



Washington Metropolitan Area Transit Authority

Transit Oriented Development

Opportunities for collaboration

Transportation Planning Board

Technical Committee

June 3, 2016



Overview

- Purpose:
 - Follow-up to Dec. 2015 meeting: provide information on Metro Transit Oriented Development efforts
 - Identify existing opportunities for local governments and TPB to collaborate with Metro



Opportunity

- Use existing rail system to increase ridership, reduce pressure on subsidy

Implementation:

- Land-use decisions
- Infrastructure investments
- Economic development





Summary

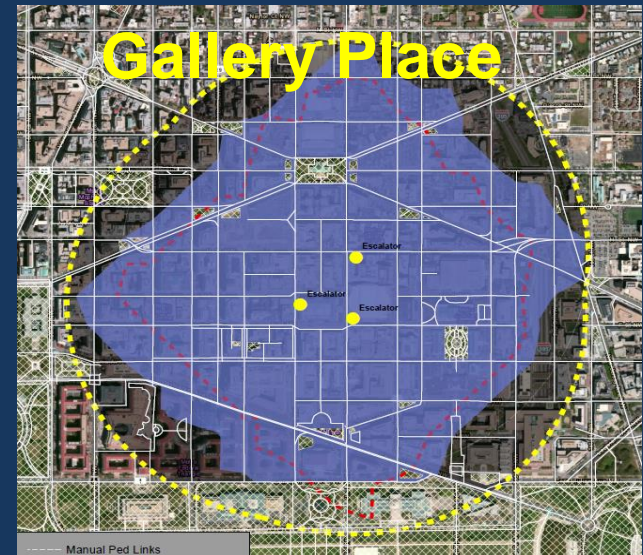
- Support growth in station areas with bike/ped improvements
- Station redevelopment planning/access
- Joint Development
- Marketing & collaboration



Access in station areas

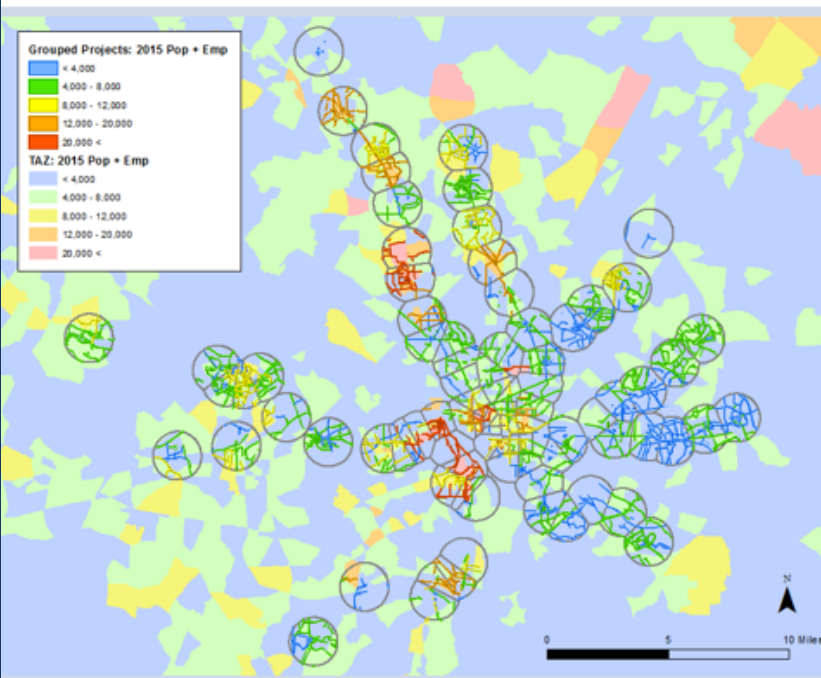
Metrorail Station Access Investment Strategy Project

- Walksheds
- Inventory of bike/ped improvements
- prioritization



Growth a prioritization measure

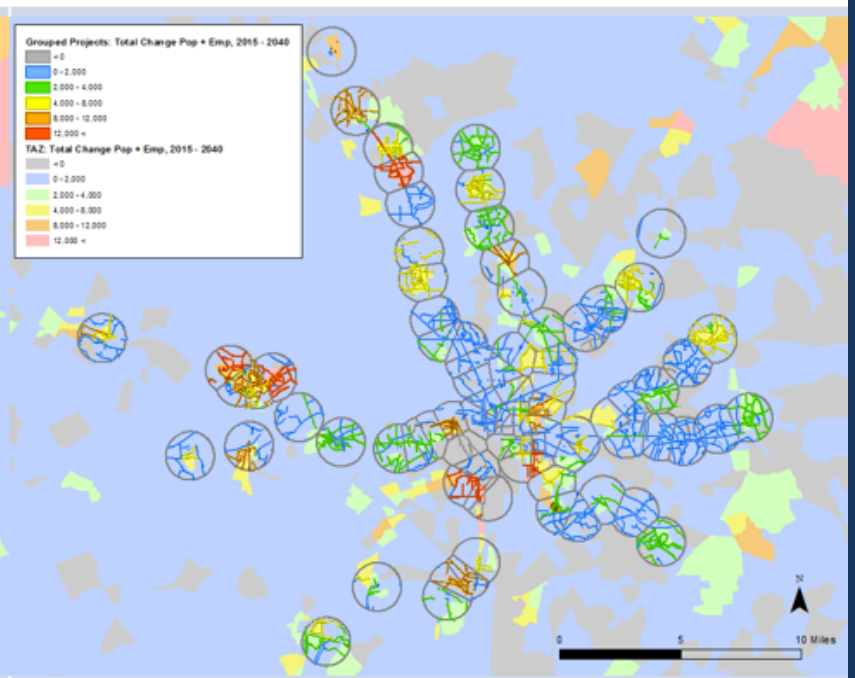
Overlap with Density
(2015)



2015 Population and employment from MWCOG Land Use Forecast 8.3

Highest number of people and jobs of TAZs that a project passes through

Overlap with Density
(Total Change 2015-2040)



2015-2040 change in population and employment from MWCOG Land Use Forecast 8.3

Largest change in the number of people and jobs in TAZs that a project passes through



Example: Southern Avenue Connections



Criteria	Result	Score	Weighted Score
Safety	0 crashes	1	4
Ridership Impacts	275 new daily riders	5	20
Proximity to Station Entrances	Within 500 ft	5	15
Walkshed Coverage	0%	0	0
Population and Employment (2015)	2,246	1	2
Population and Employment Growth (2015-2040)	615	1	1
Path to Services	0 facilities	1	3
Low-Income Populations	100%	5	15
Changing Mode Access	6% Walk Mode Share	4	8
Ease of Implementation/Cost	\$72,960	5	10
MetroAccess Trips	510 trips	4	4
Neighborhood Parking	128 customers	4	4
Walk Score	52	3	3

Total Score: 89

A Top Priority For Prince George's County



Takeaway

- Tool for local governments:
 - prioritized inventory of station access improvements, cost/benefit
- Actions
 - Inclusion of projects for inclusion in CIPs, grant applications, development review process
 - Coordination with MWCOCG'S unfunded capital needs



Project Development Program

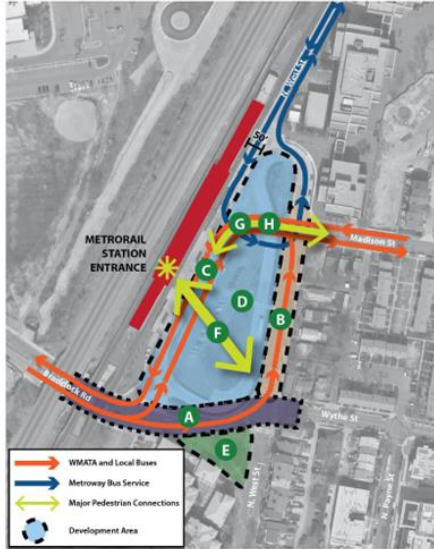


Braddock Road Metrorail Station: Joint Development Analysis

Figure 8: Joint Development Parcel Organization

Braddock Road Metrorail Station Key Principles for Joint Development

- A** Braddock Road realigned.
- B** All Kiss & Ride and shuttles relocated to West Street.
- C** Two-way bus facility.
- D** Development Area, including 15,000 s.f. public open space. Development may extend over busway, but not within 50' of Metrorail track.
- E** 10,000 s.f. off-site public open space.
- F** Strong visual and pedestrian connection between Metrorail station entrance and Wythe Street.
- G** Ample pedestrian connection from Madison Street to Metrorail station entrance.
- H** Strong building form at termination of Madison Street axis.



Source: AECOM

Draft

11

January 2016



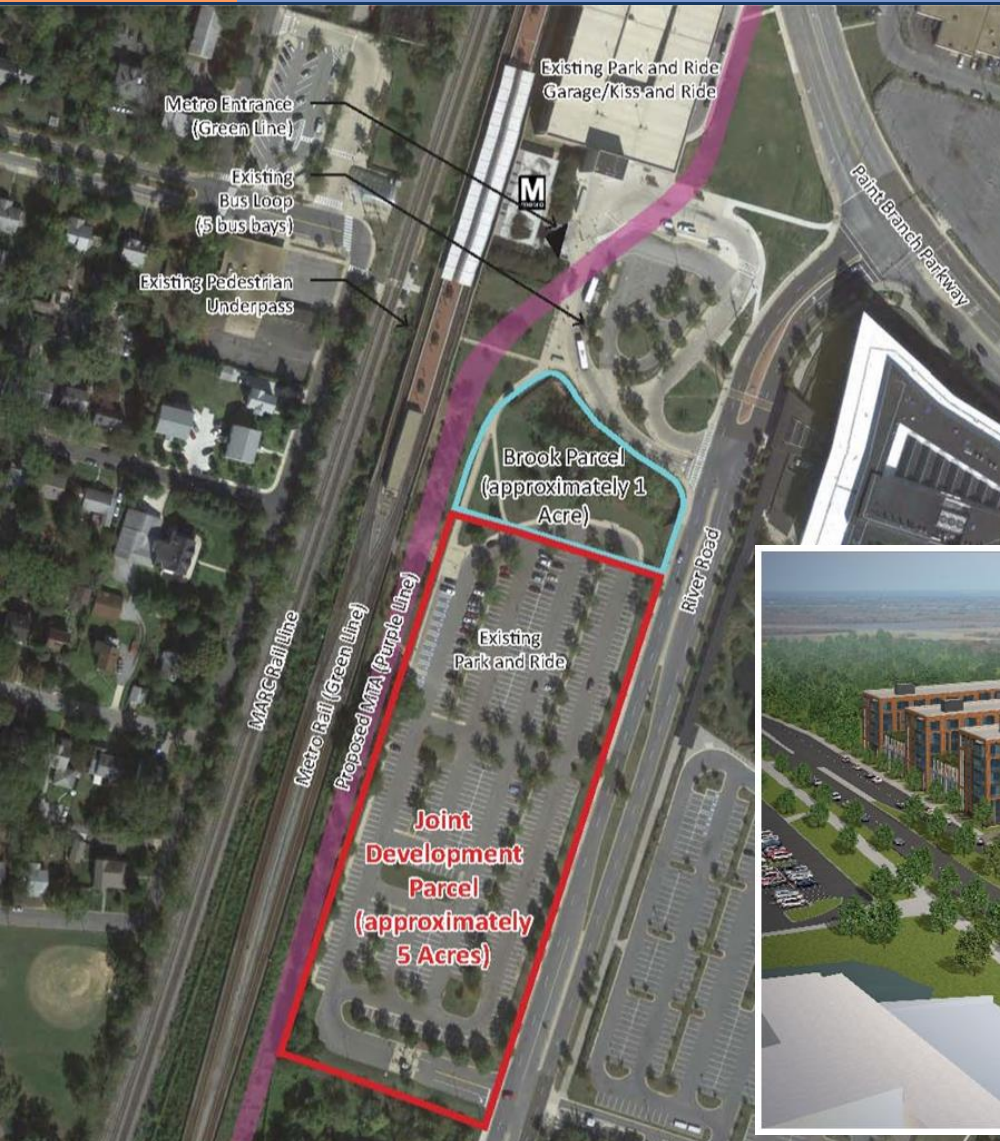


Takeaway

- Tool for local governments:
 - Program for station planning: development & station access
- Potential action:
 - Local governments provide input to annual work program
 - Align WMATA program with local development priorities



Joint Development



Redevelopment of station properties as TOD





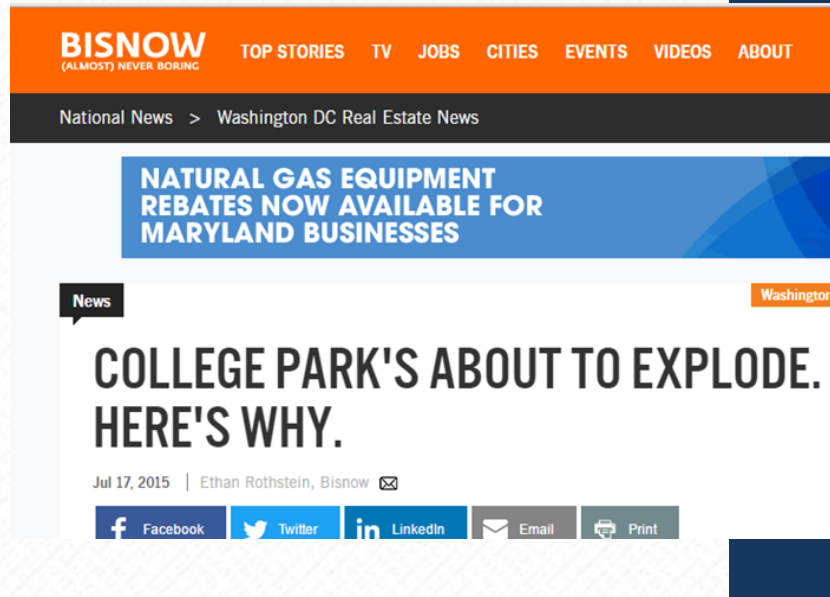
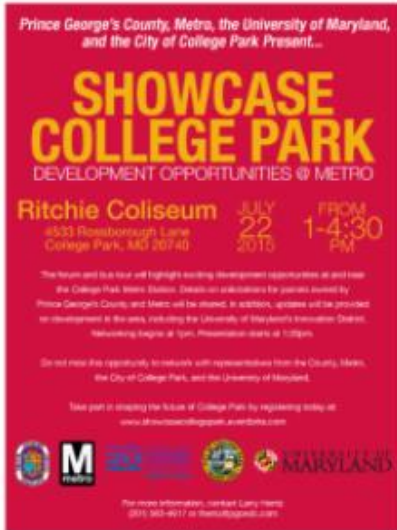
Takeaways

- Tool for local governments:
 - Metro has an active Joint Development program.
- Actions:
 - Local governments can prioritize joint development projects for Metro action



Marketing & Collaboration

YOU'RE INVITED – SHOWCASE COLLEGE PARK: DEVELOPMENT OPPORTUNITIES AT METRO



Developers converge on College Park to eye development sites - Washington Business Journal

Metro solicitations:
2014: 1 proposal
2015: 4 proposals



Takeaway

- Tools for local governments:
 - collaboration to promote development of station areas/Metro properties
- Action:
 - Local economic development offices can engage Metro on innovative development & marketing efforts



For more information

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