Ernest L. Wallace | College of Southern Maryland | S
Craig Ward | Frederick Ward Associates, Inc. | C
John R. Ward | S
Scott Warner | Mid-Shore Regional Council | E
Mareen D. Waterman | Waterman Realty Company | E
Derek Watson | Chaney Enterprises | S
Elizabeth Watson | Stories of the Chesapeake | E
Sarah Weammert | Chesapeake Research Consortium | C
Mitch Weber | Heffner & Weber | C
Austin N. Webster | Talbot County | E
Paul Wiedefeld | Parsons Brinkerhoff | C
Robert Wieland | Maryland Department of Natural Resources | E
Wim Wiewel | University of Baltimore | C
Janice S. Wiles | Friends of Frederick County | W
Don Wilkes | Remax | S
Raj Williams | Maryland Department of Natural Resources | E
Samuel Williams | House of David Ministries, Inc. | WCS
Terry Willis | Maryland Department of Natural Resources | E
Richard Willson | Housing Authority of Washington County | W
George Wilmot | Lower Potomac Tributary Team | S
Bill Wilson | Prince Georges Advocates for Community Based Transit | C
David I. Wilson | C
David E. Wilson, Jr. | Maryland Coastal Bays Program | E
Phyllis H. Wimbrow | Worcester County Development Review & Permitting | E
Charles Wineland | Charles County Public School | S
Guy Winterberg | Tri-County Council for Western Maryland | W
T. Jan Wiseman | Greater Salisbury Committee | E
Scott Wolford, AICP, RLA | Patton Harris Rust & Associates | C
Douglas M. Wrenn | Rodgers Consulting, Inc. | C
Douglas S. Wright | Hagerstown Planning Commission | W
Diane B. Xu | Maryland Department of Planning | C
Laura Yaffe | MD-National Capital B&A | S
Joel Yesley | Howard County Citizens Association | C
Duane Yoder | Garrett County Community Action | W
William S. Zahler | Artery Homes LLC | C
A.W. Zahniser | Zahniser's Yachting Center | S
Kui Zhao | Baltimore County Government Office of Planning | C
Nancy Zinn | Southern Maryland Electric Cooperative | S
Francis "Champ" Zumbrun | Green Ridge State Forest | W

VOLUNTEERS

Richard Alper | EW
Glen Ankenbrand | Delmarva Power | E
Melissa Appler | Maryland Department of Planning | EWC
Marty Baker | Baltimore City | C

Janet Barnes | Southern Maryland Mediation Centers | S
Wade Barnhardt | Wade Engineering | E
Jason Lee Beske | The Brick Industry Association | C
Jennifer Bevan-Dangel | Environment Maryland | EWC
Holly Bisbee | Marstel-Day, LLC | CS
Amy Blessinger | Charles County | S
Eric Booth, AIA | AES ArchiTech | E
Lauren K. Bostic | Design Collective, Inc. | C
Richard Bright | U.S. Nuclear Regulatory Commission | C
Jen Brock | Maryland League of Conservation Voters | W
Marjorie Buchanan | Legacy Leadership Institute for the Environment | E
Karen Buehler | International Association of Facilitators | E
Henry W. Bullamore | Frostburg State University | W
Jason Burdette | McCrone, Inc. | E
Paul Burke | Paul Burke Photography | C
Mike Burlbaugh | Elm Street Development | E
Carolina Burnier | National Center for Smart Growth Research and Education | EWC
Angela Butler-Perkins | Maryland Department of Planning | C
Mark S. Cameron | Neighborhood Design Center | WC
Patty Campbell | Legacy Leadership Institute for the Environment | E
Kelly Cantley | Turner Construction | WC
Suzanne Cartwright | The Urban Land Institute | E
Thomas Casey | CSD Architects | WC
Jessica Cearfoss | McCrone, Inc. | E
Peter Claggett | U.S. Geological Survey | E
Beth Clark | Charles County | S
Ray C. Cole | Howard County Citizens Association | C
Peter Conrad | Baltimore City Department of Planning | C
Sean Culman | C
Jeff Davis | Montgomery Housing Partnership | C
Laurel Davis | Optimal Solutions Group | EC
Lisa Decker | Whiting-Turner | C
Dirk DeVault | Limn Studio | W
Chris Dorney | National Center for Smart Growth Research and Education | EWCS
Rana Dotson | University of Maryland Public Policy | C
Mark Dunning | Marstel-Day, LLC | S
Rachel Edds | C
Beverly Eisenberg | AS Architecture & Interiors | W
Lynda Eisenberg | Maryland Department of Planning | S
Bridgid Eversole | CUA | ECS
Laurie Feinberg | Baltimore City Department of Planning | C
Erik Fisher | City of Westminster | WC
Matthew Fitzsimmons | Hord Coplan Macht | W
Brenden Frederick | Becker Morgan Group | EW
Randon Fritsch | Notari Associates | C
Michael Furbish | Furbish Company, LLC | C
Jennie M. Gallardy | Carroll County Government | C
Anthony Gill | SMG Architects | C
Daniel Glaros | ECS
Gordon M. Godat | Brown Craig Turner | C
Leigh Goldstein | Marstel-Day, LLC | CS
Robert H. Greenlee | The Greenlee Group, Inc. | E
Amy Hastie | The Nature Conservancy | C
Wink Hastings | National Park Service | C
Paul Holland | Marstel-Day, LLC | S
Maja Holmes | NASPAA | S
J.R. Holt | International Association of Facilitators | WC
James Phil Huber | Marstel-Day, LLC | S
Miguel A. Iraola | Hord Coplan Macht | C
Christopher Jarboe | Department of the Navy | E
David Johnson | International Association of Facilitators | S
Stephanie Kavanaugh | International Association of Facilitators | WC
Vivien Kilner | International Association of Facilitators | E
Alex Kinchen | HUD | W
Bonnie Kranzer | Villa Julie College | C
Sophie Lambert | The Urban Land Institute | S
Margie Lance | Frederick County Dept. of Housing and Community Development | W
Marcia Verploegen Lewis | 1000 Friends of Maryland | WCS
Selma Lewis | National Center for Smart Growth Research and Education | ECS
Todd Lewis | Cendent Corporation | ES
Jim Luker | Legacy Leadership Institute for the Environment | E
Jack Lynn | Jack Lynn LLC | E
Mandy Ma | University of Maryland | C
Bill Mackey | Howard County Planning | C
Margaret Maher | Legacy Leadership Institute for the Environment | E
Kelly Mann | Seattle District Council | E
Stephanie Martins | Maryland Department of Planning | WCS
Linda L. Mather | Forums Institute for Public Policy | C
Janean McCalla | C
Juli McCoy | The Greater Cumberland Committee | W
Megan McElroy | Maryland Department of Planning | EWCS
Eileen McLellan | EcoStrategies | E
David M. Millane | Millane Partners, LLC | C
Joan J. Millane | Millane Partners, LLC | C
Carrie Ann Miller | KCI Technologies, Inc. | C
Anita B. Morrison | Bay Area Economics | C
W. Thomas Myers | Mountaineer Log and Siding Co. | W
William Neville | Centex Homes | E
Faith Nevins | Marks Thomas Architects | C
Doan Nguyen | University of Maryland | EWCS
April Nowak | Whitney, Bailey, Cox & Magnani, LLC | C
Sandra Olek | Department of Natural Resources | E
Tamar Osterman | Frederick County Association of REALTORS, Inc. | W
Vincent Parlegreco | United States Navy | E
Nicky Penttila | Urbanite Magazine | C
Elsa Pereira | AKRF | C
Jamie Pett | Brown Craig Turner | C
John D. Porcari | University of Maryland | S
James M. Potter | URS Corporation | C
Marsha Ramsay | 1000 Friends of Maryland | C
Mary Richeimer | The Buyer's Best Realtors | W
John J. Roberts | Community Mediation Center of St. Mary's County | S
Erin Ross | Worcester County Department of Comprehensive Planning | E
Kerri Sacchet | McCormick Taylor, Inc. | W
Pedro Sales | Brown Craig Turner | C
Bill Scarafia | St. Mary's County Chamber of Commerce | S
Karen Schleeweis | C
Barbara Schmeckpeper | Legacy Leadership Institute for the Environment | E
Nancy Schnoebelen | Legacy Leadership Institute for the Environment | E

APPENDIX C: STATEWIDE EVENT ATTENDEES (cont.)

VOLUNTEERS

Frank Shap | Garrett County Department of Economic Development | W
John Sherwood | E
Jim Shetler | Patterson Park Community Development Corp. | C
Jung Ho Shin | National Center for Smart Growth Research and Education | EWCS
Ryan D. Showalter | Miles & Stockbridge, P.C. | E
Shubha Shrivastava | URS Corporation | C
Gerrit Shuffstall | ES
Al Silverstein | Talbot County Department of Public Works | E
Avinash Sinah | Michael Baker, Inc. | C
William Stagg | Lane Engineering | E
Edward M. Steere, AICP | Frederick Ward Associates, Inc. | C
Joseph Stevens | Stevens & Associates, LLC | E
Ted Stevens | National Center for Smart Growth Research and Education | ECS
So Sunyong | National Center for Smart Growth Research and Education | E
Carol A. Truppi | The RBA Group, Inc. | EWC
Lloyd Unsell | AIA Potomac Valley Chapter | S
David van Horn | URS | W
Robert Voyles | Robert Voyles Consulting | E
Trina Wacasey | International Association of Facilitators | S
Jason Wiley | Elm Street Development | W
Nathan Wilkes | Environmental Protection Agency | S
Summer Wilkes | S
Angela Willis | Maryland State Highway Administration | C
Deidre Wilson | Legacy Leadership Institute for the Environment | E
Lisa Wingate | Preservation Consulting | C
Michail Zekkos | Michael Baker, Inc. | C
Feng Zhang | University of Maryland | W
Suzan Zusy | Dorsky Hodgson Parrish & Yue | W

EVENT STAFF

John N. Bambacus | Frostburg State University | W
Torrey C. Brown, MD | Intralytix | E
Larin Canella | SPIN, LLC | EWCS
Arnab Chakraborty | National Center for Smart Growth Research and Education | EWCS
Paul Coelus | Waterford, Inc. | EWCS
Karley M. Emrich | SPIN, LLC | EWCS
Jason Eversole | National Center for Smart Growth Research and Education | ECS
John W. Frece | National Center for Smart Growth Research and Education | EWCS
Richard E. Hall, AICP | Maryland Department of Planning | EWCS
Pauline M. Harris | SPIN, LLC | EWCS
Frank Jaklitsch | Marrick Properties | S
Gerrit Knaap | National Center for Smart Growth Research and Education | EWCS
Christopher W. Kurz | Linden Associates | EWC
Eugene T. Lauer | MVI Services | S
Susan Lee | Brown Craig Turner | EWCS
Selma Lewis | National Center for Smart Growth Research and Education | W
Beth S. Offenbacker | Waterford, Inc. | EWCS
Jason K. Sartori | Integrated Planning Consultants, LLC | EWCS
Dru Schmidt-Perkins | 1000 Friends of Maryland | EWCS
Bryce A. Turner | Brown Craig Turner | EWCS
John Wilson | Coastal South | E

CONTACT US:

Reality Check *Plus* organizers know this process needs more community involvement; more public participation; and more participation from local and state elected leaders. Clearly, the effort needs to develop more information about the choices before us – and the ramifications of those choices. If you would like to remain involved, please contact us:

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