



Finance and Capital Committee

Action Item III-A

July 10, 2025

Approval of Joint Development Agreement for Landover, MD



Board Document

OVERVIEW			
PRESENTATION NAME	Approval of Landover Joint Development Agreement	DOCUMENT NO.	300047
ACTION OR INFORMATION	Action		
STP GOAL	Regional opportunity and partnership		
RESOLUTION	Yes		
EXECUTIVE OWNER			
EXECUTIVE TEAM OWNER	Olumide, Yetunde		
DEPARTMENT	Finance		
DOCUMENT INITIATOR	Hughes-Cromwick, MacPherson		
OTHER INFORMATION			
COMMITTEE	FCC	COMMITTEE DATE	7/10/2025
PURPOSE/KEY HIGHLIGHTS	Request Board authorization to enter into a joint development agreement at the Landover Metro station.		
DISCUSSION	<p>Joint Development maximizes the value of Metro assets by increasing transit ridership, generating new fare and real estate revenues, and supporting local economic development, housing priorities, and tax revenues.</p> <p>In August 2023, Metro received an unsolicited proposal from Standard Communities to acquire 2.17 acres of Metro-owned land adjacent to the Landover Metrorail parking lot. Metro’s internal screening did not identify other potential uses for the site, and Metro’s parking capacity will not be impacted.</p> <p>Metro has negotiated a joint development agreement and proposes to sell the land in fee simple to Standard Communities for their proposed development of approximately 260 residential rental units at 60% AMI. The developer will construct a new roadway connection from Route 202 through the development site</p>		



Board Document

	<p>to Metro's parking lot, which would provide emergency vehicle access through the project site and benefit the future development of Metro's surface parking lot. The proposed agreement meets the Board of Director's joint development approval criteria:</p> <ol style="list-style-type: none">1. Maintains or enhances transit ridership, safety and/or access2. Maintains or enhances WMATA's ability to operate transit services and/or maintain the transit system3. Has a positive net fiscal impact for WMATA4. Is consistent with or enhances local land use and economic development plans5. Complies with FTA Guidelines
INTERESTED PARTIES	Standard Communities Old Line Realty Hickok Cole Soltesz Engineering Reno & Cavanaugh PLLC
RECOMMENDATION/NEXT STEPS	Board authorization to execute a joint development agreement for Landover Station. Next steps include design, permitting, closing and construction of the proposed development with groundbreaking anticipated in 2027.
FUNDING IMPACT	No direct impact on funding.

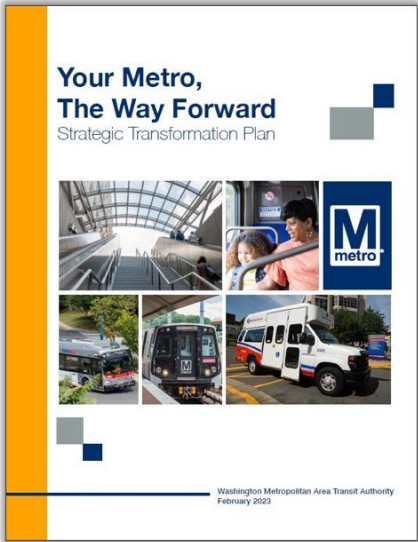
Approval of Joint Development Agreement for Landover

Finance and Capital Committee



Regional Opportunity & Partnership, a strategic goal from Your Metro, the Way Forward

Approval of Landover Joint Development Agreement



Guiding



Day-to-day decisions

- Customer interactions
- Service schedules
- Communications



Long-term strategy

- Budget allocation
- Capital improvements
- Priority projects

Goals — Our priorities to achieve the vision



Landover Background

Approval of Landover Joint
Development Agreement

Aug 2023	Metro receives an unsolicited proposal from Standard Communities to acquire 2.17 acres of Metro-owned land adjacent to Landover Metrorail parking lot.
Fall 2023	Staff notifies Board of unsolicited proposal & conducts internal screening.
2024	Developer identifies/addresses floodplain mitigation strategy which requires redesign of project.
January 2025	Metro commences joint development agreement negotiations.
March 2025	Developer filed Preliminary Plan of Subdivision & applications for Low Income Housing Tax Credits (LIHTC) and Payment in Lieu of Taxes (PILOT) with the County.
May 2025	Project awarded \$2.5 Million loan from Prince George's County Department of Housing and Community Development and approval to pursue PILOT.

Landover Metro Station Facilities

Approval of Landover Joint
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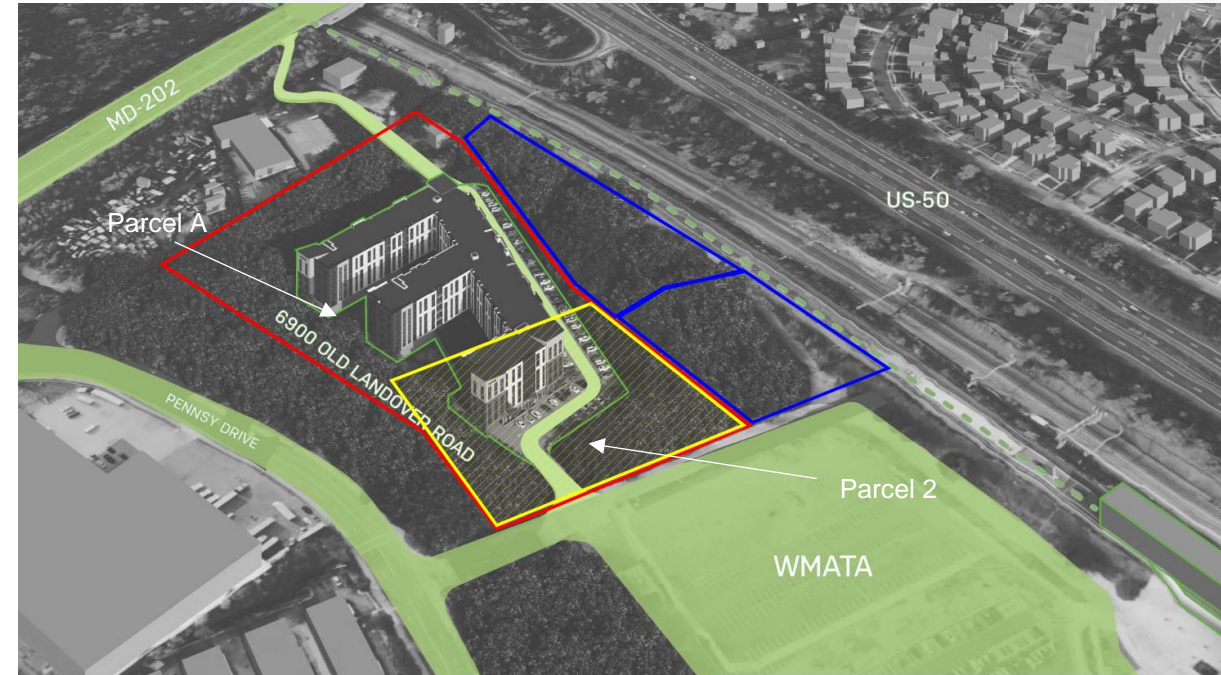
- Daily parking surface lot (1,185 spaces)
- Bus loop (4 bus bays)
- Kiss & Ride (22 spaces)
- Bus operator training lot
- Traction power substation



Landover Joint Development

Approval of Landover Joint
Development Agreement

- Unsolicited offer from Standard for assemblage of part of Metro parcel (*Parcel 2*) with 5.29-acre parcel (*Parcel A*), both located within a 100-year floodplain
- Developer has created a floodplain mitigation strategy that has been conceptually approved by the County
- Proposed development: ~260 affordable residential rental units at 60% AMI
- Fee simple sale
- Developer to provide emergency vehicle access through the project site, benefiting future development of Metro's surface parking lot



- Project Area (Parcel A)
- WMATA Land
- WMATA Land Used for Development (Parcel 2)

Landover Milestones

Approval of Landover Joint
Development Agreement

Summer 2025

- Metro Board approval of JDA
 - Execute JDA with Standard, seek FTA concurrence
 - Developer to submit tax-exempt bond and LIHTC application to Maryland Department of Housing and Community Development
-

2026

- Project Design, Entitlements and Financing
-

2027

- Closing/groundbreaking
-

Recommendation

Approval of Landover Joint
Development Agreement

Committee approval to authorize staff to:

- Execute a Joint Development Agreement for the sale of property to the Standard Communities at the Landover Metro Station



SUBJECT: AUTHORIZATION TO EXECUTE A JOINT DEVELOPMENT AGREEMENT FOR
WMATA PROPERTY LOCATED AT THE LANDOVER METRO STATION

RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

WHEREAS, The Joint Development Policies, as amended by Resolution 2022-34, require the Board of Directors to authorize staff to execute a joint development agreement related to an unsolicited offer; and

WHEREAS, Section 2.3 (C) of the Joint Development Policies requires Board of Directors authorization to execute a joint development agreement; and

WHEREAS, Section 3.3 of the Joint Development Policies allows WMATA to consider unsolicited offers to lease or purchase WMATA property from an adjoining property owner for an assemblage; and

WHEREAS, Standard Communities, an adjacent property owner, submitted to WMATA an unsolicited offer to acquire 2.17 acres of WMATA property south of the Landover Metro Station to construct a residential development; and

WHEREAS, Staff has negotiated a joint development agreement with Standard Communities that meets the approval criteria for joint development in Section 2.2 of the Joint Development Policies and is consistent with Metro's 10-year Strategic Plan for Joint Development;

NOW THEREFORE, be it

RESOLVED, That the Board of Directors authorizes the General Manager and Chief Executive Officer or his designee to execute a Joint Development Agreement with Standard Communities, or its affiliate, to purchase 2.17 acres of WMATA property south of the Landover Metro Station; and be it finally

RESOLVED, That this Resolution shall be effective 30 days after adoption in accordance with Compact Section 8(b).

Reviewed as to form and legal sufficiency,

/s/

Patricia Y. Lee
Executive Vice President, Chief Legal Officer and
General Counsel

WMATA File Structure No.:
21.9.4 Joint Development Agreements

PROPOSED