



**Washington Metropolitan Area Transit Authority**

# A perspective on transit and development

Presentation to Metro DC Appraisal Conference  
April 2019

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# Household Growth in TOD Locations Concentrated in "Favored Quarter"

Total Household Growth in TOD Areas  
1990-2000



Total Household Growth in TOD Areas  
2000-2010

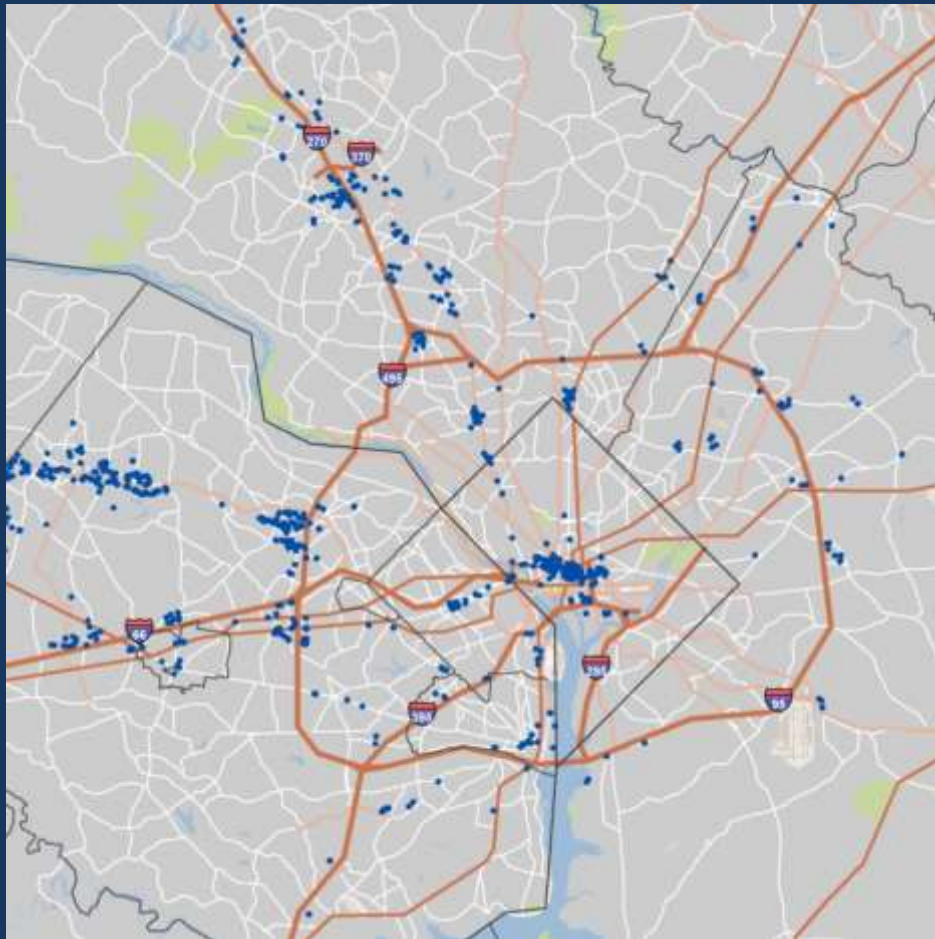


● Neg. HH Growth    ● 1-250 New HH    ● 251-500 New HH    ● 501-1,000 New HH    ● >1,000 New HH



# Office Users Prefer Transit Locations

MSA Class A Office Clusters



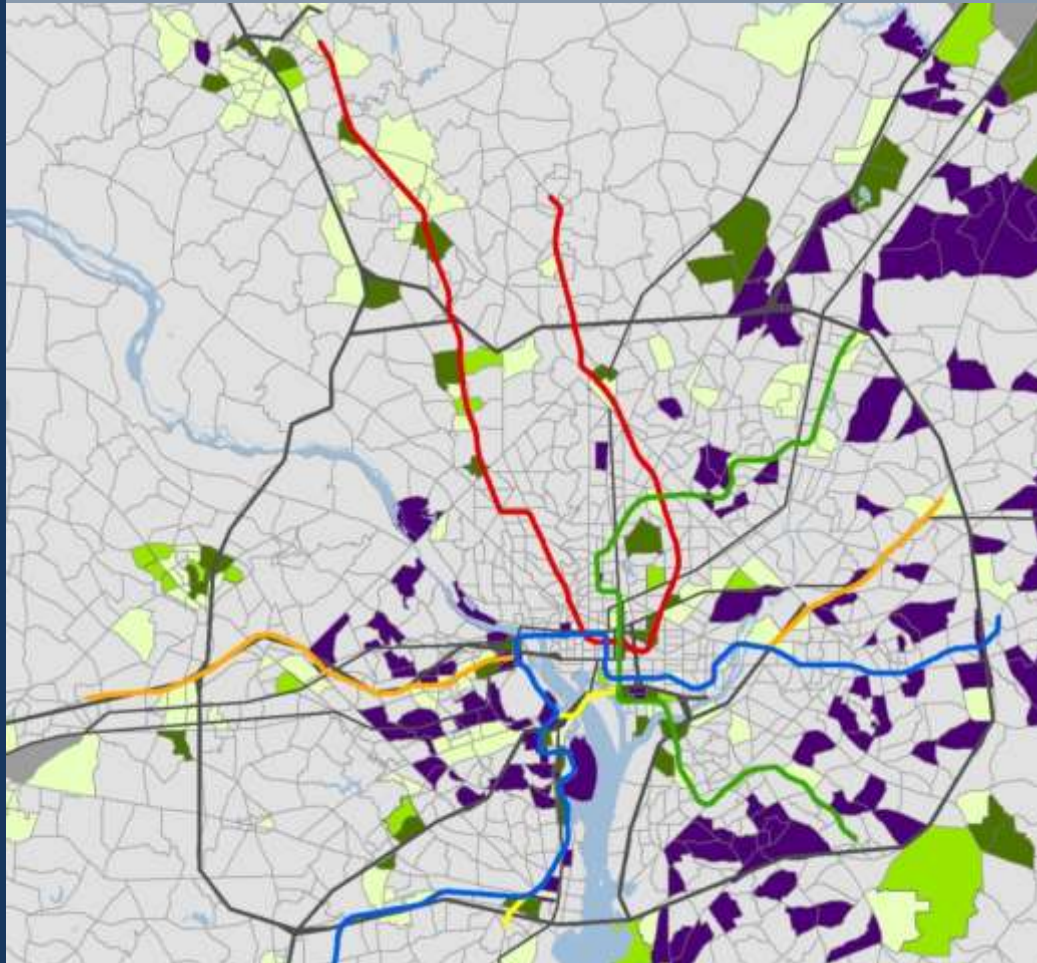
- Regionally, 13.8% of MSA total employment growth (excluding Washington DC) occurred in TOD locations
- Preference for TOD is pronounced in office employment: 12% of MSA office employment located near transit
- Shift eastward in DC itself, per JLL
  - Green/Yellow Line occupancy *up* 1 million sf 2016-2018
  - Red Line occupancy *down* 138,000 sf 2016-2018








# Job Growth Projections

## Opportunity to Capture Regional Growth

Total Employment Growth Projected  
2010-2030



	2010-2020	2020-2030
Projected MSA Job Growth (pre-Amazon)	628,000	519,000

	Jobs Lost
	0-500 Jobs Gained
	500-2,000 Jobs Gained
	2,000 – 3,000 Jobs Gained
	3,000+ Jobs Gained



# Transit-Oriented Development

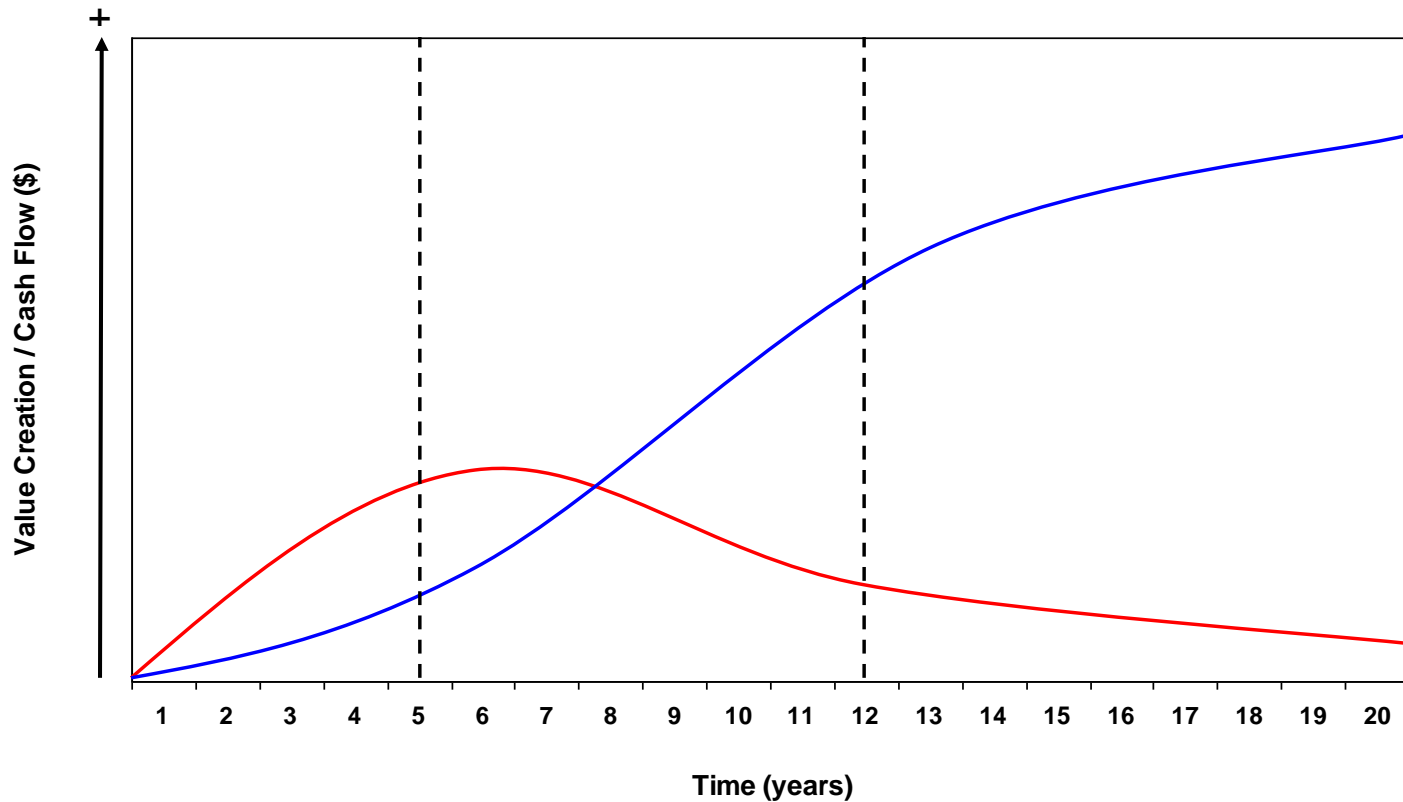
- **Transit-Oriented Development (TOD)**
  - Synergistic relationship between transit and development
    - Walkable: the half-mile\* radius
    - Mixed-use
    - Placemaking
  - Development pattern enhances ridership, and *vice versa*
- **Transit Adjacent Development**
  - Lack of synergy between transit and development
  - Transit happens to run through developed area but is unrelated to development pattern, and *vice versa*





# Smart Growth = Greater Long-Term Value

Financial Characteristics of Mixed-Use Areas with Critical Mass (Blue)  
versus traditional Suburban Development (Red)





# Metro's effect on land value

- Land within 1/2 mile of Metro station:
  - 4% of service area's land (pre-Silver Line)
  - 27.9% of service area's real estate tax base (pre-Silver Line)
    - ❖ 68.1% in Washington, DC
    - 15.3% in Northern Virginia
    - 9.9% in Suburban Maryland
- Increase in property values within 1/2 mile of Metro stations:
  - + 6.8% boost to residential
  - + 9.4% boost to multifamily
  - + 8.9% boost to commercial property



# JLL: “Proximity to Metro has direct effect on office building performance”

## For DC Office Buildings – March 2019

### Occupancy Rate

- Within 1 block of Metro 88.9%
- Within 2 blocks of Metro 87.7%
- Within 3 blocks of Metro 86.0%

### Rental Rate

- Within 1 block of Metro \$53.34/sf full service
- Within 2 blocks of Metro \$52.54/sf full service
- Within 3 blocks of Metro \$51.12/sf full service





# Bethesda, Maryland

## Before Metro



## After Metro

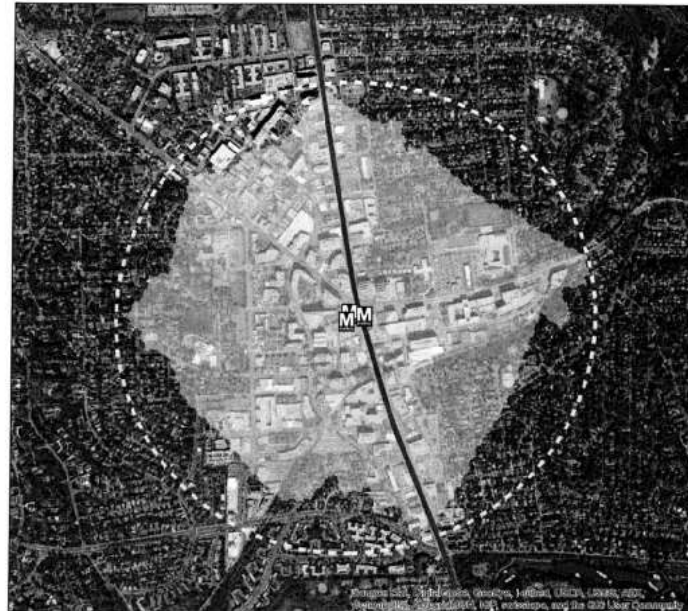




# Bethesda Walkshed

planitmetro.com

## BETHESDA



### Legend

- Metro rail Station Entrance
- Half-Mile Buffer
- Walk Shed

Size of Walk Shed (sq mi)	0.56
Households in/out of Walk Shed	3,755 / 5,411
Jobs in/out of Walk Shed	26,102 / 31,121
All Day Boardings	10,788
Walk Score	97 - Walker's Paradise





# Rosslyn-Ballston Corridor, Virginia

**Before Metro**



**After Metro**

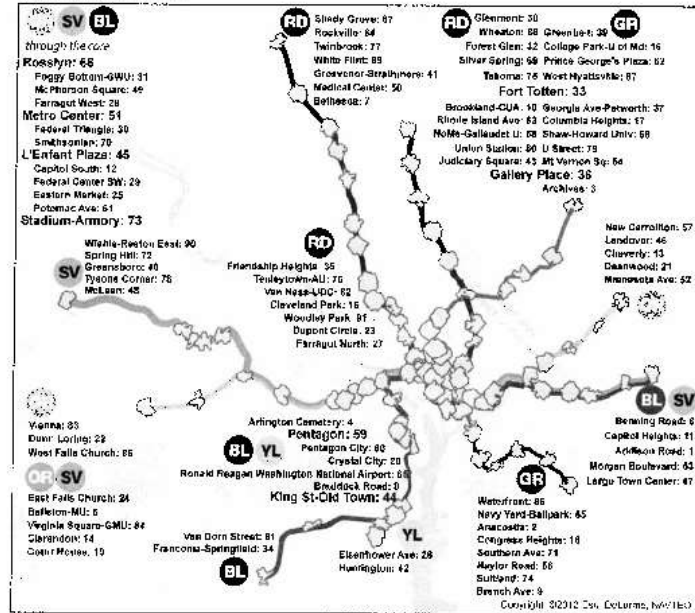




# Rosslyn-Ballston Walkshed

## Map Index by Line/Color

Station Name: Page Number



### Legend

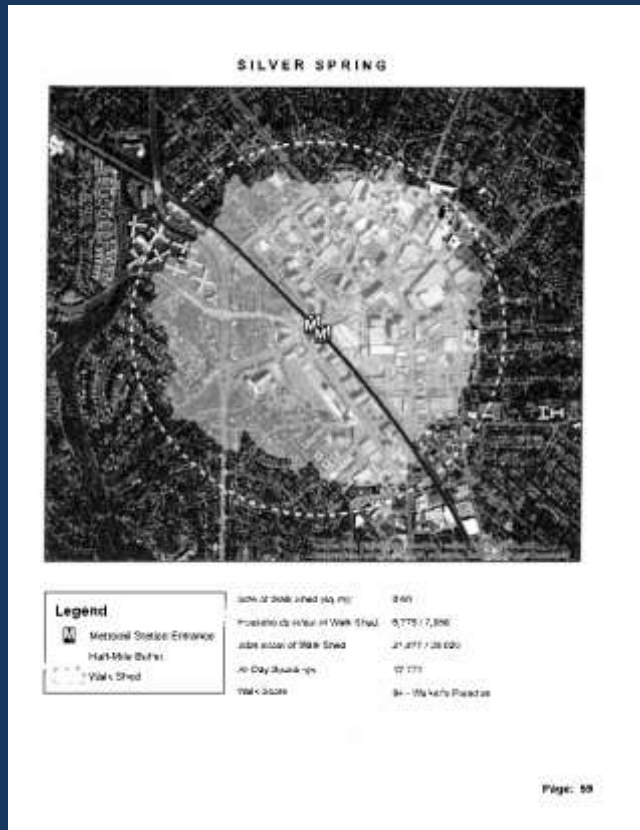
Walk Shed

Walk Score® data provided by Redfin Washington DC

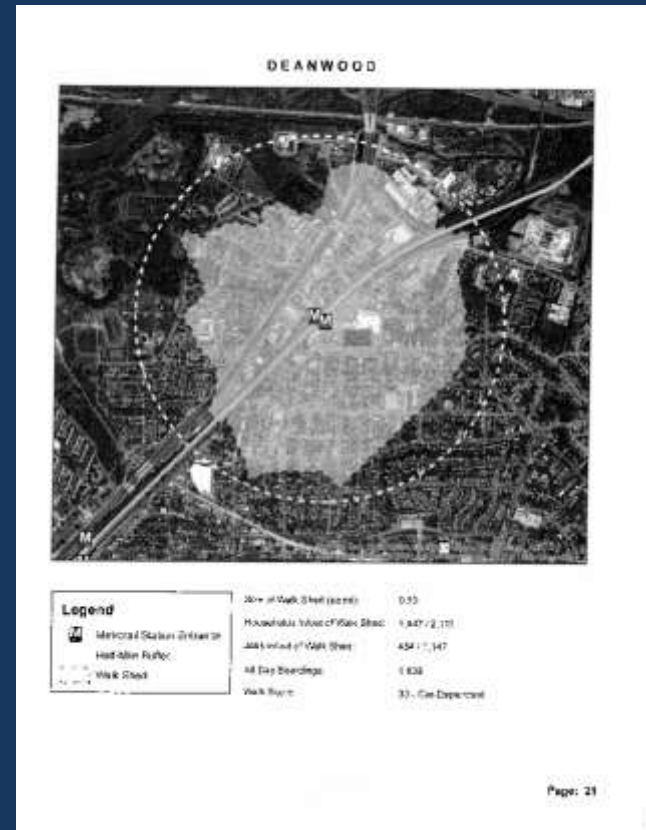
Jobs and households data from ES3, 2014, by Census block group, apportioned by % of block group within the walk shed.

# Walksheds Compared

## Silver Spring



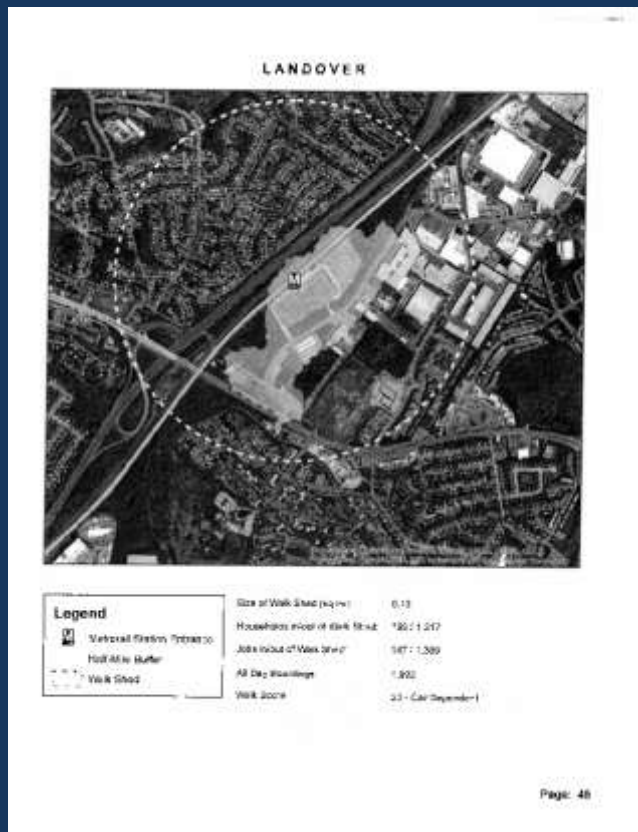
## Deanwood



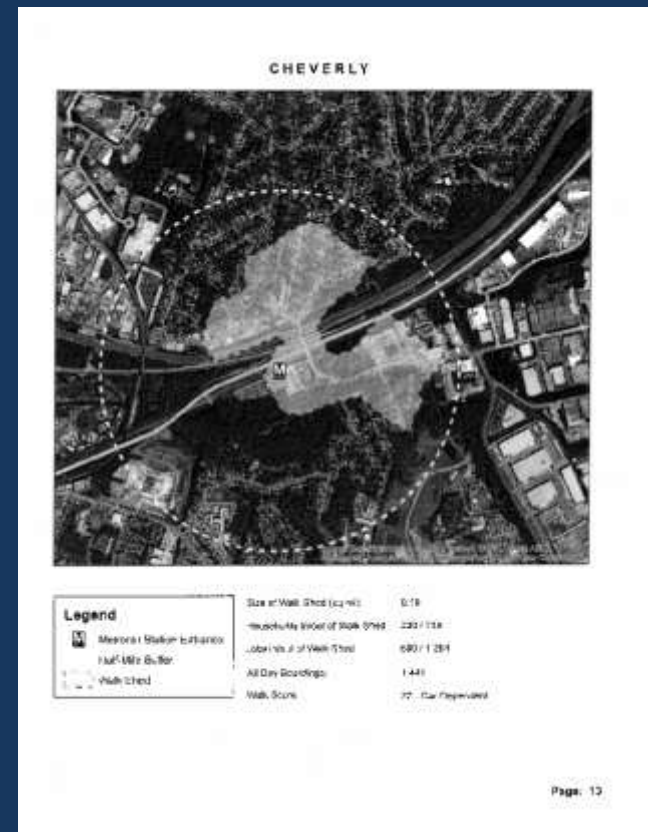


# Walksheds Compared, continued

## Landover

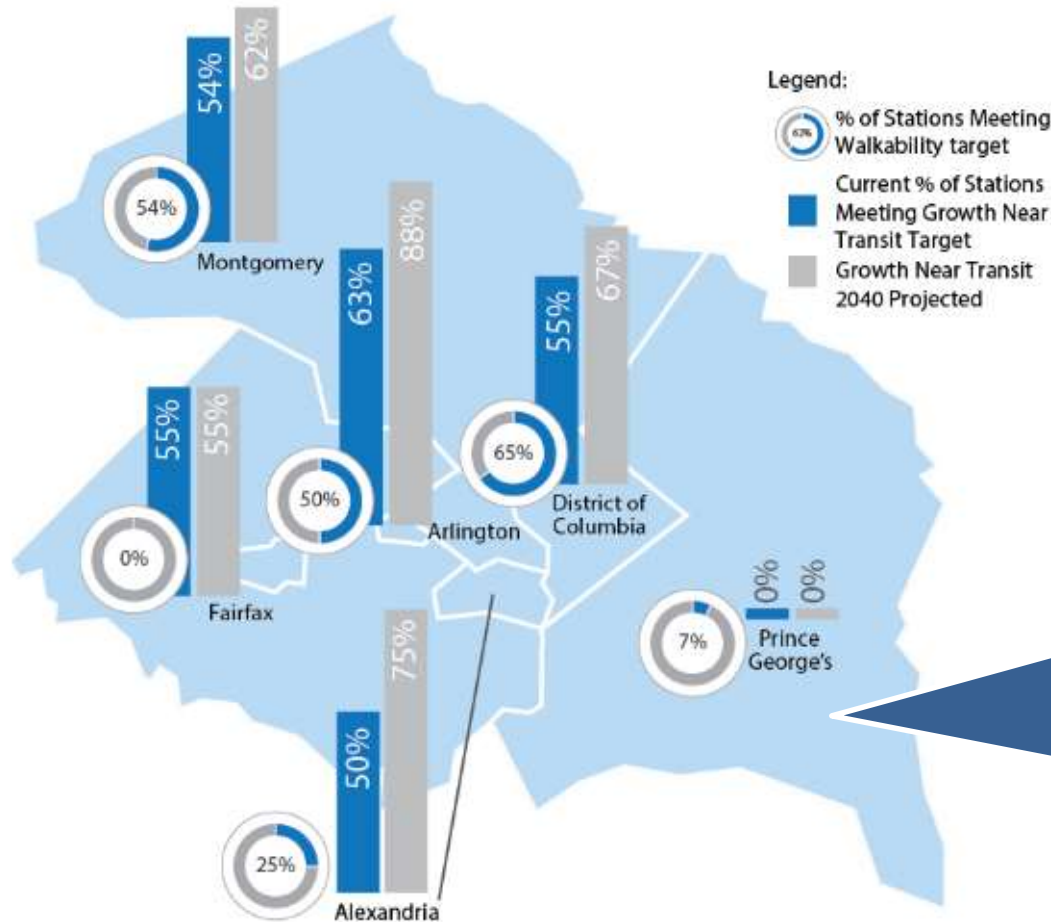


## Cheverly





# TOD is a Financial Imperative for Metro

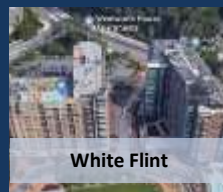
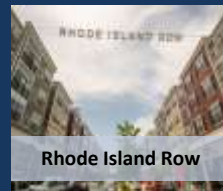
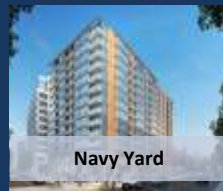
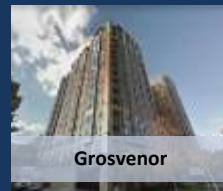
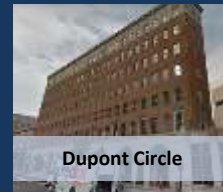
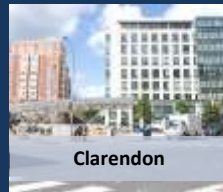
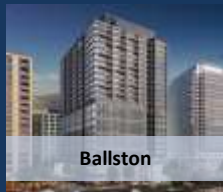


Example:  
 More TOD in Prince George's County could generate \$250 million/year in additional revenue



# The Joint Development Program

One of the nation's most active Joint Development programs;  
Completed more than 30 projects since 1975





# Joint Development within TOD

## Bethesda, Maryland



**Bethesda Metro Station  
Joint Development**



# Actively Working Project Pipeline

New Carrollton



College Park



Grosvenor



## Recently Executed JDAs and JDAs in Negotiation

## Station Area Plans & Feasibility Studies

Bethesda	Branch Ave
College Park	Deanwood
Congress Heights	Forest Glen
Grosvenor-Strathmore	Huntington
Navy Yard (chiller)	Largo Town Center
New Carrollton	Twinbrook
Takoma	West Falls Church
White Flint	West Hyattsville