Transit Oriented Development
Joint Development
FTA Workshop November 2012

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Maryland Department of Transportation

- Multi-modal department
- Integrated Transportation Trust Fund
Statewide transit system

• State operated transit
  – Metro/heavy rail line
  – LRT line
  – 3 Commuter Rail lines
  – Core bus
  – Commuter Bus

• WMATA system

• Locally Operated Transit systems
TOD – transportation and Smart Growth strategy

- Sprawl
  - 560,000 acres of open space by 2030
  - 1.1 million people

- Growth in traffic outpaces road expansions

![Traffic chart with bars for Total road miles, Population, and Vehicle Miles Traveled]
Governor O’Malley’s 2008 legislation defined TOD as a “transportation purpose” = part of MDOT’s transportation mission!
Maryland TOD efforts

- **Joint Development program**

- **TOD Designation Tools**
  - Property – “transportation purpose”
  - Funding
    - Predevelopment/grants
    - Prioritized for infrastructure support
  - Financing
  - Priority for the location of State offices – Gov. O’Malley’s TOD Executive Order
  - Tax credits – building rehabilitation costs
Joint Development pipeline

✓ Symphony Center LRT – completed
✓ Bank of Baltimore – completed
➢ Owings Mills Metro – construction
➢ Reisterstown Metro – construction
□ State Center Metro/LRT – development
□ Odenton MARC – development
□ Savage MARC – development
□ Laurel MARC – development
□ New Carrollton Metro/MARC – development
Reisterstown Metro: GSA site

- Compete lease, not location
- Ensure transit site

Social Security Admin.
- MDOT/GSA – assignable purchase agreement
- GSA – build-to-suit lease
- JBG Awarded
Predevelopment planning: reduce risk

Urban Land Institute
Real Estate Development
Process II
New Carrollton

• Request for Qualifications

• Incentives to attract interest
  – $650,000 credit against future ground lease revenues by WMATA
  – $350,000 in consultant support from MDOT

• Selected Forest City/Urban Atlantic
Discussion

• Predevelopment planning
  – Goals
  – Feasibility
  – Transit facility/access planning
  – Manage risk

• Partnerships