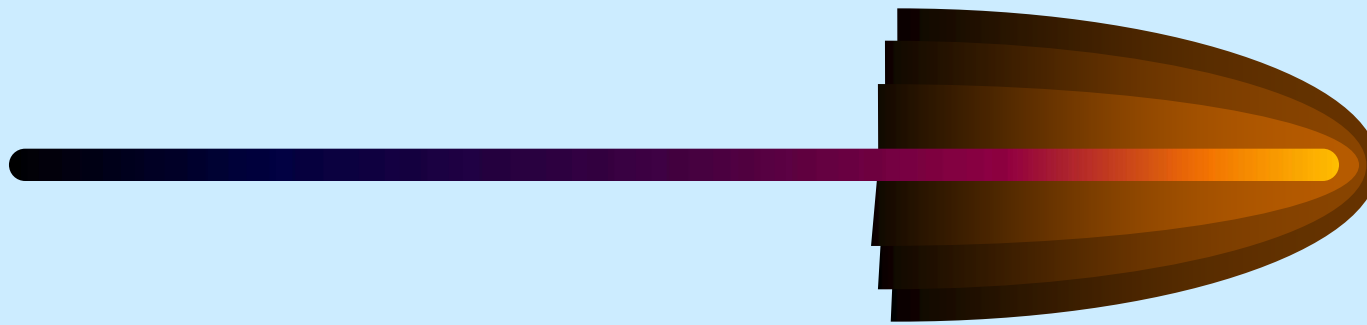


*Bridging the Regional Divide
with Transit Oriented Development (TOD)*



Economic Development Team

James Afueh, Earl Conklin, Keith Fleury, Thomas Miller,
Ronald Mitchell, Mark Rawlings

Metropolitan Washington Council of Governments

July 14, 2004

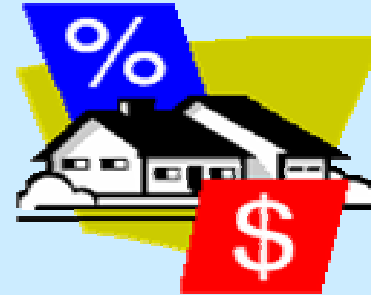
The Region is Divided by:



Race



Income



Development



Education

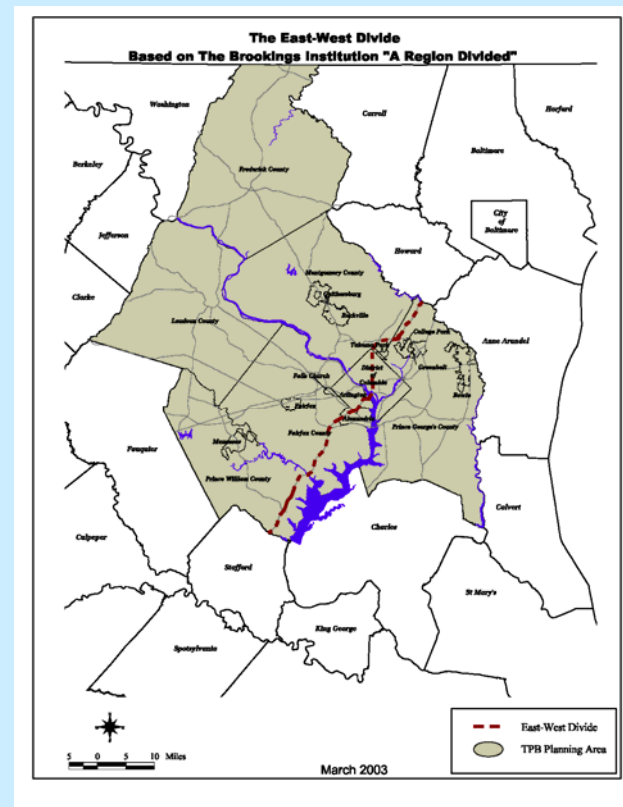


Jobs

Source: The Brookings Institution Center on Urban and Metropolitan Policy, *A Region Divided: The State of Growth in Greater Washington, D.C., 1999*

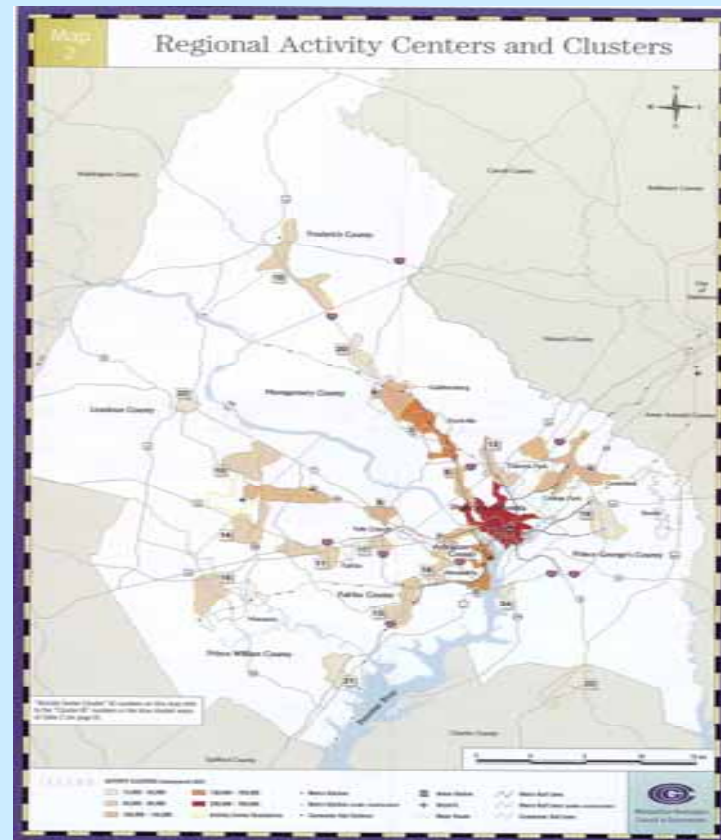
How the Divide Affects the Region

- **Congestion**
- **Leap Frog Development**
- **Pollution**
- **Challenge to National and International Competitiveness**
- **Underutilized Capacity at Some Metro Stations**



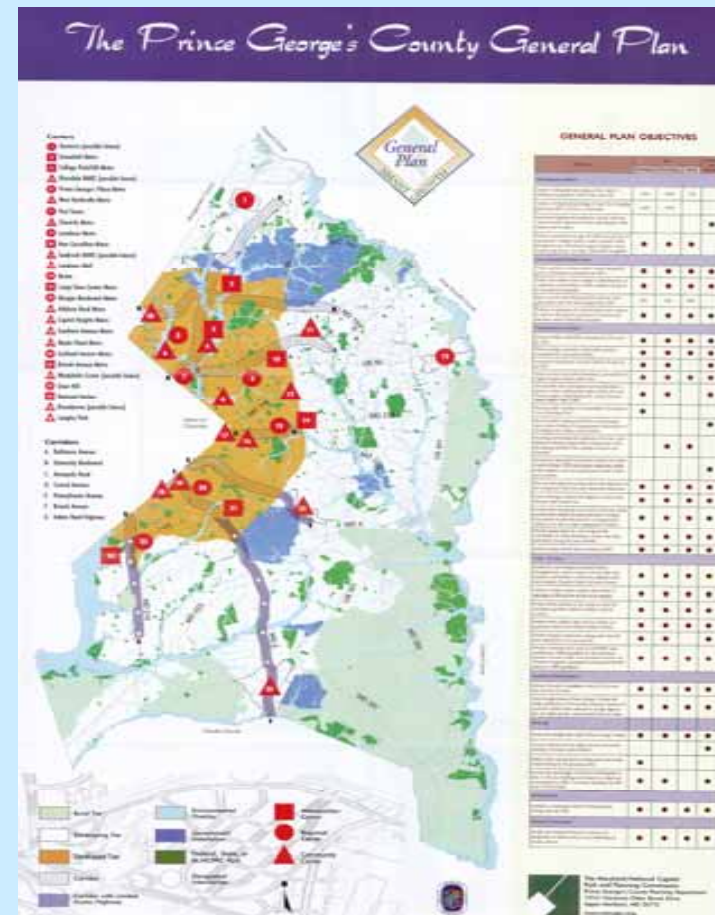
Regional Recommendations

- **Create Information Forum Encouraging Economic Development**
- **Form Joint Planning Team Including COG, TPB and WMATA**
- **Support Equitable Distribution of Affordable Housing**
- **Follow COG's Regional Activity Center Plan**
- **Impose Disincentives to Sprawl**



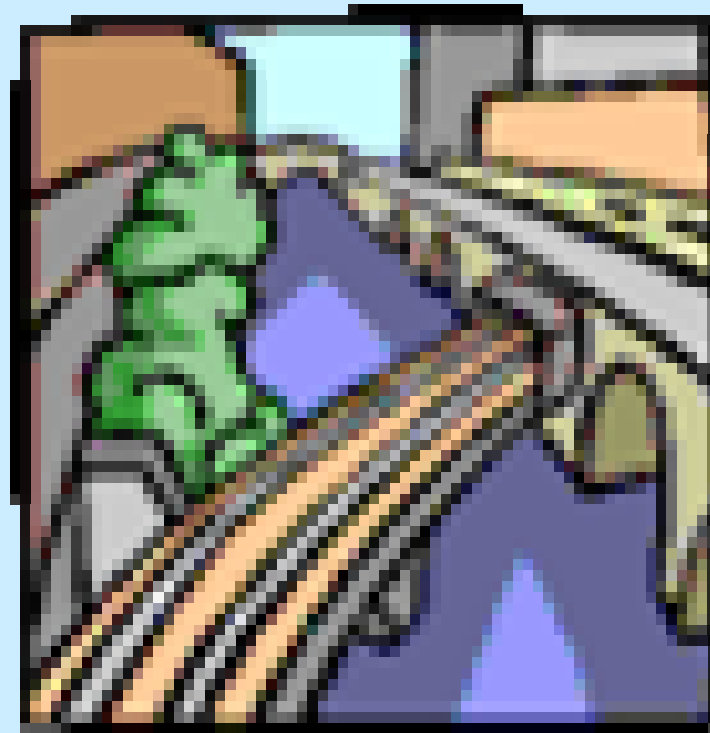
Recommendations to Prince George's County

- **Collaborate with Citizens and Development Community**
- **Adhere to Established Plans**
- **Investigate Eliminating TRIM**
- **Encourage Infill Development**
- **Investigate Use of Transfer Development Rights**



Use TOD to Bridge the Divide

- **Creates Jobs and Opportunities**
- **Relieves Congestion**
- **Promotes Clean Air**
- **Utilizes Existing Infrastructure**
- **Promotes Healthy and Sustainable Environment**



Economic Development Team

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