



MidAtlantic/Northeast  
6110 Executive Blvd.  
Suite 315  
Rockville, MD 20852  
(301) 881-4092  
Fax: (301) 881-4093

March 30, 2010

Marvin E. Holmes, Jr., Member, Maryland House of Delegates  
House Office Building, Room 207  
6 Bladen Street  
Annapolis, MD 21401

Re: Proposed Legislation — State Rail Station Overlay Zones (SRSOZ)

Dear Delegate Holmes:

I am writing this letter in support of the proposed legislation to establish State Rail Station Overlay Zones (SRSOZ) in the State of Maryland.

This is a precedent-setting, well-conceived cooperative solution to a series of top priority problems. It is rational, efficient and equitable. It draws the best from state government, local government and the private sector in a team spirit.

Trammell Crow Residential (TCR) is America's premier multi-family real estate firm. I am responsible for the Mid-Atlantic Region which includes Delaware, Maryland, Virginia and Washington, DC. North Carolina has recently been added to my charge.

Among the many public interest activities we support, I have served as Chairman of the Board of Directors of the Montgomery Housing Partnership. However, although I live in Montgomery County and my office is in Montgomery County, we do not actively pursue opportunities in Montgomery County. It is too complicated, takes too long and costs too much money to receive approvals to proceed making it unprofitable to do business. The SRSOZ would address many of our concerns.

Transportation has become an increasingly significant component of total housing costs making it harder and harder to serve the workforce.

The SRSOZ is a profoundly significant step towards addressing this problem.

I look forward to the opportunity to develop workforce housing within walking/biking distance of rail stations in Montgomery County.

Sincerely,

Charles N. Bay  
Senior Managing Director for the Mid-Atlantic Region