



The Hellman Company, inc.

31 December 2008

Dru Schmidt-Perkins
1000 Friends of Maryland
1209 North Calvert Street
Baltimore, MD 21202

Re: working together to improve land-use / infrastructure governance in Maryland

Dear Dru,

Thank you very much for writing your 22 December 2008 letter following up our exceptional meeting in your office that morning. I, too, appreciated the substantive quality, the intellectual energy and the philosophical consonance every bit as much as you did.

Recall Pogo: *We have met the enemy, and he is us.*

Pogo would have appreciated the diversity of our meeting participants: developer (me); citizens / non-profit (you); government (David Whitaker, AICP, Deputy Director of Infrastructure Planning and Kiman Choi, PH.D., Maryland Department of Planning); and private sector related experts (Todd Wiggins, Urban Revival Media and Peter Tocco www.plainview3d.com)

An ironic consequence of the terrible status of our economy is that change is mandatory. We cannot continue doing things the way we have been. I can help you accomplish significant goals. Summarizing our meeting, we must focus on the two top priorities:

- 1) Create a **statewide TDR mechanism to rationally support smart growth**;
- 2) Rezone land within walking distance of Metro-rail stations **removing height and FAR limits to any specific numbers**, requiring instead a **Vision Plan (local)** consistent with **Reality Check Maryland** and a straightforward **efficient design review process** using my Bethesda Woodmont Triangle work and La Plata work as models.

I am honored to work with you. I am very optimistic that together we will succeed.

Sincerely,

Jay John Hellman, President, and
* *Managing Member, 7725 OGR LLC*
* *General Partner: Hawthorne Rosewick Associates LP*