

Washington Metropolitan Area Transit Authority

Joint Development Program

RETURN
TO
AIRPORT
VA Exits
South
←

AIRPORT
EXIT
Washington
North
→



OVERVIEW | JOINT DEVELOPMENT PROGRAM | PROJECTS | CONTACT

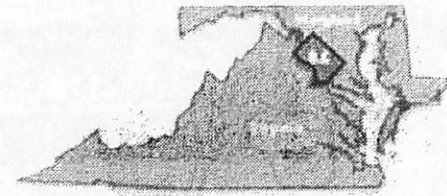
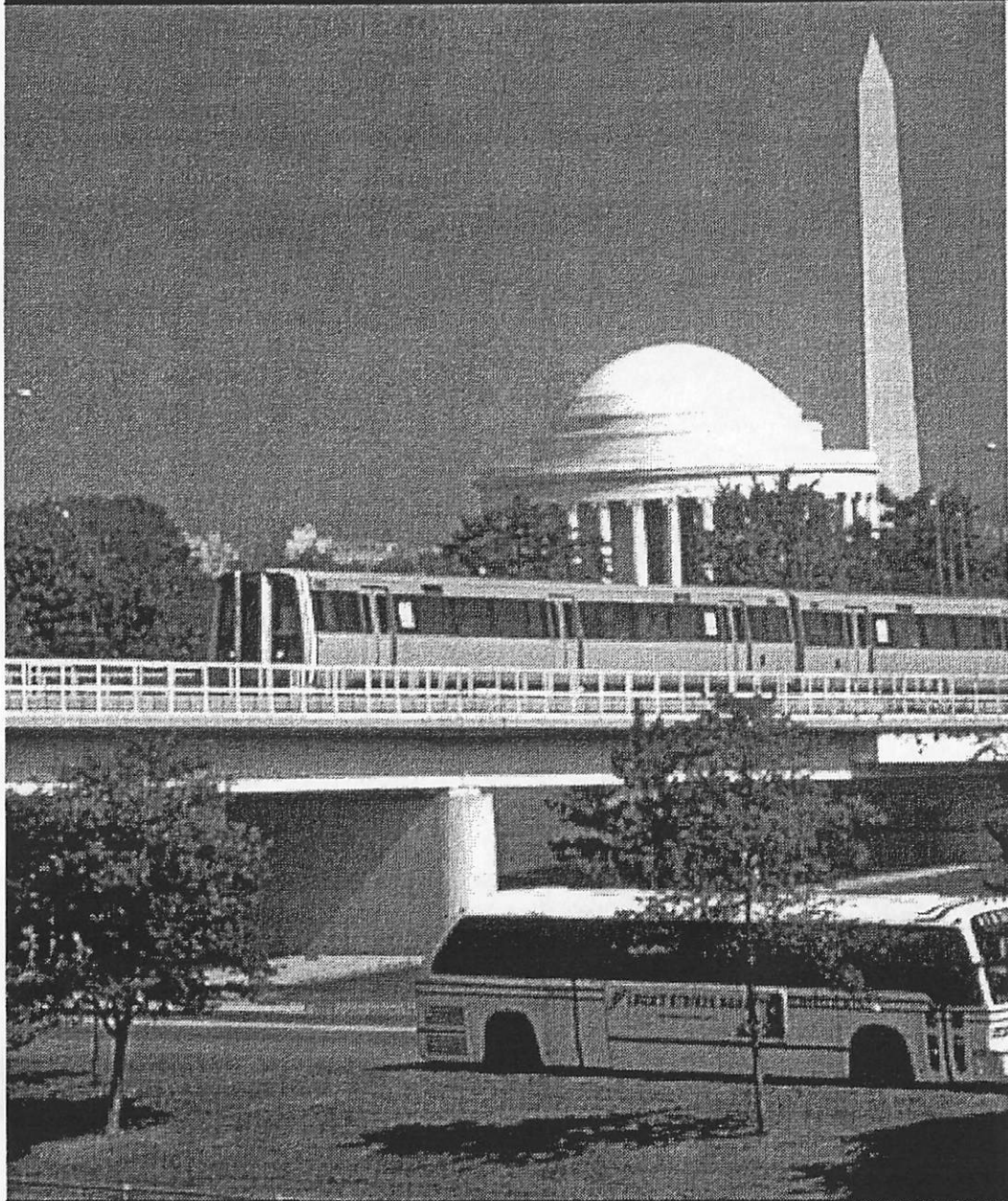
Washington Metropolitan Area Transit Authority

Land Development Program

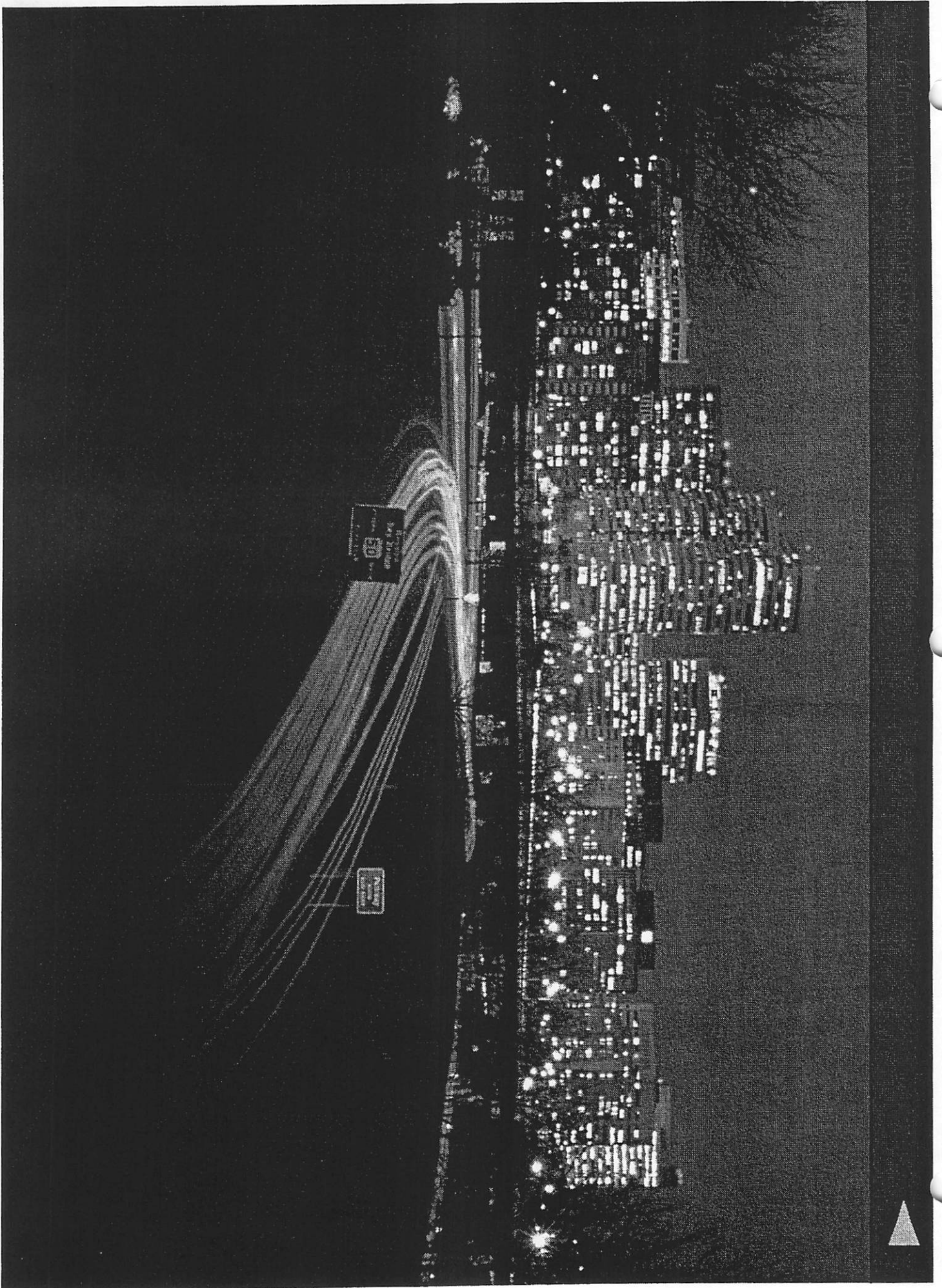
RETURN
TO
AIRPORT
VA Exit
South

AIRPORT
EXIT
Washington
North





Washington Metropolitan Area



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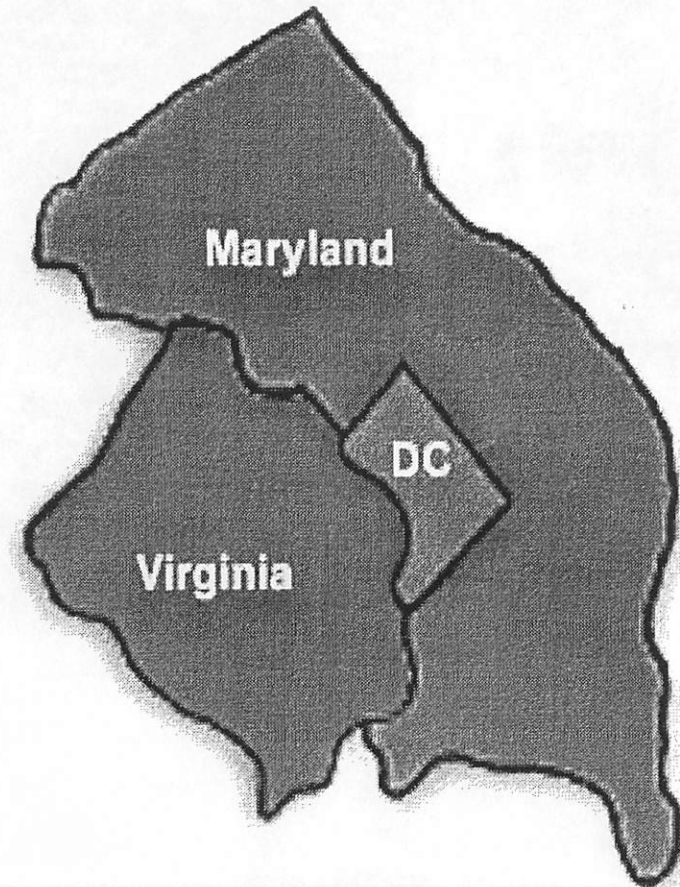
Counties and cities in 2 states & the District of Columbia

22 million tourists annually

Nearly 2-1/2 million jobs

5 million people

4,000 square miles



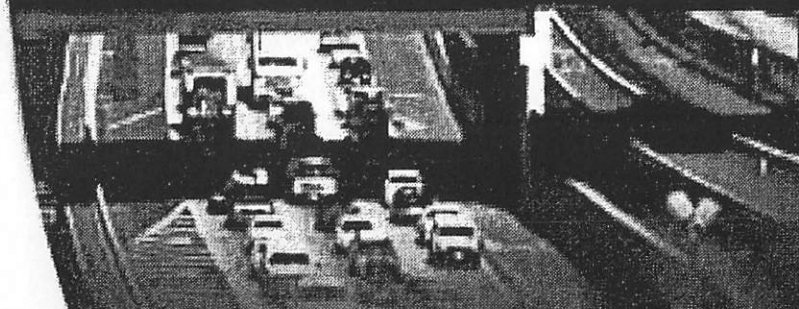
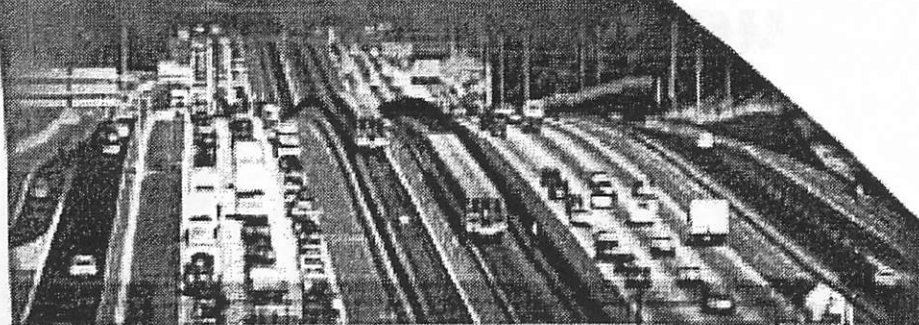
The nation's 2nd largest office market

**Home to major *hi tech*,
computer software
and telecommunications
companies as well as
*the federal government***

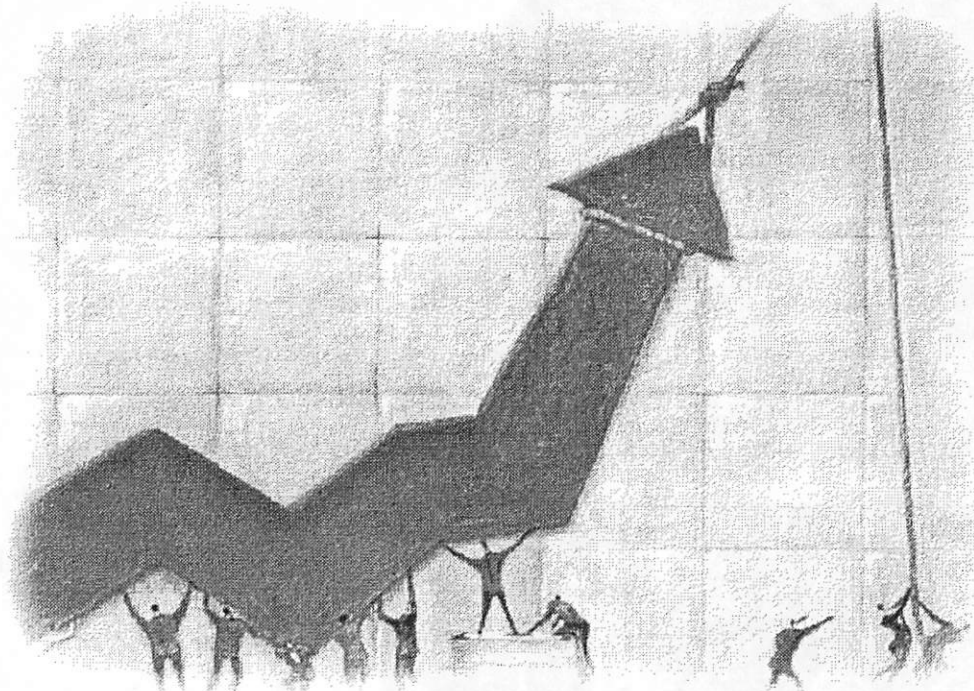




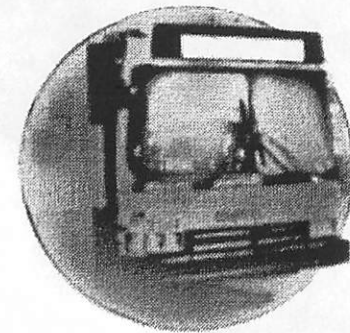
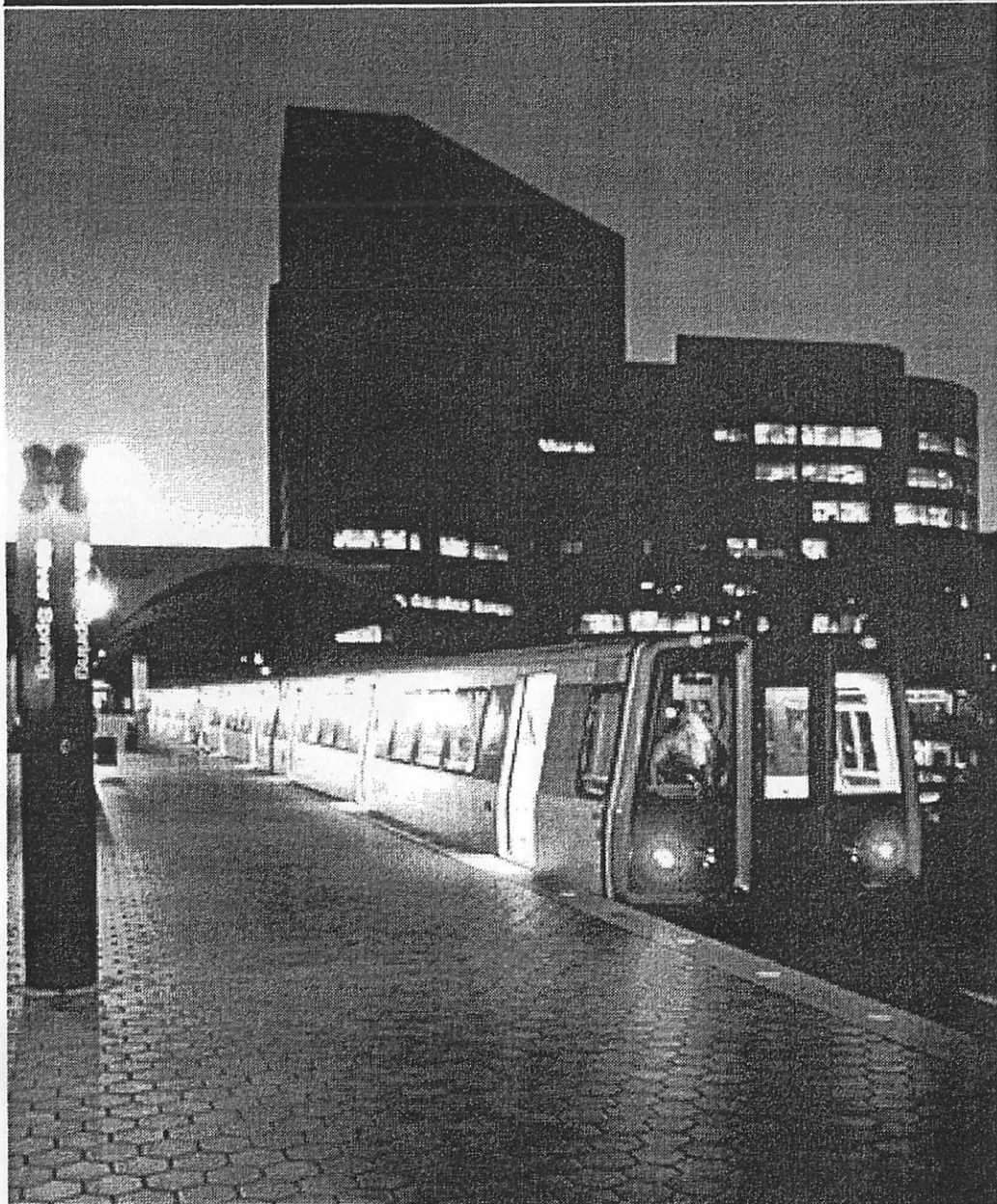
Nation's **third**



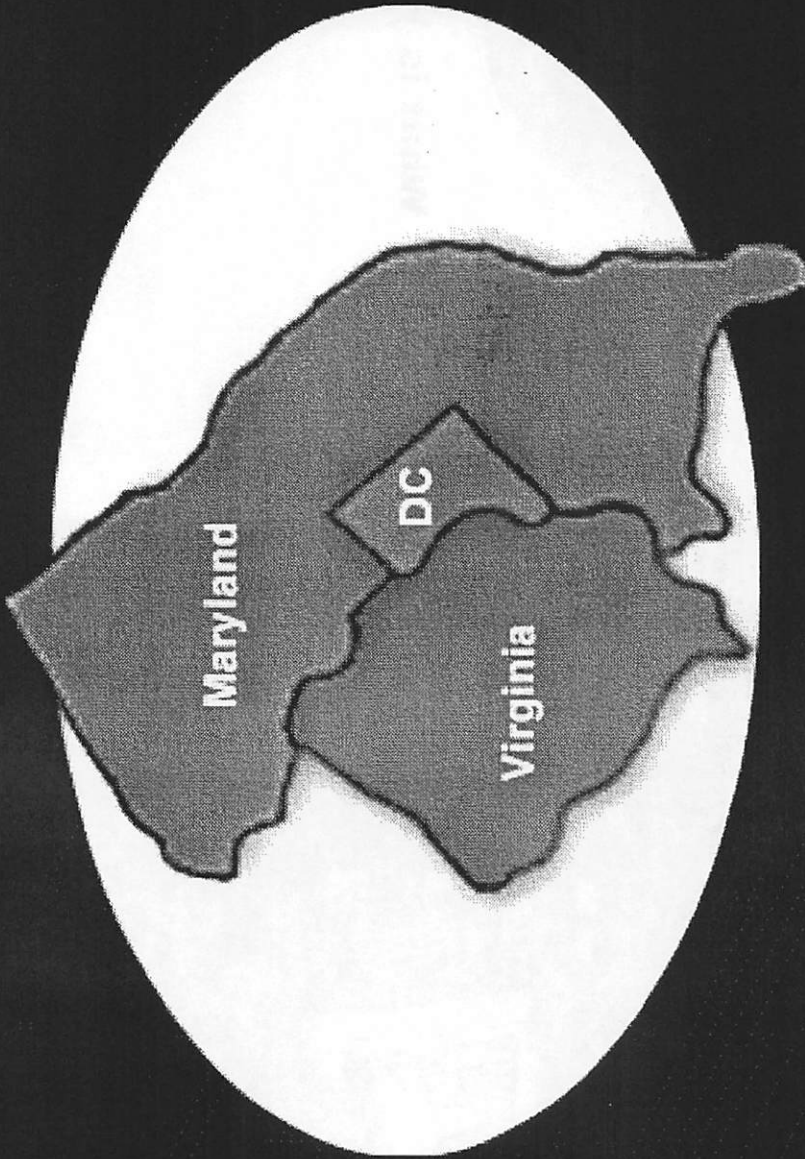
Worst Traffic Corridors

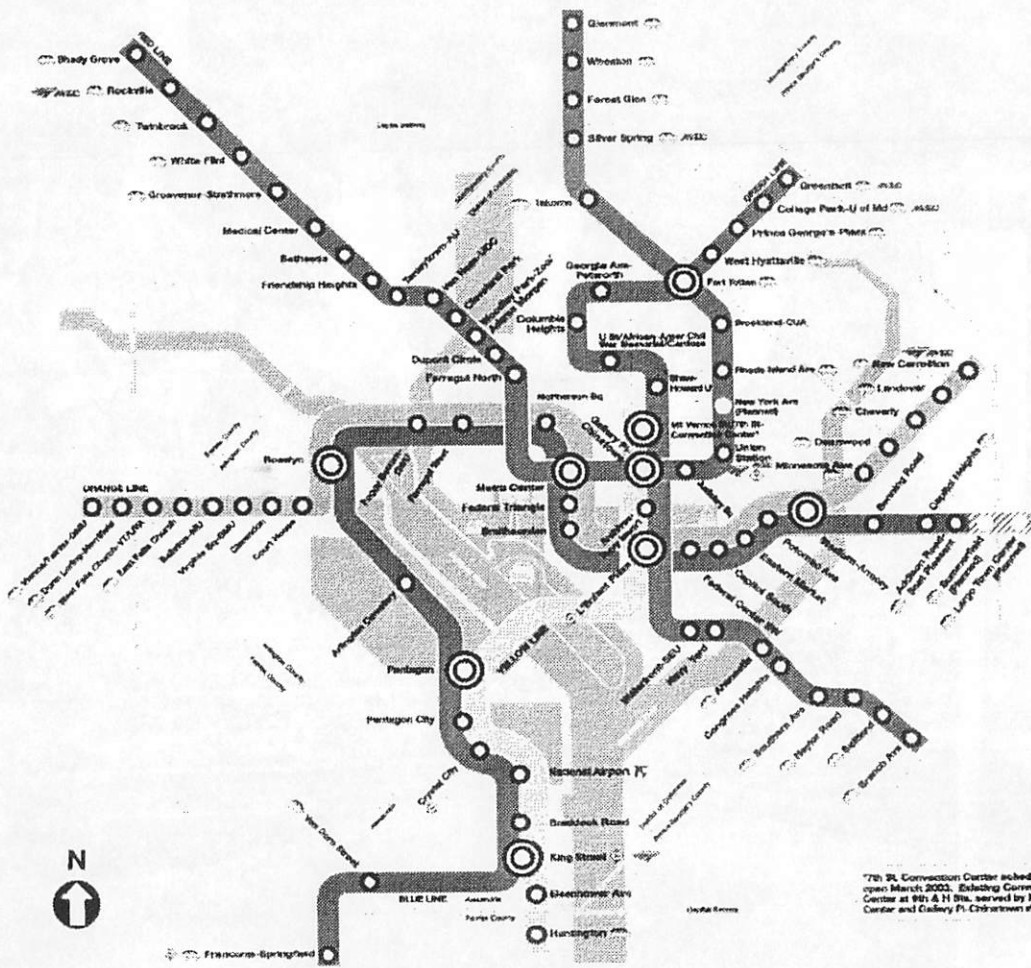


Experiencing rapid population and economic growth



What is WMATA?

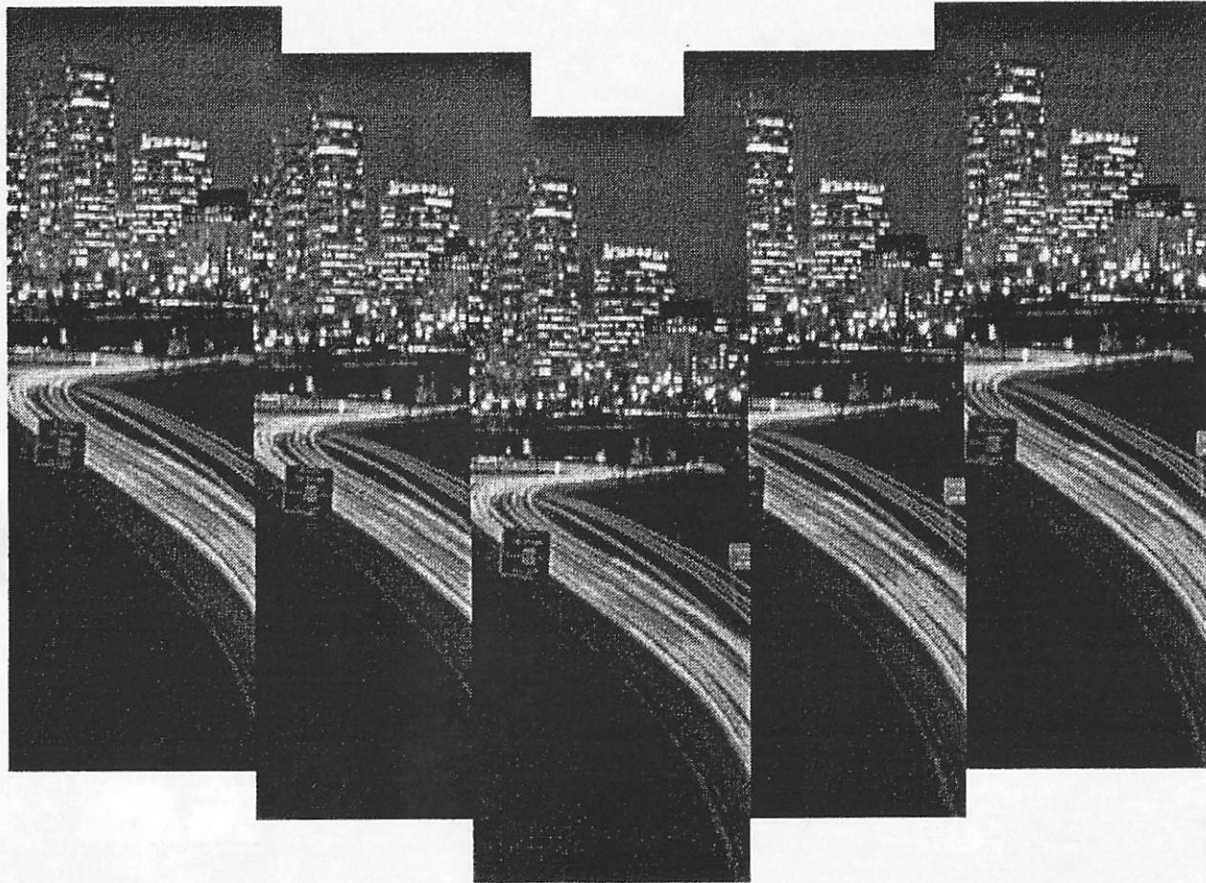




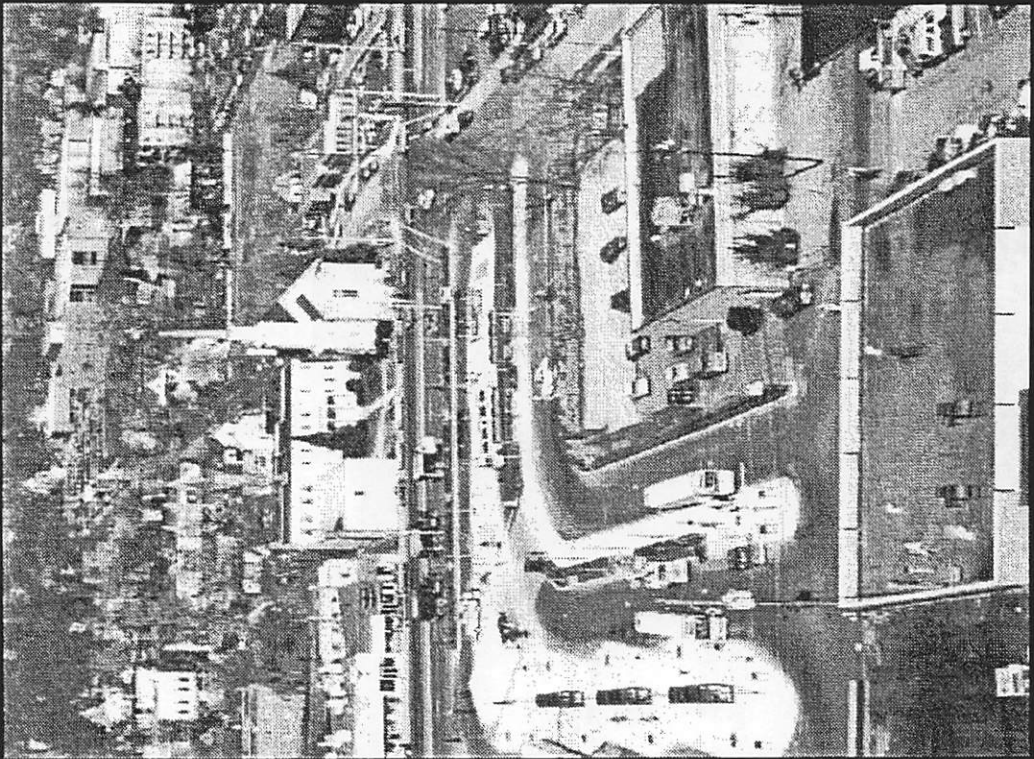
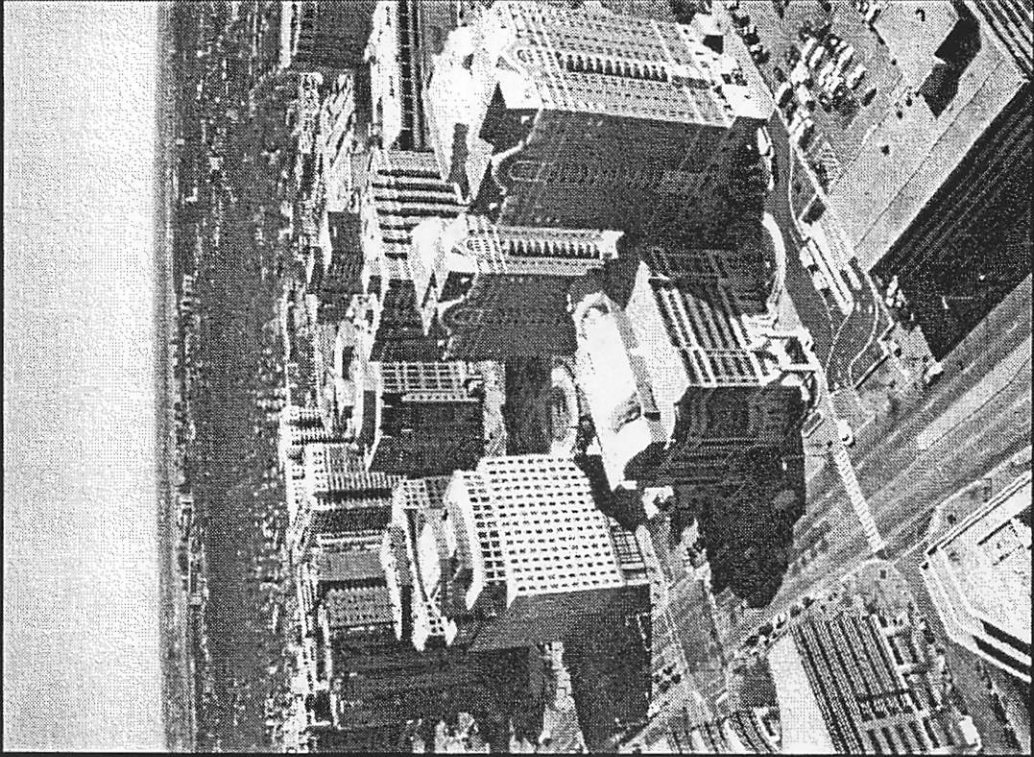
The nation's second largest subway system

103 Miles
83 Operating Stations
8 New Stations Planned



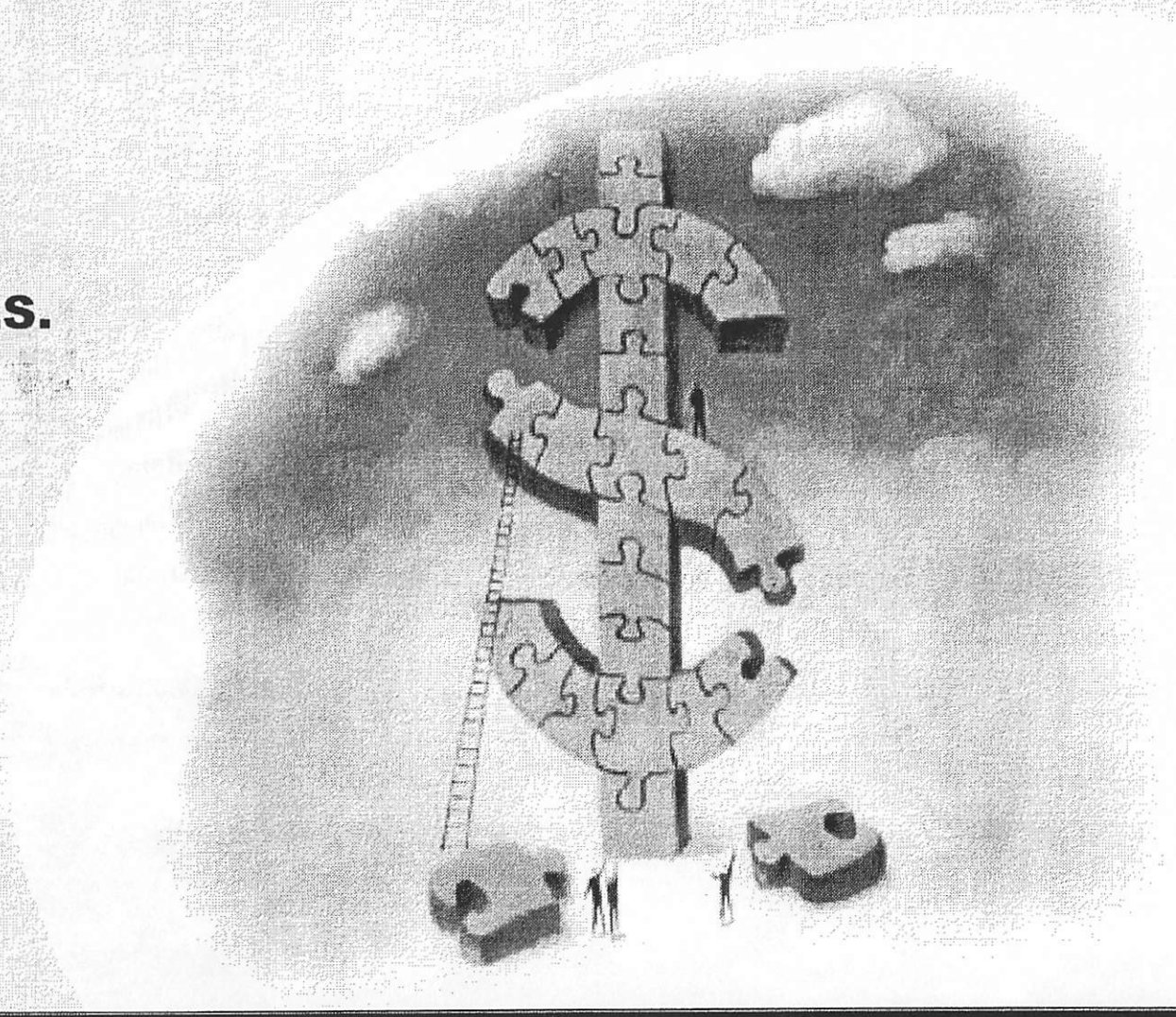


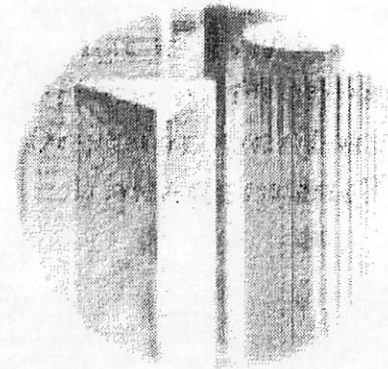
**Without WMATA, the region would need over
30 more lanes of highway**



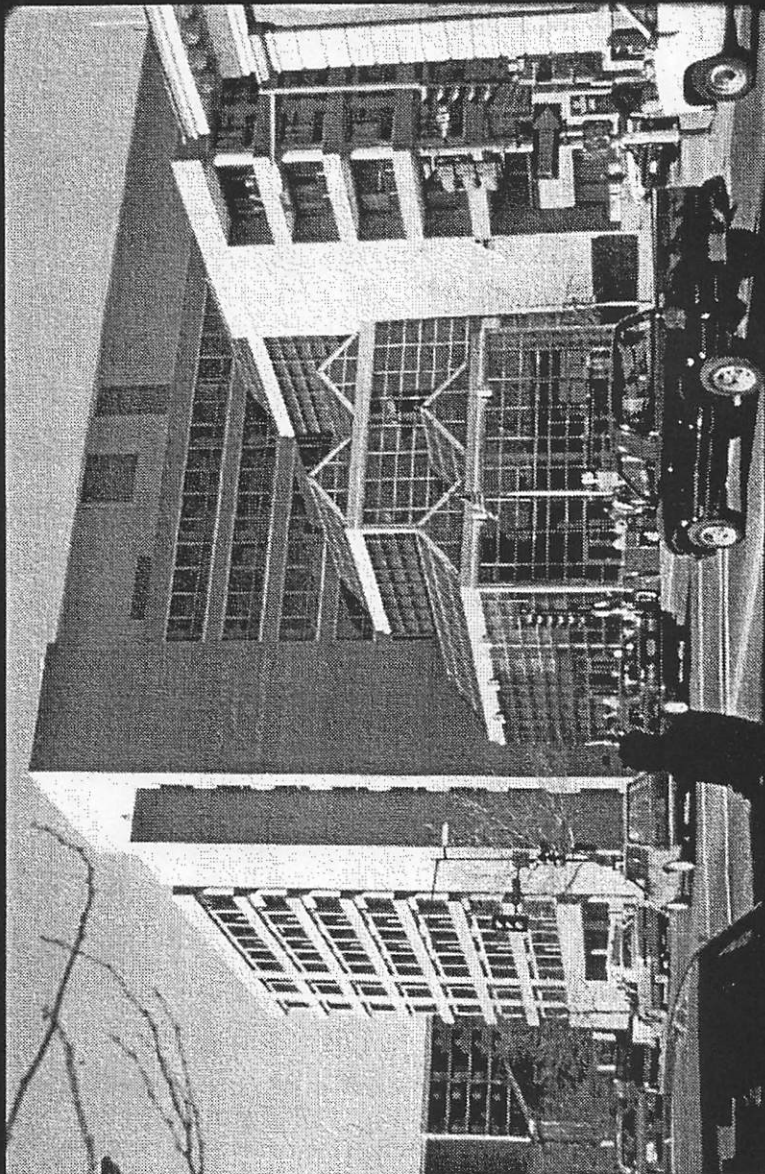


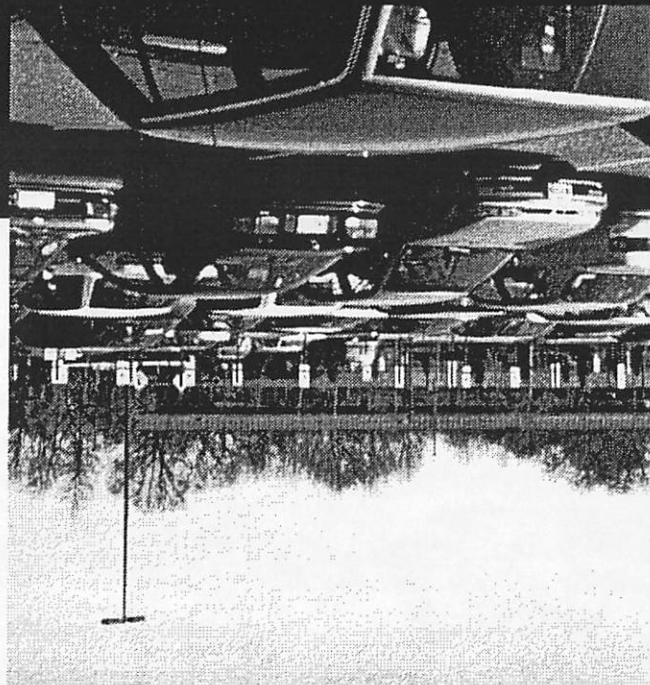
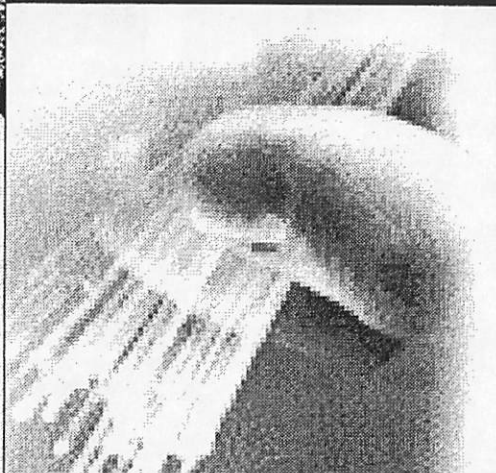
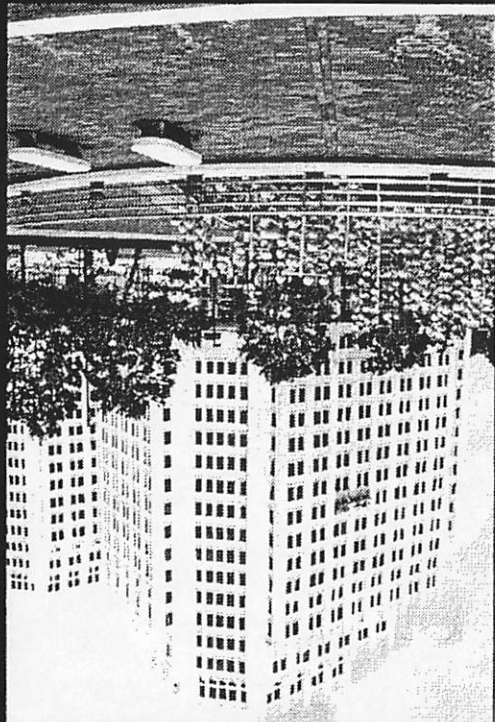
**One of the few major U.S.
transit systems with no
dedicated revenue
source**

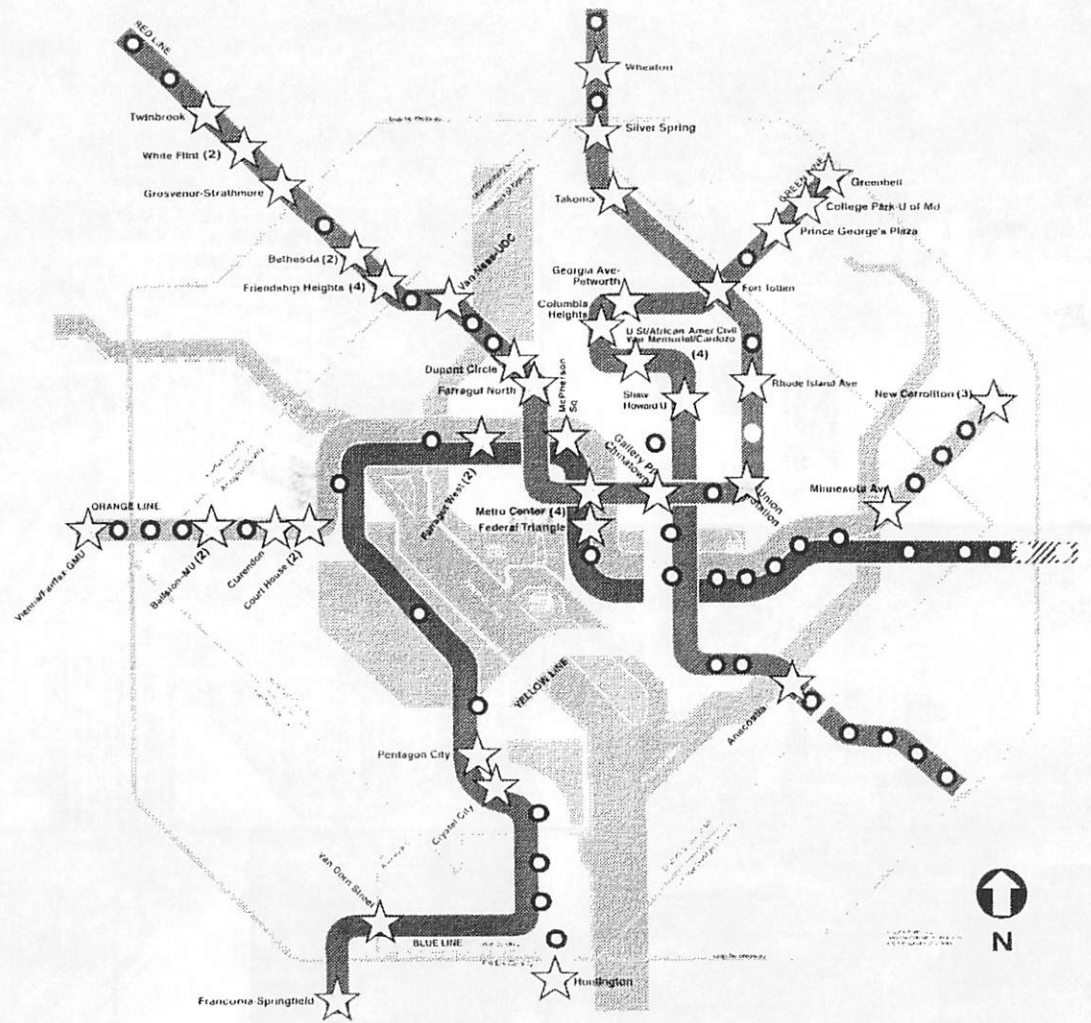


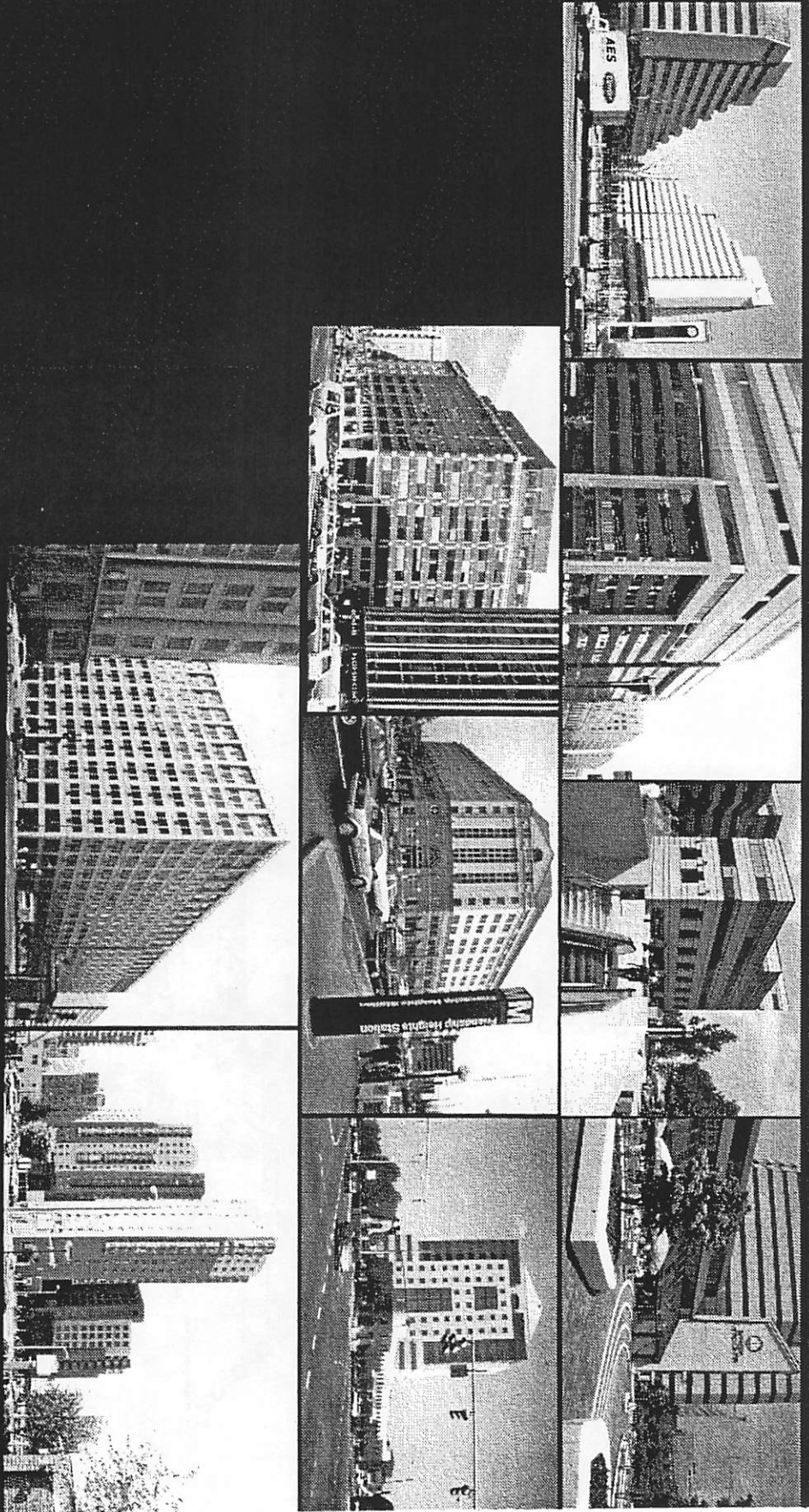


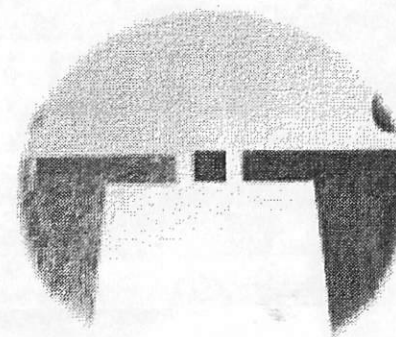
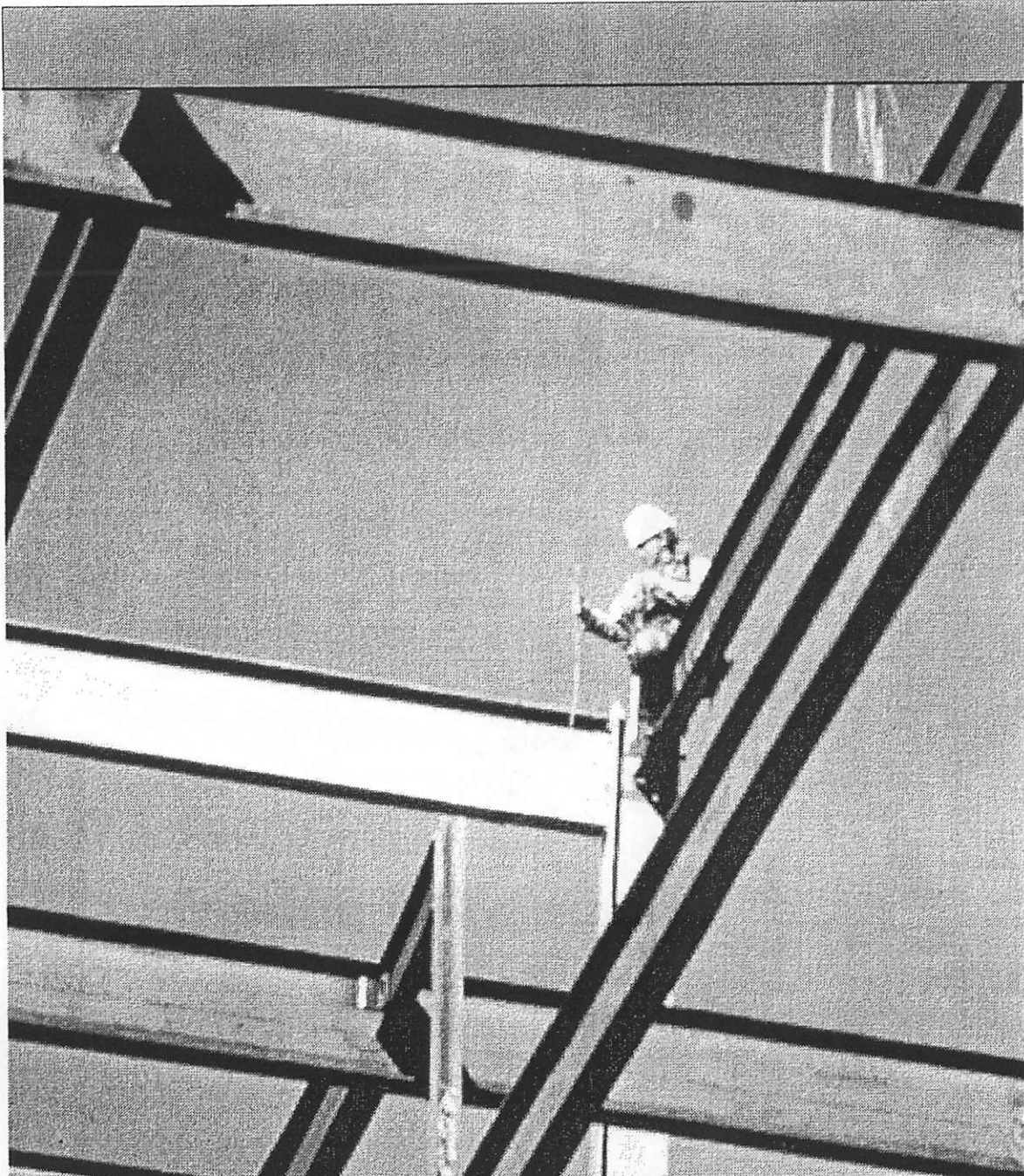
***What is WMATA's
Office of Property
Development and
Management?***











What is *Joint Development*?



OVERVIEW



JOINT DEVELOPMENT



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BENEFITS

PROJECT PROFILES



CONCLUSION



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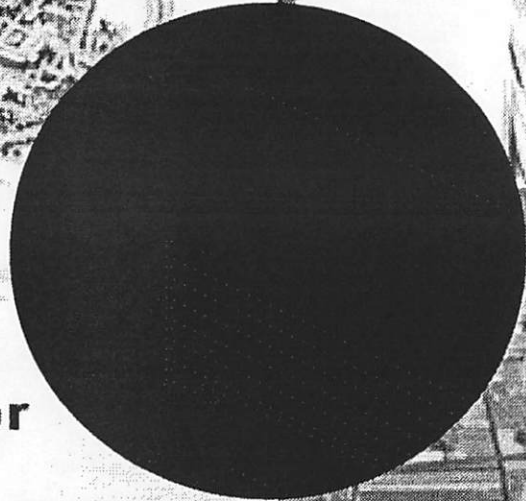
Promote Transit Oriented Development

Washington, Virginia

Increase transit ridership

Reduce need for local subsidy

Put land back on the tax rolls



OVERVIEW



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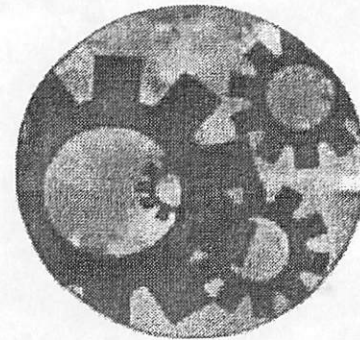
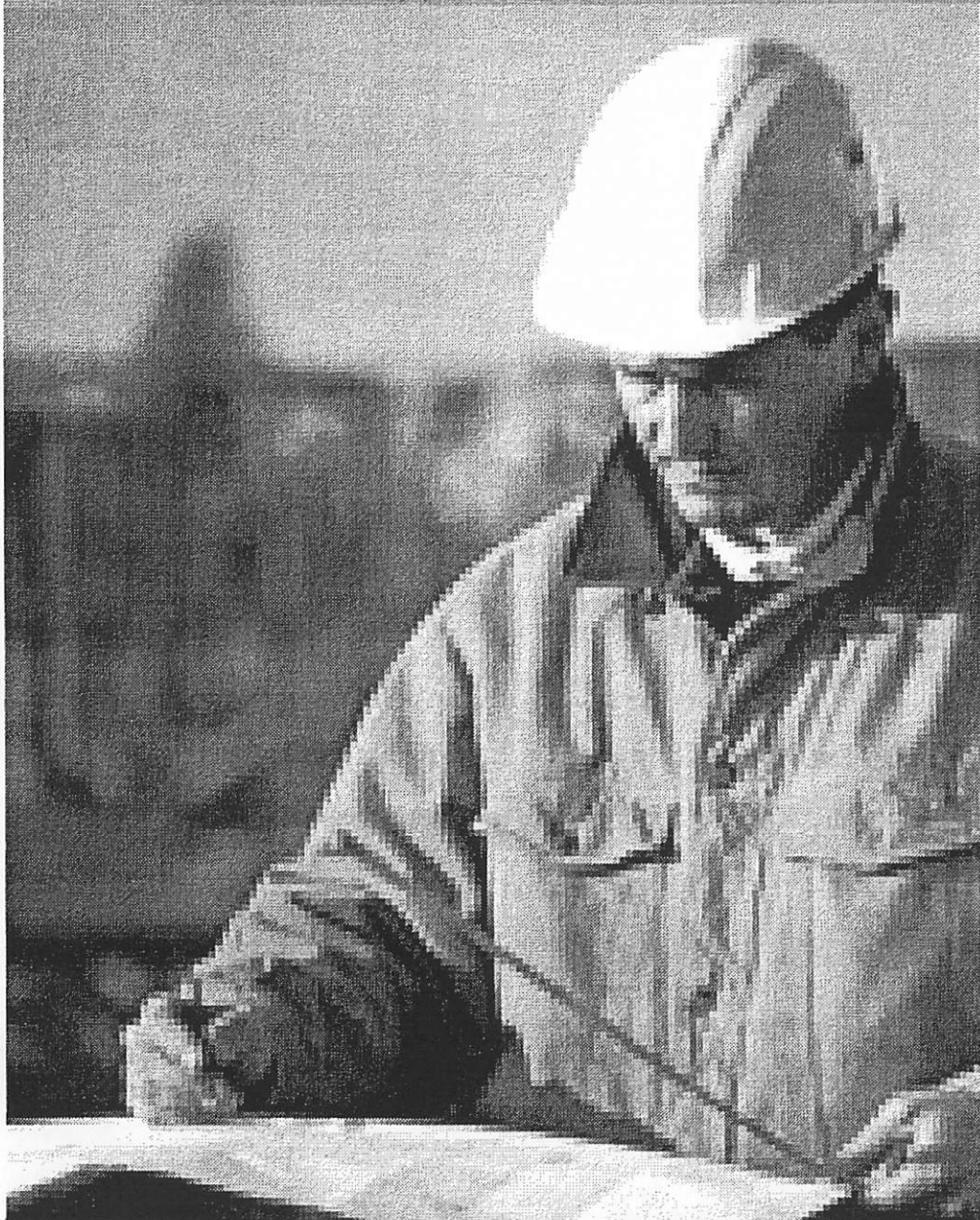
PROJECT PROFILES



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How the
Joint Development Program
Operates



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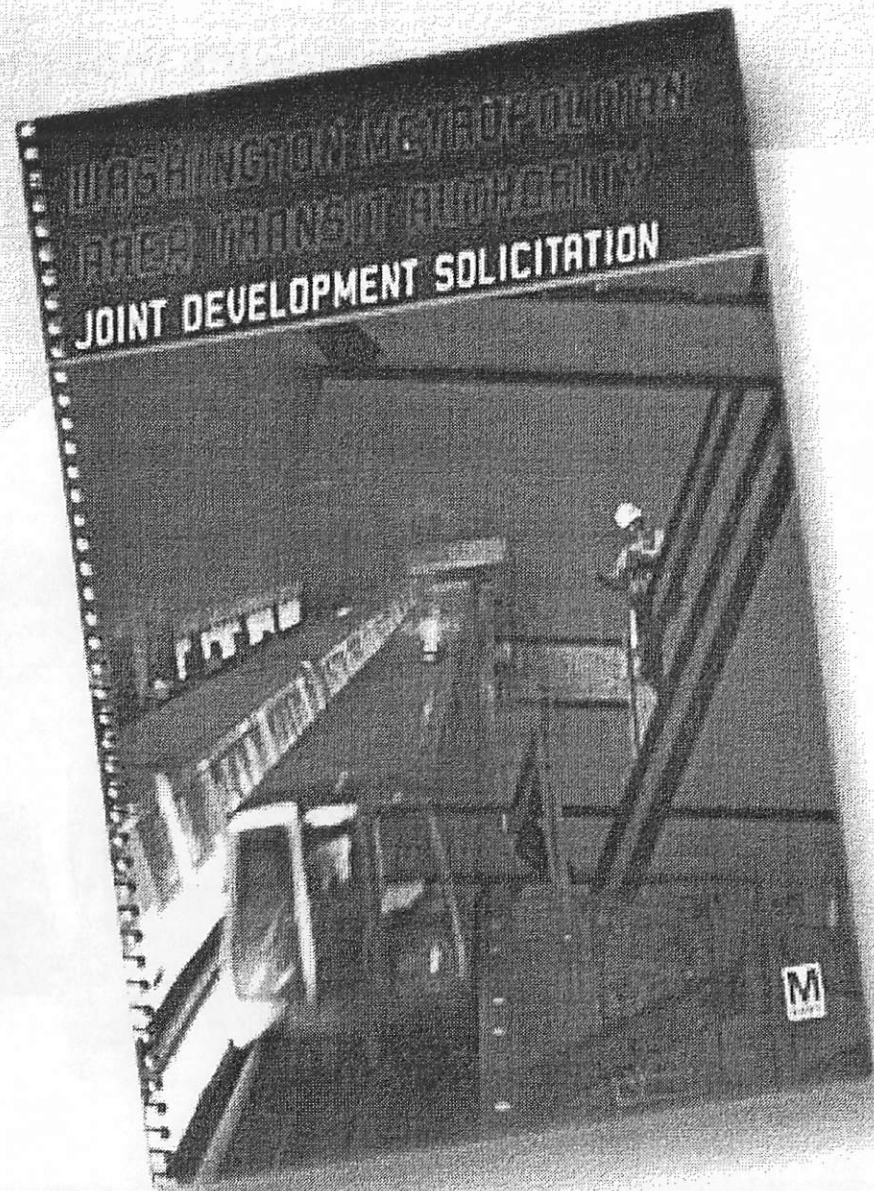
Work with local communities to determine land use needs and community preferences



U 51 / African-American Civil War Memorial / Cardozo



**Solicit
private sector
development
interest**





Select preferred developer, with local government assistance

How the Joint Development Program Operates



OVERVIEW



JOINT DEVELOPMENT



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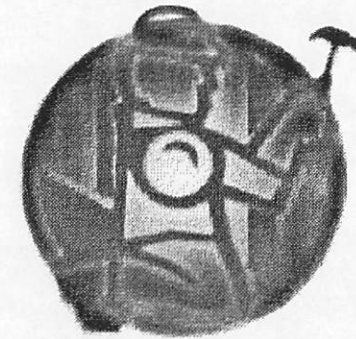
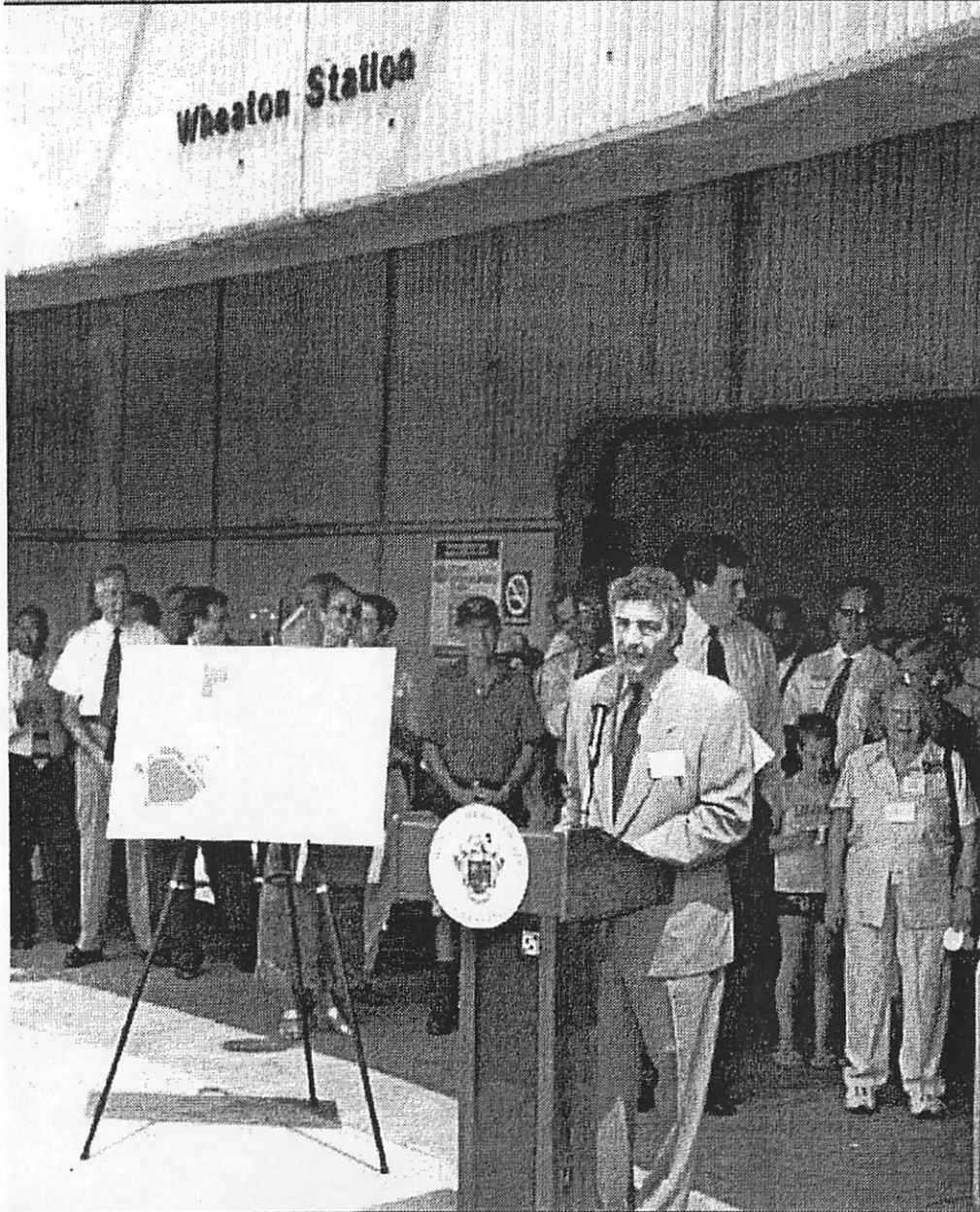
PROJECT PROFILES



CONCLUSION



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**What WMATA
Looks for from its
Development Partners**



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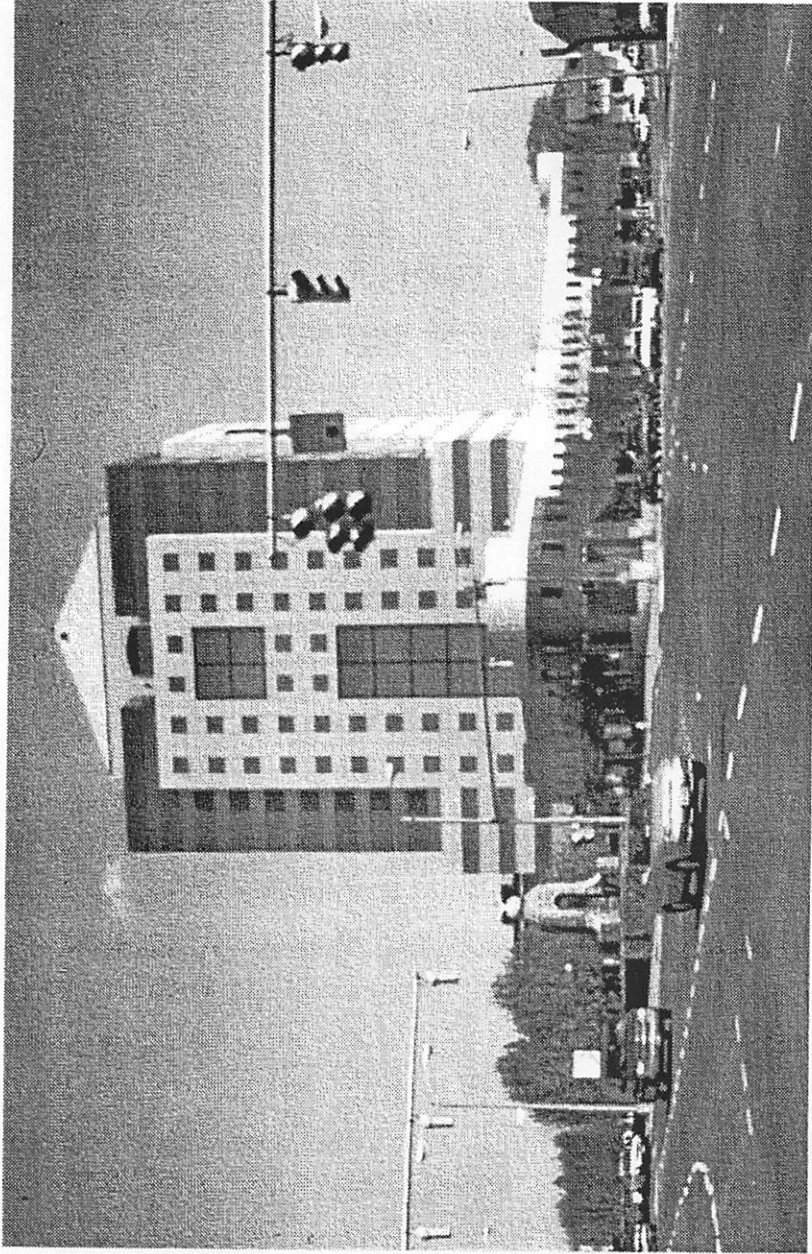


**Demonstrated track record
and an ability to perform**

**Financial soundness and
reputation for quality
development**



What WMATA looks for from its Development Partners



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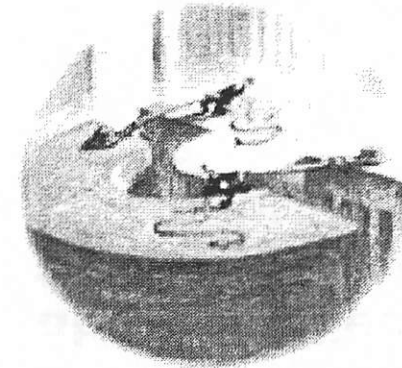
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Ballston
 U Street
 Bethesda Metro Center
 MD1 Connecticut Avenue
 Gallery Place
 White Flint
 Creighton
 New Carrollton
 Huntington



Project Profiles
Impact of Joint
Development on
Washington Area



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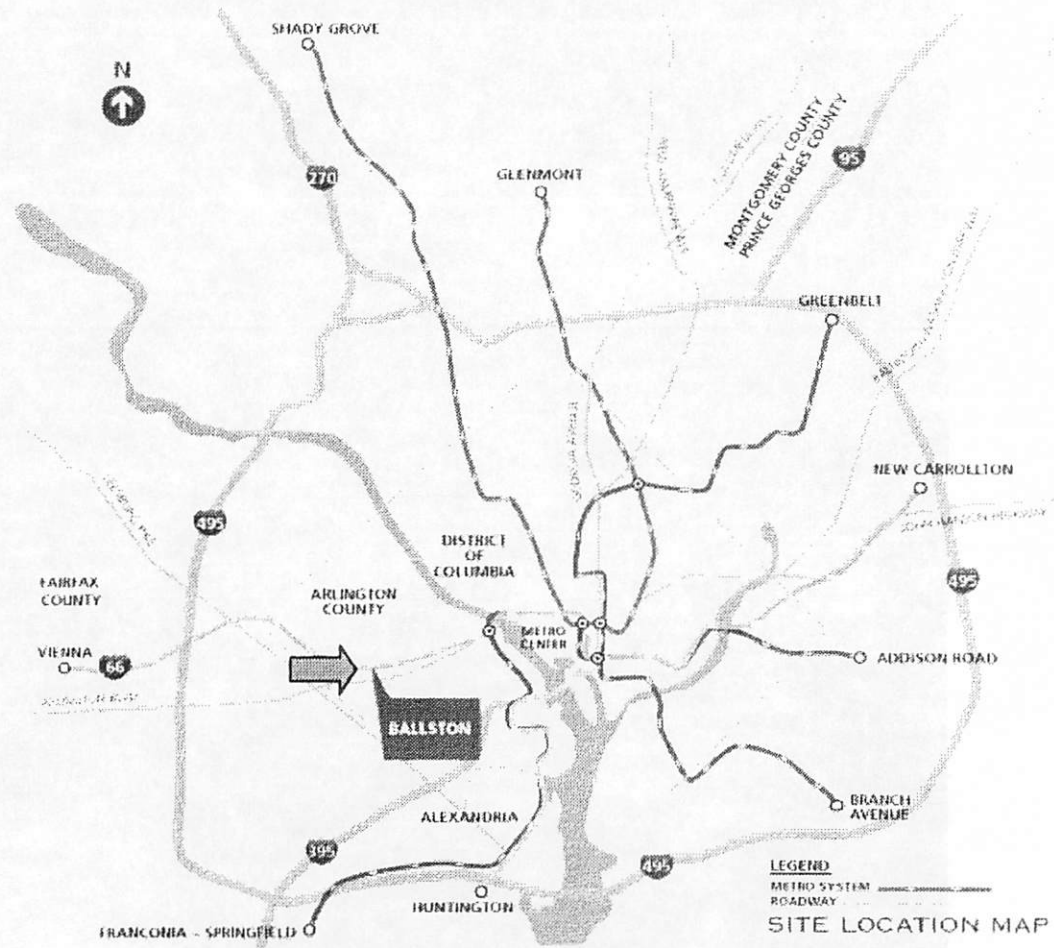
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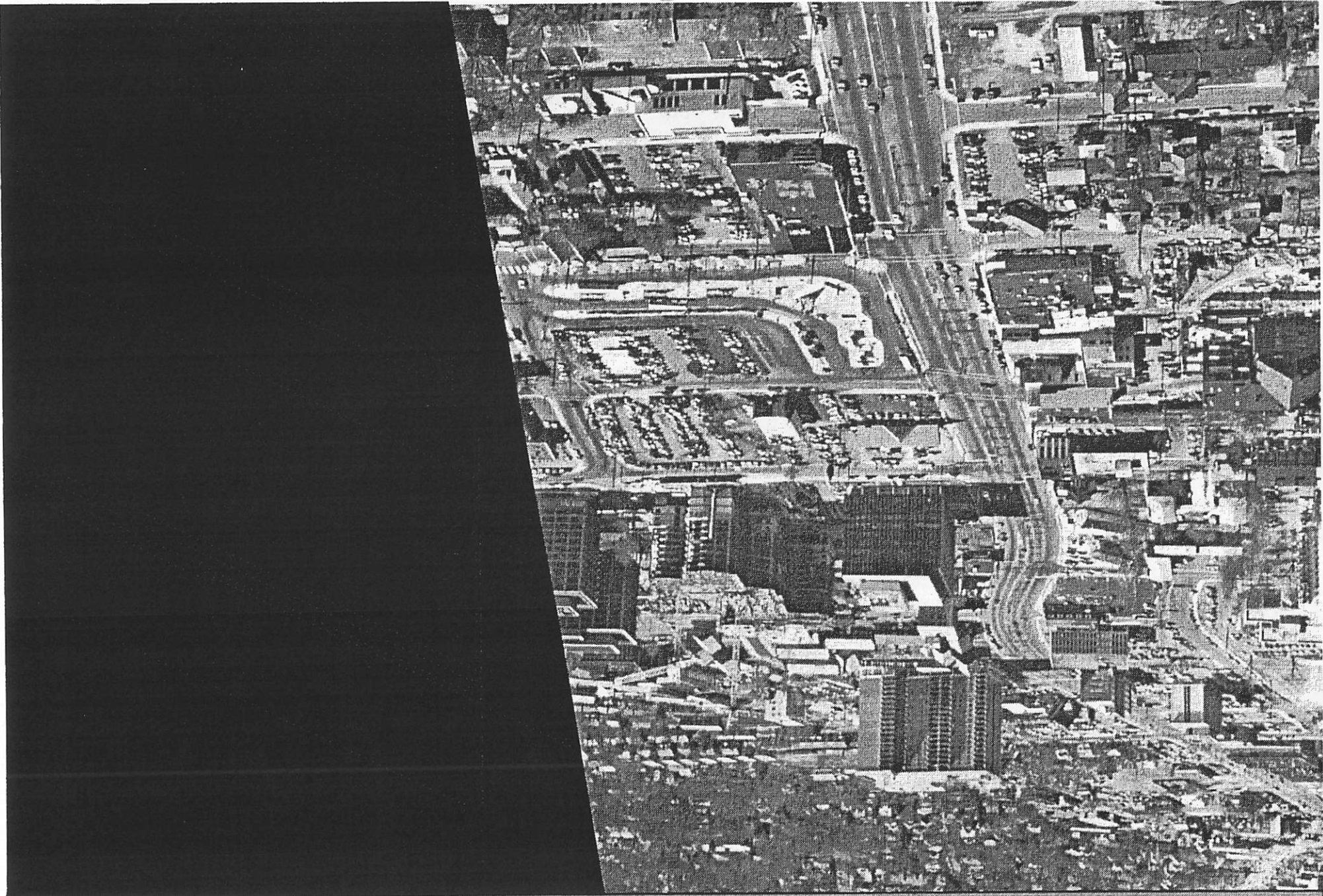


Ballston _____

Information for
new users
about the site

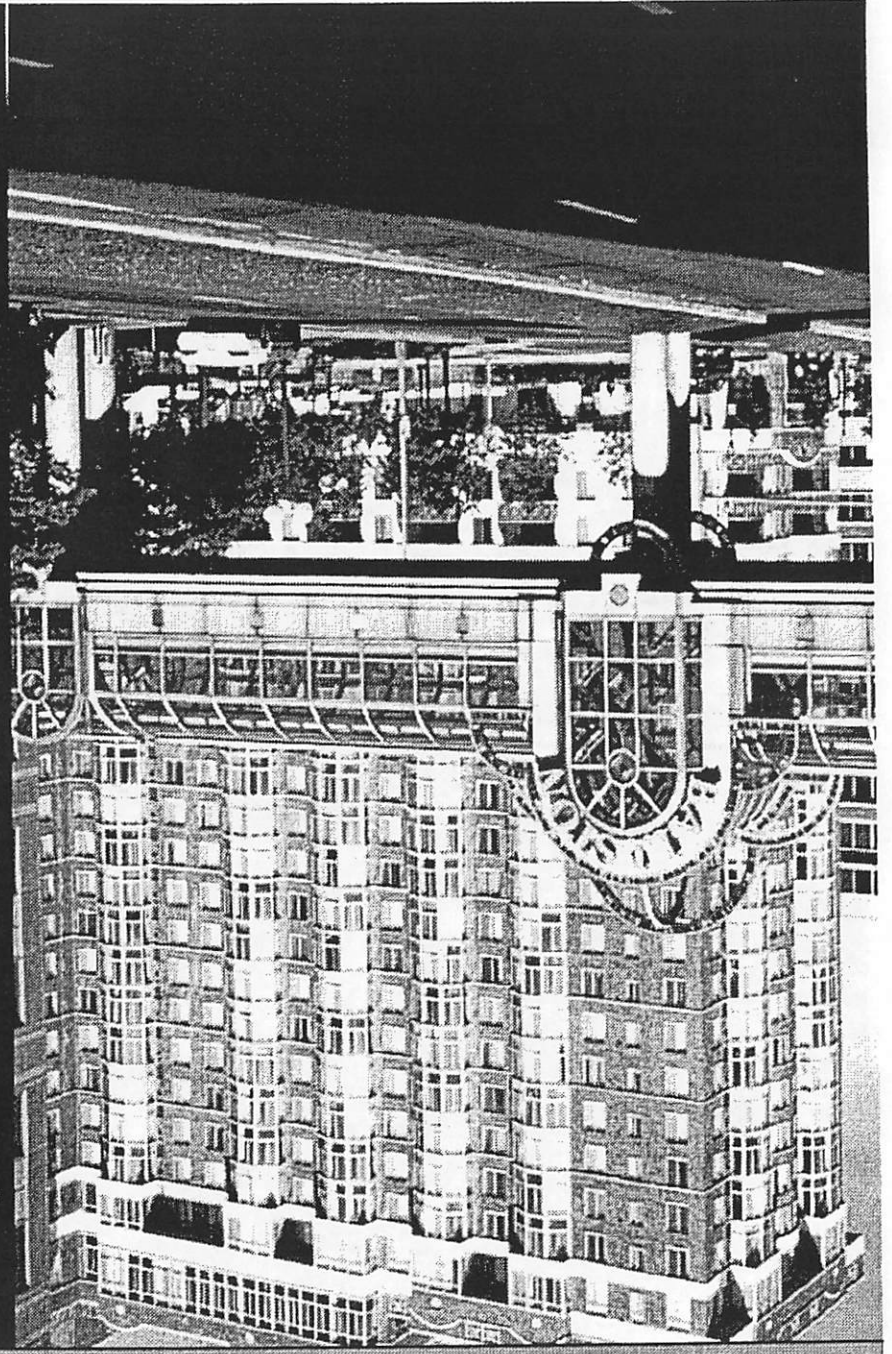
**Located in
Arlington, VA,
about 5 miles
from downtown
Washington**





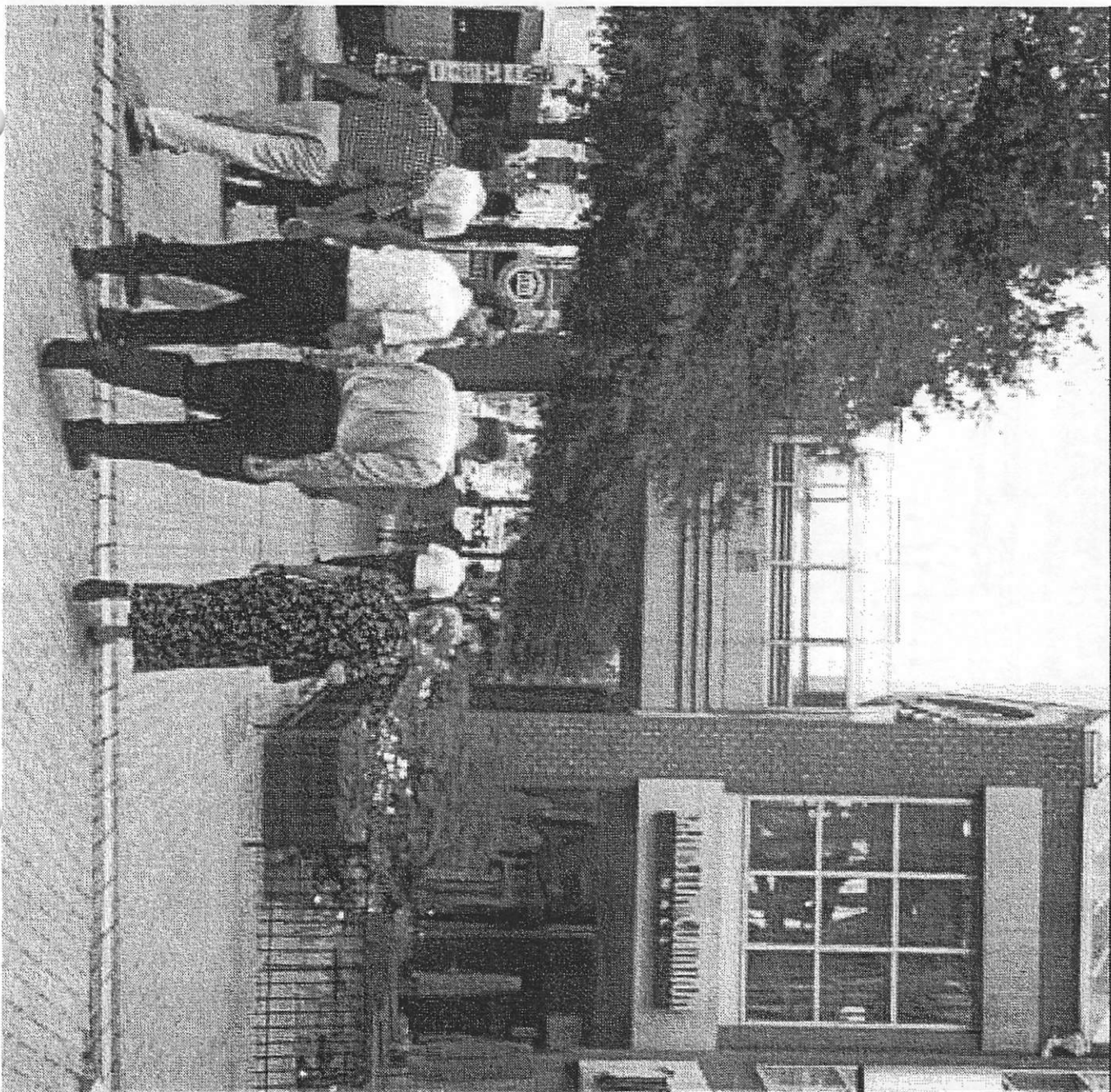
Project Profile

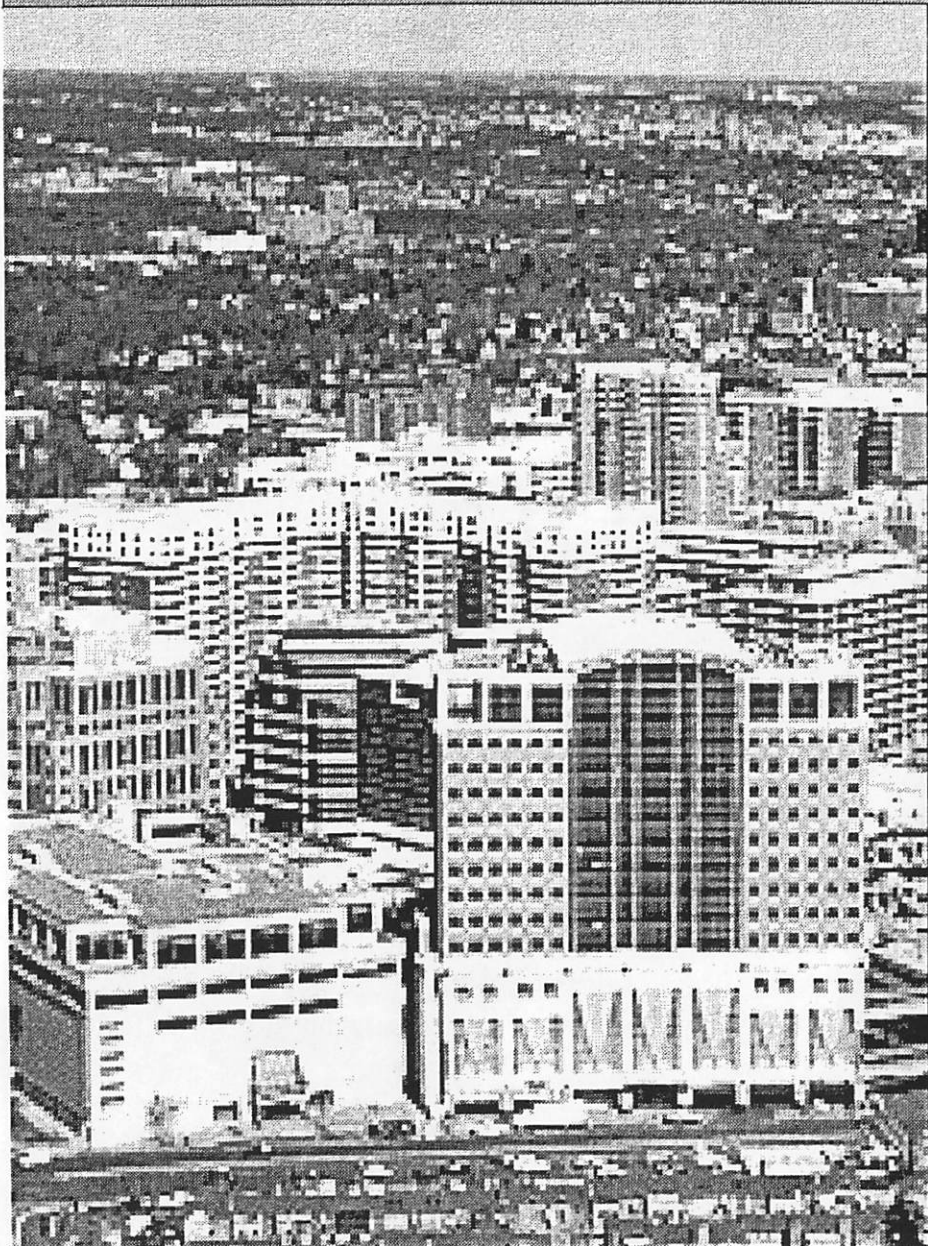




Project Profile







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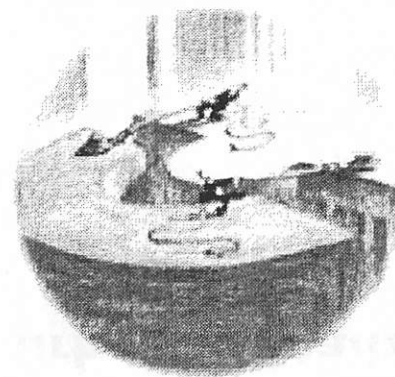
CONCLUSION



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Ballston
 U Street
 Bethesda Metro Center
 1101 Connecticut Avenue
 Gallery Place
 White Flint
 Greenbelt
 New Carrollton
 Huntington



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Impact of Joint
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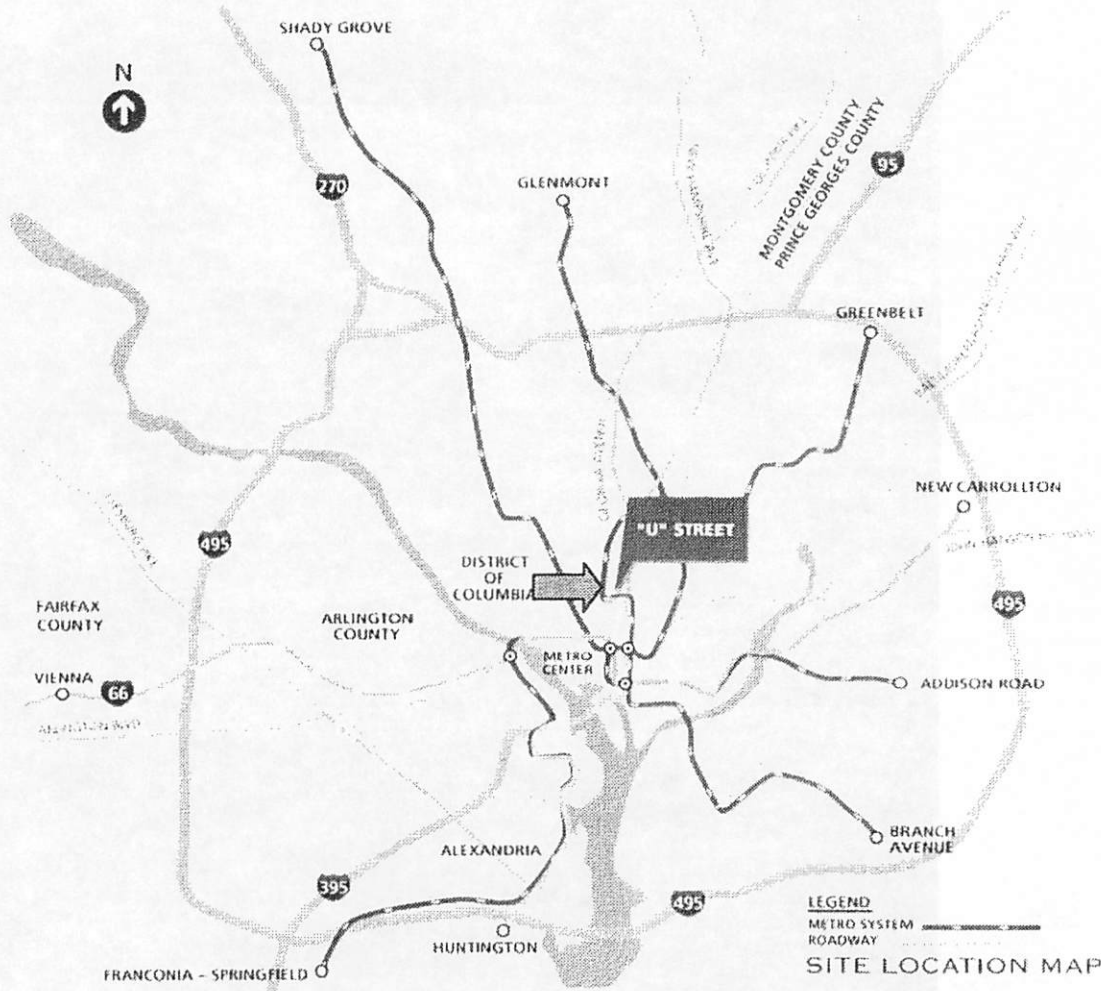
PROJECT PROFILES



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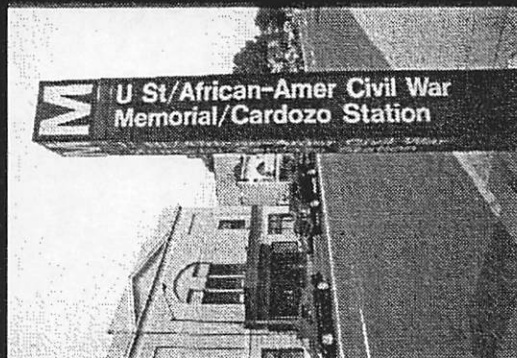
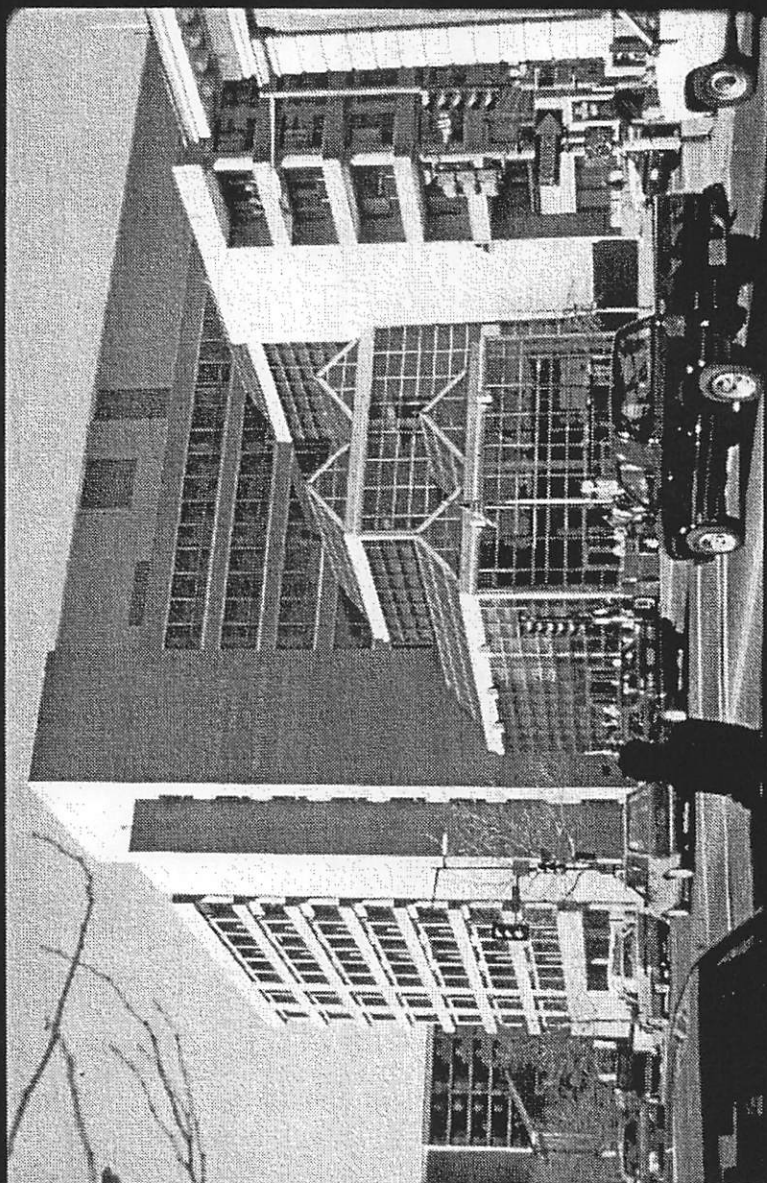
“U” Street _____

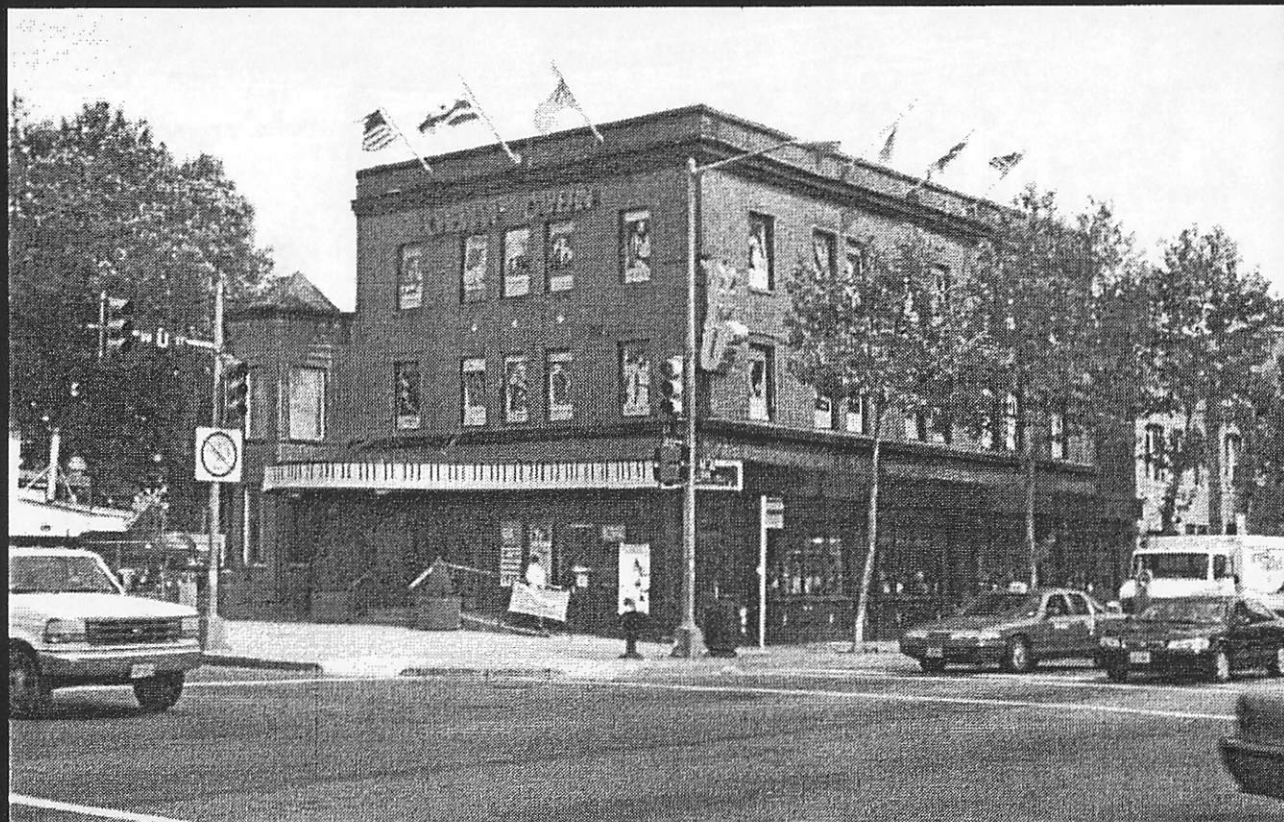
Classic example of urban revitalization



Project Profile









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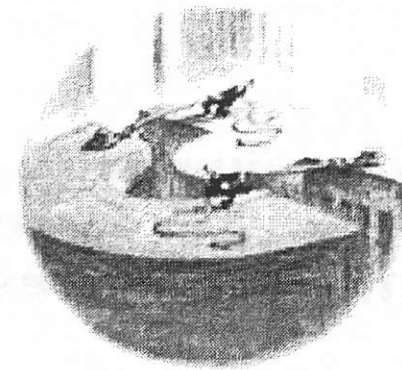
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Ballston
 U Street
 Annapolis Metro Center
 101 Connecticut Avenue
 Gallery Place
 White Flint
 Greenbelt
 New Carrollton
 Huntington



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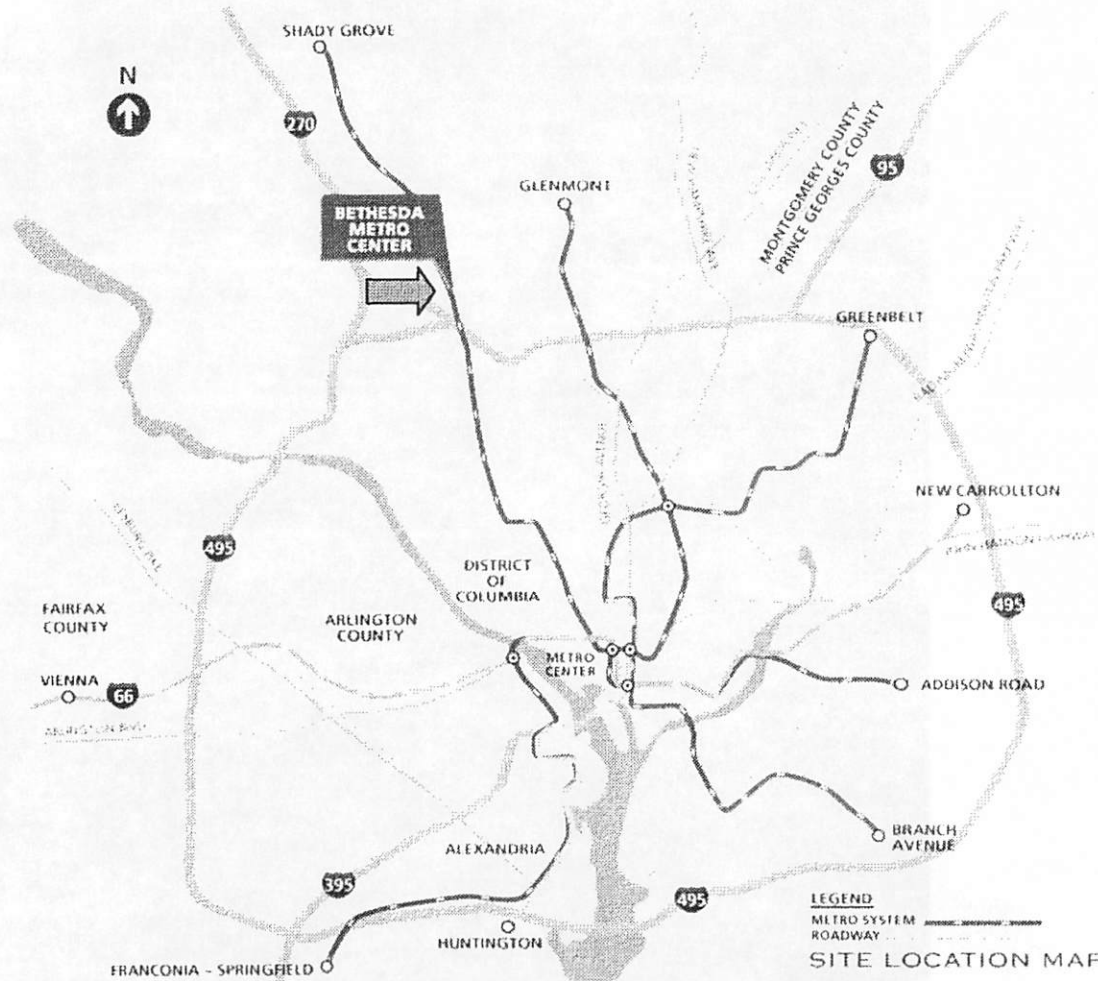
CONCLUSION



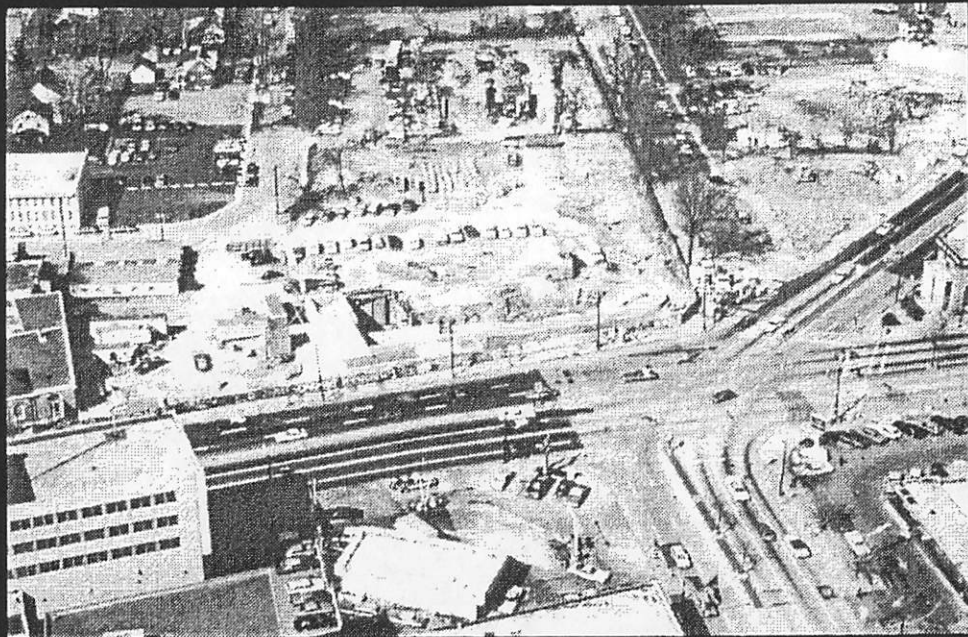
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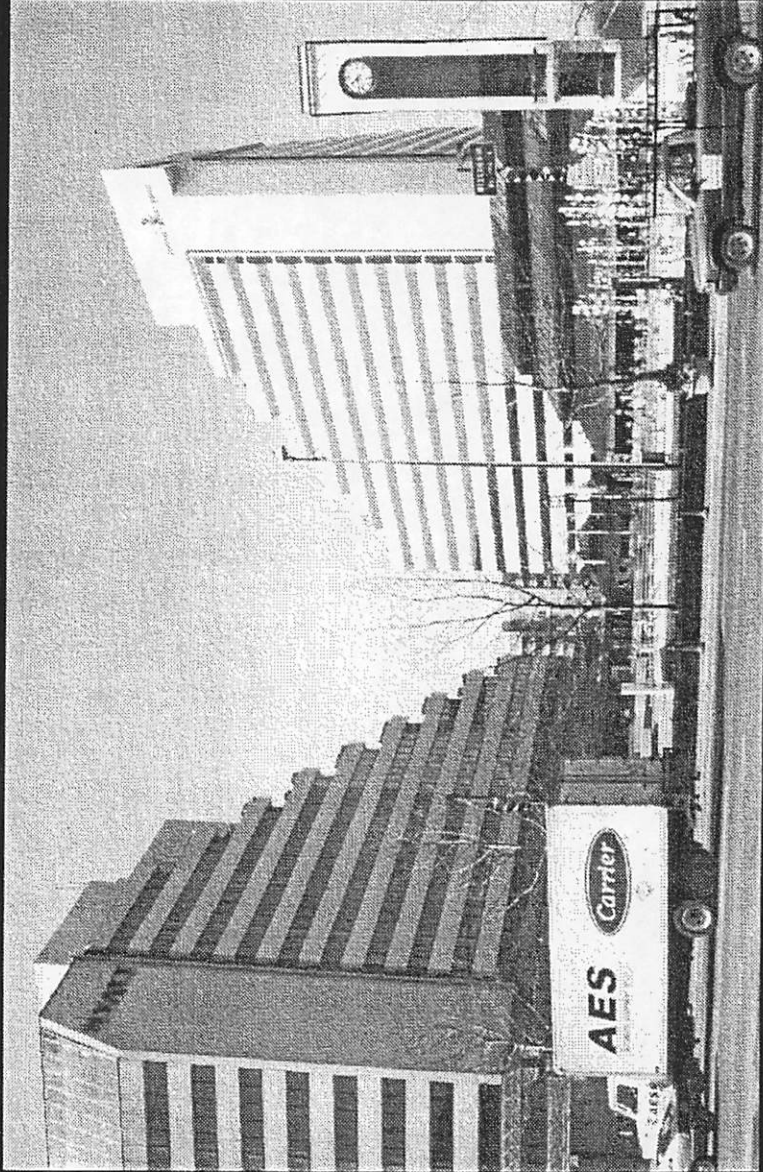


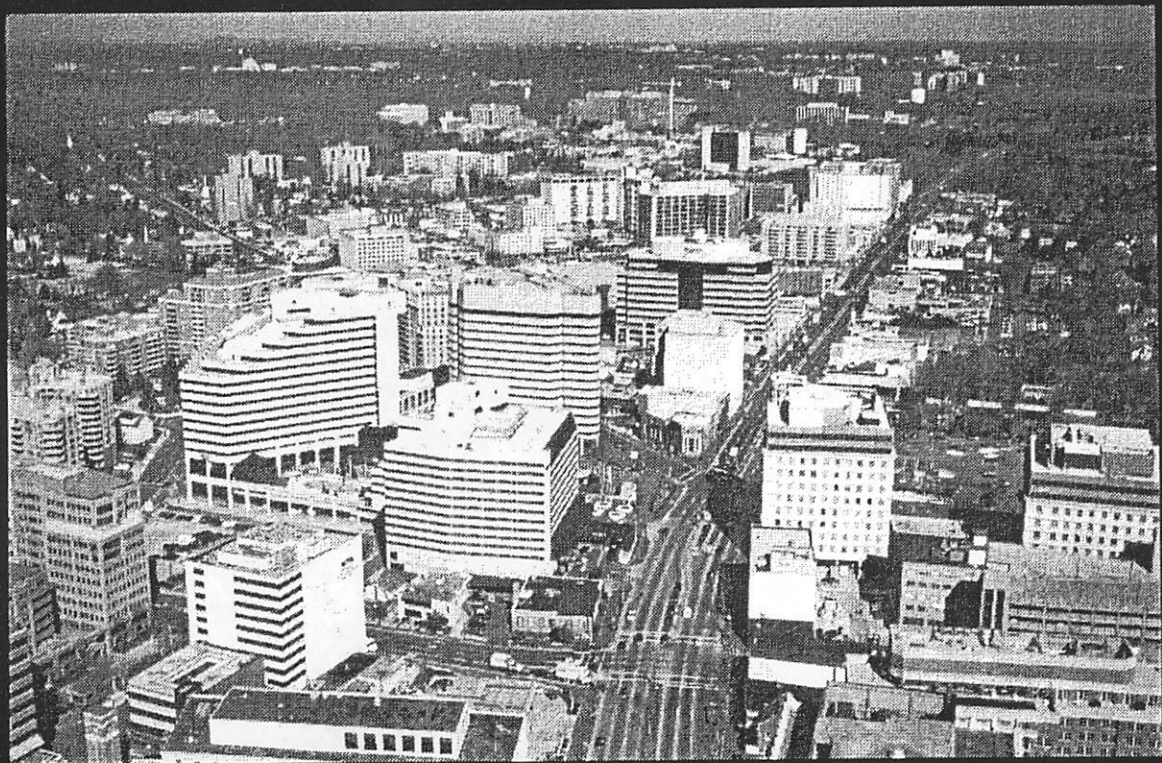
Bethesda Metro Center _____



Example of multi-modal transit hub stimulating surrounding development







OVERVIEW



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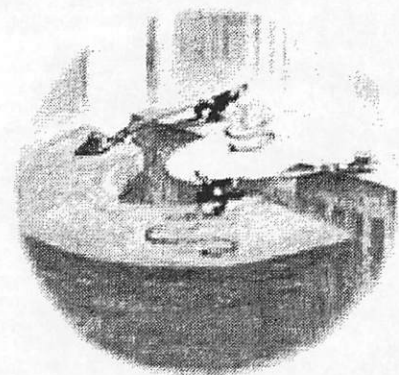
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Ballston
 Downtown
 Elmsford Metro Center
 Elmsford Commercial Avenue
 Gallery Place
 White Flint
 Rockwell
 New Carrollton
 Huntington



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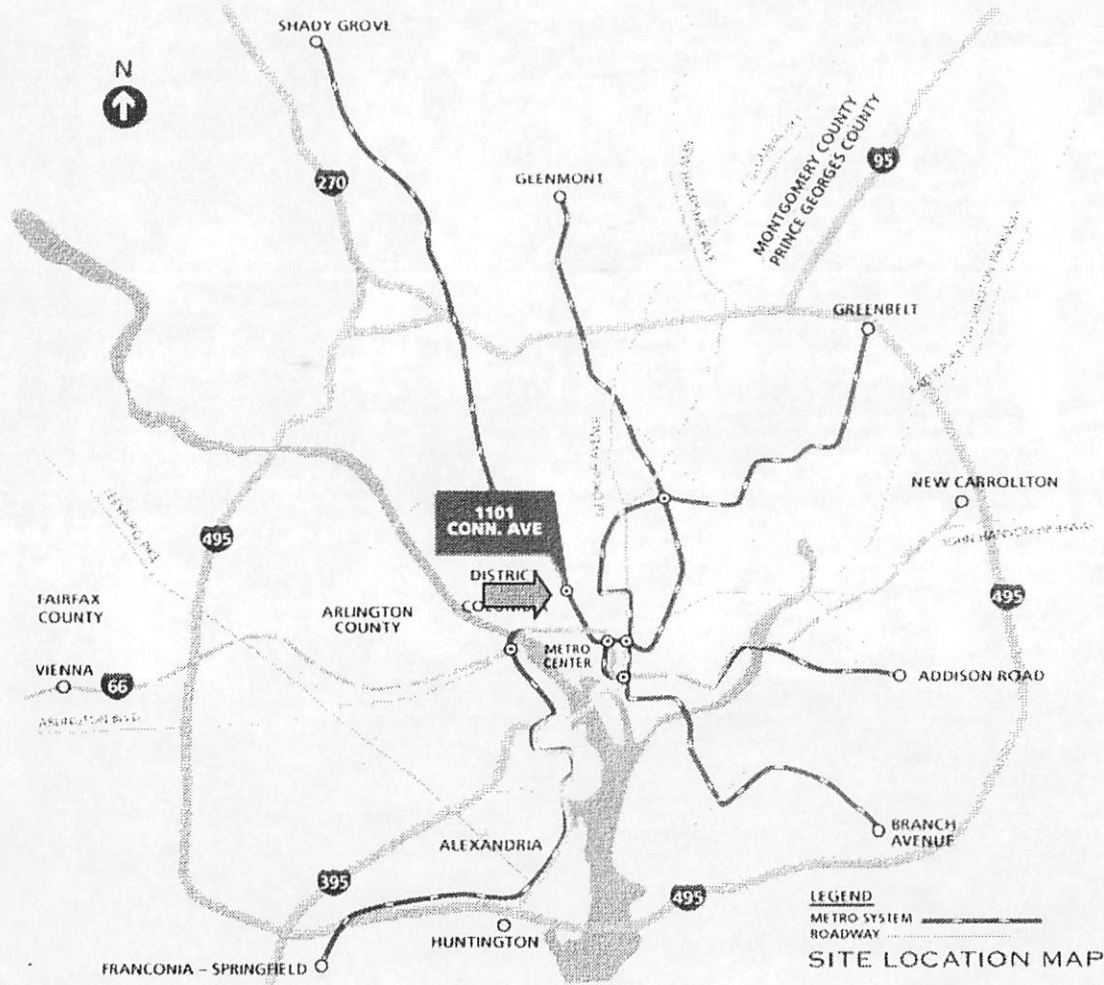
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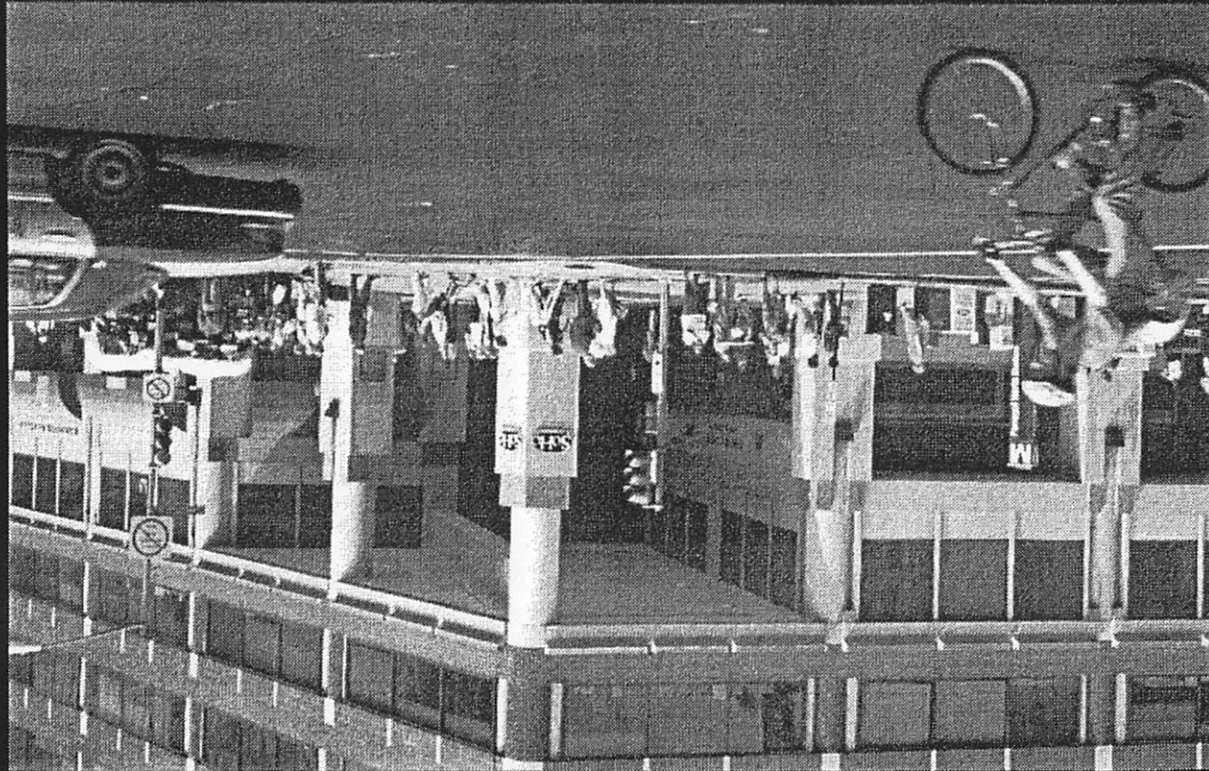
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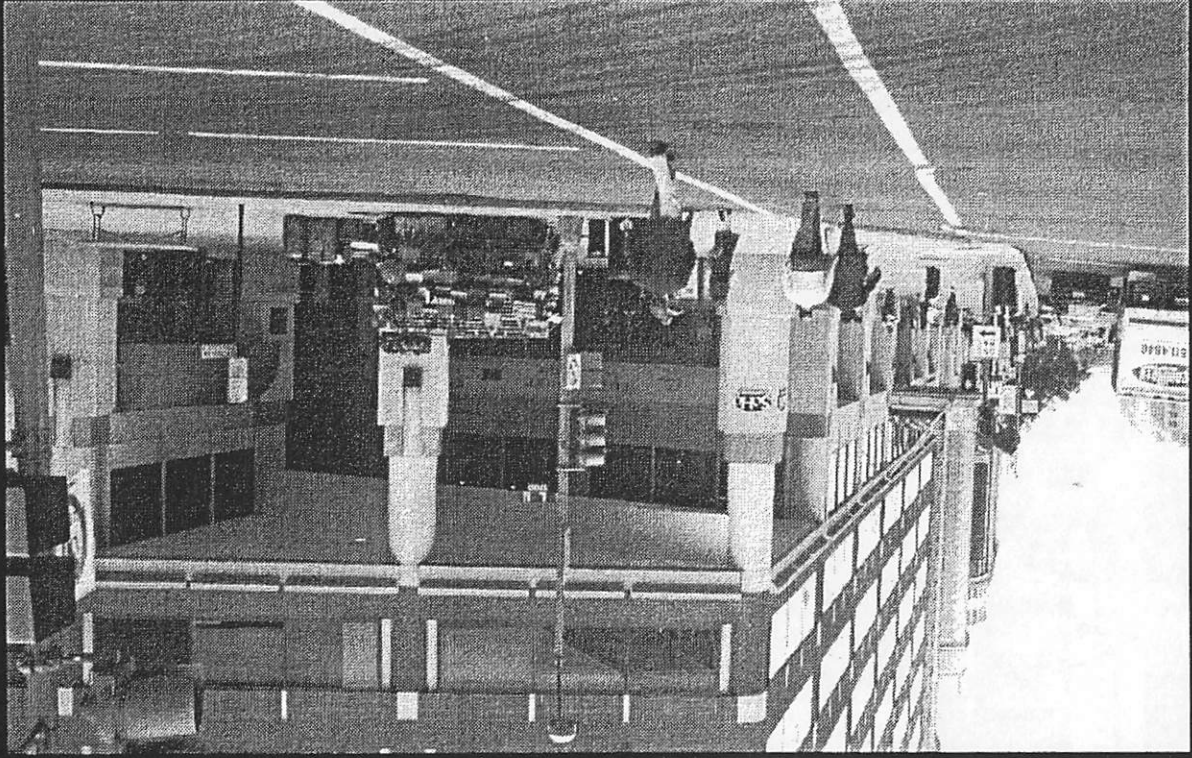


1101 Connecticut Avenue



On one of the most prestigious avenues in downtown Washington







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JOINT DEVELOPMENT



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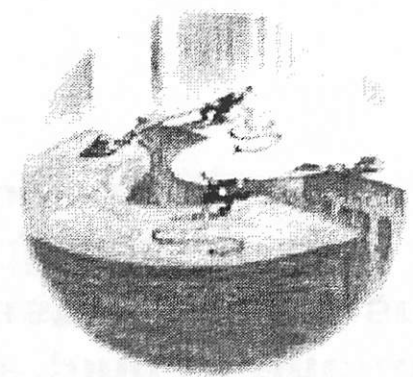
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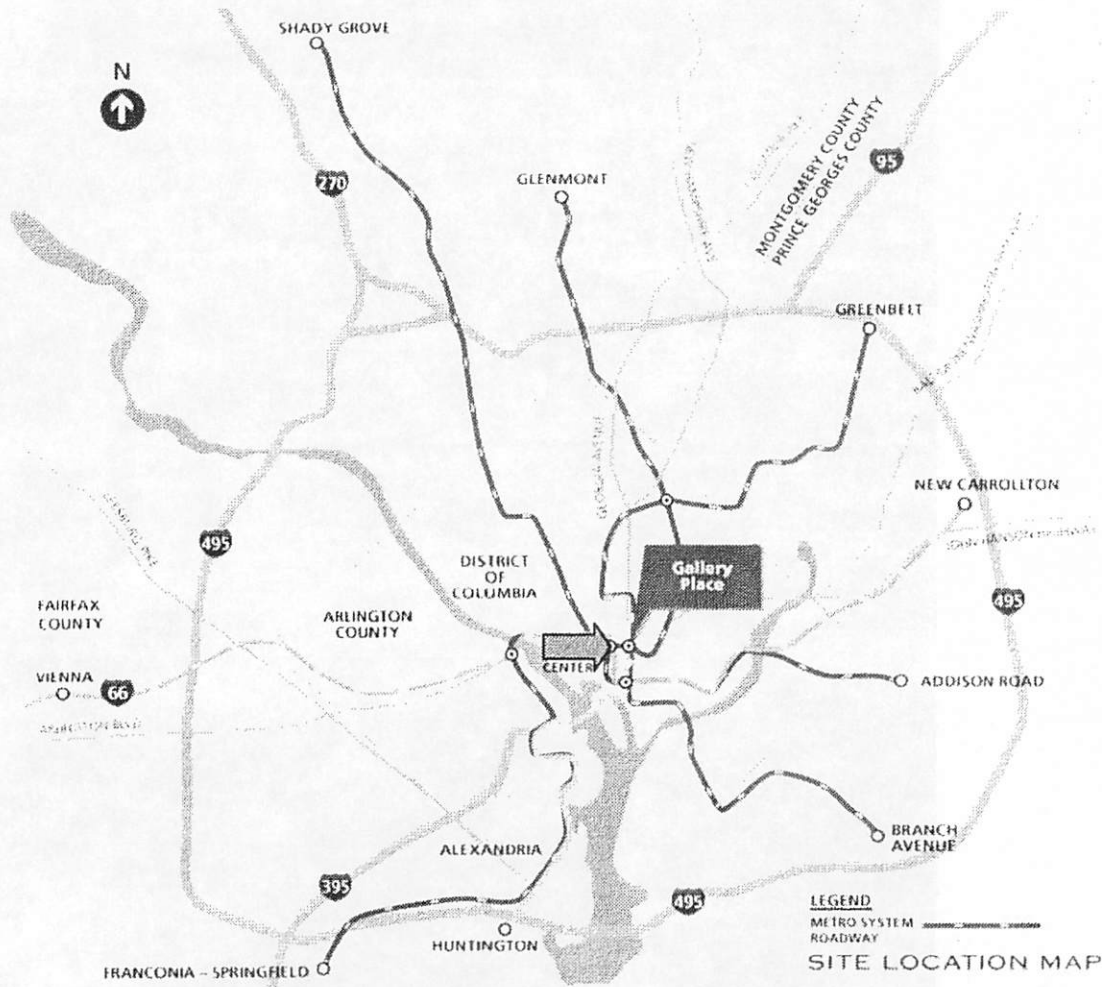


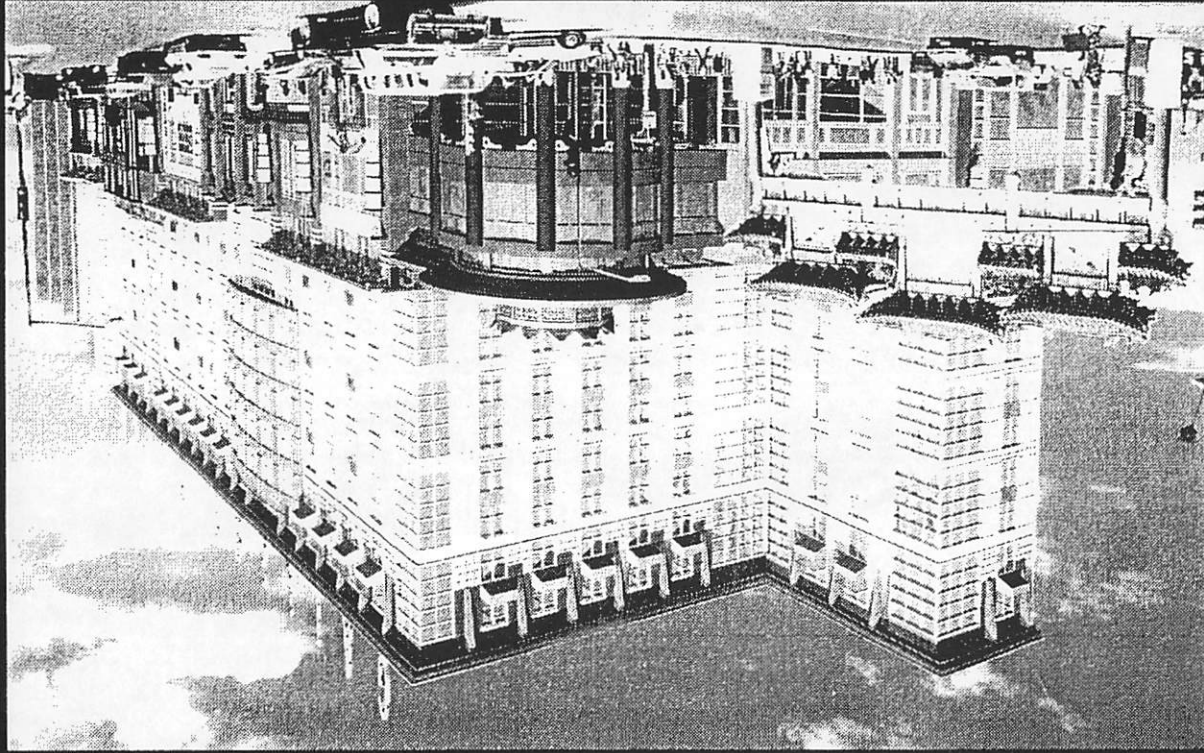
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Gallery Place _____

**Helping to anchor
east end of Washington,
adjacent to the
downtown arena**








AMC 21

Jillian's



Borders

**Yet another WMATA
Joint Development project**



OVERVIEW



JOINT DEVELOPMENT



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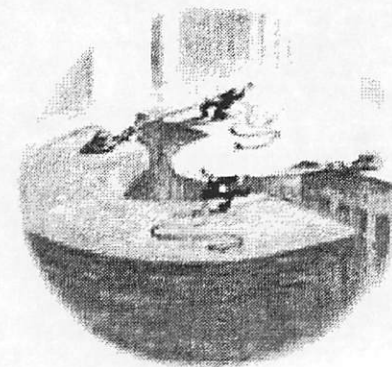
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Ballston
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Bethesda Metro Center
101 Connecticut Avenue
Gallery Place
White Flint
Greenbelt
New Carrollton
Huntington



Project Profiles

Impact of Joint Development on Washington Area



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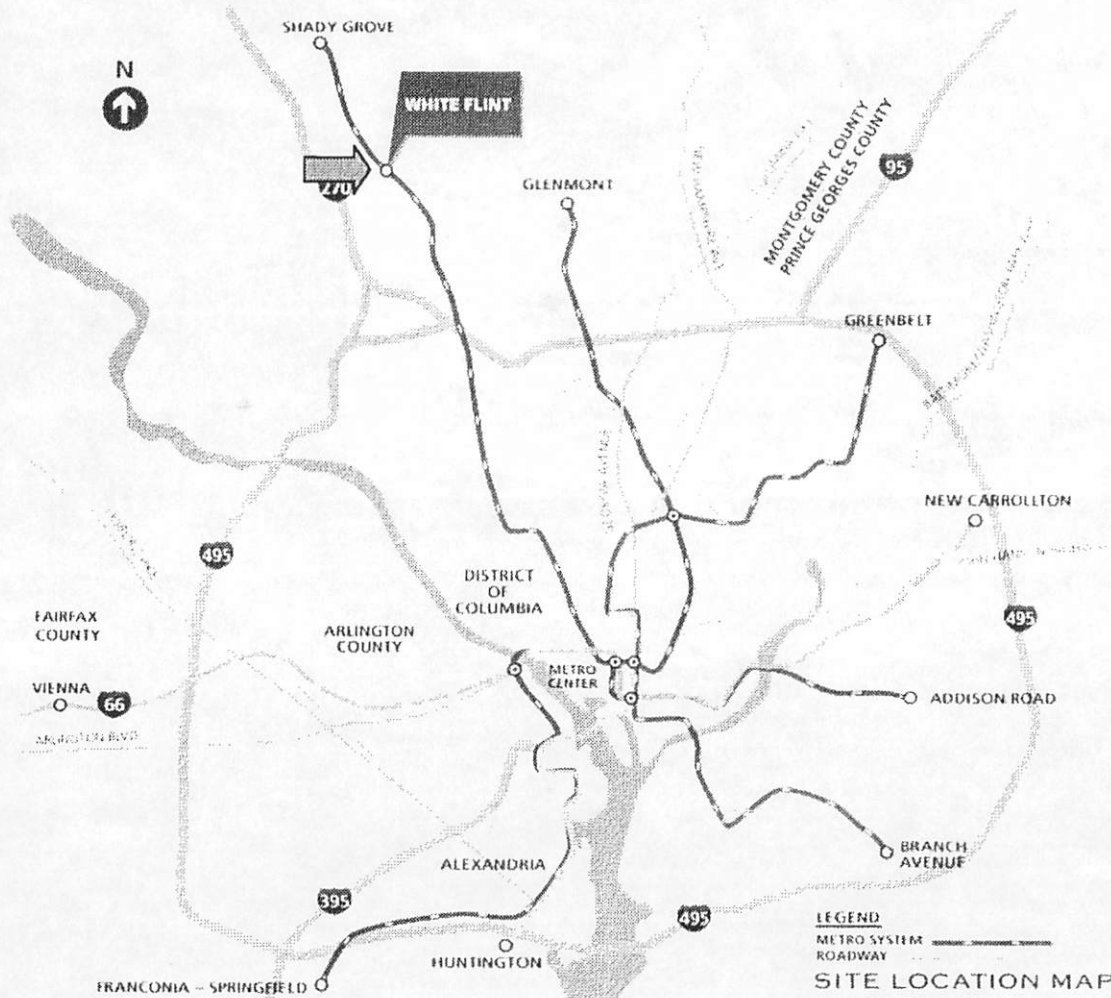
CONCLUSION



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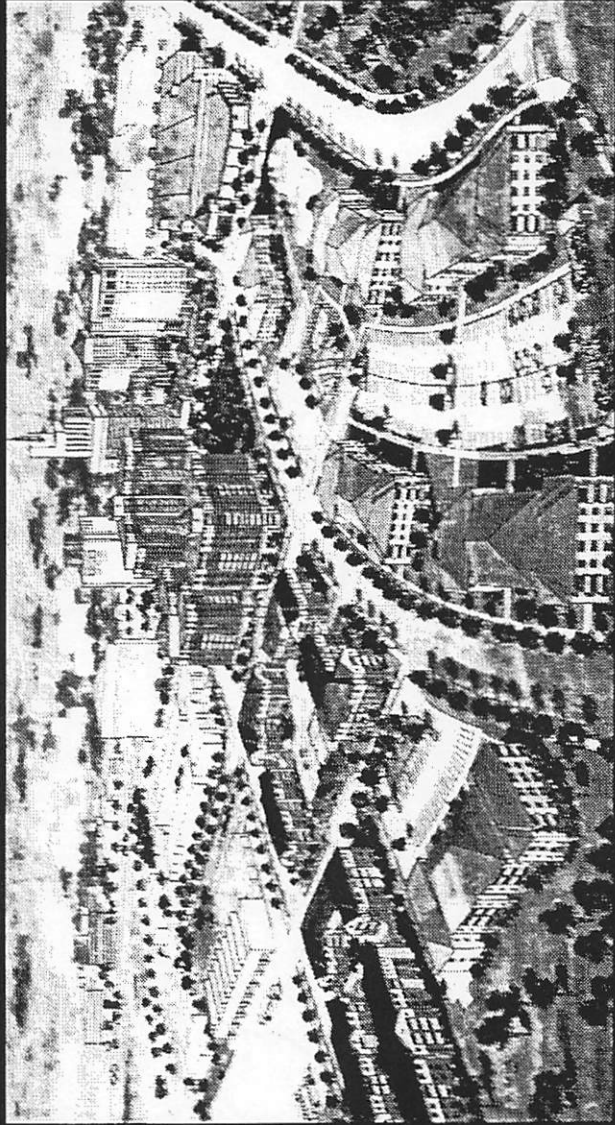
White Flint _____



**34-acre,
WMATA-owned site
on Rockville Pike
in Montgomery
County, MD**



Project Profile





White Flint _____

WMATA's Most Sophisticated Deal:



Smartest of Smart Growth—a compact, mixed-use, walkable community

Nationally known Master Developer

**Nine time-phased ground leases—
55-years ground rent prepaid by phase**

**Generates more Joint Development rent
than any other WMATA project**

**New Town Center for North Bethesda area:
Over 15% of the commercial space and
nearly 25% of the residential space
in downtown Bethesda**



OVERVIEW



JOINT DEVELOPMENT



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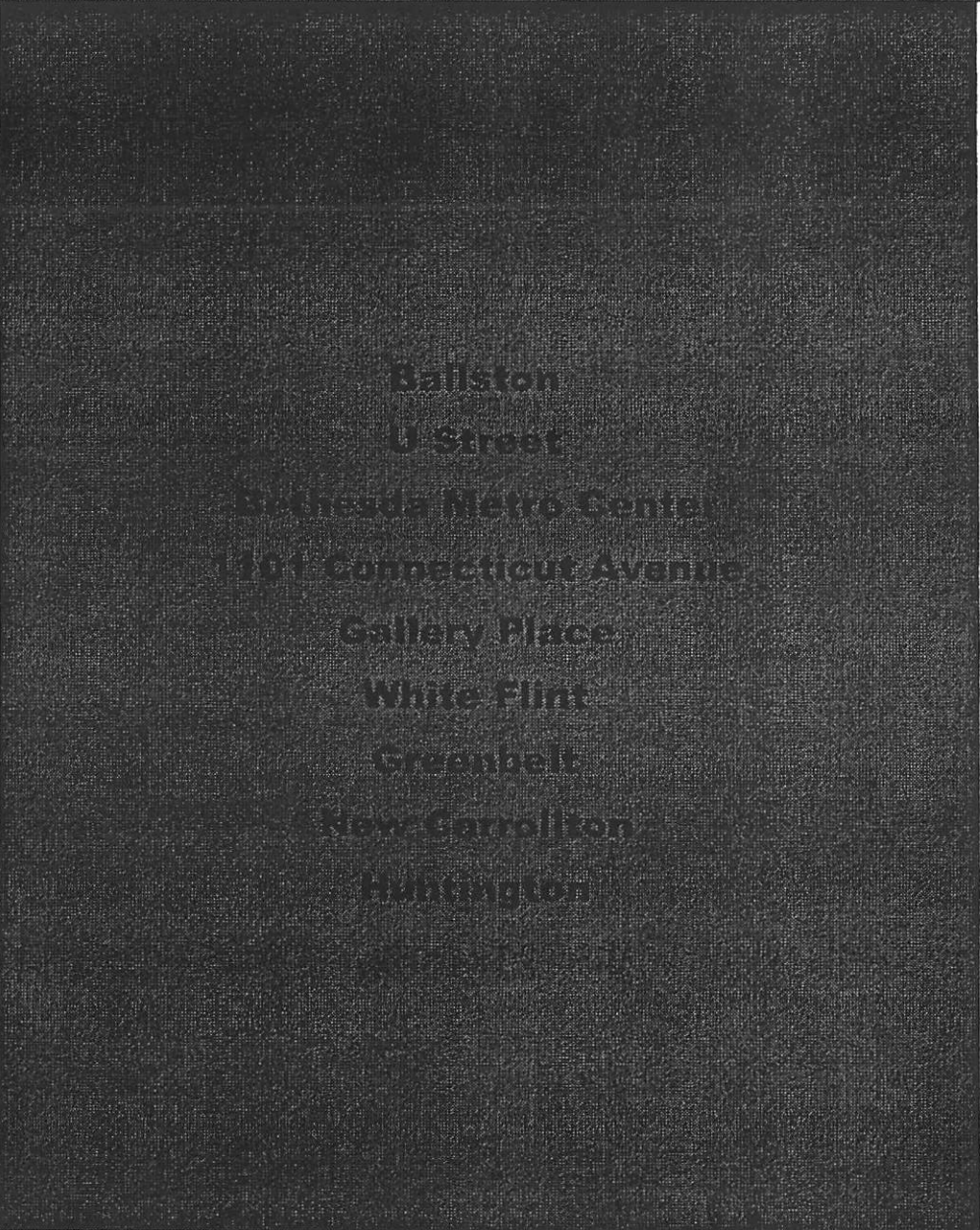
PROJECT PROFILES



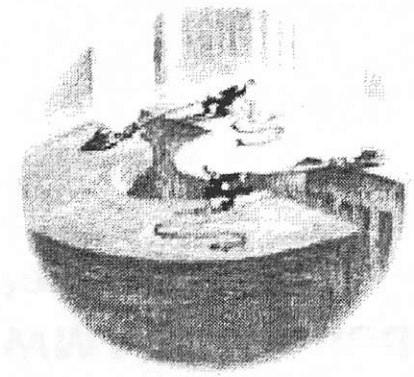
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- Ballston
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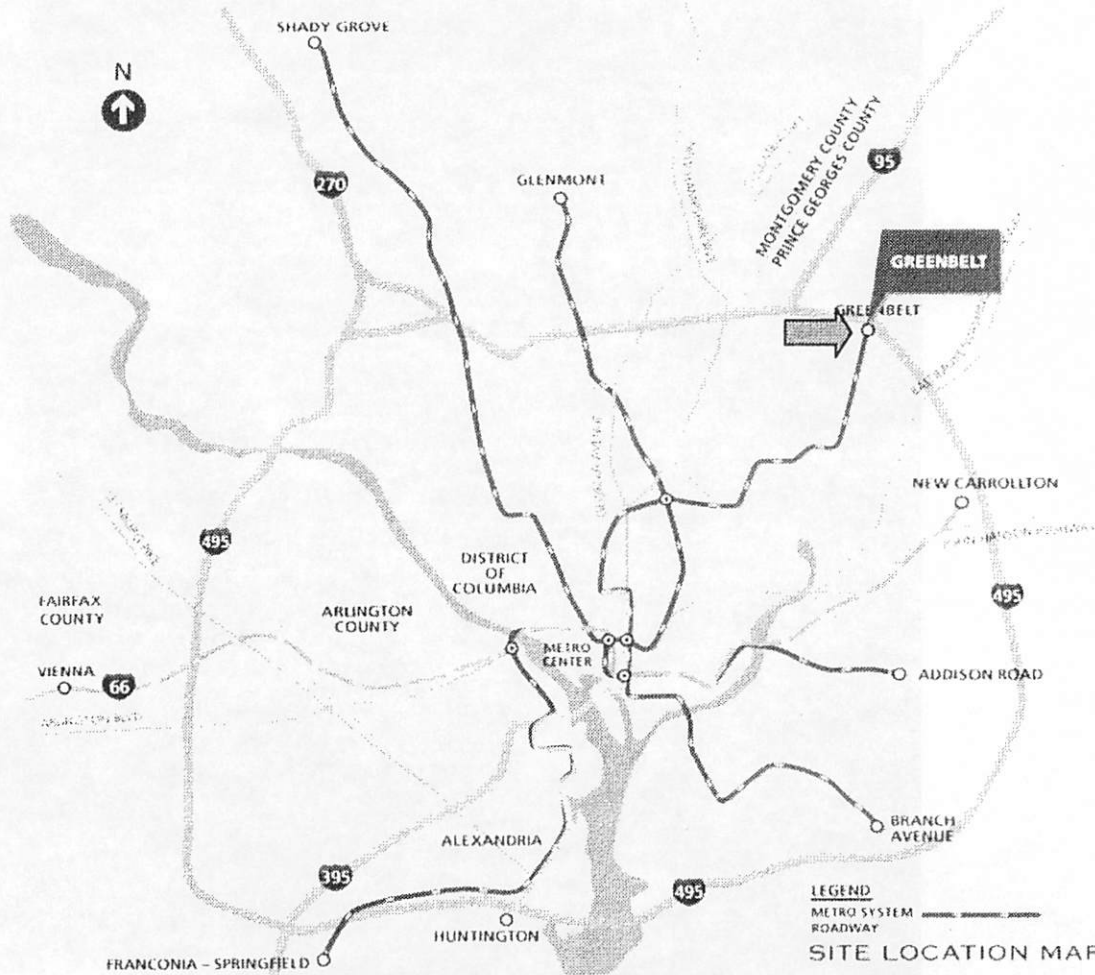
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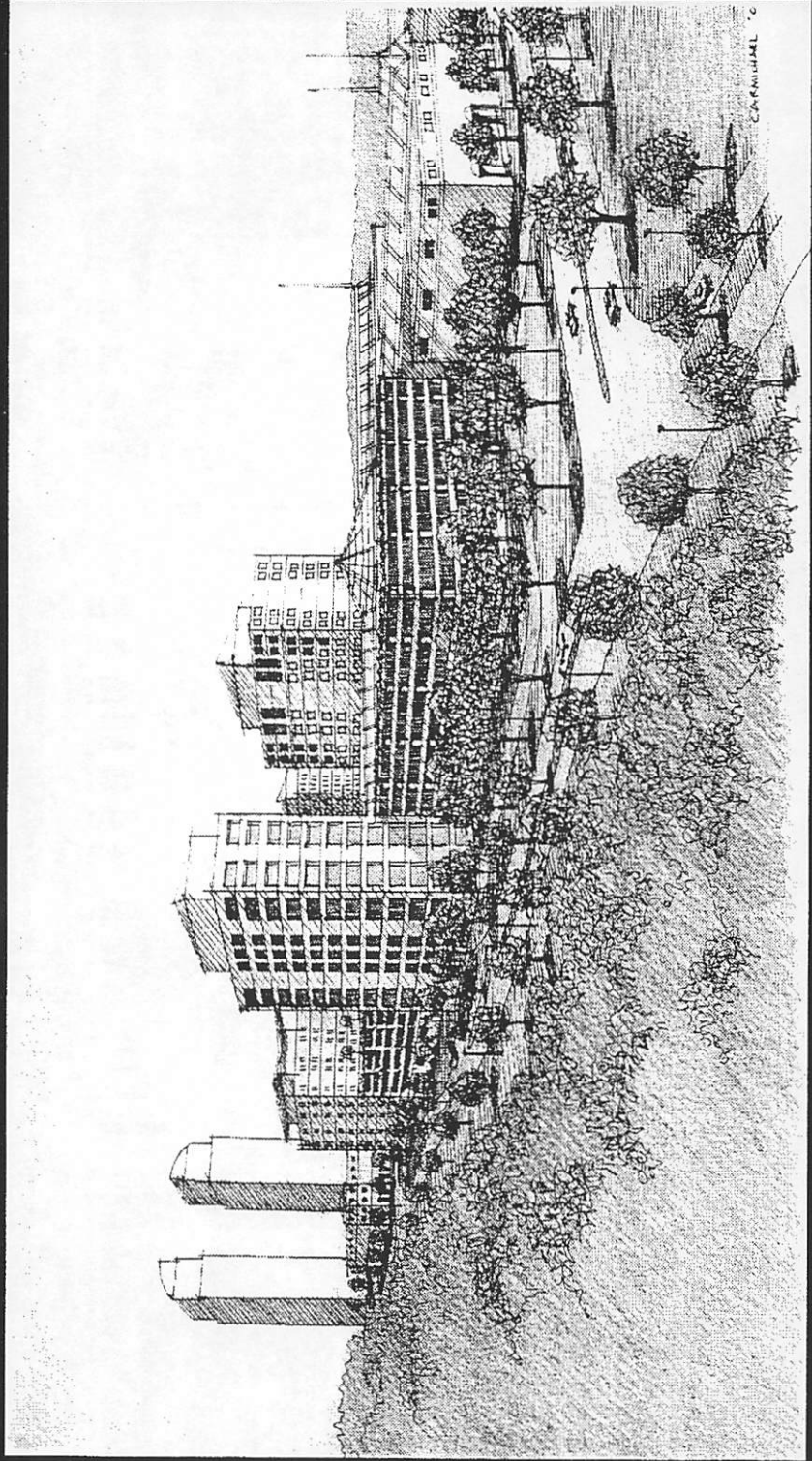


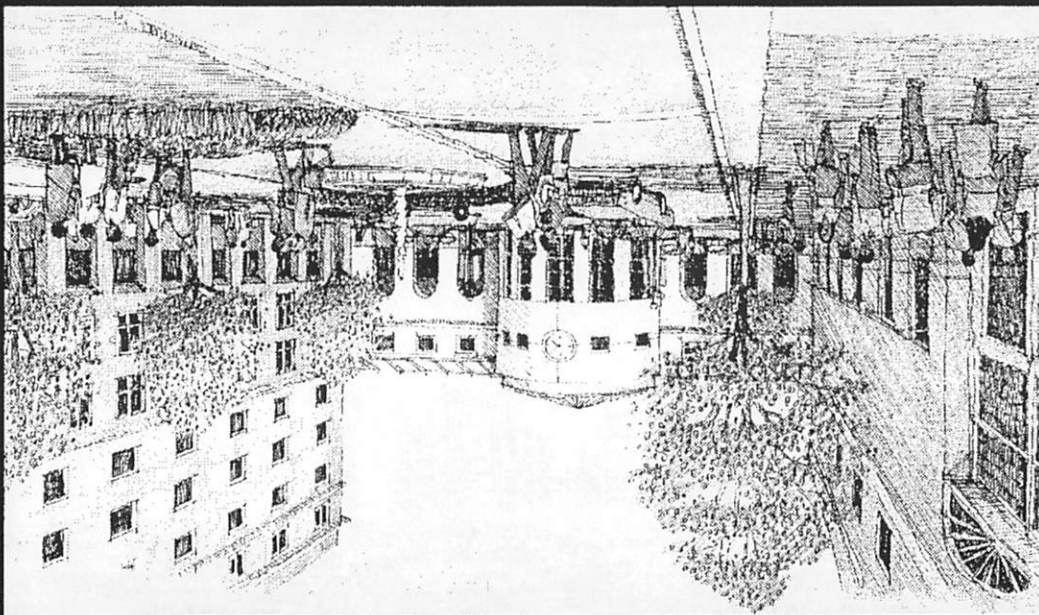
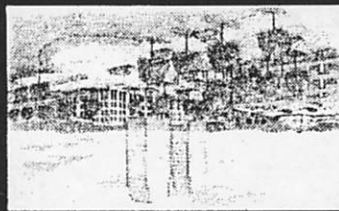
Greenbelt _____



**78-acres,
WMATA-owned
land**

Project Profile





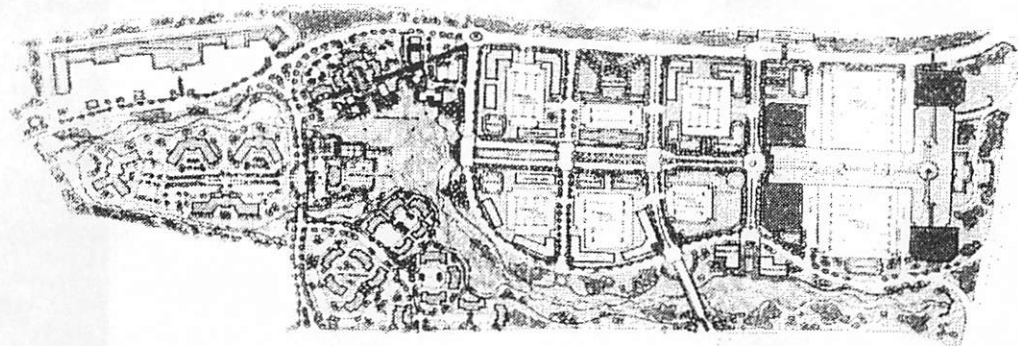


Greenbelt

Major State commitment to facilitate development:

Purchase 75 acres of wetlands

Construct Beltway interchange



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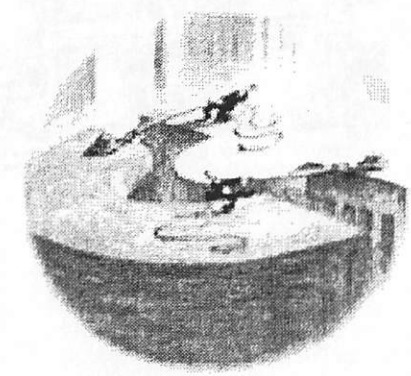
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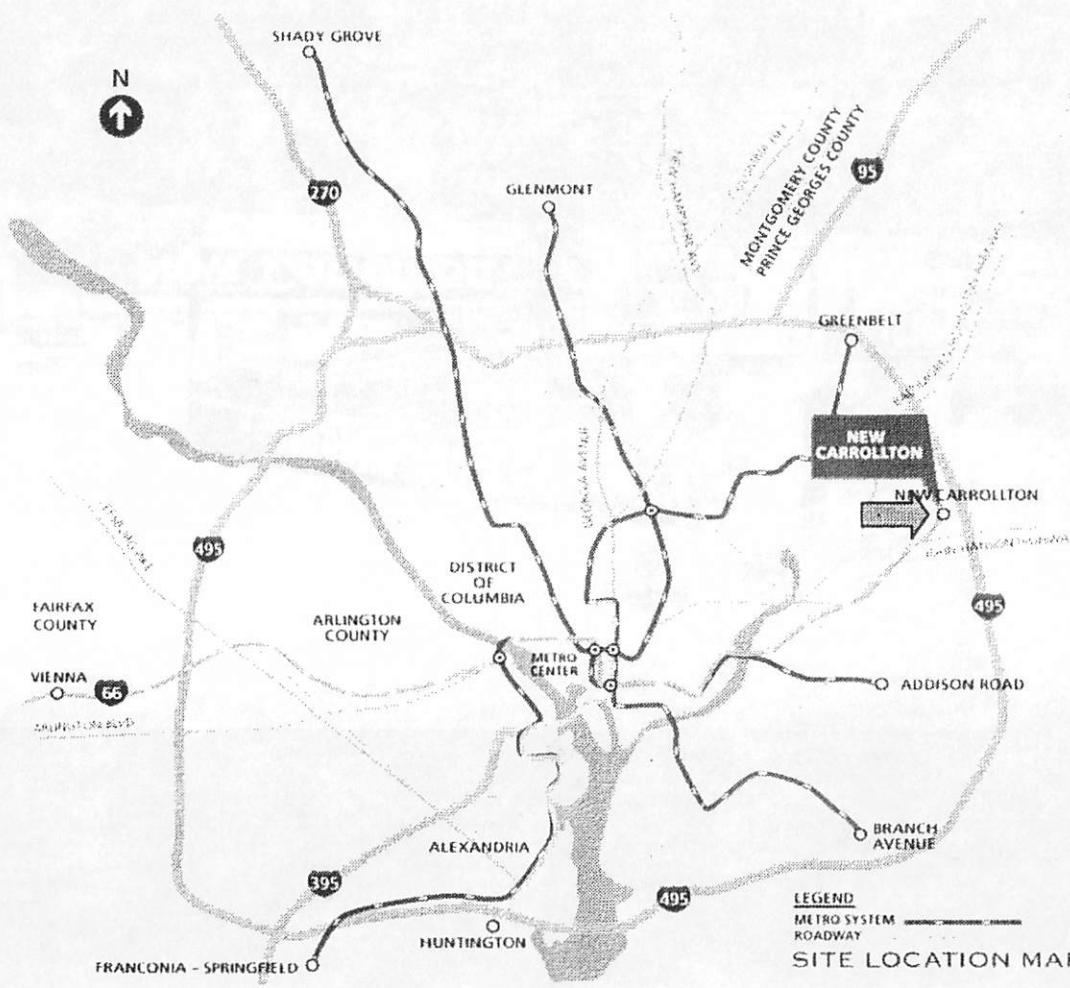


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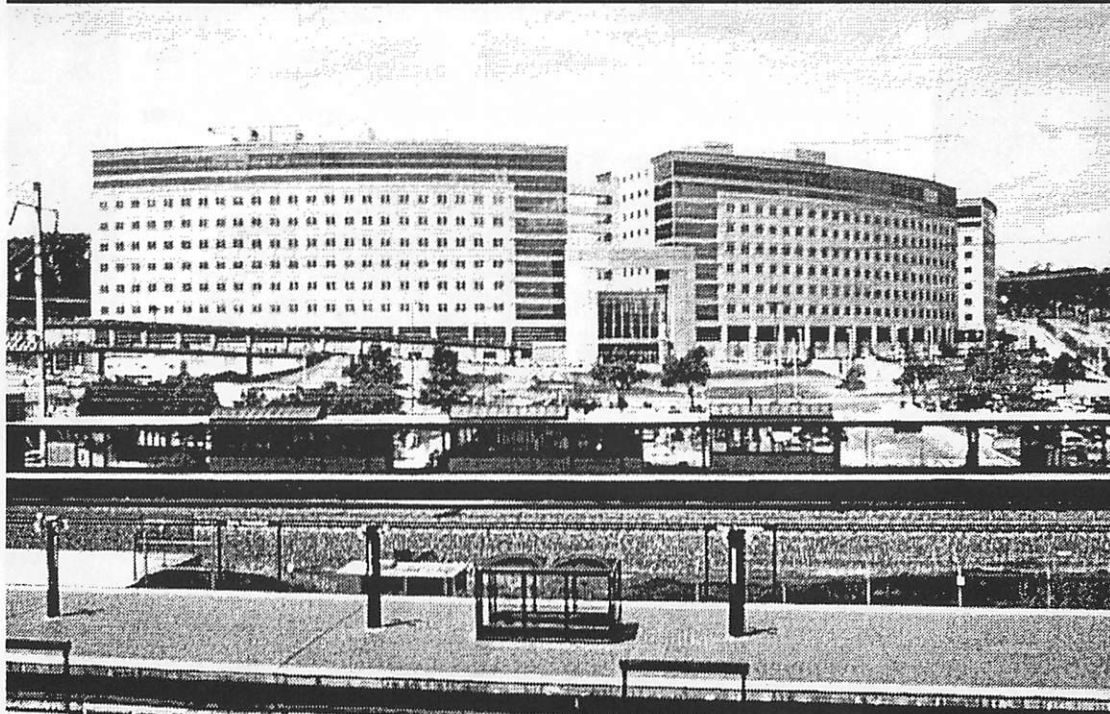
New Carrollton

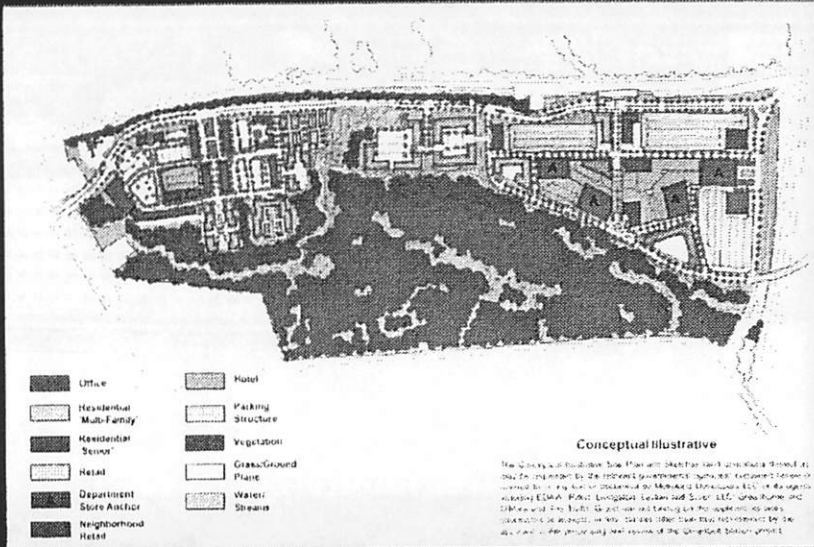
**Located at I-495 and
Route 50 in Prince
George's County, MD**

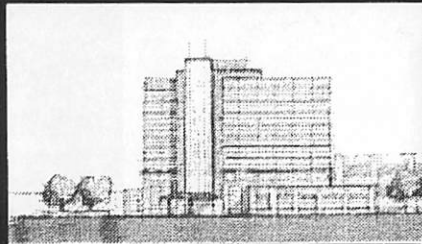
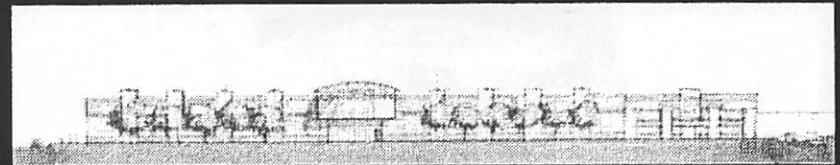
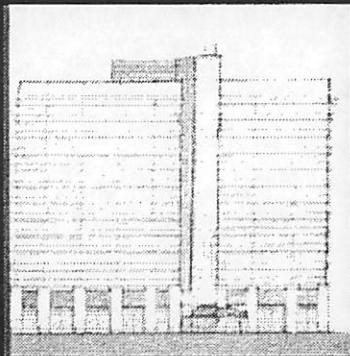




Project Profile







OVERVIEW



JOINT DEVELOPMENT



WHAT

HOW

BENEFITS

PROJECT PROFILES



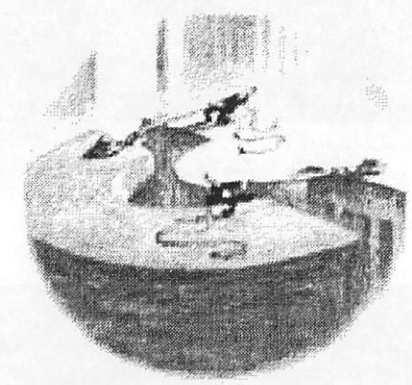
CONCLUSION



www.wmata.com



Ballston
 U Street
 Bethesda Metro Center
 1401 Connecticut Avenue
 Gallery Place
 Wood Elm
 Greenbelt
 New Carrollton
 Huntington



Project Profiles
Impact of Joint
Development on
Washington Area



OVERVIEW

JOINT DEVELOPMENT
 WHAT HOW BENEFITS

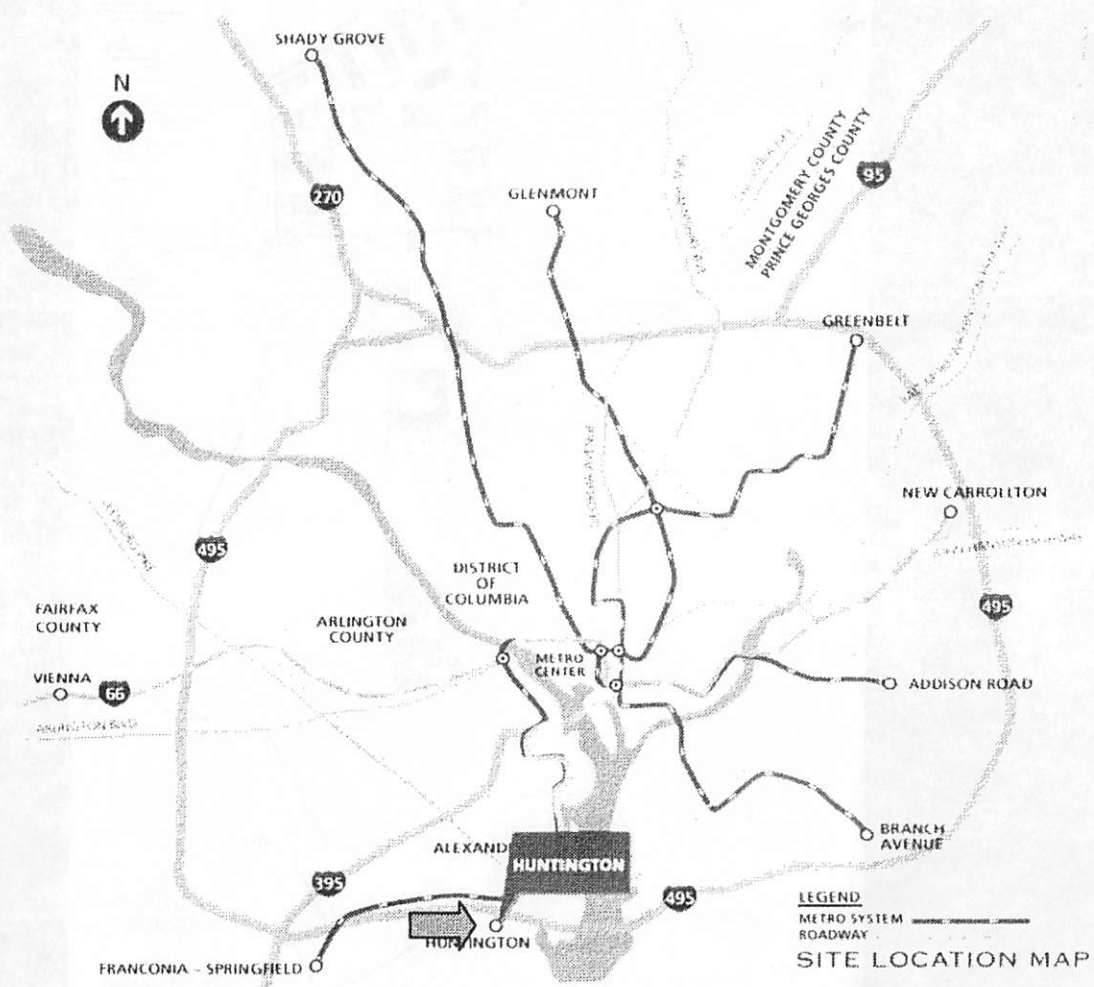
PROJECT PROFILES

CONCLUSION

www.wmata.com



Huntington _____

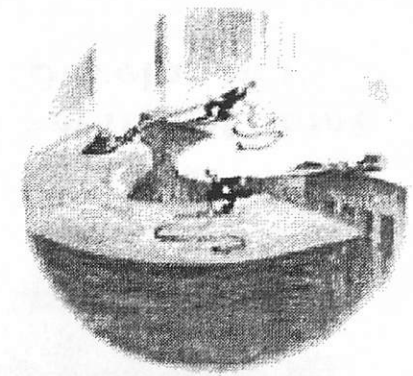


**Suburban site with
32 acres at the
terminus of the
Yellow Line**

LEGEND
METRO SYSTEM
ROADWAY
SITE LOCATION MAP



Ballston
U Street
Bethesda Metro Center
101 Connecticut Avenue
Gallery Place
White Flint
Greenbelt
New Carrollton
Mundwinton



Project Profiles

Impact of Joint Development on Washington Area



OVERVIEW



JOINT DEVELOPMENT



WHAT

HOW



BENEFITS

PROJECT PROFILES



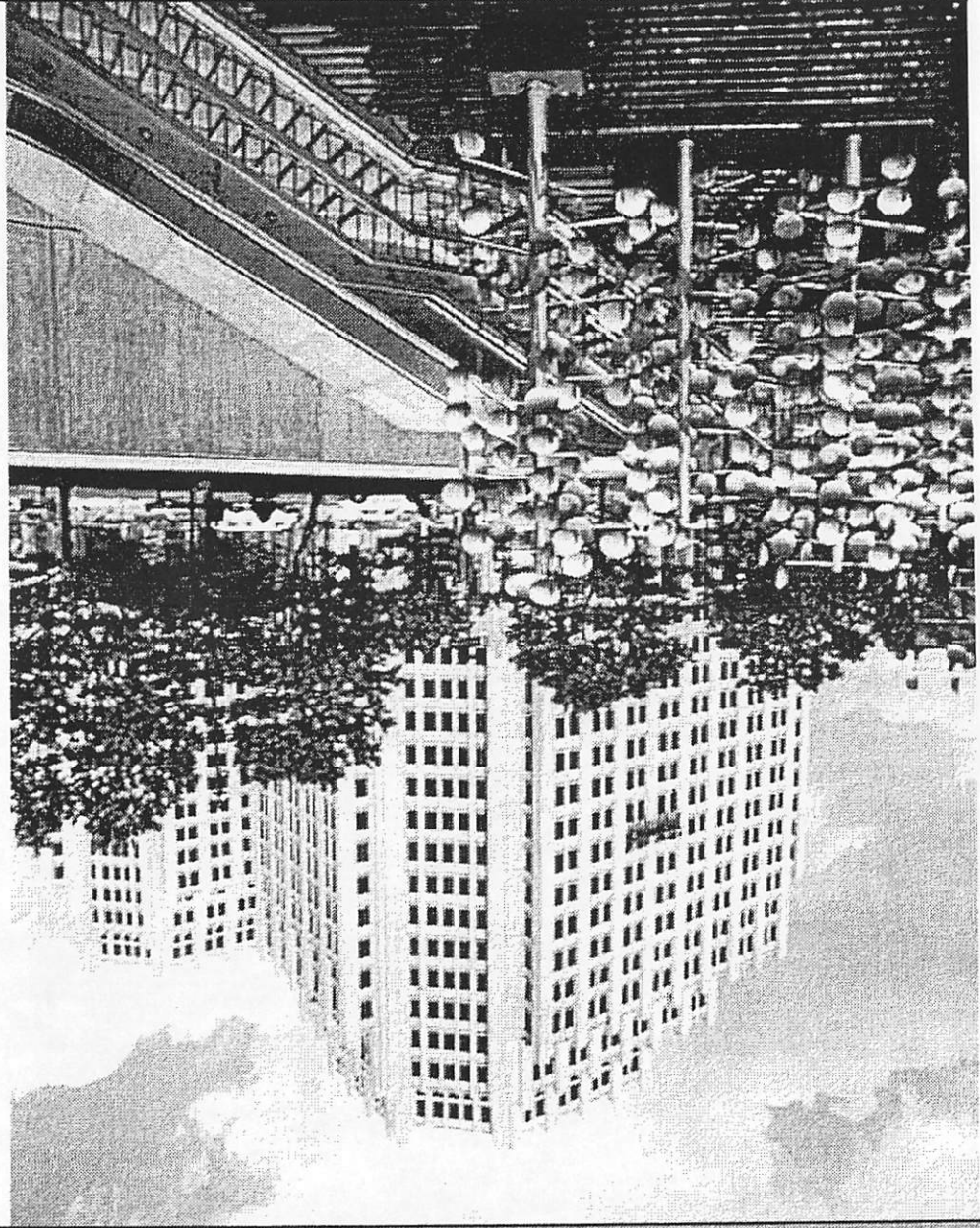
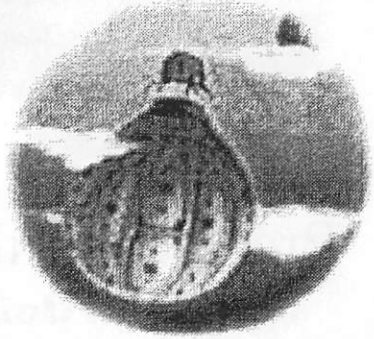
CONCLUSION



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Benefits of Joint Development





Provides a Platform for Planning Excellence

Mixed uses, including housing for a live-work community

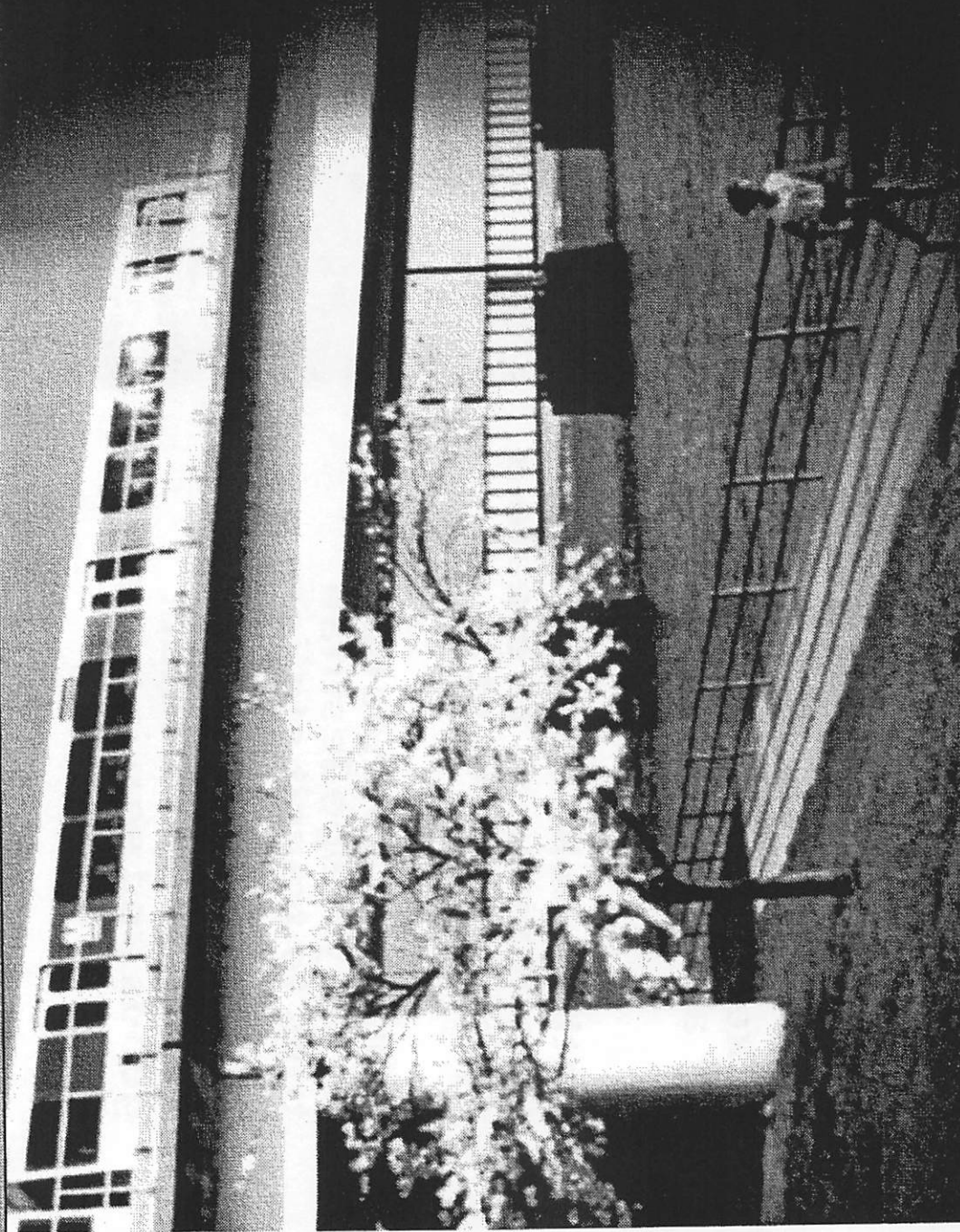
Active public spaces near transit stations to create a safer environment

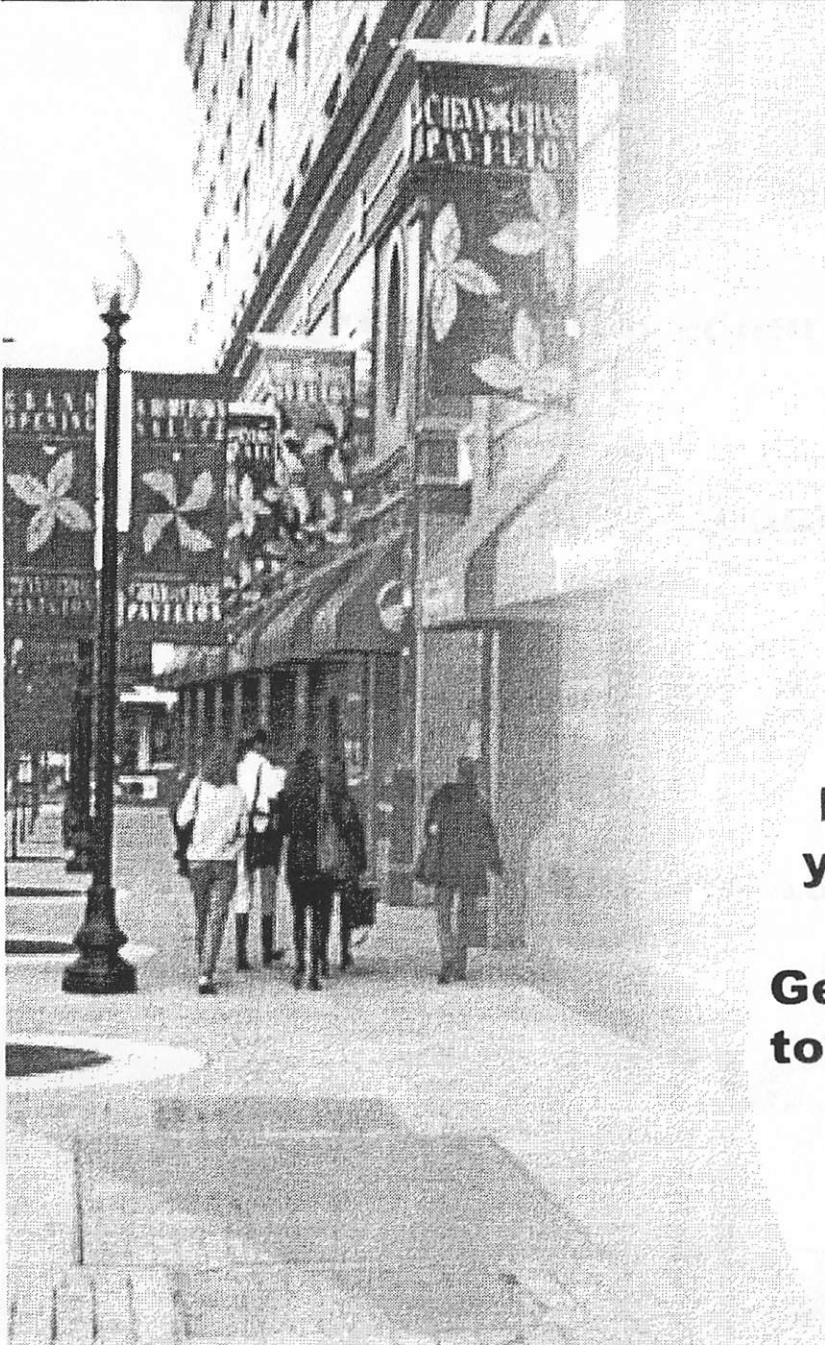
Enhanced connections for bicycle/pedestrian trips to transit stations

Opportunity to obtain goods and services near transit stations



Benefits of Joint Development





Economic Engine

**Responsible for
projects valued at over
\$2.8 Billion**

**Increases the local tax base
by an estimated \$40 million
yearly**

**Generates 10% of WMATA's
total ridership**



5.6 million square feet of new office development

6000 additional multi-family dwellings

1300 hotel rooms

2.5 million square feet of new retail



OVERVIEW



JOINT DEVELOPMENT



WHAT



HOW



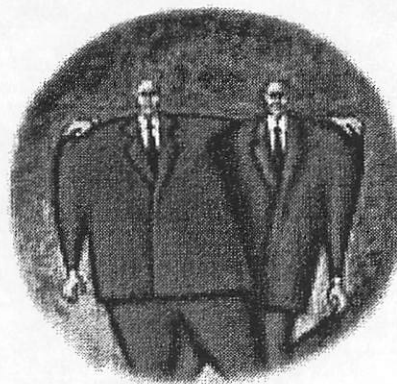
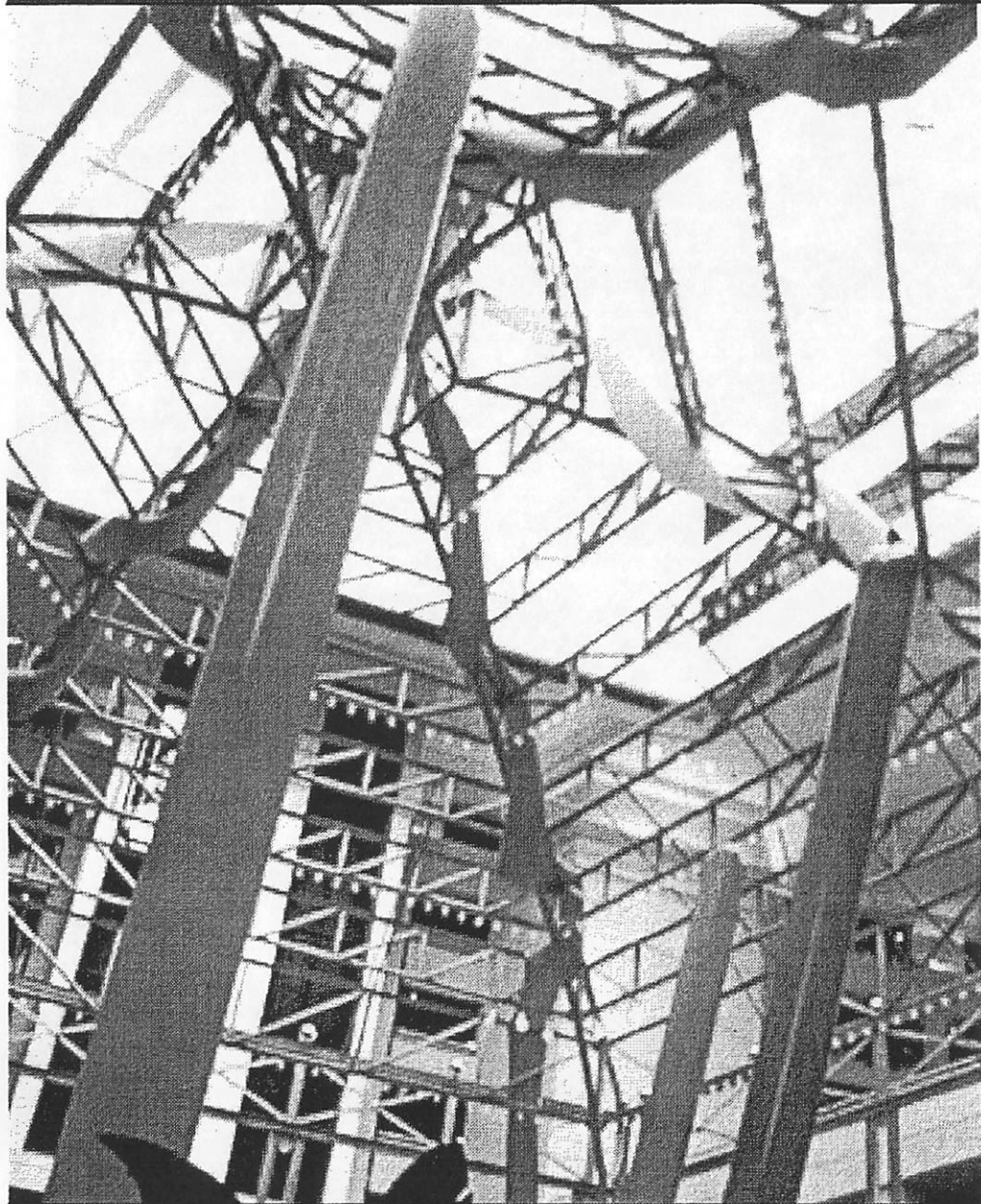
BENEFITS

PROJECT PROFILES

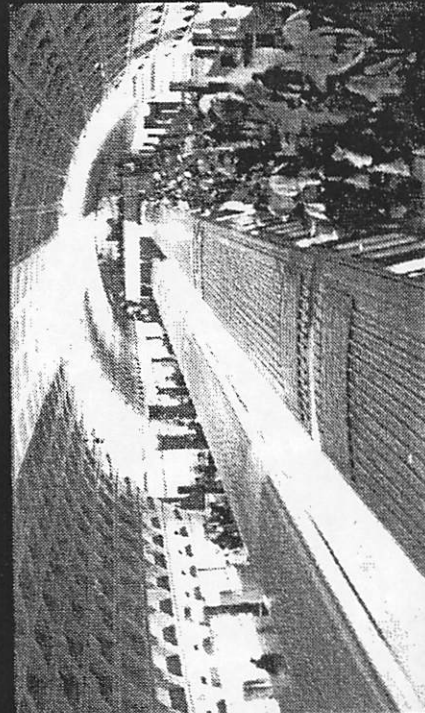
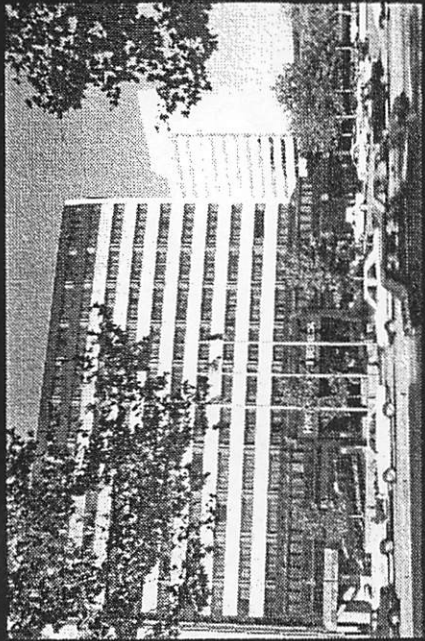
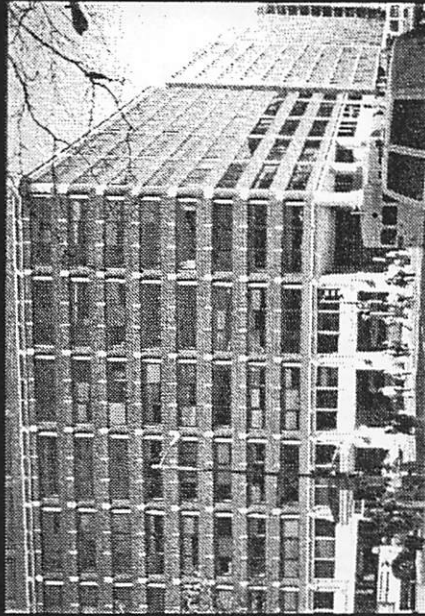


CONCLUSION

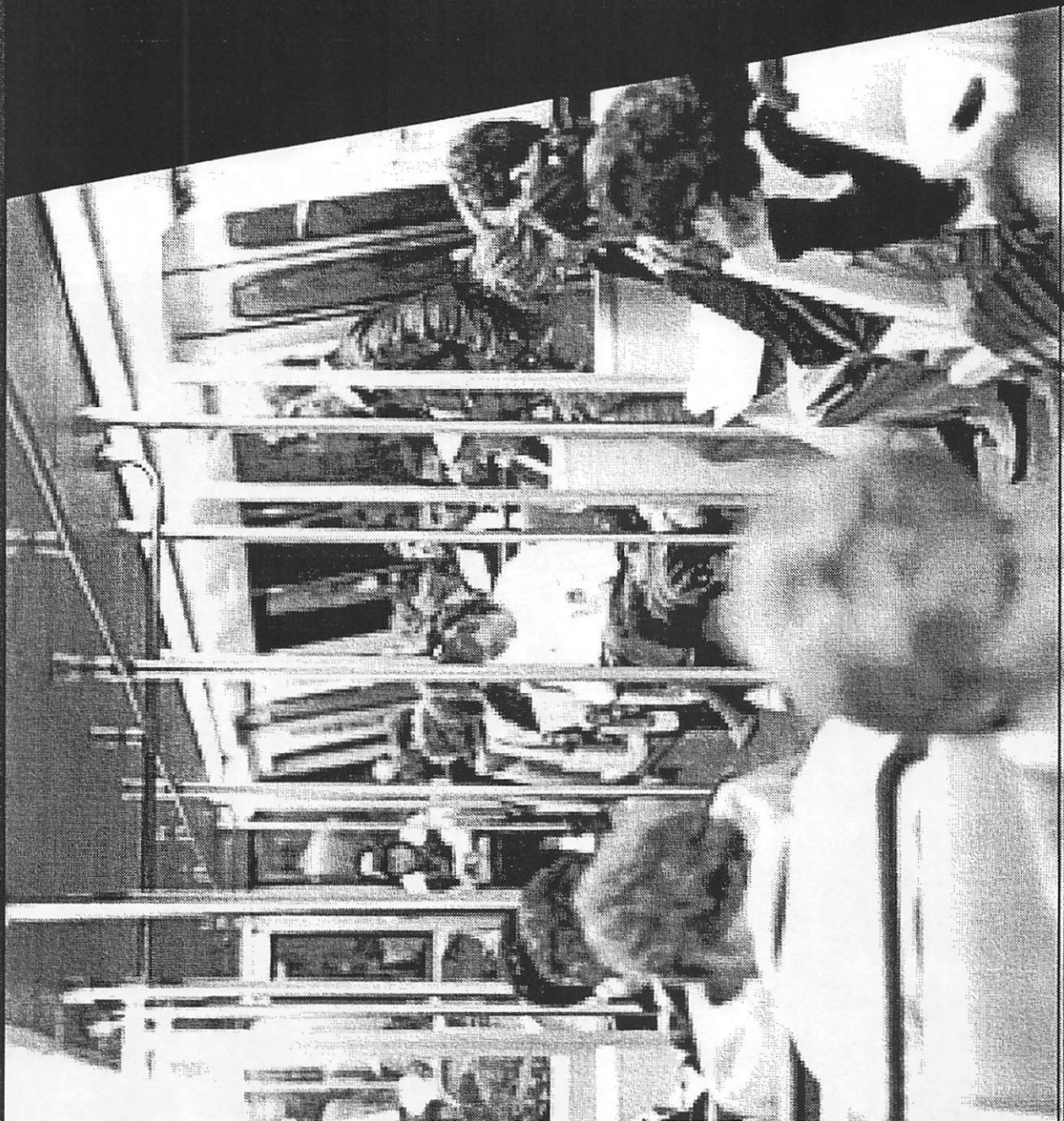




Conclusion
Joint Development

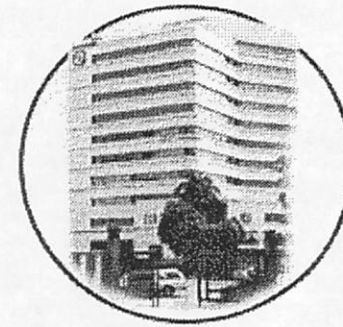
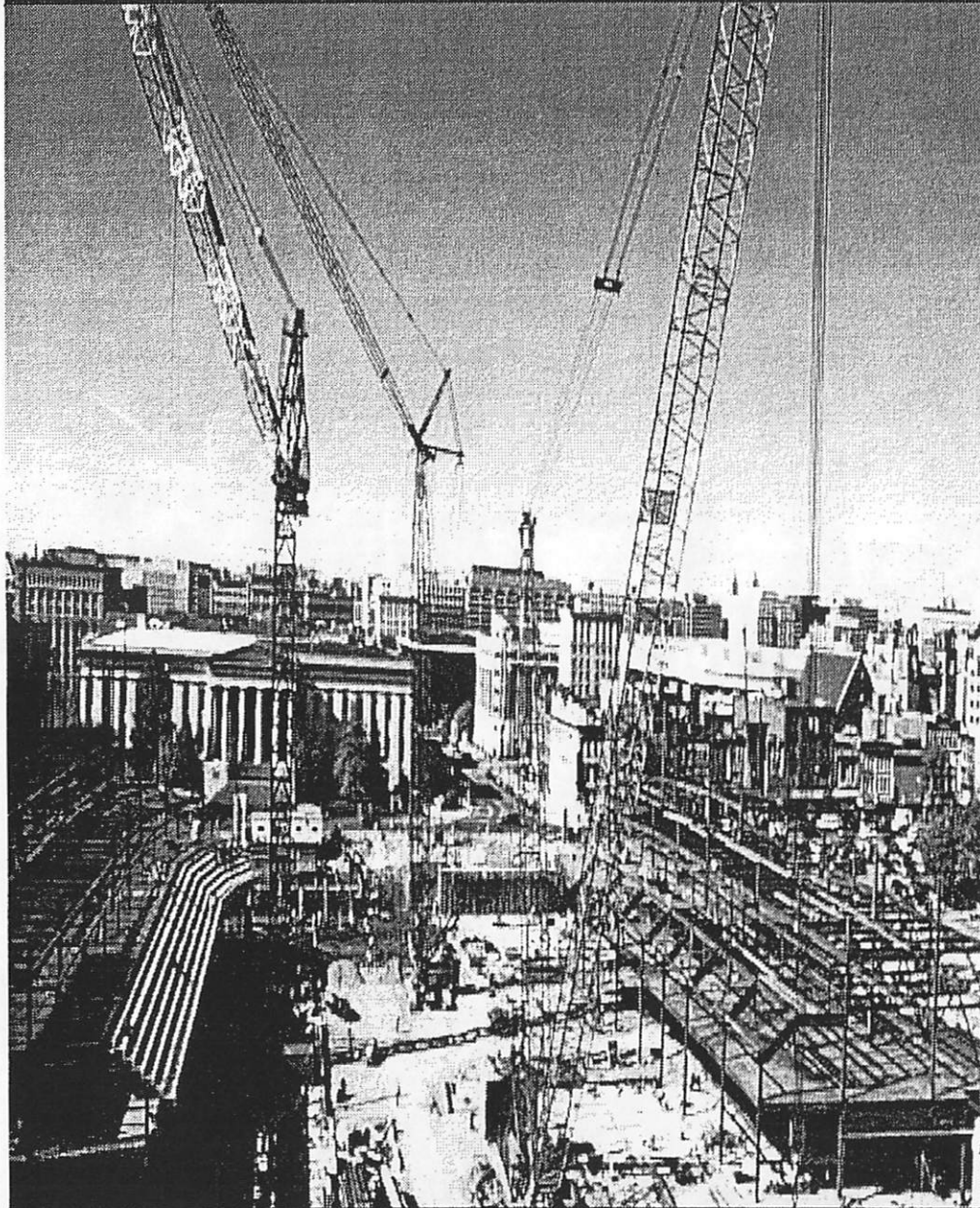


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PROJECT PHOTOGRAPHY

WWW.METROPHOTO.COM



Conclusion
**Office of Property
Development and
Management**



Overview

Joint Development

Project Profile

www.mta.com



**WMATA's largest source
of non-fare box revenue:**

Joint Development

Communications Rights-of-Way

Parking





Promote Transit Oriented Development

Langston, Virginia

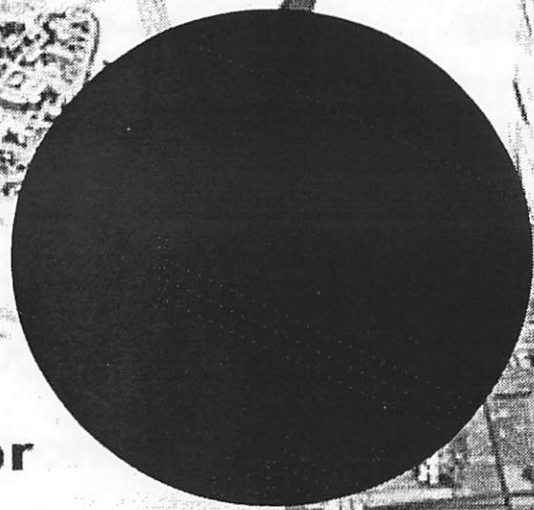
Increase transit ridership



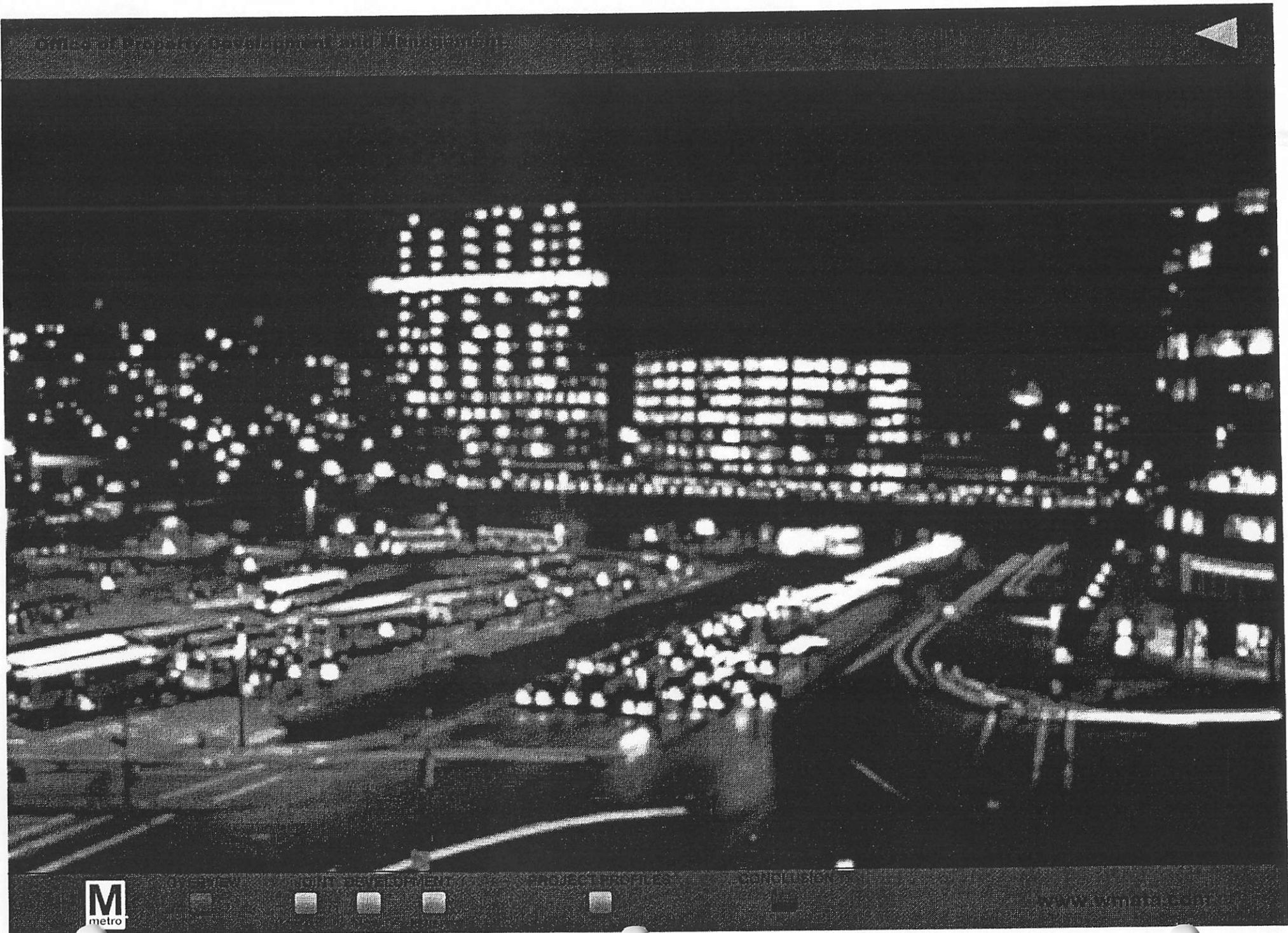
Reduce need for local subsidy

Langston, Virginia

Put land back on the tax roles



BY THE BOARD OF SUPERVISORS



M
metro