# Aligning Development Intelligence and Capital Planning:
# The Capital Needs Early Warning System (CNEWS)

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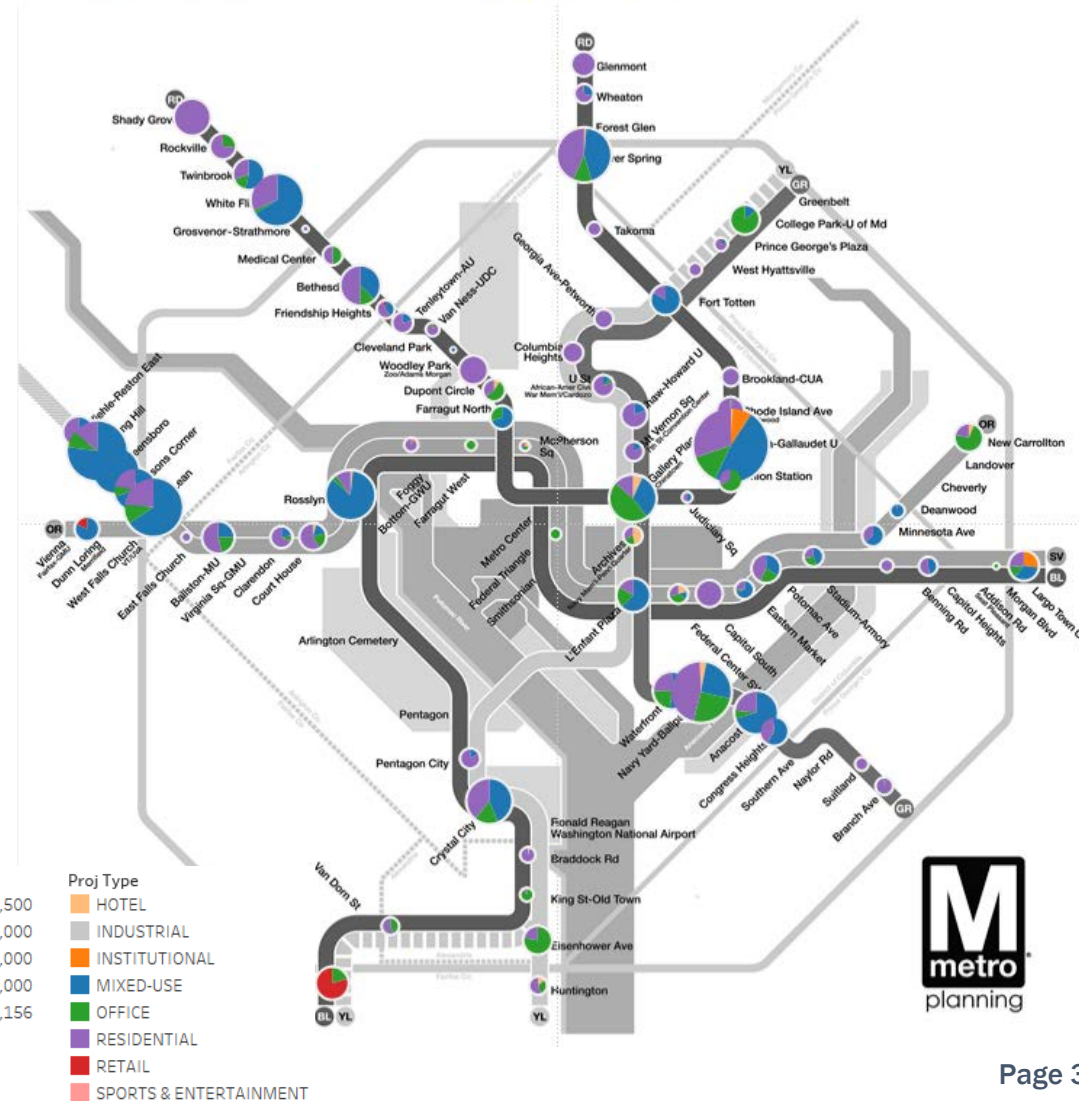**Washington Metropolitan Area Transit Authority**

# Metro's Problem: Always Playing Catch-Up

- Imbalanced distribution of housing and jobs strains capacity at peak times/directions, but leave off-peak trains highly underutilized.

- Transit projects in outer areas add peak rail commuters without addressing core capacity.

- The market is telling us people want to live and work near Metrorail stations – which is great! – but it adds riders to stations and lines already at or near capacity.

- 30-year cooperative forecasts haven't helped Metro identify near-term needs or effectively prioritize 10-year capital improvements.
  - Example: NoMa station adding 16M sf over next five years, Red Line already stressed.

- Metro needed a better tool for predicting capital and capacity needs.

# A Fix: The Capital Needs Early Warning System

- Single-source development pipeline
  - Created in partnership with jurisdictional staff.
  - Sourced CoStar, jurisdictional data, developer input
  - Captures market intelligence on all projects from planning → permitting → construction

- Gives Metro solid data on growth in station areas over the next 5-10 years.

- 662 projects, 221M square feet
  - Thresholds: 15 units or 20,000 sf
  - 150,000 residential units, 20,00 hotel rooms
  - 67M sf office / 14M sf retail
  - Space for approximately 300,000 new jobs



Development Projects in the Pipeline Near Metrorail Stations, by station by square footage, as of June 2017 (Silver Line Ph. 2 not shown)

Square Footage
- 2,500
- 5,000,000
- 10,000,000
- 15,000,000
- 18,774,156

Proj Type
- HOTEL
- INDUSTRIAL
- INSTITUTIONAL
- MIXED-USE
- OFFICE
- RESIDENTIAL
- RETAIL
- SPORTS & ENTERTAINMENT

# How We Use It: Capital Planning

- Inputs for a walk-access ridership model that estimates ridership and revenue.

- Other tools estimate passenger loads on trains, platforms, escalators/steps, and faregates.

- Allows us to make smarter choices, could give us time to get ahead of problems.
  - Example: NoMa ridership projections expected to increase 100% above 2016 estimates.

- Pipeline projected to generate 95,000 – 175,000 new entries per day by 2021.

Expected Entries per Day from Development Pipeline, Upper Bound



New Entries/Day
- 42
- 5,000
- 10,000
- 15,000
- 20,000
- 24,539

New Entries/Day
42 — 24,539

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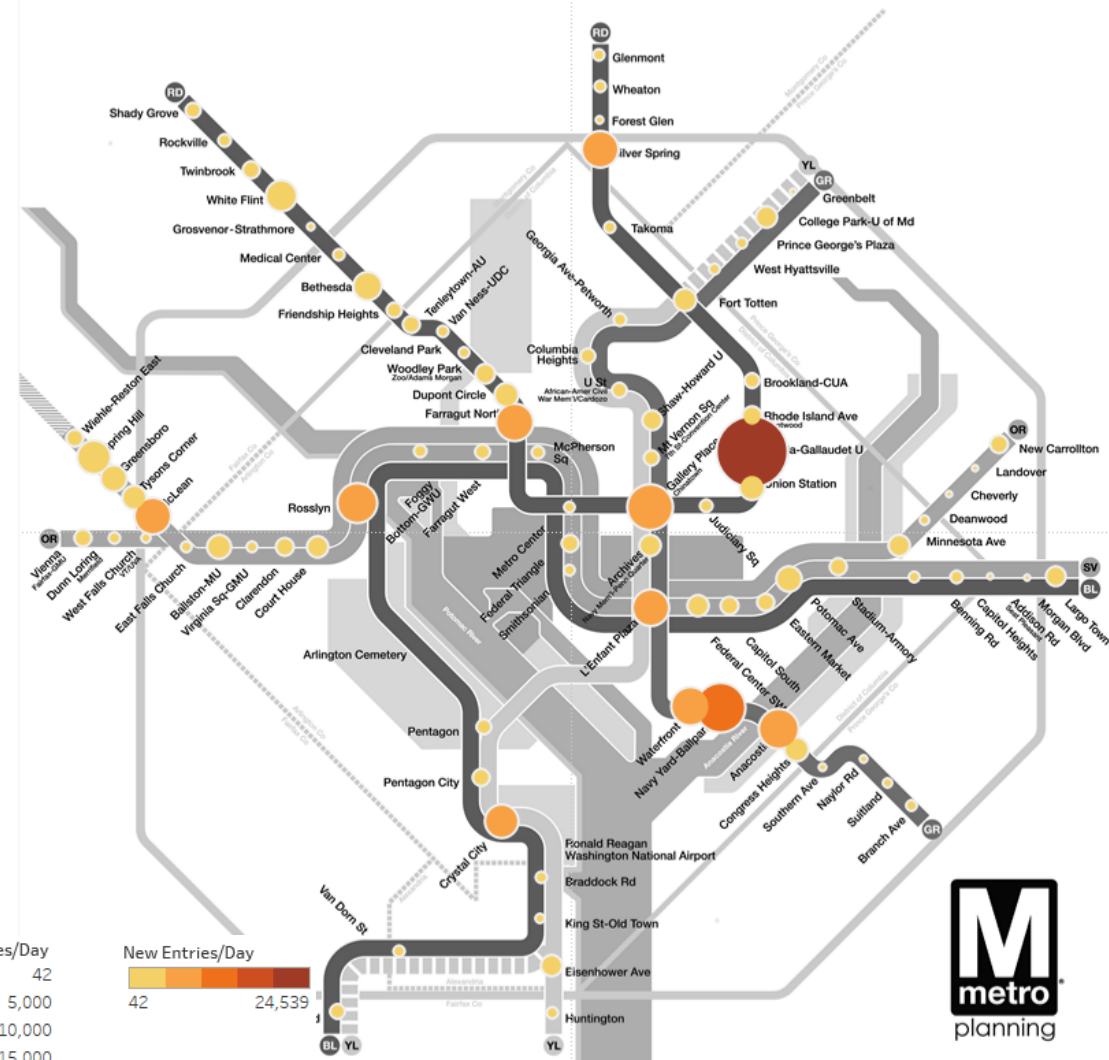
# How We Use It: TOD Planning

- Additional layers provide a cross-jurisdictional "one-stop TOD planning shop":
  - Transit lines, routes, stops
  - Half-mile walkshed, actual and aerial
  - Land use plans, other controls
  - Zoning districts and overlays
  - Special taxing districts, development incentives

- Station area profiles:
  - Basic demographics
  - Affordability, jobs, and economic data
  - Commute mode share, ridership, station access
  - Joint Development opportunities
  - Links to comp plans and zoning codes
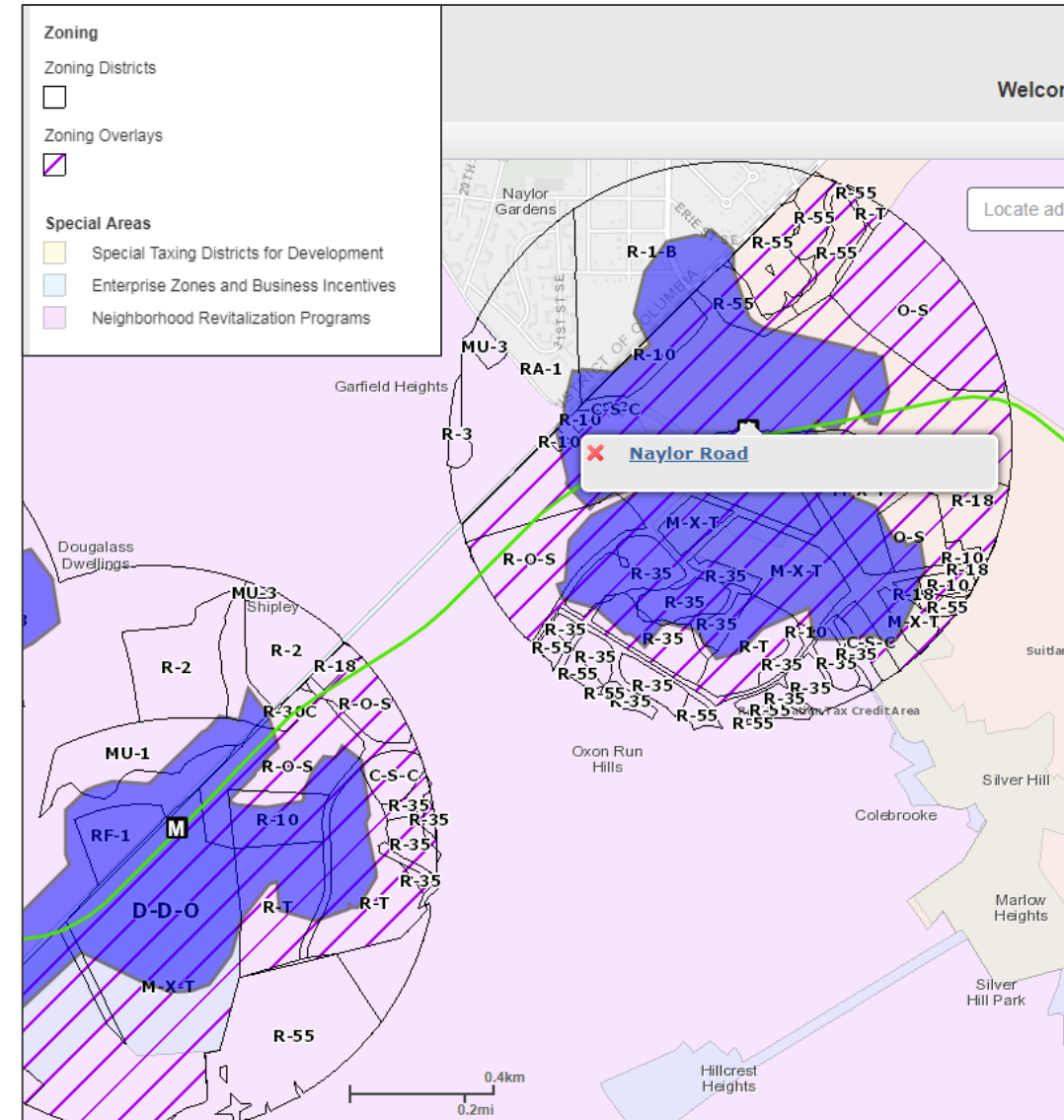
# Next Steps

- Test the tool yourself!
  - Website: https://gis.aecomonline.net/WMATA_CNEWS/Account/Login.aspx?ReturnUrl=%2fWMATA_CNEWS%2f
  - Log-in Name: cnewstest2017@gmail.com
  - Password: #PLANtest2017

- Let us know what you think, and how it can be improved.
  - Opportunities for expanded utility/use case?

- Exploring options for public use, permanent hosting and maintenance.