



Finance and Capital Committee

Action Item III-A

November 20, 2025

**North Bethesda and Braddock Rd Joint Development
Authorizations**



Board Document

OVERVIEW			
PRESENTATION NAME	North Bethesda and Braddock Rd Joint Development Authorizations	DOCUMENT NO.	300076
ACTION OR INFORMATION	Action		
STP GOAL	Regional opportunity and partnership		
RESOLUTION	Yes		
EXECUTIVE OWNER			
EXECUTIVE TEAM OWNER	Webster, Tom		
DEPARTMENT	Finance		
DOCUMENT INITIATOR	Hughes-Cromwick, MacPherson		
OTHER INFORMATION			
COMMITTEE	FCC	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	<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. 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 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</p>		



Board Document

	<p>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 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> <p>A future Compact Public Hearing authorization request is anticipated for College Park (west side) and a future Joint Development Solicitation authorization request is anticipated for Glenmont (west side). Staff is coordinating with planning agencies and finalizing the potential development opportunities for both of these sites.</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</p>



Board Document

	Mass Transit Plan, and issuing the Braddock Rd joint development solicitation.
FUNDING IMPACT	Joint Development generates non-passenger real estate revenue and maximizes the value of Metro assets by increasing transit ridership and fare revenue.

North Bethesda and Braddock Rd Joint Development Authorizations



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Washington Metropolitan Area Transit Authority
November 20, 2025

Recent and Upcoming Joint Development Activities



Twinbrook West Compact Public Hearing
(October 16)



West Falls Church Phase 1/2 Groundbreaking (November) – 387 units



Capitol Heights Developer Selection
(December)



Grosvenor Strathmore Square Phase 2 Groundbreaking (December) – Senior Living, 220 units

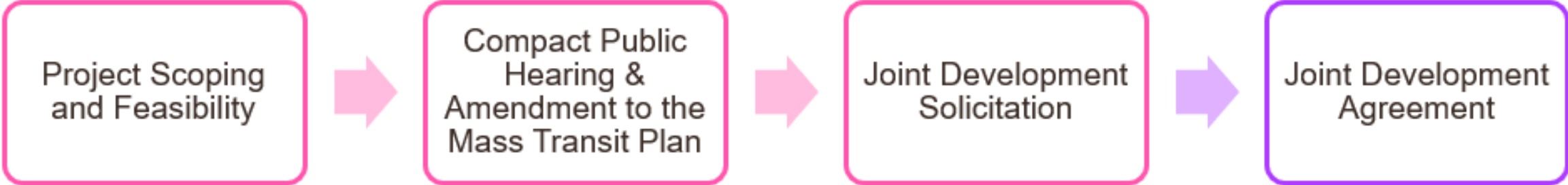


New Carrollton Phase 4 Groundbreaking (December) – Senior Living, 112 units (1 of 4 buildings, entire phase totals 364 units)

Purpose Today

- 1. Seek Board authorization to conduct Compact Public Hearings at North Bethesda and Braddock Rd**
- 2. Seek Board authorization to issue a Joint Development Solicitation at Braddock Rd**
- 3. Preview future Compact Public Hearing and Joint Development Solicitation authorization requests**

Metro's Joint Development planning process reduces risk and increases marketability



**Metro Board Approvals Required*

**Metro Board Approval Required*

**Metro Board Approval and FTA Concurrence Required*

- Joint Development Planning Studies complete due diligence, analyze transit facility needs, and evaluate feasibility
- Metro seeks to right-size its transit facilities as part of joint development
- If changes are proposed, Metro must conduct a Compact Public Hearing to solicit public input and amend the Mass Transit Plan
- A solicitation is issued when the development opportunity is validated and is informed by jurisdictional partner goals
- Metro's new agreement template streamlines the negotiation process with developers on terms of transaction, development approvals, and conditions to closing

Where possible, requests for Metro Board approval are consolidated to accelerate bringing opportunities to market.

Braddock Rd

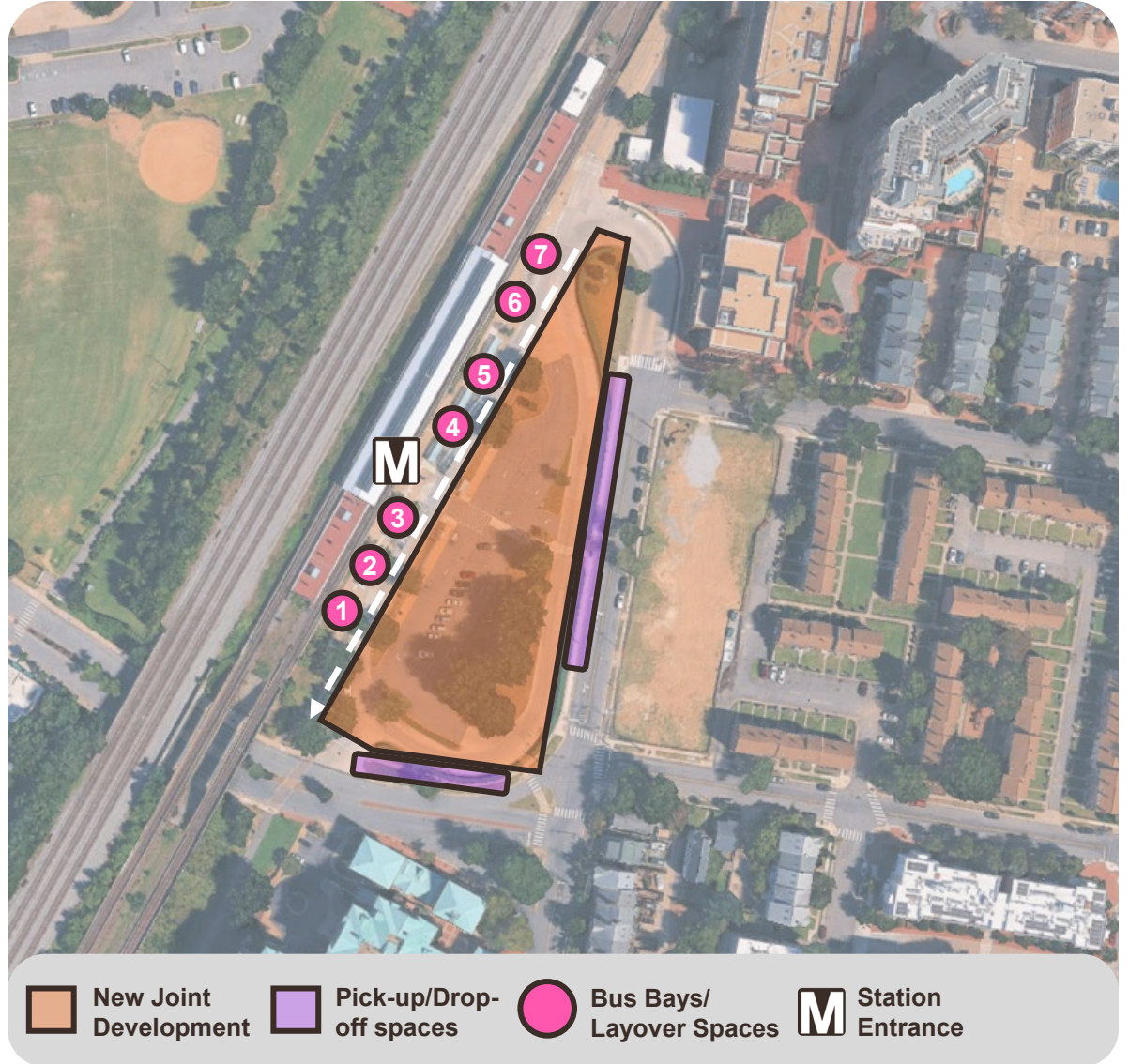
Jurisdiction: *City of Alexandria, VA*
Metro Rail Lines: *Blue, Yellow*

Compact Public Hearing

- Propose reconfiguring the bus loop; replacing all 5 bus bays; and adding 2 new bus layover spaces
- Propose closing the 21-space Kiss & Ride lot; replacing with curbside pick-up/drop-off spaces
- Compact Public Hearing anticipated in early 2026

Joint Development Solicitation

- Issuance anticipated in early 2026



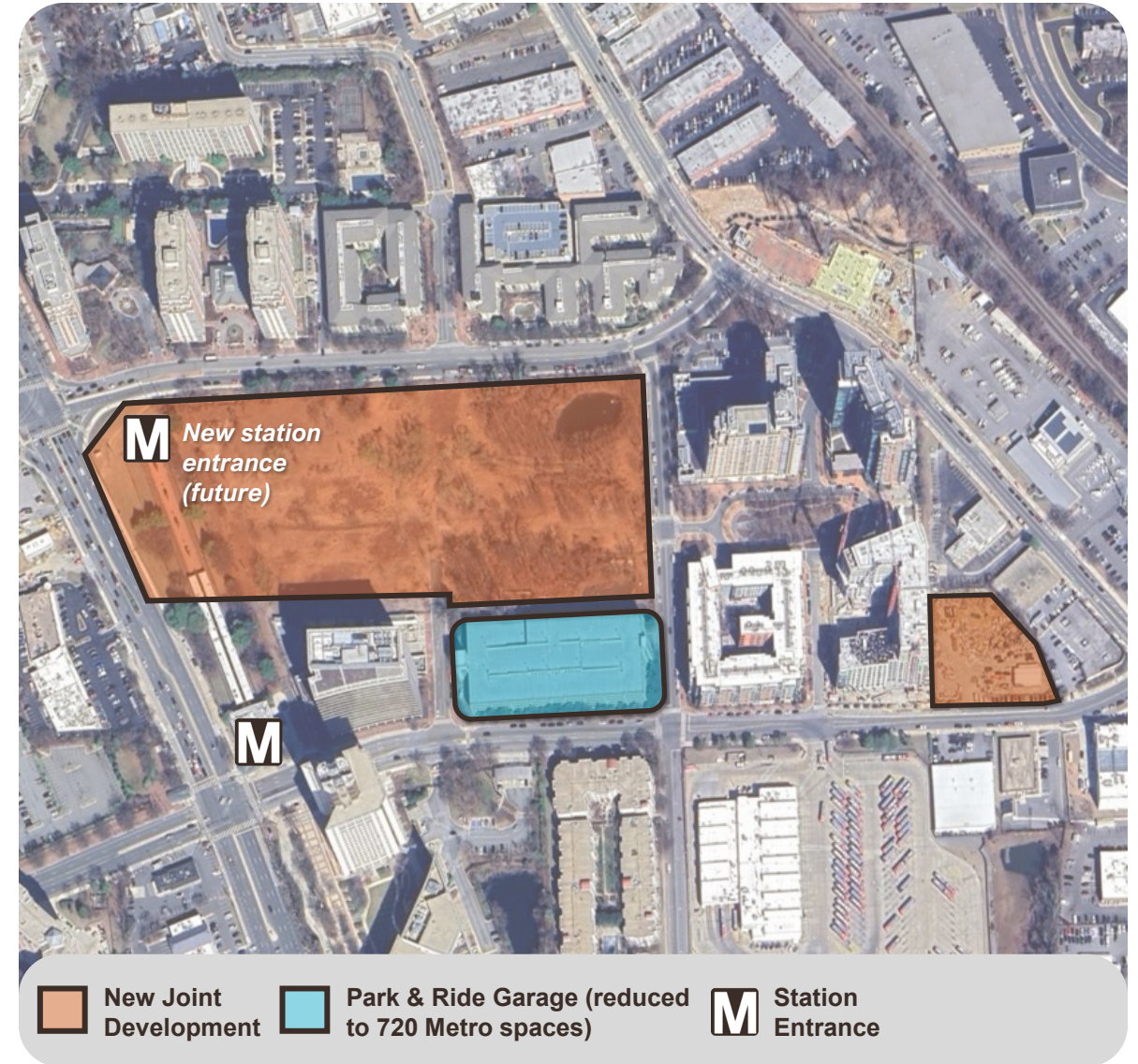
North Bethesda

Jurisdiction: *Montgomery County, MD*

Metro Rail Line: *Red*

Compact Public Hearing

- Board authorized CPH in April 2023 for new northern station entrance as part of the joint development
 - Funded by Montgomery County with support from the State of Maryland and Federal RAISE grant
 - Increases Metro accessibility to the joint development and neighboring TOD to the north
- New authorization required for Compact Public Hearing on proposed reduction in dedicated Metro parking spaces at the North Bethesda garage
 - Reduction of up to 550 spaces (from 1,270 current)
 - Dedicated spaces for the developer increases land-use efficiency and enhances feasibility of project
- Underutilized parking in garages may be a tool to facilitate future Joint Development and transit-oriented development projects at other locations



Future Authorization Requests

College Park (West Side)

- Existing transit facilities include a bus loop (with no existing bus service) and an under-utilized Kiss & Ride lot
- Coordinating with planning agencies, and finalizing the potential development opportunity



Jurisdiction:
Prince George's County, MD
Metro Rail Line: *Green*

Glenmont (West Side)

- No existing transit facilities
- Coordinating with planning agencies, and finalizing the potential development opportunity



Jurisdiction:
Montgomery County, MD
Metro Rail Line: *Red*

Recommendation

Board Approval to Authorize Staff to:

- Conduct Compact Public Hearings to Amend the Mass Transit Plan at Braddock Rd and North Bethesda
- Issue a Joint Development Solicitation for Braddock Rd

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

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

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

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

