

# ***Public-Private Partnerships: Creating New Transit Supportive Development***

***Rail-volution -October 19, 2011***



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**Maryland Department of Transportation**



# Maryland Department of Transportation



- Multi-modal department
- Integrated Transportation Trust Fund
- Secretary chairs bridge and tunnel authority



# Public Private Partnerships

- Big **P**s and little **p**s
  - Public Private Partnerships – method of delivering public infrastructure or services
  - “public private partnerships”
    - Collaboration, cost sharing

# P3s

- Innovative contracting, project delivery and financing arrangements between public and private sector partners.



**Seagirt Marine Terminal**  
Port of Baltimore

# p3s

- Collaboration – planning, infrastructure
- Value capture – finance infrastructure
- Joint development
- Economic development efforts

# Transit Oriented Development

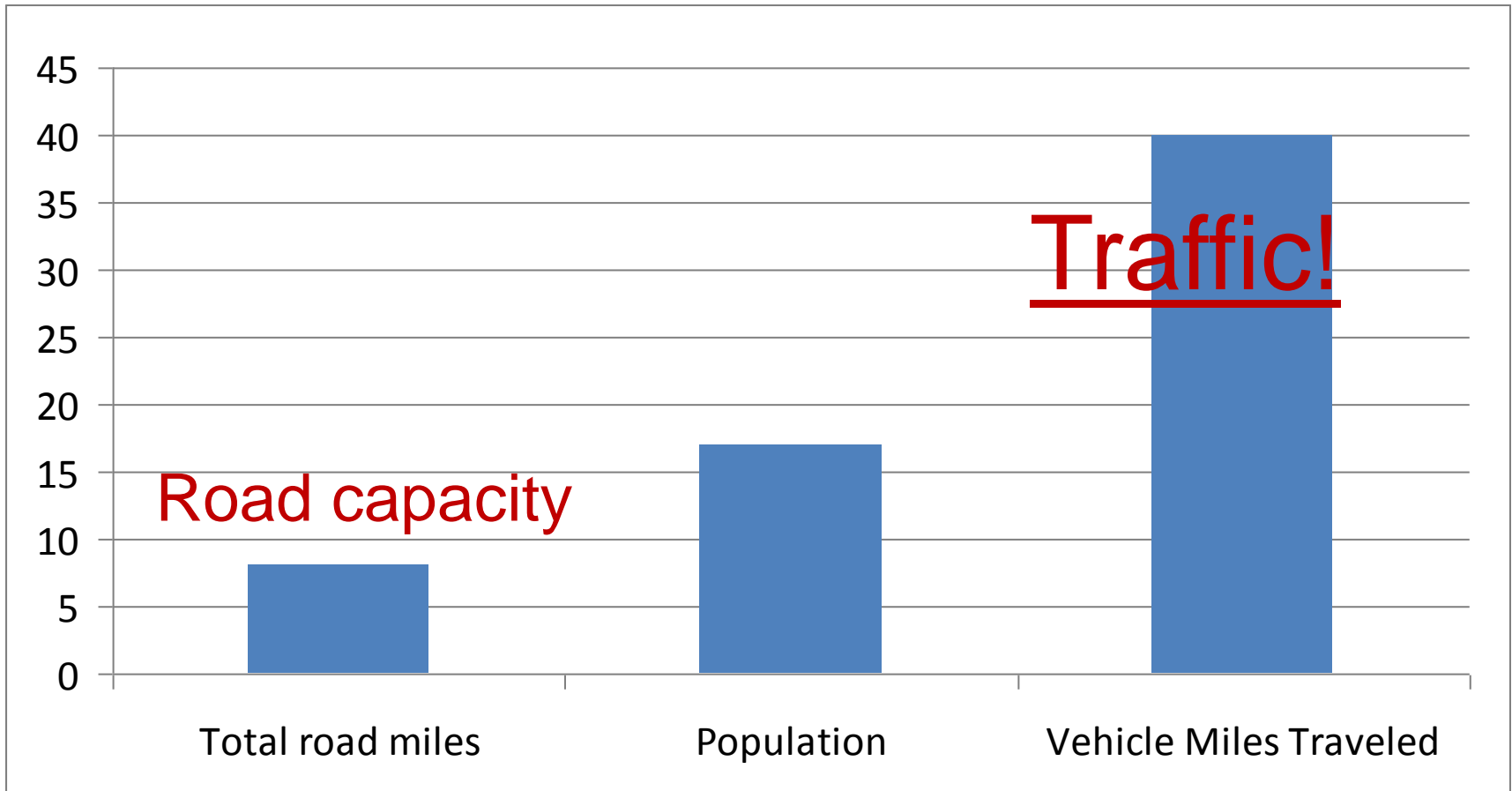
- State legislation in 2008 defined TOD as a “*transportation purpose*”
    - Within ½ mile
    - Part of deliberate plan to increase transit ridership, walking, biking
    - Mixed-use
    - Co-designated by MDOT and local government
- = TOD is part of MDOT’s statewide transportation mission!**

# State land use patterns

- Suburban and exurban growth
  - Between 1973 and 2002, 650,000 acres developed
- 1.1 million new residents by 2030
  - Would consume 560,000 acres of open space, under current patterns



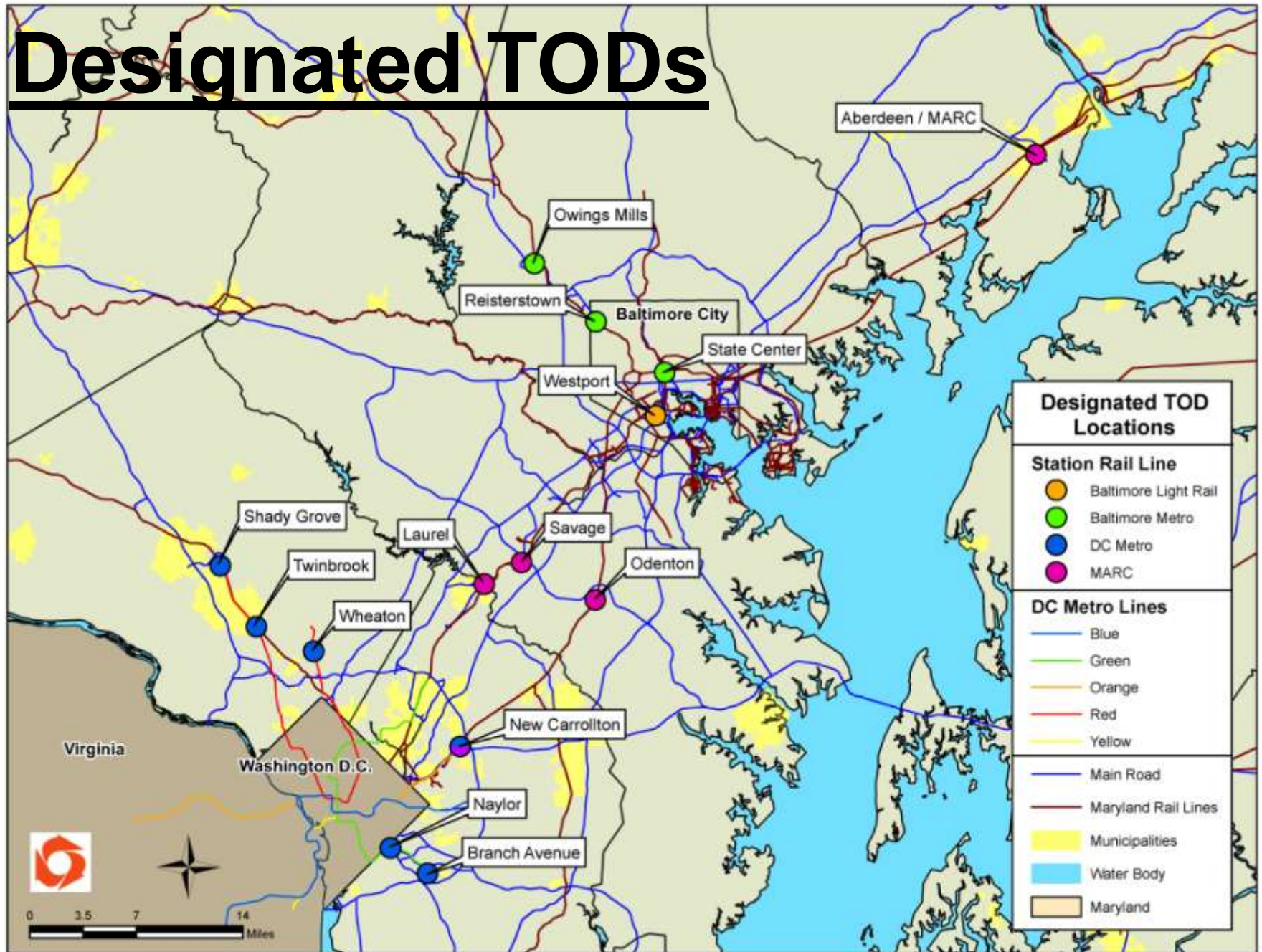
# Percentage Growth in Maryland 1990-2006



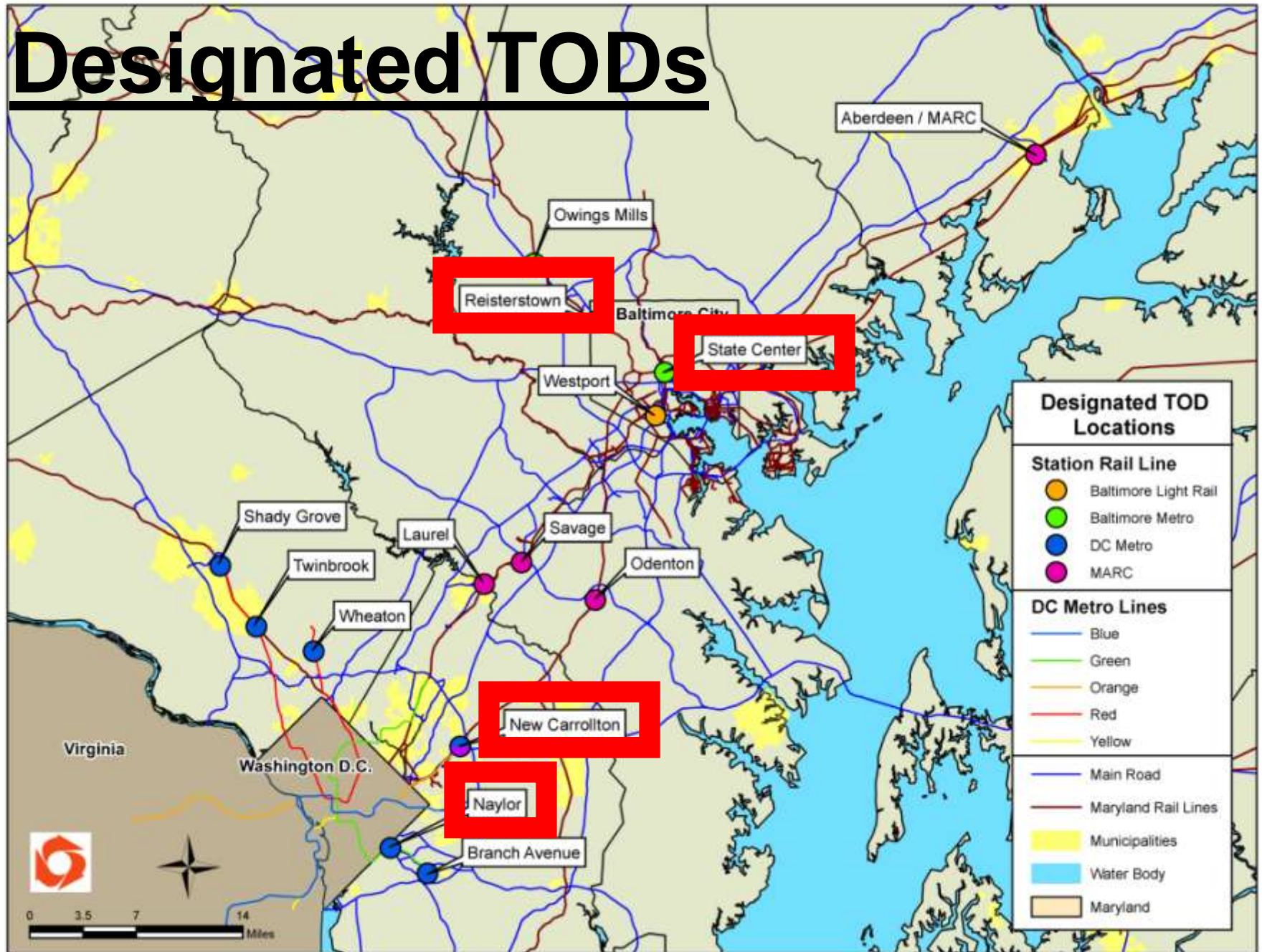
# Maryland TOD efforts

- **Joint Development program**
- **TOD Designation Tools**
  - Property – “transportation purpose”
  - Funding
    - Predevelopment/grants
    - Prioritized for infrastructure support
  - Financing – TIFs
  - Priority for the location of State offices – Gov. O’Malley’s TOD Executive Order
  - Tax credits – rehabilitation costs

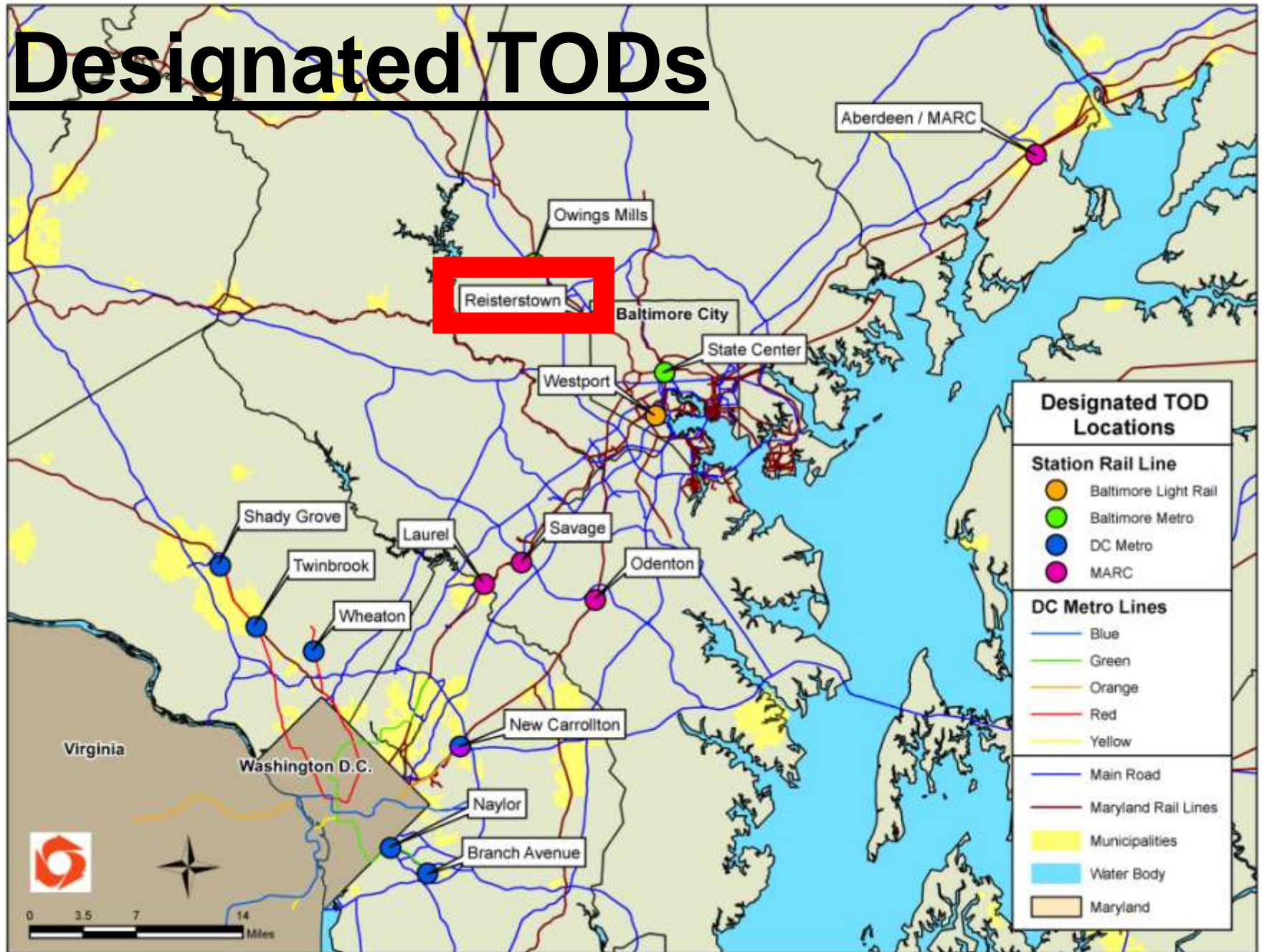
# Designated TODs



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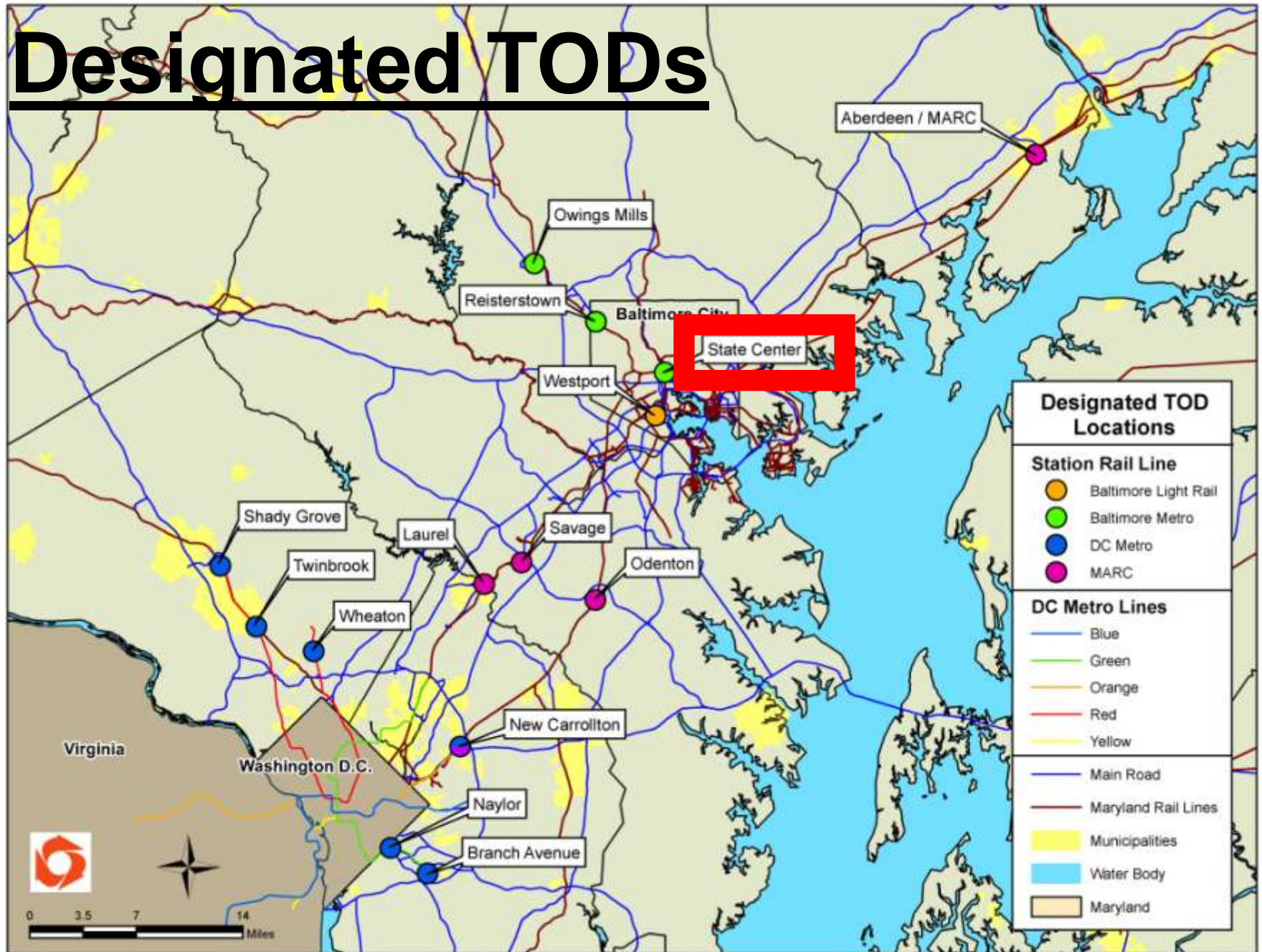
# Designated TODs



# Reisterstown Joint Development: GSA tenant



# Designated TODs



# *State Center: joint development, office leases*

- 4 state office buildings, 5,000 state employees
  - Buildings beyond useful life
  - Property owned by Dept. of General Services
- Served by Metro and LRT
- State issued RFQ (2005) – DGS & MDOT





**PHASE 1**

PARCELS G, I2

**PUD MAXIMUM AREA BY USE TYPE**

RETAIL	110,200 SF
OFFICE	816,400 SF
RESIDENTIAL	186,600 SF
GARAGE	1,000 STALLS

**PHASE 2**

PARCEL C

**PUD MAXIMUM AREA BY USE TYPE**

RETAIL	17,700 SF
RESIDENTIAL	260,800 SF

**PHASE 3**

PARCELS H1, H2, I1, J

**PUD MAXIMUM AREA BY USE TYPE**

CIVIC	5,000 SF
RETAIL	90,200 SF
OFFICE	827,300 SF
RESIDENTIAL	377,400 SF

**PHASE 4**

PARCELS D, F

**PUD MAXIMUM AREA BY USE TYPE**

CENTRAL PLANT	56,800 SF
RETAIL	45,700 SF
OFFICE	439,500 SF
RESIDENTIAL	727,700 SF

**PHASE 5**

PARCELS A, B, E

**PUD MAXIMUM AREA BY USE TYPE**

CIVIC	340,000 SF
RESIDENTIAL	579,700 SF

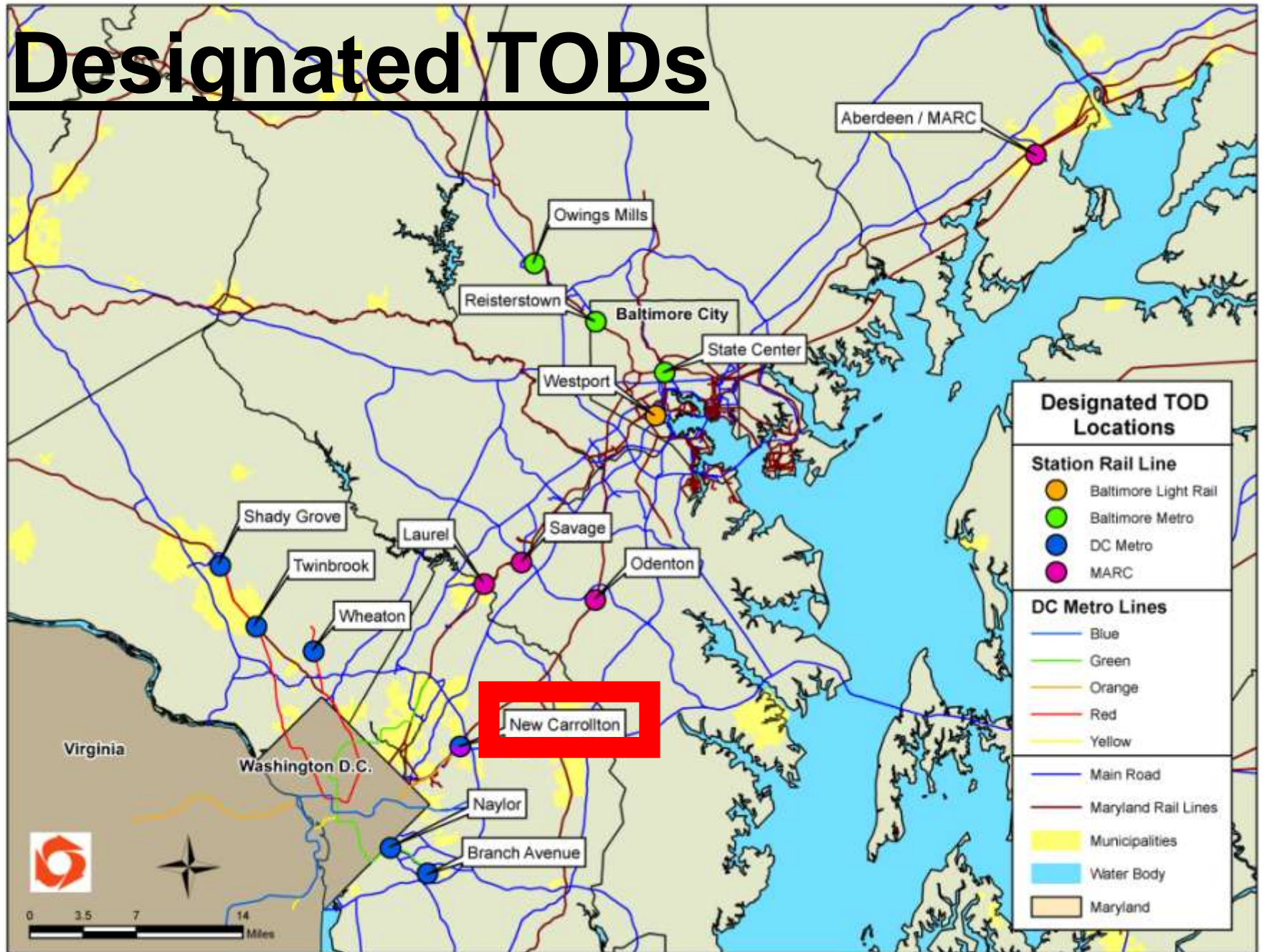


# State Center Today and Tomorrow

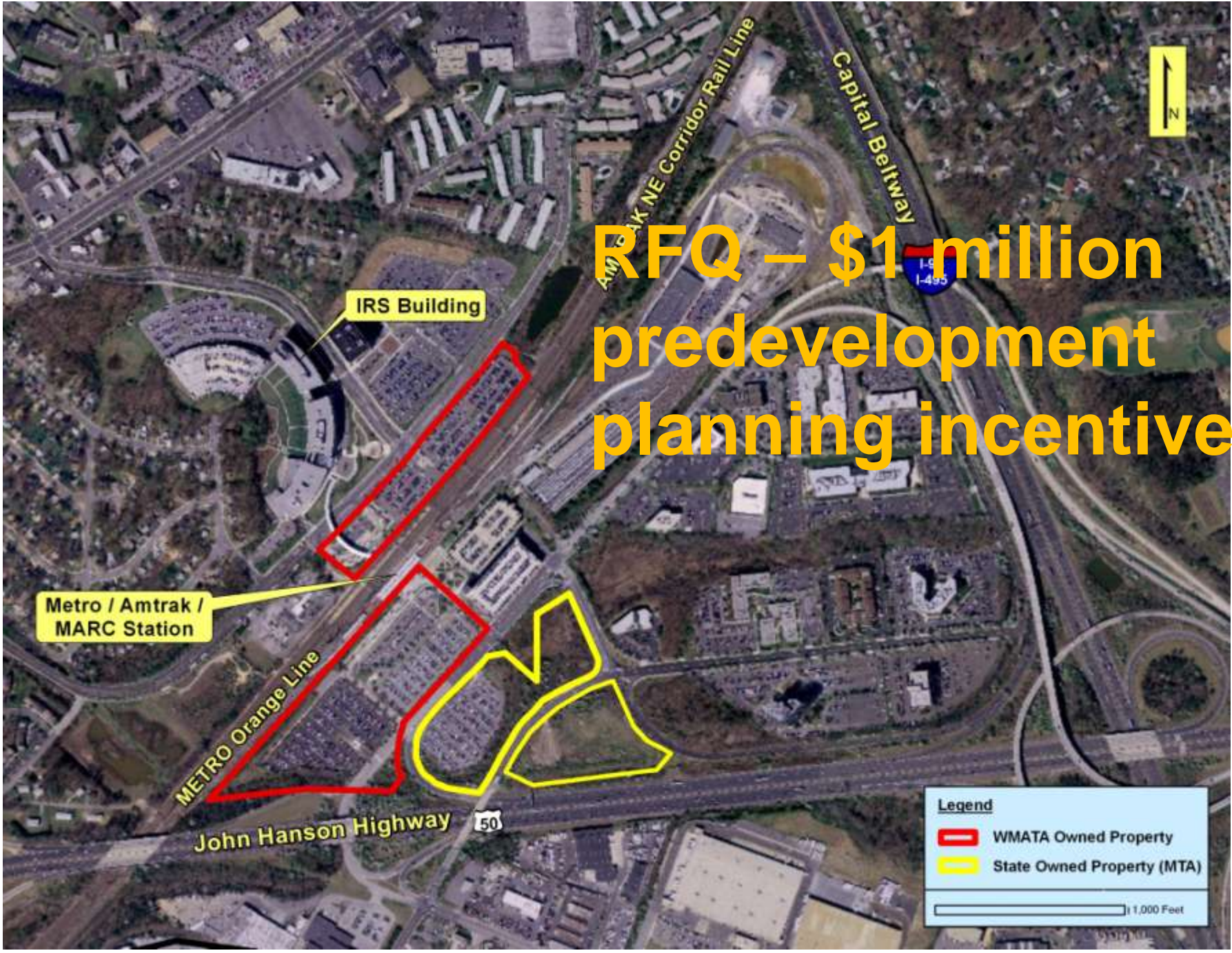
	Today	Tomorrow
• State Jobs	3,500	3,500
• Private Jobs	0	5,100
• Uses:	State Office	Office, Retail Residential, Civic
• Energy Costs	\$6/ sq. ft .	\$3/ sq. ft.
• Transit Riders	5,000	10,000
• Activity	8 hr/day	18 hr/day
• State Tax Revenue	\$0	\$60,000,000



# Designated TODs



# RFQ – \$1 million predevelopment planning incentive



IRS Building

Metro / Amtrak /  
MARC Station



METRO Orange Line


John Hanson Highway 50

AMTRAK NE Corridor Rail Line

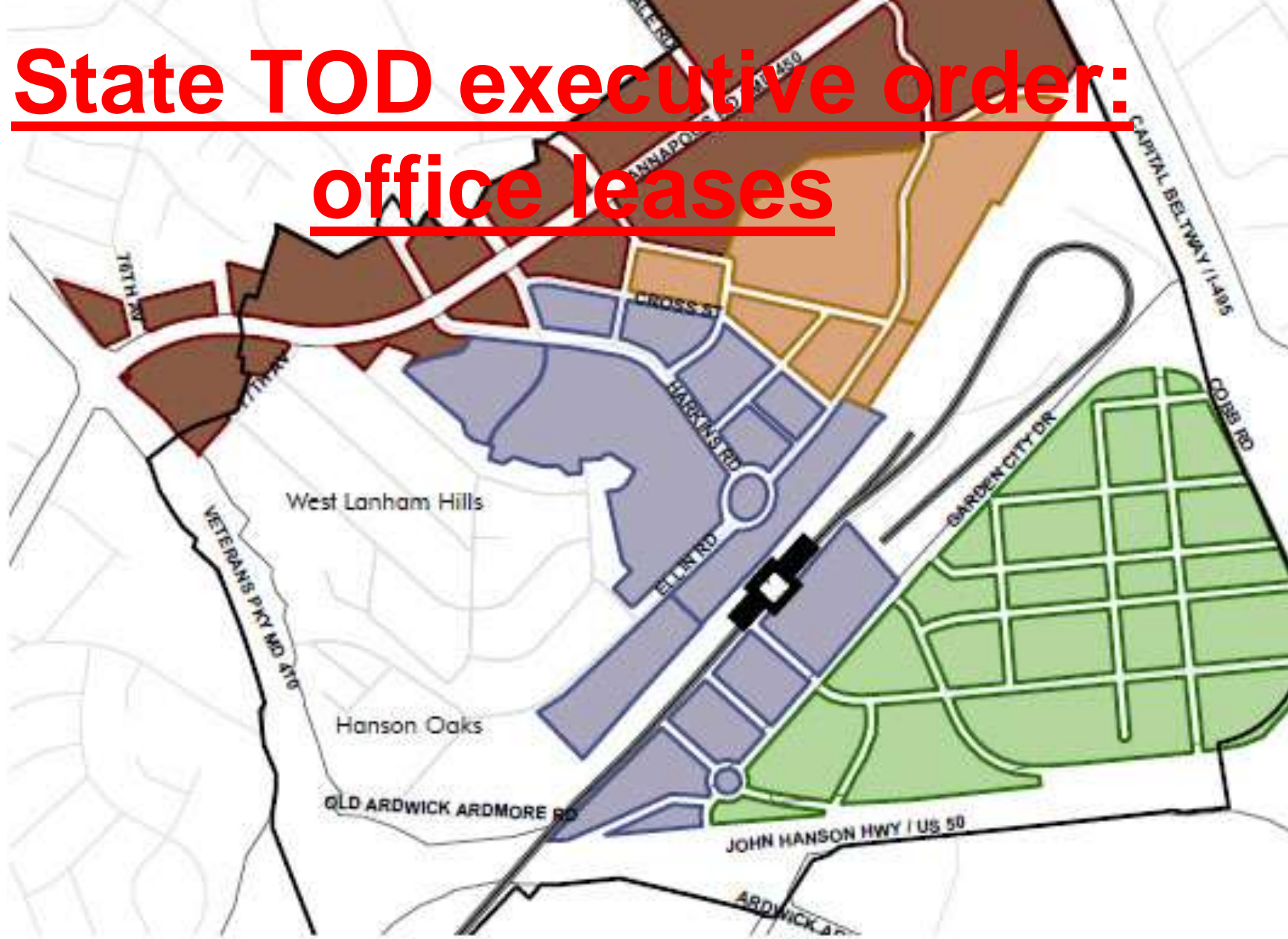
Capital Beltway

**Legend**

-  WMATA Owned Property
-  State Owned Property (MTA)

 1,000 Feet

# State TOD executive order: office leases



# “Designated TOD” State TOD Executive Order – priority for state office leases

IRS Building

Metro / Amtrak /  
MARC Station

METRO Orange Line




John Hanson Highway 50

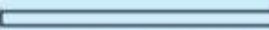
AMTRAK Northeast Corridor  
Rail Line

Capital Beltway



**Legend**

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-  TOD Designated Area


 | 1,000 Feet





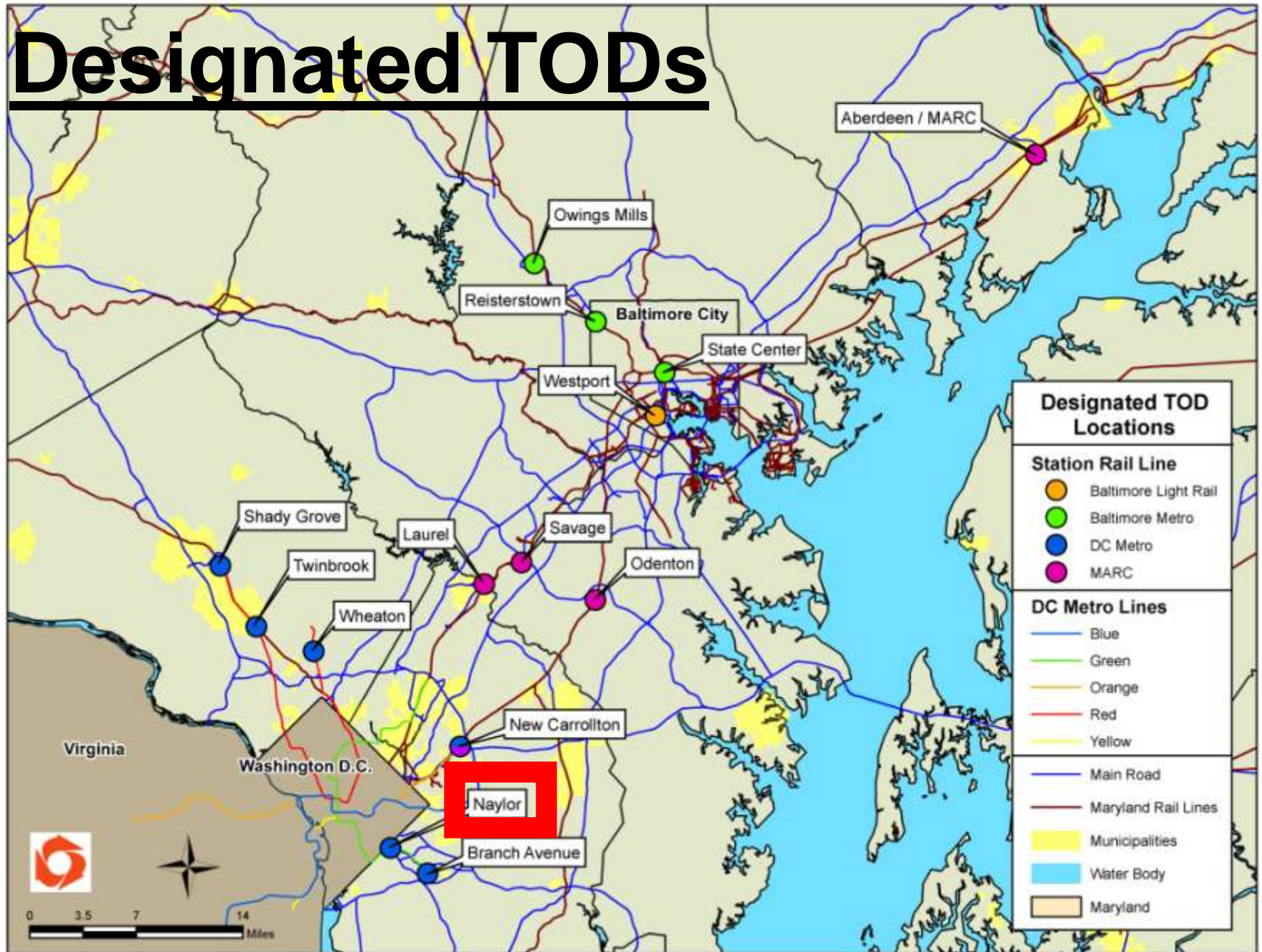
***Future HQ of MD. Dept. of Housing and Community Development***

**Legend**

-  MATA Owned Property
-  State Owned Property (MTA)
-  TOD Designated Area

 | 1,000 Feet

# Designated TODs



# Naylor Road: WMATA site



# Naylor Road: State highways



# SHA “Complete Streets” project: \$1.6 million design



Naylor Road Metro Station Area Today



Naylor Road Metro Area Station Vision

# Thank You!

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Maryland Department of Transportation

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