

# WMATA Transit Oriented Development (TOD)



**Prince George's County Council-  
Transportation, Infrastructure, Energy & Environment Committee**

Washington Metropolitan Area Transit Authority  
March 12, 2026

# Transit Grows the Economy

- **Metro stations** have twice as many businesses, three times more jobs, and three times more property value than areas without Metro
- Over half of the region's 240,000 businesses – and more than 70% of its 2.5 million jobs **are within a half mile of a Metro** rail station or bus stop
- Joint development generates **new tax revenue for jurisdictions**, creates sustainable regional growth, and brings additional ridership and revenue to the Metro system

*Metro's joint development program has resulted in the delivery of **59 buildings at 32 stations:***



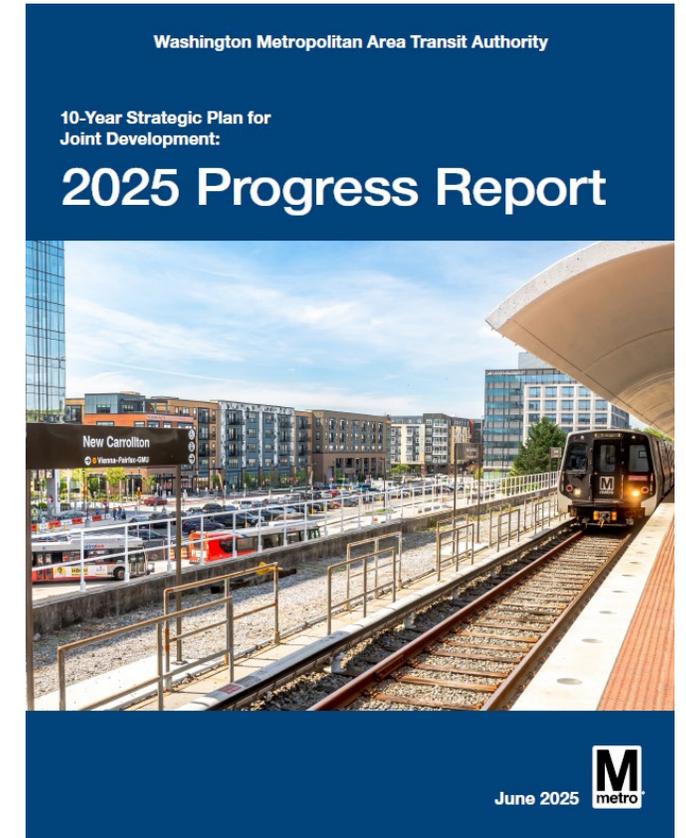
**10,800**  
residential units



**7 million SF**  
of office/retail



**\$220 million** in  
annual tax revenue



Since 2022, over 2,700 new housing units and 1.5 million SF of office either delivered or under construction

# Strategies Helping to Meet Our Goal: 20 New Joint Development Agreements by 2032



## Right-Sizing Transit Facilities

- Bus bays and parking facilities (park & ride, pick-up/drop-off)
- Controlling costs of replacement assets



## Partnering with Local Jurisdictions

- Addressing financial gaps with state, local & federal investment across stations
- Tax abatements assist with local affordable housing goals
- Accommodating innovative uses



## Increasing Development Readiness

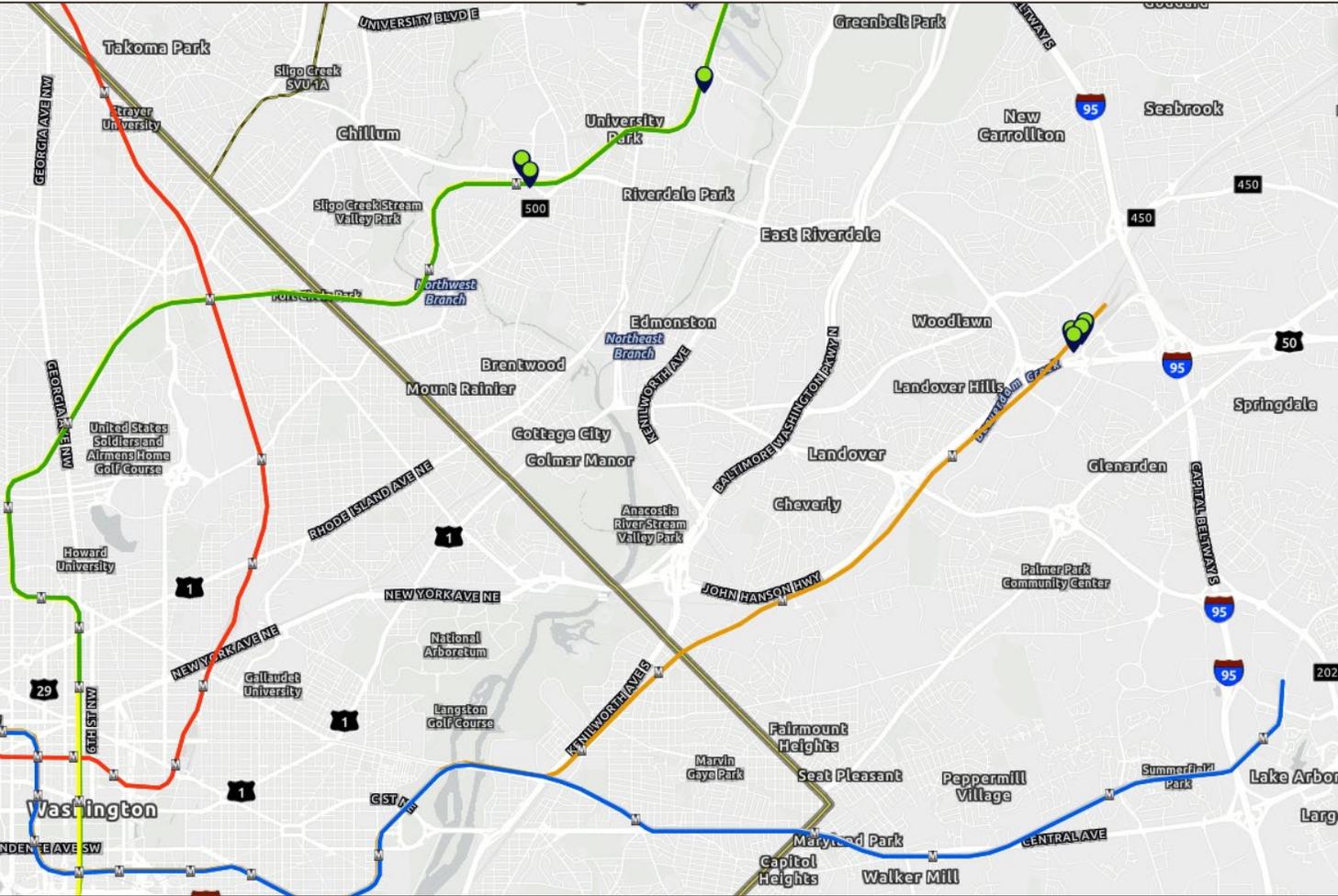
- Enhanced Planning Development Program and Joint Development Planning Studies
- Updated solicitation template and simplified requirements
- Proactive site rezoning



## Minimizing Implementation Risks

- Revised transaction templates
- Outside counsel and real estate consultants
- Expedited negotiations (Goal: 6-9 months)

# Metro Joint Developments have been completed at College Park, Hyattsville Crossing, and New Carrollton



# of Developments <b>7</b>	Annual Tax Impact <b>\$20.55M</b>
Residential Units <b>1,283</b>	Hotel Rooms <b>0</b>
Office SF <b>528,734</b>	Retail SF <b>164,123</b>
Developments	
<ul style="list-style-type: none"> <li> Completed: Atworth</li> <li> Completed: The Margaux</li> <li> Completed: Metro Maryland Office</li> <li> Completed: The Stella</li> <li> Completed: Kaiser Permanente</li> <li> Completed: Metropolitan Shops at Prince George's Station</li> <li> Completed: Mosaic at Metro</li> </ul>	



# Recent Joint Development Activities in Prince George's County



**Landover Joint Development Agreement Board Approval**  
*(July 2025)*

- Standard Real Estate
- 260 affordable apartments



**New Carrollton Phase 4 Groundbreaking**  
*(December 2025)*

- Urban Atlantic
- 364 affordable apartments including 112 senior living

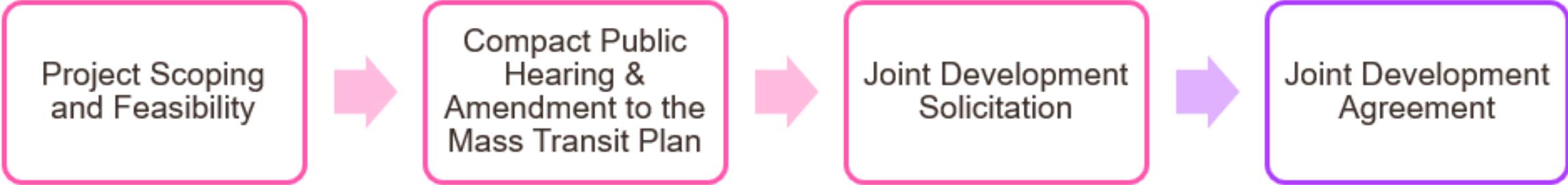


**Capitol Heights Developer Selection**  
*(January 2026)*

- Atlantic Pacific Companies
- 320 affordable apartments



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



*\*Metro Board Approvals Required*

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*\*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.**



# Future Joint Development Opportunities

- **One third** of remaining Metro stations with joint development potential are in Prince George's County
- **17 sites** with over 8.8 million SF in additional development potential and \$100 million in additional annual tax revenue
- Metro prioritizes stations to help manage internal resources and help local jurisdictions understand and proactively address challenges
  - **Group 1:** Existing JDAs, negotiations or solicitations
  - **Group 2:** Solicitations by 2028
  - **Group 3:** Solicitations by 2032
  - **Group 4:** Additional planning



# Priority Sites: Upcoming Closings and Negotiations Underway

Station	Slide
Capitol Heights	9
Downtown Largo	10
New Carrollton	11
Landover	12



*New Carrollton Pennsy Dr. Development Rendering*

# **B S** Capitol Heights (Blue Line Corridor)

## Background (2023 – 2025)

- ✓ Metro enters into MOU with Town of Capitol Heights and Prince George's County
- ✓ Metro conducts Compact Public Hearing on elimination of surface parking lot
- ✓ Preliminary agreement with SHA on new intersection
- ✓ State of Maryland approves \$17 million grant for transit and site infrastructure
- ✓ Metro issues developer solicitation and selects developer

## Key Next Steps (2026)

- County and Atlantic Pacific enter into funding agreement for \$17 million grant
- WMATA enters into development agreement
- Atlantic Pacific submits an application in upcoming DHCD financing round
- Atlantic Pacific seeks WMATA Development Plan approvals, and County entitlements



### Proposed Development Program

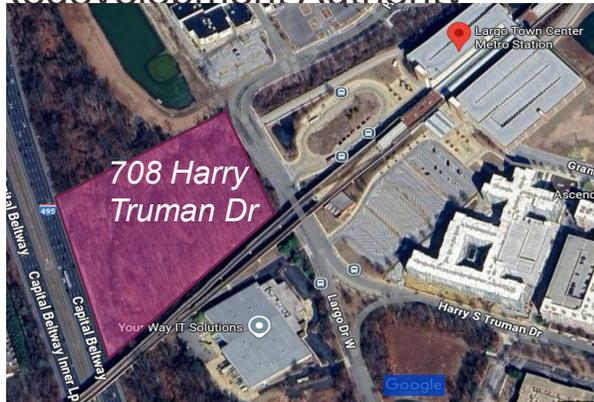
Developer: Atlantic Pacific Companies

- 320 residential apartments at 60% AMI
- 10,000 SF of retail

# BS Downtown Largo (Blue Line Corridor)

## Background (2024 – 2025)

- ✓ Metro Board approves Joint Development Agreement
- ✓ State approves funding agreement with County for project infrastructure support
- ✓ Metro sells 708 Harry Truman Drive to Prince George's County Redevelopment Authority



## Key Next Steps (2026)

- Executes Joint Development Agreement
- Developer seeks development plan approval from WMATA, and commences County entitlements process
- Developer continues design for permitting approvals in 2027



### Proposed Development Program

Developer: Banneker Ventures

- 800 residential units
- 70,000 SF of retail
- County library/cultural center

# os New Carrollton

## Background

- ✓ 2015: Metro enters into Joint Development Agreement with Urban Atlantic
- ✓ 2019 - 2024: Development phases 1-3 completed, County receives \$25M RAISE Grant award
- ✓ April 2025: Metro completes new Metro parking garage and bus loop
- ✓ October 2025: \$8M surplus funds transferred to County for sidewalks, lighting, and traffic signals
- ✓ Dec. 2025: 1st building of fourth phase of joint development breaks ground (senior affordable housing)

## Key Next Steps (2026)

- Closes on remaining 3 buildings at Pennsy Drive
- Executes Wetlands MOU with County
- County to commence construction of sidewalk and multi-modal improvements from Pennsy Drive to Metro station
- County to commence design on New Carrollton Train Hall

### Near-Term (2027):

- Commence Wetlands construction
- Completion of Purple Line (MDOT)



## Proposed Development Program

Developer: Urban Atlantic

- 2.3 million SF total
- Includes over 2,000 residential units and 400,000 SF of office

# o s Landover

## Background

- ✓ Metro Board approves execution of Joint Development Agreement

## Key Next Steps (2026 - 2029)

- Execute Joint Development Agreement
- Developer seeks Metro's approval of development plan, and County entitlements and permitting
- Developer pursues DHCD financing
- Developer commences construction and anticipates 24-30 month construction schedule



### Proposed Development Program

Developer: Standard Communities

- 260 residential units at 60% AMI

# Future Sites: Planning Activities Underway

Station	Slide
Morgan Blvd	14
Southern Ave	15
West Hyattsville	16



*Landover Development Rendering*



# **B S** Morgan Blvd (Blue Line Corridor)

## Background

- ✓ Coordinated with M-NCPPC on Central Avenue-Blue/Silver Line Sector Plan
- ✓ Metro completed due diligence activities
- ✓ County completed feasibility study for County-proposed food hall and amphitheater

## Key Next Steps (2026)

- Execution of MOU between County and WMATA on future development goals and execution strategy
- Metro and County to develop master plan including required replacement transit facilities
- Metro to conduct Compact Public Hearing for transit changes
- Metro to issue Joint Development Solicitation



**Proposed Development Program**

- TBD



# G Southern Ave

## Background

- ✓ Completed solar panel canopy installation over parking lots
- ✓ WMATA sold excess property on south side of station to Lantian Development LLC

## Key Next Steps (2026)

- Assess parking garage condition and lifespan
- Complete joint development planning study predicated on demolition of the existing parking garage
- Pursue additional excess property sale opportunities adjacent to station



## Proposed Development Program

- TBD

# G Y West Hyattsville

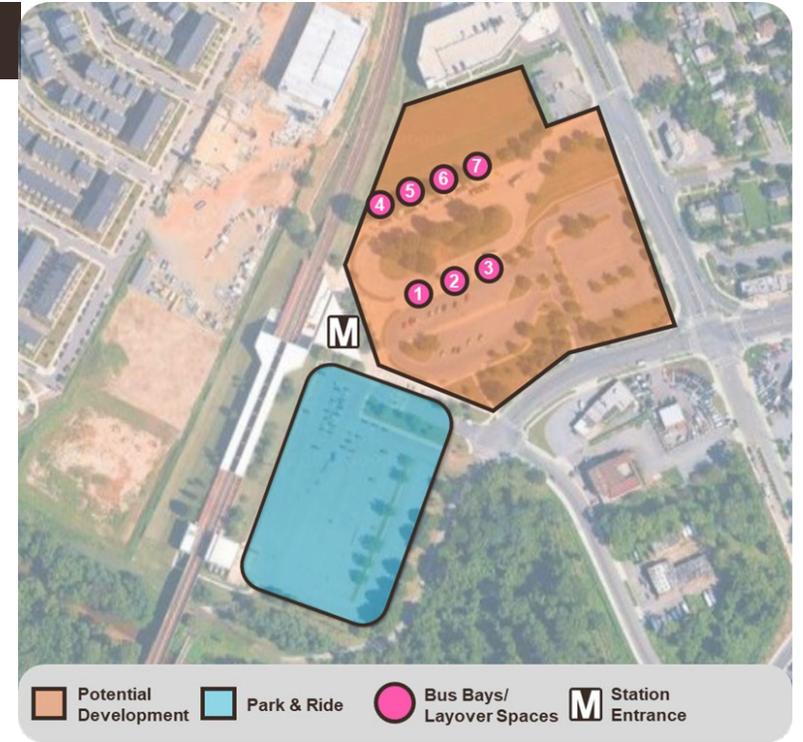
## Background

- ✓ Coordinated with M-NCPPC on West Hyattsville-Queens Chapel Sector Plan

\*Metro sold land North of the station to Gilbane in 2020 for its Riverfront development. A groundbreaking for that phase is anticipated in 2026.

## Key Next Steps (2026 - )

- Complete Joint Development Planning Study
- Coordinate transit infrastructure funding strategy
- 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



## Proposed Development Program

- TBD

# Appendix

# New Carrollton Joint Development

Transforming Metro property into 2.3 million SF of TOD with Urban Atlantic

**Completed:** 573 units, over 400,000 SF of Office, 8,000 SF Retail

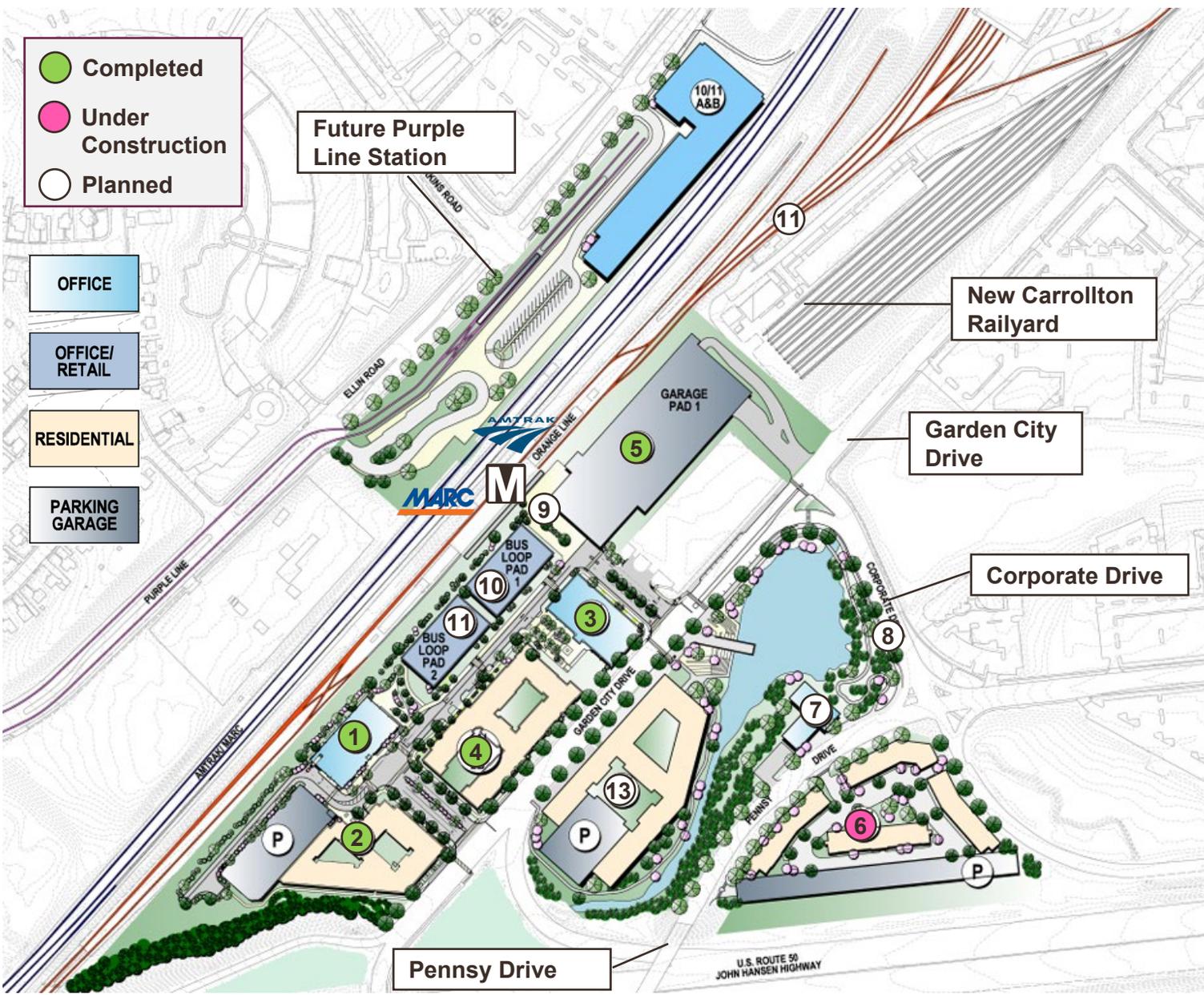
- 1. Kaiser Office (2019)- 176,000 SF
- 2. Stella Residential (2021)- 282 units, 3,500 SF Retail
- 3. Metro Building at New Carrollton (2022)- 325,000 SF
- 4. Margaux Residential (2024)- 291 units
- 5. Metro Parking Garage (2025)- 1,800 spaces, 4,900 SF Retail

**Under Construction (Nov. 2025):**

- 6. Pennsy Rd. Residential (4 Phases, TBD)- 364 units

**Planned:**

- 7. Wetlands Restoration (2027)
- 8. Pedestrian Improvements (TBD)- Planning
- 9. Train Hall, Plaza & Access Improvements (TBD)- Planning
- 10. Bus Loop Pad 1 (TBD)- Planning
- 11. Bus Loop Pad 2 (TBD)- Planning
- 12. North Pad (TBD)- Planning
- 13. East Lot (TBD)- Planning



# Solar Carports at County Stations

- Solar carports are operational at Southern Ave., Naylor Rd., and Cheverly stations in Prince George's County (and Anacostia in DC)
- Combined 7.8 megawatts, will generate the electricity equivalent to that used by 881 homes annually
- Solar leases provide intermediate value to Metro- 25-year contract with TotalEnergies to install and operate



*Naylor Road*