

SRSOD — Maryland State Rail Station Overlay Districts
will foster smart growth in an economically effective and sustainable way.

The PROBLEM: Maryland's land-use regulatory system is broken.

It has raised housing costs, forced sprawl and imposed painful commuting costs.
Our roads are congested to dysfunction.

Our multi-billion dollar regional rail networks are used inefficiently.
The cost of operating government and delivering services is higher than it should be,
and the Chesapeake Bay has not been brought back to health as a result.

Duct tape and WD-40 can't fix this — *see tab 28a*
just look at the decade of failure to achieve smart growth (*see tabs 20 and 45*) with
ill-conceived attempts to implement Transit Oriented Development (TOD)
— you cannot do it one building at a time —
and erroneous Transferable Development Rights (TDR's.)

We cannot afford it any longer.

The SOLUTION: The proposed SRSOD legislation is the re-engineered system urgently needed.
It will transform adversarial 'noise' into cooperative 'music.'

It will empower local governments
to enable as many people as possible to function without getting into a car.

This is the sustainable solution to reduce Vehicle Miles Traveled (VMT.)
It is based on logic and common-sense.

The SRSOD provides local governments the tools needed to grow a rail served area
in a smart growth TOD manner without destroying it at the same time.

See tabs 49e-3 and 49k

Design-Review tools replace erroneous rigid linear math;
local gov't becomes master developer of the public realm.

Financial Tools: TIF strengthened with 50% of increases in Sales Taxes;
ability to sell increased density; Front Foot Benefit taxing authority.

The SRSOD transforms a wasteful, costly, stressful 3 year proffer-negotiation-process,
elegantly and sustainably, into a productive, cooperative less than 6 months by selling density properly.

Public health, safety and welfare will benefit dramatically.

*The state government has a fiduciary responsibility to its tax-paying citizens to ensure that
the billions of public tax dollars already invested in the Metro-rail system [see tab 26a] delivers
critically needed public transportation benefits to the most people [see tab 26b] at the lowest cost.*

*The scarcest resource in Maryland is land within walking distance of rail stations.
In Montgomery County [see tab 27a] and Prince George's County [see tab 27c] it is less than 5%.
The SRSOD is needed to stop wasting it.*

Please visit the Woodmont Triangle web-page on www.VirtualAdjacency.com
The tabs referenced in gray are resource documents on the website.

(Benefits of SRSOD are summarized on side 2) — <please turn page OVER >



Benefits that the SRSOD will generate

Generate Money for Local Governments:

- **Sale of FAR** [e.g. in MoCo alone, over 30+ years ... **\$7.9 Billion** (one time payments)] [see tab: 41a-3]
 - *The SRSOD aligns Developer incentives with public benefits powerfully, fairly and efficiently.*
- **“TIF” annual revenue increases** [e.g. in MoCo alone add'l tax revenues grow to **\$6.5 Billion** annually]
 - *includes 50% of increases in sales taxes in an SRSOD actually implemented by local gov't.*
- **Bonding authority** for public realm improvements paid by front foot benefit charges (like WSSC.)

Reduce Sprawl [see tabs: 20; 34; 35; 44; 45]

Reduce Vehicle Miles Traveled (VMT) sustainably: [see tabs: 14; 41a-c; 42a-b]
Give citizens a more attractive way of traveling without getting into a car.

Reduce Road Congestion [see tab: 42b]

Improve Public Health / Save Lives [see tabs: 29a-e; 33a-c]

Improve Design and Enhance Quality of Place [see tabs: 17a-d; 18; 19; 37]
Improve Tourism — both urban and rural — because the quality of each will improve.

Reduce Cost of Government

Solve “Affordable” Workforce Housing near jobs and transport at much lower cost
[see tabs: 28a; 39a-d; 49a-b]

Reduce Crime

Reduce Impervious Surface

Increase Quantity and Improve Quality of natural and agricultural areas

Save Energy [see tabs: 42a-b]

Reduce Pollution (greenhouse gases) [see tabs: 40a-b]

Improve Health of Chesapeake Bay

SRSOD in concert with Virtual Adjacency will enable balancing JOBS and HOUSING
• [see tabs 22; 23; 24; 46a; **46b** Prince George's; 47a]

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