

Washington Metropolitan Area Transit Authority

10-Year Strategic Plan for
Joint Development:

2025 Progress Report



June 2025



“Although Metro has completed more joint development projects than anywhere else in the nation, there’s more work to do and we’re not slowing down. Over the last three years, the Metro team has developed and implemented strategies to accelerate joint development because we know the value that it brings to the region’s economy, residents and the Metro system.”

—Randy Clarke
General Manager and Chief Executive Officer



Gallery Place—600 Fifth (Former Metro HQ)
Rockefeller Group and Stonebridge Associates
422,000 SF Office/Retail
2026 est. completion

Metro’s Joint Development
Impact (1975-2024)

59	projects
32	Metro stations
5.7 _{M SF}	of office development
1.3 _{M SF}	of retail development
10,800	residential units
\$220 _M	annual tax revenue

Future Joint Development

29 _{M SF}	development potential
41	stations
\$300 _M	new annual tax revenue

Introduction

The Washington Metropolitan Area Transit Authority (Metro) collaborates with developers to build housing, office, retail and other amenities on Metro property through a program known as Joint Development, a form of transit-oriented development that generates new Metro ridership and revenue and adds new housing, jobs and tax revenue to the region.

Metro has the most successful Joint Development program in the nation.

In April 2022, Metro published a 10-Year Strategic Plan for Joint Development (2022 Plan), which calculated the fiscal and economic impact of Metro joint development projects, identified strategies to accelerate joint development, prioritized stations for future joint development, and set a goal of 20 new joint development agreements by 2032.

This 2025 Progress Report highlights key accomplishments since 2022, includes new fiscal impact figures, illustrates how new strategies have helped overcome challenges, and updates Metro’s development priorities.

Since 2022, Metro has made important progress in three key areas:

- 1. Closing and delivering projects
- 2. Accelerating development negotiations and approvals
- 3. Advancing development opportunities

To view all completed joint developments and their fiscal impact, see Metro’s Joint Development Tracker at tod.wmata.com/Tracker

When the 2022 Plan was released, 11 stations had executed joint development agreements but only one project was under construction.

In the past three years:

8 projects closed

8 developments have been delivered

1,490 residential units (813 affordable)

1 MSF of office

\$15M new annual tax revenue

5 developments under construction in 2025

1,271 residential units

422 K SF of office

\$22M new annual tax revenue

2 excess properties sold

4 solar leases (Anacostia, Cheverly, Naylor Rd, Southern Ave)

1. Closing and Delivering Projects

Since 2022, over 2,700 New Housing Units and 1.5 Million Square Feet of Office Delivered or Under Construction



C Closed (pending construction)

U Under Construction in 2025

E Excess Property Sold

D Delivered

- Gallery Place—422,000 SF office
- Grosvenor*—166 units
- New Carrollton*—364 units
- North Bethesda—354 units
- West Falls Church*—387 units

*Scheduled to break ground in 2025

- College Park—451 units
- Eisenhower Ave—425,000 SF office
- Grosvenor—220 units
- Huntington—366 units
- L'Enfant Plaza—290,000 SF office
- Navy Yard—162 units
- New Carrollton—291 units, 325,000 SF office



College Park—Atworth (Gilbane), 2024
451 units (100% affordable)

Amazon Partnership Accelerates Construction of Affordable Housing at Metro

In 2021, Metro and Amazon announced a partnership to create more than 1,000 new affordable housing units at Metro joint-development sites. Since 2022, Amazon's Housing Equity Fund has deployed \$105 million in below-market capital, accelerating delivery of 775 affordable housing units in Maryland, including the Atworth in College Park, the Margaux in New Carrollton, Ravel & Royale in Grosvenor, and 179 units at an upcoming development at Congress Heights in the District of Columbia. All units at the Atworth and the Margaux are reserved for individuals and families earning 80% or less than the area median income.



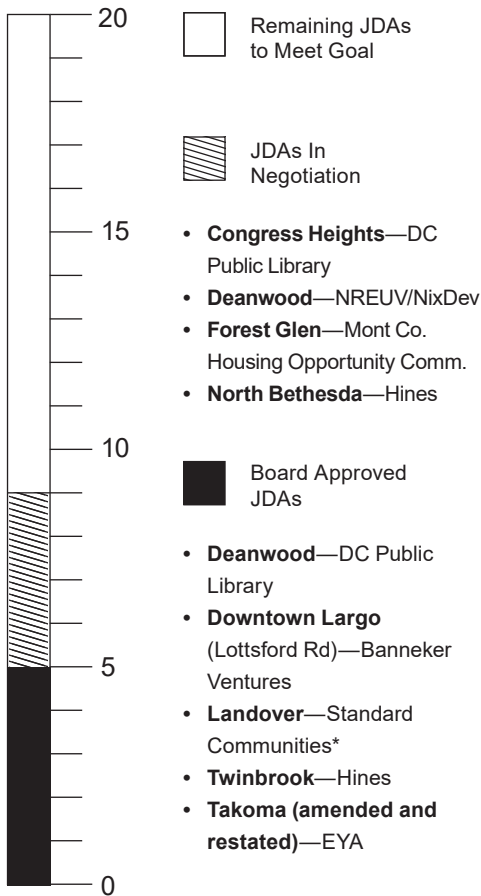
New Carrollton—Margaux (Urban Atlantic), 2024
291 units (100% affordable)

Metro, Prince George's County, and State of Maryland Investments Transform New Carrollton

Metro's joint development at New Carrollton is transforming 36 acres of surface parking into 2 million SF of mixed-use development that will generate \$1 billion in new state and local taxes over 30 years. To date, 573 residential units and 500,000 SF of office space have been delivered. Federal, state and local partners are investing \$90 million in infrastructure and a new multi-modal train hall in addition to the MTA Purple Line and Amtrak upgrades. Metro opened a new office building in 2022 and a new parking garage and bus loop in 2025 that unlocks future development opportunities. The next phase of joint development is breaking ground in 2025 and will eventually include 364 affordable residential units.

2. Accelerating Development Negotiations and Approvals

Goal: 20 new JDAs by 2032

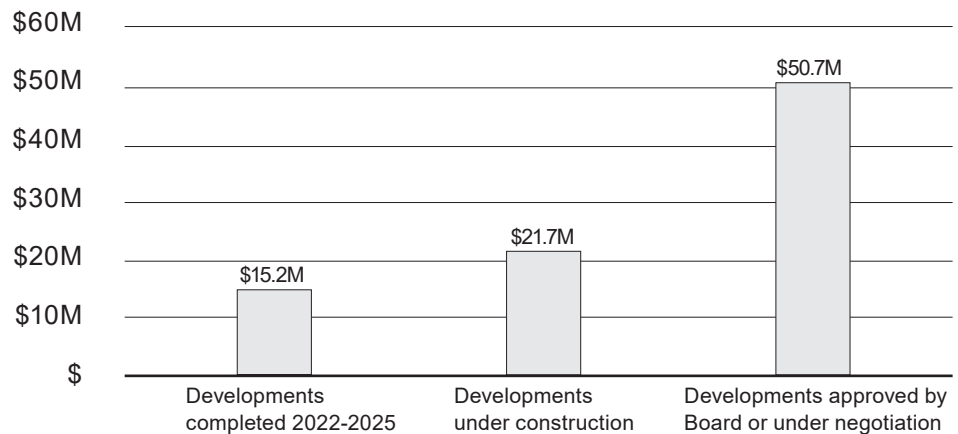


Since 2024, Metro's Board approved five new joint development agreements compared to four joint development agreements approved in the 10 years prior to the 2022 Plan. These developments will deliver 1,930 new residential units and 95,000 SF of retail space.

Metro is currently negotiating four new joint development agreements in advance of Board approval. These developments have the potential to deliver 2,100 new residential units and 884,000 SF of office/retail space.

Six of the nine current joint development agreements are the result of unsolicited offers from jurisdictions or adjacent property owners. To further expedite negotiations, Metro has updated its joint development templates and streamlined processes with the goal of completing future joint development negotiations in six to nine months.

\$50 Million in Estimated New Annual Tax Revenue from Near-Term Developments



Congress Heights Library
(D.C. Public Libraries)
24,000 SF

Bringing Libraries to Metro Stations

Metro has advanced two unsolicited proposals from the District of Columbia for libraries at Deanwood and Congress Heights Metro stations. At Congress Heights, the library is part of the St. Elizabeth's East Campus redevelopment that includes reconfiguration of the bus loop, parking and street infrastructure. These libraries will provide valuable new amenities to the community and to Metro customers, offering educational resources, computer classes, meeting space, programming events and more.

3. Advancing Development Opportunities

In the past three years:

2	developers selected
4	solicitations released
6	Compact Public Hearings
11	stations with active planning work
\$187 _M	of state, local and federal investment

In 2024, Metro issued developer solicitations at four stations—Eisenhower Ave, Capitol Heights, Deanwood, and North Bethesda—compared to four solicitations issued in the prior 10 years. Developers were selected for Deanwood and North Bethesda, and a selection for Capitol Heights is anticipated later in 2025.

Metro has enhanced its site planning and solicitation process to reduce risk and increase marketability of joint development opportunities. Before issuing a solicitation, Metro completes transit facility planning and conceptual test fits, recommends adjustments to parking and bus facilities, and seeks public comment and Board approval of transit facility changes. Metro incorporates due diligence and market outreach in a more market-friendly solicitation template and engages real estate consultants to support and expedite proposal evaluations.

Metro also works with jurisdictional partners to address financial feasibility challenges and attract state, local and federal capital investment. Tax abatements are one important tool to incentivize development at Metro. In 2020, the Montgomery County Council enacted the More Housing at Metrorail Stations Act, authorizing a 15-year property tax abatement for high-rise residential developments on Metro property. The abatement advanced the delivery of new housing at Grosvenor and it will be instrumental to Metro's upcoming North Bethesda joint development.

Reductions in Metro Parking Unlocks 2,200 New Housing Units

Station	Net Parking Reduction	Housing Potential
Brookland	20	505
Capitol Heights	387	350
Congress Heights	55	N/A (Library)
Deanwood	194	169
Takoma	144	434
West Falls Church	921	800



Grosvenor—Strathmore Square:
Ravel & Royale (Fivesquares), 2024
 220 units (33 affordable), 1.2-acre park

Strategies Accelerating Development

The following case studies highlight how the strategies published in the 2022 Plan have contributed to Metro's recent success:

Right-Sizing Transit Facilities

Metro works to minimize costs and adapt to new commuting trends when designing new transit facilities at joint development sites. In 2025, construction will transform the surface parking lots at West Falls Church into 800 residential units, new offices and retail. Part of a 40-acre master plan, this joint development was made possible by the Metro Board's approval to eliminate 900 parking spaces, as well as four bus bays in response to ridership changes following the opening of the Silver Line.

West Falls Church—EYA / Rushmark



Partnering with Local Jurisdictions

Metro, in partnership with Montgomery County, is advancing a life science-anchored mixed-use development at the 13.9-acre site adjacent to the North Bethesda station, to include the University of Maryland's Institute for Health Computing. Montgomery County secured \$36.6 million in state and local funding for on-site infrastructure and a new station entrance. Metro released a developer Request for Qualifications in 2024, resulting in six proposals. A developer was selected in May 2025 and approval of a joint development agreement is anticipated by the end of 2025.

North Bethesda developer announcement (Hines) with Maryland Governor Wes Moore and Montgomery County Executive Marc Elrich





Increasing Development Readiness

To expand market interest and reduce risk for the 1.12-acre property at Deanwood, Metro conducted extensive community outreach to successfully rezone the site from production distribution and repair to medium-density mixed-use (MU-5B). As a result, Metro was able to issue a solicitation in 2024 with limited entitlement risk, resulting in four competitive proposals. A developer was selected in April 2025 and approval of a joint development agreement is anticipated by the end of 2025.

Deanwood developer announcement (Northern Real Estate Urban Ventures / Nix Development Company) with District of Columbia Mayor Muriel Bowser



Minimizing Implementation Risks

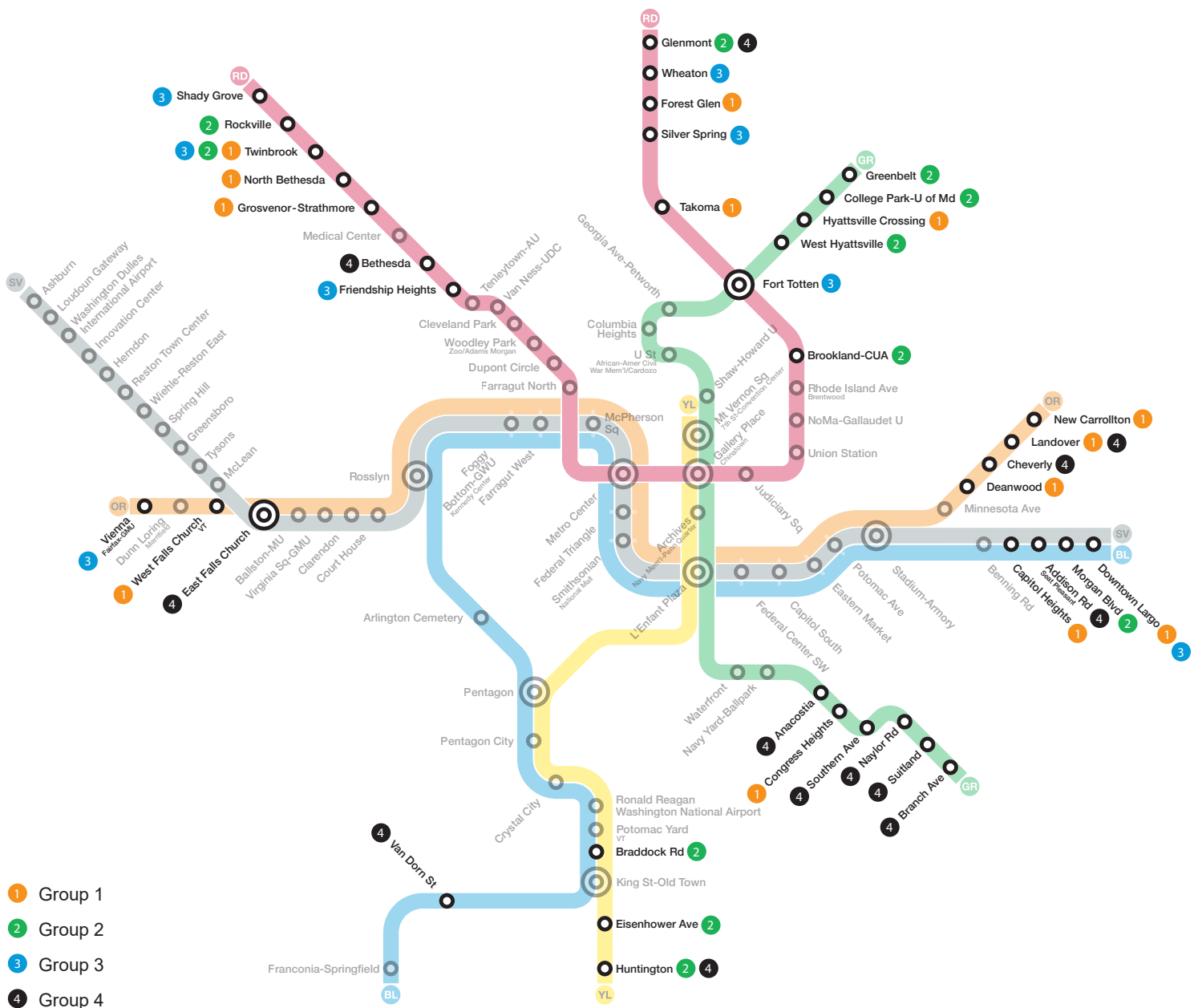
In advance of issuing a solicitation for joint development at Capitol Heights in 2024, several actions were taken to ensure the site would attract developers: (1) Metro's Board approved the closure of the surface parking lot and reconfiguration of the bus facilities that increased the development potential, (2) Metro entered into a Memorandum of Understanding with the Town of Capitol Heights and Prince George's County to provide local support for the project, and (3) the State of Maryland committed \$17 million for infrastructure improvements. Metro received five competitive proposals and anticipates selecting a developer in 2025.

Capitol Heights—Developer selection anticipated in 2025

Current Joint Development Station Prioritization

Metro's 2022 Plan organized stations into four priority groupings based on an initial evaluation of development potential, infrastructure needs and market readiness, with the expectation that groupings would evolve over time. These groupings help Metro staff manage internal resources and local jurisdictions understand and proactively address challenges to development. [The Joint Development Work Plan](#) includes more information on completed milestones and anticipated actions for each station.

Development Plans of Group 1 Stations Total Over 10.3 Million Square Feet



Group 1: Existing Joint Development Agreements / Solicitations¹

Station	Jurisdiction	Status	Developer	Development Plan (SF)
Capitol Heights	Prince George's County, MD	Solicitation	Not yet selected	570,000
Congress Heights (North)*	District of Columbia	JDA negotiation	DC Public Library	24,000
Deanwood (Library)*	District of Columbia	Board approved JDA	DC Public Library	20,000
Deanwood (Housing)	District of Columbia	JDA negotiation	NREUV / NixDev	191,000
Downtown Largo (Lottsford Rd)*	Prince George's County, MD	Board approved JDA	Banneker Ventures	909,000
Forest Glen*	Montgomery County, MD	JDA negotiation	Montgomery County HOC	1,400,000
Grosvenor-Strathmore	Montgomery County, MD	Executed JDA	Fivesquares Development	1,970,000
Hyattsville Crossing	Prince George's County, MD	Executed JDA	Northpath Investments	84,000
Landover*	Prince George's County, MD	Board approved JDA	Standard Communities	275,000
New Carrollton	Prince George's County, MD	Executed JDA	Urban Atlantic	901,000
North Bethesda	Montgomery County, MD	JDA negotiation	Hines	2,000,000
Takoma	District of Columbia	Board approved JDA	EYA	495,000
Twinbrook (West-Stormwater)*	Montgomery County, MD	Board approved JDA	Hines	482,000
West Falls Church	Fairfax County, VA	Executed JDA	EYA / Rushmark	991,000
Total				10,312,000

Group 2: Sites prioritized for joint development solicitation by 2028

Station	Jurisdiction	Development Potential (SF)
Braddock Rd	City of Alexandria, VA	291,000
Brookland-CUA	District of Columbia	483,000
College Park (West)	Prince George's County, MD	55,000
Eisenhower Ave	City of Alexandria, VA	300,000
Glenmont (West)	Montgomery County, MD	136,000
Greenbelt	Prince George's County, MD	1,630,000
Huntington (South)	Fairfax County, VA	864,000
Morgan Blvd	Prince George's County, MD	1,576,000
Rockville	Montgomery County, MD	770,000
Twinbrook (West)	Montgomery County, MD	323,000
West Hyattsville (East)	Prince George's County, MD	1,300,000
Total		7,728,000

Group 3: Sites prioritized for joint development solicitation by 2032

Station	Jurisdiction	Development Potential (SF)
Downtown Largo	Prince George's County, MD	231,000
Fort Totten	District of Columbia	476,000
Friendship Heights	District of Columbia	1,200,000
Shady Grove	Montgomery County, MD	TBD
Silver Spring	Montgomery County, MD	TBD
Twinbrook (East)	Montgomery County, MD	555,000
Vienna	Fairfax County, VA	TBD
Wheaton	Montgomery County, MD	792,000
Total		3,254,000

Group 4: Sites requiring additional long-term planning

Station	Jurisdiction
Addison Rd	Prince George's County, MD
Anacostia (North)**	District of Columbia
Anacostia (South)	District of Columbia
Bethesda	Montgomery County, MD
Branch Ave	Prince George's County, MD
Cheverly**	Prince George's County, MD
East Falls Church	Arlington County, VA
Glenmont (East)	Montgomery County, MD
Huntington (North)	Fairfax County, VA
Landover (Parking)	Prince George's County, MD
Naylor Rd**	Prince George's County, MD
Southern Ave**	Prince George's County, MD
Suitland	Prince George's County, MD
Van Dorn St	City of Alexandria, VA

¹ Sites with existing joint development agreements (JDA), JDAs in negotiation, or solicitations with ongoing developer evaluations

*Unsolicited proposal

**Site subject to a 25-year solar lease



AVENTON

HUNTINGTON STATION

