

June 12, 2015

Rushern L. Baker, III
County Executive
Prince George's County, MD
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro MD 20772

Re: Support for the Rail Station District ToolKit Create and Test Proposal

Dear Rushern,

A suburban building sits in the middle of a parking lot. A TOD building sits on a sidewalk. It makes no sense to construct a building on a sidewalk if everything surrounding it is parking lots. Prince George's County is dominated by an "automobile-fabric public realm." Our rail stations need "pedestrian-fabric public realms" at walking-distance scale. This problem cannot be solved one building at a time. It cannot be solved by zoning alone. Yet that is exactly what government has been trying to do, unsuccessfully, for the past few decades.

Because of the variety of existing conditions and the multitude of land-ownerships surrounding every Prince George's rail station, only government can create the pedestrian-fabric public realm (multi-modal-functional *place*) that is a pre-requisite for quality TOD to occur.

I was asked to write this letter to you from the perspective of being a knowledgeable, engaged citizen activist who was involved with Milt Peterson during his early planning and development of National Harbor. Had he not created *place*-at-scale he would never have made the deal with Gaylord. More recently, I have co-chaired the citizen group which has produced the Salubria Memorial Garden and Heritage Tourism Center at the Tanger Mall.

The same need for *place* is true for achieving quality TOD. **Place** must be created at scale surrounding every station. I have reviewed the RSD ToolKit Create and Test proposal and believe it offers an innovative, rational, efficient and powerful means to accomplish your very important, priority economic development goals.

I also believe that the proposed state / county / private cooperative funding of this Create & Test proposal is the best way to proceed. The cooperation of all three is necessary for Prince George's to achieve high-quality TOD.

Sincerely,



Dick Krueger
700 Muirfield Circle
Fort Washington, MD 20744