



The Hellman Company, inc.

Walking distance from rail is NOT a number

Time flies when you are having fun!

- Walking distance from rail is NOT a fixed number. *It is a function of attractiveness and functionality (includes safety.)*
- Zoning should be performance oriented. *The spirit and intent language is the most important language you can write. Design is key.*
- The County is the "master developer." *The public realm is your responsibility. * Create an Amenity Fund based on sound logic following Einstein's principle of simplicity.*

Properly re-engineered TDR's can provide the funding to solve a myriad of problems:

- 1) **Smart growth:** *Maximize sources and destinations of pedestrians within walking distance of rail stations.*
- 2) **Protect the Chesapeake Bay and wildlife.** *Real habitat requires uninterrupted scale -- my re-engineered TDR and "user-friendly condemnation" overlay zone can solve this problem with amazing effectiveness.*
- 3) **MPDU / Affordable Housing / Workforce Housing.** *Stop trying to pretend that location is not the three most important things in real estate and stop trying to pretend that supply and demand is not the basic law of economics. If you do not zone land to allow creation of housing in balance with jobs, someone is not going to get a house. At great cost, you are trying to control a game of musical chairs ignoring the reality that someone is not getting a chair.*

This is dysfunctional government.

Please re-engineer government to spend far less money and accomplish far more beneficial results. I am trying very hard to help you. And my [Woodmont Triangle](#) application of these ideas should be the example needed to make it understandable to all.

If you must use a number, treat it as an approximation, a guideline
— it is NOT worthy of "divine significance."

PS Brian Frosh (and Kumar Barve and Chris Van Hollen) —
if you really want to reduce VMT -- this is how to do it!

PPS **Washington, DC is a city of short, fat buildings.** — *More than half the windows sit on 15 and 30 foot alleys. Who is paying attention?*
