



Joint Development Guidelines

Presented to:

COG Board of Directors

April 9, 2008





Joint Development Task Force



- **Included 21 members from outside Metro**
- **Met from September 2006 to March 2007**
- **Provided final report in May 2007**



Joint Development Task Force

Gus Bauman	Attorney, Beveridge & Diamond, P.C.— <i>Task Force Chairman</i>
Richard Bochner	Retired Transportation Planner and Engineer
Arthur Chambers	Director of Community Planning and Development Services, Rockville, Maryland
Yolanda Cole	Principal, Hickok Cole Architects
Cheryl Cort	Policy Director, Coalition for Smarter Growth
Albert Dobbins III	Chief, Community Planning, North Division, Prince George's County Planning Department
Robert Dunphy	Senior Resident Fellow, Urban Land Institute
Thomas Farasy	President, MCF Investment Company, LLC
Bryant Foulger	Principal, Foulger-Pratt Companies
Alice Giancola	Resident, Takoma Community, District of Columbia
Rosalynn Hughey	Associate Director of Neighborhood Planning, District of Columbia Office of Planning



Joint Development Task Force

Nancy Iacomini	Metro Riders' Advisory Council
Mark Jinks	Deputy City Manager, Alexandria, Virginia
Dennis Leach	Director of Transportation, Arlington County, Virginia
Jack Lester	Vice President of Land Acquisition and Development, EYA
Samuel Minnitte, Jr	Director, Office of Planning and Capital Programming, Maryland Department of Transportation
Joe Moravec	Principal, F. Joseph Moravec LLC
Karina Ricks	Transportation Planning Manager, District of Columbia Department of Transportation
Fred Selden	Director, Fairfax County Department of Planning and Zoning, Planning Division
Neel Teague	Principal, Stout and Teague
Arthur Turner, Jr.	President, Coalition of Central Prince George's County Community Organizations



Task Force Report



- Provided 17 findings and recommendations
- Emphasized these themes:
 - ✓ *Conduct more pre-development planning*
 - ✓ *Streamline project review process*
 - ✓ *Focus more on transit-oriented development and transit improvement outcomes rather than "cash"*



Actions Taken to Date



- **Discontinued annual “mass solicitations”**
- **Merged station access planning with joint development**
- **Implemented identification of station access investment needs in advance of advertisements or (in case of RFQ approach) in advance of negotiation of price**
- **Joint development guidelines adopted February 2008**



Significant Changes — Goals



- **Increase ridership for reverse commute**
- **Increase ridership during off-peak periods**
- **Implement station access improvements and support employment creation**
- **Support other Metro goals that may arise; e.g., provide affordable housing to aid recruitment of operating employees.**



Significant Changes — Goals



- Before soliciting price-competitive proposals, create as much development certainty as possible
- Match developer selection process to transit needs and site specifics
- Use station access planning to build value into development; e.g., through shared parking



Significant Changes — Goals



- **Incorporate fiscal impacts and benefits to Metro into assessment of overall project economics**
- **Use all available approaches to maximize development industry interest, including use of private partners, agents, and/or brokers where appropriate to maximize awareness and interest**



Significant Changes — Policies



- Establish policy for replacement of transit access facilities
 - ✓ *Demonstrate that replacement facilities accommodate at least as many patrons as original facilities*
- Establish policy for sale of Metro property to public agencies
 - ✓ *Based on policy proposed relative to Southeastern Garage and 11507 Georgia Avenue*



Significant Changes — Procedures

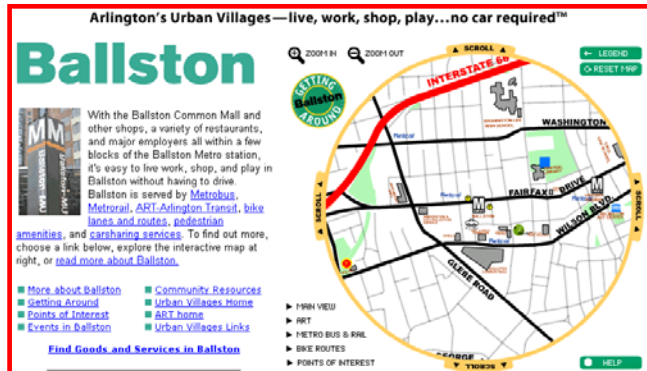


- Issue RFP
- Use broker partner

Tailor evaluation criteria and selection procedures to each procurement approach



Significant Changes — Other



- Amplify requirement for Metro staff to consult with local jurisdictional partners and affected communities
- Establish expectation that Metro staff will advocate for development conditions supportive of transit-oriented development and transit station investment
- Acknowledge that balancing of advocacy and consultative roles is a General Manager's responsibility



Significant Changes — Other



- **Share financial information with jurisdictions on a limited basis**
- **Offer jurisdictions and stakeholders role in setting RFQ criteria and advisory role in selecting proposers**
- **May add DBE experience to RFQ criteria**
- **Designate agencies for jurisdictional coordination**
- **Conform unsolicited and solicited proposal process**



Changes Proposed, But Not Included

- **Share all project financial information (but some sharing to be accommodated)**
- **Incorporate DBE hiring goals (but DBE goals appropriate as evaluation criteria)**
- **Offer workforce housing to all public employees regionwide**



Next Steps

- Bring DBE policy to Board in Summer 2008
- Bring Transit Oriented Development policy to Board in Fall 2008

