

Transit Oriented Development Joint Development

FTA Workshop November 2012



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Director, Office of Real Estate

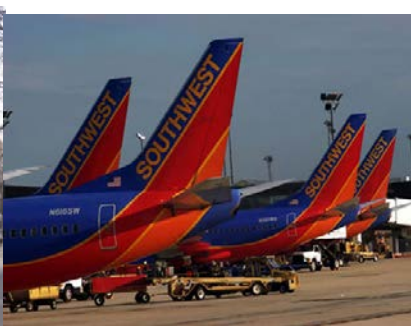
Maryland Department of Transportation



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

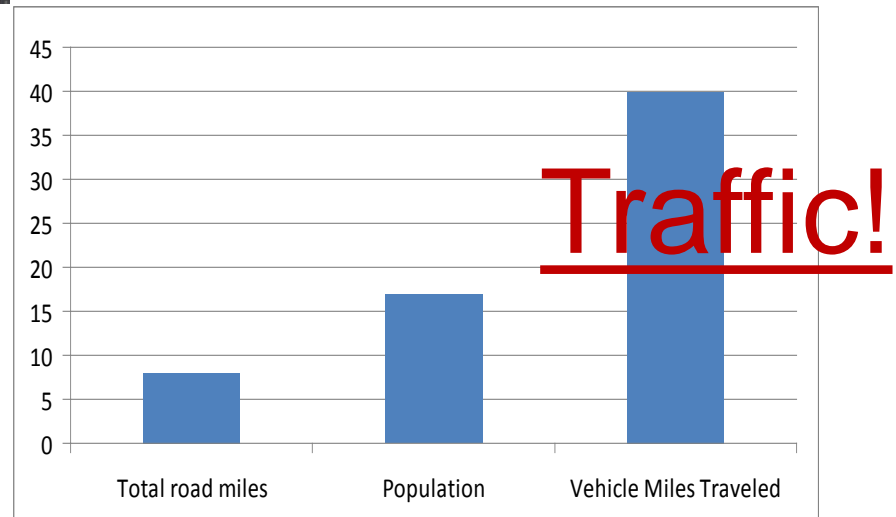


TOD – transportation and Smart Growth strategy



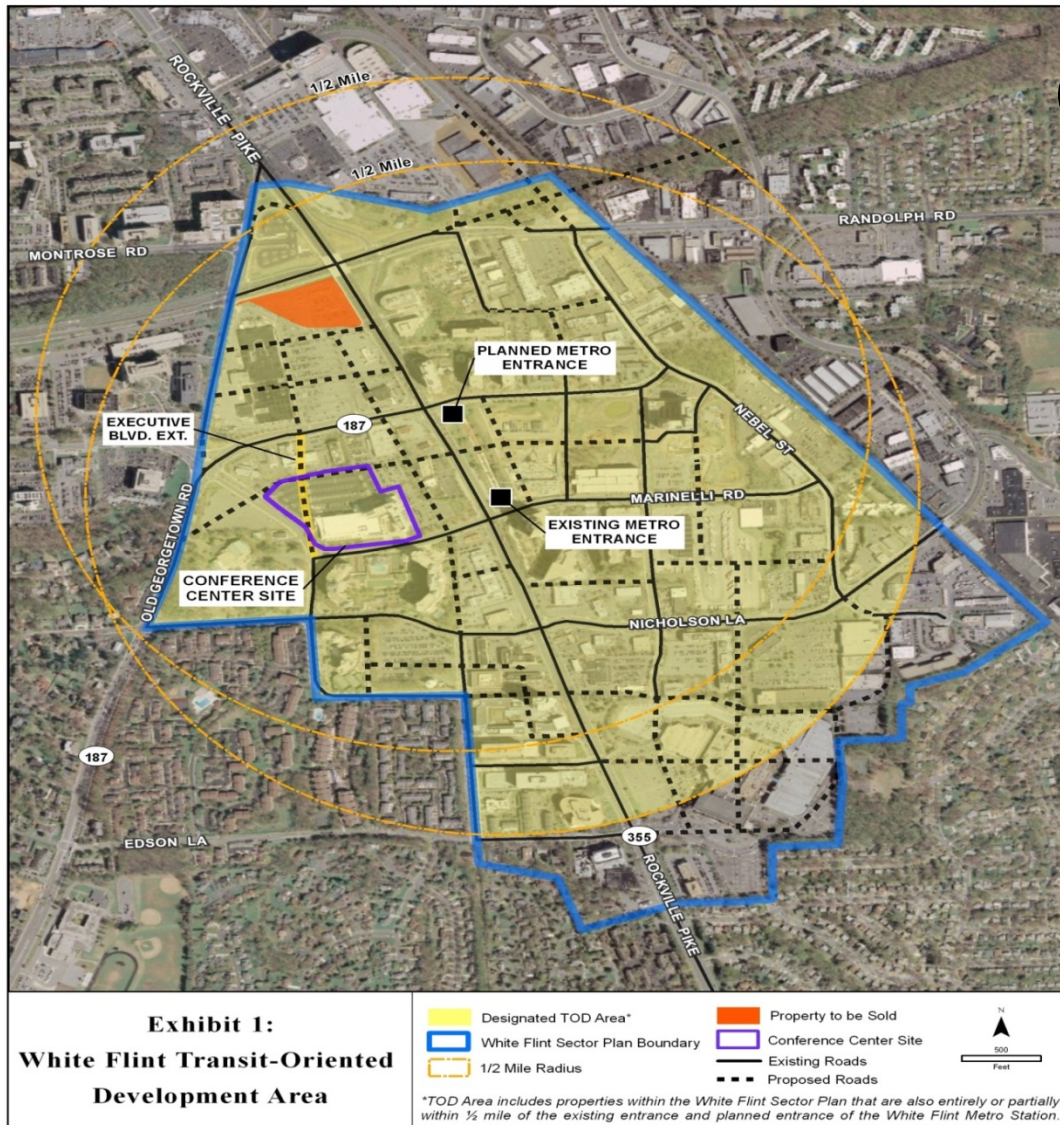
- Sprawl
 - 560,000 acres of open space by 2030
 - 1.1 million people

- Growth in traffic outpaces road expansions



Governor O'Malley's
2008 legislation
defined TOD as a
*“transportation
purpose”*

**= part of MDOT's
transportation
mission!**

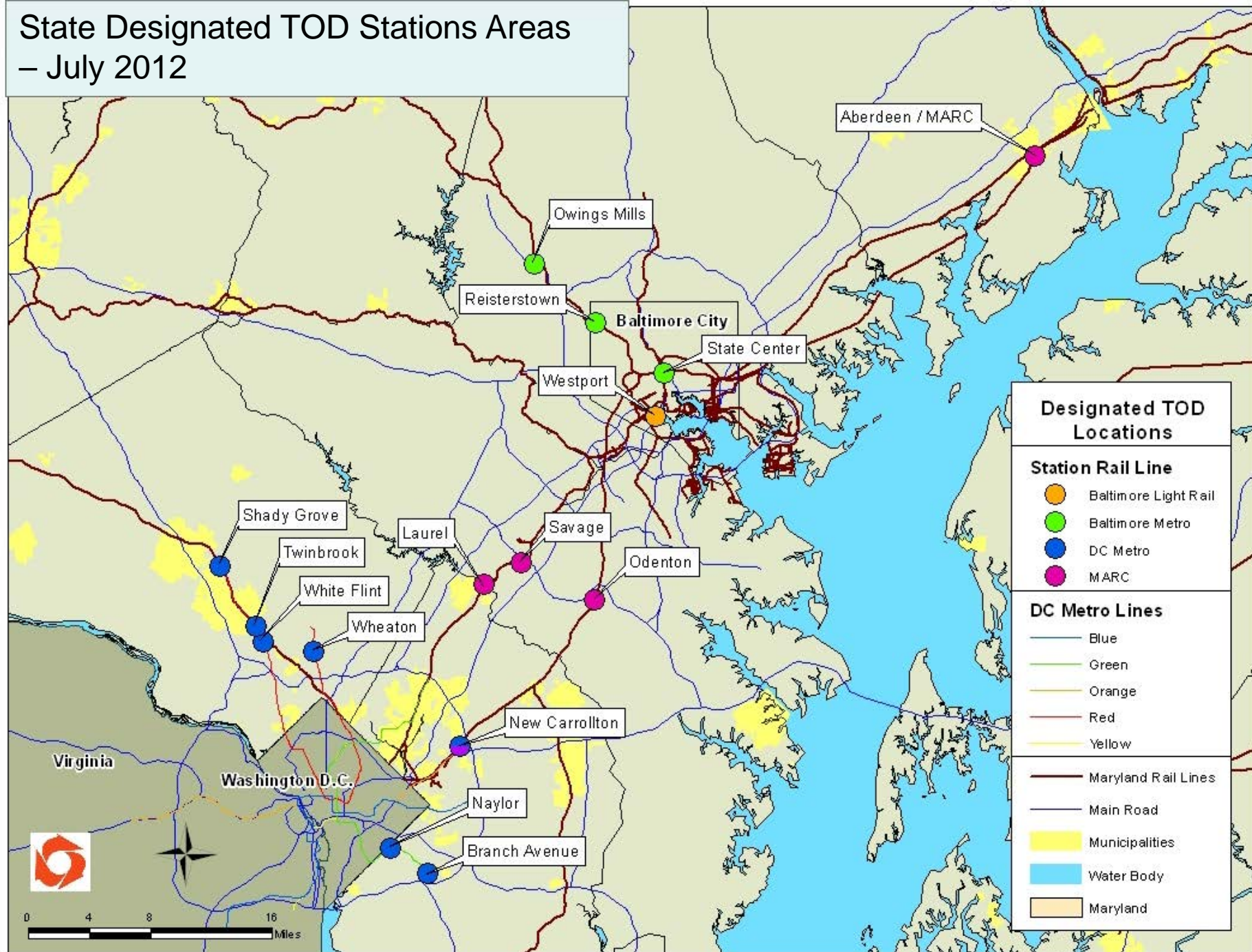




Maryland TOD efforts

- ***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

State Designated TOD Stations Areas – July 2012





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

Owings Mills Metro Station

Baltimore County,
Maryland

Legend

-  Owings Mills Metro TOD Site
-  Station Location



0 0.05 0.1 0.15 0.2 Miles

* Scale Bar refers to aerial imagery

Location Map



METRO CENTRE

at Owings Mills



Reisterstown Metro: GSA site



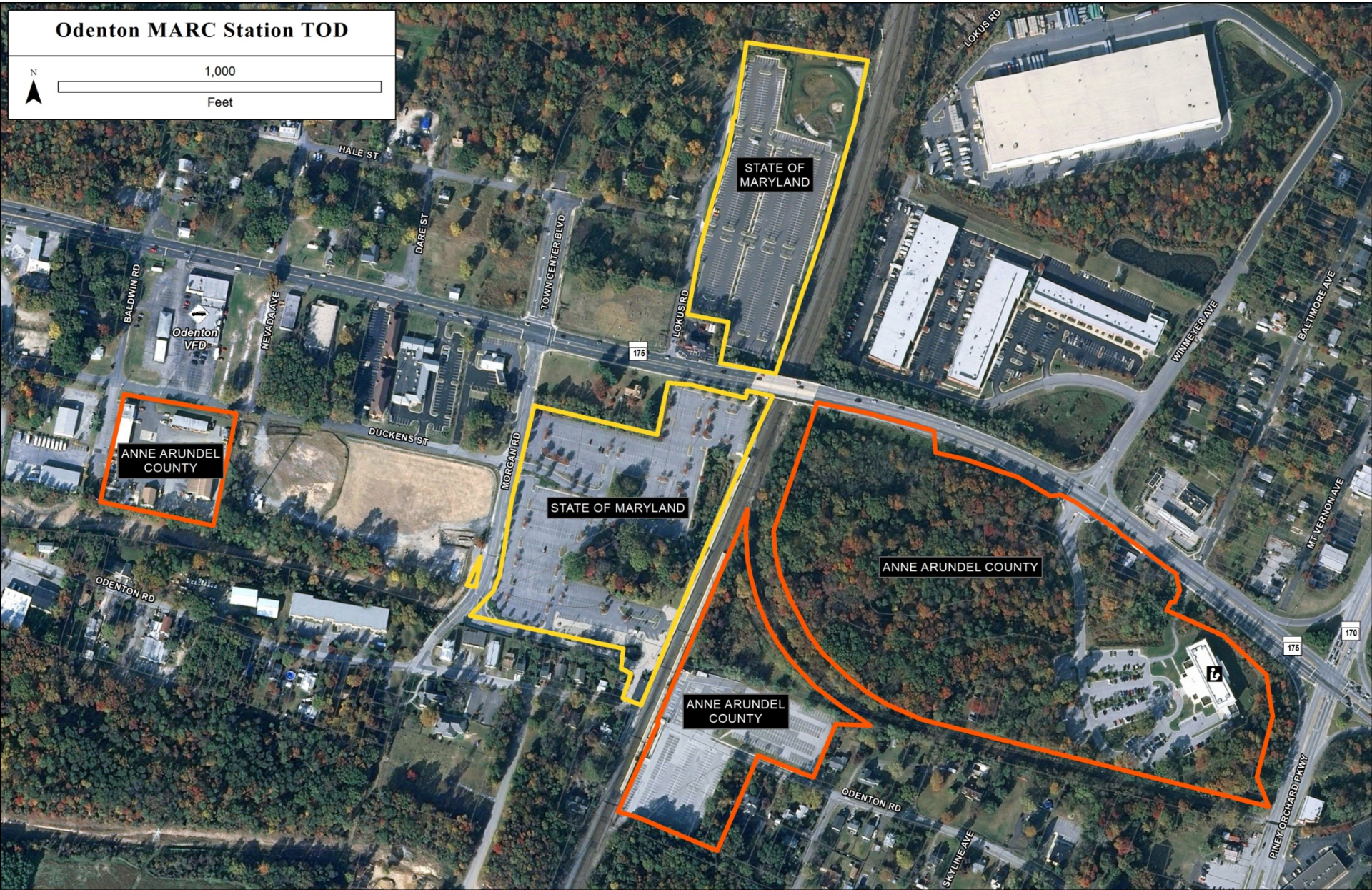
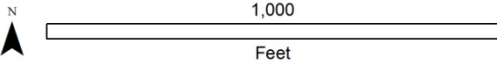
- Compete lease, not location
- Ensure transit site

Social Security Admin.

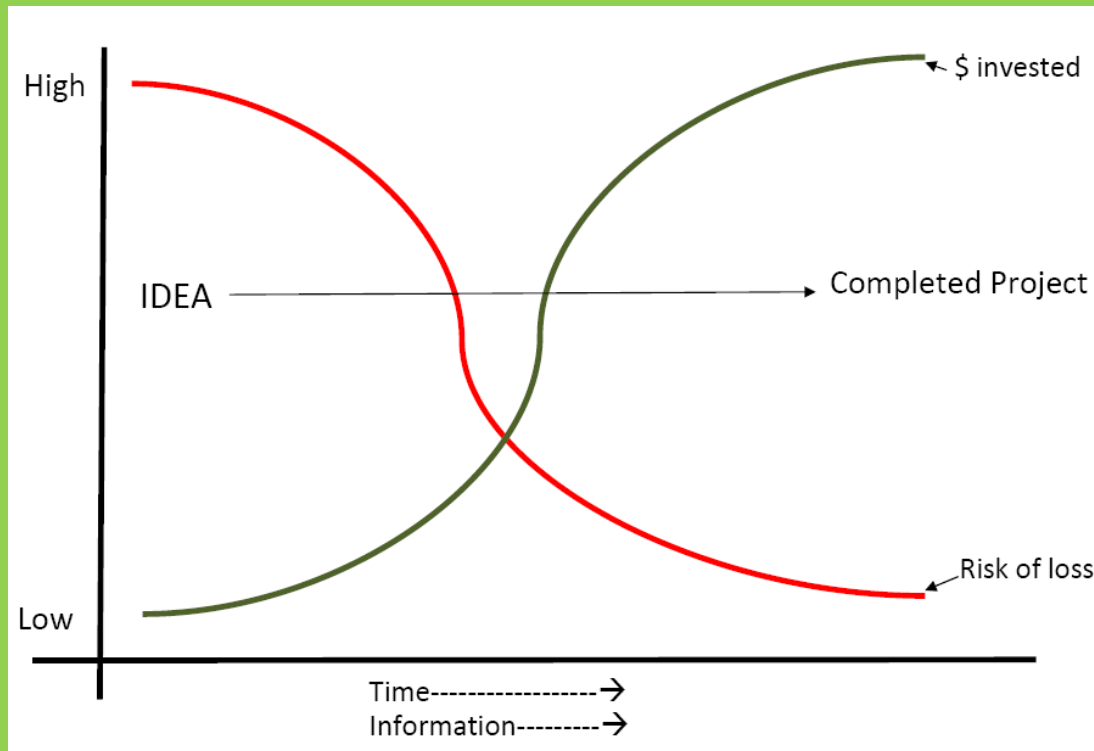
- MDOT/GSA – assignable purchase agreement
- GSA – build-to-suit lease
- JBG Awarded

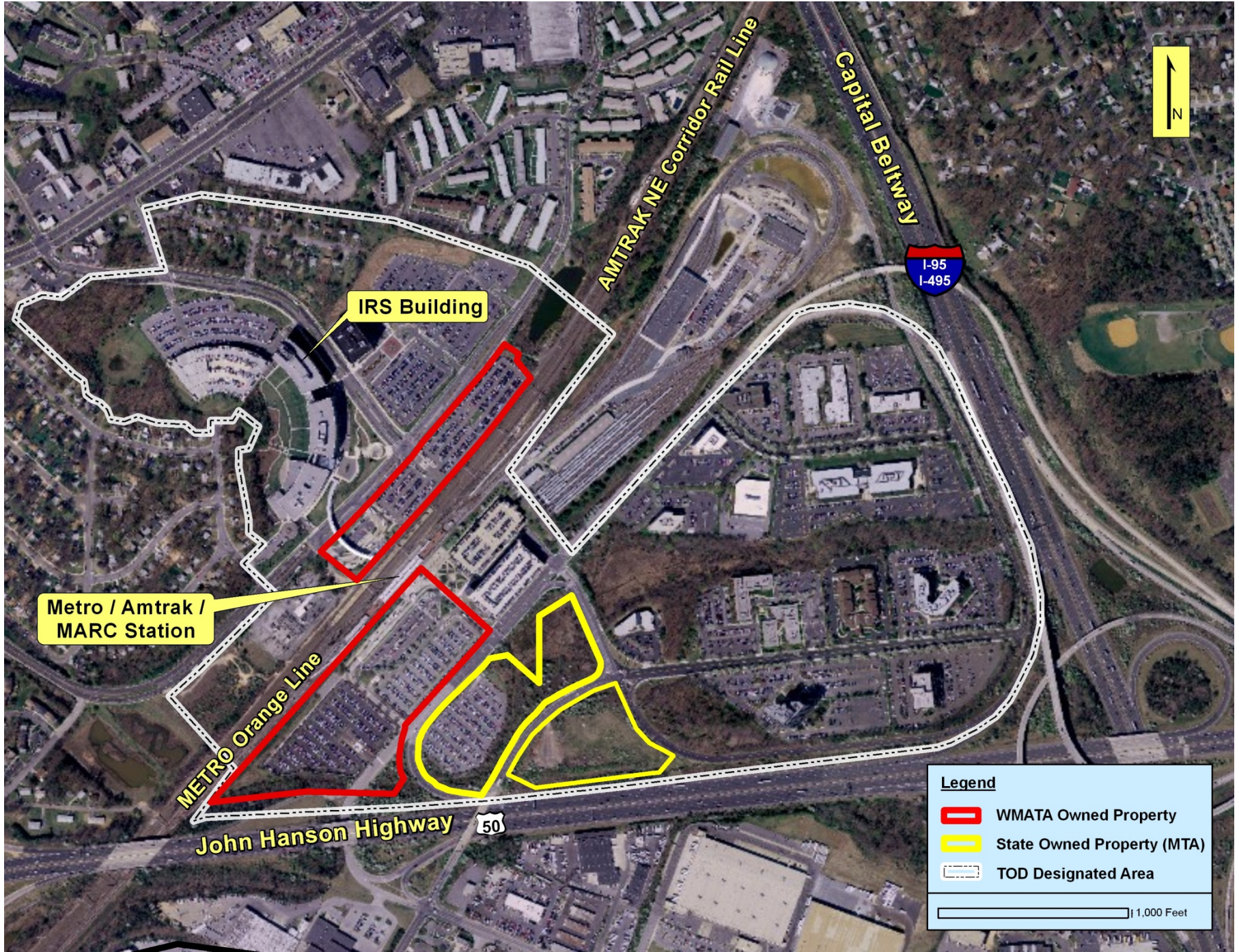


Odenton MARC Station TOD



Predevelopment planning: reduce risk





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