

Where Do We Grow From Here?
Bay Friendly Development in the 21st Century
A civil but frank discourse on development, environment, and the Bay

~ hosted by ~

Chesapeake Bay Foundation
Home Builders Association of Maryland

8:15 a.m. – 3:00 p.m.
Wednesday November 17, 2010
Martin's West
Baltimore, MD

8:15 **Registration/Continental Breakfast**

8:45 **Welcome and Conference Overview**

Gerrit Knaap, Executive Director, National Center for Smart Growth Research & Education

9:00 **Opening Remarks: Accounting for Growth in Maryland's Pollution Diet**

Shari T. Wilson, Secretary, Maryland Department of the Environment

As Maryland finalizes plans to achieve a “pollution diet” to restore the Bay, accounting for growth is a critical step. By 2020, Maryland’s population is expected to increase by 560,000 people. Maryland’s draft Watershed Implementation Plan (WIP) anticipates increases in pollution from growth by establishing an offset strategy to encourage development in designated areas. The intent is to support existing towns and cities and not inadvertently push growth out into Maryland’s farm fields and forested lands, where per capita pollution from growth is the highest. The WIP is now being finalized for adoption by the end of this year.

9:30 **Taking Charge: Pro-Action in a New Era of Bay Restoration**

Eliot Powell, President, Home Builders Association of Maryland

Roy Hoagland, Vice President, Chesapeake Bay Foundation

Addressing the challenges and opportunities of growth and development requires bold new approaches. The Home Builders Association Maryland and Chesapeake Bay Foundation recognize an opportunity to make progress on critical issues through collaboration and commitment to results.

10:00 **Introduction to Issue Forums**

Gerrit Knaap, Executive Director, National Center for Smart Growth Research & Education

Issue Forum Sessions (see below) include brief presentations by experts followed by facilitated discussion among conference attendees. Discussion outcomes in Session 1 are refined and expanded by participants in Session 2. Session outcomes inform the development of actions that help advance goals for growth and Bay stewardship.

10:15 **Break**

10:30 **Issue Forums Session 1**

Bay Friendly Development: Making it Reality

Summary: Lee Epstein, Lands Program Director, Chesapeake Bay Foundation

Facilitator: Katie Maloney, Principal, Maloney and Associates

With pollution limits for the Bay being set, urban and suburban storm water runoff continue to be the only source of nutrient pollution that is increasing. Is it possible for development to be “nutrient neutral,” eliminating any new loading of the Bay’s worst pollutants? What would a nutrient neutral development look like? How would it be verified? What are the incentives and drawbacks of promoting nutrient neutrality? How does Bay-friendly development become reality? Recent work of regional development and environmental community stakeholders exploring this topic is reviewed. Session participants contribute to the conversation.

Stewardship After Build-Out: Finding the Balance

Summary: Karen McJunkin, Regional Partner and Vice President, Elm Street Development;

Wanda MacLachlan, Senior Agent, Agriculture & Natural Resources, University of Maryland

Facilitator: John Kortecamp, Executive Vice President, Home Builders Association of MD

Many pollution issues are addressed during the community planning and development phases, but improved management of property after build-out could produce additional benefits for the Bay. What are the issues? Where does the balance lie between homeowner and developer responsibility for environmental stewardship? Are there certain tools that can encourage action? Hear ideas on how greater homeowner responsibility can be encouraged and contribute your own thoughts in a facilitated discussion.

Managing Impacts from Existing Development: How Do We Pay For It?

Summary: Cy Jones, Senior Associate, World Resources Institute

Facilitator: Kim Coble, Maryland Executive Director, Chesapeake Bay Foundation

Accommodating growth with adequate infrastructure beyond the project site is essential for supporting quality communities. What are the biggest needs? Who should pay? How should adequate funding be delivered? Hear the latest thinking on innovative mechanisms for funding infrastructure improvements like nutrient trading, local storm water utilities, and more. Contribute to a discussion on new ideas for best meeting infrastructure needs.

11:40 **Lunch**

12:10 **Innovative Solutions**

Dr. Thomas Lowry, Senior Member Technical Staff, Sandia National Laboratories

Dr. Hal E. Cardwell, Institute for Water Resources, U.S. Army Corps of Engineers

Conflicts over how to address resource issues often challenge even the most determined community leaders. Striving to better manage or even avoid such conflicts, Drs. Cardwell and Lowry have developed the Shared Vision Planning and Collaborative Modeling approach, combining decision-support computer modeling with open, structured public involvement to build common understanding and develop win-win solutions to complex problems. Field-tested around the world, this decision-making tool offers a compelling alternative for communities seeking to balance priorities for community and environmental health.

- 12:45 **Keynote Presentation: Growth, the Bay, and the Maryland General Assembly**
Michael Busch, Speaker, Maryland House of Delegates
Each year, leaders in Annapolis are challenged with ensuring the needs of people, communities, and the environment are met. Speaker of the House of Delegates Michael Busch provides perspective on addressing these challenges, and on what to expect in the upcoming 2011 Maryland General Assembly.
- 1:15 **Break**
- 1:30 **Issue Forums Session 2**
Discussion outcomes from Issue Forum Session 1 are focused and refined, informing the development of actions that can advance goals for growth and Bay stewardship.
- 2:40 **Forum Summary and Next Steps**
Gerrit Knaap, Executive Director, National Center for Smart Growth Research & Education
Kim Coble, Maryland Executive Director, Chesapeake Bay Foundation
John Kortecamp, Executive Vice President, Home Builders Association of Maryland
Conference hosts provide reactions to Issue Forum outcomes. Areas of consensus and disagreement are discussed, as well as opportunities for mutual support of joint initiatives. An innovative solutions summary planned for electronic release after the conference highlights outcomes and potential solutions.
- 3:00 **Adjourn**