

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

Action Information

MEAD Number:
200656

Resolution:
 Yes No

TITLE:

Potential New Joint Development Solicitations

PRESENTATION SUMMARY:

This presentation describes the sites for which Metro is proposing to issue new joint development solicitations in CY 2014 and beyond. The JD Plan is based upon meeting the goals and objectives of the organization and the strategic plan in the support of regional mobility, connecting communities and financial stability.

PURPOSE:

Request Board approval of the Plan for Potential New Joint Development Solicitations.

DESCRIPTION:

Key Highlights:

Metro is considering issuing solicitations for 4 properties across Virginia and Maryland. These sites were selected based on market strength, developer offers and inquiries, adjacent land uses and projects, and consultation with local planning and economic development officials.

Pursuing the potential new joint development solicitations described in this MEAD supports two of Metro's Strategic Goals:

- Improve regional mobility and connect communities
- Ensure financial stability and invest in our people and assets

Toward improving regional mobility, staff have ensured that the proposed projects span the entire Washington area. Staff evaluated Metro stations to identify those stations with underutilized land that might support development. Toward the objective of connecting communities, staff looked for opportunities to build upon surrounding development activity where Metro property could be used to further catalyze and connect such projects to transit facilities.

Further, as expressed in the Metro's Momentum Strategic Plan, staff will aggressively address underutilized capacity by working with jurisdictions as they pursue land-related actions that will result in ridership growth at minimal additional operating cost where Metro excess capacity exists and develop policies and plans that support transit-

oriented development and balance travel demand.

Background and History:

Metro is committed to pursuing transit-oriented development in the Washington region through joint development projects. Metro defines joint development as a creative program through which property interests owned and/or controlled by Metro are marketed to private developers with the objective of developing transit-oriented projects. Metro has had a very active public/private Joint Development Program since completing the first joint development ground lease in 1975. As stated in the Joint Development Policies and Guidelines (Rev. Nov. 20, 2008), Metro aggressively seeks partners to develop Metro-owned or controlled property in order to achieve the following goals:

- Promoting Transit-Oriented Development (TOD) by giving priority to joint development proposals that contain the following smart growth principles: reduce automobile dependency; increase pedestrian/bicycle-originated transit trips; foster safe station areas; enhance surrounding area connections to transit stations, including bus access; provide mixed-use development with housing in compliance with local regulations; and offer the opportunity to obtain goods and services and enjoy active public spaces near transit stations.
- Creating a source of revenue for the Authority to maintain the transit system by expediently negotiating Joint Development agreements between Metro and public or private development entities; and
- Attracting new riders to the transit system by fostering commercial and residential development projects on Metro-owned or controlled land and on private properties adjacent to Metro stations.
- Where appropriate to station setting, market dynamics, and local policy, supporting the establishment of employment centers consistent with TOD design principles and transit system operating and investment needs.
- Implementing station access improvements which support pedestrian, bicycle, bus, ADA (Americans with Disabilities Act), and automobile access consistent with each station area's particular station access needs as determined by Metro's station access planning program.
- Supporting other transit agency goals as they may arise, including potentially the provision of affordable housing for staff to support recruitment of employees from outside the region and/or other goals. Implementation of this goal will be subject to Metro Board adoption of a policy governing the application of this goal.
- Assisting Metro local area jurisdictions in recapturing a portion of their past financial contributions and continuing to make subsidy payments by augmenting the local property tax base, as well as other local revenue.

Discussion:

In selecting the Potential New Joint Development Solicitations, staff reviewed WMATA's available properties and assessed their development potential using the following criteria:

- Market strength

- Developer offers, interest, inquiries
- Adjacent land uses and projects
- Consultation with local planning and economic development officials

From this review, staff are proposing to issue solicitations for the following properties:

Maryland

Largo Town Center -- The Largo Town Center station is among Prince George's County's priority transit-oriented development stations. The County is in negotiations to create a major new regional medical center at Largo in partnership with the University of Maryland. This will serve as a significant catalyst for complementary mixed-use development at the station and Metro staff have already received inquiries from firms seeking to pursue medical-related development uses on our property.

West Hyattsville -- At West Hyattsville, Metro staff are seeking to leverage the development momentum that exists at the Fort Totten Station to the west and at Prince George's Plaza to the east. As with Largo Town Center, staff have also received inquiries from developers seeking to redevelop our property at the station. Given West Hyattsville's proximity to Sligo Creek and the Anacostia Trail System we will encourage potential developers to explore ways to maximize the site's development potential while also creating a sustainable community that enhances the natural amenities around the site. This approach aligns with the County's focus on creating sustainable communities.

Forest Glen - In Montgomery County, staff are proposing release of the Forest Glen station for development. As with the two properties in Prince George's County, we have also received developer inquiries expressing interest in this property. As part of this project we will seek opportunities to enhance pedestrian access across Georgia Avenue to better connect the surrounding community to the the Forest Glen Station.

Virginia

Braddock Road - At Braddock Road, Metro staff have already begun working with City of Alexandria staff to begin station area planning for the Metro-owned property. The station is at the center of a significant number of redevelopment projects, and the focus at Braddock Road will be to pursue mixed-use development that includes neighborhood serving retail and restaurants for the surrounding community.

Each of these sites will be subject to careful screening across WMATA departments and offices to ensure that any operational constraints and/or requirements relating to property development are identified and addressed in advance of release of a solicitation. These constraints and requirements will be components of a broader station area planning effort that will include coordination with local jurisdiction planning agencies and the creation of conceptual development scenarios. This approach will better ensure that any resulting project addresses operational requirements and transit access goals, while also providing greater certainty for developers in understanding the development potential of each site.

FUNDING IMPACT:

This action to release solicitations for the proposed work plan will have no impact on funding.

Project Manager:	Stan Wall
Project Department/Office:	DGMA / LAND

TIMELINE:

Previous Actions	
Anticipated actions after presentation	Select developer(s) for each site, negotiate term sheets, and obtain Board approval.

RECOMMENDATION:

Approval of the Plan of Potential New Joint Development Solicitations.