

# Promoting Fiscal Resilience through Transit-Oriented Development

COG TOD Summit

WMATA Office of Planning

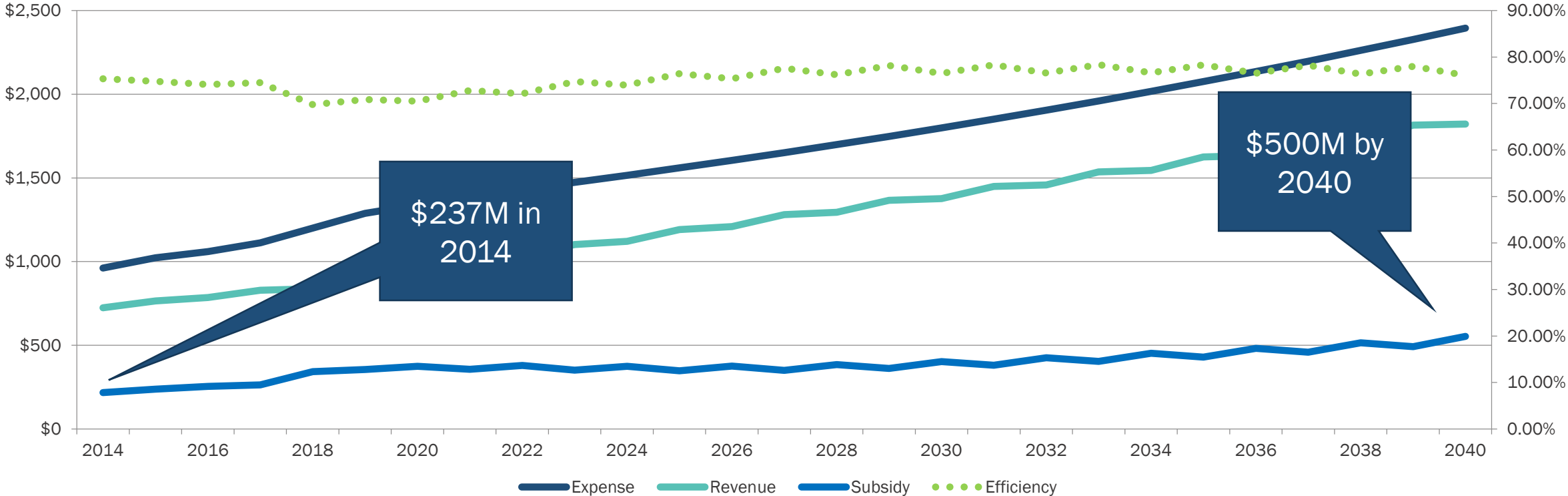
November 2017

**Washington Metropolitan Area Transit Authority**



# How Much Money does the Region want to Waste?

If the region chooses to underutilize the transit it already built, it may face an annual Metrorail operating subsidy of \$500M. That just doesn't pencil.



\$237M in 2014

\$500M by 2040



# Why TOD Matters to Your Metrorail Subsidy Bill

62% of daily ridership accesses Metro by walking



Lack of sidewalks and crosswalks mean these employees must walk twice the distance to Greensboro station

# It's the Land Use, Stupid!

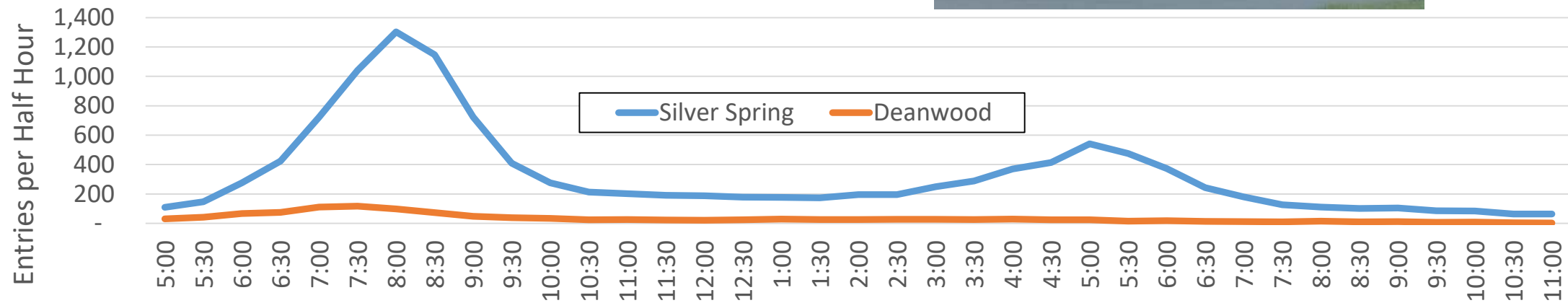
## Silver Spring

Weekday Passenger Entries: 12,000  
Weekday Average Revenue: \$39,500



## Deanwood

Weekday Passenger Entries: 1,300  
Weekday Average Revenue: \$3,300



# It's the Land Use, Stupid!

Caojiawan Station, Chongqing



# Missed Opportunities for Transit-Oriented Land Use

## Rhode Island Avenue

### 2015 PUD Proposal:

- 1,631 housing units
- 300,000 sq ft of retail

### Current Plan:

- ≤1,450 housing units
- ≤250,000 sq ft retail

Estimated Impact to Metro: *-200* trips per weekday

*-\$121,500* annual revenue foregone

# Transit-Supportive Land Uses

Context-sensitive development does the job!

Targets for urban and suburban Metrorail stations

Mode	Metric	KPI Target
Suburban Metrorail	Households per Acre	12-18
	Employment per Acre	19-26
Urban Metrorail	Households per Acre	15-20
	Employment per Acre	75-150



Garden Apartments: 8-40 HH/Acre



Townhomes: 8-30 HH/Acre



Low Rise Office with Retail:  
30-40 Employees/Acre

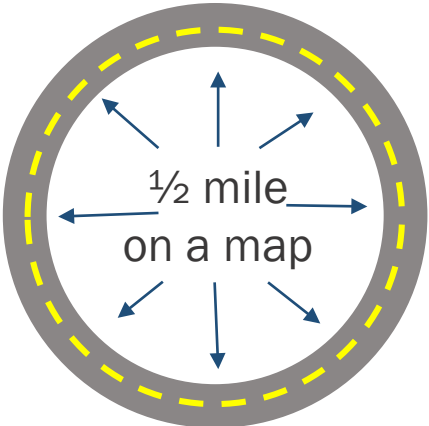


Low/Mid-Rise Office:  
10-50 Employees/Acre



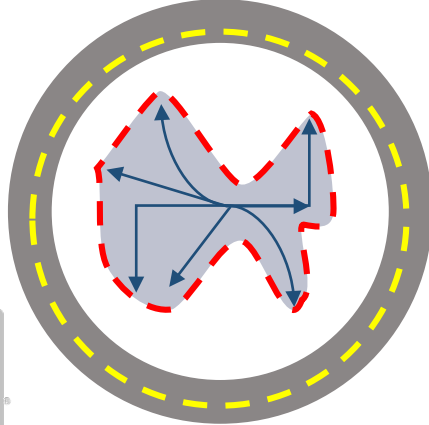
# Where the Sidewalk Ends

Goal – Ribbon-cutting ceremonies for sidewalks. Seriously!



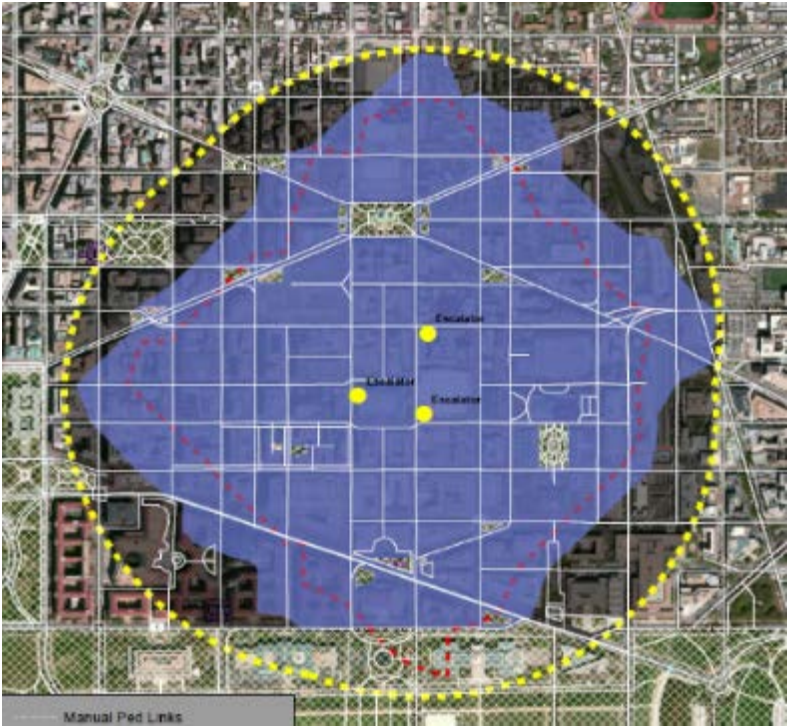
vs.

actual 10 minute walk:



**Southern Avenue**

Walkshed: 24% of possible area



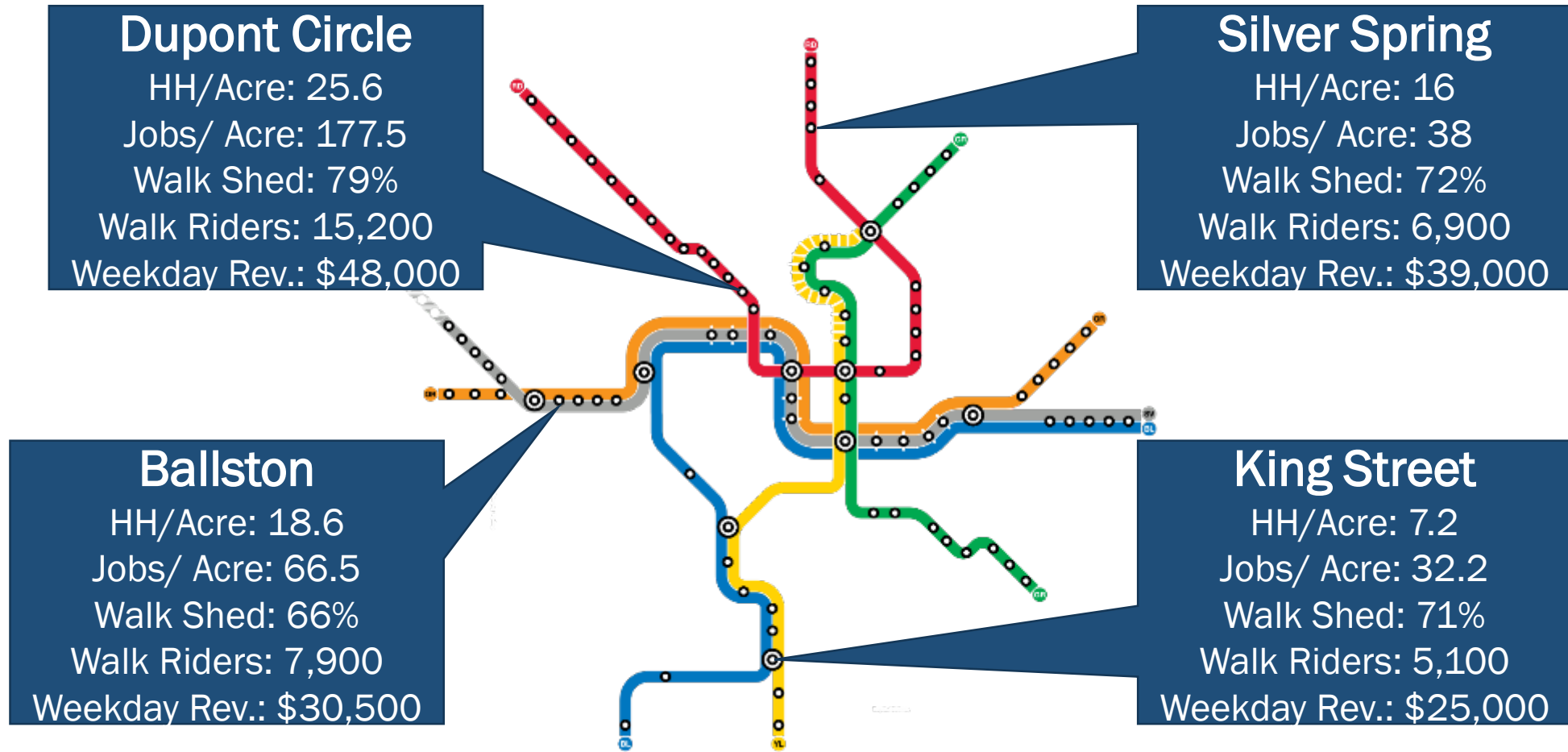
**Gallery Place**

Walkshed = 70% of possible area





# Example Stations that Meet Targets Today



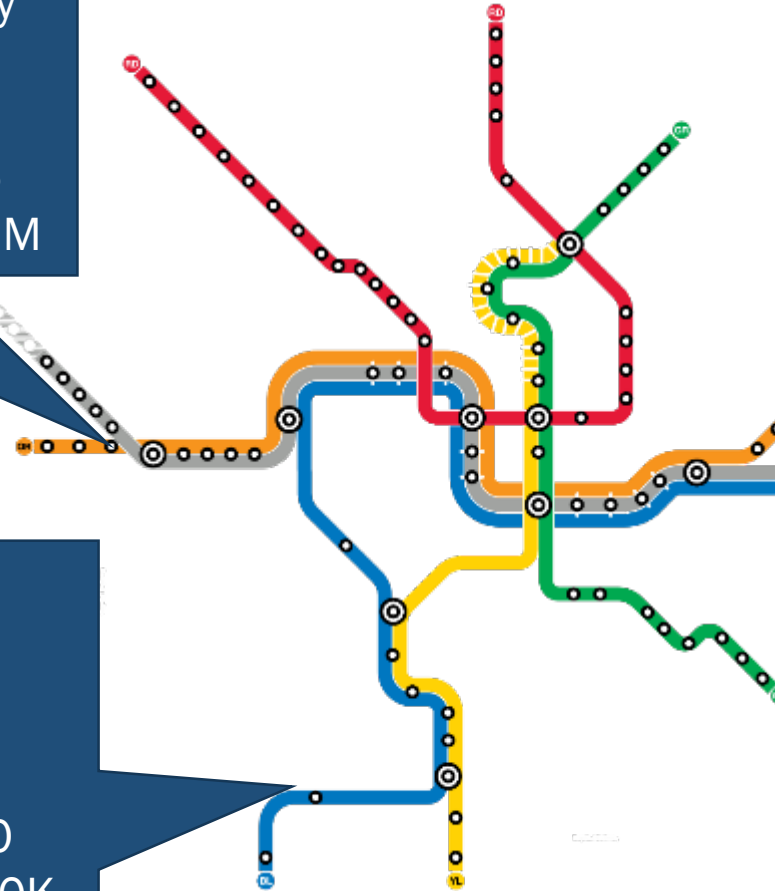
# Example Stations Forecast *Not* to Meet Target By 2040

## West Falls Church

Weekday Walk Riders: 550  
Weekday Rev.: \$9,800  
2040 HH/Acre: 3.5  
“Missing” Daily Ridership: 425-575  
Annual Revenue Lost: \$900K to \$1.2M

## Deanwood

Weekday Walk Riders: 500  
Weekday Rev.: \$3,300  
2040 HH/Acre: 4.1  
“Missing” Daily Ridership: 425-600  
Annual Revenue Lost: \$750K to \$1M



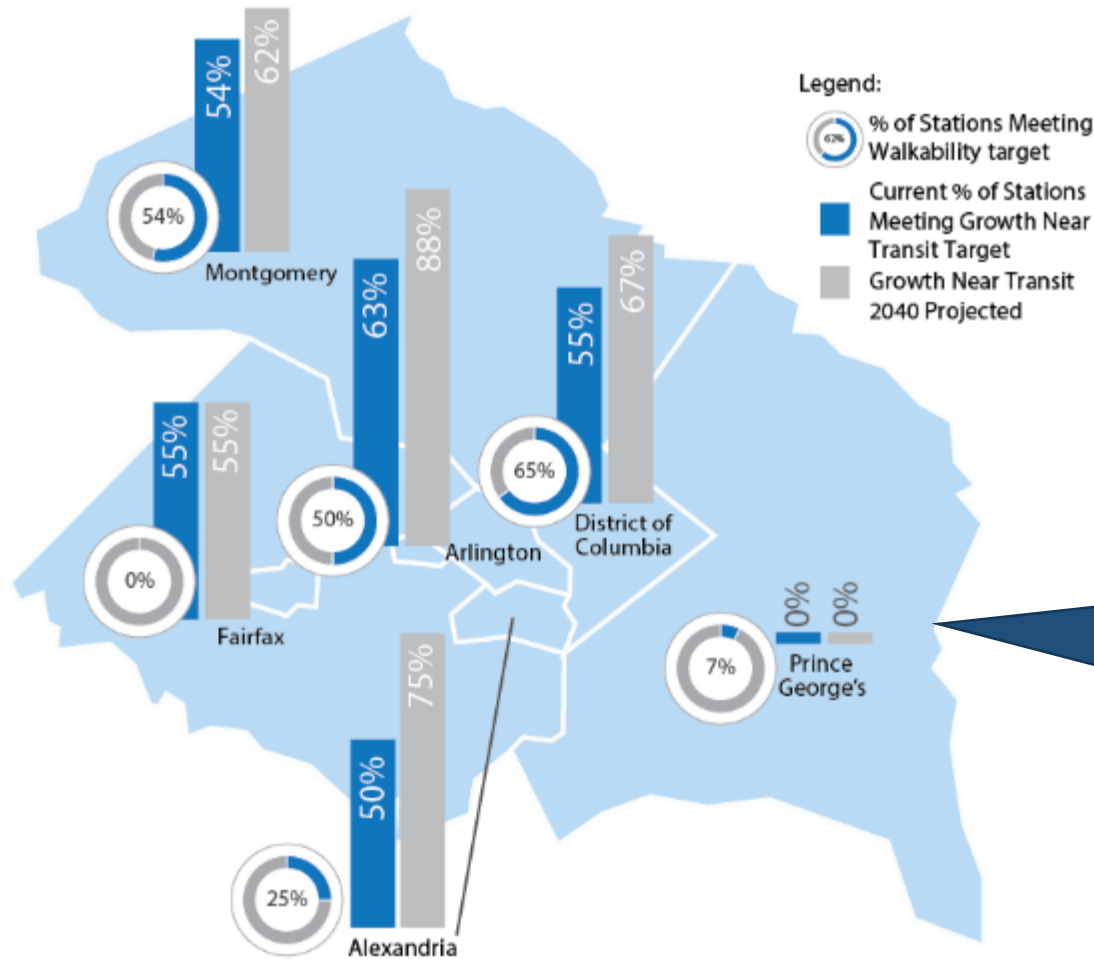
## Van Dorn

Weekday Walk Riders: 400  
Weekday Rev.: \$11,700  
2040 HH/Acre: 6.1  
“Missing” Daily Ridership: 175-250  
Annual Revenue Lost: \$400K to \$550K

## Addison Road

Weekday Walk Riders: 400  
Weekday Rev.: \$9,200  
2040 HH/Acre: 2.4  
“Missing” Daily Ridership: 400-550  
Annual Revenue Lost: \$750K to \$1M

# The Juice is Definitely Worth the Squeeze



If we can develop Prince George's County's Metrorail stations according to plan, Metrorail can generate an operating surplus of \$250M/yr

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# APPENDIX

# Strong Swimmers – High Density and Ridership

Station	Current Walk Ridership	Current Total Ridership	Current Shed Coverage	Current Household Density	Current Jobs Density	Average Weekday Revenue
FARRAGUT NORTH	21,532	24,800	71%	16.4	320.2	\$ 67,279
METRO CENTER	21,085	24,712	69%	12.1	247.1	\$ 71,219
GALLERY PL-CHINATOWN	20,467	24,319	70%	15.7	209.4	\$ 62,294
FARRAGUT WEST	18,520	22,085	72%	9.8	312.5	\$ 60,610
FOGGY BOTTOM-GWU	16,413	19,397	75%	16.8	192.3	\$ 54,025
L'ENFANT PLAZA	16,083	21,894	70%	5.2	147.5	\$ 57,065
DUPONT CIRCLE	15,209	18,601	79%	25.6	177.5	\$ 47,984
SILVER SPRING	6,904	11,954	72%	15.6	38.4	\$ 39,354
BETHESDA	6,729	10,083	70%	10.6	59.1	\$ 30,174
FRIENDSHIP HEIGHTS	5,435	8,054	72%	10.1	22.7	\$ 22,594
MEDICAL CENTER	3,864	5,561	72%	2.4	30.3	\$ 17,430
TAKOMA	2,798	5,113	68%	6.0	5.7	\$ 14,740
WHITE FLINT	2,215	3,655	62%	7.0	40.4	\$ 12,695
TWINBROOK	2,162	4,256	62%	5.2	29.2	\$ 15,646
CRYSTAL CITY	9,616	12,862	47%	12.3	60.3	\$ 30,912
ROSSLYN	9,122	12,968	61%	15.9	69.3	\$ 34,735
BALLSTON-MU	7,875	11,070	66%	18.6	66.5	\$ 30,484
PENTAGON CITY	7,288	12,068	58%	14.0	35.5	\$ 31,490
COURT HOUSE	6,650	7,369	65%	21.8	44.8	\$ 17,548
KING ST-OLD TOWN	5,142	7,999	71%	7.2	32.2	\$ 25,034
VIRGINIA SQUARE-GMU	3,089	3,538	64%	16.5	49.4	\$ 10,419

# Weakest Swimmers, Missing Ridership

Station	Current Walk Ridership	Current Total Ridership	Current Shed Coverage	2040 Projected Jobs Density	Projected 2040 Household Density	Missing Ridership at Station	Missing System Ridership	Average Weekday Revenue Station	Annual Missing Low	Annual Missing High
SOUTHERN AVENUE	432	4,986	24%	2.7	6.7	475-650	950-1325	\$ 12,500	\$ 790,000	\$ 1,100,000
CAPITOL HEIGHTS	495	1,869	70%	3.9	5.8	300-400	575-800	\$ 5,400	\$ 550,000	\$ 770,000
DEANWOOD	482	1,242	62%	1.4	4.1	425-600	850-1200	\$ 3,300	\$ 730,000	\$ 1,010,000
CONGRESS HEIGHTS	1,014	2,536	55%	7.8	7.9	325-450	675-950	\$ 5,500	\$ 530,000	\$ 730,000
MINNESOTA AVE	1,048	2,320	62%	7.4	9.0	175-250	350-500	\$ 5,600	\$ 280,000	\$ 390,000
ANACOSTIA	1,258	6,609	59%	22.7	11.2	50-75	125-150	\$ 12,100	\$ 80,000	\$ 110,000
BENNING ROAD	1,317	2,506	62%	5.9	10.7	75-100	150-200	\$ 6,700	\$ 130,000	\$ 180,000
LANDOVER	121	1,644	18%	2.4	2.6	425-575	850-1175	\$ 5,700	\$ 900,000	\$ 1,250,000
CHEVERLY	225	1,221	27%	3.0	1.6	600-825	1200-1675	\$ 3,700	\$ 1,160,000	\$ 1,610,000
ADDISON ROAD-SEAT PLEASANT	375	2,865	49%	2.0	2.4	400-550	775-1075	\$ 9,200	\$ 750,000	\$ 1,050,000
GREENBELT	415	6,046	42%	2.4	2.8	325-450	650-900	\$ 24,400	\$ 810,000	\$ 1,120,000
LARGO TOWN CENTER	440	4,479	44%	12.1	3.4	350-475	675-950	\$ 17,700	\$ 840,000	\$ 1,170,000
NEW CARROLLTON	447	7,754	55%	18.5	2.7	275-400	575-800	\$ 28,300	\$ 690,000	\$ 960,000
SOUTHERN AVENUE	432	4,986	24%	2.7	6.7	475-650	950-1325	\$ 12,500	\$ 790,000	\$ 1,100,000
VAN DORN STREET	392	3,202	26%	10.2	6.1	175-250	350-500	\$ 11,700	\$ 400,000	\$ 560,000
FRANCONIA-SPRINGFIELD	432	7,286	39%	11.8	3.6	275-375	550-750	\$ 31,700	\$ 750,000	\$ 1,030,000
WEST FALLS CHURCH-VT/UVA	544	2,767	32%	2.7	3.5	425-575	825-1150	\$ 9,800	\$ 900,000	\$ 1,240,000
MCLEAN	749	1,557	41%	61.2	19.0			\$ 6,200	\$ -	\$ -
WIEHLE-RESTON EAST	787	7,226	49%	23.5	12.4			\$ 37,000	\$ -	\$ -
SPRING HILL	793	1,313	56%	60.8	27.0			\$ 4,700	\$ -	\$ -
GREENSBORO	841	1,220	40%	77.9	24.3			\$ 4,400	\$ -	\$ -