



The Hellman Company, inc.

*The SRSOD solves this properly.*

## The WRONG BUILDING stands at 601 New Jersey Avenue, NW

*because the DC Gov't wrote a tragically destructive TDR law that they just did not understand.*

*This is government MALPRACTICE! {No government does this right.}*



### It killed a human-scale mixed-use project:

- \* 140,000 sq ft apartment building
- \* 200,000 sq ft office building
- \* with a 5,000 sq ft plaza between them

*The defective TDR law sold density at \$20/FAR sf to a site worth \$65.*

**This “subsidy” was well over \$3,500,000 !**

The result: **a massive, monolithic 270,000 sq ft office building.**

*TDR = Transferable Development Rights*

**You cannot “relocate” location — ‘T?DR’. Period!**