

**TMA Advisory Group  
Meeting Notes  
June 21, 2005**

**1. Introductions**

Meeting participants introduced themselves (*see attached sign-in attendance sheet*).

**2. Presentation and Discussion of Transit Oriented Development (TOD) Projects in the Washington Metropolitan Region**

Jim Larsen, the chair of the meeting, discussed TOD in general and then introduced Elisa Hill from WMATA, who was the guest speaker. Ms. Hill is currently Acting Manager for Property Planning and Development in the Office of Property Management and Development for WMATA and has been at WMATA since 1990.

Ms. Hill began her PowerPoint presentation by stating that the Washington metropolitan region is the 6<sup>th</sup> largest in the nation and there are 22 million tourists annually. The region also has the 3<sup>rd</sup> worst traffic congestion in the country and the 2<sup>nd</sup> largest office market and subway system. WMATA has 10,000 employees and without WMATA services there would be a need for 30 additional lanes of highways in the region.

Next, Ms. Hill stated that WMATA has implemented the nation's largest joint development project in the nation and the projects have brought millions dollars in revenue to the agency. \$60 million from the sale of land and various leases from these projects go into a local transportation fund which is then turned back to the local governments. She then gave several examples of joint development projects including Bethesda Metro Center, Farragut North, Connecticut & L Street, Friendship Heights, Columbia Square, & Ballston.

Ms. Hill explained the joint development process with the local governments and private sector. Support is solicited from the private sector through developers who will monitor the project construction and operation of the project. WMATA typically looks for a demonstrated track record and financial soundness, a commitment from the developer that they will work with the local government as well as the best financial returns for WMATA.

Ms. Hill then gave the following joint development profiles:

- Ballston - The area had a resurgence once the Metro was built given its deterioration by the 1980's. The project at Ballston helped to upgrade retail and housing in the vicinity as well as 4 million square feet of office space.
- U Street – This was an urban revitalization project in the mid-1980's. The Reeves Center was built and now there is a multitude of trendy restaurants, clubs, and retail in the vicinity.
- Bethesda Metro Center – This was one of the first TOD projects in the region in 1985. Four and a half acres of land is associated with the project and the land is leased with \$2 million going to WMATA annually.
- 1101 Connecticut Avenue – This project generates \$545,000 annually in taxes to the District of Columbia. It's an 18,000 square foot site and WMATA receives \$1 million annually from retail leases.
- Gallery Place – This site was sold for \$25 million and is located at 7<sup>th</sup> and H Streets.
- White Flint – This is a residential, retail, and office project off of Rockville Pike. There is an eight year build out associated with the project.
- Dunn Loring – Trammel-Crow was selected for this project which has a six year time frame. A Town Center is planned as well as residential units.
- West Hyattsville – This project is in Prince George's County and sits on 27 and one half acres. Centex Homes will be developing residential units and there will be mixed use development with a Warehouse owner. Town homes are planned, however one of the challenges is that the majority of the site is located in the 100 year flood plain.

Ms. Hill then concluded her presentation by stating that the joint development projects provide a platform for planning excellence as well as an economic engine for the region. To date there have been \$2.8 billion in projects.

### **3. TMA Roundtable Discussion**

Jim Larsen reported that DATA has been working on the Telework! VA project and in specific he was working with the Fairfax County Credit Union on their application. Lisa Dumetz reported that Fairfax County was working

on a TOD project in Farleigh as well as bus services on Route 1 in the county. Peggy Schwartz with TAP reported that annual surveys (approximately 1,200) were being conducted under Montgomery County's Rule 3202 and that staff had been working with many companies on developing their Transportation Management Plans. Cynthia Capelli reported that her firm was working in Tysons Corner on a shuttle inventory and that there potentially could be an emerging TMA in Tysons.