

Joint Development Work Plan (Station-Specific Actions)

June 2025



Metro's 2022 Joint Development Strategic Plan included a work plan with specific actions and next steps for individual stations. The following updated work plan complements the [2025 Progress Report](#).

Metro's prioritization grouping definitions are as follows:

Group 1: Existing Joint Development Agreements / Solicitations

Group 2: Sites prioritized for joint development solicitation by 2028

Group 3: Sites prioritized for joint development solicitation by 2032

Group 4: Sites requiring additional long-term planning

Station	Prioritization Grouping	Completed Actions (2022-2024)	Near-Term Actions (2025-2028)	Mid-Term Actions (2029-2032)
Addison Rd	4	1. Coordinated with M-NCPPC on 2023 Central Avenue-Blue/Silver Line Sector Plan and participated in ULI Blue Line Corridor TAP.	1. Support Prince George's County Central Avenue corridor improvements.	1. Complete Joint Development Planning Study.
Anacostia (North)	4	1. Completed rooftop solar panel installation on parking garage. 2. Removed garage parking ramp to allow for future development of adjacent parcel.	1. Coordinate with the District on nearby development.	1. Complete Joint Development Planning Study.
Anacostia (South)	4	1. Coordinated with DDOT on pedestrian bridge and bus priority project. 2. Completed Joint Development Planning Study.	1. Coordinate with DDOT on construction of Barry Farm pedestrian bridge and MLK Avenue/Howard Road priority bus lane project.	1. Update Joint Development Planning Study. 2. Conduct Compact Public Hearing to Amend the Mass Transit Plan.
Bethesda	4		1. Evaluate bus loop reconfiguration and air rights development feasibility.	
Braddock Rd	2	1. Completed Joint Development Planning Study.	1. Update Joint Development Planning Study. 2. Conduct Compact Public Hearing to Amend the Mass Transit Plan. 3. Coordinate transit infrastructure funding strategy. 4. Issue Joint Development Solicitation. 5. Execute Joint Development Agreement.	1. Support development planning & entitlement activities; approve plans. 2. Construction.
Branch Ave	4		1. Coordinate with Southern Maryland Rapid Transit (SMRT) on bus rapid transit and light rail study.	1. Complete Joint Development Planning Study. 2. Conduct Compact Public Hearing to Amend the Mass Transit Plan.
Brookland-CUA	2	1. Completed Joint Development Planning Study. 2. Conducted Compact Public Hearing to Amend Mass Transit Plan.	1. Coordinate transit infrastructure funding strategy. 2. Issue Joint Development Solicitation. 3. Execute Joint Development Agreement.	1. Support development planning & entitlement activities; approve plans. 2. Construction.

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Capitol Heights	1	- Completed Joint Development Planning Study. - Conducted Compact Public Hearing to Amend Mass Transit Plan. - Signed MOU with Town of Capitol Heights and Prince George's County. - Secured transit infrastructure funding (State of Maryland \$17 million grant). - Received conceptual approval from SHA and DDOT for driveway and traffic signal locations. - Issued Joint Development Solicitation (Request for Qualifications).	- Execute Joint Development Agreement. - County and developer enter into funding agreement for infrastructure improvements. - Support development planning & entitlement activities; approve plans.	Construction.
Cheverly	4	Completed solar panel canopy installation over parking lots.		
College Park (East – Gilbane)	-	Delivered residential development.		
College Park (West)	2	Supported preliminary site analysis in coordination with Georgetown University.	- Complete Joint Development Planning Study - Coordinate with the City of College Park on site zoning. - Conduct Compact Public Hearing to Amend the Mass Transit Plan. - Issue Joint Development Solicitation. - Execute Joint Development Agreement.	Support development planning & entitlement activities; approve plans.
Congress Heights (North – District of Columbia Public Library)	1	- Conducted Compact Public Hearing to Amend the Mass Transit Plan. - Evaluated unsolicited proposal for new DC Public Library (DCPL) at reconstructed bus loop. - Coordinated with the District on design of transit facilities to enable 13th Street SE extension.	- Execute Project Coordination Agreement with the District for bus loop reconfiguration. - Execute Joint Development Agreement with DCPL. - Support development planning & entitlement activities; approve plans. - Construction. - Delivery of reconstructed bus loop and library.	
Congress Heights (South – Trammell Crow/National Housing Trust)	-	- Closed on property sale - Announced Amazon affordable housing funding commitment.	- Approve plans. - Construction and delivery of residential development.	Construction and delivery of office development.

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Deanwood (Northern Real Estate Urban Ventures/Nix Development)	1	- Completed Joint Development Planning Study. - Conducted Compact Public Hearing to Amend the Mass Transit Plan. - Secured approval of zoning map amendment. - Issued Joint Development Solicitation.	- Selected Developer. - Execute Joint Development Agreement. - Support development planning & entitlement activities; approve plans. - Construction.	Delivery of development.
Deanwood (District of Columbia Public Library)	1	- Evaluated unsolicited proposal from the DC Public Library. - Board approved Joint Development Agreement.	- Execute Joint Development Agreement. - Support development planning & entitlement activities; approve plans. - Construction.	Delivery of library.
Downtown Largo	3	Evaluated unsolicited proposal from Prince George's County for 708 Harry Truman Drive.	- Closed on excess property sale for development of County library and cultural center. - Complete Joint Development Planning Study on balance of site.	Issue Joint Development Solicitation.
Downtown Largo (Lottsford Rd – Banneker Ventures)	1	- Evaluated unsolicited proposal from adjacent property owner. - Board approved Joint Development Agreement. - State approved funding agreement with county for project infrastructure support.	- Execute Joint Development Agreement. - Support development planning & entitlement activities; approve plans. - Construction.	Delivery of residential development.
East Falls Church	4	Completed Joint Development Planning Study.	- Coordinate with Arlington County and VDOT on property ownership. - Continue coordination on implementation of N. Sycamore Street corridor improvements.	Update Joint Development Planning Study.
Eisenhower Ave	2	- Opened Metro Building at Eisenhower with state-of-the-art Metro Integrated Command and Control Center. - Issued Joint Development Solicitation for adjacent parcel.	Coordinate with the City of Alexandria on future development opportunities.	
Forest Glen	1	Evaluated unsolicited proposal from Montgomery County Housing Opportunities Commission.	- Coordinate transit infrastructure funding strategy. - Conduct Compact Public Hearing to Amend the Mass Transit Plan. - Execute a Joint Development Agreement. - Support development planning & entitlement activities; approve plans.	- Construction. - Delivery of development.

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Fort Totten	3	1. Completed Joint Development Planning Study.	1. Participated in ULI Technical Assistance Panel. 2. Coordinate transit infrastructure funding strategy. 3. Conduct Compact Public Hearing to Amend the Mass Transit Plan, if needed.	1. Issue Joint Development Solicitation. 2. Execute Joint Development Agreement. 3. Support development planning & entitlement activities; approve plans.
Friendship Heights (Western Bus Garage)	3	1. Acquired Lord & Taylor property. 2. Coordinated with DC Office of Planning on Wisconsin Ave Framework Plan.	1. Determine project delivery strategy and financing options. 2. Complete Joint Development Planning Study.	1. Issue Joint Development Solicitation.
Gallery Place (Jackson Graham Building – Rockefeller/Stonebridge)	-	1. Closed on ground lease. 2. Construction.	1. Delivery of new Metro chiller. 2. Delivery of office development.	
Glenmont (East)	4	1. Coordinated with MDOT and County on pedestrian access improvements.		1. Complete Joint Development Planning Study.
Glenmont (West)	2		1. Complete Joint Development Planning Study. 2. Determine disposition strategy. 3. Execute Excess Property Sale or Joint Development Agreement.	1. Support development planning & entitlement activities; approve plans.
Greenbelt	2	1. GSA selected site for FBI headquarters; project being reevaluated on federal level. 2. Coordinated site funding strategy and infrastructure design with Prince George's County and the State of Maryland.	1. Complete Joint Development Planning Study. 2. Coordinate with state and local governments on infrastructure plans and implementation.	1. Implementation of Joint Development plans, in coordination with state and local stakeholders.
Grosvenor-Strathmore (Fivesquares)	1	1. Announced Amazon affordable housing funding commitment. 2. Delivered Phase 1 residential development and park.	1. Phase 2 closing & construction. 2. Delivery of Phase 2 residential development.	1. Delivery of 4 additional phases
Huntington (North)	4	1. Assessed feasibility for development.		1. Complete Joint Development Planning Study.
Huntington (South)	2	1. Completed Joint Development Planning Study. 2. Fairfax County approved Concept Development Plan. 3. Coordinated with Fairfax County on proposed BRT terminal.	1. Approve design of County's proposed BRT bus facilities. 2. Secure garage demolition funding. 3. Conduct Compact Public Hearing to Amend Mass Transit Plan. 4. Issue Joint Development Solicitation.	1. Execute Joint Development Agreement. 2. Support development planning & entitlement activities; approve plans.

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Landover (Standard Communities)	1	1. Evaluated unsolicited proposal from adjacent property owner for Metro property adjacent to the Landover parking lot.	1. Execute Joint Development Agreement. 2. Support development planning & entitlement activities; approve plans. 3. Construction.	1. Delivery of development.
Landover (Parking)	4		1. Coordinate with Prince George's County on economic development strategy	1. Complete Joint Development Planning Study.
Morgan Blvd	2	1. Coordinated with M-NCPPC on Central Avenue-Blue/Silver Line Sector Plan. 2. Completed feasibility study on County-proposed food hall and amphitheater adjacent to station.	1. Coordinate transit infrastructure funding strategy. 2. Complete Joint Development Planning Study. 3. Conduct Compact Public Hearing to Amend the Mass Transit Plan. 4. Issue Joint Development Solicitation.	1. Execute Joint Development Agreement.
Navy Yard (MRP Realty)	-	1. Delivered residential development.		
Naylor Rd	4	1. Completed solar panel canopy installation over parking lots.		
New Carrollton (Urban Atlantic)	1	1. Delivered Phase 1 residential development. 2. Announced Amazon affordable housing funding commitment. 3. Delivered Phase 2 residential development. 4. Delivered Metro Building at New Carrollton.	1. Delivered new parking garage and bus bay. 2. Execute Wetlands MOU. 3. Construction & delivery of Phase 3 (Pennsy Drive) 4. Design & construction of train hall and plaza (RAISE grant improvements). 5. Complete Joint Development Planning Study for the north side of the station. 6. Completion of Purple Line (MDOT).	1. Delivery of Phase 4 & 5 residential developments.
North Bethesda (Hines)	1	1. Completed joint development planning study. 2. State/County announced University of Maryland Institute for Health Computing 3. Supported County's successful RAISE grant application for second entrance. 4. Executed MOU with Montgomery County on roles and responsibilities, funding support. 5. Issued Joint Development Solicitation.	1. Selected Developer. 2. Execute Joint Development Agreement. 3. Conduct Compact Public Hearing to Amend Mass Transit Plan for entrance connection. 4. Support development planning & entitlement activities; approve plans. 5. Construction of street infrastructure (Montgomery County) and design of new entrance.	1. Construction and delivery of development.

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North Bethesda (Parcel H – LCOR)	-	1. Closed on ground lease. 2. Construction.	1. Delivery of residential development.	
Rockville	2	1. Mayor & Council endorsed Metro's joint development concept plan & approved Town Center Master Plans. 2. Completed Joint Development Planning Study.	1. Finalize transit facility requirements. 2. Conduct Compact Public Hearing to Amend the Mass Transit Plan. 3. City of Rockville to identify funding for train hall. 4. Coordinate with MCDOT on Viers Mill Rd BRT project. 5. Issue Joint Development Solicitation.	1. Execute Joint Development Agreement 2. Support development planning & entitlement activities; approve plans. 3. Construction.
Shady Grove	3	1. Coordinated with Montgomery County and the City of Rockville on surrounding development opportunities.	1. Complete Joint Development Planning Study for the west side. 2. Transfer Metro Access Road to Montgomery County to support development.	1. Conduct a Compact Public Hearing to Amend Mass Transit Plan. 2. Issue a Joint Development Solicitation.
Silver Spring	3		1. Complete Joint Development Planning Study. 2. Purple Line opening.	3. Issue a Joint Development Solicitation.
Southern Ave	4	1. Completed solar panel canopy installation over parking lots.	1. Assess parking garage condition and lifespan. 2. Complete Joint Development Planning Study.	
Suitland	4			1. Complete Joint Development Planning Study. 2. Conduct Compact Public Hearing to Amend the Mass Transit Plan.
Takoma (EYA)	1	1. Conducted Compact Public Hearing to Amend the Mass Transit Plan. 2. Developer received Planned Unit Development approval.	1. Execute Amended and Restated Joint Development Agreement. 2. Support development planning & entitlement activities; approve plans. 3. Construction.	1. Delivery of residential development.
Tenleytown-AU (Chiller – Georgetown Day School)	-	1. Closed on property sale.	1. Support development planning & entitlement activities; approve plans. 2. Construction.	
Twinbrook (East)	3			1. Complete Joint Development Planning Study. 2. Conduct Compact Public Hearing to Amend the Mass Transit Plan. 3. Issue Joint Development Solicitation.

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Twinbrook (West)	2	1. Coordinated with the City of Rockville on station plaza location and design.	1. Complete Joint Development Planning Study. 2. Conduct Compact Public Hearing to Amend the Mass Transit Plan. 3. Finalize plaza funding, operations & maintenance with City. 4. Issue Joint Development Solicitation. 5. Execute Joint Development Agreement.	1. Support development planning & entitlement activities; approve plans. 2. Construction.
Twinbrook (Stormwater – Hines)	1	1. Coordinated with the City of Rockville on relocation of stormwater pond. 2. Board approved Joint Development Agreement.	1. Execute Joint Development Agreement. 2. Support development planning & entitlement activities; approve plans. 3. Construction.	1. Delivery of residential development.
Van Dorn St	4	1. Completed Joint Development Planning Study. 2. Coordinated with the City of Alexandria on bike lane and sidewalk improvements.	1. Coordinate with the City of Alexandria on site zoning and multimodal access. 2. Update Joint Development Planning Study.	
Vienna/Fairfax-GMU	3		1. Coordinate with Fairfax County and VDOT on property ownership and development opportunities. 2. Complete Joint Development Planning Study.	1. Issue a Joint Development Solicitation.
West Falls Church (EYA/Rushmark)	1	1. Conducted Compact Public Hearing to Amend the Mass Transit Plan. 2. Supported development planning & entitlement activities, approved development plan.	1. Construction of transit infrastructure improvements (Phase 1) and residential development (Phase 2).	1. Construction of residential development (Phase 3).
West Hyattsville (East)	2	1. Coordinated with M-NCPPC on West Hyattsville-Queens Chapel Sector Plan.	1. Complete Joint Development Planning Study. 2. Coordinate transit infrastructure funding strategy. 3. Conduct Compact Public Hearing to Amend the Mass Transit Plan. 4. Issue Joint Development Solicitation.	1. Execute Joint Development Agreement. 2. Support development planning & entitlement activities; approve plans.
West Hyattsville (West – Gilbane)	-	1. Supported developer's planning & entitlement activities, approved development plan.	1. Construction. 2. Delivery of residential development.	
Wheaton	3		1. Coordinate with MCDOT on design of Viers Mill Rd BRT project. 2. Complete Joint Development Planning Study.	1. Issue Joint Development Solicitation.

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Definitions

Compact Public Hearing: The WMATA Compact requires a public hearing be conducted whenever a change is made to the Mass Transit Plan for the Metro system. The purpose of the Compact Public Hearing is to obtain public input about proposed changes to Metro's transit facilities. This public input is brought to the Board for its consideration.

Joint Development Planning Study: A pre-solicitation due diligence study to determine feasibility of development and right-sized transit facilities on Metro properties. The study includes an ALTA survey, Environmental Site Assessment (ESA), zone of influence analysis, zoning and utility scans, multi-modal transportation analysis, funding and land value assessments, and building footprints and transit proofs of concept with cost estimates.