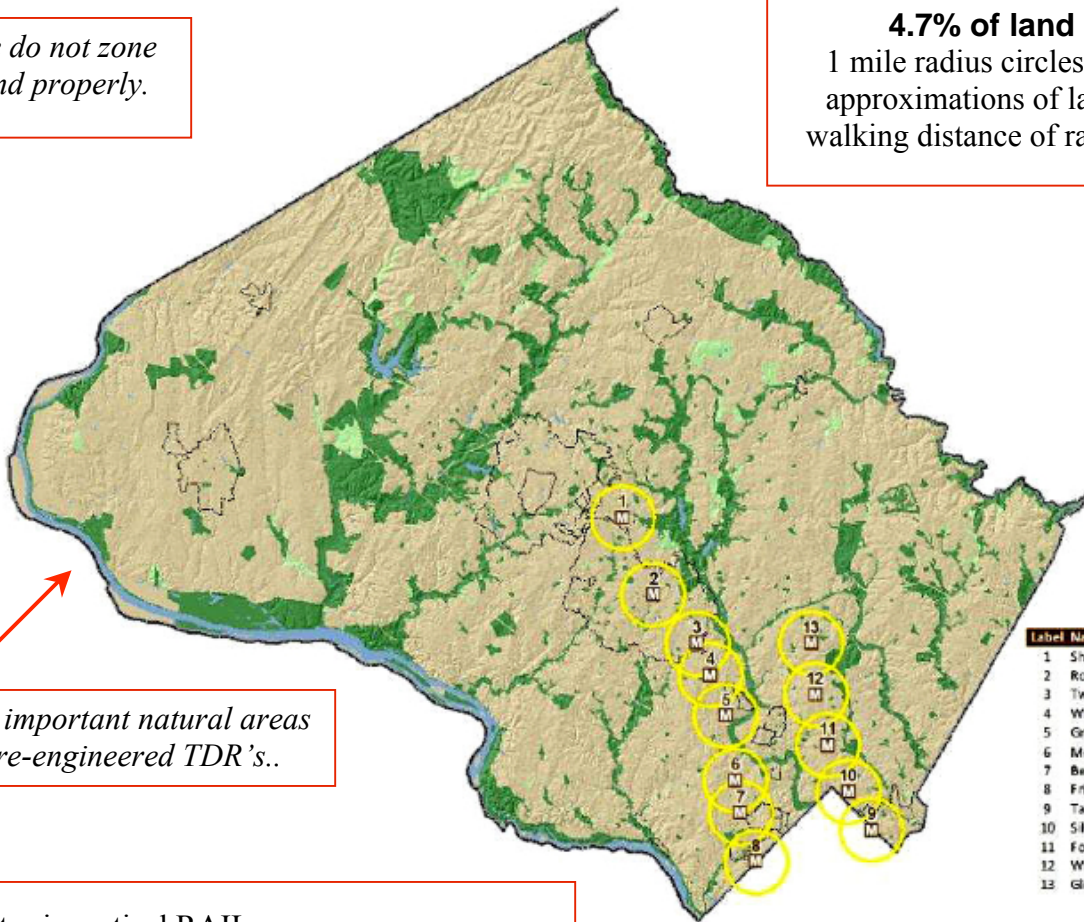


The scarcest resource in Montgomery County is land within walking distance of Metro-rail stations.

We do not zone land properly.

4.7% of land area
1 mile radius circles (as rough approximations of land within walking distance of rail stations.)



Protect important natural areas with re-engineered TDR's..

- Elevator is vertical RAIL;
- Rail is regional NOT local;
- People measure distance in *minutes* NOT *miles*;
- Public health requires more walking.

FIX zoning so we ENABLE people to function as pedestrians.

MAXIMIZE sources and destinations of pedestrians within walking distance of rail;

DESIGN is key! Limiting building height to any number is arbitrary and wrong.

** look at my Woodmont Triangle example: see: Cover Page and sections 9, 8; also read sections 14 and 17;

Sell additional FAR above current stipulated numbers for exactly what they are worth.

This will provide funding to buy land in identified critical areas (2-25 acre zoning is malpractice.)

** eliminate ALL regulatory distractions: APFO; Forest Conservation; Public Realm ..