

**GOVERNOR O'MALLEY DESIGNATES 14 MARYLAND
TRANSIT STATIONS FOR PRIORITY DEVELOPMENT FOCUS**

**Selections Include Stations In Six Counties and Baltimore City,
Including the Naylor Road Metro Station and Three Others in Prince George's County**

TEMPLE HILLS, MD (June 18, 2010) - Demonstrating his commitment to reducing sprawl and increasing transit ridership, Governor Martin O'Malley today named 14 Maryland transit stations as designated sites for transit-oriented development (TOD) including seven in the Baltimore region and seven in the Washington region. Appearing at the Naylor Road Metro Station in Prince George's County with Lt. Governor Anthony G. Brown, Congresswoman Donna F. Edwards and County Executive Jack B. Johnson, Governor O'Malley outlined the importance of the TOD designation and the fact that these stations will be priorities for state development assistance.

"By formally designating these 14 transit stations as TOD sites, the resources of the Maryland Department of Transportation and other State agencies can be used to assist in the development and construction of a project, where appropriate," said Governor O'Malley. "Focusing future growth around our existing transit stations will contribute to our goal of creating walkable, sustainable communities while preserving our open space."

"It is a pleasure to help Governor O'Malley bring his vision of leveraging our investment in transit in a way that is good for the environment and that is key to maintaining future economic growth statewide," Lt. Governor Brown said. "As a proud Prince Georgian, it is great to see a focus on projects in my home county that has more than 2,500 acres of undeveloped land surrounding the county's Metro Stations."

The specific benefits of the TOD designation include:

- financing opportunities through the Maryland Economic Development Corporation;
- prioritization of State assistance by the Maryland Department of Transportation (MDOT) and other agencies on the Governor's Smart Growth Subcabinet, including housing and economic development;
- predevelopment planning and feasibility analysis funded by MDOT; and
- priority consideration for the location of State offices and laboratories.

In April 2008, working with the legislature, Governor O'Malley signed into law legislation that put transit communities on equal footing with other transportation funding priorities and removed roadblocks to the use of state resources and land for transit-oriented development. It also cleared the way for the State to designate TOD projects and to use MDOT's property and resources to support mixed-use and pedestrian-friendly development around existing and future transit stations.

The TOD designation also positions Maryland projects so that they can benefit from the federal government's new policy emphasis on sustainability. Transit-oriented development creates retail, residential, office and entertainment space within a one-half-mile distance of a transit center. This creates vibrant, walkable communities that have convenient access to transit. Recent research from across the country has shown people, who live or work in a transit-oriented development, are three to

five times more likely to use transit and to reduce the number of trips taken by automobile.

The financial benefits of transit use versus driving a car are outlined in a recent report by the American Public Transportation Association. When factoring in the cost of gas, car ownership and parking, the report states the average savings for an individual using transit in the Washington region are \$9,087 or \$757 per month.

"As a long-time advocate for transit-oriented development, I am pleased that Governor O'Malley is making state resources available to establish transit communities," said Congresswoman Donna F. Edwards. "Encouraging economic development around our metro transit stations is smart growth that will preserve our environment and help build healthy communities where people can live, work, and play."

As part of today's announcement, Governor O'Malley outlined the vision for development around the Naylor Road Metro Station. Prince George's County, along with local citizens and organizations, has developed a vision for a safe, vibrant and attractive community adjacent to the Metro station. It is a place where people will feel comfortable walking along Branch Avenue and Naylor Road to and from offices, stores, restaurants and the Metro Station. The County has also identified this station area as a place where they want to attract federal offices and jobs.

To make the community's vision happen, improvements must be made to Branch Avenue and Naylor Road to calm the traffic and make the area a safer and more attractive place to walk and bike. As a first step toward reaching this goal, Governor O'Malley announced the state's initial investment in the development around the Naylor Road Metro Station TOD will be \$800,000 in funds for station planning and for constructing new sidewalks and developing traffic calming strategies for Branch Avenue and Naylor Road, adjacent to the station. The intent of the project is to develop a concept for a "Complete Streets" environment that supports and encourages all modes of transportation, including bicycling, walking and transit.

From the Washington region to the Baltimore region, the benefits to each transit station TOD will vary by the specific needs of each project. A complete list of the 14 transit stations that have received the TOD designation is attached.

For more information please visit the MDOT TOD Designation web site:

www.mdot.maryland.gov/Planning/TOD/TOD_Designation

Designated Transit-Oriented Developments

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Transit-Oriented Developments (TODs) are mixed-use projects within a comfortable walk of transit stations. A variety of tools are provided to TOD projects to overcome obstacles. State assistance depends on the projects' needs and its stage of development.

Transit Station	Status	State Assistance	Unique Features
Branch Avenue Metro Prince George's County	Area development underway; Predevelopment planning study completed for 38-acre WMATA site	Access improvements under design, federal funding sought for Auth Road pedestrian improvements	Located in a recently renewed Enterprise Zone; BRAC-related.
Naylor Road Metro Prince George's County	Pre-development planning underway	\$650,000 in new funds to design pedestrian improvements and traffic calming in the Station vicinity; \$150,000 in station planning	Recently completed county land use plan calls for TOD
New Carrollton Metro/MARC/Amtrak Prince George's County	Pre-development planning underway; Solicitation planned for 35.7 acre WMATA site and 15 acre MTA site	\$200,000 predevelopment assistance Inclusion of state land for development	A terminus station for the future Purple Line; Potential to develop WMATA and State land together
Wheaton Metro* Montgomery County	Developer selection underway – Request for Qualifications (RFQ)	\$200,000 in predevelopment assistance	Joint RFQ for WMATA and county-owned property
Shady Grove Metro Montgomery County	Pre-development planning; Master Planner has been selected for the County Service Park redevelopment	Screening of State-owned property in support of county facility relocations	County is planning redevelopment of 90 acres adjacent to the Metro Station as a TOD
Twinbrook Metro Montgomery County	Construction underway for first phase; renegotiation of future phases	Exploring Maryland Economic Development Corporation financing, shared parking strategies	LEED-certified neighborhood
Aberdeen MARC/Amtrak Harford County	Planning for TOD and transit facilities	\$50,000 in new funds to develop TOD strategic plan Seeking \$3.6 million in federal funds for transit facilities	BRAC-related; Recent County/City agreement for location of TOD/multimodal facility
Odenton MARC* Anne Arundel County	Developer selected. Pre-development work underway. Interim Development Agreement expected 4th quarter calendar 2010. Project is dependent on County infrastructure upgrades.	MDOT to sell or lease 25-acres to developer for the project. State to fund certain pre-development costs.	BRAC related. County will consider TIF to support financing of infrastructure/garage.
State Center* Baltimore City	Developer selected in 2006. MDA approved 2009. BPW consideration of ground and office leases expected in Summer 2010. Groundbreaking on phase one in 1st quarter calendar 2011.	25-acres of State-owned land next to Metro and Light Rail will be redeveloped; capital funding contributed to shared public/private garage.	Redevelopment of largest State office complex; State agencies will lease 1 m sf of office space at the site. State will receive a share of profits.
Laurel MARC* Prince George's County	Developer selected in 2009. MDA expected 4 th quarter calendar 2010. Groundbreaking during calendar 2011.	Predevelopment work; Sale or lease of 4 acres of MTA land.	City is considering use of TIF to support garage and infrastructure costs.
Owings Mills Town* Center Baltimore County	Developer selected. MDA approved in 2005. Commuter Garage completed in 2007 (3100 spaces). Negotiations regarding construction of a community college and library and additional infrastructure ongoing. Groundbreaking anticipated in 2011.	MTA is leasing 43-acre site to the private developer. State and County grants for garage, infrastructure, community college/library building	Station will host a public library and a community college campus, in a Main Street design concept. County is considering use of TIF to finance infrastructure. State capital expenditures recovered through ground lease.
Savage MARC* Howard County	MDA approved 2008. Development planning in progress. Groundbreaking expected calendar 2011.	The State sold 10 acres of land for the TOD	BRAC workforce housing. County passed a TIF ordinance to support construction of the commuter garage.
Reisterstown Plaza Baltimore City	Groundbreaking for SSA portion expected 4 th quarter calendar 2010. RFP solicitation for MTA portion 2011.	State to fund certain predevelopment costs. Potential future contributions to be determined.	GSA is purchasing half the site for construction of a 500,000 sq. ft office building that will anchor station development.
Westport Light Rail Baltimore City	Planning for station improvements and pedestrian bridge.	Potential future contributions to be determined.	Mixed-income project that completes the development of the Baltimore waterfront

*Also Smart Sites (2009)