

# Metro Update and TOD Outlook



# Regional Opportunity & Partnership, a strategic goal from Your Metro, the Way Forward



Collaborate with regional partners to promote economic growth, enhance access, and foster sustainable community development that supports ridership recovery & resiliency.

- Promoting Transit-Oriented Development advances this goal

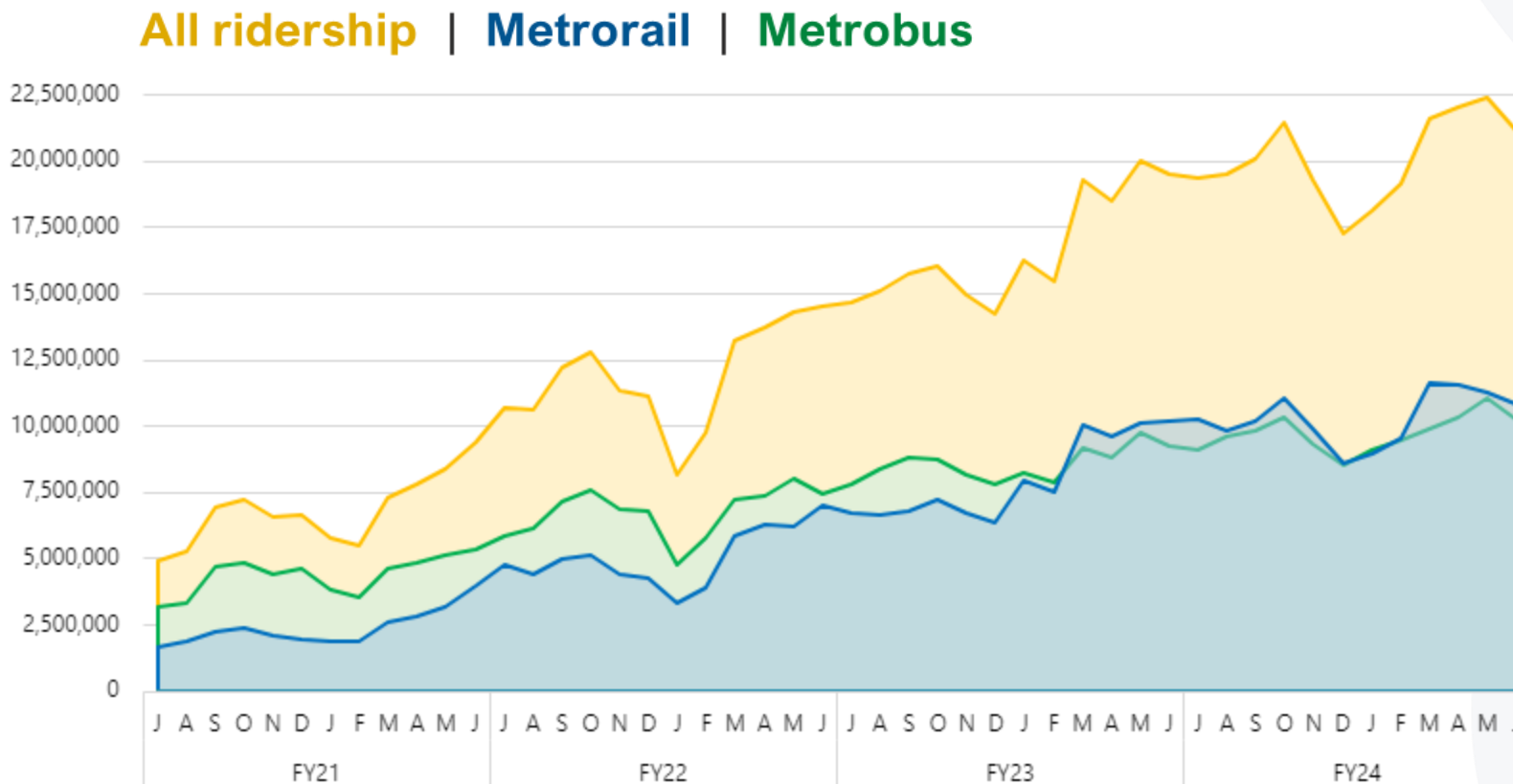
# Recent Highlights

- Highest levels of customer satisfaction in several years:
  - 90% rail customer satisfaction
  - 79% bus customer satisfaction
  - 84% MetroAccess customer satisfaction
- Ridership grew 21% in FY24 compared to FY23
- Serious crime across the system is down 14% compared to FY23
  - Q4 results lowest in 5 years, down over 40% compared to Q4 FY23
  - Fare evasion is down 82% on rail
- Service reliability remains an area of focus, with rail automation and bus priority underway



# Forty-one consecutive months of ridership growth YoY

- Metrobus leads the nation in ridership recovery
- Metrorail had fastest ridership growth in last 12 months among 40 of world's biggest rail systems



**242.3 million trips in FY24**

**21% higher than FY23**

**81% recovery to FY19**

**768,000 average weekday customers**

**123.3 million trips on Metrorail**

**27% higher than FY23**

**64% recovery to FY19**

**389,000 average weekday customers**

**117.5 million trips on Metrobus**

**15% higher than FY23**

**96% recovery to FY19**

**371,000 average weekday customers**

**1.4 million trips on MetroAccess**

**0.2% growth from FY23**

**61% recovery to FY19**

**8,000 average weekday customers**

# Metro's 10-Year Strategic Plan for Joint Development (2022)

**Calls for Metro to execute 20 joint development agreements by 2032**

The benefits of joint development include:

- Increasing Metro ridership from new residents, workers, and visitors
- Generating new revenue from fares and real estate proceeds that support Metro's operations
- Fostering sustainable regional growth and competitiveness by creating new housing and business opportunities near transit
- Generating new state and local taxes on formerly undeveloped and tax-exempt land





# Recent Developments Require Public Funding to Advance

## College Park



- Prince George's County helped fund parking garage that allowed for future joint development (built in 2005)
- \$56.3 million low-rate loan from Amazon's Housing Equity Fund
  - Workforce affordable housing for families earning 80 percent of area median income (AMI)

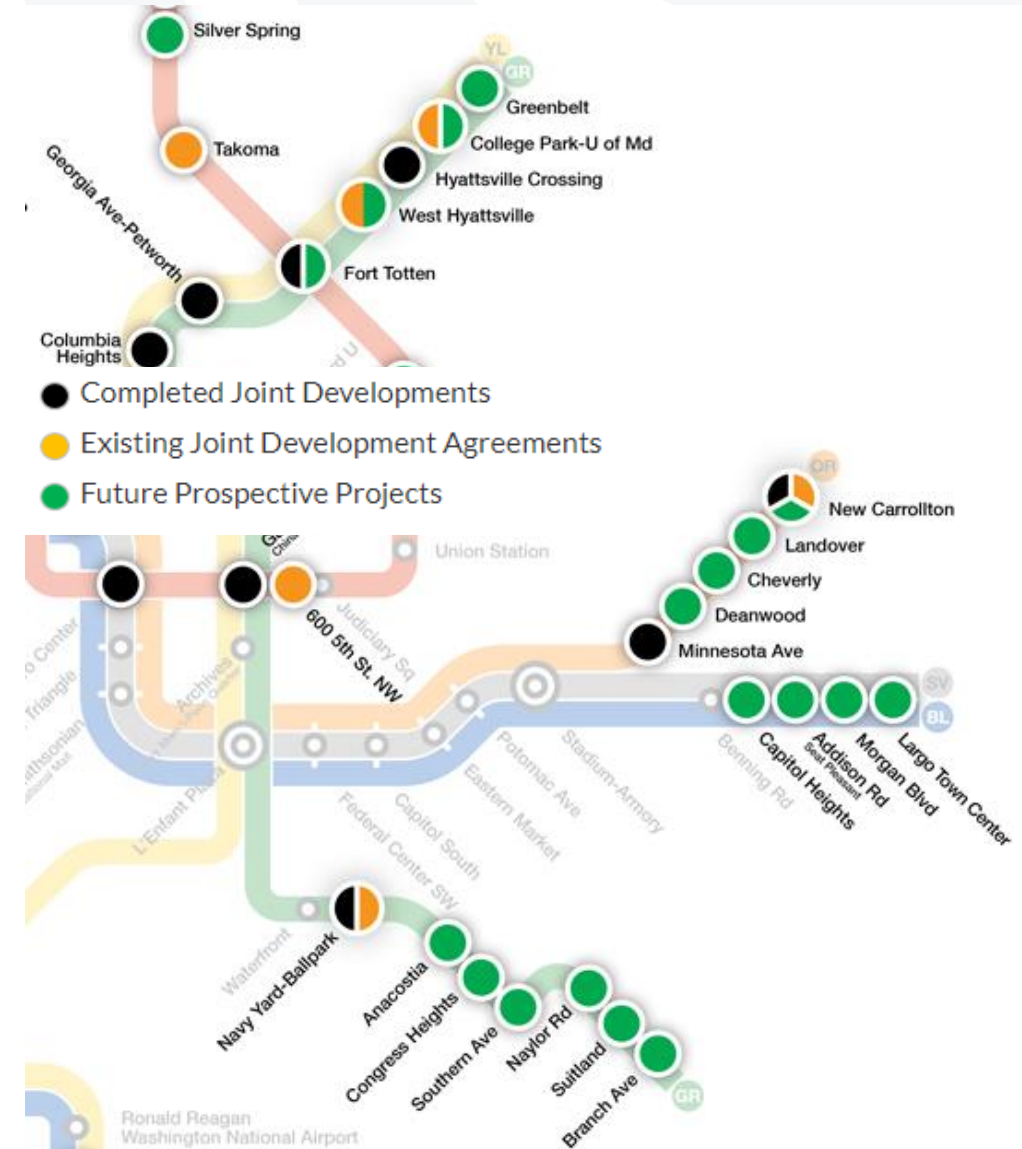
## Grosvenor-Strathmore



- Utilized Montgomery County's new 15-year tax abatement for high-rise residential development on Metro property
- Also received support from Amazon's Housing Equity Fund

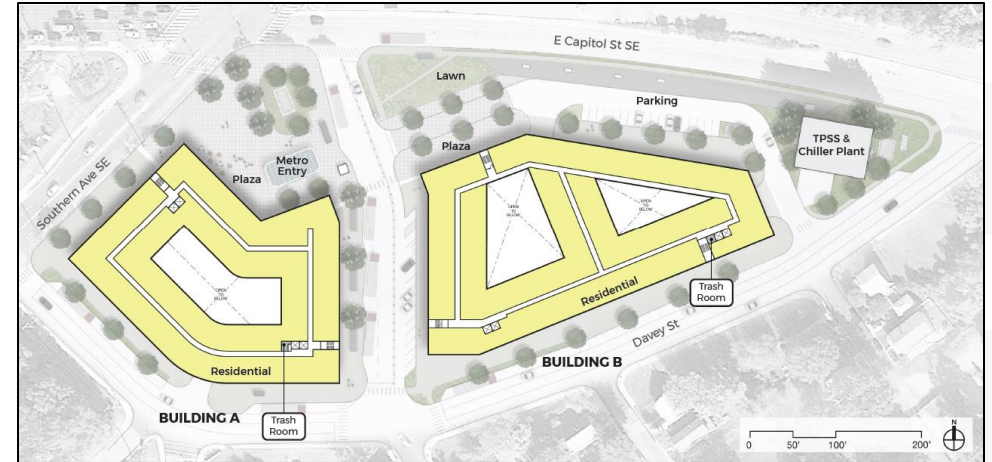
# Overview of Joint Development in Prince George's County

- Metro has executed Joint Development Agreements at 4 of out of the 15 stations in the County:
  - New Carrollton
  - College Park
  - West Hyattsville
  - Hyattsville Crossing
- Development totals over 1,200 residential units, over 550,000 SF of office and 164,000 SF of retail – nearly 2 million SF
- One third of remaining Metro stations with joint development potential are in Prince George's County
  - Approximately 7 million SF in additional development potential at County stations targeted to be under contract by 2032



# Future Prince George's County Development Capitol Heights

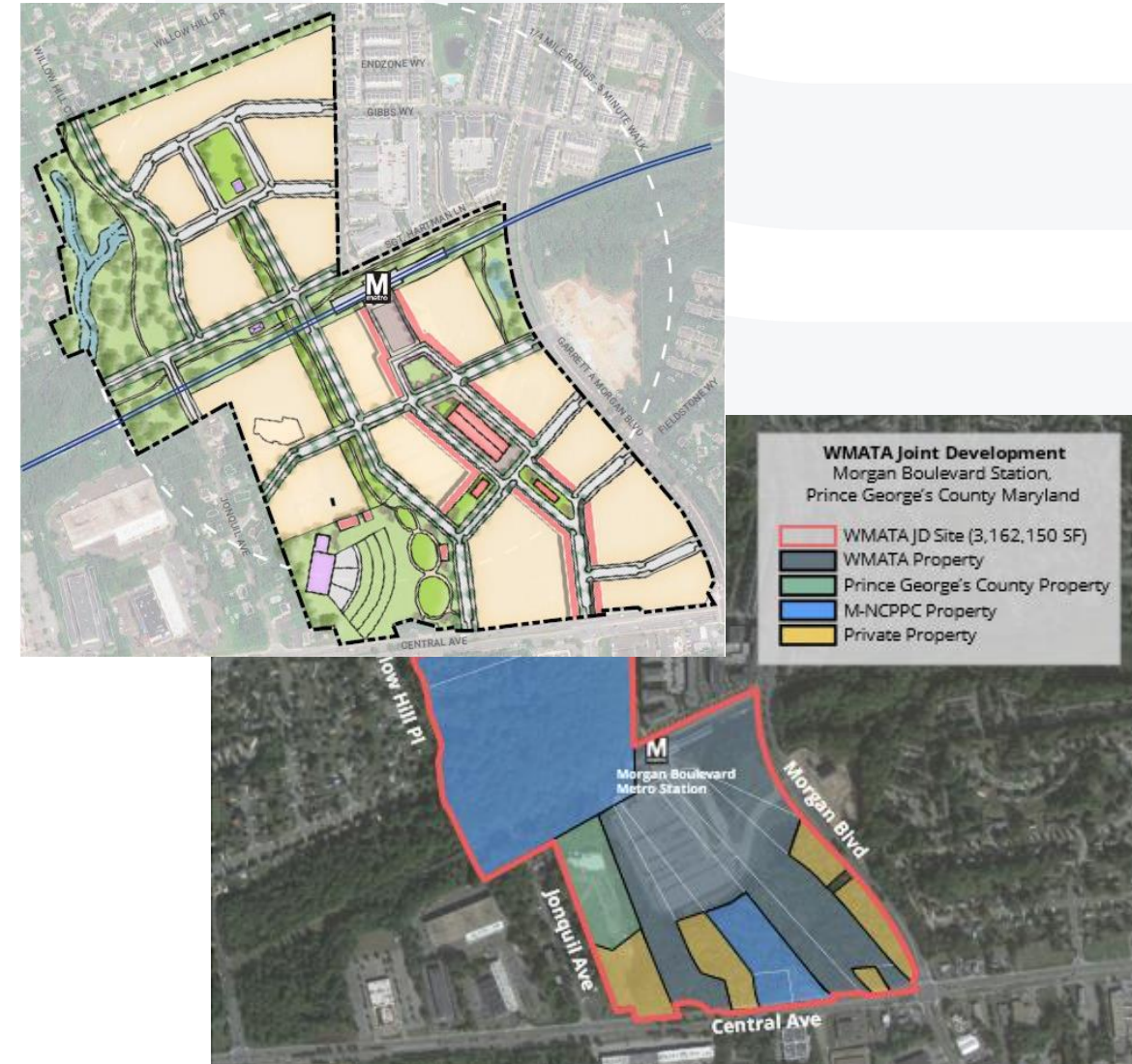
- In April 2024, the Metro Board approved plans to reconfigure the existing bus loop and eliminate parking at Capitol Heights.
- \$17 million in funding from the State of Maryland to cover proposed infrastructure costs
- Memorandum of Understanding between Metro, Capitol Heights, and Prince George's County
- Request for Qualifications released on September 18, responses due December 13
- Coordinating with SHA on curb cut locations and traffic signal





# Future Prince George's County Development Morgan Boulevard

- Morgan Boulevard located within the Blue Line Corridor; Metro owns 40 acres around the station
- County vision includes mixed-use development, amphitheater and food hall
- Metro conducting economic and development feasibility studies, cost estimating and concept refinement
- Anticipating conducting Compact Public Hearing and a Joint Development Solicitation in FY2026



# Future Prince George's County Development Downtown Largo

- In May 2024, Metro Board approved Joint Development Agreement for the sale of Lottsford Road site, .5-miles from the Downtown Largo
- Developer (Banneker Ventures) is planning for 800 units and 70,000 SF of retail & plaza
- Coordinating with County on excess property sale for library and cultural center





# Future Prince George's County Development New Carrollton

- New Carrollton joint development will result in a total of 2.3 million SF of development, generating more than \$20 million annually in new tax revenue
- Margaux workforce affordable housing development (291 units) completed in May, over 80% leased
- Breaking ground on 360 affordable residential units (some age restricted) Pennsy Drive in March 2025
- New 1,800 space parking garage and bus loop anticipated to open in early 2025, clears path for future development and plaza on site of existing loop
- County's RAISE Grant will fund new "train hall" and public realm improvements

**Previous Site Conditions (2016)**



**Existing**



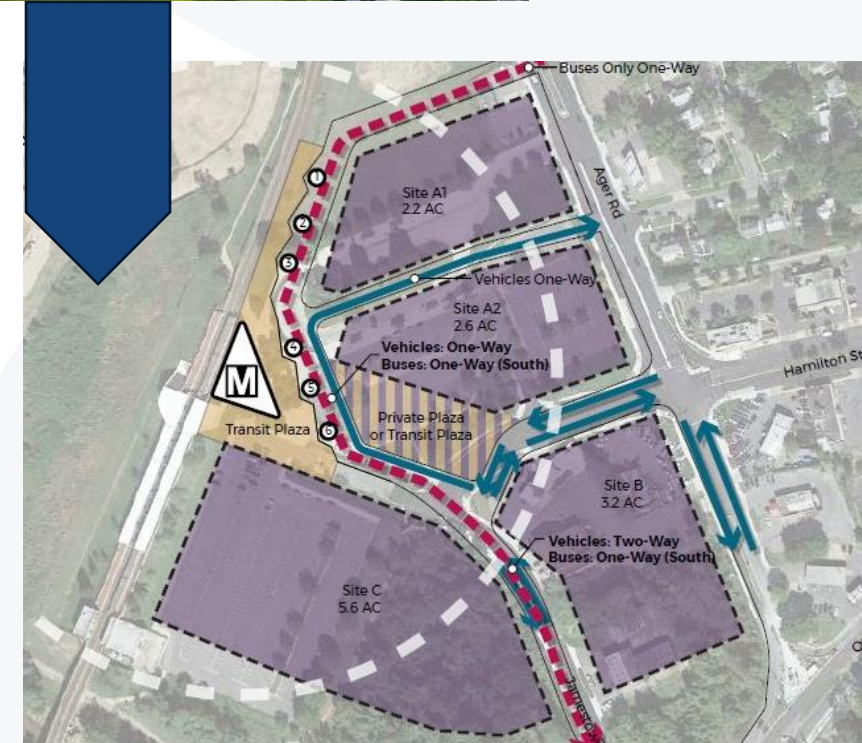
**Vision**





# Future Prince George's County Development West Hyattsville

- Joint Development Agreement with Gilbane for a 300-unit development (2025 groundbreaking)
- Metro initiating joint development planning study for side of the station; anticipate Compact Public Hearing and Joint Development Solicitation in 2026





# Solar Carports Intermediate Use at some 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

# Questions and Answers



# New Carrollton

