



Planning, Development and Real Estate Committee

Board Information Item III-A

December 13, 2007

Joint Development Guidelines

**Washington Metropolitan Area Transportation Authority
Board Action/Information Summary**

<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information	MEAD Number: N/A	Resolution: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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PURPOSE

To provide the Board an informational overview of the proposed joint development guidelines.

Following the Board meeting scheduled for December 13, 2007, staff will distribute the proposed guidelines to the Board and Jurisdictional Coordinating Committee (JCC) members for review and discussion prior to the January 2008 Board meeting at which approval of the guidelines will be recommended.

DESCRIPTION

The proposed guidelines were developed based on the findings of the Joint Development Task Force, which included 21 members from outside WMATA. The task force provided its final report in May 2007.

The report included 17 findings and recommendations and emphasized these themes: (1) do more pre-development planning, (2) streamline the project review process, and (3) focus more on transit-oriented development (TOD) and transit improvement outcomes rather than "cash".

The proposed guidelines would significantly improve WMATA's joint development goals, policies, and procedures.

In anticipation of the proposed guidelines, staff has already (1) discontinued annual "mass solicitations", (2) merged the station access planning function with the joint development program, and (3) implemented earlier identification of station access investment needs.

FUNDING IMPACT

This overview is being provided for information. There is no funding impact.

RECOMMENDATION

Not applicable.



Joint Development Guidelines Update

Presented to the Board of Directors:

**Planning, Development, and Real Estate
Committee**

December 13, 2007





Purpose

- Present overview of proposed joint development guidelines for information
- Request Board approval of guidelines January 2008





Joint Development Task Force



- **Included 21 members from outside WMATA**
- **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	WMATA 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:
 - ✓ *Do more pre-development planning*
 - ✓ *Streamline project review process*
 - ✓ *Focus more on transit oriented development (TOD) and transit improvement outcomes rather than "cash"*



Actions Taken to Date



- Discontinued annual “mass solicitations”
- Merged station access planning function with joint development program
- Implemented identification of station access investment needs in advance of advertisements or (in case of RFQ approach) in advance of negotiation of price



Significant Changes Proposed — Goals



- **Increase ridership in reverse commute direction and in off-peak periods**
- **Implement station access improvements**



Significant Changes Proposed — 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 Proposed — Goals



- Incorporate fiscal impacts and benefits to WMATA 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



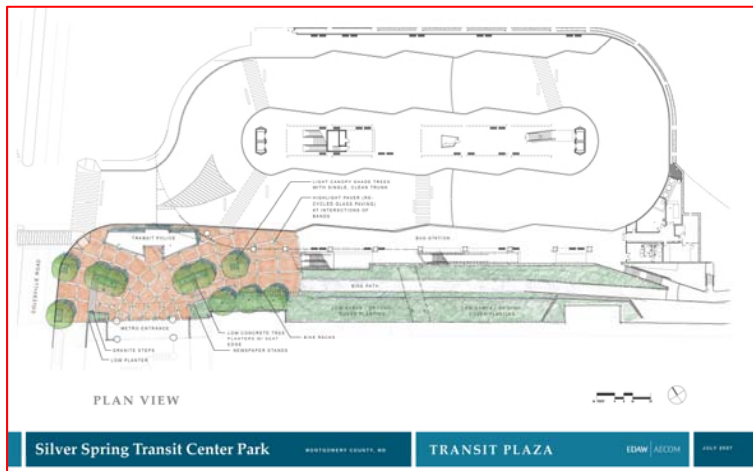
Significant Changes Proposed — Policies



- 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 WMATA property to public agencies
 - ✓ *Based on policy proposed relative to Southeastern Garage and 11507 Georgia Avenue*



Significant Changes Proposed — Procedures



- Issue RFQ to short-list RFP candidates
- Issue RFQ to select firm based on qualifications only, with subsequent negotiation of price and project implementation by:
 - ✓ staff
 - ✓ an agent employed by WMATA



Significant Changes Proposed — Procedures



- Issue RFP
- Use broker partner

Tailor evaluation criteria and selection procedures to each procurement approach



Significant Changes Proposed — Other



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



Next Steps

**Request Board approval of joint
development guidelines January 2008**

