



Report by Finance and Capital Committee (A)

Board Document

OVERVIEW			
PRESENTATION NAME	North Bethesda and Braddock Rd Joint Development Authorizations	DOCUMENT NO.	300076
ACTION OR INFORMATION	Action		
STRATEGIC TRANSFORMATION PLAN GOAL	Regional opportunity and partnership;		
RESOLUTION	Yes		
EXECUTIVE OWNER			
EXECUTIVE TEAM OWNER	Webster, Thomas J.;		
ORGANIZATION	Finance		
DOCUMENT INITIATOR	Macpherson HughesCromwick		
OTHER INFORMATION			
COMMITTEE	Finance and Capital Committee	COMMITTEE DATE	11/20/2025
PURPOSE/KEY HIGHLIGHTS	Request Board authorization to: (1) hold Compact Public Hearings for Braddock Rd and North Bethesda stations, and (2) issue a joint development solicitation for Braddock Rd station.		
DISCUSSION	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. To achieve successful joint development, Metro conducts planning studies to complete due diligence, analyze transit facility needs, and evaluate feasibility. Metro seeks to right-size its transit facilities as part of joint development, and if changes are proposed, Metro must conduct a		



Board Document

	<p>Compact Public Hearing to solicit public input and amend the Mass Transit Plan. A solicitation is then issued when the development opportunity is validated and is informed by jurisdictional partner goals. Metro’s new joint development agreement template streamlines the negotiation process with developers on the terms of transaction, development approvals, and conditions to closing.</p> <p>At Braddock Rd, future joint development requires modifications to the existing transit facilities. Metro staff propose reconfiguring the existing bus loop, maintaining the five existing bus bays, and adding two new bus layover spaces. Additionally, the current 21-space Kiss & Ride lot is proposed to be closed and replaced with curbside pick-up/drop-off spaces. A Compact Public Hearing will allow the community to comment on the proposed modifications before a joint development solicitation is issued. Staff have coordinated with the City of Alexandria on planned roadway adjustments, bike/pedestrian connections, and public realm design.</p> <p>At North Bethesda, to increase land-use efficiency and enhance the feasibility of development, a reduction of up to 550 dedicated Metro spaces in the existing underutilized 1,270-space garage is proposed. A Compact Public Hearing will allow the community to comment on this proposed modification, as well as the addition of a new northern station entrance which was authorized for a Public Hearing by the Board in April 2023. Staff is coordinating with Montgomery County on infrastructure funding agreements and implementation of the new north entrance.</p>
INTERESTED PARTIES	WSP VHB Hines Hayat Brown HR&A
RECOMMENDATION/NEXT STEPS	<p>Authorization to: (1) hold Compact Public Hearings for Braddock Rd and North Bethesda stations, and (2) issue a joint development solicitation for Braddock Rd.</p> <p>Next steps include scheduling the Compact Public Hearings (anticipated in 2026), developing the Public Hearing Staff Reports, and receiving Board approval of the reports and changes to the Mass Transit Plan, and issuing the Braddock Rd joint development solicitation.</p>



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FUNDING IMPACT	Joint Development generates non-passenger real estate revenue and maximizes the value of Metro assets by increasing transit ridership and fare revenue.

PRESENTED AND ADOPTED: November 20, 2025

SUBJECT: AUTHORIZATION TO HOLD COMPACT PUBLIC HEARING AND ISSUE JOINT DEVELOPMENT SOLICITATION FOR BRADDOCK RD METRO STATION

2025-31

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

WHEREAS, Section 2.3 of the Authority's Joint Development Policies, as amended by Resolution 2022-34, requires the Board of Directors to authorize staff to issue a joint development solicitation; and

WHEREAS, Compact Section 15 requires the Board to transmit proposed amendments to the Mass Transit Plan to certain enumerated agencies and to conduct a public hearing; and

WHEREAS, In furtherance of WMATA's 10-year Strategic Plan for Joint Development, staff recommends offering the Braddock Rd Metro Station site for joint development; and

WHEREAS, The proposed Braddock Rd joint development would result in the following changes to the Mass Transit Plan: (i) reconfiguration of the bus loop and the addition of two new bus layover spaces and (ii) elimination of the 21-space Kiss & Ride lot; and

NOW, THEREFORE, be it

RESOLVED, That the Board of Directors authorizes the General Manager and Chief Executive Officer to issue a joint development solicitation for the Braddock Rd Metro Station; and be it further

RESOLVED, That, in accordance with Compact Section 15, the Board of Directors authorizes staff to transmit the proposed Mass Transit Plan amendments to the enumerated agencies and to hold a public hearing on the proposed changes at the Braddock Rd Metro Station; and be it further

RESOLVED, That the Board of Directors authorizes the General Manager and Chief Executive Officer to release the Public Hearing Staff Report based on the public hearing to the public for comment prior to Board of Directors approval; and be it finally

**Motioned by Mr. McAndrew, seconded by Dr. Hadden Lob
Ayes: 6- Ms. Santos, Mr. Smedberg, Mr. McAndrew, Ms. Rai, Dr. Hadden Loh and Mr. Alcorn**

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,



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

WMATA File Structure No.:
12.7.2 Master Plans/Mass Transit Plan (including transit zone modifications)
21.9.1 Joint Development Solicitations and Requests for Proposal

PRESENTED AND ADOPTED: November 20, 2025

SUBJECT: AUTHORIZATION TO HOLD COMPACT PUBLIC HEARING FOR NORTH BETHESDA METRO STATION

2025-32

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

WHEREAS, Compact Section 15 requires the Board of Directors to transmit proposed amendments to the Mass Transit Plan to certain enumerated agencies and to conduct a public hearing; and

WHEREAS, In Resolution 2023-12, the Board of Directors authorized staff to, *inter alia*, issue a joint development solicitation for the North Bethesda Metro Station, and to hold a public hearing on adding a new second entrance at the north end of the rail platform that would result in a change to the Mass Transit Plan; and

WHEREAS, WMATA issued a joint development solicitation for the North Bethesda Metro Station and the selected developer's proposed development plan would eliminate up to 550 of the 1,270 Park & Ride spaces in the parking garage resulting in a new and additional change to the Mass Transit Plan; and

WHEREAS, The additional change to the Mass Transit Plan by eliminating up to 550 of the 1,270 Park & Ride spaces in the parking garage requires a public hearing;

NOW, THEREFORE, be it

RESOLVED, That, in accordance with Compact Section 15, the Board of Directors authorizes staff to transmit the proposed Mass Transit Plan amendments to the enumerated agencies and to hold a public hearing on the proposed changes to North Bethesda Metro Station to (i) add a new second entrance at the north end of the rail platform, and (ii) eliminate up to 550 of the 1,270 Park & Ride spaces in the parking garage; and be it further

RESOLVED, That the Board of Directors authorizes the General Manager and Chief Executive Officer to release the Public Hearing Staff Report based on the public hearing to the public for comment prior to Board of Directors approval; and be it finally

Motioned by Mr. McAndrew, seconded by Dr. Hadden Loh

Ayes: 6- Ms. Santos, Mr. Smedberg, Mr. McAndrew, Ms. Rai, Dr. Hadden Loh and Mr. Alcorn

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

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