

From: "MCP-Sustainable" <MCP-Sustainable@mncppc-mc.org>  
Subject: **RE: Healthy and Sustainable Communities Workshop RSVP**  
Date: June 12, 2008 3:42:01 PM EDT  
To: "Jay Hellman" <jayjohn@verizon.net>

---

Thank you for your valuable insights. You may record them on our new interactive web site. We look forward to your participation.

<http://www.mcparkandplanning.org/environment/sustainable/>

**Mary G. Dolan**  
Environmental Planning Supervisor, Countywide Planning Division  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-495-4552  
301-495-1303 (fax)  
301-928-1099 (cell)  
Mary.Dolan@mncppc-mc.org  
<http://www.mc-mncppc.org/environment/>

---

**From:** Jay Hellman [mailto:jayjohn@verizon.net]  
**Sent:** Wednesday, June 11, 2008 1:55 AM  
**To:** MCP-Sustainable  
**Cc:** Raquel Montenegro; Roger Berliner; George Leventhal; Michael Knapp; Nancy Floreen; Valerie Ervin; Mal Rivkin; Marlene Michaelson; Jeff Zyontz; Wilson, Ralph; Carter, John; Stanley, Rollin; Stewart Schwartz; Cheryl Cort; Deborah A. Mines, AICP; Roger Lewis, FAIA; Peter Tocco; Charles Bergen; George Dove; Wayne Goldstein; Jim Humphrey; Bill Offutt; Dave Feldman; Marc Nichols; Hamer Campbell, Jr.; Laura Yaffe; Susan Matlick; Matt Zisman  
**Subject:** Healthy and Sustainable Communities Workshop RSVP

I plan to attend.

[http://www.mcparkandplanning.org/Environment/healthy\\_sustainablecommunities\\_workshop.shtm](http://www.mcparkandplanning.org/Environment/healthy_sustainablecommunities_workshop.shtm)

Please give serious thought to the following three insights:

1) **Elevators are vertical Metro-rail systems.** *The key issue is design — NOT any specific number!*

The most environmentally sustainable and personal-healthy way to deliver a pedestrian to the sidewalk is by rail (either horizontal or vertical.) The only alternative is a rubber-wheeled vehicle traveling on already over-congested asphalt roads burning carbon fuels.

It should be illegal for zoning to state any specific number as a height limit on buildings within walking distance of a Metro-rail station.

This does not mean that height is not important. And this does not mean that government has no role to play regarding height, but it is much more complex and subtle than a fixed number.

Consistent with government's responsibility to protect public health, safety and welfare, taller is better **subject to good design** (which includes both architecture and planning -- i.e. context and horizontal scale.)

2) **Montgomery County MUST accelerate the deployment of fiberoptic cable to every building in the county.**

Montgomery County must also re-invent its related regulatory system and how it manages its own workforce to enable people to work from home and/or offices near their home. This will not only change commuting patterns (which will be the single most profound thing we can do to improve the environment) but it will enable us to re-invent education (making the best teachers in the world available to everyone 24/7) and it will enable us to re-invent the criminal justice system which today is a networking event putting the wrong people together (it is no wonder the rate of recidivism is so high!)

Please go to [www.virtualadjacency.com](http://www.virtualadjacency.com) and watch the lecture I recently gave at Catholic University Law School entitled:

Virtual Adjacency and the meaning of "Place"

The link to the webcast is at the top of the home page and immediately below it are the slides that should be downloaded and watched alongside the web browser. I am the opening keynote so there are just two short introductions before my talk.

This is very relevant to the whole topic of the seven global environment bills.

3) **Each "urban center" must do a Vision Plan.** This is a picture and a story — NOT numbers. It is a century scale, not 5 years. Government needs to get the BIG things right. Do not micro-manage. That is busy work and it is irresponsible governance. Refine an efficient site plan / design review process to encourage creativity and manage it efficiently.

Look at an aerial photograph of Chevy Chase. All you see are trees. And that happened 100 years BEFORE Maryland and Montgomery County wasted uncountable reams of paper writing "Tree Bills." People like trees and flowers and they will plant them. Everyone loves Annapolis. You can't build Annapolis with today's laws. What are we doing?

Government's job is to write the rules so that the private sector finds it easier to make money doing the right thing instead of the wrong thing.

It is not an accident that we have random hodge-podge sprawl everywhere.

Sincerely,

Jay

----

Jay John Hellman  
8225 Windsor View Terrace  
Potomac, MD 20854  
cell: 202 841-1944 tel: 301 983-1163 fax: 301 983-9556  
[jay.hellman@alum.mit.edu](mailto:jay.hellman@alum.mit.edu)

Jay John Hellman, EE, MBA, Ph.D., Realtor®  
The Hellman Company, inc.  
1828 L Street, NW  
Washington, DC 20036  
tel: 202 841-1944 fax: 301 983-9556  
[jay.hellman@alum.mit.edu](mailto:jay.hellman@alum.mit.edu)

Jay John Hellman, Ph.D.  
CTN TeleCommunications, Inc.  
*Completing The Network*  
1828 L Street, NW  
Washington, DC 20036