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Dr. Judith Rodin
President
The Rockefeller Foundation
420 Fifth Avenue
New York, NY 10018

Dear Dr. Rodin,

Please allow this letter to serve as an introduction to an initiative to create an entirely new process for combining high-density transit-oriented development inducement, sprawl reduction, and land conservation. The legislative basis for this process is Maryland House Bill 948, the State Rail Station Overlay District (SRSOD) bill. This bill was introduced this past March into the Environmental Matters Committee of the Maryland House of Delegates and received considerable support. It did not get voted out of committee because the methods for making the legislation operational were needed in order to gain broad municipal support.

We are preparing a proposal to create the operational details, to be called the SRSOD ToolKit. It will combine TOD infrastructure planning and high-density design standards with private-sector investment formulas to finance the public infrastructure in the station areas as well as land conservation beyond the station areas.

The foundation of my knowledge and skills in urban development was established during my education in the Urban Design Program at the University of Pennsylvania in the early 1970s. I now intend to lead an extraordinary team of urbanists in establishing a far-reaching TOD development code for Maryland that can be a model for inducing compact development patterns nationwide. The team includes Jay Hellman, who is presenting a brief set of related documents to you today.

We look forward to discussing the possible participation of the Rockefeller Foundation in this initiative.

Sincerely,



Terry Steven Wendt