Maryland Sustainable Growth Commission

Urban Smart Growth Issues

Bryce Turner	President, Brown Craig Turner, Architects
Rollin Stanley	Montgomery County, Planning Director
Karl Brendle	City of Laurel, Planning Director

Smart Growth requires big ideas

And small ideas….

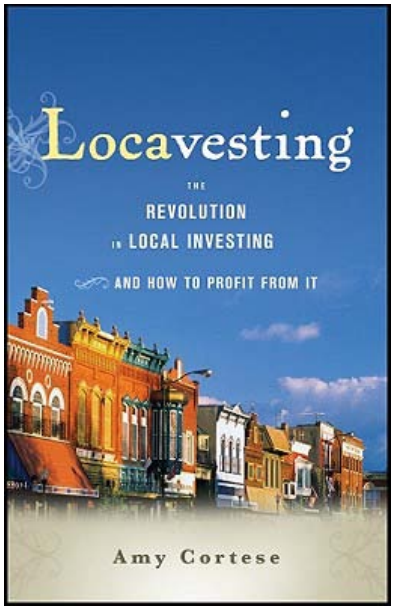
“it’s not just about *density*,
it’s about *intensity*
of people.”

-Liz Dunn
Preservation Green Lab

Melrose Market, Seattle before

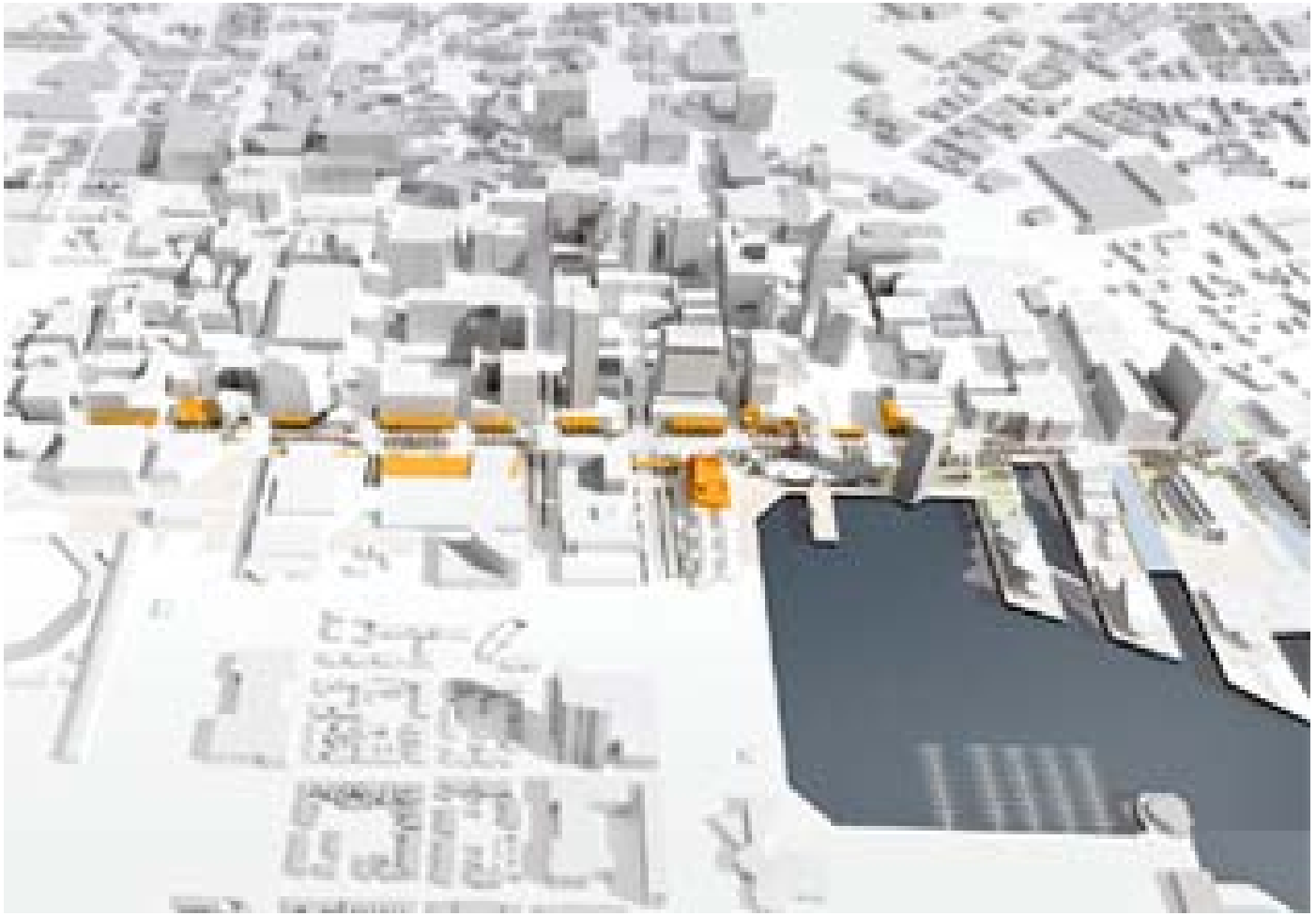
Melrose Market, Seattle after

Melrose Market, Seattle



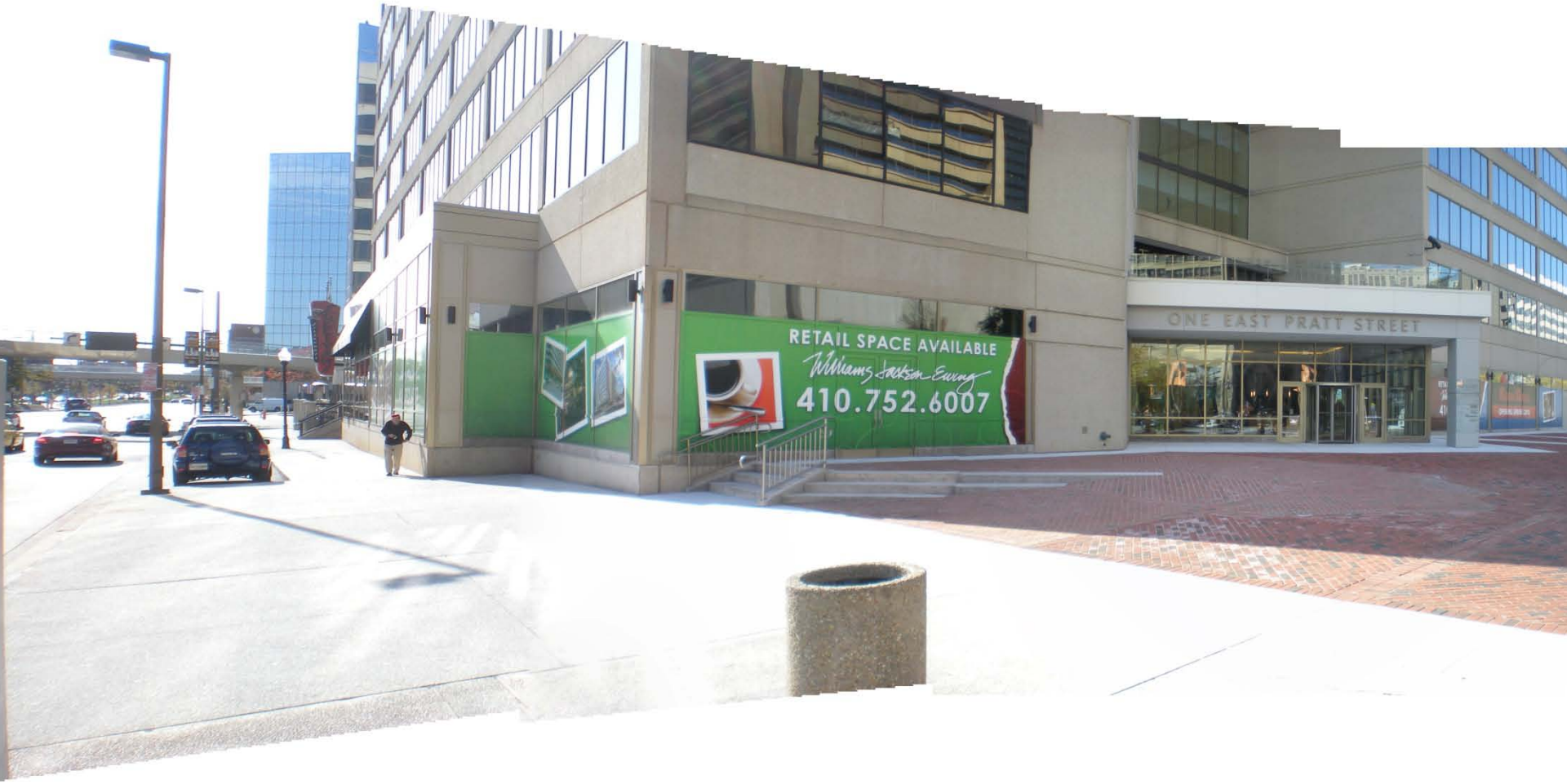
Locavesting…
“investing in Main Street instead of Wall Street”

Pratt Street, Baltimore



Lockwood Place, Baltimore

One East Pratt Street, Baltimore



One East Pratt Street, Baltimore

Idea # 1… Small scale (skinny) development with local investment and empowered entrepreneurs is SMART….

Downtown Silver Spring

LE CIRQUE DES OEUFS
RESTO-CAFÉ-BAR

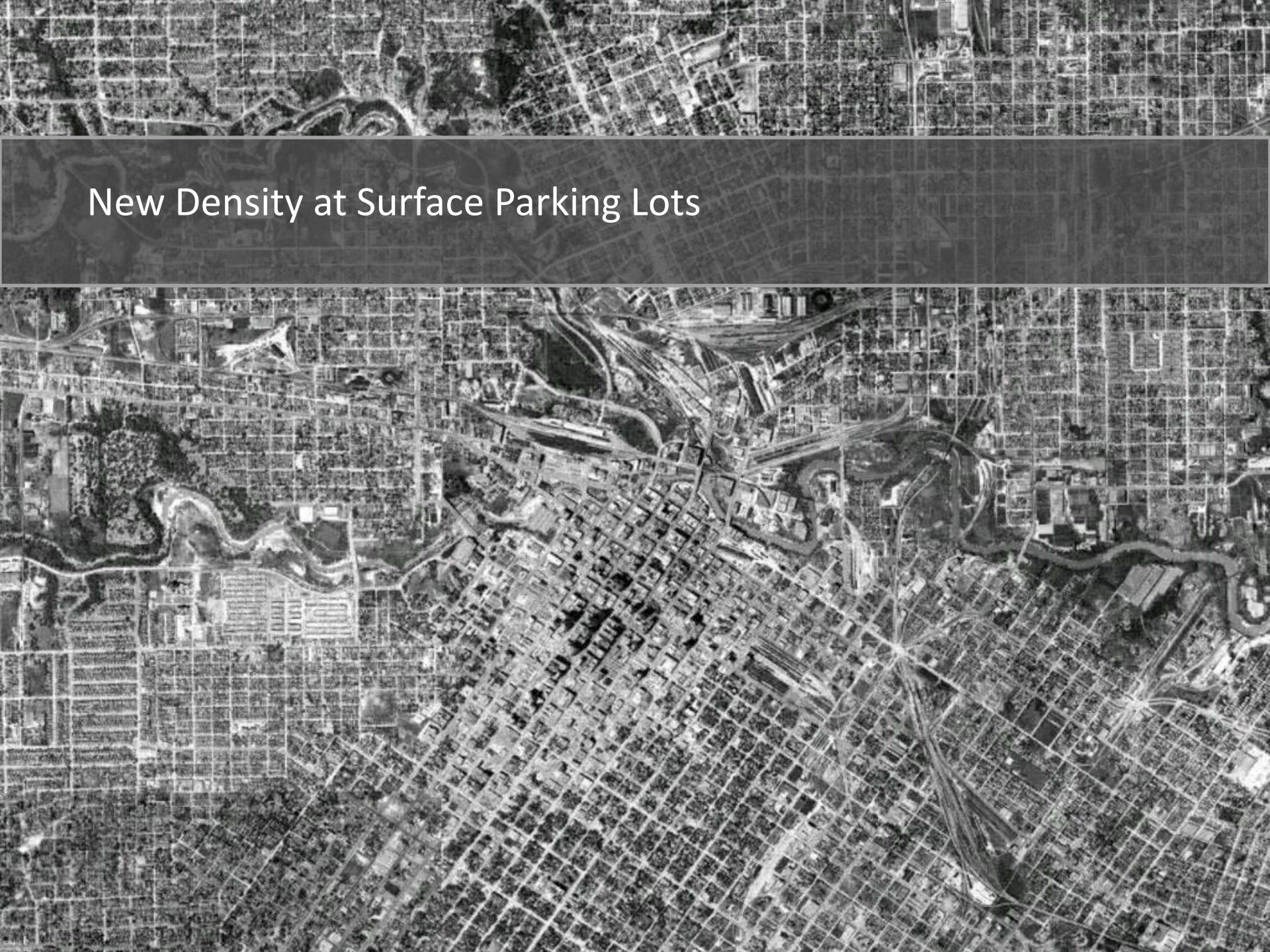
PUBLIC INVESTMENT
from Montgomery County
$132 M

- Land acquisition and demolition
- 2 public parking garages
- Streetscape
- Renovation of historic theatre
- Live performance theatre
- Civic building

PRIVATE INVESTMENT
from Developer
$189 M

- Retail
- Office
- Residential

New Density at Surface Parking Lots



Montrose Crossing, Rockville Pike

Montrose Crossing, Rockville Pike

“Economic Development is the driver for smart growth intensity….”

Anchor Institutions!

2010 Rank	Organization Name	2010 Total
1	JOHNS HOPKINS UNIVERSITY	$686,498,501
2	UNIVERSITY OF PENNSYLVANIA	$577,004,981
3	UNIVERSITY OF WASHINGTON	$570,724,570
4	UNIVERSITY OF MICHIGAN AT ANN ARBOR	$565,089,054
5	UNIVERSITY OF CALIFORNIA SAN FRANCISCO (Berkeley)	$537,661,269
	UNIVERSITY OF MARYLAND (2009)	$518,000,000

Maryland universities need to be more productive in commercializing technology… therefore leading to economic growth and vibrant urban communities

3D printers could invigorate communities that embrace them.. Just suppose the *Economist* is right – that digital manufacturing really does wipe out the low-level manufacturing jobs currently provided, here and overseas, where will those jobs go.. We need to attract clusters of companies that utilize this technology by priming the pump and purchasing the best infrastructure for the future…

Consider these facts…..

Seniors (Age 65-75) will be the fastest growing group this decade

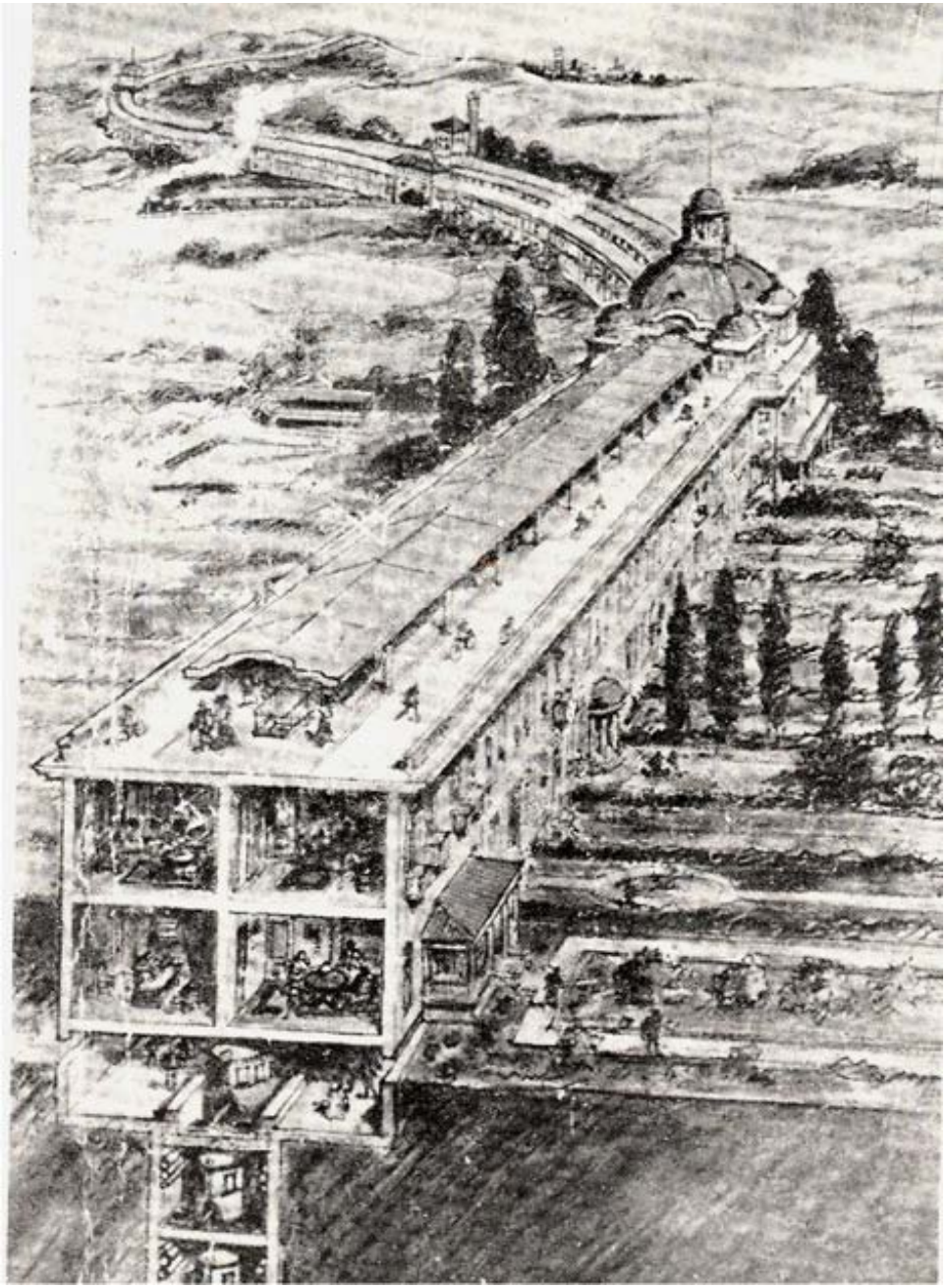
Generation Y, the largest in history, is forming households at ¼ of what it was in 2007

Employment in Education and Health Services is growing faster than any other sector … 68% in Baltimore last decade

Source: Murphy, Tom. *Building on Innovation. Washington, DC : Urban Land Institute, 2011*

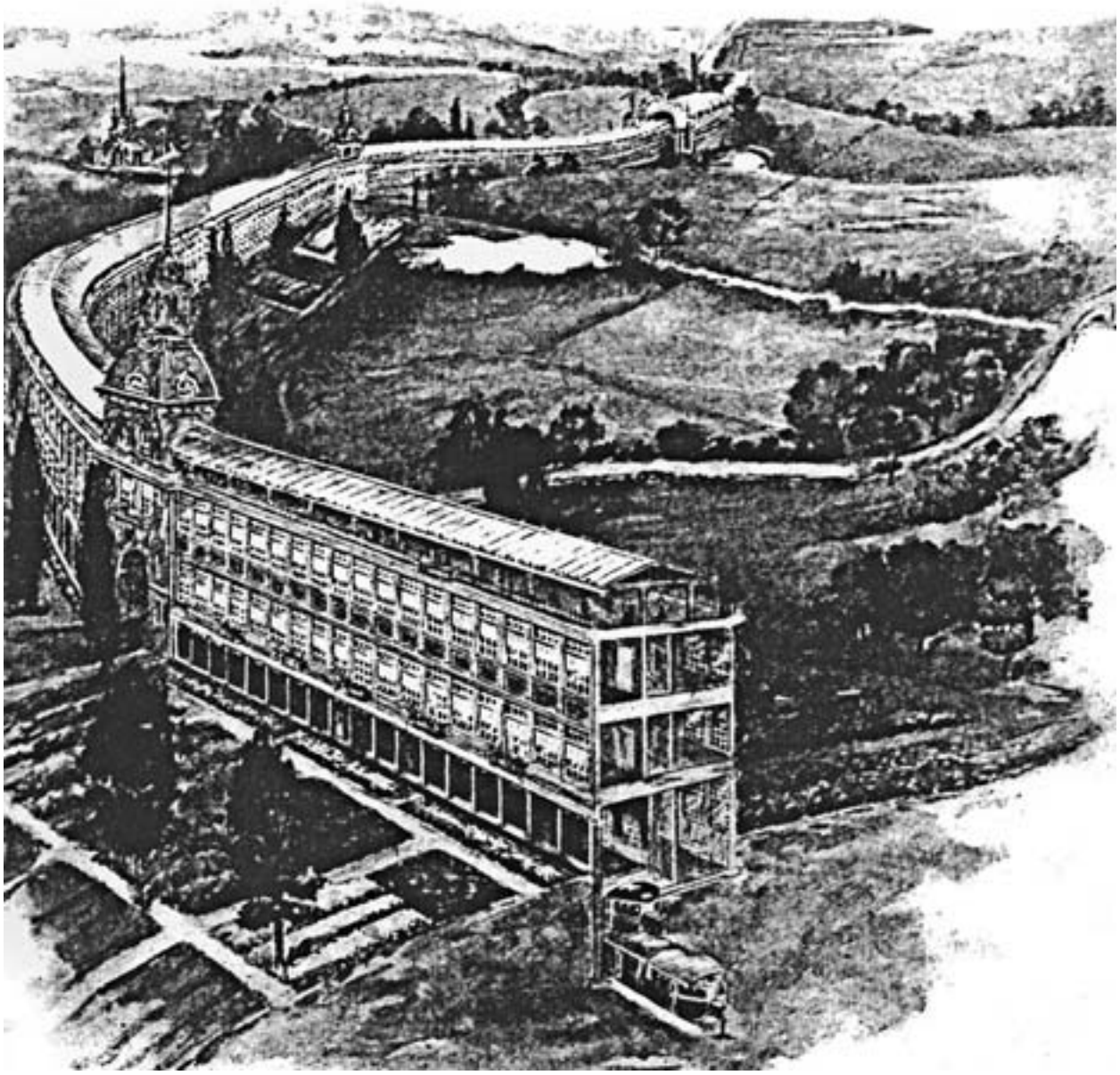
Idea # 2…Urban Developments that focus on Seniors and Rental apartments will thrive in Maryland when coupled with educational and health institutional anchors

The Big Idea!



"Road Town" Edgar Chambless
(1910)

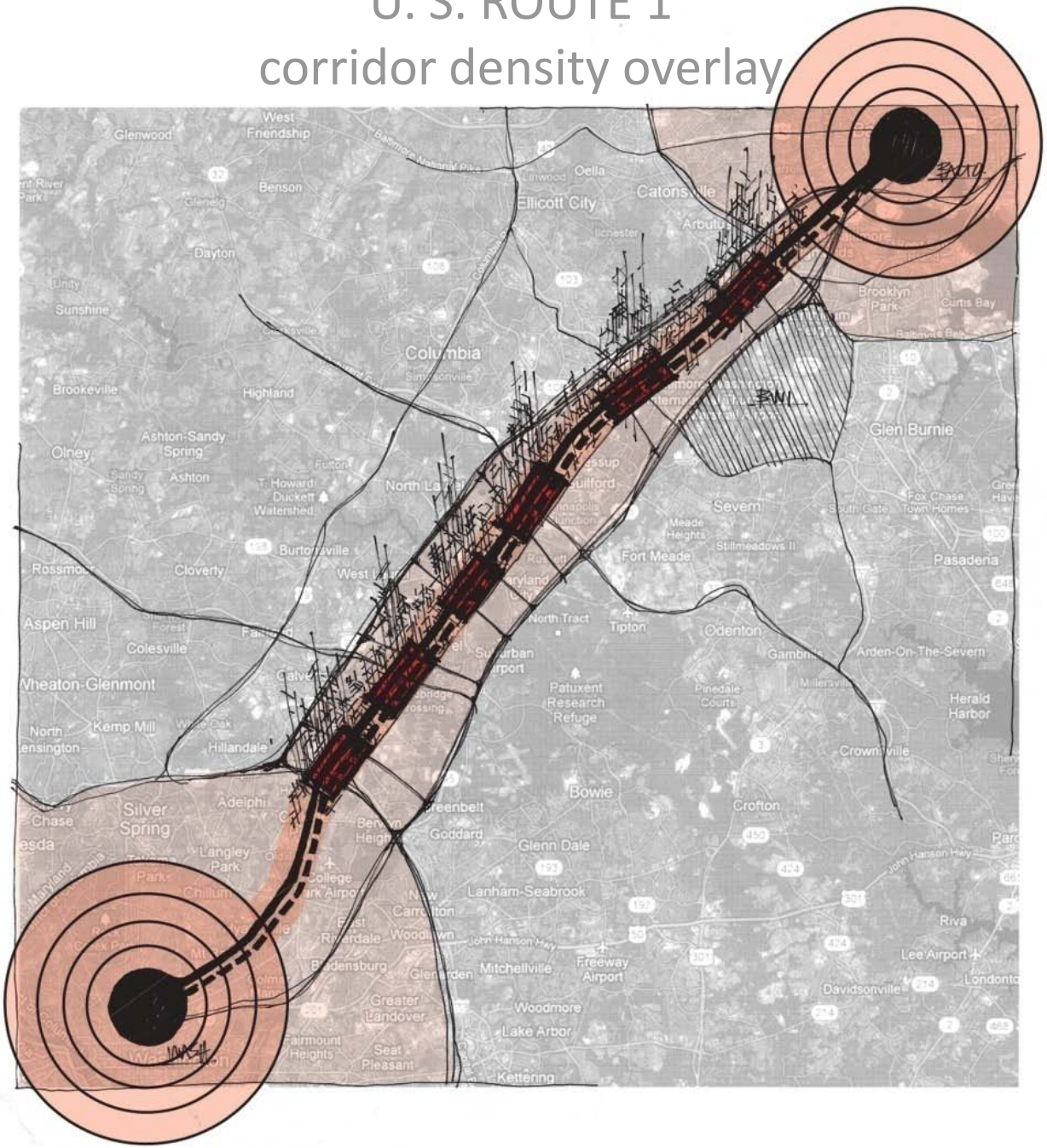
he envisioned a linear city built above a rail line



Route 1 south of Laurel building/road/ rail

CHARM CITY
CIRCULATOR
HYBRID
AST. FRIENDLY. FREE

U. S. ROUTE 1
corridor density overlay



Idea # 3… *"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work."*

— Daniel Hudson Burnham (1846-1912)

Consider and help fund initiatives that can be a catalyst for change in our communities…