

ITEM 9 – Information
June 15, 2016

Briefing on Activities to Promote Transit-Oriented Development
Near Metro Stations

Staff

Recommendation: Receive briefing

Issues: None

Background: WMATA staff will provide an overview of ways that the TPB and local governments can work with Metro to implement Transit Oriented Development. The presentation will describe approaches to collaboration, including supporting growth and access in station areas, as well as development of Metro property.



Transit Oriented Development

Transportation Planning Board

June 15, 2016



Overview

- Purpose:
 - Provide information on Metro Transit Oriented Development efforts
 - Identify opportunities for local governments/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



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Metro roles

- Planning
 - Access & capacity
- Real Estate Development
 - Use of Metro real estate
 - Support adjacent development



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Expand the walkshed

Metrorail Station Access Investment Strategy Project

- Inventory of bike/ped improvements
- Prioritization



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Metrorail Station Access Investment Strategy Project

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Metro: ~30 acre station site

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Example: Southern Avenue



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

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Takeaways

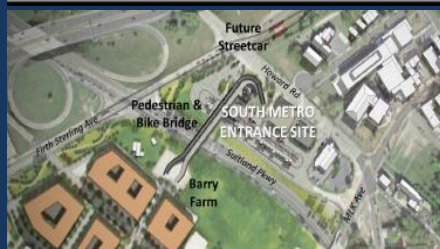
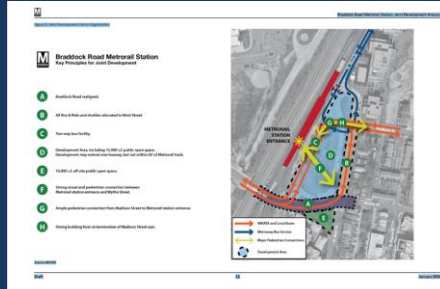
- Tool for local governments:
 - Prioritized inventory of station access improvements, cost/benefit
- Actions
 - Include projects in CIPs, grant applications, development review process
 - Coordination with MWCOG'S unfunded capital needs

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Project Development Program

- Pre-development
 - Joint Development planning
- Station Access
 - New entrances & connections to adjacent development
- Station capacity
 - Support ridership growth



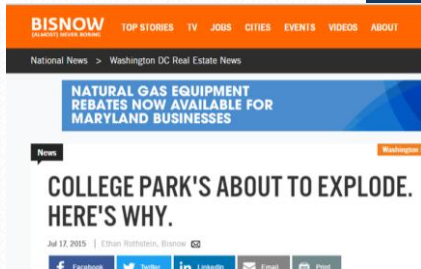
Takeaways

- Tool for local governments:
 - Program for station planning: development & station access
- Actions:
 - Provide input to annual work program
 - Align Metro program with local priorities
 - Funding of improvements



Marketing & Collaboration

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



Stakeholders:

- County leadership
- Economic Development agency
- UMCP
- Metro

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

Metro solicitations:

2014: 1 proposal
2015: 4 proposals

REAL ESTATE INC.
On tap: Major development opportunity in College Park



Takeaway

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



Summary

- Roles:
 - Support growth in station areas with bike/ped improvements
 - Station development planning/access
 - Joint development
 - Marketing & collaboration
- Questions

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Appendix: Contacts

Joint Development, Station Access Planning, development marketing

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Metro Planning - Metrorail Station Access Investment Strategy Project

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APPENDIX: Joint Development

<u>Active projects</u>		<u>Potential future projects</u>	
Brookland	DC	Addison Road-Seat Pleasant	MD
Capitol Heights	MD	Anacostia	DC
College Park - University of Maryland	MD	Braddock Road	VA
Congress Heights	DC	Branch Avenue	MD
Dunn Loring-Merrifield Station	VA	Cheverly	MD
Fort Totten (West)	DC	Deanwood	DC
Greenbelt	MD	East Falls Church	VA
Grosvenor (North)	MD	Forest Glen	MD
Largo (out parcel)	MD	Glenmont	MD
Morgan Blvd	MD	Huntington: Center & North parcels	VA
Navy Yard (Chiller)	DC	Landover	MD
New Carrollton	MD	Largo Kiss & Ride area	MD
Royal Street bus garage*	VA	Naylor Road	MD
Takoma	DC	Prince George's Plaza (office pad)	MD
Tenleytown (Chiller)	DC	Rockville	MD
Twinbrook	MD	Shady Grove	MD
White Flint	MD	Silver Spring	MD
		Southern Avenue	MD
		Suitland	MD
		Van Dorn	VA
		West Falls Church	VA
*sale of excess property – redevelopment site		West Hyattsville	MD
		Wheaton bus loop	MD